

Online submission

This is a submission that was made online via the Council's website.

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Submitter is contact	Yes
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Wish to be heard	Yes
Joint presentation	Yes
Trade competition	I could not gain an advantage in trade competition through this submission.
Directly affected	N/A
Withhold contact details?	No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
Planning Maps and Overlays	Natural Hazards	Amend	On the hard copy version of this map it states that this is a rollover from a previous map. From my research, this statement has no merit. The hardcopy plan also states that this zoning is independent of the 2022 England and Co. report. This report is the most thorough and up to date information on the geological hazards of the area, yet the plan has chosen instead to implement a far larger, arbitrary and ungrounded hazard zoning for this area. Furthermore, considering that this area is one of the larger settlement zones in Kawatiri / Buller with potential policy effecting many people, it is alarming that such an oversight could be made, causing undue stress for these residents, myself included. Therefore this overlay needs to be seriously reassessed, keeping in mind those who live here.	The Land Instability Overlay for the Granity/Ngākawau/Hector area in map 19 of the Natural Hazards Map needs amendment to a much smaller area, such as that suggested in the England and Co. report. This report is available through the Westport Council.
Settlement Zone	Settlement Zone	Support	The Settlement (SETZ) zoning of this area offers more freedoms for small business, light industry and accomodation. This is potentially helpful to residents and a move in the right direction.	Settlement zoning for Granity/Hector/Ngakawau area
Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori	Support	One positive in the TTPP plan is the designation of Sites and Areas of Significance to Māori - Ngā Wāhi Tāpua ki te Māori (SASM). This takes a step toward fulfilling the obligation to honour Te Tiriti / The Treaty of Waitangi.	Implementation of what has been drafted in the TTPP plan. Public communication on this legislation needs to be clear. There should be no room left for misinformation.
HCV - Historical and Cultural Values	HCV - Historical and Cultural Values	Support	The zoning of Historic Areas gives needed protection to more recent historical sites of significance. Legislation need to remain flexible for volunteers working these sites because if people-power is not encouraged, no amount of paperwork will stop them falling prone to time and the weather.	Implementation of the TTPP plan Historical and Cultural Values. This should remain open with clear processes for the addition of future sites. It is VERY important that legislation be flexible enough to make it easy for any potential small community groups to manage these areas. This should be taken into account on any case-by-case decision making.
Signs	Signs	Support	It is good to see the chapter for Signs, especially P6, supporting bilingual place names, again fulfilling a treaty obligation. I would hope that this will be utilised hand-in hand with the Sites and Areas of Significance to Māori and the Historic Areas zoning so that historic information is made available beyond the TTPP map, in the real world.	Implementation of Signs framework, especially P6
Natural Environment Values	Natural Environment Values	Support	It is good to see an attempt to zone Natural Character/ Sites of Outstanding Natural/Feature/Landscape. Without legislation these sites of natural importance cannot be protected. Stress should be placed on the protection/restoration of lowland forest area, as this is the most essential for wildlife and waterways, but simultaneously the most vulnerable to damage. Kawatiri / Buller is still to make a thorough assessment of naturally significant sites, which although an enormous task, should follow the lead of Grey District, who have already begun this process. This is one of the most beautiful and naturally abundant parts of the country and it is important to have some guidelines to protect it from any wasteful misuse. It is a big part of what makes this place special.	Implementation of Natural Environmental Values plan. Emphasis to be placed on protection/restoration of lowland forest. This could be supported through policy making specific to these areas.

Documents included with submission

None