

Online submission

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

Submitter No.	S350
Submitter Name	Bernard Hands
Submitter first name	Bernard
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Submitter surname	Hands
Submitter is contact	No
Contact company	Connors Legal
Attention:	Ms. Kelsey Mundy
Email	kelsey@connorslegal.co.nz
Wish to be heard	No
Joint presentation	No
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
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Sites and Areas of Significance to Māori	Sites and Areas of Significance to Māori	Oppose	<p>I am directly affected but the online submission form would not let me change it to say I am directly affected.</p> <p>Lack of Information and clarity around what the consequences of the TTPP proposal and SASM:</p> <ol style="list-style-type: none"> 1. There does not appear to be any information available about how, specifically, the sites and areas of significance to Maori (“SASM”) have been identified. I cannot ascertain how, specifically, my land has come to be identified nor why my land is significant. 2. The rules are hard to navigate and it is difficult to determine what exactly the consequences of having my land identified as SASM are. 3. I have not been involved in the process of determining whether my land was a SASM nor was I even aware of it until the classification was made and the letter was sent to me notifying me of the proposed plan. <p>Decrease in Land Value</p> <ol style="list-style-type: none"> 4. When I purchased my land, it was not classified as a SASM. The purchase price I paid for my property was on the basis that it was a freehold property with the same rules and restrictions as most other general properties in the vicinity. 5. The classification of my property as a SASM and the new rules contained in the TTPP will undoubtedly cause a decrease in market value to my property because of the unknown consequences of having land that is SASM and the potential restrictions this causes on development of and alterations to the land. <p>Imposition of restrictions and encroachments on Landowners rights</p> <ol style="list-style-type: none"> 6. The TTPP purports to impose restrictions on what I can do with my land (which I previously did not have) without a resource consent. This is against my right to indefeasibility of title which is a core component of our land transfer system and protects me against competing interests and claims not appearing on the land register. 7. Once the classification has been made, notifying my land as SASM, there is nothing stopping the next district plan or further amendments imposing further restrictions on my land and continuously encroaching more of my rights as the landowner without my permission or any sort of compensation for the loss of value and/or rights on my land. This concern is corroborated by the objectives and policies in the TTPP that have no apparent consideration for the private landowner (for example “SASM-02 Poutini Ngai Tahu are able to access, maintain and use areas and resources of cultural value within identified sites, areas and cultural landscapes”). 	I seek that the SASM provisions be removed.
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Documents included with submission

None