

Online submission

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

Submitter No.	S358
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Submitter is contact	Yes
Email	garryhowd@gmail.com
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

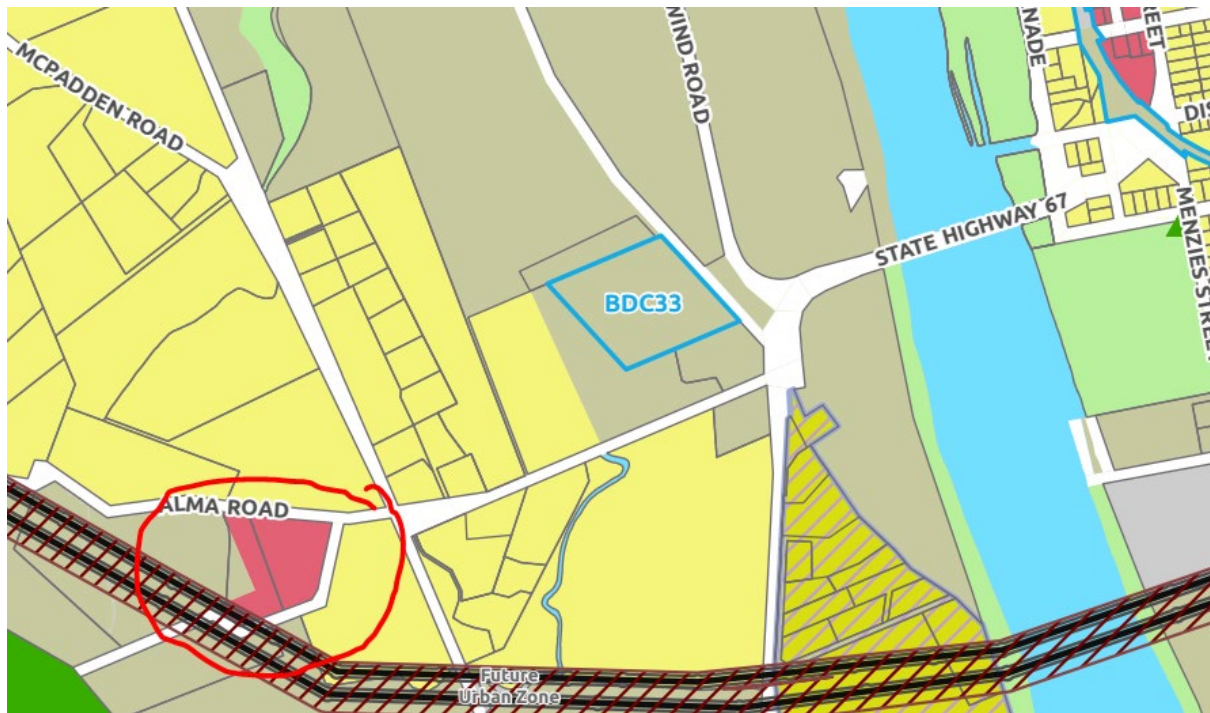
Plan section	Provision	Support/oppose	Reasons	Decision sought
Whole Plan	Whole plan	Oppose	<p>The TTPP has been fast tracked due to Resource Management Act Reform and the proposed Natural and Built Environments Act (NBA), which is due to come into effect in December 2022 (Media Release 31 March 2021). This has forced considerable portions of zone changes being by desk top analysis and limited consultation.</p> <p>Natural Hazards Provisions Analysis of Natural Hazards has been by the use of Digital Elevation Models (DEM) of land topography sourced (light detection and ranging (LiDAR) where available, Space Shuttle Radar Topography Missions (STRM) where not). This gives us a current height of land above sea level. It has no analysis of the geology that would give a far greater understanding of erosion potential and potential to build. The broad brush, blanket approach of the proposed Natural Hazards Provisions and Coastal Hazard designation is not acceptable without far more detailed analysis.</p> <p>District Plan Zone changes. The changes have been made in many cases without visual inspection of the land that is being effected and without land owners being aware of what proposed changes will mean to (a) use of land (b) value of land (c) rates that may be applicable as a result of change that may affect the ratable value (d) salability of the land When I questioned why property owners have not been advised of the change and potential effects directly, I received the following reply (Jo Armstrong email 30 September) - "All ratepayers were sent a letter and information sheet advising them that the TTPP had been publicly notified, and this included information that there were zoning changes. No ratepayers were individually advised of individual zoning changes to their specific property as this would have been an exceedingly costly and logistically difficult exercise."</p> <p>The fact that this would have been exceedingly costly and logistically difficult exercise does not excuse the TTPP planners from undertaking such notification. I understand that approximately 1500 letters were sent out to land holders that had potential historic sites of significance so why not land holders that have proposed zone changes?</p> <p>A good example of inappropriate zoning change is the proposed commercial zone designated at Alma Road, Westport, see attachment. The two current lifestyle sections have substantial homes on them that would be in the higher value bracket of homes in the Buller. The frontage to Alma Road has a steep gradient that would make building commercial building prohibitive. I had previously notified the TTPP team in this regard and had the following reply (Jo Armstrong email 30th September) "Rather than rezoning the adjacent properties between the General Residential Zone area and the quarry General Rural Zone, the area was zoned Commercial Zone -as a buffer area between the quarry and the residential development and to provide for the potential to provide for the needs of the future Alma Road community through the potential for local shops to be located there." This area should retain General Rural designation.</p> <p>Proposed Residential Zone - Westport The area of Alma Road and McPadden Road has been proposed as Residential Zone. This zone proposal should include land to the west of Buller Road between Alma Road and the Crossroads. See plan as attached.</p> <p>General Rural Zone This is far too restrictive and the size should be reduced from 4Ha to 4000sqm. In the past there had been lifestyle demand for 4Ha (10 acre) land blocks but the reality is that most people can not manage 4Ha that requires larger machinery or stock that requires good farming skills to manage. Allowing for 4000 sqm land blocks is far better uterlisation of the land.</p> <p>Rural Lifestyle Zone The area as shown on attachment Plan 3, Cape Foulwind- Tauranga Bay should be zoned Rural Lifestyle Zone to allow more people to enjoy the area that is non productive but has high lifestyle desirability due to the attributes in the area including ex Holcim quarry.</p> <p>While I appreciate the effort made by planners, the TTPP committee and those who have produced the DRAFT TTPP it is far from ready for adoption.</p> <p>I would like the opportunity to review other submissions and make further submission on any aspect of the plan as I learn of more anomalies and inappropriate rules and regulations.</p>	Reject the current plan in its entirety as it is not ready for adoption.

Documents included with submission

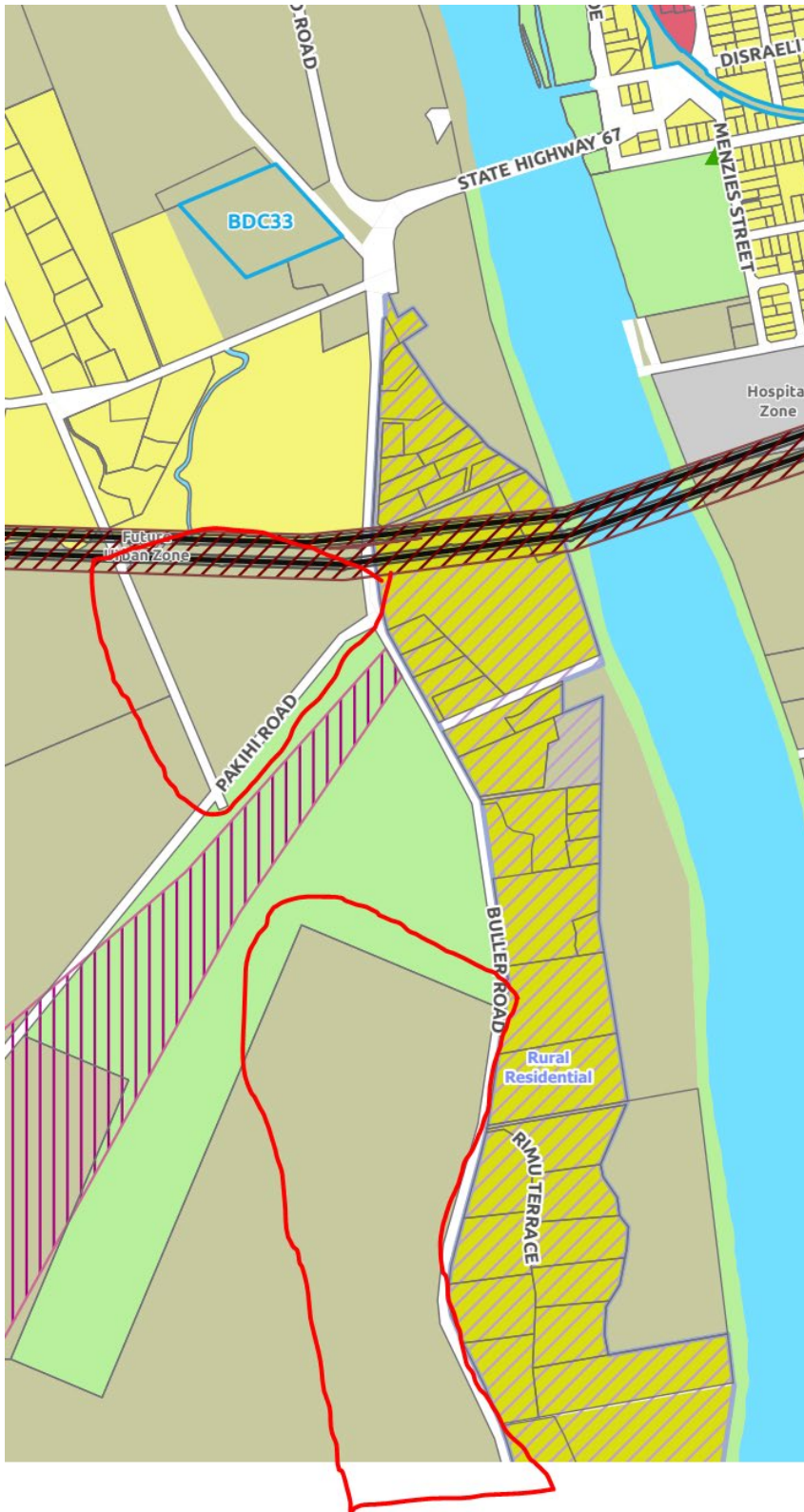
Document name	Submission TTPP
File	submissiontpp.docx
Description	Maps 1 to 3

Submission TTPP – Garry Howard

Plan 1. Alma Road Westport – proposed Commercial Zone shown in red.



Plan 2 Proposed Residential Zone - Westport



Plan 3. Cape Foulwind – Tauranga Bay Rural Residential Zone

