

Online submission

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

Submitter No.	S369
Submitter Name	Emi Schroder
Submitter first name	Emi
Submitter surname	Schroder
Submitter is contact	Yes
Email	schrodes1000@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
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[General]

[General]

Oppose

Natural Character –
High Coastal Overlay
for the Chester field
Terraces - Schedule 7
unit #C33I oppose
the schedule 7 listing
for the terrace area
South of Chester field
Road to North of the
Waimea Creek. I do
not believe this area
warrants a
designation of High
on the 5 point
“Natural Character”
scale and want
Council to remove
the High Natural
Character overlay. This
terrace and the
seaward coastal
environs have been
modified and re-
modified over many
decades by national
infrastructure, settler
and landowner
activity. There are
also issues and/or
inconsistencies with
the “broad brush”
identification
approach and lack of
“ground truthing” for
the initial overlay
(2012/13) mapping
and alignment
problems and
uncorrected errors in
the ttpoverlays (ref
Brown NZ 2022
report and
Greymouth Star
information) the
removal of a similar
terrace area from the
Chester field high
coastal natural
character overlay by
Brown NZ after a
“please review”
request by regional
council (ref Brown
2021) the fact the
natural character
scales do not appear
to be clearly defined
in either the RMA or

Natural
Character –
High Coastal
Overlay for the
Chester field
Terraces -
Schedule 7
unit #C33
I oppose the
schedule 7
listing for the
terrace area
South of
Chester field
Road to North
of the Waimea
Creek. I do not

NZ Coastal Policy Statement. the impacts on current and future owners of freehold rural land within this overlay and the lack of "owner" knowledge that Regional had identified this area as being of High Natural Character since 2012/13.Coastal Environment Overlay.I want the Coastal Environment boundaries amended for our property and realigned with the terrace edge.The proposed overlay currently covers more than 60% of my/ our property. Most of this area has no visual connection to the coastal environment and does not have the described characteristics of the coastal environment as listed in the NZCPS. (NZ Coastal Policy Statement)Indigenous Vegetation Clearance and Disturbance.ECO Rules 1 and 2 need amendment and clarification regarding permittedactivities and clearance areas. ECO rule 2 is particularly harsh and restrictive for free hold rural landowners in the coastal environment. Thereis no clear provision in the permitted activities list for many basic west coast landowner/ homesteading activities.

Creek. I do not believe this area warrants a designation of High on the 5 point "Natural Character" scale and want Council to remove the High Natural Character overlay. This terrace and the seaward

coastal
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been modified
and re-
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many decades
by national
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settler and
landowner
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There are also
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with

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(2012/13)

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Brown NZ
2022 report
and
Greymouth
Star
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a similar
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Coastal Policy

Statement.

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current and
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overlay and
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"owner"
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that Regional
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being of High
Natural

Character

since

2012/13.

Coastal

Environment

Overlay.

I want the

Coastal

Environment

boundaries a

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and

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the terrace

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The proposed

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of the
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as listed in the
NZCPS. (NZ
Coastal Policy
Statement)
Indigenous
Vegetation
Clearance and
Disturbance.
ECO Rules 1
and 2 need
amendment
and
clarification
regarding
permitted
activities and

Documents included with submission

Document name	Awatuna
File	emischrodersubmission.docx
Description	Awatuna

clearance
areas. ECO
rule 2 is
particularly
harsh and
restrictive for
free hold rural
landowners in
the coastal
environment.
There
is no clear
provision in
the permitted
activities list
for many basic
west

coast

landowner/

homesteading

activities.

Natural Character – High Coastal Overlay for the Chesterfield Terraces - Schedule 7 unit #C33

I oppose the schedule 7 listing for the terrace area South of Chesterfield Road to North of the Waimea Creek. I do not believe this area warrants a designation of High on the 5 point “Natural Character” scale and want Council to remove the High Natural Character overlay.

This terrace and the seaward coastal environs have been modified and re modified over many decades by national infrastructure, settler and landowner activity.

There are also issues and/or inconsistencies with

- the “broad brush” identification approach and lack of “ground truthing” for the initial overlay (2012/13)
- mapping and alignment problems and uncorrected errors in the ttp overlays (ref Brown NZ 2022 report and Greymouth Star information)
- the removal of a similar terrace area from the Chesterfield high coastal natural character overlay by Brown NZ after a “please review” request by regional council (ref Brown 2021)
- the fact the natural character scales do not appear to be clearly defined in either the RMA or NZ Coastal Policy Statement.
- the impacts on current and future owners of freehold rural land within this overlay and the lack of “owner” knowledge that Regional had identified this area as being of High Natural Character since 2012/13.

Coastal Environment Overlay.

I want the Coastal Environment boundaries amended for our property and realigned with the terrace edge.

The proposed overlay currently covers more than 60% of my/ our property. Most of this area has no visual connection to the coastal environment and does not have the described characteristics of the coastal environment as listed in the NZCPS. (NZ Coastal Policy Statement)

Indigenous Vegetation Clearance and Disturbance.

ECO Rules 1 and 2 need amendment and clarification regarding permitted activities and clearance areas. ECO rule 2 is particularly harsh and restrictive for free hold rural landowners in the coastal environment. There is no clear provision in the permitted activities list for many basic west coast landowner/ homesteading activities.

ECO Rules needs clarification regarding permitted activities and clearance areas. There is conflicting interpretation and information circulating.

Buildings and Structures in the Coastal Environment

CE Rule 5 needs amending. Restricting permitted new building size to a maximum 100m² footprint is not realistic.

Further detail on all the above can be found in the L Lever/ G Tinney submission. I have similar views and concerns.

Emi Schroder