

Online submission

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

Submitter No.	S378
Submitter Name	Robert Burdekin
Submitter first name	Robert
Submitter middle name	Frederick Blake
Submitter surname	Burdekin
Submitter is contact	Yes
Email	kirobltd@gmail.com
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
Interpretation	COASTAL ENVIRONMENT	Neutral	I/we have concern that there is intent to implement restrictions on building, or land usage? If so what are they, and please provide full details of the proposed restrictions. The reason is that I/we want to understand the impact of this zoning on property covered by the TTPP.	Clarification of what the intent and anticipated outcome is for property identified as being in a "Coastal Environment" under the TTPP.
Whole Plan	Whole plan	Oppose	There was no mandate given by the people to develop a TTPP. The removal of district plans will negatively affect the smaller regions such as Buller and Westland with a larger focus on Greymouth. We need to retain local District Councils, this (the TTPP) is another step towards the removal of district councils by stealth.	Remove the requirement for the whole plan.
Whole Plan	Whole plan	Oppose	Concern that communities and people will be forced off their land for reasons determined by a government entity such as Council or for reasons due to trying to keep Maori happy.	NH-P5 talks about managed retreat, clearly there is an intent to force people off their property. there needs to be detail given around what managed retreat looks like and does the affected communities and individuals have a choice in this or is it forced removal that is being referred to.
Interpretation	COASTAL ENVIRONMENT	Oppose	restricts existing users rights to extend their building.	NH-R38 point 1 restricts extending a current building, this should be removed.
Interpretation	COASTAL ENVIRONMENT	Oppose	Restricts property owners rights on their land.	NH-R38 point 2. b. & c. to be removed.
Interpretation	COASTAL ENVIRONMENT	Oppose	Using a term such as "Coastal Hazard Severe" may negatively affect property values and their ability to gain insurance. Also, this has been used as a generic term without looking at what measure have been used to protect individual properties or communities.	the use of the term "Coastal Hazard Severe" to be removed.
Interpretation	OVERLAY CHAPTER	Oppose	1.0 m sea level rise is excessive given the predicted life of a new built house and the fact that that sort of sea level rise is speculation at best.	Westport Hazard Overlay 1m sea level rise to be reviewed. This should be no more than 0.5m
Appendix Three: Design Guidelines	Westport/Kawatiri Town Centre and Mixed Use Zone Urban Design Guidelines	Oppose	building owners should be able to determine their own colour of a building.	remove colour guidelines

Documents included with submission

None