

## Online submission

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

<b>Submitter No.</b>	S383
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<b>Submitter first name</b>	Scott
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<b>Submitter is contact</b>	Yes
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<b>Wish to be heard</b>	No
<b>Joint presentation</b>	Yes
<b>Trade competition</b>	I could not gain an advantage in trade competition through this submission.
<b>Directly affected</b>	N/A
<b>Withhold contact details?</b>	No

## Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought								
ZONES	ZONES	Oppose	<p>- Our property lies at 141 Alma Road, Westport (see Map 1) (Lot 2 DP362094 Blk IV Steeples SD). It is less than 4 ha in area and has been used for residential purposes for over 20 years. It is not farmed.</p> <p>- This reflects the existing rural-lifestyle land use in the Alma Road and McPadden Road area. This has been the land use in the area many years. However, all this land is presently zoned rural. This is because there is no rural-lifestyle zone in the existing Buller District Plan. The TTPP proposes to zone all this land residential for long term planning to allow for the retreat of Westport township from natural hazard risk.</p> <p>Map 1....unable to insert map. Refer TTPP planning maps.</p> <p>- Our property lies adjacent to a quarry along with other properties with dwellings. In the TTPP exposure draft our property was zoned residential like most of the land on Alma Road. We understand a submission was made in the exposure draft to have our land changed back to the rural zone due to reverse sensitivity issues. However, sensitivity issues already exist at the quarry site as it already has properties with dwellings on both sides. The properties with dwellings around the existing quarry existed prior to the quarry being legally established. Some residents opposed the establishment of the existing quarry in 2010 when an application was made for resource consent for it to operate. The resource consent was declined by the Buller District Council. It was appealed by the quarry owners to the Environment Court.</p> <p>- The logic of changing the zoning of one nearby property (ours) to rural and not other properties is unclear and is inconsistent:</p> <ul style="list-style-type: none"><li>o The lot directly across Alma Road from the quarry is owned by the quarry and is as close to the quarry as our property. It remains in the residential zone as do other lots in the vicinity of the quarry (the Lots to the east of the quarry zoned commercial are actually used as residential sites).</li><li>o Lot 3 DP362095 Blk IV Steeples SD lying to the west of our property is farmed, greater than 4ha in area, contains no dwellings, and parts of it are closer to the quarry site than some of our property, is zoned residential.</li></ul> <p>- Ultimately the quarry operation is not compatible with the proposed future residential use of the Alma Road area. We do not agree with inconsistently zoning land around it to potentially allow for the quarry's further expansion, while at the same constraining surrounding land from future residential use for Westport township retreat.</p>	<table><thead><tr><th>PLAN PROVISION</th><th>POSITION</th><th>REASON</th><th>RELIEF SOUGHT</th></tr></thead><tbody><tr><td>141 Alma Road(Lot 2 DP362094 Blk IV Steeples SD) rural property zoning</td><td>Oppose</td><td>See comments</td><td>We would like the zoning of our property to be either:  1. zoned residential to reflect the proposed future use of Alma Road and as originally proposed in the TTPP  2. zoned as rural-lifestyle to reflect its actual present use and size.</td></tr></tbody></table>	PLAN PROVISION	POSITION	REASON	RELIEF SOUGHT	141 Alma Road(Lot 2 DP362094 Blk IV Steeples SD) rural property zoning	Oppose	See comments	We would like the zoning of our property to be either:  1. zoned residential to reflect the proposed future use of Alma Road and as originally proposed in the TTPP  2. zoned as rural-lifestyle to reflect its actual present use and size.
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Noise	NOISE - R6	Oppose	Rural-lifestyle properties are small discrete areas which are generally entirely and regularly used by the properties occupants. They have more in common with residential and settlement zoned properties than rural zoned properties and so should also be protected in their entirety from excessive noise from adjacent activities.	Object to Noise- R6. Noise in the rural-lifestyle zone should be measured at any point within the site (as per residential and settlement zones) rather than at the notional boundary. The rural-lifestyle zone should be included in Noise-R 5.								

## Documents included with submission

None