

Online submission

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

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Submitter is contact	Yes
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Wish to be heard	No
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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(SASM 68 - PAROA LAGOON)

We wish to advise that we OPPOSE the establishment of a Site or Area of Significance to Maori (SASM 68 -Paroa Lagoon) in its current format.

While we recognised that extensive work has been undertaken by Poutini Ngai Tahu in accurately identifying and recognising these areas, the mapping of this particular area by Council's GIS consultants has fallen seriously short of meeting a reasonable standard and as a result has caused unnecessary problems and concern for local private landowners and Poutini Ngai Tahu alike.

It is important to note that the residents and affected property owners do NOT oppose the recognition of the actual Paroa Lagoon as being a traditional Matinga Kai (food and other natural resource gathering area) and Ara Tawhito (Traditional Travel route) site.

We wish to advise that the area delineated on the initial maps and consequent changes is NOT acceptable to us in the current form.

The boundaries of the new area proposed jointly by the Chairmen of Te Runanga o Ngati Waewae and Te Runanga o Makaawhio are more realistic and generally reflect both private landowner and Maori interest in the area. The amended proposed area does not encroach onto private properties fronting the State Highway as previously indicated.

After considerable discussions with Ngai Tahu representatives on the Te Tai o Poutini Committee it is accepted by both parties that the mapping of the precise proposed boundaries is seriously in error.

We further understand that the errors have occurred between the original mapping by Ngai Tahu GIS consultants and the Councils GIS mapping consultants because the two systems used were incompatible and hence incorrect boundaries were produced as a result.

The original ellipsoid produced as a result of this mapping system error shows the area of interest overlapping many freehold properties along the east side of the State Highway through the settlement of Gladstone.

It is generally felt that such a designation could cause potential loss in property and sales values and additional consent costs in the future if this plan goes ahead in its current format.

As the original intention of Poutini Ngai Tahu was to include ONLY the waterway and immediate coastal area therefore NOT to intrude on private property nor place any planning rules across any properties, this error has caused unnecessary concern for all parties involved.

We have been advised that Poutini Ngai Tahu will be lodging a submission on the TTPP requesting a change to the current mapped site, because the amending and remedying of the current mapped site was beyond the scope of the minor amendment planning process.

The effected residents find it incredulous that this error created by the planners cannot be simply corrected without residents having to go through the needless stress of the submission process.

Our suggestion, in discussion with Poutini Ngai Tahu, is that the eastern most boundary of the proposed SASM 68-Paroa Lagoon be the existing channels eastern waters edge which is readily definable from photographs or GPS data gathering either way this would be the most expedient and transparent way of achieving a mutually acceptable result for all parties.

It is also noted that the RMA states that because SASM are considered a type of historic heritage, rules associated with them have legal effect from the time the proposed TTPP was notified

This is totally rejected by the affected private landowners, who are submitting and requesting that these rules be withdrawn from the private properties identified.

REQUIREMENTS

1. That the eastern boundary of the designated SASM68 be amended and realigned to the Paroa Lagoon waterway eastern edge.
2. That any of the proposed references, rules, or conditions, placed on any private property fronting the state highway be withdrawn immediately.
3. New large scale maps accurately showing this new boundary delineation be produced and supplied to all affected parties for approval.
4. Any Rules with immediate effect be withdrawn from the currently effected private properties.

Thank you for the opportunity to make a submission on the original errors and the anticipated amended removal of this SASM 68 from all private properties in Gladstone

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Documents included with submission

None