

Online submission

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

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Submitter is contact	Yes
Email	glenandgail@slingshot.co.nz
Wish to be heard	Yes
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
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HAZ -
Hazards and
Risks

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Oppose

This hazard area (rapid debris) has been incorrectly identified in the TTPP from the information currently in the operative Buller District Plan. I had questioned this and was told it was an error.

Correct the land instability hazard overlay for as shown in the Granity, Ngakawau, Hector area. Add the correct Buller hazard area for land instability which which is in the current operative district plan being NORTH of Hector, to part way up the Nikau coast.

Coastal
Environment

Coastal
Environment

Oppose in part

It is unknown on what evidence was used for TTPP to decide on the coastal environment overlay and where to draw the lines, and there seems to be anomalies in that on the maps, some areas show say 50-100m inland from the coast, and others cover a much bigger area. Kawatiri Place and Eastons Road in Westport show the Coastal Environment coming right up the lagoon / river and over a large area of land, quite a distance from "the coast". Westport is already in the Wpt Flood hazard area, mainly due to rain. If that area is inundated it is not necessarily the ocean, and therefore the "coastal Environment", but is the rivers rising and the water not being able to get out. They are too far away from the coast to call it a coastal environment issue. Same goes for the overlay for Westport township. In Karamea, the coastal hazard overlay has grown considerably from what is currently in the operative district plan as being flood hazard, and it goes quite a considerable way inland. Where did the evidence to support including so much extra land come from? And surely coastal environment and inundation from rainfall are two different things.

Review the coastal environment overlay and clarify the reasons why some areas such as Karamea, and Westport encroach inland for a considerable way and others just show the little blue lines in a thin strip along the coast.

Natural Hazards	Natural Hazards Rules	Oppose in part	Tis appears to be the only chapter/section where I noticed there is no permitted activities at all. I did question this with the TTPP team and was basically told I should submit on it, so I believe it is an error in the plan.	There are no permitted rules for the land instability zone. This is contradictory to the rest of the plan where each "section" has at least something permitted, even in other hazard areas. Permitted activities should at least be outbuildings, or as you call unoccupied buildings, internal alterations to existing dwellings, at least make it in line with other hazard areas
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Documents included with submission

None

Interpretation	Definitions	Amend	The definitions of "Addition" and "Additions and alterations" made it confusing to apply many of the rules in the natural hazard rules. Don't know what you can do to fix, but it certainly made them hard to read and were in some case contradictory. If you are trying to not increase the number of inhabitants, why can you then "convert a garage to a bedroom but not increasing the size of a garage" Contradictory.	Review definitions and headings for clarity. In particular "Addition"
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Whole Plan	Whole plan	Support in part	Some of the overlays seem to be excessive in the area they cover, or do not seem accurate if you know the area, and at other times you wonder how someone came to that decision. Too much chopping and changing when trying to understand the plan you keep getting directed to yet another overlay. Areas that have multiple overlays seem to be very restrictive in what they can do and require resource consent for multiple reasons.	Review all overlays for accuracy, in particular the natural hazards in alliance with the documentation you have used to create the overlays. Can you reduce the number of overlays.
Airport Zone	Airport Zone	Neutral	The airports on the coast are such that they are restricted to small aircraft with only a small number of departures and arrivals per day. It seems to have so many restrictions on buildings and activity in that airport approach zone considering the size of aircraft and number of flights.	Consider making alterations to this zone, the airport approach path in particular for Westport, for permitted activities and to lessen restrictions.