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Te Tai o Poutini Plan Proposed Plan Submission form



We need your feedback. We want to hear from you on the proposed Te Tai o Poutini Plan. What do you support and what would you like changed? And why? It is just as important to understand what you like in the Proposed Plan as what you don't. Understanding everyone's perspectives is essential for developing a balanced plan.

Your details:

First name: Anne Surname: Chapman

Are you submitting as an individual, or on behalf of an organisation? Individual Organisation

Organisation (if applicable): _____

Would you gain an advantage in trade competition through this submission? Yes No

If you **could** gain an advantage in trade competition through this submission please complete the following:

I am /am not directly affected by an effect of the subject matter of the submission that (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

Postal address: 131 High Street
Greymouth

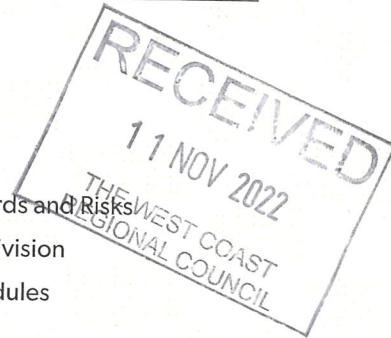
Email: anne.on.high@gmail.com Phone: 03 7686806

Signature: [Signature] Date: _____

Your submission:

The specific provisions of the proposal that my submission relates to are:

- Strategic Direction
- Historical and Cultural Values
- General District Wide Matters
- Appendices
- Energy Infrastructure and Transport
- Natural Environment Values
- Zones
- General feedback
- Hazards and Risks
- Subdivision
- Schedules



All submitters have the opportunity to present their feedback to Commissioners during the hearings process. Hearings are anticipated to be held in the middle of 2023. Please indicate your preferred option below:

I wish to speak to my submission I do not wish to speak to my submission

If others make a similar submission, would you consider presenting a joint case with them at a hearing?

Yes, I would consider presenting a joint case No, I would not consider presenting a joint case

Public information - all information contained in a submission under the Resource Management Act 1991, including names and addresses for service, becomes public information. The content provided in your submission form will be published to the Te Tai o Poutini Plan website and available to the public. It is your responsibility to ensure that your submission does not include any personal information that you do not want published.

Want to know more?
tpp.westcoast.govt.nz
0508 800 118



Te Tai o Poutini
PLAN
A combined district plan for the West Coast

I write today to express my concerns over some of the recommendations within the Te Tai o Poutini Plan and give bouquets for those who have taken the time to think carefully about the area this will cover and the implications to the West coast people who live here

As a fifth generation West Coaster I have over the last 70 plus years learnt a lot about our beautiful West Coast and the people who live here. Sadly, we are different on the West Coast we are usually honest and work hard, this area is we have made our homes among the trees and listen to the birds sing and hence we want to continue to enjoy this wonderful resource, we are very prepared to share with anyone who visits.

For the last 26 years I had a salesperson role that took me to all corners of the West Coast through this vocation I learned about the West Coast and Coasters their thoughts and concerns for our region and their employment, mostly these people love the West Coast and have been here for generations and those new west coasters have come for our life style and the quite life we live.

I write this submission to be heard on my thoughts of the good and not so good things included in the Te Tai o Poutini plan, talking to councilor's there have been many hours reading the plan line by line trying to get a balanced plan for our three regions.

I have a few objections and list them as follows

I have concerns about the huge amount of land that is scheduled as flood zone, huge river and valley locations are significant. This will very much effect the farmers , they will have no voice on their own properties. We have lived with floods all our lives and unlike Australia our floods are over the sun is shining in a couple of days our rivers can do damage yes but t he worse is over after two tides, the cleanup might take longer, I've been involved in that to

We need to know more about the The "Land of Significant to Māori "sometimes 5 generation farmers have lived on their land and have had no idea this had been noted within this document and nowhere else. these same farmers will find when they want to upgrade sheds or build a new house, they will have to jump through hoops not just with the RMA but ask the local tribe for permission. I believe that this document needs to be set in concrete now.

Our family has owned a property at Punakaiki for almost 70 years, in the last few months I had a very official letter to tell us that our little section was significant to the Māori people, this means that we have to advise the powers that be if we want to make change to our property or enlarge our footprint on the land, at the Greymouth meeting Paul Madgewick advised us that it was just because it was a known food gathering area of the Māori people.. I believe this is the thin end of the wedge, why would they tell us this if they did not have a hidden agenda. I would like to know where this is leading to before it is added to our Lim report.

We need to know about "The Land of Significance to the Māori people" in some cases 5 generations of farming families have been on this land and will find that they want to upgrade sheds or build new houses on the farm they will have to jump through not only the new Resource Management Act but

apply to the local tribe for their permission before starting their projects. Again we need a document that is agreed by all parties before this is document written in stone.

Costs to the West Coast people

The very considerable cost of the 800 odd pages of this plan with every detail covered is going to be borne by the ratepayers of the combined West Coast. I have a problem with the way that this cost is going to be shared out. I have checked and maori land is not ratable unless it is leased and along with the conservation land being non ratable this leaves a very small population base of ratepayers on the West Coast paying the bill, the current cost is estimated over 3 million.

I understand that the West Coast needed this report as it was evident with the low population base and three councils, However there is a lot of land covered and a lot of new rules applied, lots of land of significance, cliffs, river valleys, and just nice places, but we must be careful not to go overboard with regulations, that are time consuming and costly with no great benefits to the West Coast as a whole. We don't want to end up like the big Auckland.

This report leaves out SNA's and ONL's on - land I believe there is no legal justification for leaving them out are we just going down the reverse apartheid path and the rules should be the same for all residents.

The Greenstone overlay, I believe that this should have be brough back to a line East of the Arnold River and North of the Grey River as there is no know deposits in this area, unless it was left by some tribe on a raid.

I agree with the SNA process that has been completed in the Grey district, Over the years the Grey District has updated its 10 year plan with research and taking into consideration history of flood levels , water requirements and got ahead of three waters with its sewerage and water provision. I think we might be ahead of Westland and Buller in this case.

I support the Mineral extraction zones as started in this report. Mineral extraction is an important industry on the West Coast , with Coal, Gold and heavy metals . We have a work force who are trained to work in these industries, why do we bring in second grade coal from Indonesia, when right under our noses we have some of the best steel making coal in the world with the mining infrastructure in place and now we are taking out coal boilers to replace them with wood chips or Gas even our brand new hospital has had to change its boilers madness!!!

I agree with permitted activities for the extraction of wind blown timber as stated, this resource is wisely used in the furniture manufacturing industry, I watch the large furniture vans leaving town twice a week supplying furniture to the whole of New Zealand well done that business.

Thank you for listening to me today I know I speak for a lot of West Coast People when I say this plan has to be for all West Coast people, we live here for a reason and we don't want change for change sake lets do it once and do it right collaboratively.