

11th November 2022

Emailed to info@tpp.nz on 11th November 2022



Dear TTPP Staff Members

Submission on the proposed Te Tai o Poutini Plan for Durham Havill (Aratuna Freighters Limited)

I would like to make a submission on the proposed Te Tai o Poutini Plan (TTPP) on behalf of my client. Durham owns land north of Hokitika at Three Mile, on the corner of Keogans Road and the State Highway 6 (SH6) being Lot 1 DP459988, it is 5.6135 hectares (ha) see below figure 1. From the TTPP mapping programme, I understand that the proposed zoning over the whole of the site is “Light Industrial Zone”. For full disclosure, I am currently carrying out a Westland District Council (WDC) Resource Consent Application (RCA) on part of the site which is to subdivide smaller allotments with industrial/commercial activities proposed – three local West Coast businesses have shown continued interest in the sites within the proposed resource consent. The RCA is currently at the WDC being processed. This is being carried out and assessed under the operative Westland District Plan.

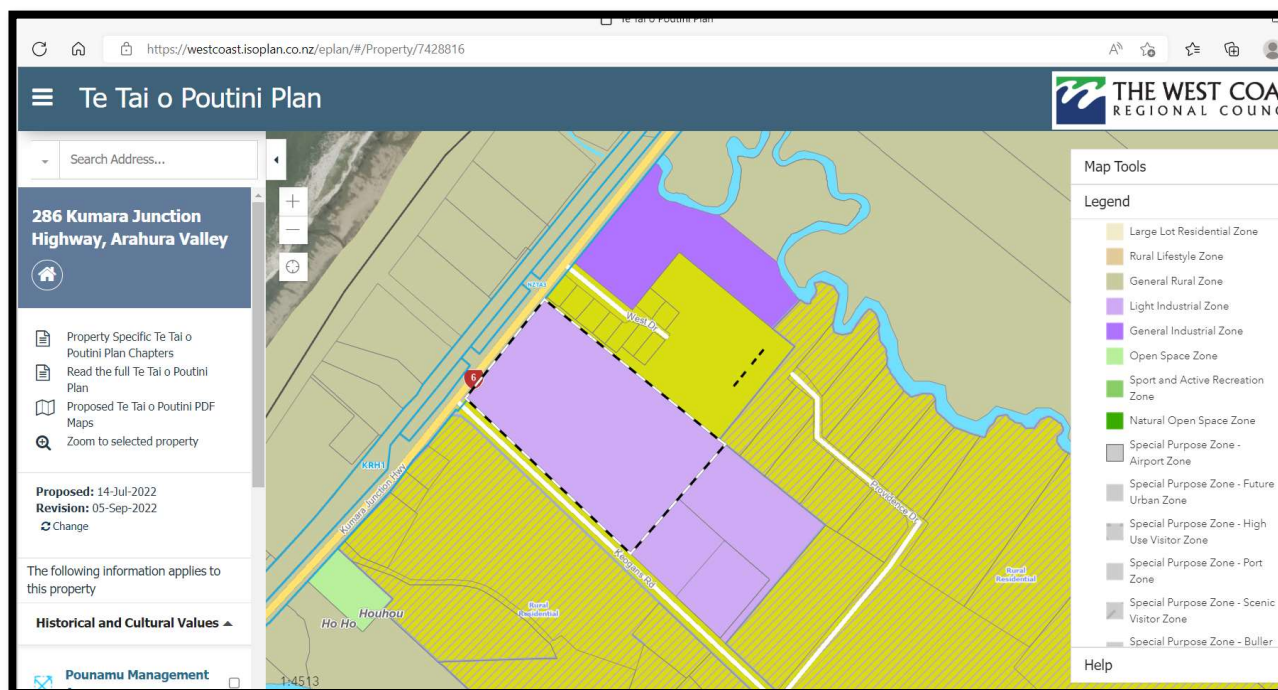


Figure 1 - The site relevant to the submission is outlined in black and white line, this is from the TTPP mapping programme.

The site was previously a sawmill and it has been tidied extensively by Durham, and part of the site now has Aratuna Freighters Limited (Hokitika Branch) carrying out their business on it (this has resource

consent from the WDC). There is also another resource consent that is on another part of the site that is for storage of chemicals. Part of the concrete bunding was constructed for this activity, however the storage has not occurred due to a change in business. And on another part of the site there has previously been storage of tankers (this was under another resource consent that had an expiry date and so is not now active). Before all the above resource consents occurred on the site, it was a sawmill. Overall, there have been (and are) many activities being undertaken on the site.

The site was looked at for commercial/industrial activities in 2011, when the site was owned by the WDC (through one of its Council-Controlled Organisations). It is my understanding that the site was looked at for approximately 25 commercial allotments (lots). But it never happened, in hindsight this is disappointing as the site would have been excellent for such a proposal.

The site is easily serviced with power, it is adjacent to the site. And it is easily accessible to users e.g. part of the site borders SH6 which carries traffic along the West Coast and to be able to easily access the site is a positive. Also, the site is listed on the West Coast Regional Councils (WCRCs) Selected Land Use Sites (SLUS) register as a contaminated site (this is because it was once had a sawmill on it) and to use the site for commercial/industrial rather than housing is appropriate. For the current RCA that is at the WDC, there has been extensive work by experts regarding contaminants.

Durham has a strong desire and willingness to make the land commercial/industrial (either Light Industrial or General Industrial) for West Coast businesses, and he has spent a lot of money on existing and current resource consents and their conditions (e.g. upgrading the road at his full cost) and this needs to be considered when deciding what land is to be zoned under the proposed TTPP.

I realise that heavy industrial cannot be in an area near residences, but this area was once a thriving sawmill that supported numerous West Coast Families. With years of the Resource Management Act 1991 (RMA) being in the Planning environment, I believe that most people understand that effects on the environment need to be avoided and/or mitigated. With this in mind, I believe that this site is perfect for industrial undertaken (whether Light Industrial, or if General Industrial then conditions would need to be stipulated). I support Durham's Lot 1 DP459988 being zoned as either Light Industrial or General Industrial. Thank you for the opportunity to make a submission on behalf of my clients regarding the proposed TTPP.

Regards



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- I do not wish to be heard.
- I would not gain an advantage in trade competition though this submission