

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 (TTPP) for Joan Blacktopp

Joan is my client and owns land north of Hokitika at Three Mile, on Keogans Road. It is legally known as Lots 2, 3 and 4 DP459988 being a total of 3.512 ha. See the below plan from the TTPP website.

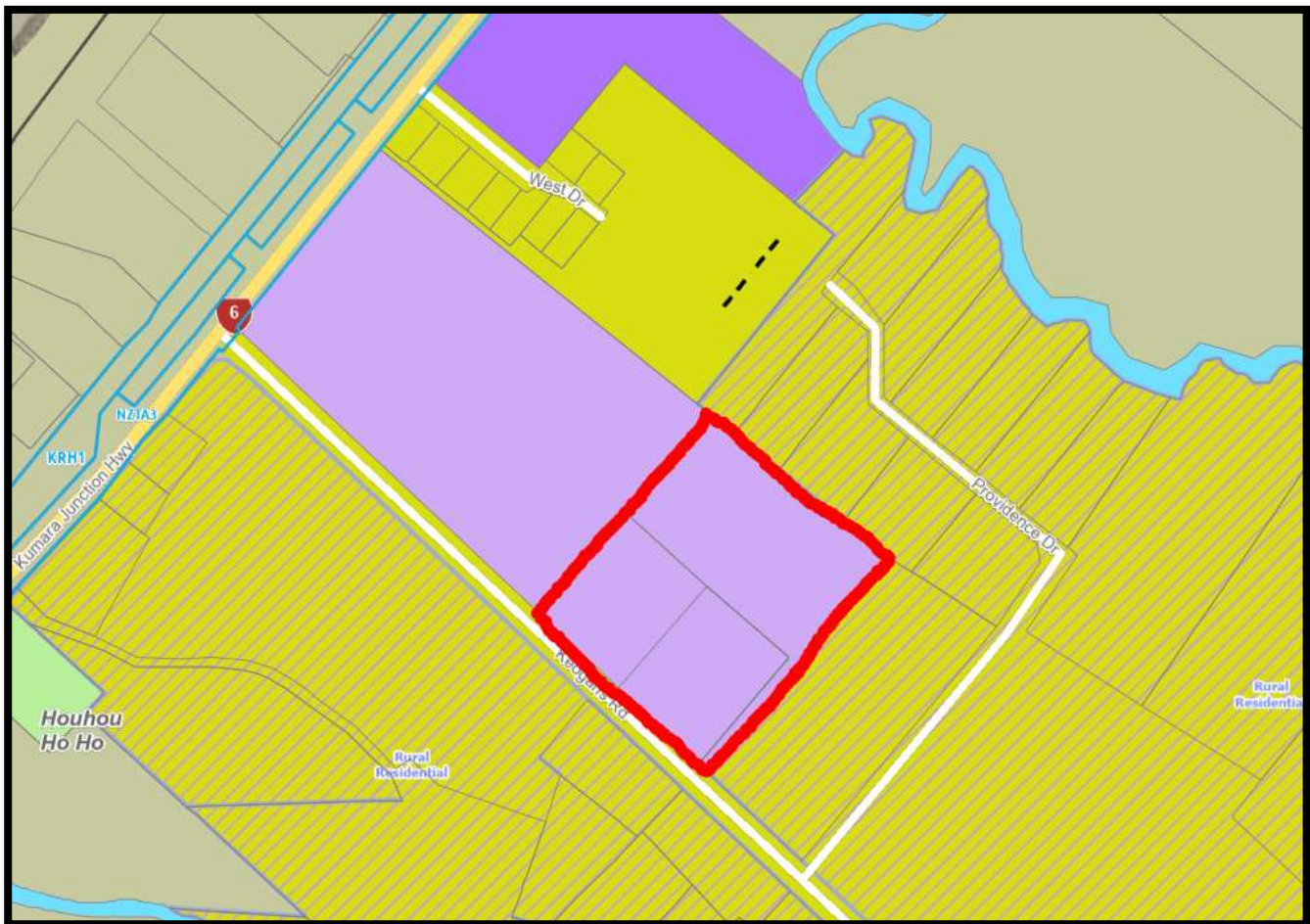


Figure 1 - Joan's land is outlined roughly in red.

Approximately one and a half years ago Joan approached me to carry out a Plan Change for her land to be rezoned as Industrial, and at the time I was incredibly busy. I informed Joan that the Westland District Council (WDC) are required to do a whole new District Plan, and this was overdue. Therefore it may be easier/cheaper for her to submit when the time came. Recently I contacted Joan to see if

she would like me to make a submission in her behalf. Joan is still interested in rezoning as industrial (either light or general).

Joan's land is also on the West Coast Regional Council's (WCRC's) Selected Land Use Sites (SLUS) register regarding possible contamination, and this would make Industrial activity on the land more appropriate than a dwelling (although remediation for a dwelling would be possible with input from Contaminant expert).

The site is easily serviced and is accessible to SH6 (the main route along the West Coast) which is only approximately 300m along the well-formed and sealed Keogans Road. It is a positive that the site is near existing well-formed roading network. Also, the site would be easily connected to power as the power line is near the site. And telecommunications are in the area.

Joan has indicated last year and confirmed recently that she would like her land rezoned to Industrial – this shows a willingness and therefore, if the land was zoned as shown on the proposed TTPP maps, it is highly likely that the activity would occur on the site in the not too distance future (as opposed to rezoning land which needs high amount of work done to it to be serviceable, or rezoning land that a person owns who does not want to carry out the activity on the land).

I strongly support Joan's Lots 2, 3 and 4 DP459988 being zoned as either Light Industrial or General Industrial under the proposed TTPP.

Thank you for the opportunity to make a submission on behalf of my client.

Regards



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