
SUBMISSION ON PROPOSED TE TAI O POUTINI PLAN

Clause 6, First Schedule of the Resource Management Act 1991

To: The West Coast Regional Council
Te Tai o Poutini Plan Submissions, PO Box 66, Greymouth 7840

Submitter: **MOREPORKS LAKESIDE LODGE LTD**

Proposal: Proposed Te Tai o Poutini Plan – Combined District Plan for
the West Coast

SUBMISSION ON PROPOSED TE TAI O POUTINI PLAN

Name of submitter

1 MOREPORKS LAKESIDE LODGE LTD (**Submitter**)

Proposal to which submission relates

2 Proposed Te Tai o Poutini Plan – Combined District Plan for the West Coast (**TTPP**)

3 The submitter could not gain an advantage in trade competition through this submission.

Focus of submission

4 This submission has a specific focus on TTPP provisions relating to Sites and Areas of Significance to Maori, including:

- (a) Strategic Directions for matters relating to Poutini Ngāi Tahu including four objectives (POU-O1 – POU-O2).
- (b) Objectives (SASM-O1 – SASM-O3) which focus broadly on:
 - (i) Poutini Ngāi Tahu active involvement in decision making regarding SASM,
 - (ii) Poutini Ngāi Tahu access, maintenance and use regarding SASM, and
 - (iii) Protection of SASM from inappropriate subdivision, use and development,
- (c) SASM policies (SASM-P1 – SASM -P15) dealing with among other matters cultural landscapes, Poutini Ngāi Tahu roles, management of activities within SASM, inappropriate and appropriate activities,
- (d) SASM Schedule Three and Planning Map showing SASM 79, and
- (e) SASM rules SASM-R1 – SASM- R19.

Background

5 Moreporks owns land and dwelling at 179 Cashmere Bay Road, adjacent to the foreshore of Lake Brunner.

6 The TTPP planning maps include an overlay depicting SASM 79 across Moreporks land (Figure

1). Other land near to Moreporks land is similarly affected.



Figure 1

Figure 2 below shows a satellite image overlaid with the general location of SASM79



Figure 2

7 The Submitter is supported by other persons that own property at Cashmere Bay Road.

8 Some of these properties contain residential dwellings and holiday homes. Others are undeveloped sites however the landowners intend to develop them in the future.

9 Schedule 3 of the TTPP identifies SASM 79 as “Cashmere Bay, Te Kinga” and “Pā site”. The TTPP records that Pā sites carry lasting cultural significance and are considered Wāhi Tapu (sacred sites).

10 SASM Schedule Three does not specify any SASM permitted activity rules relating to SASM 79 (Figure 3).

Schedule Three: Sites and Areas of Significance to Māori				
Te Rārangī Tuatoru: Ngā Wāhi Tāpua ki te Māori				
SCHED 3: SITES AND AREAS OF SIGNIFICANCE TO MĀORI				
Unique Identifier	Name	Values	Category	Relevant Permitted Activity Rules
SASM 79	Cashmere Bay, Te Kinga	Pā site		

Figure 3

11 The absence of such rules means that currently none of the SASM rules affect land use and/or development rights within SASM 79.

Submission

12 It is unclear why SASM 79 extends beyond the foreshore of Cashmere Bay to include Moreporks land and other property shown in Figure 2 above. To the knowledge of the Submitter there are no sites of cultural significant beyond the foreshore of Cashmere Bay.

13 Further, the absence of any SASM rules applicable to SASM 79 suggests that land beyond the foreshore is not intended to be included in the SASM 79 overlay shown on planning maps.

14 The Submitter is therefore opposed the SASM 79 area as it is currently proposed in the plan.

Decision sought

Specific relief

15 The submitter seeks the following specific relief:

- (a) Amend planning maps as shown on **Appendix A** so that the area of land affected by SASM 79 is reduced to the foreshore of Cashmere Bay, Lake Brunner, and the overlay

does not extend onto the dry land and private properties beyond the foreshore of Cashmere Bay;

- (b) Retain SASM Schedule Three as notified insofar as it relates to SASM 79 by ensuring that the columns under the headings "Category" and "Relevant Permitted Activity Rules" remain blank.

General relief

16 The Submitter seeks the following general relief that applies to all the specific relief requested above:

- (a) that the relevant TTPP objectives and policies be amended as required to support and implement the particular relief described above; and/or
- (b) such other relief as may be required to give effect to this submission, including alternative, consequential or necessary amendments to the PDP that address the matters raised by the Submitter.

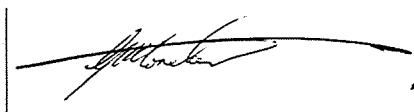
Conclusion

17 The Submitter does wish to be heard in support of this submission.

18 If others make a similar submission, the submitter will consider presenting a joint case with them at the hearing.

19 Thank you for the opportunity to submit on Proposed Te Tai o Poutini Plan.

Dated 10 November 2022



Grant Moreton

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