



SUBMISSIONS ON TE TAI O POUTINI PLAN
Under Clause 6 of the First Schedule of the Resource Management Act 1991

To: West Coast Regional Council

By email: info@tppp.nz

Submitter: Nikau Farms Limited

Address for Service: Tai Poutini Resources Ltd
PO Box 257
Greymouth 7840

Jorja.Hunt@tpri.co.nz

1. Submitters

- 1.1 On behalf of Nikau Farms Limited (the submitter), we submit on the Proposed Te Tai o Poutini Plan.
- 1.2 The submitter could not gain an advantage in trade competition through this submission.
- 1.3 The submitter owns land at Little Wanganui, Karamea and has advanced plans to subdivide a part of their property into 13 lots along the Karamea Highway for rural residential housing.
- 1.4 The specific provisions which this submission relates to are:
 - 1.4.1 Whole Plan
 - 1.4.2 MAPS/ZONING – REZONE REQUEST
- 1.5 The reasons for the submission and the relief sought are set out below.
- 1.6 The suggested revisions do not limit the generality of the reasons for the submission.
- 1.7 The submitter wishes to be heard in support of this submission.
- 1.8 The submitter will consider presenting a joint case with others presenting similar submissions.



2. Background to the submission

- 2.1 The submitter owns a 51ha rurally zoned block of land along the Karamea Highway at Little Wanganui Karamea (legally described as Lots 1-3 DP 409294 Lot 2 DP 407416 Lot 2 DP 547019 Sec 32 Pt Secs 7-8 Blk III Pt Secs 14-16 Blk II Kongahu Sd) and is in the process of subdividing part of the property for rural residential purposes. The allotment is pastoral farmland and is proposed to be partially zoned General Rural and partially Settlement Rural Residential Precinct.
- 2.2 The proposed subdivision scheme plan is enclosed as **Attachment A**. A plan showing the proposed zoning of the site and surrounding Little Wanganui Area is enclosed as **Attachment B**.

3. Summary of submission

- 3.1 The submitter is concerned that the portion of their property which is proposed to be subdivided is proposed to be zoned Settlement – Rural Residential Precinct. By being located in the Settlement – Rural Residential Precinct the minimum allotment size is 4,000m². This zoning does not align with the subdivision proposal currently before the Buller District Council.

4. Reasons for the submission

- 4.1 The submitter has lodged a resource consent which is significantly progressed with Buller District Council (RC210073), which seeks consent to subdivide the land into 13 lots which would range from 2,035m² to 2,670m². The submitter therefore seeks that the area of land subject to the subdivision application is rezoned Settlement (no Rural Residential Precinct), which would appropriately provide for the future development of the allotments.
- 4.2 The Settlement Zone is considered appropriate for the site, as the surrounding Little Wanganui township is also zoned Settlement, therefore the zoning fits the surrounding pattern of development, and better aligns with the subdivision proposal.

5. Relief sought

- 5.1 The submitter seeks to have the proposed subdivision part of the property at Little Wanganui be rezoned as Settlement Zone to allow for the future development of the land once the subdivision is complete. This would allow for the development of the area and more housing within the Little Wanganui Township.
- 5.2 Alternative, consequential, or necessary additional relief to give effect to the matters raised generally in this submission.



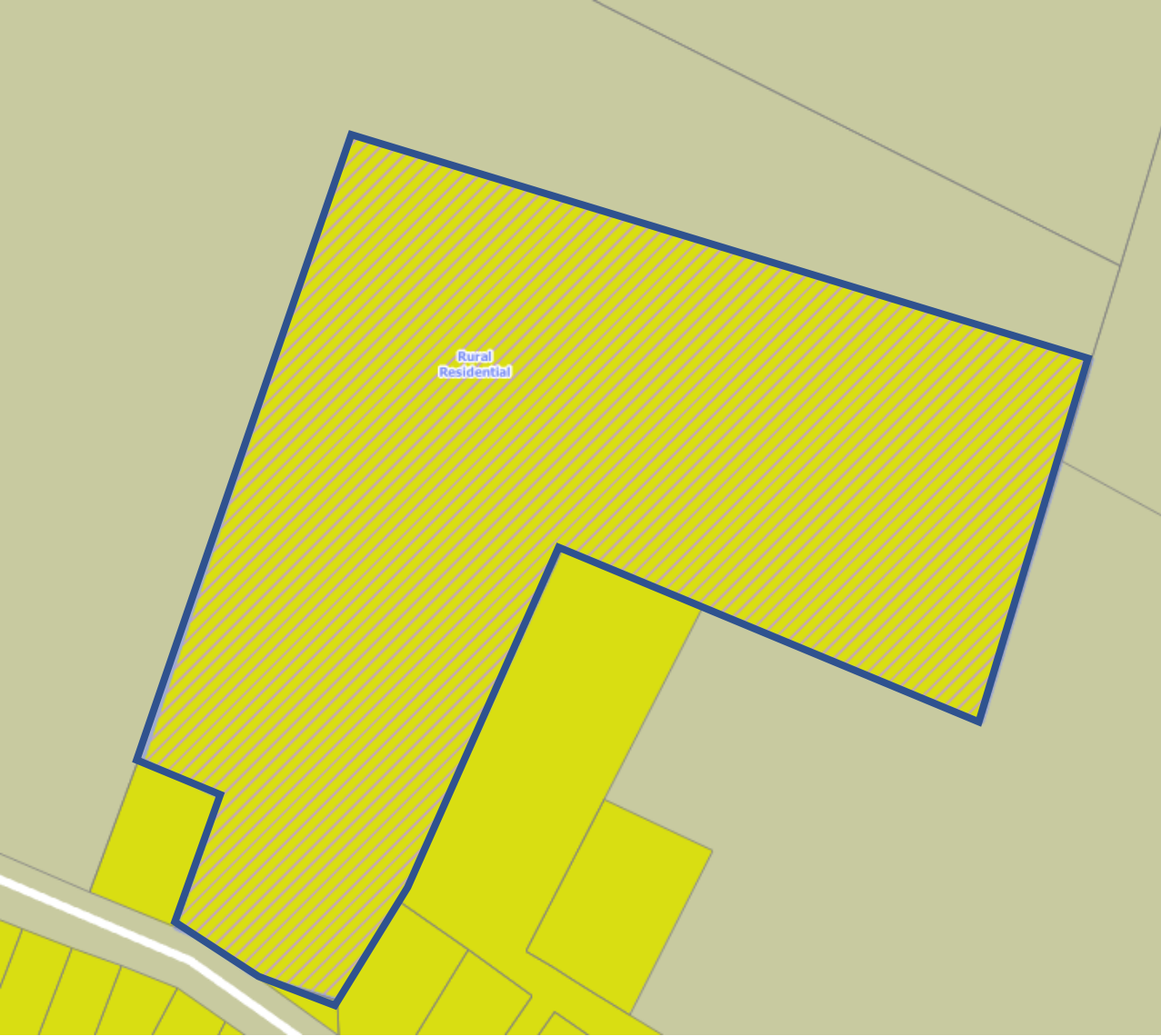
A handwritten signature in blue ink, appearing to read "Jorja Hunt".

Signed on behalf of Nikau Farms Limited
Jorja Hunt
Resource Management Consultant
Tai Poutini Resources Ltd

Attachment A: Proposed Subdivision Scheme Plan
Attachment B: Proposed zoning map



Attachment B: Proposed Zoning Map

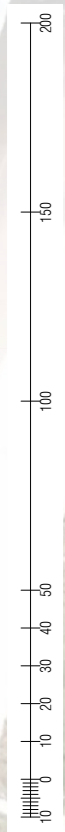




Lots 1 - 14, 100 & 101 being Proposed Subdivision of Pt Sec 16 BLK II Kongahu SD & Lot 2 DP 407416

I, Reuben Vos, Licensed Cadastral Surveyor, certify as to the accuracy of this plan. 22/04/2022

Notes:
Areas and dimensions subject to survey



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Notes:

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Issue Details		
Rev.	Description	Date
A	Issued to client	27/08/2021
B	Remove reserve	07/12/2021

Date: 07/12/2021	CT ref: 932380	A3 Sheet
Surveyed: -	Total area:	Revision
Drawn: LS	Client: Nikau Farms Ltd.	B
Checked: RV	Scale: 1:2000 @ A3	Ref: 3421
Local Authority: Buller District		