
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: **MIKE GREER FAMILY TRUST AND DANIEL CHIMA TRUST**

C/- Saunders & Co,
Attention: Chris Fowler

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

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Name of submitter

- 1 Mike Greer Family Trust and Daniel Chima Trust (**Submitters**)

Proposal to which submission relates

- 2 Proposed Te Tai o Poutini Plan – Combined District Plan for the West Coast (**TTPP**)
- 3 The Submitters 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 Both Submitters own land on Cashmere Bay Road, adjacent to the foreshore of Lake Brunner which contains a residential dwelling used as a holiday home (**the Submitters land**)

- 6 The TTPP planning maps include an overlay depicting SASM 79 across the Submitters land (Figure 1). Other land near to the Submitters land is similarly affected.



Figure 1

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



Figure 2

- 7 The Submitters are 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 the Submitters land and other property shown in Figure 2 above. To the knowledge of the Submitters there are no sites of cultural significance on or beyond the foreshore of Cashmere Bay.
- 13 Further, the absence of any SASM rules applicable to SASM 79 suggests that land on or beyond the foreshore is not intended to be included in the SASM 79 overlay shown on planning maps.
- 14 The Submitters are therefore opposed the SASM 79 area as it is currently proposed in the plan.

Decision sought

Specific relief

- 15 The Submitters seek the following specific relief:

- (a) Amend planning maps as shown on **Appendix A** so that the area affected by SASM 79 excludes the foreshore of Cashmere Bay, Lake Brunner, and excludes the dry land and private properties beyond the foreshore of Cashmere Bay; and
- (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 Submitters seek 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 Submitters.

Conclusion

17 The Submitters do wish to be heard in support of this submission.

18 If others make a similar submission, the Submitters 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 10th November of 2022



Chris Fowler
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