

Submission to Proposed Te Tai o Poutini Plan

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Note to Committee .

I have struggled with the use of the maps in regard to difficulty identifying the colours on the Maps with those in the map legend . In some cases there was no reference of map colours in the legend section . So my apologies if I get some of this submission incorrect.

In Ref to GRUZ-R3 / RLZ  
Rural Lifestyle Zone

| <b>RLZ - R3 Residential Activities and Residential Units</b>  |  |
|---|--|
| <b>Activity Status Permitted</b><br>Where:<br>1. All performance standards for Rule RLZ - R1 are complied with.<br>2. Residential unit density is no more than one unit per 1 ha net site area on physically contiguous land except where the site is already in existence at the date of notification of the Plan; and<br>3. There is no more than 1 minor residential unit with a maximum gross floor area of 65m <sup>2</sup> where this is located within 20 metres of and shares the driveway with the principal dwelling. | <b>Activity status where compliance not achieved:</b><br>Discretionary |

## **Comment**

**In regards to no more than one minor residential unit , max area 65 sqm to be located within 20 meters and shares a driveway with the principal dwelling .**

**I find this rule onerous and not reflective of topographical diversity or our cultural and economic direction.**

**I don't have an issue with the principle of one main and one minor unit per site**

**However, I feel the land owner should be free to decide where the minor dwelling is to be placed on the property ( with regards to boundary restrictions). I find that the suggestion that the minor dwelling must be within 20 metres of the principal building on the same driveway could be viewed as a subtle way of clipping the consent ticket should a land owner wish to do otherwise.**

**I feel the ground floor area of the minor dwelling should be up to 90 sq meters , with no restriction as to where it is placed on the property ( except in regards to boundary restrictions)**

**Plantings and topography , including proximity of the occupants of a principal dwelling, too the occupants of the minor dwelling, can have a major influence on the placement of buildings on a site and the wellbeing of the inhabitants , which should not be underestimated.**

**Cultural. and economic reasons.**

**New Zealand ageing community ,will in the future, not be adequately supported by commercial aged care facilities or pensioner housing. With the increasing education in our society of Maori values in regards to the care of the aged remaining in the family environment.**

**It would make sense to allow the minor dwelling unit to be large enough at up to 90 sq meters to comfortably house an elderly couple and still remain in the care of the younger family members . such a scenario would also have far reaching benefits economically for the inhabitants . It is common knowledge that many elderly become distressed at the time of moving into commercial aged care , on leaving their familiar surroundings and neighbours.**

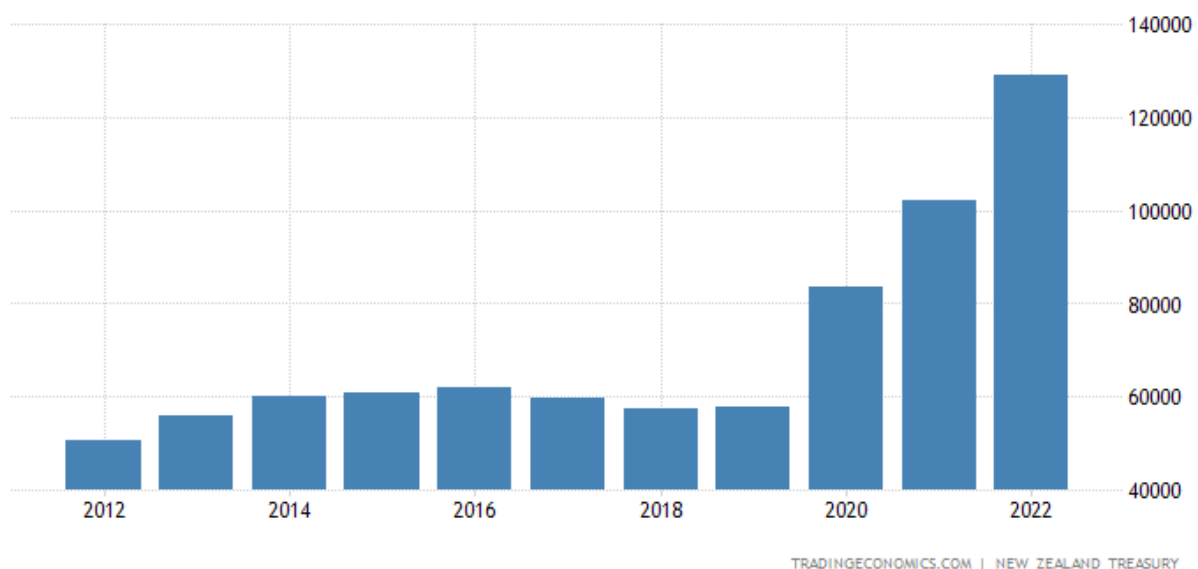
**Economically there would be far more positive options open to family groups in such situations . There can be a collective**

**investment in the property by family members that would not be governed by fluctuating property prices and would allow a seamless transition into old age.**

**Even if an elderly couple didn't have family remaining in the principal dwelling there would still be the option to rent the minor dwelling to offset the rising cost of living thereby insulating themselves against inflation which is outstripping pension payments**

**There has been talk in Govt circles since 2017 in regard to the affordability of the pension fund and the suggestion that the retirement age could be changed . Since then Government debt has more than trebled since that time.**

Government Debt in New Zealand increased to 128873 NZD Million in 2022 from 102080 NZD Million in 2021. source: New Zealand Treasury



<https://tradingeconomics.com/new-zealand/government-debt>

It is becoming abundantly clear the government will not be in a position to care for our elderly for many years to come .

Clearly in this regard I feel the rules need to allow elasticity in order to allow for the self determination for coasters to flourish both economically and socially.

RLZ-R7

Setz-R8

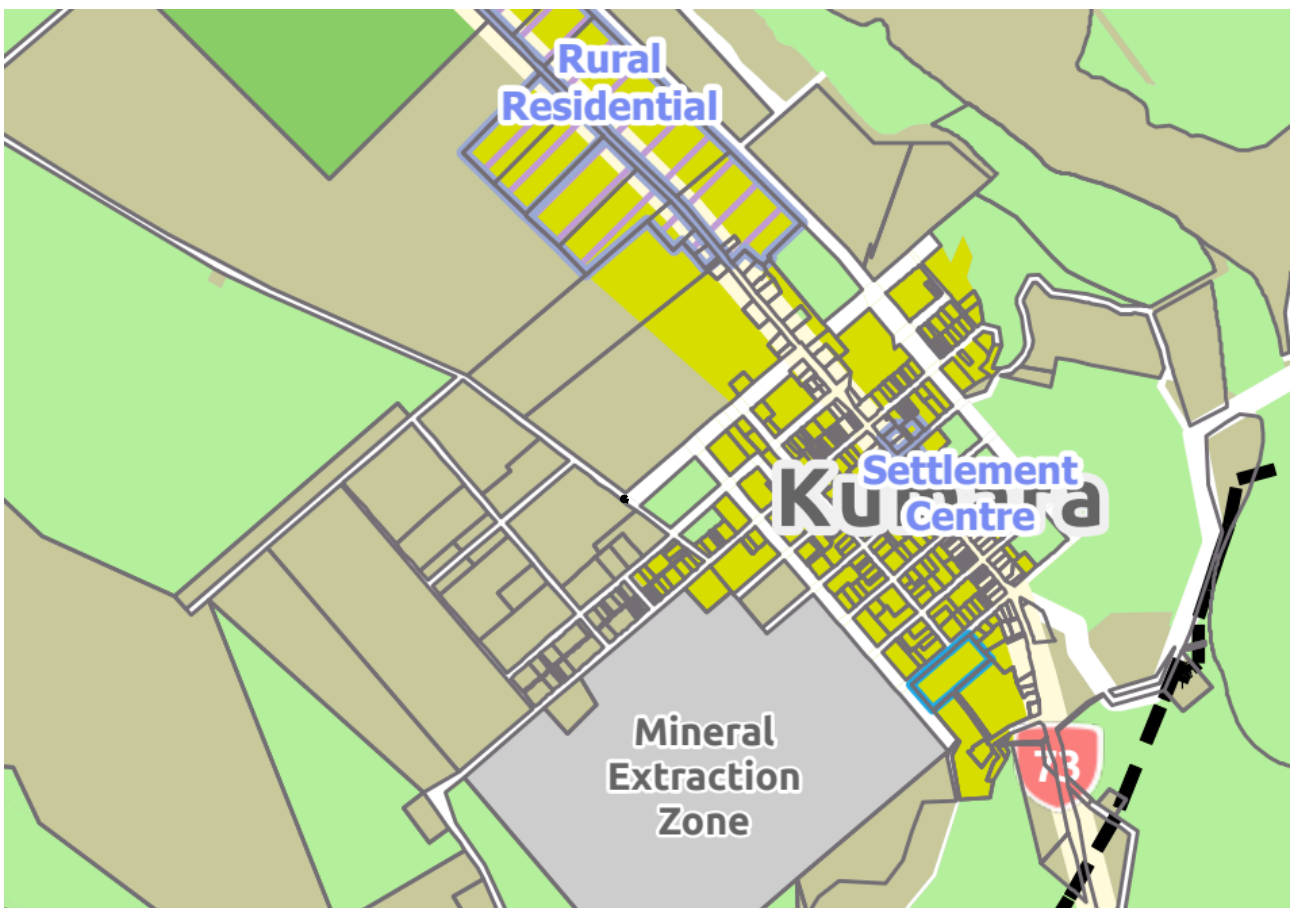
Comment, Relocated Buildings

The time frames for completion to code, of relocated buildings. Could in some cases prove onerous , i.e. Litigation . Availability of materials, Owner Builder time frames, Etc. I would suggest 24 months to be a more appropriate time frame.

Reasons.

The recent shortage of Gib board, Plumbing materials, and Roofing iron, are many examples of aspects that can hold up building progress, also the rising costs of building materials has blown out budgets forcing a halt to work progress ( ChCH Stadium). The pressure in this regard for some domestic builders can be immense ,when the last thing that's needed is more stress in meeting completion time frames.

SETZ- Prec 4



## Comment PREC 4

I would disagree with the present area described, to become the Rural Residential Precinct.

There has already been substantial development in regards to residential dwellings along the south westerly end of Greenstone Rd, Sandys Hill Rd, Union st. In fact much more so than the Nth western area described for PRIC-4 on the accompanying map. I would like to see this changed to instead include the area described which is opposite the mineral zone, encompassed by the DOC estate and bounded by the legal rd, which I think is called Rifle Range rd that is at the end of Union st.

The area being proposed at present is situated on both sides of the main highway on the western end of Kumara

There has been a shift over the years for main highways to go around built up areas and towns, not through them, for many reasons.

Road safety, traffic noise. "The Highway dictates to the town" scenario. Ashburton being a classic example.

One, when passing through Ashburton can get a feeling of being swept along by the traffic, finding it difficult to find a park, and hence simply continuing on with the journey. Nelson is a much better example with a roundabout drafting traffic to either continue on the main highway or slipping into town.

There is much more potential for rural feel residential development along the Sandys Hill, Greenstone rd part of Kumara it is away from traffic noise. Has fine examples of regenerating natives, very stable geology for building sites and a terrace view which could potentially bring in new people to the district wanting a view and a quieter pace of life. As has been demonstrated by the Kumara junction development zone Historically the area boasted some of Kumara's finest homes, Brewery, butchery, and boarding houses and a small Butcher Farm and piggery.

If there was further development in the area being proposed, it would require many more changes to the main highway design extra lanes for traffic turning into the residential areas. which of course adds to cost and the carbon footprint.

## Subdivisions

### Sub-S7 Energy Supply.

#### Comment

In both Rural Life style Zones and the General Rural Zone, the supply of power to the boundary should be discretionary there should be no requirement for the land owner at the time of subdivision to supply power to the boundary.

#### Reasons

It has become the intention of the government to electrify much of New Zealand energy usage networks in order to meet the Paris agreement on Climate change . As has been demonstrated by the shortage of power supplied by the national grid last winter. It is clear that there is a need for diversification in our supply networks, in order to ease the burden on the national grid.

There must be encouragement in regards to private individuals developing individual solar or where possible mini hydro systems in order to reach climate change goals.

To do so would present multiple benefits, including disaster preparedness in response to a major earthquake, where disrupted power supplies would impact on food storage, ( freezers etc) and communications ( Cell phone charging). Having alternative power supplies such as solar and Mini Hydro where possible would help maintain resilience in our neighbourhoods and ease the burden of Civil Defence.

#### Economics

A recent quote I obtained from Electronet for a power connection to boundary requiring 45 meters of cable was only \$6,000 short of a solar system of the same capacity for expected normal household use.

Therefore I feel the new owner of the land subdivided should have the option. otherwise the cost of the installation will go onto the cost of the section whether the purchaser wants it or not.

## Coastal Environment .

The West Coast stretches over 500 kilometres and is, apart from the three major towns, extremely sparsely populated. Many of the proposed rulings in the plan contradict the terms of the document in regards to Economic, Social and Cultural wellbeing and are without supporting evidence to warrant such constrictive land use on private property.

There is no doubt in my mind that the reasons for many of these rules are a directive from the Ministry of the Environment that has used a broad brush approach to appease the minds of many voters who are alarmed at the degradation of indigenous biodiversity in NZ.

However apart from loss of important habitat that has occurred around coastal lagoons , i.e between Hokitika and Greymouth and on some river flats and areas now farmed, the overall human impact could be classed as minor, especially when compared to other highly modified provinces in NZ . The areas that were milled for native timber are, in scientific fact more bio diverse supporting greater numbers of species than a mature high canopy forest that reduces light to the forest floor inhibiting the growth of other plants.

It seems to me by the evidence of the direction our govt is heading and also this TTPP plan in regards to the environment, that the people of the West Coast are the ones paying penance for self determination and economic wellbeing for the actions of past and present inhabitants in other provinces that continue to reap the economic benefits of the actions that destroyed their bio diversity

Rules such as

Limiting vegetation clearance to 500 sqm

Building footprint 100 sqm

Are just two examples of the penance

In Regards to Indigenous Vegetation Clearance in the Coastal Environment.

### Eco Rule 2

Requires amendment for permitted activities and clearance areas, which restricts freehold rural landowners to a permitted clearance/ disturbance of 500m<sup>2</sup> per 3 years which is not at all realistic and severely impact on low and middle income earners, young families and owners of small land blocks. We must have the unimpeded right to self determination by having extensive gardens , areas for growing suitable trees for firewood , areas for animals , orchards, nurseries plus sheds for storage and a fall back for temporary accomodation should the main dwelling not survive in the event of the AF8.

Also needed in a bush environment in rural areas is a clearance zone against fires

In regards to

Natural Character - High Coastal overlay for the Chesterfield Terraces- schedule 7#C33

Clearly this is not an area of High Natural Character and I struggle to see how it could achieve such status and why it was ever given the title.

One can compare it to the unaltered coastal wind contoured mid canopy coastal forests of south Westland ( Ship Creek , Haast to Jackson Bay ) and easily come to the conclusion that the Chesterfield ,Waimea terraces simply do not compare, having been re-modified many times over.

It seems to me that the arrival of such a subjective classification was more like the Cut and Paste exercise describing the Flora and Fauna status seen in the recent stewardship land appraisals.



CE rule 7 also needs amending in terms of the permitted earthworks activities in order to honour the element of cultural and self determination aspects of the policy.

These proposed rules have not considered the needs of many Westcoasters wishing to become self sustainable .  
The importance of which should never be underestimated .  
It is clear that in the times of catastrophic disasters .

( Ref Lead Scientist Dr Caroline Orchiston AF8) <https://www.stuff.co.nz/national/124958060/rational-people-wouldnt-live-here-is-the-west-coast-ready-for-the-alpine-fault-earthquake>

It will be those that have created a resilient lifestyle that will be in a position to support others and be less likely to require the support of civil defence

It is clear that there are already many people on the Westcoast that fit this profile , In fact to my mind it is a large part of who we are, being a strong part of our culture

Ask anyone in NZ to describe a Westcoaster the answer will 9 times out of ten say that we are culturally different from other provinces with resilience and stoical traits.

It is imperative that we retain these traits and not become a slave to supermarkets and the like. The ever rising cost of food and fuel will undoubtedly have a huge impact on many Westcoasters who have to travel to one of the major towns for supplies.

Economically The future doesn't look bright at all and the plan in this regard , I feel hasn't take this into consideration. I have already alluded to NZ debt crisis . although as we know global economic resilience hinges on the economy of the United States who's national debt according to the New York times is now at 31 trillion

<https://nypost.com/2022/10/04/us-national-debt-surpasses-31-trillion-for-the-first-time-in-history/>

To put this into perspective of a dollar per second.

One million = 12 days  
One Billion = 32 years

One Trillion= bit under 32,000 years  
31 Trillion= around 992,000 thousand years.

Top this with the economic burden that will be experienced by Coasters under the proposed Global Warming legislation ,is very good reason to take a long hard look at what this TTPP plan will ultimately mean to our people and our future

These rules are to my mind draconian and once again clearly contradict the terms of the document regarding, Economic, Social and Cultural Wellbeing. In such a sparsely populated area I see no constructive argument to support such draconian rulings.

Considering that other cultures along with Maori have been living here for over 180 years, I think we are doing pretty well and will continue to do so with education and without the broad brush of Government .

The Westcoast should to my mind be held up as a shining example to the rest of New Zealand in this regard. I think we were already heading in the right direction in many aspects of biodiversity without the need of such harsh constrictions.

In Regards to references in The TTPP Plan of land Clearances / Disturbances On Private Freehold land .

I would like to see a policy change where land clearance/ disturbance is based on a percentage of area of the total land .

For example , Ben has a Rural block of 100 Ha. He should be allowed to ( if it's features are not truly outstanding ) clear up to 5% in every five years. Graduating down to 5,000 sqm for a block of 1 Ha every 5 years.

Until such time as meaningful compensation for “ confiscation” of land is implemented .

## Financial Contributions

Much of this aspect reminds me of the “Sheriff of Nottingham” syndrome.

Where if you want to create a development one must pay a tithe in money or land

Surely any development will collectively enhance the economic wellbeing of the Coast . The councils will enlist another ratepayer . The power companies will enjoy another customer as will businesses in the area. I see no reason why a land owner should gift land or a cash payment to a Council or to anyone else for that matter. It was never implemented as far as I'm aware pre early 1990's and there never has been a good reason for it , except to satisfy the insatiable beast of bureaucracy. It actually stifles development by those on middle and low income and is clearly a discrimination against those groups. which restricts the ability to develop, to wealthy developers

I wish to Speak to my submission when the time comes .

I also wish to acknowledge (even though I disagree with the direction and many of the restrictions of the plan) the hard work put in by staff to create such an extensive document and hope that ,like baking bread that the loaf will be allowed to rise and be kneed'd again in order to get it right for our Westcoast.

Sincerely

Greg Maitland