

Submission



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Thu 10/11/2022 14:34

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Kia ora Joe,

Attached is my submission.

Can you please confirm the receipt of;

- Text body

- Maps;

Changes to outstanding natural landscapes

Changes to the floodplain

Character area

Ground water source zone.

Many thanks

David Ellerm

Te Tai o Poutini Plan Submission

D Ellerm
136 Cashmere Bay Road
Tekimoka.

Submission in support of and requests to amend the following in the TTPP

1.0 Interpretation

1.1 Request to amend Definitions

- Brownfield - add the following “or land that has previously been developed for residential or industrial activities that have since been discontinued”
- Existing Use Rights - (b) change period from “12 to 36 months”.
- Sensitive Activity – remove “a) residential and (b) visitor accommodation”.

1.2 Request for new Definitions

- Stakeholders; to include “land owners”.
- Community; definition of community required.
- Infrastructure; community based provision of services including drinking water, wastewater, stormwater, fire fighting, telecommunications, energy.
- Environment; to include both the built and natural landscape attributes of any given locality.
- Residential character; describes the level of amenity, resources and residents expectation about environmental outcomes of a particular area.

1.3 Request to add words to Glossary

- Kaitiakitanga

2.0 Strategic Direction

I support the following Objectives;

- Agriculture - AG
- Connections and Resilience - CR
- Mineral Extraction - MIN
- Natural Environment - NENV
- Poutini Ngāi Tahu - POU
- Tourism - TRM
- Urban form and development – UFD

3.0 Energy Infrastructure and Transport

I support the following Objectives and Policies;

- Energy (ENG)
- Infrastructure (INF)
- Transport (TRN)

4.0 Hazards and Risks

I support the following Objectives and Policies;

- Contaminated Land (CL)
- Hazardous Substances (HS)
- Natural Hazards (NH) Objectives and Policies with the following changes;

4.1 Request;

Objectives NH-O1

To read "To apply a regionally consistent risk based and modelled approach to natural hazard management".

Reason;

An un-modelled and broad brush approach has been used for the Flood Plain Overlay. Further consultation is required with local residents and District Council to better understand any historical and future potential flood risks.

Based on my personal knowledge of the Lake Brunner river catchment, I request that the settlement area of Te Kinga is removed from the Flood Plain overlay (see attached map). There is no history of any flooding of the Te Kinga residential settlement. Any future risks of flooding by the Crooked River are mitigated by the protection provided from the railway embankment which is maintained by NZ Rail.

In applying Policies NH-P1 & P2, there has been over precautionary approach taken.

Objectives NH-P9 & P12 will correctly restrict further expansion of the temporary sewage collection tanks for the Iveagh Bay settlement which are located in the Cashmere Bay foreshore zone and below Lake Brunner's Lake Tsunami Hazard overlay and Flood Plain overlay.

Spatial Overlay Map 59

Remove Cashmere Bay Road residential Lots 1-28 and adjoining sites Lot 3 & 4 DP 3957 as identified on the attached plan Changes to the Flood Plain – Natural Hazard Map 59.

5.0 Historical and Cultural Values

Historic Heritage - HH

I support the Historic Heritage Objectives.

Sites and Areas of Significance to Maori - SASM

I support Sites and Areas of Significance to Māori Objectives and Policies.

Issues related to the kāinga at Cashmere Bay (SASM 79)

Inappropriate activities P11(e)

- The operation of the GDC sewage collection tanks located within the Cashmere Bay foreshore and flood level zones of Lake Brunner. No further expansion of this infrastructure should be allowed. A planned relocation to an acceptable location that does not offend the mauri of Lake Brunner is needed.

Appropriate Activities P15(d)(e)(f)

- I support the recognition of Māori sites of significance at Lake Brunner. Recognition of Māori cultural history, its mana whenua and ongoing relationship with the lake is a constructive objective for the local community.

6.0 Natural Environment Values

Ecosystem and Indigenous Biodiversity - ECO

I support the Ecosystems and Indigenous Biodiversity Objectives and Policies.

Natural Features and Landscape - NFL

I support the Natural Features and Landscapes Objectives and Policies.

6.1 Request;

To redraw the boundary of the Outstanding Landscape Maps as described in Schedule Five; the Iveagh Bay Ngāi Tahu Development boundary as per attached map Changes to Outstanding Natural Landscapes Map 65.

Public Access - PA

I support the Public Access Objective.

Natural Character and Margins of Waterbodies - NC

I support the Natural Character and Margins of Waterbodies Objectives and Policies.

7.0 Subdivision

Financial Contributions - FC

I support the Financial Contributions Objectives and Policies with the following changes;

7.1 Request;

Policy FC-P2

Add the following points;

(e) That the spending of any financial contribution are applied within the locality of the subdivision, use or land development; and

(f) Agreement is reached as to the most beneficial use of those monies with the developer.

Reason;

Financial contributions should not be viewed by Council as a funding source to repair/upgrade ageing infrastructure if it has been historically underfunded.

7.2 Request;

Rule FC-R3

This rule requires clarification of the maximum road distance from the proposed subdivision, use or development that Council can require road upgrading for increased traffic effects directly associated with a development.

Reason;

If a section of road is to the level of service required prior to the proposed subdivision it should follow that it is from the end of that carriageway that any additional road upgrading costs are required to be met by the applicant.

7.3 Request;

Rule FC-R4-2

Add the following road;

- Lake View Terrace, Iveagh Bay.

7.4 Request;

Rules FC-6, 7, 8, 9

Replace the word “may” with “are” in Point 1(i) of the above Contribution Rules.

7.5 Request;

Rule FC-R10-2(i)

Financial contributions are set at a flat rate of 3.5%.

Subdivision - SUB

I support the Subdivision Objectives and Policies with the following changes;

Subdivision Objectives

7.6 Request;

SUB-O1 - Reword the objective to read;

After the words "character and quality of" add "the environment"

7.7 Request;

SUB-O2 - add point (g)

"g. Mitigates potential effects on amenity and natural landscapes values by the use of community infrastructure facilities".

7.8 Request;

SUB-O3 - Reword the objective to read;

After the words "Poutini Ngāi Tahu features" add "and cultural values".

7.9 Request;

SUB-O6 - Reword the objective to read;

After the words "where subdivision occurs" add "in all zones".

Subdivision Policies

7.10 Requests;

SUB-P1(b) to read;

"Subdivision achieves patterns of land use development that is logical, integrated, reinforces local identity in layout, respects cultural focal points, promotes a variety of compatible uses and densities, is convenient, provides open spaces, is safe, low impact and protects cultural, heritage and landscape values".

SUB-P1 - add point (g)

"g. Allows for a pattern of development and urban form to promote identity through design and amenity values, sustainable design, integration and connectivity, open space, mixed allotment sizes and complies with any development plan for the area".

SUB-P2(i) to read;

"Safe disposal of wastewater to a community reticulate system if located within the development area. Land based treatment allowed for allotments that are a minimum of 4,000m² in land area where no reticulated network is available and is not within a Drinking Water Protection Zone".

SUB-P2(n)(iii) to read;

“Sealed footpaths of sufficient capacity for sharing both pedestrian and cycle moments safely”.

SUB-P2n(iv) to read;

“Streetlights in all residential zones are adequate in providing informal surveillance and safety for pedestrians, cyclists and the community”.

SUB-P7 - add point (e)

“e. It is not within a Character Area for the area”.

Subdivision Rules

7.11 Request;

Add new Rule SUB-R3

“Zone-specific standards shall have precedence where there is any inconsistency with the general standards”.

Subdivision Standards

7.12 Request;

SUB-S1 1(e) to read;

Minimum lot size for “Settlement Centre Precent 1500m² in un-sewered areas and 750m² in sewerred areas’.

Add new standard SUB-S12

Additional Matters - Character Areas;

Whether the site size retains the special characteristics of the area including:

- the distinctive topographic qualities and landforms or features that contribute to landscape quality and built form of the area.
- the form, pattern and grain of subdivision, including the size of sites.
- the ability to achieve the characteristic balance of buildings to open space across the site.
- the retention of large scale mid block vegetation and tree planting.
- the continuity and coherence of the area.
- provision of a front yard building setback which is consistent with the pattern of the Character Area and which is available for tree and garden planting rather than garaging, car parking and manoeuvring.
- the ability to locate a dwelling on the site that achieves the architectural characteristics of the Character Area, including the relationship to the street.
- that consultation and agreement with a residents Character Committee for the area is undertaken by Council prior to any consent approvals.

The Character Area standard applies to the following settlements;

- i. Te Kinga – Cashmere Bay Road.

See attached map Character Area Te Kinga Cashmere Bay Road Map 59.

8.0 Zones

Rural Zone - RURZ

I support the Rural Zone Objectives and Policies with the following changes;

8.1 Request;

RURZ-P11

point (a) to read;

“Roads with roadside grassed swales which are efficient to maintain rather than kerb and channel”.

add point (d);

“Where the design, allotment shape, location and layout replicate a residential zone subdivision, the design and provision of sealed roads, pedestrian cycle ways, fire fighting and street lights are required”.

RURZ-P16

After the words “water supply” change “catchment” too “ground water source protection zone”.

Settlement Zone - SETZ

I support the Settlement Zone Permitted Activities Rules (SETZ-R) with the following changes;

8.2 Request;

SETZ-R1

add point 4;

“Where on site collection, treatment and disposal of wastewater to land are undertaken, a building permit application must be accompanied by a site assessment of the lands permeability undertaken by a qualified and experienced practitioner. The assessment will determine the suitability of the lands capacity for ground soakage for the proposed residential occupation capacity. The on site disposal must not be within a ground water source protection zone”.

SETZ-R2

to read;

- 1.(i) "8m for residential buildings" and "5m for accessory buildings".
2. (i) "35%"

SETZ-R6

to read;

2. "Masts, poles, aerials, towers for wind/water turbines and pouwhenua must not exceed 8m in height".

SETZR-8

add points;

6. "Any building consent granted meets all Building Act codes".
7. "The property owner is bonded by Council for works required for rules 3, 4 & 5 in the event of non compliance of the 12 month time period".

SETZ-R13

to read;

3. "5km of the site".

SETZ-R14

to read;

3. "7am-5pm weekdays and 8am-4pm weekends and excluding public holidays".

SETZ-R18

to read;

"Matters of control are:

(e) Compliance with any Character Area standards for the locality".

Zoning Map 59;

That Lot 1 DP 3316 85B Cashmere Bay Road Te Kinga is zoned a "SETZ - Settlement Zone from SETZ - Rural Residential"

9.0 Special Purpose Zones

9.1 Request;

- provision of a new Drinking Water Source Protection Zone to identify and protect the Te Kinga communities potable supply bore located on Lot 4 DP 3957.
- Set attached map Te Kinga Ground Water Source Protection Zone.

Purpose;

The National Environment Standards for the Sources of Human Drinking Water requires a three zone approach in protecting ground water sources. Source protection is the fundamental component of the multiple barrier approach to drinking water safety recommended by the World Health Organisation and the Ministry of Health in New Zealand.

Defining a protection zone using spatial criterion around a ground water supply is a primary barrier preventing contamination for a sufficiently deep bore.

A multi layered protection zone will ensure good raw water quality with respect to NZ Drinking Water Environment Standards. This will be achieved by limiting the potential for contamination via controls on activities within the protection zones.

9.2 Request;

- identification of character area settlements via a new spatial layer with development rules and land use patterns to promote those areas of special character.

10.0 Zoning Maps

Request changes to the following Maps;

(i) Outstanding Natural Landscapes - Environmental and Cultural Values Map 65

(ii) Flood Plain - Natural Hazards Map 59

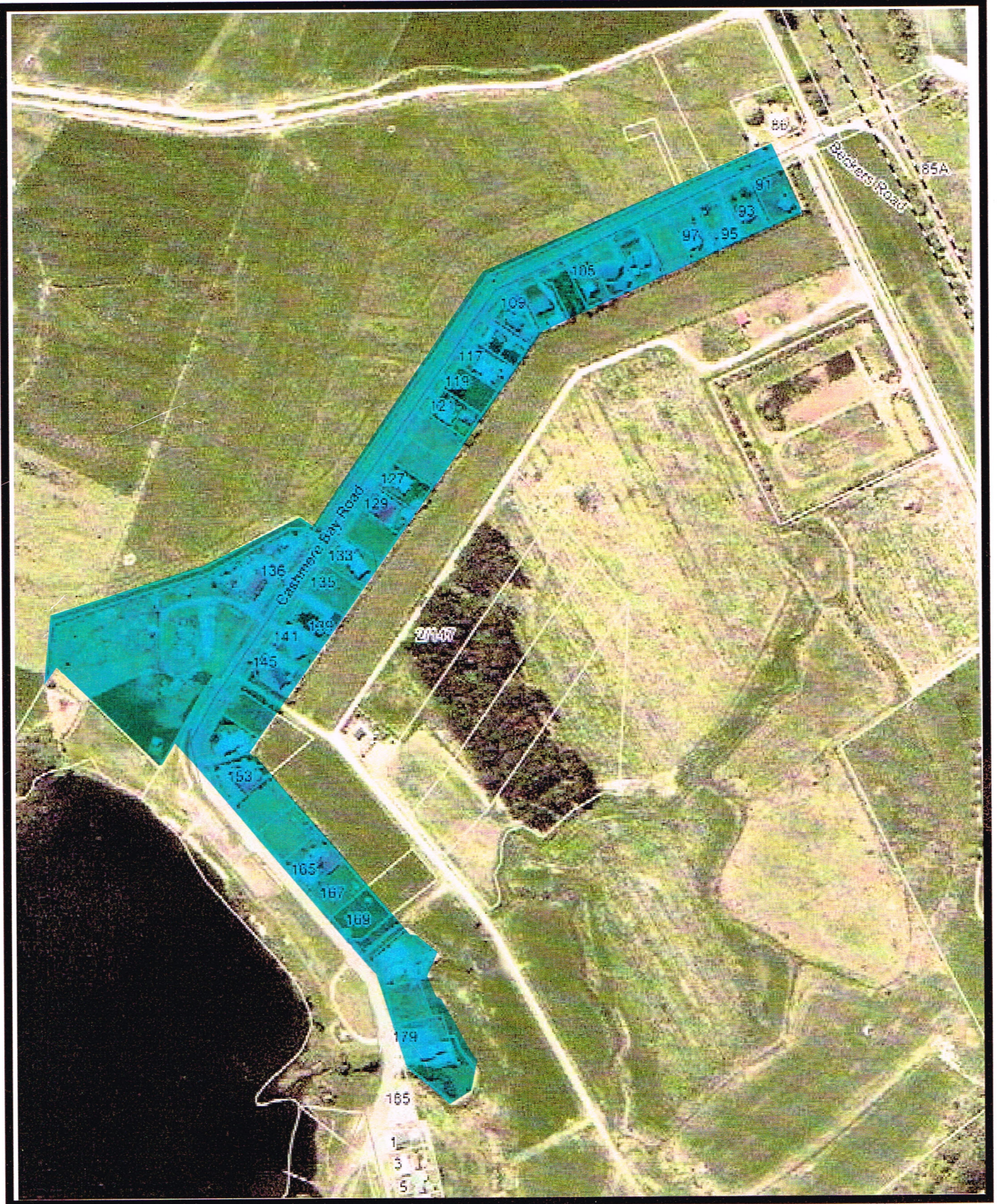
New Maps;

(iii) Character Area – Te Kinga Cashmere Bay Road

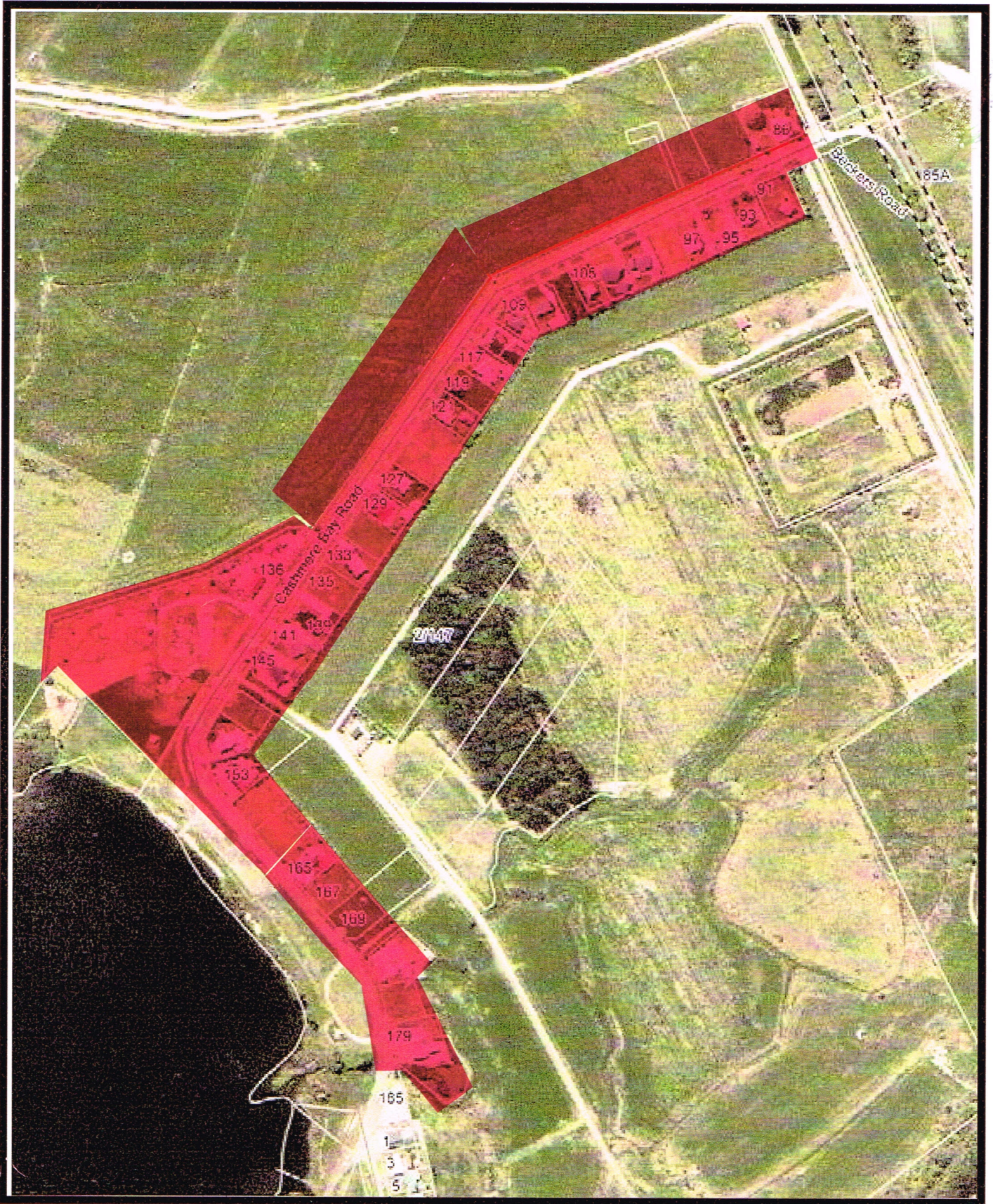
(iv) Te Kinga Ground Water Source Protection Zone



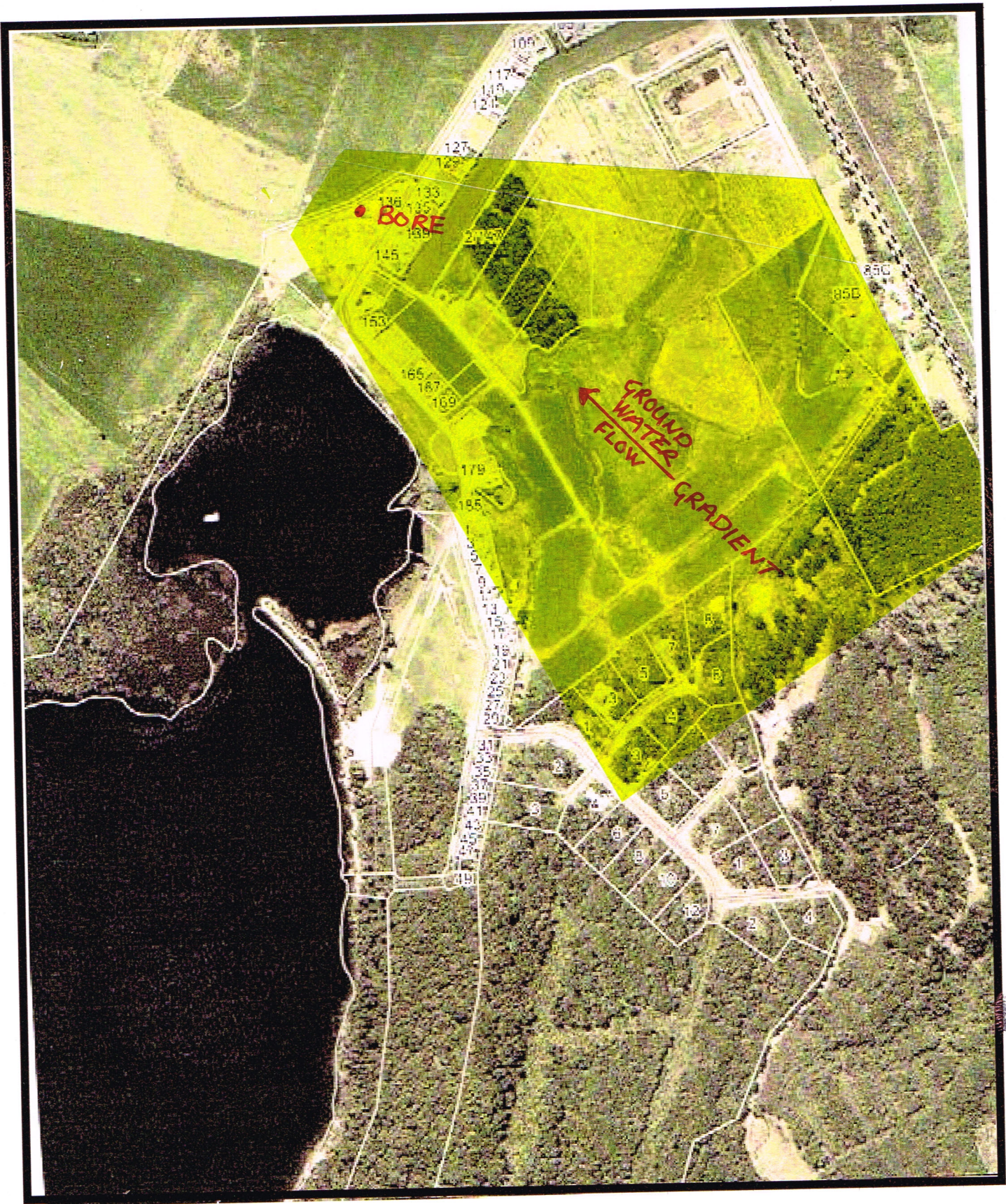
Changes to Outstanding Natural Landscapes – Environmental and Cultural Values Map 65



Changes to the Flood Plain – Natural Hazard Map 59



Character Area – Te Kinga Cashmere Bay Road Map 59



Te Kinga Ground Water Source Protection Zone