

# Online submission

This is a submission that was made online via the Council's website.

<b>Submitter No.</b>	S312
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<b>Wish to be heard</b>	No
<b>Joint presentation</b>	No
<b>Trade competition</b>	I could not gain an advantage in trade competition through this submission.
<b>Directly affected</b>	N/A
<b>Withhold contact details?</b>	No

# Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
Residential Zones	Residential Zones	Support	I support this area (Ross subdivision/Te Miko) being zoned Outstanding Natural Landscape Coastal Settlement Zone is an appropriate zone for the Ross subdivision/Te Miko	I note some inconsistency about the name used to refer to Hartmount Place where we live. This is variously described as Ross subdivision by the Buller District Council, Hartmount/Ross Place or Te Miko (Google Maps, Yellow Pages and the address search function on TPPP website). Consistency of naming would help in finding specific information about this area which is outside the Punakaiki Scenic Visitor Zone.
Settlement Zone	SETZ - PREC3 - Coastal Settlement Precinct	Support	Hartmount and Ross Places in Te Miko/Ross subdivision are quiet rural no exit roads, mostly gravel with grass/bush verges. There is no need for formal footpaths or kerbs and channels and streetlights – this would destroy the peaceful ambience, encourage non-residents to speed and endanger bird life and add to light pollution.	The overview states: “Older settlements may have a main street with footpaths, streetlights and kerb and channel, but many locations do not have this infrastructure and this more rural character should generally prevail in any new development.” I support this statement
Settlement Zone	SETZ - PREC3 - Coastal Settlement Precinct	Support	Industrial activities are inappropriate in a quiet rural area where the natural values are protected, a settlement zone is for residential activities and limited commercial activities – I would like to see the word limited added to ensure that commercial activities are not permitted to overwhelm a residential community	<p>The overview states that "The SETZ - Settlement Zone provides for residential activities as well as some commercial activities. Where industrial activities are proposed these need to be undertaken in an INZ - Industrial Zone."</p> <p>I support industrial activity being undertaken in the industrial zone and the settlement zone being for residential and some commercial activities.</p> <p>I would like to see the word limited replace the word some before commercial activities</p>

Settlement Zone	SETZ - R1	Support	I support this to prevent over development of areas rich in natural vegetation. I note that some sections, including our own, are only just over 800 sq m so exceptions are necessary.	I support there being one unit per 1000m2 net site area permitted in areas where there is on site servicing of wastewater, water supply and stormwater systems” I support this to prevent over development of areas rich in natural vegetation.
Settlement Zone	SETZ - R2	Support	I would ask watercourses be afforded more protection. The current culvert required is insufficient in a karst landscape. Two watercourses in Ross Place have been cleared of native vegetation and filled with gravel in recent years. One was for a carpark for an accommodation business, the other for a building project which was never/could never be carried out. The carpark has caused the formerly pristine waterfall at Truman Track to run with muddy water at times since. We live to the east of the other property cleared and the same waterway runs through our property. Gravel has spilled into the waterway and continued into the section on our property which has affected water flow. Since the bush was cleared and the waterway/s altered water comes up under the pavers on our driveway during rain which never happened before. The pavers are no longer level as a result. There are also two areas of verge on the lower section of Hartmount Place where water pools with even a small amount of rain which did not happen before. I would suggest that any construction be situated at least 15m from a watercourse, for the reasons above. I would advocate for a rule to restrict development of tourist infrastructure within the subdivision, such as widening the road or sealing the surface to accommodate tourist traffic. Widening or further sealing of the road would increase vehicle speed. endangering pedestrians, cyclists and other vehicles entering and exiting home driveways and using the road as well as weka and low flying kereru with which we comfortably co-exist.	I support the rules on maximum height, site coverage, floor area and projection as they offer some protection from over development in a rural residential area such as ours.
Settlement Zone	SETZ - R3	Support	This would help protect the outstanding natural environment and prevent potential development which would disrupt and spoil the area	I support that new buildings are no more than 100m2 in ground floor area and additions to existing buildings add up to no more than 50m2 ground floor area in areas such as ours
Settlement Zone	SETZ - R3	Support	This would help protect the existing outstanding natural environment and prevent intrusive development	I support commercial activity in this coastal settlement requiring resource consent  REASON: protect the existing outstanding natural environment and prevent intrusive development
Mineral Extraction Zone	Rules	Oppose	I am extremely concerned that the Barrytown Flats area is classified as a Mineral Extraction Zone in the draft TTPP. I ask that this area be re-zoned appropriately to reflect that it includes significant wetlands, remarkable sandplain forest remnants, farms, residences, small eco-tourism businesses and is on the flight path of the threatened Westland petrel/tāiko	I absolutely oppose the Barrytown Flats area being classified as a Mineral Extraction Zone.

## Documents included with submission

None