

# Te Tai o Poutini Plan Proposed Plan

# Submission form

**Have  
your  
say!**

Te Tai o  
Poutini Plan  
Proposed  
Plan

We need your feedback. We want to hear from you on the proposed Te Tai o Poutini Plan. What do you support and what would you like changed? And why? It is just as important to understand what you like in the Proposed Plan as what you don't. Understanding everyone's perspectives is essential for developing a balanced plan.

## Your details:

First name: Benjamin & Shari Surname: Ferguson

Are you submitting as an individual, or on behalf of an organisation?  Individual  Organisation

Organisation (if applicable): \_\_\_\_\_

Would you gain an advantage in trade competition through this submission?  Yes  No

If you **could** gain an advantage in trade competition through this submission please complete the following:

I am  /am not  directly affected by an effect of the subject matter of the submission that (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

Postal address: 540 Waipuna Road  
RD1 Blackball 7871

Email: benferg1000@hotmail.com Phone: 03 7323602 0272729893

Signature: [Signature] Date: 26-9-22  
CORSO 4 EXTRA.CO.NZ

## Your submission:

The specific provisions of the proposal that my submission relates to are:

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Strategic Direction            | <input type="checkbox"/> Energy Infrastructure and Transport | <input type="checkbox"/> Hazards and Risks |
| <input type="checkbox"/> Historical and Cultural Values | <input type="checkbox"/> Natural Environment Values          | <input type="checkbox"/> Subdivision       |
| <input type="checkbox"/> General District Wide Matters  | <input checked="" type="checkbox"/> Zones                    | <input type="checkbox"/> Schedules         |
| <input type="checkbox"/> Appendices                     | <input type="checkbox"/> General feedback                    |  |

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## Your details:

First name: Kaye Surname: Leighton

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Organisation (if applicable): \_\_\_\_\_

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Postal address: 570 Waipuna Road  
R101 Blackball 7871

Email: k.leighton@farmside.co.nz Phone: 03-7323881

Signature: K Leighton Date: 28 Sept

## Your submission:

The specific provisions of the proposal that my submission relates to are:

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Strategic Direction            | <input type="checkbox"/> Energy Infrastructure and Transport | <input type="checkbox"/> Hazards and Risks |
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## Your details:

First name: John Surname: Boyles

Are you submitting as an individual, or on behalf of an organisation?  Individual  Organisation

Organisation (if applicable): \_\_\_\_\_

Would you gain an advantage in trade competition through this submission?  Yes  No

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Postal address: 564 Waipuna Road

RD1 Blackball 7871

Email: j.goldpan2@gmail.com Phone: 02102785008

Signature: J S Boyles Date: 9-10-22

## Your submission:

The specific provisions of the proposal that my submission relates to are:

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|---|--|--|
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## Your details:

First name: David Surname: McInroe

Are you submitting as an individual, or on behalf of an organisation?  Individual  Organisation

Organisation (if applicable): \_\_\_\_\_

Would you gain an advantage in trade competition through this submission?  Yes  No

If you **could** gain an advantage in trade competition through this submission please complete the following:

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Postal address: 566 Waipuna Road  
RD1 Blackball 7871

Email: N/A Phone: (03) 7323119

Signature: David McInroe Date: 7-10-22

## Your submission:

The specific provisions of the proposal that my submission relates to are:

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Strategic Direction            | <input type="checkbox"/> Energy Infrastructure and Transport | <input type="checkbox"/> Hazards and Risks |
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**My submission:**

(Include whether you support or oppose the specific provisions or wish to have them amended, reasons for your views and the decision you seek from us).

we do not support and opposite the proposed zoning map over the waipuna area that affects our properties and wish to have this ammended to the 'Rural lifestyle zone'

Map A shows our properties which comprise of approximately 13 ha.

as per the request for re-zoning (Info Sheet) we do not feel we breach any of the principles and we meet the 'good practice approaches' being

a) the zone boundaries are clearly defensible by waipuna road and boundaries.

b) the zone follows the property boundaries.

c) we do not feel it is spot zoned being 4 existing residences of 13 ha.

d) and while zoning is not determined by the existing use rights we feel in this case they should be taken into account as this area has been used for 'lifestyle living' for a significant period of time.

The soil types of our properties are very stoney and hard to dig and have a brown clay

element which means that

the areas in paddock

around our hectors

can in areas be

swampy and grow quite

mossy & rushy vegetation.

with fertilizer and drainage

they can allow grazing for animals but revert quickly.

Please attach more pages if required.

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[tpp.westcoast.govt.nz](http://tpp.westcoast.govt.nz)

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Greymouth 7840

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The properties all have our own water and sewage services. We have rubbish services and new bins. And we are fully serviced by a tarred road.

We would like to see the new district plan reflect the true nature of the area and not be lumped in with the surrounding rural zoning and its encumbrances that it brings.

We would be open to a site visit to discuss the matter further if possible.

All of the four residents are in agreement hence we have provided a joint care with Shari & Ben Ferguson to speak on our behalf at the hearing if deemed necessary.

We would like to have the zoning amended to a Rural Lifestyle zone as this is what the area is, and always has been for a significant time period.

Please attach more pages if required.

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Map A  
Waipuna Settlement



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## Your details:

First name: Benjamin & Shan Surname: Ferguson

Are you submitting as an individual, or on behalf of an organisation?  Individual  Organisation

Organisation (if applicable): \_\_\_\_\_

Would you gain an advantage in trade competition through this submission?  Yes  No

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Postal address: 540 Waipuna Road  
RD1 Blackball 7871

Email: benferg1000@hotmail.com Phone: 03 7323602 0272729893

Signature: [Signature] Date: 26-9-22  
corsopu@xtra.co.nz

## Your submission:

The specific provisions of the proposal that my submission relates to are:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Strategic Direction            | <input type="checkbox"/> Energy Infrastructure and Transport | <input checked="" type="checkbox"/> Hazards and Risks |
| <input type="checkbox"/> Historical and Cultural Values | <input type="checkbox"/> Natural Environment Values          | <input type="checkbox"/> Subdivision                  |
| <input type="checkbox"/> General District Wide Matters  | <input type="checkbox"/> Zones                               | <input type="checkbox"/> Schedules                    |
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First name: Kaye Surname: Leighton

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Postal address: 570 Waipuna Road  
RD1 Blackball 7871

Email: K.leighton@farmside.co.nz Phone: 03-7323881

Signature: K Leighton Date: 28 Sept

## Your submission:

The specific provisions of the proposal that my submission relates to are:

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Strategic Direction            | <input type="checkbox"/> Energy Infrastructure and Transport | <input checked="" type="checkbox"/> Hazards and Risks |
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First name: John Surname: Boyles

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Postal address: 564 Waipuna Road  
RD1 Blackball 7871

Email: i.goldpan2@gmail.com Phone: 02102735008

Signature: X J S Boyles Date: 9-10-22

## Your submission:

The specific provisions of the proposal that my submission relates to are:

- Strategic Direction
- Historical and Cultural Values
- General District Wide Matters
- Appendices
- Energy Infrastructure and Transport
- Natural Environment Values
- Zones
- General feedback
- Hazards and Risks
- Subdivision
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First name: David Surname: McInroe

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Postal address: 566 Waipuna Road  
RD1 Blackball 7871

Email: N/A Phone: (03) 7323119

Signature: [Handwritten Signature] Date: 7-10-22

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(Include whether you support or oppose the specific provisions or wish to have them amended, reasons for your views and the decision you seek from us).

We do not support and oppose the proposed Natural Hazard map over Waipuna area generally stating 'flood plain' and wish to have this ammended the reasons being a) our properties located on map A - Waipuna Settlement are 18m above the river level and protected by a significant natural terrace that runs up the length of the valley. We would suggest a site visit to the area which would clearly show that this area is 'flood safe'.

Map B & C show the natural terraces of the valley with the red line being the high terrace which ranges from approximately 20-30 m <sup>above river level</sup> between us and 966 Waipuna Road. The blue lines show the lower terrace and from Ferguson family knowledge of the area (over 100 years) the blue line to the river is the only area at risk in a significant event. And the blue terrace is approximately 10m above river level.

b) We have concerns that if our properties are shown as being in a flood plain (which we do not believe); then there is a risk that in the future this could affect our insurance ability and premiums. - this is happening in Westport.

c) We believe that being classed as a flood plain will de-value and affect the re sale of our properties at any future time

Please attach more pages if required.

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we have also provided some photos of the area in the absence of a site visit.

We seek that the Natural Hazard map for the Waipuna area be amended to reflect the true risk and suggest the natural terraces and contour maps along with GPS readings be used to do so.

We can also provide testimonials, if no site visit is undertaken from locals in the area if need be confirming the height of the river in the most significant floods, otherwise this can be done at a site visit in person. Some of the residents have lived here their whole lives, and their families before them.

All of the residents are in agreement hence we have provided a joint doc with Shari & Ben Ferguson to speak on our behalf at the hearing if deemed necessary.

\_\_\_\_\_

\_\_\_\_\_

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Map A  
Waipuna Settlement





These first two photos are 1) of looking towards the river over the natural terrace from the settlement then 2) looking back from the top of the terrace towards the settlement. Then 3-6 are looking down off the natural terrace to the river. Which clearly shows there is no threat from the river to these properties.







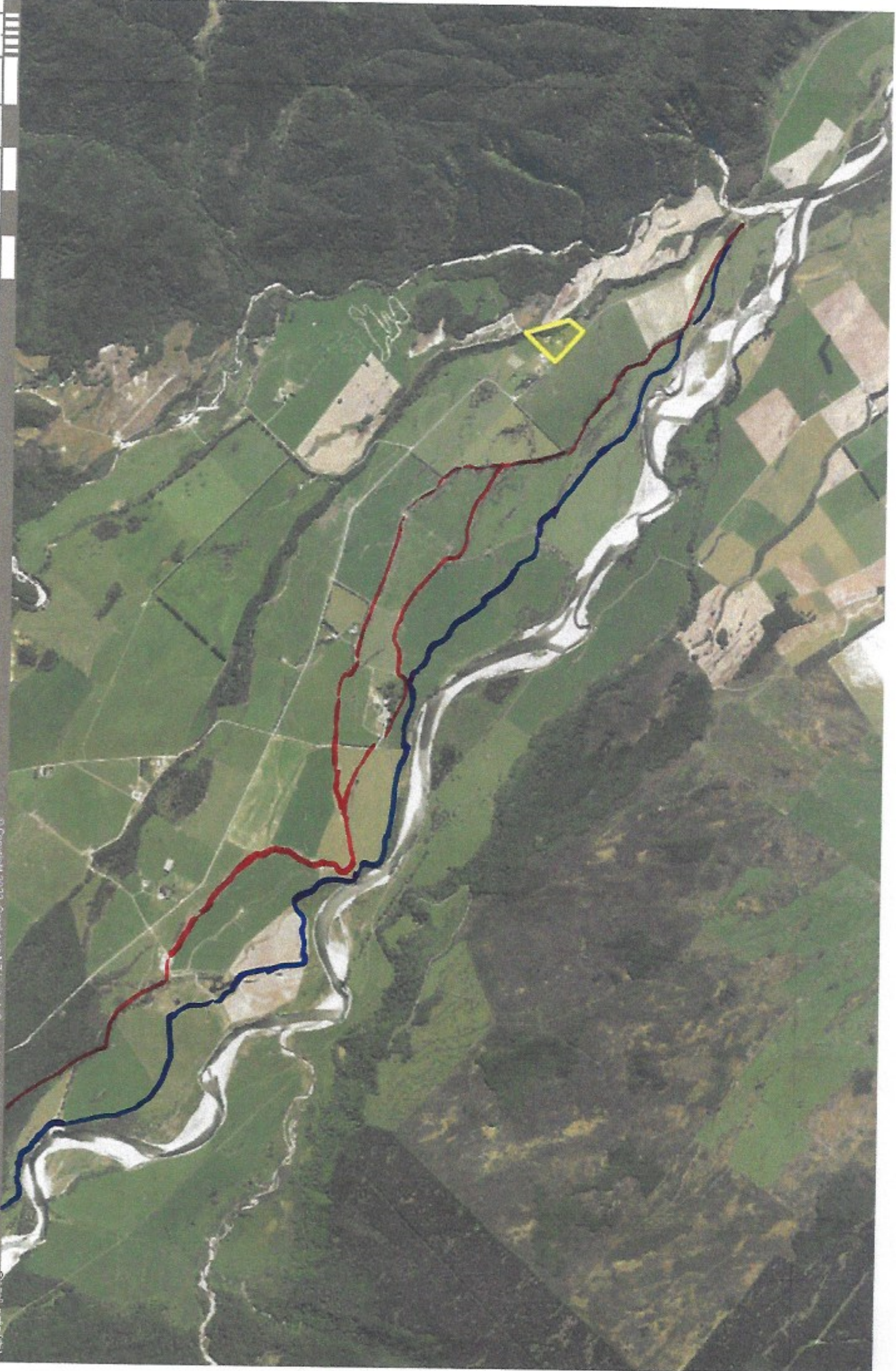




0 0.1 0.2 0.3 0.4 0.5 0.6 Kilometers

# Map B - Waipuna Settlement

- Subject Property
- Sold Properties
- Listed Properties
- Other Selected Properties



0.0 0.1 0.25 0.5 0.75 1 1.25 1.5 Kilometers

# Map C Waipuna Settlement

- Subject Property
- Sold Properties
- Listed Properties
- Other Selected Properties

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