

Online submission

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

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

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
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[General]	[General]	Oppose in part	We have had 35 years in the tourist industry in Hokitika . We owned the Hokitika Holiday Park from 1985 to 2015 . Then a hosted Bed and Breakfast in Hokitika from 2016 to present day . We also run a stand alone three bedroom non hosted holiday let house in Westport
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Documents included with submission

Document name	SUBMISSION TO THE REGIONAL PLAN
File	submissiontotheregionalplannovember2022.docx
Description	General concerns with some aspects of the district plan being unfair and unjust.

SUBMISSION TO THE REGIONAL PLAN

I question a few items in the new district plan. Some parts discriminate against certain people, and some will end up being very anti progress and limit or stop common sense development.

1. Stopping Air B and B and short-term rental in Westport.

I understand that this is being pushed by the Buller Council as there is a real shortage of long-term rental. Long term rental comes under strict rules set out by Central Government.

Many of the current B and B's do not meet the legal standards and are unlikely ever to be brought up to these standards. Other units are let for short periods when the owners do not use them for their own purposes. These also would not become available for long term rental.

When the coalmining industry scaled down a few years ago many properties would not sell. Many of these properties were let through work and income to people from all over the country. Many of these people had mental health and drug problems. They were not brought into the area to fill job vacancies but as a dumping ground for the cheap rental housing. Westport ended up with the highest level of 'P' in the sewage to any town in N.Z. If the council is serious about freeing up rental accommodation, then why not let the police have a more heavy-handed approach to the drug problem and free up this section of housing to long term rentals.

The hosted and non-hosted B and B section of tourist accommodation is as important to the growth of tourism as the motor camps, backpackers, motels or hotels. To remove any of these groups of accommodation out of the region will also remove most of the people that use them, Also removing their spending power.

Another reason put forward to stop Air B and B's is that they are used as party houses and people arrive late at night and roll their suitcases to get inside thus making considerable noise. As far as I am aware very seldom do Air B and B's get used for parties. I believe the police would get called out to more parties in rental accommodation and privately owned houses than at Air B and B's.

Where you have public transport arriving and departing late at night the noise of late guests may cause an issue. Westport does not have late bus or plane arrivals or departures. Once again, this problem would not affect neighbours any more or less than if the property was privately owned or rented.

2. Colour of Buildings

To limit the colour range of buildings should be removed altogether.

If this rule was in place prior to Mitre 10 being here, would the colour of their building be allowed under this plan? If a Bunnings now wanted to come to the Coast, would they be allowed under this plan? Would Mitre10 have reason to object and hold up or stop the development altogether due to the colour of their building.

I can see where you are coming from to control some colours. The new Westland High School Hall and office with its black, bright green and blue cladding is a shocker, However, this is just my opinion. Nobody should be told that they need permission to use a certain colour regardless of how it may look to others.

Issue three "Noise levels"

The world health has stated that the maximum noise level one should be exposed to without causing health issues is 45 DBA

No new areas should be set up where the noise exceeds this level.

No houses should be allowed to be built near existing zones where the noise level is above the 45 DBA.

In today's age with shift work and weekend work the noise level should not exceed 45 DBA from one zone to another at any time where houses are, and people may be sleeping. Provision should be allowed for normal household activities like mowing, use of chainsaw for firewood, use of motorbike etc. The use of these items should be limited to exclude evenings night and early morning.

On the West Coast I do not believe that it is necessary to have a heavy noise zone next to residential housing. If there was ever a need for basic human rights to be protected in a plan surely noise would be the one.

The noise level of 45 DBA should not be exceeded at anytime against any residential property