

TTPP , Hearing , ORC Building Greymouth 1130, Tuesday 31 October.

Notes, Vance Boyd, S447 FS117.

Introduction and General Provisions.

- It's fair to say that the focus of my submission was on Coastal Hazards and the detail of these is for a later day. However I did raise some other matters in somewhat random order and I am grateful to the S42a authors for identifying them.
- Along with a number of others I commented on the complexity of the PDP. Naturally the S42 report points out that it followed the required layout, however the fact remains and this difficulty was and if the current format stays will remain a major stumbling block for many residents. (Origins of RMA ?)
- I do note that the S42a report, point 132, accepts a similar submission made by Chris Eden so perhaps some relief will result.
- Internet speeds are low in many Westland locations so people resorted to the PDF printed maps available at various locations and I believe this will continue to be the case.
- The printed PDF maps were are very hard to interpret, for example on map 125 Hannahs Clearing , identified as Carters Mill, is right on the page join and the map provides little information. The maps need to be improved. I'm not sure of the S42 report position on this, on one hand it rejects the idea of printed maps but in the recommendations 200 on, appears to accept the need for improvement. The maps are a critical part of the plan.
- I mentioned the catch all approach – “any activity not provided for in a rule in the zone shall be non complying”. I think that generally our society works on the basis that we are allowed to do things unless there are rules or laws to prevent us.
- A catch all can have unintended consequences. (refer examples) I note that the S42a report has some sympathy for my point and recommends a section by section approach. This may be okay but I'm not sure I can attend the number of hearing required.
- I have submitted on the proposed plan rules referring to schedules one to eight as being the definers of the locations of various zones and subzones. The problem with this is that the schedules refer only to general areas and merely reading the schedules does not usually enable one to determine if a particular location is in a particular zone or not. I note the S42a report generally agrees with my submission.