

**BEFORE INDEPENDENT HEARING COMMISSIONERS APPOINTED BY
THE TAI POUTINI PLAN COMMITTEE**

UNDER the Resource Management Act 1991

IN THE MATTER OF of hearing of submissions and further submissions on
the Proposed Te Tai o Poutini Plan

STATEMENT OF PAUL LYNCH

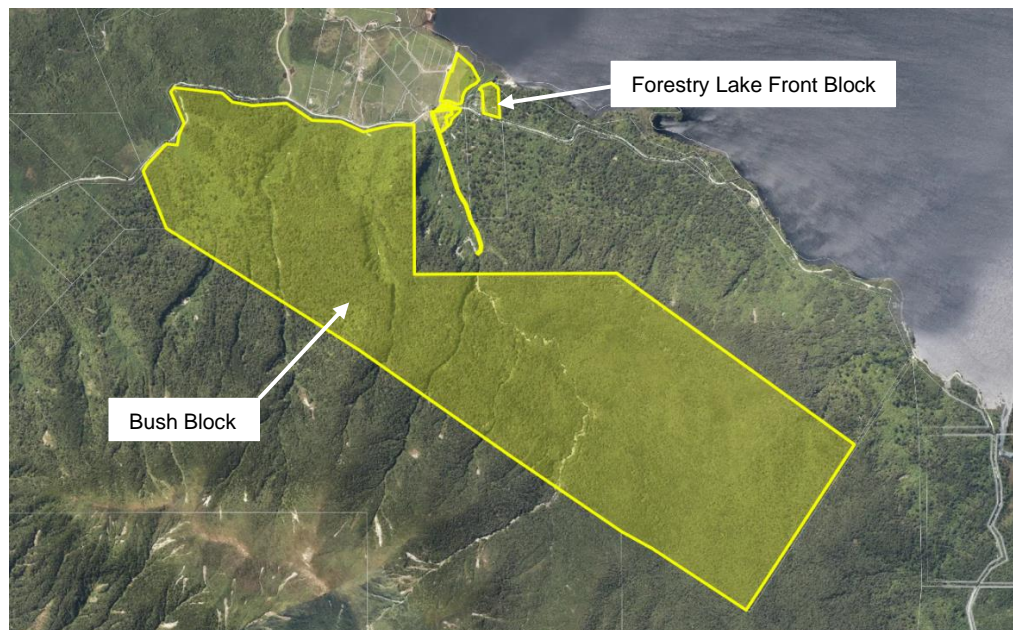
Mitchells 2021 Ltd (Submitter 448)

23rd February 2024

- 1 My full name is Paul David Lynch and I am the director of Mitchells 2021 Ltd.
- 2 Mitchells 2021 Ltd (Submitter 448) made a submission on the Proposed Te Tai o Poutini Plan seeking a number of changes.¹
- 3 I've prepared this statement to the Panel in relation to the Natural Features and Landscapes hearing. In this hearing, my main concern is ONL 29.
- 4 For context, ONL 29 covers most of the northern faces of the Hohonu Range and extends down near the Eastern Hohonu River and also Foleys Creek towards the west – see page 1 of the Concept Design document attached as my **Appendix 1**. I estimate the entire ONL to be approximately 9,935 hectares in size.

Background

- 5 Mitchells 2021 Ltd owns the land pictured below² in the Mitchells area, at the south-western end of Lake Brunner:



- 6 The Lynch family have owned the Lake Brunner Eco Lodge and extended land for the last 3 years. Over these years we have come to love the Mitchells area and are committed to leaving Mitchells and Hohonu ranges a better place for generations to come.

¹ Mitchells 2021 Ltd submission dated 27 October 2022, at page 7.

² The relevant titles and rough areas are: RoT 546742 (1.4 hectares); RoT 55411 (382.4 hectares); RoT WS2B/1334 (4,047m²); RoT WS2D/521 (3.5 hectares); RoT WS8C/720 (3,396m²); RoT WS8C/721 (8,948m²).

- 7 We made a submission on the Proposed Te Tai o Poutini Plan which requested:
- i. The rezoning of Forestry Lake Front Block (PT RS 2032) from Rural Lifestyle Zone to Settlement Zone.
 - ii. The partial rezoning of Bush Block (Lot 4 DP 440795) from General Rural to Rural Lifestyle, and retaining the remainder of the Bush Block as General Rural.
 - iii. Adjustment of the Outstanding Natural Landscape overlay boundary line to exclude the areas involved in the Mitchells Proposal.³
- 8 The appendix to our submission described the developments we are proposing for our land in the area. In short, we are proposing to:
- 8.1 Subdivide 31 new lots on the Forestry Block ranging from 1 to 2 hectares in size, clustered to Kumara Inchbonnie Road. The lots would have designated building pads and then the remainder of each new lot would stay in bush.
 - 8.2 Donate towards a replacement boat ramp and jetty facilities.
 - 8.3 Continue exploring alternative donation avenues, including the potential development of the Lake Bunner Scenic Trail.
 - 8.4 Collaborate closely with Department of Conservation and create/expand walking tracks within the Hohonu range.
- 9 These developments would also enable further charitable donations to be made towards a trust. All proceeds held in this trust will go towards protecting the ecological and biological values of the Hohonu Range and Mitchells area for future generations. We have committed to putting 15% of all land sales towards this trust. The initial contribution of these developments is expected to be approximately \$1-2 million. This is significant private donation specific to the area.
- 10 At present there is very little pest control undertaken with the Hohonu ranges, the creation of the charitable trust will enable a real action to not only preserving the ecological and biodiversity values in the area but improving and enhancing this for generations to come.

Outstanding Natural Landscape maps – ONL 29

- 11 Our plans for the 31 lot subdivision along Kumara Inchbonnie Road are in the same area as the ONL 29 which is being introduced in the TTPP.

³ Mitchells 2021 Ltd submission dated 27 October 2022, my paraphrasing.

- 12 When it was notified, the TTPP maps showed ONL 29 going over a lot of the Bush Block, but only affecting a couple of the proposed subdivision lots. The ONL edge largely followed the steeper reaches of the Hohonu Peaks behind.



- 13 **Page 2 of Appendix 1** shows where the developments are proposed to be, in comparison to the notified footprint for ONL 29. For context, the Bush Block title is 382 hectares in size, and ONL29 is over 9,900 hectares.
- 14 But then, later in this process, the mapping for ONL 29 changed and made it bigger. It is now proposed to cover a significantly larger area than what was initially notified. See **Page 3 of Appendix 1** for a representation of Stephen Brown's updated ONL 29.
- 15 While the increase may look minor on the above images, it affects a lot of the lower-lying Mitchell 2021 Ltd's land and a lot more of the proposed subdivision area. Based on my calculations, the ONL overlay now includes an additional 21 hectares (at least) from what was originally notified. The new shapefile / footprint we were sent on 31 January 2024, felt like it came out of nowhere.
- 16 In fact, had we not requested a copy of the shapefile, I would not have been aware of the change as there is nothing obvious in the E-Plan maps available online. I have taken a snip of the E-Plan on 19 February 2024 and attach it as Appendix 2. This still shows ONL29 in the notified footprint, only affecting a couple of our proposed subdivision sites.
- 17 The new map seems arbitrary to me:

- 17.1 Nothing on the north side of Inchbonnie Kumara Road is mapped as ONL. This doesn't make sense to me given the how similar the two areas are.
- 17.2 The notified ONL map originally has included areas of Mitchells 2021 Ltd's zoned Commercial. While this has since changed, which we support given the land type there, there is no consistency with the way the proposed ONL was drawn.
- 18 I'm also concerned about the January 2024 Bridget Gilbert Report saying that the ONL areas need to be "clipped" more⁴ – will this be making some areas larger again? This doesn't seem fair when compared to the notified maps.
- 19 In my view, the logical place to draw ONL 29 is around the toe of the mountain ranges behind. Our proposed subdivision development has been designed to stay within the lower areas. At **page 4 of Appendix 1** is a representation of where ONL 29 should lie. Overall, we are asking for approximately 34 hectares (out of the over 9,930 hectares) to be drawn outside of the ONL.

Conclusion

- 20 The developments, along with the existing settlement of Mitchell's will, I believe, create the largest off grid settlement in New Zealand other than on the Great Barrier Island. It will ultimately showcase sustainable development at a level rarely seen in New Zealand.
- 21 The creation of the trust will also enhance eco-tourism within the surrounding areas and provide sustainable employment while respecting the ecological values of the area. The Lynch family are committed to Mitchells and the surrounding area and making sure we provide a sustainable way to provide, enhance and protect the area.
- 22 Overall, our position is that the ONL 29 should follow the line put forward by us at page 4 of Appendix 1, or at least be no larger than what was originally notified.

Paul Lynch

23rd February 2024

⁴ Page 11, paragraph 3.50.

Appendix 2

Online E-Plan as at 19 February 2024, 1.54pm

The screenshot displays the 'Te Tai o Poutini Plan' online E-Plan interface. The browser address bar shows the URL: westcoast.isoplan.co.nz/eplan/property/2391/0/76?t=property. The page title is 'Te Tai o Poutini Plan' and the logo for 'THE WEST COAST REGIONAL COUNCIL' is visible in the top right.

Property Information:
1950 Kumara-Inchbonnie Road, Inchbonnie

Map Tools: Search Address... (with a search icon), zoom in (+), zoom out (-), home, and back arrows.

Map Layers:

- Non-District Plan Layers
- Zones and Development Areas
- Historical and Cultural Values
- Energy Infrastructure and Transport
- Hazards and Risks
- General District Wide Matters
- Natural Environment Values
 - Outstanding Coastal Natural Character and High Coastal Natural Character
 - Significant Natural Areas
 - Outstanding Natural Landscapes
 - Outstanding Natural Features
- Designations

Transparency: A slider control is present.

Basemaps: Three basemap options are shown.

Legend: A dropdown menu for the legend.

Help: A dropdown menu for help.

Property Specific Information:

- Property Specific Te Tai o Poutini Plan Chapters
- View Full Te Tai o Poutini Plan
- Zoom to selected property
- Clear selected property

Proposed: 14 Jul 2022
Revision: 05 Sep 2022
[Change](#)

The following information applies to this property:

Zones and Development Areas:

- Commercial Zone

Natural Environment Values:

- Outstanding Natural Landscapes

Historical and Cultural Values: (No items are currently checked)

Pounamu Management Areas: (No items are currently checked)

The map shows a property boundary in red, situated near Kumara-Inchbonnie Rd and the Mitchells area. A scale bar indicates 0.3 km. The bottom of the screen shows a Windows taskbar with the date and time: 1:54 pm, 19/02/2024.