

## Hearing Panel SASM 120 Lyn McIntosh

Please present the following email to the hearing panel on my behalf and could you please confirm you have received this email.

I appreciate the opportunity to be involved in the process regarding the proposed Te Tai O Poutini Plan (TTPP). Sites and Areas of Significance to Maori. The specific part of the plan is: Part Two – District wide matters Te Wahanga 2 Nga Kaupapa a Rohe Whanui HCV Historical and Cultural Values Nga Uara a Ahurea, a Hitori Hoki SASM.

I oppose the inclusion of my property parcels in mapping and identifying SASM 120 in the plan.

According to a letter dated 5 October 2022 from the Chair of the Te Tai o Poutini Plan Committee, I was incorrectly advised that there was an Area of Significance to Maori (SASM) over my land parcels. This letter specifically lists my property parcels and specifically states that my property parcels are not located within a site or area of significance to Maori (SASM).

The letter explains that the actual area of significance was a nearby waterway. Please see attached copy of this letter.

Further, on the 9 November 2022 the WCRC contracted GIS analysis for the TTPP plan (The Property Group) confirmed that SASM 120 was a waterway specific site. This email is attached.

I was advised in November 2022, by the West Coast Regional Council Planner Ms Armstrong, that the map for SASM 120 would be amended and my property land parcels removed from the SASM 120 map. I understand that there has been an administrative oversight and removing SASM 120 from over my land has not happened.

I believe that the Te Tai O Poutini Plan map should accurately reflect SASM 120 being a waterway specific site by excluding my private land from SASM 120 map. This would avoid confusion and give a clear and accurate representation of SASM 120.

Attached relevant information:

1. 9<sup>th</sup> November 2022, email from GIS analyst stating the SASM 120 is a waterway specific site.
2. 5<sup>th</sup> October 2022, letter from Rex Williams, Chair Te Tai o Poutini Plan Committee. This letter confirms that my property is not located within a SASM under the proposed TTPP Plan. Mr Williams advised any questions regarding this to phone the TTPP Council Planners. I did this and was advised that the SASM was being taken off my land and amendments would be made along with other land owners that had SASM incorrectly put over their land. It now appears there's been an oversight and my land was not corrected.

3. Two maps that show that the SASM is still part over one block of land and fully over another.

Unfortunately, I am unable to attend the hearing in person, however have been advised I can be heard at the hearing via email. Should you have any questions please do not hesitate to contact me.

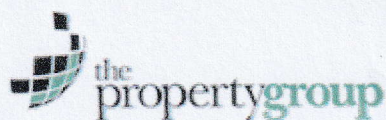
Regards

Lyn McIntosh



I have copied in Jo Armstrong too, who will be able to provide further advice if required, but more than happy to pull out any more images or information if that would be of any help.

Cheers,  
**Conor McIntosh**  
GIS Analyst



**Mobile:** 027 595 5933  
**Reception:** 04 470 6105

**Level 11, Cornerstone House, 36 Customhouse Quay, Wellington 6011**  
**PO Box 2874, Wellington 6140**

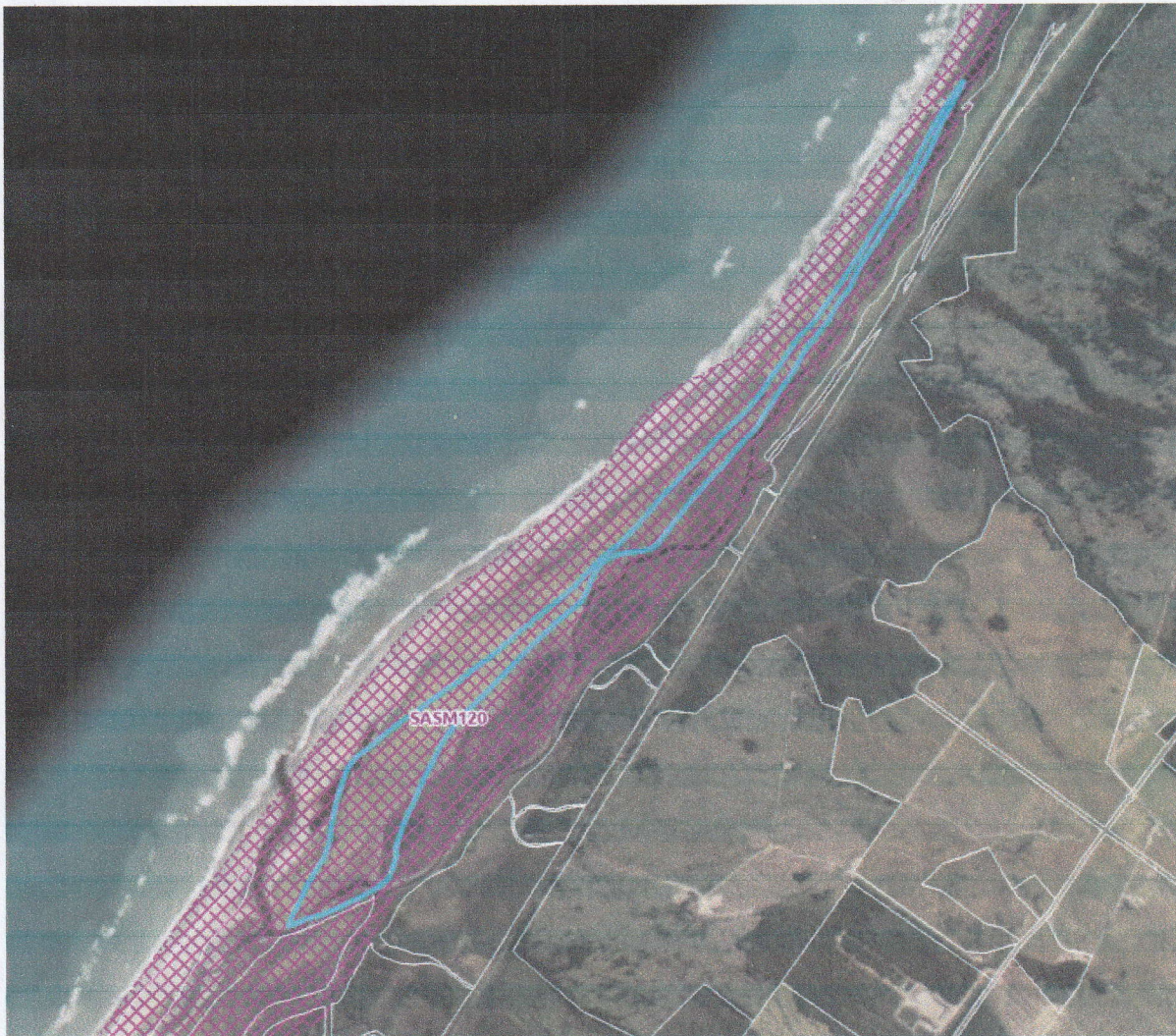
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- image001.png (12 KB)



However, with SASM 120, this is a waterway specific site, with the following advice applying to this specific SASM:

*'This site of significance to Māori (Poutini Ngāi Tahu) is a waterway. Any private property land parcels within or beside this identified water have no 'Site or Area of Significance to Māori' rule restrictions that apply to them.'*

This will also be applicable to the advice that Jo provided to Lynette regarding the northern block, as there are a few meters of SASM 120 within this property too, however again it will only apply to the waterbody.












SASM110

SASM111

SASM120

**Legend**

-  Land Owned by Lynnette McIntosh
-  Flood Plain
-  Coastal Tsunami Hazard
-  Coastal Setback
-  20m
-  50m
-  100m
-  150m
-  200m
-  Pounamu Management Areas
-  Sites and Areas of Significance to Māori

Imagery sourced from:  
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.  
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

**Lynette McIntosh**

Te Tai o Poutini Plan Overlays

PREPARED BY	TPG REF. 000000
DATE 28/10/2022	SHEET
0	A4 Scale 1:7,500
	190 Metres

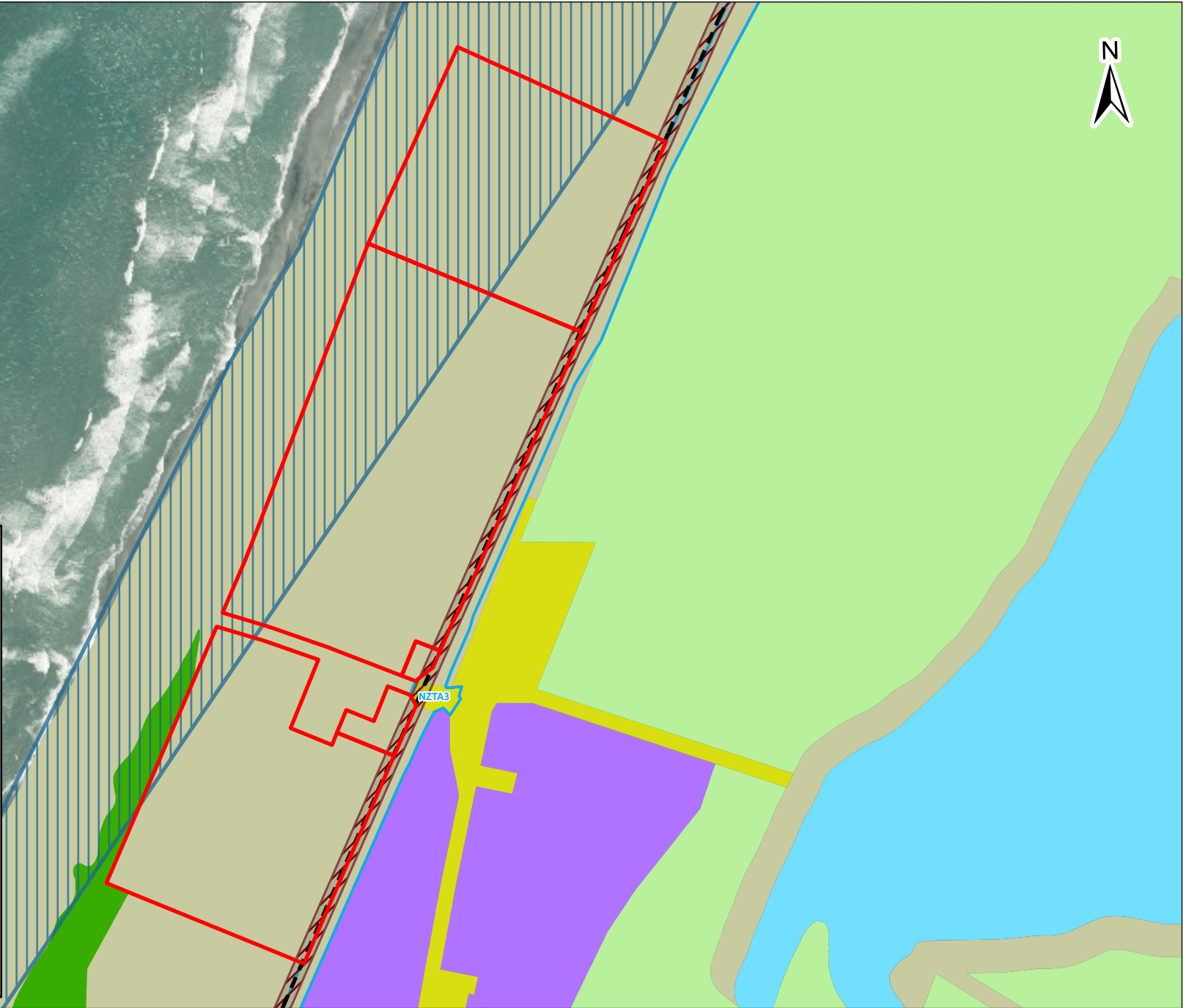


**Legend**

-  Land Owned by Lynnette McIntosh
-  Significant Electricity Distribution Line
-  National Grid Subdivision Corridor
-  National Grid Yard
-  Coastal Environment
-  Designations

**District Plan Zones**

-  Settlement Zone
-  General Rural Zone
-  General Industrial Zone
-  Open Space Zone
-  Natural Open Space Zone
-  Waterbody



Imagery sourced from:  
Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.  
Coordinate System: NZGD 2000 New Zealand Transverse Mercator  
Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

**Lynette McIntosh**  
Te Tai o Poutini Plan Zoning

PREPARED BY	TPG REF. 000000
DATE 28/10/2022	SHEET
0	A4 Scale 1:7,500
	190 Metres



**Te Tai o Poutini**  
**PLAN**  
*A combined district plan for the West Coast*

5 October 2022

Lynette Ann McIntosh  
 14 Bealey Street  
 HOKITIKA 7810

*Church Lot 2*

Dear Lynette Ann McIntosh

*pad 8, 9, 10, 11*

**Correction to letter: Site or Area of Significance to Māori in the Proposed Te Tai o Poutini Plan**

This letter confirms that your property at (LOT 2 DP 308 LOT 2 DP 2426 LOTS 1-3 DP 9 62 PT RES 146 LOT 3 DP 423 RS 4731 SECS 26-31 SO 12249) and 2577027402 is **not** located within a Site or Area of Significance to Māori (SASM) under the proposed Te Tai o Poutini Plan (TTPP).

*pad 123 → 4567*

*church Ruatapu Ruatapu lagoon*

The TTPP Committee apologise for incorrectly sending you a letter on 14 July 2022 advising that a site or area of significance had been identified on your land parcel. The actual area of significance identified by Poutini Ngāi Tahu was a nearby waterway. Enclosed is a map which identifies the location of a waterway of significance to Poutini Ngāi Tahu in relation to your property. We can confirm that in relation to this waterway site, there are **no** sites or areas of significance to Māori rule restrictions that apply to the land parcels beside this identified waterway.

An information sheet which provides additional information about sites and areas of significance to Māori, is available on the TTPP website ([www.ttpp.nz](http://www.ttpp.nz)) under the "Technical Reports and Info Sheets" tab.

If you have any questions regarding this letter or any other aspects of the proposed TTPP, you can speak to one of the TTPP Council planners via phone at 0508 800 118 or email your questions to 'info@tppp.nz'.

*done this I advised that it was being taken off*

Submissions on the proposed TTPP are now being sought. Submissions can be made online, via the online submission form, or in writing. Online submissions can be made at [www.ttpp.nz](http://www.ttpp.nz). The original submission period has been extended from 30 September to 28 October to ensure adequate time for submissions. If you wish to make a submission on any aspect of the proposed Plan, your submission must be received by **5.00pm, Friday 28 October 2022**.

Yours sincerely,

Rex Williams  
 Chair  
 Te Tai o Poutini Plan Committee

Penny McIntosh <pennym@westland.co.nz>

9/11/2022 16:34

## FW: SASM 120 Details

To lynmcintosh@xtra.co.nz <lynmcintosh@xtra.co.nz>

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**From:** Conor McIntosh <cmcintosh@propertygroup.co.nz>

**Sent:** Wednesday, 9 November 2022 1:01 pm

**To:** Penny McIntosh <PennyM@westland.co.nz>

**Cc:** [joa@wrc.govt.nz](mailto:joa@wrc.govt.nz)

**Subject:** SASM 120 Details

**ALERT:** This message originated outside of Westland's network.  
**BE CAUTIOUS** before clicking any link or attachment.

Kia Ora Penny,

Thanks for your call earlier, as discussed there are a few things that would be helpful to show in order to assist your understanding of what overlays are present, and what are relevant to the two blocks owned by your family.

The southern most block as you have identified is shown in the E-Plan as having SASM 120 covering the entire site.