

submitter *Te Kinga/Iveagh Bay Residents & Ratepayers Association*

Notes – To better understand our Residents Associations concerns in regards the **proposed Te Tai O Poutini Plan** as originally presented.

Introduction – Present today on behalf of our Assoc. are Mr Grant Moreton (Chairman) & Mr John Hanning (secretary)

The *Te Kinga/Iveagh Bay Residents & Ratepayers Assoc.* is comprised of 93 members (current @31/03/24) all of who own properties in the surrounding Iveagh Bay/Te Kinga area. Over the years the area has grown immensely with the major attraction being the lovely Lake Brunner & surrounds as a natural playground for most people. The housing has intensified significantly from the early years of just Cribs or Bach's, to now many homes in the Million \$ plus bracket. A number of new houses are in a construction phase and the area continues to grow significantly into a small suburb which is increasingly becoming a major source of rates for both Councils. Our Residents Assoc. have been very productive over the years in enhancing the area for the benefit of Residents, visitors & the general public alike. We have instigated the design and revamp of the compliant camping area, refurbished the domain and surrounding areas with over 400 native plantings. The construction of a compliant walkway bridge over the domain creek and the supply and installation of an emergency DEFIB device have been well received. We are active in running our own predator control program, Our Beautification group has recently cleared blackberry and gorse from a large section of the lakeshore and the East side of the Domain. Previously we have donated money to the Lake Brunner Scenic trail and also the local Moana school this year for sports equipment.

Our Biggest project to date was the refurbishment and reconstruction of a new boat ramp in 2021/22 on the Foreshore. Replacing a very old, broken & dangerous ramp that had its origins from the old sawmill that was located on the site many years ago. It was then gifted to the community with the demise of that sawmills working life approx. 35 years ago but became dangerous to use. The reconstruction and build, was a massive effort and required local fundraising of approx. \$30,000 to complete by the Assoc. working group. It has been Council peer reviewed and was completed within very robust engineering and overview by both the District and Regional Councils and we believe has a lifespan in excess of 40 years with no cost to ratepayers? The new boat ramp is available for Residents, visitors and public alike and very important for the continued access to the lake for all watercraft users. **this area now sits within the foreshore and overlay of plan SASM 79**

Content of our submission - While we support **Historical heritage**, & natural environmental values **our members** became very concerned at the presentation of the **initial SASM79 overlay** plan of Te Kinga.

- 1) This plan ring fenced and encompassed a number of private dwellings & properties within the Cashmere Bay area, all of which have been in existence and progressed through normal Council consenting processes over many years.

- a) We now note however that since lodging the submission that the SASM overlays map has been amended and was reduced so that it no longer covers private properties in Cashmere Bay – **we note that the planning officers report now supports this amendment proposal.**
- b) However, the SAMS 79 overlay still covers the foreshore and grass area at Cashmere Bay and the Residents & Ratepayers association have concerns about this.
- c) The s 42A report, addresses the Residents & Ratepayers Association's submission and acknowledges that the mapping amendments resolve concerns related to SASM 79 covering the private property. The report recommends supporting Te Kinga/Iveagh Bay's submission point in that properties referred to in the submission are no longer affected by SASM 79. However, the s 42A report is silent on the coverage of the foreshore and grass area.
- d) The Residents & Ratepayers Association disagree with the SASM 79 overlay covering the foreshore of Iveagh Bay and believe it should be amended so that the overlay does not cover the Foreshore and grass area.
- e) The Residents & Ratepayers Association disagree with the mapping of SASM 79 because the Beachfront area is common shared area and that the mapping of SASM 79 over this area could potentially preclude access to members of the public, residents & visitors alike to the area. If the mapping has been correctly drawn and is intended to cover the foreshore area, this would mean that access by Poutini Ngai Tahu for cultural purposes would likely prevail over concerns regarding public access.
- f) The Boat ramp, foreshore and surrounding adjacent areas are extremely important as the only access point on the Northeastern side of Lake Brunner where you can safely launch watercraft in all weathers. Most all Residents have invested a great deal of money, time and resources into the recent upgraded Boat ramp facility as it is their lifeline for access to the lakes enjoyment and is also available for the general public and visitors alike which is a tremendous attraction for the area. We would like this area around the boat ramp, carpark and access roads to be considered for removal from the SASM overlay which will in turn continue to drive growth in the surrounding local area and allow everyone to continue to enjoy their own backyard. Please note that on a busy day there can be in excess of 100 vehicles, trailers and launchings per day, on holiday weekends this can extend to perhaps 200 launchings. The only other concrete boat ramp at Moana some 12km away is already at capacity and could not handle any overflow as parking is unavailable due to larger numbers using that boat ramp. There is only one other small shingle boat ramp at the extreme end of the lake at Mitchells that could not provide the capacity either.
- g) The Residents Assoc. is in the early stages of setting up our local civil defence Emergency HUB. in tandem with Civil Defence Headquarters in Moana/Greymouth. The boat ramp is **an integral part of our Civil Defence Emergency Plan.** It may be the only access point for emergency access for medical events and supplies transferring people to safety or hospital in the event of the Alpine Fault rupturing. We would be assuming that road access would be cut and bridges down, Residents could be trapped.



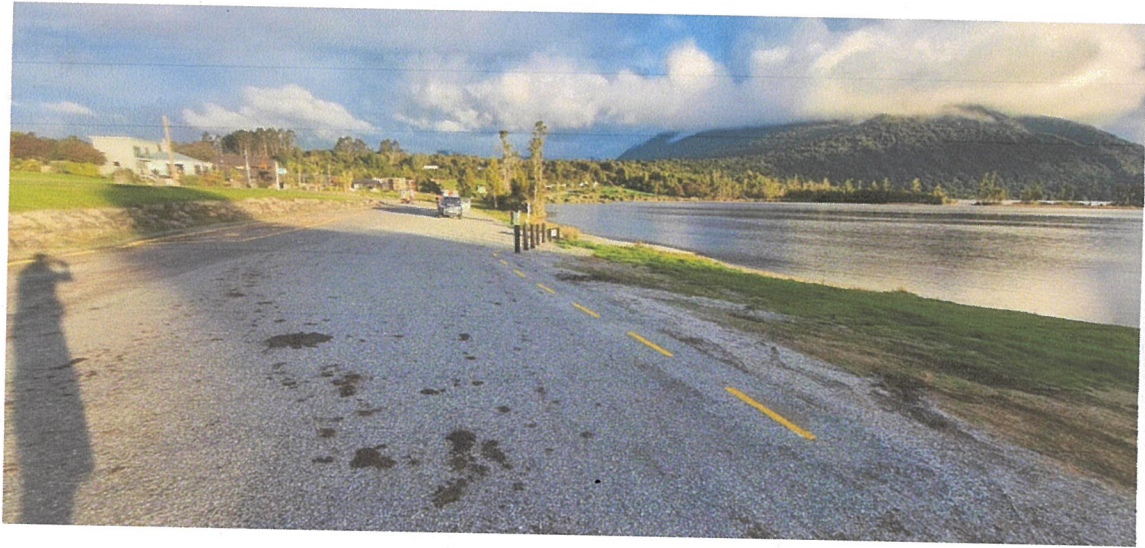
Boat ramp pad construction , 13 tonnes each.



100 tonne crane required to lift panels into place.



End result, planter boxes now have plants and road marking complete above ramp on new chip seal.



Completed chip seal and road marking by council.

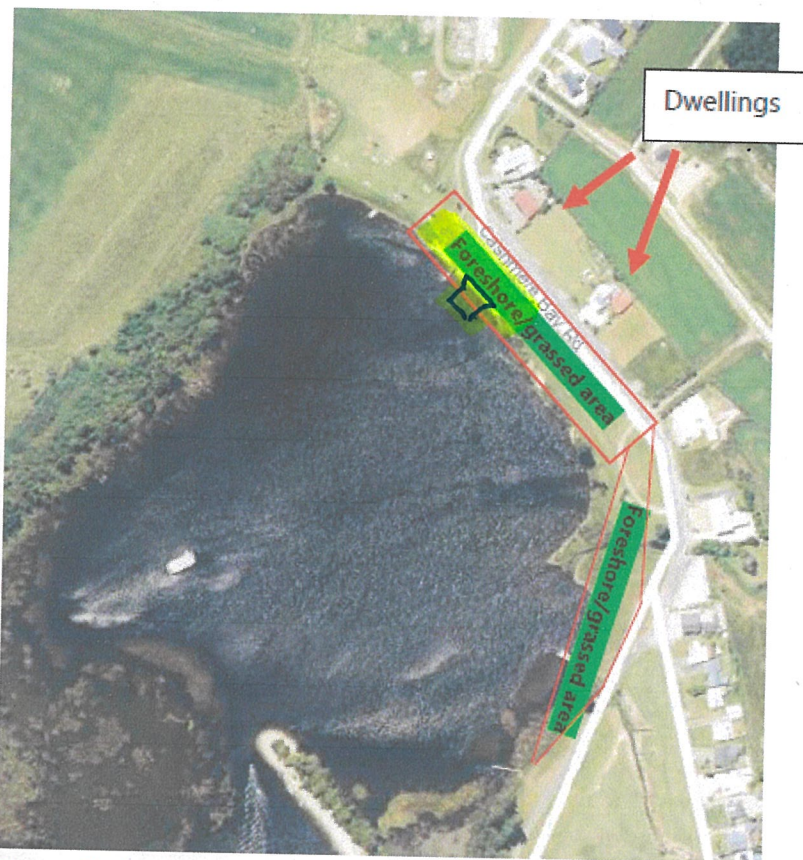


Figure 2: Aerial view of Cashmere Bay from the TTPP base map

Specific relief – a) The submitter seeks specific relief to exclude the public boat ramp and surrounds to enable continued public access – (boat ramp marked)

b) Retain the SASM schedule 3 as notified insofar as it relates to SASM 79 by ensuring the columns under the “category” and “Relevant Permitted activity Rules” remain blank.