

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, A  
SUBMISSION ON VARIATION 2: COASTAL HAZARDS TO THE  
PROPOSED TE TAI O POUTINI PLAN (TTPP)**

Clause 8 of Schedule 1 Resource Management Act 1991

**To:** Te Tai o Poutini Plan Team

**Address:** PO Box 66 Greymouth 7840

**Email:** [info@tppp.nz](mailto:info@tppp.nz)

**Phone No.** (03) 768-0466 or 0508 800 118

**Further Submitter Details**

Name Neil Mouat of Punakaiki further submitter: ....Neil Neil Neil  
 ..... Contact person (if different  
 from above)...CMB 47 Punakaiki RD 1 Runanga  
 7873..... Postal address:  
 .....neil@pancake-rocks.co.nz.....

Email address for service: .....

Phone number:  
 ..0212731183.....

The TTPP team will serve all formal documents by email. Where there is no email address provided, the documents will be posted to the postal address stated above.

**I am a person or organization who lodged a submission on the Variation, following its initial public notification on 27 June 2024:** (please tick relevant box)

a) Yes  b) No

**I am a person or organization who lodged a submission on the Variation, following its public re notification on 21 November 2024:** (please tick relevant box)

a) Yes  b) No

If neither of the above apply, please state the grounds as to why you believe you have the right to lodge a further submission on this matter:

**Please note that further submissions can also be lodged by:**

- **Any person or organisation representing a relevant aspect of the public interest**

• **Any other person or organisation that has an interest in the Variation that is greater than the interest that the general public has; or**

• **Local authorities affected by the Variation.**

**TPPP Hearing** (please tick relevant box)

Do you wish to be heard in support of your further submission? Yes  No

If others make a similar submission would you consider presenting a joint case with them at a hearing?

Yes  No

**Submission**

The submission points, support or opposition, reasons and decisions sought are set out in the attached document.

**Note:** Any attachments to your submission should only be supporting information, not the submission.

Signature of the person making further submission Date N J Mouat 22.01.2025  
or the person authorised to sign on behalf of the person making further submission.

**Name of Further Submitter**

My specific further submission(s) are as follows:

(Please only insert one further submission point per line. Add further sheets as required)

<p><b>I support/oppose the submission of:</b> (State the submission no., name and address of the person making the original submission)</p>	<p><b>The particular part of the submission I support/oppose are:</b> (State the Submission No./Point no. of the original submission you support or oppose, together with any relevant provisions of the proposal)</p>			<p><b>The reasons for my support / opposition are:</b> (State the nature of your further subs)</p>	<p><b>I s of / di (G yo ma</b></p>
<p>I support Biggles Ltd. et al, and Scenic Hotel Group, in respect of Punakaiki</p>	<p>Sub No. / Point No.</p>	<p>Support / Oppose</p>	<p>Provision</p>	<p>Strategic planning from the late 1990's identified Punakaiki as the foremost attractor for the visitor industry on the northern West Coast. Punakaiki performs a supporting function in New Zealand's national visitor strategy. Successive tranches of Central Government funding for the area serve to confirm this assessment. Punakaiki is confined by Perpendicular Point in the north and the Razorback feature to the south. Geography and land tenure determine that all residential and commercial development shall be contiguous along this few kilometres of coastline. Given the Landscapes of National Significance mapping overlays across Punakaiki, further development is required to be of a size and scale that contributes to the integrity of Punakaiki as a home for people and as a visitor destination. We contend that our Takutai House on the coastal side of the highway fits this description and shows that buildings can be sensitively fitted into the environment, within sight of the Pancake Rocks. Further, constraints of space determine that seaside land in Punakaiki be protected into the future. Our engineering completion certificate for the Ocel Engineering Ltd' specified coastal engineering gives protection against a projected one metre of sea level</p>	

				rise.
	Sub No. / Point No.	Support / Oppose	Provision	<p>There is no threat to life from inundation on this building pad, under the terms laid down in the TTPP planning exercise.</p> <p>As submitted earlier, further remediation is moot because there cannot be any requirement that exceeds our ability to maintain the integrity of the State Highway.</p> <p>We therefore ask that our private property rights on the sea side of the State Highway be retained and that the residential function continue.</p> <p>Some further thought will throw light on the benefit of Punakaiki's being a walking and cycling scale sprawl of a village.</p> <p>It may be that diverse and seasonal needs of people will be met here in the future if enabling guidance is provided in our new TTPP.</p> <p>In our view this would be the best outcome for the West Coast and for the country as a whole.</p>

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<b>I support/oppose the submission of:</b> (State the submission no., name and address of the person making the original submission)	<b>The particular part of the submission I support/oppose are:</b> (State the Submission No./Point no. of the original submission you support or oppose, together with any relevant provisions of the proposal)			<b>The reasons for my support / opposition are:</b> (State the nature of your further submission, giving reasons)	<b>I of / di (C) yo</b>
	Sub No. / Point No.	Support / Oppose	Provision		

**Note to Further Submitter**

Further submissions on Variation 2 to the Proposed TTPP must be received by **5pm on Friday 31 January 2025.**

To get your further submission to us, either:

Email to: [info@tpp.nz](mailto:info@tpp.nz)

Post to: PO Box 66, Greymouth, 7840

Attention: TTPP Team

Deliver to: 388 Main South Road, Paroa, Greymouth 7805

A copy of your further submission MUST be served on the original submitter within 5 working days after it is served on the local authority. Please send your submission to the email or postal address(es) of relevance, as included in the Summary of Submissions.

Please note all information provided in your submission, including your personal information, will be made publicly available.

Your submission (or part of it) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of it):

- it is frivolous or vexatious:

- it discloses no reasonable or relevant case:

- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further:
- it contains offensive language:
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.