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Te Tai o Poutini Plan Proposed Plan

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Submission form



We need your feedback. We want to hear from you on the proposed Te Tai o Poutini Plan. What do you support and what would you like changed? And why? It is just as important to understand what you like in the Proposed Plan as what you don't. Understanding everyone's perspectives is essential for developing a balanced plan.

Your details:

First name: Will Joy Surname: Harvey

Are you submitting as an individual, or on behalf of an organisation? Individual Organisation

Organisation (if applicable): _____

Would you gain an advantage in trade competition through this submission? Yes No

If you **could** gain an advantage in trade competition through this submission please complete the following:
I am /am not directly affected by an effect of the subject matter of the submission that (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

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Email: harveywana@hotmail.com Phone: 0275 866674

Signature: [Handwritten Signature] Date: 18/10/2022



Your submission:

The specific provisions of the proposal that my submission relates to are:

- Strategic Direction
- Historical and Cultural Values
- General District Wide Matters
- Appendices
- Energy Infrastructure and Transport
- Natural Environment Values
- Zones
- General feedback
- Hazards and Risks
- Subdivision
- Schedules

All submitters have the opportunity to present their feedback to Commissioners during the hearings process. Hearings are anticipated to be held in the middle of 2023. Please indicate your preferred option below:

I wish to speak to my submission I do not wish to speak to my submission

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

Yes, I would consider presenting a joint case No, I would not consider presenting a joint case

Public information - all information contained in a submission under the Resource Management Act 1991, including names and addresses for service, becomes public information. The content provided in your submission form will be published to the Te Tai o Poutini Plan website and available to the public. It is your responsibility to ensure that your submission does not include any personal information that you do not want published.

General

We have had communication with R.V. and C.N. Boyd who own property just south of ours at Hannah's Clearing. Vance has put considerable effort and a great deal of thought into his submission. He has made this available to us and we believe he covers all the issues that impact on our property, in particular the sections regarding the mapping of Severe Coastal Hazard land.

So that there will not be unnecessary duplication we state that we fully support Vance and his Trust's submission and will briefly cover areas that impact our property in particular.

We purchased property at 1970 Haast Jackson Bay Road, Hannahs Clearing about 6 years ago and proceeded to build a new house there. The building was of modern construction on a Max Raft insulated concrete base and with S.I.P.S walls and roof that are fully insulated and very strong in the case of earthquake. It is a passive house.

The consent process was reasonably straight forward with the only unusual aspect being a requirement under Section 72 of the Building Act. The execution of this accepted that the property was or could be subject to a Natural Hazard(erosion).This protects the council from any liability under law that could occur, the title reflects this.

After approving the above and with no direct consultation with us the new proposal wishes to add further constraints that effect the future of our property. We already have recognised the risk and have indemnified the council, why the need for further constraints?

Mapping of Severe Coastal Hazard at Hannah's Clearing

We oppose inclusion of the land at Hannah's Clearing Village

1. The map indicates that in some cases the proposed boundaries of the zone cut right through existing buildings. Our property and others are examples of this. Does this mean that we can carry out work or extensions on the rear of our house with consent?
2. Over most of the area shown on the map, there is no evidence of anything more than minor erosion. In the places that this happens they are in a couple of areas where beach tracks have been made and some vegetation cleared.(Note there have been some very significant storms since we built our house five years ago, including the tail of a northern cyclone).
3. The proposed area shows the width of the zone increasing from north to south, the width of the zone being at least 40 meters more than at the northern end of the village. This would indicate that the boundaries have been set based on "desk top" analysis rather than physical observation. Nearly all of the minor areas of erosion take place in the northern end of Hannah's clearing.(Note the word minor)
4. For further clarification, our building seaward edge is 70 meters from the high tide mark, with the intervening area completely covered in mature native bush, which is a natural barrier against erosion. Furthermore the base of the platform is just over 2 Meters above the high water mark at a spring high tide.
5. It is unclear what the requirements would be for any future consents under this proposal. This is unsatisfactory and does not demonstrate good faith.

Natural Hazards Rule 38

We oppose the time frame for rebuilding in the event of damage being 2 years.

We assume that this covers earthquakes as well as erosion from the sea.

This is unreasonable given the time required to complete insurance arrangements, tidy up the damaged site so that it is safe, plan future developments and comply with council requirements, let alone the availability of suitable builders and materials, especially if the damage was as a result of a major natural event.

We think that a reasonable time frame would be 5 years.

Finally we wish to note that the planning document is very long and complex. The implications of some of the proposed changes are not clear and many property owners would struggle to understand it at all.

In light of the above I suggest that a simple, "in plain English" summary should accompany the proposal, where the negative impacts of any specific sections are set out for property owners.

Will and Joy Harvey

1970 Haast Jackson Bay Road
Jackson Bay