

# Online submission

This is a submission that was made online via the Council's website.

<b>Submitter No.</b>	S314
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<b>Submitter is contact</b>	Yes
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<b>Wish to be heard</b>	Yes
<b>Joint presentation</b>	Yes
<b>Trade competition</b>	I could not gain an advantage in trade competition through this submission.
<b>Directly affected</b>	N/A
<b>Withhold contact details?</b>	No

# Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
Introduction	Introduction	Support		I have included my submission on a separate document but I am not sure how to upload it

# Documents included with submission

<b>Document name</b>	Appendix A - Map of potential extent of rezoning
<b>File</b>	<a href="#">tppsubmissionmap.pdf</a>
<b>Description</b>	
<b>Document name</b>	Stagg/Field Submission
<b>File</b>	<a href="#">staggfieldtppsubmission.pdf</a>
<b>Description</b>	Submission

# 176

Haast



**Legend**

- Designations
- Precincts
- District Plan Zones
  - Commercial Zone
  - Settlement Zone
  - General Rural Zone
  - Open Space Zone
  - Special Purpose Zone – Hospital Zone
  - Waterbody




108	113	114
118	Haast 119	126
125	126	127

**DISCLAIMER**  
Considerable care has been taken to avoid errors and omissions, and the latest information has been included in these District Plan maps. However, even with the greatest care inaccuracies may occur and therefore the West Coast Regional Council cannot accept any responsibility for such errors and omissions.

**NOTE**  
Roads carry the same zoning as the adjoining land. If a boundary between zones follows a road, the zone boundary is located on the centreline of the formed road, or where unformed, the centreline of the legal road.

## Proposed District Plan - Zoning



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



## Form 5

### Submission on Proposed Te Tai o Poutini Plan

### Clause 6 of Schedule 1, Resource Management Act 1991

To: West Coast District Council

Submitter: Erin Stagg and Anthony Field

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#### 1.0 Background:

- 1.1 We purchased our property, located at 4398a Haast-Jackson Bay Road and legally described as Lot 2 DP 454928, in 2015. In 2021 we started constructing a small 80m<sup>2</sup> dwelling on the site, which is now nearing completion. Although we live in Wanaka, we enjoy spending as much time as we can on the Coast with our small children.
- 1.2 Resource Consent 080106 was approved to undertake earthworks on the site to form the building platforms and later extended on 22 April 2013. These works have been completed.
- 1.3 Subdivision Consent 150078 was granted on 7 October 2015 to undertake a two lot subdivision. This is the underlying subdivision in relation to the application site.
- 1.4 Resource Consent 210020 was granted on 8 April 2021 enabling us to construct our dwelling.

## 2.0 Our submission relates to the following provisions of the TTPP Plan:

- Part 2 – District-Wide Matters- Te Wāhanga 2 - Ngā Kaupapa ā-Rohe WhānuiHAZ - Hazards and Risks - Ngā Pūmate me ngā MōreaNH - Natural Hazards - Ngā Mōreareatanga Aotūroa;
- Part 2 – District-Wide Matters- Te Wāhanga 2 - Ngā Kaupapa ā-Rohe WhānuiHCV - Historical and Cultural Values - Ngā Uara ā-Ahurea, ā-Hītori HokiSASM - Sites and Areas of Significance to Māori - Ngā Wāhi Tāpua ki te Māori;

## 3.0 Without derogating from the generality of the above, our submission is that:

We **support** the inclusion of our property within the 'coastal severe' but **oppose** non-complying activity status for future sensitive activities

3.1 While we recognize that sea level rise will change coastal processes and create risk in relation to inundation and storm damage, we are of the opinion that there opportunities to mitigate these risks through design and the location of buildings. For instance, some properties will have areas that are higher in elevation or that are better sheltered from storms and wave action that may be less vulnerable to inundation. Houses can be built on piles and alternative to onsite wastewater deposal can utilized, such as composting toilets. Further, dwellings can be designed to be moved to different locations should managed retreat be required. IN addition, it is noted that LIDAR data has been relied upon to establish the location of coastal hazards. LIDAR is not exact and specific sites may not be as vulnerable to inundation as is indicated by the LIDAR data.

3.2 Therefore, it is our opinion that a discretionary activity status would result in more sustainable outcomes, allowing Council to decline consents if circumstance warrant, but also allowing them to assess the risk posed to sensitivity activities by natural hazards when design and geotechnical solutions have been found.

We **support** the site's inclusion in the Schedule of sites and areas of significance to Maori

- 3.2 We submit that recognizing Manawhenua’s historic and ongoing connection to this region and the values within it is important and gives effect to the principles of Te Tiriti o Waitangi. However we submit that it will be important going forward that iwi and Council have set consultation processes in place to ensure that consenting can be undertaken in a meaningful, consistent and efficient way.

We **oppose** the zoning of the area around Haast as Rural

- 3.3 As development in much of the area south of Haast will be restricted as a result of risk from natural hazards, it is important to increase the area of the settlement zone within Haast, and other locations further north, in order to provide for additional growth as well as potential displacement resulting from the restrictions. While much of this area is encompassed by flooding risk, this can be mitigated by the proposed rule NH -R10 requiring a minimum floor levels for buildings associated with sensitive activities. An indicative zoning map has been attached with this submission as Appendix A.

- 3.4 Any rezoning of the area north of the Haast township would need to be undertaken in a way that is sensitive to the ongoing protection of the Haast airfield. Given that aviation activities, including helicopters and fixed wing aircraft, form part of the character and history of the area, these activities need to continue to be able to access this airfield and those further south. However it is considered likely that any future residents would be aware of, and comfortable with, the aviation character of the area. The airfield is used sporadically and not generally late in the day. If the area around the airport is rezoned to accommodate future residential growth and displacement as a result of natural hazards, then a new rule could be included in the subdivision chapter requiring that future development is undertaken sensitively to airport activities, including no objection covenants and acoustic insulation.

Conclusion

- 3.4 We submit that, as notified, the TTPP does not adequately acknowledge or provide for the continuation of residential use along the coastal areas of the West Coast.
- 3.5 Overall we submit that the TTPP as notified:

- does not promote or give effect to Part 2 of the Act,
- does not meet section 32 of the Act,
- is contrary to the purposes and provisions of the Act and other relevant planning documents;
- is inappropriate and inconsistent with the purpose and principles of the Act;
- is not the most appropriate method for achieving the objectives of the Proposed District Plan having regard to its efficiency and effectiveness, and taking into account the costs and benefits.

**4.0 The submitter seeks the following decision from the West Coast District Council:**

- 4.1 That Policy NH – P10 be amended as follows (**added text**, deleted text ~~struck through~~):

Avoid development of sensitive activities within the Coastal Severe Hazard and Flood Severe Hazard overlays unless it can be demonstrated that:

- The activity has an operational and functional need to locate within the hazard area; and/or
- That the activity incorporates mitigation of risk to life, property and the environment; ~~and there is significant public or environmental benefit in doing so.~~
- **The risk to adjacent properties, activities and people is not increased as a result of the activity proceeding**

- 4.2 That Rule NH-R44 be amended as follows (**added text**, deleted text ~~struck through~~):

~~Non-complying~~ **Discretionary** Activities:

Coastal Severe Overlay: New Buildings for Sensitive Activities and Additions and Alterations of Buildings that increase the net floor area for Sensitive Activities

In order to enable a comprehensive assessment of risk mitigation factors, assessment matters could be added to the plan to guide applicants as well as decision makers.

- 4.3 That additional zoning be considered throughout the area south of Haast to provide for residential and total living growth.

5.0 The submitter could not gain an advantage in trade competition through this submission.

6.0 The submitter wishes to be heard in support of their submission.

7.0 If others make a similar submission the submitter would consider presenting a joint case at a hearing.



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**Erin Stagg**

20 September 2022