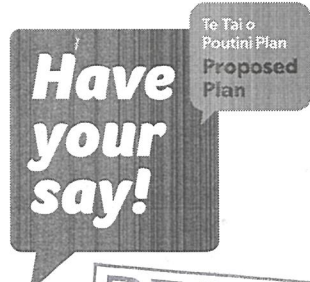


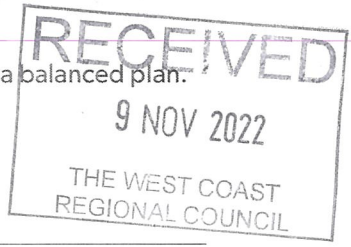
S447.

Te Tai o Poutini Plan Proposed Plan

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: VANCE and CAROL Surname: BOYD

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.

Postal address: 11 AVRUM LANE, Queenstown 9300

Email: vcarb@extra-co.nz Phone: 0274343275

Signature:  Date: 22-October 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.

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

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Pages 6,7,8,9 & 10 Mapping of the Severe Coastal Hazard land.

Pages 11,12,13, 14 & 15 Emails exchanged with Council pre submission.

Page16. Natural Hazard Rules.

Page 17. Natural Coastal Defences.

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General Feedback.

To develop a proposed plan consisting of 800 pages plus maps and overlays, covering an area from Karamea to the Cascade must have been a massive job given the resources available. Those responsible must have at times felt exhausted and overwhelmed.

I can't help but think that the proposed plan represents too much change too soon, it is bewildering to most people and distressing to many. There must be a better way.

I have tried to restrict my submissions to matters that affect our village at Hannahs Clearing where we own three sections at the south end, adjacent to the coast. I just hope I have captured our main issues. Where my submission refers specific aspects of rules my intention is that any associated objectives and policies would also need to be modified as applicable.

The complexity of the proposed plan is mind boggling. For example if I want to find out what activities are permitted on our property I have to look at map overlays for Flood Plain, Coastal Severe Hazard, Coastal Severe, Coastal Environment, ONL and Outstanding Coastal Natural Character. I then have to read chapters for District Wide Rules, Hazards and Risks, Natural Environmental Values, Rural Zone Rules and Rural Lifestyle Zone Rules. There may be others I have missed. This is not a plan that can easily be read and interpreted.

In my view the haste of preparation has led to other issues. For example the map books are very hard to read and provide no detail regarding Hannahs Clearing. The internet based overlay maps are good but require faster speeds than available at many West Coast Locations.

There are aspects that I have found difficulty understanding, some that come to mind are:

1. The proposed plan refers readers to schedules one to eight to determine restrictions on certain land. Unfortunately the schedules have no boundaries defined and only refer to areas in general terms. I accept that the online overlay maps do, but they are not referred to as being the definers.
2. I noticed that even in the Rural Zone resource consent is required for satellite dishes greater than 1m in diameter. If left as is I suggest that council staff will be very busy. Many satellite internet dishes have a greater diameter to counter rain fade.
3. I note that most rule sections conclude with "any activity not provided for by a rule in the zone shall be non complying". Perhaps this is common practise but it is hard to imagine that the plan has provided for every minor activity.
4. The land area of existing sites in some zones, e.g. Rural Lifestyle is contrary to the site size proposed by the plan.

The impression I get is that the proposed plan was released on the basis of sorting things out at the submission and subsequent stage, rather than taking more time to get it right. This is messy and could turn out to be a tortuous and expensive process for all involved.

Please accept that criticism of the plan is just that, it is not criticism of the nice and hardworking people involved with the process.

This part of my submission relates to mapping of Outstanding Natural Landscapes and Outstanding Coastal Character and High Coastal Natural Character areas.

I oppose the proposed inclusion of our residential properties at Hannahs Clearing in these areas, if indeed that is the intention. The properties affected are lots 1,2 & 3 DP 357973 and our neighbour Raylene Black at rapid 1976B.

The decision I seek from Council is to change the map boundaries to make it clear that these properties are not included, to ensure that clear maps are produced and to include clear references to boundaries in Schedules 5, 6, & 7 not just general values. I have attached a modified boundary map. The adoption of this would exclude the private subdivided village land from the ONL and OCC/HCNC, i.e. these areas would commence at our southern boundary with the DOC land. My reasons are as follows:

The ONL boundaries. I understand that in the online proposed plan maps these are identical to those identified in the 2013 Brown report. I note that in the area from Haast to Jacksons Bay the ONL area appears to exclude residential properties with the exception of four at the South of Hannahs Clearing i.e. our three titles plus Raylene's.

I have spoken to Mr Brown and understand that his 2013 report, which was probably developed earlier, relied on features identified on maps supplied at the time. Although the properties at the south of Hannahs Clearing Township were consented subdivisions and had dwellings and building platforms these did not show on the maps used, so they became included in the ONL land. This has resulted in an unfair inconsistency, especially as the features and values of the titles included in the ONL at Hannahs Clearing are no different to those of others in the western part of the settlement. This can be clearly seen from the aerial overlay photos. The second reason is that modified, subdivided land with dwellings does not fit within the values described in either Mr Browns 2021 report or in Schedule 5 referring to ONL's.

You will appreciate that activities in ONL's are restricted which would make residential activity or construction difficult and could degrade the value of our properties.

Outstanding Coastal Natural Character and High Coastal Natural Character.

At Hannahs Clearing the proposed boundaries of the above are the same as the ONL so many of the same comments apply. I find the position regarding this land to be very confusing. Firstly the description *above*, which appears on the web based overlay maps, does not appear on the PDF maps which are impossible to read anyway. Secondly, despite trawling through hundreds of pages contained within S32 reports I cannot find any commentary on land of this description, only some maps but these give no indication of their origin (Maybe Brown?). Likewise while Council has referred to the later 2021 Brown report as having some relevance to the coastal land classification it seems to me to relate only to the ONL. While Schedules 6 and 7 do relate to coastal classification they don't contain boundary descriptions. This may be a problem as the rules within various sections refer to land described in the schedules. Be that as it may, if we assume that our properties at Hannahs Clearing are proposed to be within the Outstanding Coastal Natural Character and High Coastal Natural Character boundary I submit they should not be as this is inconsistent with the rest

of Hannahs Clearing and other settlements, and the properties, having been developed, do not meet the values set out in schedules 6 & 7. As with the ONL, including our residential properties in the Outstanding Coastal Character and High Coastal Natural Character areas imposes inconsistent and unreasonable restrictions.

Proposed Amended Mapping.



South end of Hannahs Clearing. Red line = Plan proposal, places 4 titles in ONL and Outstanding Coastal. Blue line = requested change, has those four titles same as neighbours, i.e. not in ONL or Outstanding Coastal Character and High Coastal Natural Character areas.

Addendum.

Since writing the above I have found a further Brown Ltd report dated March 2022. This report was placed before the TPPP Committee at their 19 April meeting.

The author had been asked by the senior planner to review ONL and Coastal Character and High Coastal Natural Character maps in certain areas. With regard to Hannahs Clearing he had been asked to review the Coastal Character and High Coastal Natural Character map but not the ONL map. I assume this to be an oversight as the boundaries on the notified maps are the same for both.

In his report Mr Brown commented:

“HNC Areas C9 & C10 Arahura (Hannahs Clearing)

Concern was raised about the way in which Council’s mapping of ONC Area C9 shows it overlapping the settlement at Hannahs Clearing. In reality, as shown on the aerial image overleaf, Hannahs Clearing should have been excluded from the settlement. In my view, ONC Area C9 and HNC Area C10 should be revised reflect the modified boundaries shown on that aerial. This would also leave a small buffer area between Hannahs Clearing and ONC Area C9, and would more accurately define the edge of the adjoining HNC Area C10. “

Later in his report Mr Brown went onto say:

“I have rectified those ONL and HNC/ONC Area boundaries in response to Council’s identification of areas of concern in the brief received from Council. However, it is equally clear that the persistent issue of ONLs and HNC/ONC Areas encroaching on private properties could be partly (though, not wholly) addressed via the sort of re-mapping shown in this report”

Mr Brown amended several South Westland ONL boundaries to exclude private residential property.

This report was presented to the Committee by Senior Planner Lois Easton as part of her report dated 29 April 2022. Lois alluded to the changes to the boundaries at Hannahs Clearing. She said that the changes would be incorporated into the maps to be released with the Proposed District Plan. It may be an oversight, but this did not happen.

Mr Brown commented at length about the difficulties he encountered in 2012/13 due to the quality of maps and photographs available. There may still be some problems, the quality of the image on page 164 of his May 2022 report is not great and I suspect he still has the revised southern boundary passing through our lot 3 DP 357973 rather than on or south of the southern boundary with the DOC estate.

This part of my submission relates to the mapping of the Severe Coastal Hazard land at Hannahs Clearing. There are a number of properties including ours, included fully or partially within the area mapped as Severe Coastal Hazard.

I oppose the inclusion of land at Hannahs Clearing village.

The decision I seek is to change the map boundaries and other references to make it clear that these properties are not included. My reasons are summarised as follows:

1. Land heights are not available from LIDAR measurements and could not be accurately determined.
2. The 2022 NIWA report makes it clear that there is a lack of data regarding the Hannahs Clearing village area.
3. The proposed Severe Coastal Hazard has the affected land width much wider at the south of the village than the north, even though the land height is greater at the south. This is illogical. (For clarification : I am not suggesting that the width should be greater in the north)
4. It cannot be concluded from the NIWA report that the land at Hannahs Clearing should be included
5. The process has ignored the guidance issued to local bodies by the Ministry for the Environment re the process for dealing with land proposed coastal hazard.
<https://environment.govt.nz/assets/Publications/Files/coastal-hazards-guide-final.pdf>
6. The proposed classification of land at Hannahs Clearing is callous and cannot be justified on the information available. It is causing potentially affected residents unnecessary anxiety about the effect on life quality and the value of what is generally their biggest asset.

Enlarging on the above.

1. The 2022 NIWA report, commissioned by the Regional Council, seems to be the sole source of information used for the overlay mapping process. The report explains that when considering inundation land height is a critical factor and predicting erosion is complex. Due to a lack of data history, a comparison of past and present shoreline photos is a major tool for future predictions. Referring to inundation the report states on page 10 *“For Westport and Rapahoe high resolution LiDAR topography data was used for this analysis, but for other areas this data is not yet available so the analysis utilised the less accurate SRTM dataset. There is much higher uncertainty in this data and it is recommended that inundation hazard should be re-analysed to confirm/update the results once LiDAR data is released for these areas.”* On page 94 the report further states *“In all of the pCHA except Granity, Orowaiti and Rapahoe LiDAR topography data is not yet available and SRTM DEM was used instead. SRTM DEM is a crude representation of the ground elevation with lower accuracy and resolution than LiDAR, resulting in high uncertainty for the inundation analysis. With LiDAR survey expected to become available in the near future, the inundation mapping for these areas should be redone to confirm/update the results”* There is also comment on page 94 about the lack of data for the prediction of erosion, while on page 42 the report explains that there is a lack of data available for most areas of the West Coast so image comparison is useful. Given the above I submit that there is no justification for land at Hannahs Clearing being included in the overlay because of inundation. If required the matter can be reconsidered when the plan is reviewed after ten years.

2. In the 108 page NIWA report, Hannahs Clearing is specifically covered in only four lines on page 83. *“Shorelines in Hannahs Clearing and North do not show trends but have shown cycles of erosion and accretion with an erosion phase starting in the 1950s (30 – 60 m between 1951 – 1969) followed by a full recovery (1969 – 2006) and is ongoing a new erosion phase. South of Hannahs Clearing erosion trend are clearer, exceeding 0.5 m/year (see also Figure 4-31).”* The report has a table showing that erosion at Hannahs Clearing Village has been/ is neutral. The comment regarding erosion south of Hannahs Clearing relates to the old tip site 2km to the south, where erosion occurred in 2020 as a result of Cyclone Fehi. I believe a major cause there was the disturbance over the years, at this location, of the natural terrain and vegetation which provides protection for much of the coast, including Hannahs Clearing. I agree that shorelines at Hannahs Clearing village do not show erosion trends, I have had the opportunity to compare images covering the period 1951 to 2022 including one taken in 1979. If anything the shoreline is now further from the road than it was then.
3. The existing Hazard overlay starts off narrow at the northern end of the village, but 500m to the south it is the entire width of ours and our neighbour’s sections. I have had no logical explanation for this. I think the land on our southernmost title, the southernmost private land in the village, is 1.9-2m higher than that at the north. I have spoken with one of the NIWA reports authors about this. He explained that there was a lack of data re Hannahs Clearing so a line was drawn wider in the south as there had been some erosion at the tip site 2km down the road. I do not think that this is a particularly scientific approach and got the impression that the report authors felt that despite the lack of evidence they should produce something. It is hard to comprehend how something 2km south could translate to such a variance with the width at Hannahs Clearing over a distance of just 500m.
4. Papers put before the Planning Committee on 17 May indicated that community concerns had been raised about the robustness of the mapping at Hannahs Clearing. A response comment was that the NIWA modelling output had been carefully checked and no changes were recommended. I wonder about this statement given I have been unable to find any documented scientific modelling for Hannahs Clearing and as has been said the images don’t disclose any erosion trends. I submit that given the implications for ratepayers the reasonable conclusion to be drawn from the NIWA report is that there is insufficient evidence to warrant including Hannahs Clearing in the overlay. I get the impression that pressure to produce something has overridden logic. Since the NIWA report was prepared data from the Searise mapping programme has become available. This indicates that the coast near Hannahs Clearing is rising. A further factor, not taken into account is that a main divide earthquake, predicted to occur within the next 30 years or so, will likely cause further coastal land rise and as commented by NIWA will likely produce material that will travel down rivers and increase beach size. On page 111 of the PDP it states that the overlays have identified Coastal Severe and Coastal Alert areas where the risks have been modelled and mapped. There may well have been lines drawn on maps but there is no evidence of what could reasonably be considered modelling. I submit therefore that the inclusion of land at Hannahs Clearing and probably elsewhere fails the test described.

5. Dealing with potential coastal hazards has been a minefield for local bodies. In 2017 the Ministry for the Environment produced a 279 page guide for Local Authorities. I know that council is aware of the report and I have attached a link in summary point 5 above. The guide recognises the importance of involving stakeholders given the potential effect of decisions on their economic, mental and social wellbeing and devotes a substantial amount of its content to how this process should be undertaken. The report emphasises the need to produce data over a period of at least ten years and to share this with affected communities over time, taking on their feedback. Case studies are included. These show that best practise has been to work with communities for ten years or more so that if there is a problem there is general buy in. I feel that so far we have been presented with a fait accompli after a once over lightly exercise with minimal dialogue. While the magnitude of reporting on a 600km coastline within a tight timeframe possibly makes this understandable it does not make it right. I understand that there is a school of thought that says that the Government Coastal Policy Statement required urgent recognition in the proposed plan, but the approach that has been taken and the timing is nothing like that suggested by the Ministry, and there is nothing in the Policy Statement or the MOE guide that justifies the current position.

6.

I am sure that Council is aware of the bond between people and their land. In most cases it represents the bulk of their wealth, it is inseparable from their social lifestyle and the saying that their home is their castle is generally true. I have used the word callous to describe the way this proposal has been dealt with. This is not a criticism of the council people involved, I realise that this was not their intention, but it is the reality of the effect on those on the receiving end. Some people are considering moving, afraid that the value of their property will be significantly diminished; others have been distressed and unable to sleep. This is an understandable reaction and this situation should not have happened given that there has been no property in the village affected by erosion or inundation to date.



Hannahs Clearing Beach 1979



Hannahs Clearing Beach 2022



Council Proposed Severe Hazard Overlay showing increasing width N to S over 500m.

Emails between Vance and Planners April 2022 re Hazard Mapping Included as background Information.

Good Afternoon Edith,

Thank you so much for your considered reply.

Over the weekend I have been reading and thinking about the issues and realise what a huge job you have given that the Coastal part of the plan you are developing, while large and complex in itself, is only one aspect of the total plan.

In terms of hazards you will be considering flooding from rivers, earthquake risk etc, etc on it goes. I have attached a report I came across about river flooding , which often combines with coastal flooding, between 1846 and 1987. It reminded me that the West Coast is indeed a place where the forces of nature are felt and that is part of its attraction for many, one which has played a large part in the culture of the district.

Anyway, back to Coastal planning issues. I note that not many local bodies have got to grips with it so far, not surprising given the difficulties and the potential social and financial effects on residents.

The Christchurch City Council is at a similar stage to Westland, they sum up the requirements of the RMA and the Coastal Policy Statement as follows. That :

- Development, subdivision and land use does not increase the risk of coastal inundation, coastal erosion, rising groundwater or tsunami causing physical, social, economic or environmental harm.
- Existing communities potentially affected by coastal hazards are able to continue to develop and use land, natural and physical resources where the risk of adverse effects from coastal hazards is not increased and the level of risk can be managed to an acceptable level.

I presume this is the approach you are taking. With regard to risk it seems to be defined as the usual risk management approach, where high risk can be something that has a lesser effect but is likely to happen often or as something that is not likely to happen often but can have a significant effect on human safety if it does. If we relate this to Hannahs Clearing, I think that the red zoning and restrictive provisions suggested are unjustified for the south end of the township.

I note that the interactive draft plan (the one where you can put in an address and bring up map overlays) does not disclose any hazards at Hannahs Clearing so I assume that your current thinking has arisen as a result of the latest NIWA report. Understandably the report acknowledges the difficulties of accurately modelling what nature will do in the future.

The report notes that there are no known coastal erosion trends at Hannahs but that between 1950 and 1969 there was a period of erosion which reversed between 1969 and 2006. Since then the report suggests that erosion may be in the order of .5m per year more toward the old tip site a km or so to the south. It should be noted however that the power company about three years back removed a strip of beach top forest and vegetation near the tip site and this has allowed the sea to claim back to the "new" bush edge. The report further notes that unlike some other areas there has been no inundation of land at Hannahs Clearing, in other words the line denoting the red zone on the map has been derived we assume from calculations involving land height and perhaps beach profile. The report acknowledges that heights were obtained using the DEM satellite method as the more accurate DAR data is not yet available for our area. I am not sure how the DEM method deals with tree cover, interestingly the red part of Hannahs is the most forested. I note that the red zone seems to extend to or maybe across the road just south of our place.

Edith, as far as I can tell by walking around the town and along the beach edge it is all pretty well flat and of similar height at both north and south ends and to my eye the beach profile looks the same as well. Our properties are the last residential lots, all at the south end on the sea side of the road. We have built on the northern two while the southern lot is a vacant section. The land is low sand dunes which has been forested over centuries. As far as I can make out the height of the land where our house is located is probably similar in height to the seaward land on which houses are built on at the north end of the village and I estimate the building platform on our section next door is higher and further from the sea. Our house is 15 – 20 m further from the sea than the houses at the north and the next door (most southern) building platform is even higher and is separated from the sea by mature, 250 year old or so, forest. I have attached a photo looking toward the sea from the building platform. You can get a good idea from Google maps although I am sure you will have your own maps.

I calculate that if erosion were to happen at .5 m per year, it would take over 100 years to reach our house and much longer to reach the building site next door. Given that erosion tends to be cyclical it would probably take much longer. This ignores the effect the forest has on binding the land. Even if this is all wrong buildings on our land are not going to create a risk to life and limb in the way an earthquake could so I cannot understand why any of Hannahs Clearing should be considered red zone.

I do note that the M.O.E guide re introducing the National Coastal Policy into District plans sounds a note of caution about using map overlays in coastal areas, I can understand why.

Edith, a further point of concern is the notion of requiring people who wish to build etc on red zone coastal land to provide detailed technical mitigation with a RC application. In reality I suspect that this would just mean two lots of “experts” disagreeing with each other – I just don’t think the science is that clear here. If there was disagreement the likely outcome would probably not be positive. I have read a report of a case up north where the matter was finally decided in the owners favour by the high court, no doubt at great cost to the council and the owner.

I am sure you have figured out by now that I would therefore like all of Hannahs Clearing not to be red zone. I know that District Plans have to be reviewed every ten years, if new more compelling evidence arises there will be plenty of future opportunity to address it in the future. This approach seems to be similar to that adopted by some other councils so you will not be alone !

Edith, thanks for taking your mind away from the big picture to address our personal concerns, would it be possible to further my understanding by way of a phone chat with you ?

Kind Regards,

Vance Boyd.

From: Edith Bretherton [<mailto:edithb@wrc.govt.nz>]

Sent: Friday, April 22, 2022 2:55 PM

To: rvcb@xtra.co.nz

Subject: FW: West Coast Coastal erosion

Afternoon Vance,

Thank you for sending through your feedback, and further email.

The coastal protection question is a big one. The general approach has been that, if the structure is built to mitigate a 1% annual exceedance probability event, commonly referred to but actually slightly different 100 year coastal storm event, and 100 years of erosion, including climate change consideration, and is publicly maintained then it is considered part of mitigation. The reason for being so stringent is that we legally have to consider coastal hazards with at least a 100 year timeframe. The publicly maintained part, which the rating district ones would be part of, is also important. There is a danger, when something is maintained by a third party that if that third party has a change of circumstances the maintenance is lost. When I undertook the site visits with the NIWA coastal engineer we looked at the various structures, and read the asset management plans, which then formed the NIWA report. The other issue with protection works, and this is the case at Punakaiki, I need to reread on Okuru, is that even with a substantial seawall, storm surge comes up the Pororari River and into the settlement behind the wall.

In regard to the Building Act, I'm aware of that section, and do work closely with the building control teams to try to ensure that we are aligned where we can be. The difficulty is that district plans are written under the Resource Management Act, which has different requirements. It may be that people require a resource consent, and a building consent.

And yes you are correct. The most recent satellite imagery has been used to calculate erosion, and coastal inundation. The coastal inundation part takes into account storm surge, wave setup, vertical land movement, and climate change. I've had a quick look at it, and can understand the question, why is it wider in part of Hannahs Clearing. It will most likely be one of two things, relative ground heights, but could also be the offshore contours, so as the wave approaches, is the seabed consistent offshore, and if not, the inundation should reflect that. Please do let me know if you feel that is not correct and I can go back to our coastal engineer and ask him to please have another look.

Best regards

Edith Bretherton

Senior Planner – Te Tai o Poutini Plan

Tel. 03 768 0466

E: edithb@wrc.govt.nz

PO Box 66, Greymouth 7840

388 Main South Road

www.ttp.govt.nz



From: Hayley Burgess <hayley.burgess@wrc.govt.nz>

Sent: Friday, 22 April 2022 1:17 PM

To: Rachel Vaughan <rachel.vaughan@wrc.govt.nz>

Cc: Edith Bretherton <edithb@wrc.govt.nz>; Jo Armstrong <joa@wrc.govt.nz>

Subject: FW: West Coast Coastal erosion

Hayley Burgess

Customer Services Officer

Tel. 03 744 7302 ext. 9021

M: 021 194 4673

E:

hayley.burgess@wrc.govt.nz



PO Box 66, Greymouth 7840

388 Main South Road

www.wrc.govt.nz



From: Vance Boyd <rvcnb@xtra.co.nz>
Sent: Thursday, April 21, 2022 4:56 PM
To: info <info@wcr.govt.nz>
Subject: West Coast Coastal erosion

This email is from an external sender. Please be careful with any links or attachments.

Hello,

My name is Vance Boyd, our Trust owns property at Hannahs Clearing. Earlier today I made a form submission regarding the coastal plan.

Since making it I discovered a later NIWA report which fill in some of the gaps for me.

I am still puzzled about the role that coastal protection plays. For example at Punakaiki and Okuru there are substantial protection works but these places are still red on the maps ?

Further, the notes to the draft plan say that if one wishes to build on land identified as being of risk of coastal erosion a resource consent will be required and it will need to show mitigation.

I have attached an extract from the Act , assuming it is still current, it would appear that this is not always the case, for example when the building will not contribute to erosion damage on the property or adjoining land.

I would hope that council will realise the implications of what it is suggesting and modify the draft accordingly.

In an effort to appreciate why it is thought that one end of Hannahs Clearing is okay and one not I will attempt to compare the height of our land compared with that at the North end. From what I can make of the NIWA report they used satellite methods to calculate land height v potential wave height.

Regards,

Vance Boyd

This Part of my Submission relates to the Natural Hazards Rule43 to NH Rule45 and associated policies and strategies.

I oppose these sections applying to existing consented subdivision land. I also oppose the provisions of Rules 43 and 44.

The decision I seek is for Rules 43 and 44 to be deleted and the provisions for Severe Coastal and Coastal Alert to be similar to those provided in Rule 45 for Coastal Setback. I also seek recognition and remedy of the proposed position regarding existing consented subdivided land.

My reasons are as follows:

1. The existing District Plan requires consideration of matters including land suitability when considering Resource Consents for subdivisions. The matters to be considered are more comprehensive than those for establishing a building. Our three titles were approved by a subdivision consent issued in 2004 after these issues were considered. I am aware of other coastal subdivision consents having been issued later.
2. It is unfair and unreasonable for a person owning a consented section to find that establishing a dwelling on it is a non complying activity, even if this is sometimes the case with the current plan. Given the current planning mindset this proposal has the potential to significantly reduce land value, why would someone want to buy a section with no certainty of being able to build because this is designated as a non complying activity. Resource consents for NC activity on land zone Severe Coastal are likely to be difficult and expensive to obtain and would involve experts who will not necessarily agree with other. Council needs to face up to its moral obligations where subdivision has been approved and titles issued.
3. If Council wishes to retain an overview of building consents in coastal areas the provisions set out in NH Rule 45 should be perfectly adequate. I submit that there is no advantage to anyone, except consultants, in forcing people who wish to build a dwelling on a section they own to proceed down the path of applying for consent on the basis that building a house is a Non Complying activity. If Council wishes to continue on this basis it needs to consider the compensation implications. I suggest that the subdivision stage is when matters should be explored not when someone wishes to build on their section. It seems anomalous that the proposed plan says in rule Sub Rule 21, that applications for as subdivision consent in Severe Coastal areas shall be treated as discretionary when to build a house is proposed to be non complying.

This Part of my Submission relates to the Natural Hazards Rule38.

I oppose the timeframe of two years for rebuilding in the event of damage to an existing dwelling.

The decision I seek is to allow five years.

My reason is that two years is unrealistic given the time that would be required for insurance settlement, plan development, builder availability and construction. I can't follow the logic of two years in some areas versus five years in others. I may be reading things wrong, or have missed something, but the above provision seems to relate to buildings in existence at the time the plan is notified. What happens with regard to damaged buildings finished after that date?

This part of my Submission relates to protecting or restoring natural defences to coastal hazards.

The Decision I seek is to amend the proposed plan in several sections to make it clear that the destruction of natural beach front defences, particularly in the Hannahs Clearing Area is not a permitted activity.

My Reasons are as follows:

1. The Coastal Policy Statement 2010, which has been referred to in the proposed plan, places an obligation on Councils to protect and restore natural defences to coastal hazards. These include barriers such as dunes and coastal vegetation and trees.
2. The village at Hannahs Clearing has been well served by the protection offered by the dunes and vegetation. It seems ironical that the proposed plan on one hand seeks to suggest that our properties are likely to be subjected to erosion or inundation but provides minimal protection for our defences, preferring instead to discourage us from living there.
3. Damage to our natural defences can be seen to the south near the old tip site where there has been activity going back to the tip days and more recently by the electricity company.

