



## Information Sheet

### Proposed Coastal Hazards Mapping Variation

#### **We want your submissions on the proposed coastal hazards map variation**

A Variation to the Proposed Te Tai o Poutini Plan (TTPP) to update coastal hazard mapping in the Plan, based on newly available and more accurate LiDAR data has been notified for public submissions.

Submissions close at **5pm Friday 16th August 2024.**

#### **What Is Proposed?**

Coastal hazards (coastal erosion and flooding) in the proposed TTPP were mapped using the most accurate data and modelling available at the time. High accuracy LiDAR data was available for the Hokitika and Westport township areas, as it had been carried out earlier for the planning of coastal and river protection works for those towns. The rest of the coast was mapped using lower accuracy space shuttle data.

More recently, improved LIDAR data like that used in Hokitika and Westport has become available for the remainder of the coast, excluding the area north of Hector. This has meant the modelling work has been updated to more accurately show the risks from coastal hazards. The TTPP Committee is proposing a Variation to the Plan to update the mapping accordingly.

The coast from the northern bank of the Taramakau River to Cobden (including Greymouth), from Hector north to Kahurangi Point and south of Jackson Bay are not included in this proposed Variation to the Plan, as updated data and modelling for those areas is still being developed.

#### **How does this impact me?**

The new mapping updates three of the hazard overlays which determine the rules that would apply:

- Coastal Hazard Severe
- Coastal Hazard Alert
- Coastal Hazard Setback

These hazard overlays were included as part of the proposed TTPP, but the new mapping Variation updates these.

The impact of the new mapping varies in different areas. It shows increased coastal hazard risk for some properties and reduced risk for others. Some properties may have larger or smaller areas of the hazard overlays on them, for other properties there might be a change from one type of hazard overlay to another, or a combination of these things.

The level of coastal hazard risk on a property influences the activities that can be undertaken there, so it is important you are aware of the proposed changes and take the opportunity to have your say.



### **What rules apply?**

The rules do not have legal effect until decisions on the proposed Plan are made after the hearing of submissions. However the rules currently say:

#### *Within the Coastal Hazard Setback Overlay*

- There are no rules that apply to existing buildings
- A resource consent (restricted discretionary activity) to build a new house is required – this will need to include a natural hazard assessment saying how the house will be designed and built to ensure it is safe from the coastal hazards.

#### *Within the Coastal Hazard Alert Overlay*

- Existing buildings can stay in their location and if destroyed can be rebuilt
- Additions and alterations to existing buildings where there is no increase in habitable rooms (like bedrooms or living areas) are also permitted
- New unoccupied buildings like garden sheds or garages are able to be constructed
- New houses, and addition of bedrooms or living areas require a Discretionary Activity Resource Consent. In order to get approval to build, this would require detailed technical evidence to show that the coastal hazard risk is mitigated.

#### *Within the Coastal Hazard Severe Overlay*

- Existing buildings can stay in their location and if destroyed can be rebuilt
- Additions and alterations to existing buildings where there is no increase in habitable rooms (like bedrooms or living areas) are also permitted
- New unoccupied buildings like garden sheds or garages are also able to be constructed
- New houses, and addition of bedrooms or living areas require a Non-complying Activity Resource Consent. The proposed Plan has strong policy discouraging new development in this overlay. Applicants would need to prove that the proposal is not inconsistent with those policies with detailed technical evidence supporting that position.

***The Variation does not propose any changes to the Rules and submissions on these have closed and will be heard in March 2025.***

### **How to find out more and have your say**

*View the updated maps at [www.TTPP.nz](http://www.TTPP.nz)*

Because this is a proposed Variation, submissions must now be made in writing to give your views on the proposal.

#### *Making a Submission*

Use the submission form online to provide your submission on the proposed coastal hazards Variation. Once completed, it can be delivered to the TTPP Team directly at the West Coast Regional Council Office, 388 Main Street, Paroa, or emailed to [info@tppp.nz](mailto:info@tppp.nz).

Submissions must be received by **5.00pm, Friday 16<sup>th</sup> August 2024.**

All queries regarding this proposed Variation or the TTPP in general can be addressed to the TTPP Team at [info@tppp.nz](mailto:info@tppp.nz), 03 768 0466, or 0508 800 118.