



Information Sheet

Proposed Coastal Hazards Variation

We want your submissions on the proposed coastal hazards 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 Thursday 19 December 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 and to allow for submissions on the notified version of the objectives, policies and rules relating to this mapping.

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 in many places.

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.

The Scope of the Variation has changed

Submissions have been received on the changes to the coastal hazard mapping, but now you can submit on the objectives, policies and rules as well as the maps.

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 within a 5 year timeframe
- 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 within a 2 year timeframe
- 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.

Natural Hazards Objectives

The following Objectives are proposed for Natural Hazards – including Coastal Hazards:

NH - 01 To use a regionally consistent, risk-based approach to natural hazard management.

NH - 02 To reduce the risk to life, property and the environment from natural hazards, thereby promoting the well-being of the community and environment.

NH - 03 To only locate critical infrastructure within areas of significant natural hazard risk where there is no reasonable alternative, and to design infrastructure so as not to exacerbate natural hazard risk to people and property.

NH - 04 To ensure the role of hazard mitigation played by natural features that minimise impacts of hazards including wetlands and dunes is recognised and protected.

NH - 05 To recognise and provide for the effects of climate change, and its influence on the frequency and severity of natural hazards.

NH - O6 Measures taken to mitigate natural hazards do not create or exacerbate adverse effects on other people, property, infrastructure and the environment.

What Policies Apply

The key policies which are proposed to apply to Coastal Hazards are:

NH - P1 Identify in natural hazard overlays areas at significant risk from natural hazards.

NH - P2 Where a natural hazard has been identified and the natural hazard risk to people and communities is unquantified but evidence suggests that the risk is potentially significant, apply a precautionary approach to allowing development or use of the area.

NH - P3 When managing natural hazards:

- a. Promote the use of natural features and appropriate risk management approaches in preference to hard engineering solutions in mitigating natural hazard risks; and
- b. Avoid increasing risk to people, property and the environment; while
- c. Recognising that in some circumstances hard engineering solutions may be the only practical means of protecting existing communities and critical infrastructure.

NH - P4 Natural hazard assessment, managed retreat locations and resource consent applications will consider the impacts of climate change. In particular the following matters will be considered:

- a. Change in sea level;
- b. Altering of coastal processes;
- c. Increased inundation of low lying areas;
- d. Changes in local temperatures;
- e. Changes in rainfall patterns; and
- f. Increase in cyclonic storms.

NH - P5 When assessing areas suitable for managed retreat, the following matters will be considered:

- a. That the natural hazard risk of the area is less than the existing location, and
- b. The potential future need to protect the community and associated infrastructure by hazard mitigation works.

c.

NH - P10 Avoid development of sensitive activities within the Coastal Severe Hazard and Flood Severe Hazard overlays unless it can be demonstrated that:

- a. The activity has an operational and functional need to locate within the hazard area; and
- b. That the activity incorporates mitigation of risk to life, property and the environment, and there is significant public or environmental benefit in doing so.

NH - P11 Allow development in the Land Instability Alert, Coastal Alert and Flood Susceptibility overlays where:

- a. Mitigation measures avoid risk to life and minimise risk to property and the environment; and
- b. The risk to adjacent properties, activities and people is not increased as a result of the activity proceeding.

NH - P12 When assessing the effects of activities in natural hazard overlays consider:

- a. The effects of natural hazards on people, property and the environment;
- b. Technological and engineering mitigation measures and other non-engineered options;
- c. The location and design of proposed sites, buildings, vehicle access, earthworks and infrastructure in relation to natural hazard risk;
- d. The clearance or retention of vegetation or other natural features to mitigate natural hazard risk;
- e. The timing, location, scale and nature of any earthworks in relation to natural hazard risk;
- f. The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site.;
- g. The functional or operational need to locate in these areas; and
- h. Any significant adverse effects on the environment of any proposed mitigation measures.

How to find out more and have your say

View the updated maps at 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.

Submissions must be received by **5.00pm, Thursday 19 December 2024**.

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