

Variation 2 to Proposed TPP – Coastal Natural Hazards Mapping

Submission form

Clause 6 of Schedule 1, Resource Management Act 1991 (RMA)

Your details:

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

Individual

Organisation

First Name: Charlie

Surname: Johnson

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: 255A Utopia Road, Westport

Email Address: charlie@maintracgroup.com

Phone Number: 021916253

Signature: Charlie Johnson

Date: 25/10/2024

My submission:

(Include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views.)

I oppose the Coastal Natural Hazards mapping recategorising Utopia Road area including our property at 1/255 Utopia road, as coastal hazard severe.

The coastal hazard overlay down Utopia Road area, does not factor in that the Orowaiti River mouth is migrating northwards, with the sand spit extending. It also does not take into any consideration works completed such as rock walls and other bank protection
Such a blanket approach to this overlay seriously disadvantages property owners with insurance repercussions and impacts on property values

Even though we are impacted by the variation, we were never notified. We also do not receive the Westport news, so were not notified that way.

For those whose letters were returned, they should have been attempted to have been contacted via other methods. And / or given the chance for late submissions.

Consideration should be given to those with independant site suitability reports that state that there is low risk of erosion or inundation, such as the report we received prior to purchasing the property.

Our property at 1/255 Utopia road has been specified as at a minimum 5m above MHWS this is a lot higher than the threshold for coastal hazard inundation

(Please feel free to use additional sheets)

I would like the following decision(s) to be made with respect to this Variation:

Allow property owners to provide independant evidence that their property can be removed from the Coastal hazard overlay. Such as rock walls, bank protection, or engineers reports indicating low risk of erosion and property heights.

Remove 1/255 Utopia road in its entirety from this overlay.

(Please feel free to use additional sheets)

All submitters have the opportunity to present their submission to Commissioners during the hearing process. Please indicate if you wish to speak to your submission

I wish to speak to my submission

I do not wish to speak to my submission

(please note that with this option you will not receive correspondence in relation to the hearings but you can keep up to date on the TTPP website)

If any others making similar submissions wish to be heard:

Yes, I would consider presenting a joint case with them

No, I would prefer to present my own individual case

Enquiries

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

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 on the Te Tai o Poutini Plan website and made available to the public.

We collect, use and share your information for the following purposes as directed by Schedule 1 of the Resource Management Act 1991:

- Original submission, and the associated address for service, is required (and made public) for:
 - Further submitters to serve their submission on an original submitter
 - TTPP Planning Technician to contact you about making an oral presentation supporting your written submission and/or advising you of the decision of the hearing panel.
- A summary of submissions report is produced following the close of submissions. This report assists the hearings panel and the public to review the submissions made.
- All submission data is required to ensure a sound and accurate consultation and hearings process.

If you wish to update or correct your name or address for service, please contact the TTPP Team on 0508 800 118 or by email at info@tppp.nz

Validity of Submissions

Please note that submissions may be struck out in whole or in part if authorities (including Council staff, Independent Commissioners or Legal authorities delegated jurisdiction with respect to such decision-making) deem any submission partially or entirely:

- Is frivolous or vexatious in its content;
- Discloses no reasonable or relevant case for a position taken;
- Contains offensive language; and/or
- Is supported only by material that *purports* to be independent expert evidence, but has in fact been prepared by a person who is not independent and/or does not have sufficient specialised knowledge or skill to give expert advice on the matter.

Those hearing submissions may also refuse to take a submission further in whole or in part if believing that there allowing otherwise would be an abuse of the hearing process.