

Submission on Variation 2 – Coastal Hazards of the Te Tai o Poutini Plan

Clause 6 of First Schedule, Resource Management Act 1991
FORM 5

1. Submitter details:

Full Name of Submitter: ADT Trust

Address for Service: C/- Caleb Tien (Brown & Company Planning Group)

Email: caleb@brownandcompany.co.nz

Contact Person: Caleb Tien

2. Scope of submission

- 2.1 This is a submission on Variation 2 – Coastal Hazards of the Te Tai o Poutini Plan (the Variation), re-notified 12 November 2024.
- 2.2 The submitter could not gain an advantage in trade competition through the submission.
- 2.3 The scope of this submission is detailed below and in Part 3 of the submission.
- 2.4 The specific provision that my submission relates to is:
- (a) Rule NH – R43: it is requested that the activity status of this rule be changed from discretionary to restricted discretionary.

3. Submission

- 3.1 The ADT Trust (the Submitter) owns land in Okarito within the recently mapped Coastal Hazard Alert Overlay.
- 3.2 The Submitter **OPPOSES** the activity status of Rule NH – R43 introduced by the Variation as it fails to provide for the reasonable use of the Submitter's land. The Variation provides the Council with unlimited discretion on which to assess a proposal under Rule NH – 43. This should be restricted to the relevant matter, being the coastal hazard.

4. The Submitter seeks the following decision from the Westland District Council:

- 4.1 The Submitter seeks that Rule NH – R43 of the Variation be amended to better provide for and recognise the existing residential use and nature of land within the Coastal Hazard Alert Overlay.
- 4.2 The Submitter seeks that the activity status of Rule NH – R43 of the Variation be amended to align with Rule SUB - R13 which provides for subdivision of land within the Coastal Hazard Alert Overlay as a restricted discretionary activity, and limits assessment to the management and mitigation of the coastal hazard, rather than full discretion to consider any matter.

- 4.3 The Submitter seeks that the activity status of Rule NH – R43 of the Variation be amended to be a restricted discretionary activity provided that this is accompanied by a hazard risk assessment undertaken by a suitably qualified and experienced practitioner (in line with Rule SUB - R13), with the Council's discretion restricted to the following matters:
- a. Matters outlined in the accompanying hazard risk assessment;
 - b. Risk to life, property and the environment from the proposal and any measures to mitigate those risks;
 - c. The location and design of proposed buildings, vehicle access and infrastructure in relation to natural hazard risk;
 - d. Any adverse effect on the environment of any proposed natural hazard mitigation measures.

The Submitter does wish to be heard in support of this submission.

If others make a similar submission, the Submitter will consider presenting a joint case with them at a hearing.



Caleb Tien
Brown & Company Planning Group (on behalf of the ADT Trust).

Dated 19 December 2024