

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

First Name: Barry

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Would you gain an advantage in trade competition through this submission: No

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My submission: I agree with the intent of the Variation 2 policy.
I do not support the specific rules for properties in a Coastal Hazard Alert zone as currently proposed.

I would like the following decision(s) to be made with respect to this Variation: That existing properties in a Coastal Hazard Alert zone that have been destroyed should have up to eight years to rebuild, before any additional restrictions apply.

This should apply in any location outside of Hokitika, Greymouth and Westport.

A major earthquake on the West Coast will likely result in lengthy delays to:

- Ongoing physical access to properties
- Financial flows to enable rebuilding with insurance complexities
- Abilities to clear damaged sites
- Availability of building supplies
- Availability of contractors
- Reconnection of services
- Availability of regulatory enablement such as building inspections

Evidence from highly destructive and disruptive events elsewhere in the South Island show that the proposed five years is too short to allow for rebuilding.

The result will be severe delays in the ability to rebuild any property or infrastructure across the entire South Island for years after a major destructive event.

In the event of a major destructive event on the West Coast, the further from major centres of population a property lies, the more difficult and lengthy it will be to secure all the services required for rebuilding.

If the intent of the policy is to allow for existing use rights, then consideration needs to be made for the remote nature of areas outside of Westport, Greymouth and Hokitika that will face additional lengthy barriers to any rebuilding of property.

Please indicate if you wish to speak to your submission:

I wish to speak to my submission

If any others making similar submissions wish No, I would prefer to present my own individual case to be heard: