

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

Individual

First Name: Charlie

Last Name: Johnson

Would you gain an  
advantage in trade  
competition through  
this submission:

No

Postal address: 255A Utopia Road  
Westport

Email address: charlie@maintracgroup.com

Phone number: 021916253

My submission: I oppose the Coastal Hazard Severe overlay including my  
property (and others around it) at 255A Utopia Road  
Westport (Lot 1 255 Utopia Road)

Prior to purchasing the property in 2021, we received an  
engineers report stating that the property is over 5m above  
MHWS, and has an extremely unlikely risk of any erosion.

No convincing data, modelling or reports appear to show how  
the coastal hazard severe zone has been determined, it does  
not appear to factor in that the Orowaiti river mouth is  
migrated eastwards with the sand spit extending, and it does  
not take into any consideration any works completed such as  
rock walls, and other bank protection.

The use of 1% AEP, a consistent 1m sea level rise along the  
entire west coast, and using RCP 8.5 is too extreme. Even  
the IPCC recommends a lesser value to be used as this is  
too extreme

This is an implausible situation to use, a more likely scenario  
should be used instead for the zoning.

The Coastal hazard zoning is adversely impacting property  
owners, with insurance premiums rising, and property values  
dropping. This has severe socio-economic impacts,

especially for properties unjustly zoned as coastal hazard severe.

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

Amend and reduce the inland extent of the coast hazard severe overlay. Exclude Lot 1 255 Utopia Road in its entirety.

Use a more realistic RCP value for modelling, not an implausible situation

Provide the opportunity for property owners that have their own evidence ie engineers reports and any flood and erosion protection works (rock walls etc) to remove their property from the coastal hazard zone.

Add a new objective - to ensure the role of hazard mitigation played by protective structures and works that minimize impacts of hazards including rock walls and stopbanks is recognized and protected

Please indicate if you wish to speak to your submission: I wish to speak to my submission

If any others making similar submissions wish to be heard: Yes, I would consider presenting a joint case with them