

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

Individual

First Name: Nicholas

Last Name: KEEN

Trade Competition  
(please choose  
whichever applies): I/we could not gain an advantage in trade competition through this  
submission

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Variation being  
submitted on: Variation 2 – Coastal Natural Hazards Mapping

My submission: I am writing this submission to oppose the draft variation for the  
Coastal Hazard mapping for the TTPP plan.

I was aware of the TTPP plan prior to this variation and the original  
proposed plan was considered when we purchased our property.  
However at the time of the original proposed plan for the Coastal  
erosion hazard Severe it did not encompass the entire property at  
331 Utopia Road, Westport and only covered the area across our  
dwelling and out towards the water (Not the southern portion of our  
land)

Our property was purchased in late 2022 and at that time the  
Coastal Hazard area only effected a portion of our property and that  
is why we went through with the purchase, however now that it has  
altered to encompass our entire property it is going to have a  
significant effect on us and the useability of the land and likely would  
have affected our decision on purchase was this variation in place at  
the initial stages of the plan and not put in at a later date.

The variation now includes the land between our existing dwelling  
and Utopia Road (Away from the water) which is the portion I totally  
oppose. There is no need for this restriction to be put on the land  
between our current dwelling and Utopia Road as there is no way  
we will allow for our family home to be effected by coastal erosion  
and prior to any erosion getting even moderately close to our current  
dwelling we will put measures in place to prevent it affecting our  
home (Rock Wall) which we have already been in consultation with  
local contractors about. By ensuring our family dwelling is not  
effected by erosion (Rock Wall) it will also guarantee that land  
between the dwelling and Utopia Road will also be protected from

erosion therefore it does not need to be labelled in the way it is proposed in the new mapping.

I can understand and accept the area between our dwelling and the ocean edge being labelled Coastal erosion Severe, however common sense suggest labeling the entire property in the coastal erosion severe hazard is non sensical and there is no way any property owner would simply allow there family home to be eroded away.

There is also the security of the build up of a sand bar along North beach, from the river mouth that as it progresses further north it will give significant protection from the ocean towards our land. This sand build up/bar can clearly be seen from mapping as regularly moving further north along the coast line and in the coming years will only increase the protection of our land from severe erosion.

I am strongly opposing and contesting the draft variation to the Coastal Hazard mapping.

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

I would like a decision to be made and the new proposal rejected around the appropriateness of labeling the portion of land that sits between the dwelling at 331 Utopia Road, Westport and the road edge of Utopia Road as coastal erosion hazard severe.

As detailed in the above section labelling this portion of the land as Coastal erosion severe hazard in the new proposed mapping is not required and the mapping for 331 Utopia Road should remain as it was initially proposed in the original plan where it only included the area of the property between the dwelling out towards the ocean.

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:

No, I would prefer to present my own individual case