

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

Individual

First Name:

Pam

Last Name:

Birmingham

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

No

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My submission:

While I agree with protecting life and property through thoughtful planning there are two sections of the Coastal Hazards Variation 2 that are problematic.

1. Within the Coast Hazard Alert Overlay Requiring a Discretionary Activity Resource Consent in order to get approval to build a new dwelling will add significant costs to building a new home. The proposed requirement of detailed technical evidence could pose an insurmountable cost to those already struggling to buy or build a home. Most areas already have an established base flood height requirement for the ground floor level. That, along with seismic, wind and sea spray building standards, should sufficiently mitigate the coastal hazard risk. Additional regulations will only contribute to the lack of affordable housing.

2. The time-frame for rebuilding within a Coast Hazard Alert Overlay section is too short. Even though 5 years seems like a long time all one has to do is look at Christchurch to realize that it could take at least 10 years to rebuild, especially on the remote and isolated West Coast.

I would like the following decision(s) to

1. I would like the following section to be deleted from the Coastal Hazard Alert Overlay:

be made with respect
to this Variation:

Delete:

New houses, and addition of bedrooms or living areas require a Discretionary Activity Resource Consent. In order to get approval to build, this would require detailed technical evidence to show that the coastal hazard risk is mitigated.

Replace with:

New houses and addition of bedrooms or living areas to comply with all applicable flood elevation standards and building code requirements such as seismic, wind and sea spray standards.

2. Under the Coastal Hazard Alert Overlay the time allowed to rebuild should be 10 years

Please indicate if you
wish to speak to your
submission:

I do not wish to speak to my submission – (please note that with this option you will receive less 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:

No, I would prefer to present my own individual case