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4 December 2024

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Te Tai o Poutini Plan Submissions
PO Box 66
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ATTENTION: TTPP TEAM

Submissions on Te Tai Poutini Plan Variation 2 – Coastal Hazards

Dear TTPP Team,

We are writing to formally submit our objections regarding the proposed Te Tai o Poutini Plan Variation 2.

We object to the Coastal Setback designation that is proposed to be noted against our property located at 5950 State Highway 6, Fox River. The legal description of our property is Section 1 SO318748.

The basis for our objection is that the land in question, as identified on the plan, is both sheltered and elevated. Consequently, it is expected to remain safe from any potential extreme tidal events, as it has historically.

In contrast, the property directly adjacent to ours on the southern side has only a minimal marginal area noted in the proposed plan, despite being at a lower elevation and thus more susceptible to potential coastal hazards. Furthermore, our furthest neighbour's land, which is also at a lower elevation than ours, has not been marked with any such notification.

We understand the rationale for the proposed coastal setback is to affect the ability to develop properties near the coastline by imposing restrictions on where buildings and associated activities can be located.

We further understand it specifically requires that residential activities and structures be set back a certain distance from the mean high-water springs (MHWS) to mitigate risks from coastal erosion and inundation, limiting the available area for building on a property, necessitating adjustments to site plans and potentially requiring land use consents for any minor encroachments into the setback area.

Although the proposed setback aims to ensure safety and reduce the impact of coastal hazards on future developments, and, whilst at this juncture we do not have plans for further development of our property, the overlay on our property would stymie any such potential plans.

The proposed Coastal Setback Overlay as intended for our property is completely unnecessary, especially in view of the lack of restrictions on similar, neighbouring properties. This blanket approach and methodology to adopting coastal setback on our property cannot be justified.

Thank you for considering our submission.

Yours sincerely

Andy and Shirley Nolan