

Proposed Te Tai o Poutini Plan

Variation 2 – Coastal Hazards

Re-notified

Additional feedback in support of submission by: Forest Habitats Ltd

2 December 2024

This submission relates primarily to the submitter's property at 117 Arthurstown Road, Hokitika. Refer attached Site Plan.

As noted in our original submission, we have concerns regarding inaccuracies that are inherent in high level hazard mapping. The mapping should be used as a guide only.

We agree that, as noted in the rules for the Coastal Hazard Alert Overlay, there should be a requirement for an engineering report to demonstrate that any coastal hazards can be adequately mitigated. Such a detailed, site specific report should over-ride the hazard mapping.

The Coastal Hazard Alert Overlay notes that it is a discretionary activity to build a new dwelling in this overlay. The submitter opposes this part of the rule. It should be consistent with the rule that allows for new dwellings in the Flood Hazard Susceptibility Overlay, where it is a permitted activity provided the flood hazard is adequately mitigated. If a technical report is required in the Coastal Hazard Alert Overlay, and that report is supportive of the development, what is the point of making the activity discretionary. It should be permitted, as with the Flood Susceptibility Overlay.

Finally, as noted in the original submission, there are sites just outside the overlay areas that are subject to flooding and coastal hazards, but development proposals there receive little or no scrutiny regarding hazards. We are referring here to the approved subdivision on Golf Links Road (plan attached with original submission). This seems anomalous and confirms our concerns about the value of the hazard mapping. Technical reporting should be required where there is any suggestion of flood or coastal hazard.

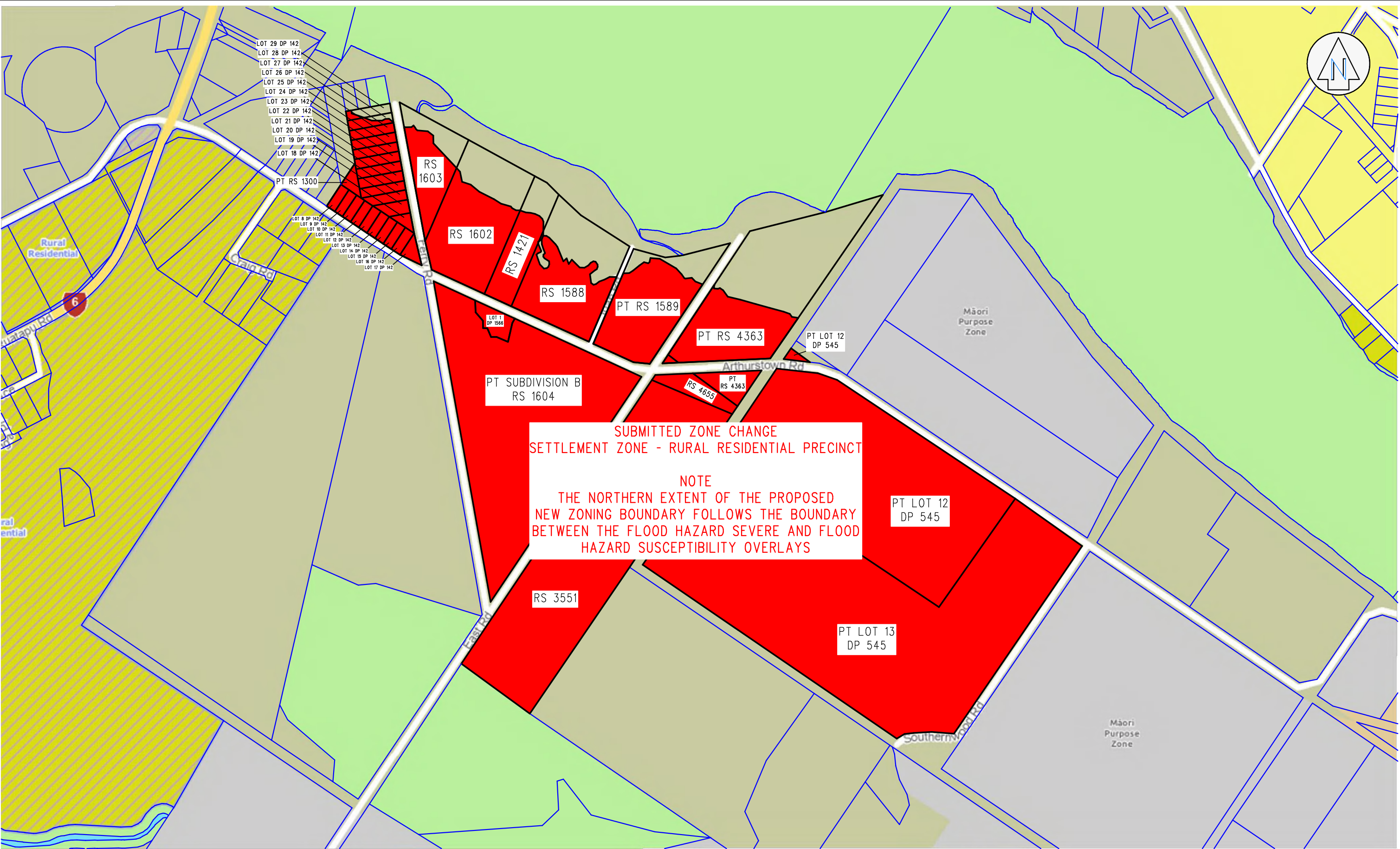
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 CHRIS J COLL SURVEYING LTD	FOREST HABITATS LIMITED ARTHURSTOWN ROAD, RUATAPU PROPOSED TE TAI O POUTINI PLAN ZONING SUBMISSION	Territorial Authority: <u>Westland District Council</u> Land District: <u>Westland</u> Reference: <u>3851...SP.2...</u> Scale: <u>1:7500 (A3)</u> Date: <u>October 2022</u>	PURPOSE This plan was prepared for Forest Habitats Limited Boundaries & areas are preliminary & approximate. The dimensions & areas are subject to final calculations & field survey.	DATA ATTRIBUTION Zoning boundaries and hazard overlay extents have been derived from the proposed Te Tai o Poutini Plan online mapping system.
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