

**FURTHER SUBMISSION IN SUPPORT OF, OR IN OPPOSITION TO, A
SUBMISSION ON VARIATION 2: COASTAL NATURAL HAZARDS
MAPPING TO THE PROPOSED TE TAI O POUTINI PLAN (TTPP)**

Clause 8 of Schedule 1 Resource Management Act 1991

To: Te Tai o Poutini Plan Team
Address: PO Box 66 Greymouth 7840
Email: info@tppp.nz
Phone No. (03) 768-0466 or 0508 800 118

Further Submitter Details

Name of further submitter: GARRY DUCKETT
 Contact person (if different from above):
 Postal address: 459 UTOPIA ROAD, WESTPORT 7892
 Email address for service: greenduckcompany@gmail.com
 Phone number: 02041028774

The TTPP team will serve all formal documents by email. Where there is no email address provided, the documents will be posted to the postal address stated above.

I am a person or organization who lodged a submission on the Variation, following its public notification on 27 June 2024: (please tick relevant box)

- a) Yes
- b) No

If no, please state the grounds as to why you believe you have the right to lodge a further submission on this matter:

Please note that further submissions can also be lodged by:

- **Any person or organisation representing a relevant aspect of the public interest**
- **Any other person or organisation that has an interest in the Variation that is greater than the interest that the general public has; or**
- **Local authorities affected by the Variation.**

TTPP Hearing (please tick relevant box)

Do you wish to be heard in support of your further submission? Yes No

If others make a similar submission would you consider presenting a joint case with them at a hearing? Yes No

Formal Submission –

Variation 2 Coastal Natural Hazards Mapping Te Tai O Poutini Plan

From: Garry Duckett 459 Utopia Westport 7892

I am writing to formally oppose the proposed Coastal Hazard designation of my property, based on the following substantive grounds:

Primary Objection: While I acknowledge the use of LIDAR mapping in determining coastal hazard overlays, I assert with confidence that this methodology has failed to accurately capture the significant elevated terrace upon which my residential dwelling and garage facilities are constructed. The elevation of this terrace warrants the exclusion of my property from both the Coastal Hazard Severe and Coastal Hazard Alert designations.



Formal Request: I hereby request that a formal cadastral survey be conducted on my property to definitively establish the elevation differential between the northern frontage and the residential structures. This will provide incontrovertible evidence of the actual topographical characteristics of the property.

Critical Context: As a 64-year-old single property owner who purchased this residence in November 2021 for semi-retirement, I find myself in a particularly vulnerable position. Following a severe stroke in 2022, which necessitated two years of rehabilitation and has left me dependent on disability support, I am now forced to consider downsizing. This property represents my entire life savings, and the proposed designation would have profound negative implications:

- Potential severe devaluation of the property
- Risk of rendering the property unmarketable
- Likelihood of prohibitive insurance costs, if coverage remains available at all

Environmental Evidence: It is crucial to note that while historical coastal erosion is well-documented, the recent natural convergence of the Orowaiti River mouth with Deadman's Creek has effectively halted erosion at my northern boundary. Moreover, the establishment of marram grass along the beach frontage demonstrates natural coastal stabilization.

Legislative Considerations: The Te Tai o Poutini Plan is legally required to consider social and economic impacts. I strongly urge the consideration of mental health implications, as this designation is causing significant ongoing stress to a recovering stroke survivor.

Financial Constraints: While I firmly believe in the inaccuracy of the current designation, I am not financially positioned to independently engage surveyors. Furthermore, I have concerns regarding the datum accuracy used in the current designation process.

Hearing Request: I formally request the opportunity to be heard and to present expert testimony in support of my position.

I strongly urge the TTPP commissioners to conduct a detailed investigation of the elevation levels of both my property and the surrounding area before proceeding with this designation.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'G R Duckett', with a long horizontal flourish extending to the right.

Garry Duckett

I support/oppose the submission of: (State the submission no., name and address of the person making the original submission)	The particular part of the submission I support/oppose are: (State the Submission No./Point no. of the original submission you support or oppose, together with any relevant provisions of the proposal)			The reasons for my support / opposition are: (State the nature of your further submission, giving reasons)	I seek that the whole (or part) of the submission be allowed / disallowed: (Give precise details of the decision you want the Council to make)
	Sub No. / Point No.	Support / Oppose	Provision		
GARRY DUCKETT 459 UTOPIA RD. WESTPORT.	COASTAL ENVIRONMENT OVERLAY	OPPOSE	AMEND OVERLAY	PLEASE SEE ATTACHED.	RE-ALIGN COASTAL HAZARD DESIGNATION TO BE NORTH OF MY RESIDENTIAL HOME AND GARAGE.

Note to Further Submitter

Further submissions on Variation 2 to the Proposed TTPP must be received by 5pm on Friday 25 October 2024.

To get your further submission to us, either:

Email to: info@tppp.nz
 Post to: PO Box 66, Greymouth, 7840
 Attention: TTPP Team
 Deliver to: 388 Main South Road, Paroa, Greymouth 7805

A copy of your further submission MUST be served on the original submitter within 5 working days after it is served on the local authority. Please send your submission to the email or postal address(es) of relevance, as included in the Summary of Submissions.

Please note all information provided in your submission, including your personal information, will be made publicly available.

Your submission (or part of it) may be struck out if the authority is satisfied that at least 1 of the following applies to the submission (or part of it):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.