

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: Stuart Liddicoat

Contact person (if different from above).....

Postal address: 36 Hall Street Cobden Greymouth

Email address for service: sliddicoat@electronet.co.nz

Phone number: 027 818 9336

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

Submission

The submission points, support or opposition, reasons and decisions sought are set out in the attached document.

Note: *Any attachments to your submission should only be supporting information, not the submission.*

A handwritten signature in black ink, appearing to be 'S. M. A.', written over a horizontal line.

Signature of the person making further submission
or the person authorised to sign on behalf of the
person making further submission.

14/10/2024

Date

Name of Further Submitter Stuart Liddicoat

My specific further submission(s) are as follows:
(Please only insert one further submission point per line. Add further sheets as required)

I support/oppose the submission of: <i>(State the submission no., name and address of the person making the original submission)</i>	The particular part of the submission I support/oppose are: <i>(State the Submission No./Point no. of the original submission you support or oppose, together with any relevant provisions of the proposal)</i>	The reasons for my support / opposition are: <i>(State the nature of your further submission, giving reasons)</i>	I seek that the whole (or part) of the submission be allowed / disallowed: <i>(Give precise details of the decision you want the TTPP Committee to make)</i>			
S729. Stuart Liddicoat 36 Hall St Cobden Greymouth	<table border="1"> <tr> <td data-bbox="477 677 677 960">Sub No. / Point No. S729.001</td> <td data-bbox="477 960 677 1223">Support / Oppose Support</td> <td data-bbox="477 1223 677 1506">Provision Coastal Hazards Variation Maps</td> </tr> </table>	Sub No. / Point No. S729.001	Support / Oppose Support	Provision Coastal Hazards Variation Maps	<p>I am still opposed to the coastal variation map. This affects my place in Cobden. I do not understand why this part of Cobden is affected by the coastal alert and Greymouth township is not affected. Both areas sit roughly the same height above sea level and both are protected by the flood wall. All i can conclude from this is the Cobden flood wall in not up to standard and the rates we pay are for nothing.</p>	<p>I seek that the coastal alerts zone variation over Cobden be removed. Please see attached maps</p>
Sub No. / Point No. S729.001	Support / Oppose Support	Provision Coastal Hazards Variation Maps				
	<table border="1"> <tr> <td data-bbox="677 677 877 960">Sub No. / Point No.</td> <td data-bbox="677 960 877 1223">Support / Oppose</td> <td data-bbox="677 1223 877 1506">Provision</td> </tr> </table>	Sub No. / Point No.	Support / Oppose	Provision	<p>I feel this is affecting the cost of insurance and the ability to sell properties. This is also having a huge affect on peoples mental well being . My life savings has gone into this house and i feel i have nothing now. If i cant get insurance in the future i will have to forfeit on my mortgage and declare bankruptcy</p>	
Sub No. / Point No.	Support / Oppose	Provision				

<p>I support/oppose the submission of: (State the submission no., name and address of the person making the original submission)</p> <p>S698 Jason Jacobs 53 Bright Street Cobden</p>	<p>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)</p> <table border="1" data-bbox="361 1234 679 1736"> <tr> <td data-bbox="361 1570 477 1736">Sub No. / Point No. S698.001</td> <td data-bbox="361 1404 477 1570">Support / Oppose Support</td> <td data-bbox="361 1234 477 1404">Provision Coastal Hazards Variation Maps</td> </tr> </table>		Sub No. / Point No. S698.001	Support / Oppose Support	Provision Coastal Hazards Variation Maps	<p>The reasons for my support / opposition are: (State the nature of your further submission, giving reasons)</p> <p>I support his opposition. I live a few doors down from Jason and agree that we are protected by the Cobden Flood wall and should not be affected by the Coastal Hazard zone.</p>	<p>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)</p> <p>That Variation 2: Coastal Natural Hazards mapping be withdrawn</p>
Sub No. / Point No. S698.001	Support / Oppose Support	Provision Coastal Hazards Variation Maps					

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.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Glen Kingan (S697)	S697.001	Planning Maps and Overlays	Coastal Hazards Variation Maps	Oppose	The property concerned is within the area north of Hector (hence NOT within the area to which the updated LiDAR data yet applies). The present situation is thus confusing. The overlays as they exist do not follow the contour of the land, and should be removed.	Variation 2: Coastal Natural Hazards mapping should be placed on hold - until all accurate LiDAR data is received.
Glen Kingan (S697)	S697.002	Planning Maps and Overlays	Coastal Hazards Variation Maps	Amend	The property concerned is within the area north of Hector (hence NOT within the area to which the updated LiDAR data yet applies). The present situation is thus confusing. The overlays as they exist do not follow the contour of the land, and should be removed. Such overlays put property owners at a disadvantage, and should not be applied unless property informed. The property is in fact at 28 feet/9 metres AMSL - similar to the Aerodrome runway and three neighbours, yet this property plus the southern end of the Aerodrome runway are incorrectly subjected to the overlay. Such a situation has consequences for the ability to extend, sell and insure the property. And there is no risk of either coastal erosion or coastal inundation - in own lifetime or beyond.	Remove the Coastal Hazards Alert layer from the property concerned - i.e. 127C Kohahai Road, Karamea.
Jason Jacobs (S698)	S698.001	Planning Maps and Overlays	Coastal Hazards Variation Maps	Oppose	Does not believe own place (at 53 Bright Street, Cobden) would be affected - as if it was, others who were not so informed would be affected first. And the Cobden Greymouth area is protected by the floodwall.	That Variation 2: Coastal Natural Hazards mapping be withdrawn.

Submitter	Submission Point	Plan Section	Provision	Position	Reasons	Decision Requested
Steve Miller (S728)	S728.001	Planning Maps and Overlays	Coastal Hazards Variation Maps	Amend	<p>people's needs to seek professional assistance. And no account is taken of potential tectonic uplift through earthquakes - which would well and truly "cancel out" the effects of a one metre rise in sea level over 100 years. So the data cannot be "credible".</p> <p>Property at 19 Glasseye Drive, Little Wanganui is within a Coastal Hazard Overlay, and this will affect insurability, saleability and value of the property concerned. And is one on which has been investment in a superfruit orchard and a dwelling.</p>	That any Coastal hazard Overlays on 19 Glasseye Drive, Little Wanganui be removed.
Steve Miller (S728)	S728.002	Planning Maps and Overlays	Coastal Hazards Variation Maps	Oppose	<p>Other housing in the community and the community in general will be similarly adversely affected by Coastal Hazard Overlays similarly applied. The NIWA data on which the Variation is based is incorrect and falsified, with what is an approach that will greatly reduce Council rate takes short sighted and misinformed. Greater accountability is needed.</p>	That Variation 2: Coastal Natural Hazards Mapping be withdrawn. Rather, effort should go into having insurance companies take a more reasonable approach to the insuring of properties potentially affected by natural hazards.
Stuart Liddicoat (S729)	S729.001	Planning Maps and Overlays	Coastal Hazards Variation Maps	Oppose in part	<p>Owner of 36 Hall Street, Cobden - which is close to the edge of the Coastal Hazard Overlays as they exist. Such mapping (as seemingly advised by NIWA) requires a "second opinion" - as the consequences of such overlays for what is a relatively low socio-economic area could be significant. Impacts on insurance costs and saleability potential could cripple some households.</p>	That Variation 2: Coastal Natural Hazards Mapping be subject to a "second opinion" in terms of the NIWA informing. Alternatively, the Council should consider contributing towards the cost of insuring affected properties.
Tania Reynolds (S730)	S730.001	Planning Maps and Overlays	Coastal Hazards Variation Maps	Support	<p>Variation 2: Coastal Natural Hazards mapping is supported - given that (consistent with Submission of 10 November 2022 and Further</p>	That Variation 2: Coastal Natural Hazards Mapping proceed.



Te Tai o Poutini Plan (TTPP) Coastal Hazard Mapping Variation for Consultation



Final Coastal Hazard Variation Layers

Coastal Hazards Variation - Setback

Stage

- No Mapping Changes and Carried Over From Proposed Plan
- Mapping Changes Included Within Variation

Coastal Hazards Variation - Alert

Stage

- No Mapping Changes and Carried Over From Proposed Plan
- Mapping Changes Included Within Variation

Coastal Hazards Variation - Severe

Stage

- No Mapping Changes and Carried Over From Proposed Plan
- Mapping Changes Included Within Variation

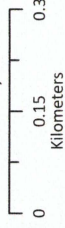
Property Data

Cadastral Boundaries

157


Cobden, Greymouth

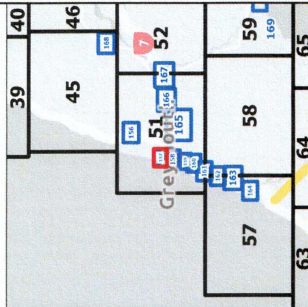
Scale: 1:7,500



Legend

Mapping Carried Over From
Proposed Plan With No
Change

 Coastal Hazard Alert



DISCLAIMER
Considerable care has been taken to avoid errors and omissions, and the latest information has been included in these District Plan maps. However, even with the greatest care inaccuracies may occur and therefore the West Coast Regional Council cannot accept any responsibility for such errors and omissions.

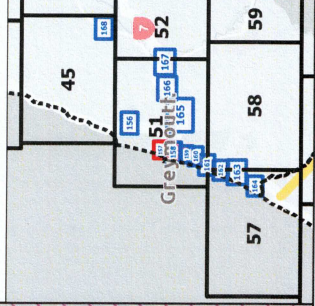
NOTE
Roads carry the same zoning as the adjoining land. If a boundary between zones follows a road, the zone boundary is located on the centreline of the formed road, or where unformed, the centreline of the legal road.

Proposed District Plan - Coastal Hazards Variation June 2024



Legend

- Land Instability
- Flood Severe
- Flood Susceptibility
- Coastal Alert
- Coastal Tsunami Hazard



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NOTE

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