

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

First Name: Jim and Anne

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Trade Competition (please choose whichever applies): I/we could not gain an advantage in trade competition through this submission

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Variation being submitted on: Variation 2 – Coastal Natural Hazards Mapping

My submission: We strongly oppose Plan Variation 2 - Coastal Natural Hazard Mapping (Red zoning of Neils Beach)  
Why Red Zone Neils beach and who authorised it? Where is the science to prove this zoning necessary- many experts do not agree with your zoning proposals. Your information relies on extreme estimates of sea level rise and consequent coastal erosion which is unlikely to happen so planning for the worst case scenario is unnecessary. (Please refer to the forwarded Radio NZ Outcomes for the Kapiti Coast.)

At no time have we as Neils Beach ratepayers been informed or consulted on this proposed planning. Our information has been provided in a second hand manner- where is the democracy in this .

The consequent implications of your proposed zoning:

1. a major hike in insurance costs for each owner
2. capital value of our buildings dropping
3. future building permits would require a Resource Consent
- 4.major anxiety for all Neils Beach property owners.
5. decrease in capital value of assets would increase rates to retain income for WDC and WCRC.

I would like the following decision(s) to be made with respect to this Variation: We as ratepayers of Neils Beach would like you to remove the Red Zoning planned. In light of the above and instead agree that you have only issued an advisory notice to ratepayers.

All ratepayers must receive by mail the correspondence relating to the hearings.

Please indicate if you  
wish to speak to your I do not wish to speak to my submission\*  
submission: