

Submission by Mandy Deans, 16 O'Leary Place, to Variation 2 in the proposed TTPP, Coastal Natural Hazards Mapping at Neil's Beach, South Westland.

2/8/24

Re: TTPP Variation CHA 26 – Neil's Beach – Classification Coastal Severe (Erosion and Inundation)

I am opposed to this Classification which is much too harsh, considering the mitigating effects already put in place by the residents of Neil's Beach. I therefore request this classification be changed to enable us as ratepayers to have control over our freehold properties and to be free from penalties imposed on us.

The implications of the Red Zoning Classification are:

- A possible major hike in insurance costs for each owner or being unable to get it at all
- The value of our buildings dropping because of reduced capital and therefore reduced rates take
- Houses becoming unsaleable.
- Not being able to get loans for building or maintenance
- Major anxiety for all Neil's Beach owners
- The rates decrease is likely to be huge for WDC and WCRC.

Why has the settlement been Red Zoned without consultation with the Residents, none of whom were consulted prior, why is the democratic process so hard to follow?

The science behind this is lacking – there are a lot of people, some experts, who do not agree with your zoning, as the 2016 NIWA Report – River Related Shore erosion at Hokitika and Neil's Beach Westland by Dr Murray Hicks. This report indicated that the beach is constantly being replenished from the Arawhata River, unlike other coastal areas. The Arawhata River brings millions of tons of gravel and sand to Neil's Beach in times of flood. Your information relies on extreme estimates of sea level rise and coastal erosion which is unlikely to happen, so planning for the worst case scenario is unnecessary. The beach will be depleted and then built up again many times, as has happened over the past 40 years.

In addition, the decision was made for Red Zoning prior to the bund being installed by the ratepayers in 2016, which mitigated much of the erosion risk. This bund was built from Neil's Beach ratepayer's funds in the Special Rating District and the dune rebuild against this bund has been significant. The bund has stopped the waves from breaking in to the bush in front of our house. We understand that the LIDAR results have reduced the critical erosion areas slightly but have not taken into account the Neil's Beach bunds.

Variation two has unfortunately shown that three properties on the highway end of the Neil's Beach village have been left out of the zoning ie Hokitika Angling Club and others. The three houses opposite are on a hill and are less likely than those shown, to suffer erosion or flooding – where is the science in this? Obviously, no one has applied contours or common sense to this mapping.

I would like the following decision(s) to be made with respect to this Variation:

I request this classification be completely taken off Neil's Beach to enable us as ratepayers to have control over our freehold properties and to be free from penalties imposed on us.

To allow individual ratepayers to make their own decisions regarding erosion and inundation and to join with other ratepayers to implement what is necessary for their houses eg the bund that was established.

We have been asking WCRC for a number of years for a Resource Consent to be set up for changing the Arawhata River mouth, should it be necessary. We ask now that you continue to explore the implementation of one Resource Consent for the whole of the West Coast, for doing works to reduce erosion. We see this as a logical and timely application that would assist all coastal communities.