

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

Individual

First Name: Murray & Rachel

Last Name: Petrie

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

If able to gain such an advantage:: My/our submission relates to environmental effects of this Variation only

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Effected property 12 O'Leary Place Neils Beach

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

My submission: Oppose due to the conditions being imposed

Please find below my submission to the first round of consultation

1. Please provide your feedback on the consultation process adopted for this draft variation:: The consultation process was poorly communicated as the ratepayers should have been notified directly to ensure that they were aware of the upcoming meetings and the conditions/ rules being proposed.

After contacting the council we arranged teams meeting with the planning committee to answer further questions, this, however, was poorly attended even by people who were directly invited to the meeting, this indicated that the community weren't engaged, and some believed that the decision would be made either way and that individuals wouldn't be heard.

2. Please provide your feedback on the updated mapping of coastal hazards. For any concerns over the accuracy of the mapping, please describe the sources of your information::

It's tough to dispute the fact that the sea is approaching the Westcoast and that erosion is occurring over a period of time, however, this is a 100-year plan a lot can change in 100 years, the rules being set are to stop further growth and development in these affected communities, but what is being done to protect the people that reside their now? What is being done to protect their property values as paying ratepayers? I agree that we don't want to put more

houses in these zones but the council needs to be aware that the rules being proposed are untenable. The properties are in remote locations so having 1 year term to rebuild in the event the property is destroyed is not possible, even 2 years would be a challenge, the rules all need to be refocused on ensuring the viability of the communities over the next 100 years not trying to chase people out of the community now! I strongly oppose the current proposed rules, the best way to resolve this would be more community engagement

3. Please provide any other feedback you would like the TTPP Committee to consider during this draft variation process::

The current remapping and rules will make it difficult for owners to get insurance or have inflated premiums due to the zoning changes, and rebuilding costs will increase as the communities will become less desirable for tradesmen to work with little to no other work. Buildings will become degraded, property prices will fall, banks will no longer lend on mortgages, ratepayers will decrease and the Westcoast businesses will suffer!

Variation 2

The mapping hasn't changed for the area that involves our property at 12 O'Leary Place, red-zoned in Severe coastal inundation and erosion. Is the council going to pay us out for the value of our property? If the council want to put in place untenable rules on our land then surely, we should be compensated for this?? This will make it impossible to sell, or for any potential buyer to get bank funding or insurance for the property.

Ongoing insurance will be so expensive once this is notified that landowners will not be able to afford the premiums.

Why is the WDC writing us off when Neils Beach has a beach that naturally rebuilds from material transported from the Arawhata River a proven natural occurrence documented by NIWA? The WCRC also have in place a rating district fund for beach protection works for the community, a process to date that works and has provided the community with extra protection since it was established and has helped to rebuild the beach.

Why does our community need to be red zoned, why can't future building restrictions be put in place, to avoid more development within these zones, but instead of devaluing current properties by red zoning it will increase the value due to limited supply?

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

I strongly oppose the variation(s) due to the seriousness of the impact of this zoning that will financially affect us and our community. The plan needs to be discussed with all landowners to find a workable solution, as writing off our properties is unacceptable.

Please indicate if you wish to speak to your submission: I wish to speak to my submission

If any others making similar submissions wish to be heard: Yes, I would consider presenting a joint case with them