

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

First Name: Stuart

Last Name: Liddicoat

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

Postal address: 36 Hall Street, Cobden, Greymouth 7802

Email address: [sliddicoat@electronet.co.nz](mailto:sliddicoat@electronet.co.nz)

Phone number: 0278189336

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

My submission: I own one of the houses that is affected by the Coastal Natural Hazards. This is the first time I have ever made a submission so please bear with me. My house is close to the edge of the map for costal inundation. I would like to see the mapping completed by someone other than NIWA for a second opinion. As I see most of the coastal inundation is in lower economic zones of Greymouth. I am not sure how this will affect selling properties in the future and the cost of insurance but as this is a lower income area it will cripple some households. Including mine.

I would like the following decision(s) to be made with respect to this Variation: I would like to see someone other than NIWA complete the survey or the council complete works so this cannot happen in the future. We all pay high rates in the area so if our properties are not protected why should we pay rates, most of these houses have been here since 1930s and survived the Greymouth floods. Or the council should help pay towards the high insurance cost we will end up bearing if we can even get insurance in the future.

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

If any others making similar submissions wish to be heard: No, I would prefer to present my own individual case

# Variation 2 to Proposed Te Tai o Poutini Plan (TTPP) – Coastal Hazards

## Submission form

Clause 6 of Schedule 1, Resource Management Act 1991 (RMA)

### Please note:

Following public concern expressed over the initial notification of this Variation in June 2024, the TTPP Committee has agreed to the Variation being renotified. Importantly, it is now possible for submitters to submit on BOTH the mapping changes AND provisions of relevance in the TTPP's Natural Hazards Chapter.

- The Variation is a publicly notified one – so anyone is welcome to lodge a submission.
- All submissions received following the initial notification in June 2024 will still be considered.
- Submissions initially lodged can be added to, should the submitter desire to do so.
- Submissions close at **5.00pm on Thursday 19 December 2024**.

### Your details:

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

Individual  Organisation

Did you previously submit on Variation 2 when it was notified in June 2024?

Yes  No

If yes, do you wish to have this particular submission:

Added to your initial submission  Considered an entirely new submission

First Name: Stuart surname: Liddicoat

Organisation (if applicable): \_\_\_\_\_

Would you gain an advantage in trade competition through this submission  Yes  No


If you could gain an advantage in trade competition through this submission please complete the following:

I am/am not directly affected by an effect of the subject matter of the submission that (a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition.

Postal Address: 36 Hall Street Cobden Greymouth

Email Address: sliddicoat@electronet.co.nz

Phone Number: 027 818 9336

Signature: 

Date: 15.12.2024

**My submission:**

*(Include whether you support or oppose the specific provisions or wish to have them amended, and the reasons for your views.)*

**I Oppose Costal Alert overlays in the Cobden Area.**

I oppose the coastal variation map. This affects my place in Cobden. I do not understand why this part of Cobden is affected by the costal alert and Greymouth township is not affected. Both areas are sitting at roughly the same height above sea level and both are protected by the flood wall. All I can conclude from this is that the Cobden flood wall is not up to standard, and we pay high rates for nothing.

Both Cobden Greymouth and Blaketown are protected by the flood wall, and this should stop our properties from the sea level rise. If this is not the case the council is failing in its duty of care and need to sort this out.

I feel the costal alert overlay is only affecting the lower social economical areas in the grey district and that Greymouth township is not included in the overlay so that there cost of insurance and development is not affected

This is causing a lot of mental health issues in the areas affected and the area where i live is a lot of old people who have had to cancel their insurance as the cost is too high and a lot in my area are afraid that they will never be able to sell their homes.

I feel that the Cobden lagoon may be the cause of this overlay in Cobden and if this is the case people and properties are more important, and the lagoon and surrounding areas should be filled in and all stormwater etc. be taken straight out to the river.

Lack of information provided, a lot of old people have no idea what is going on and a lot don't use computers or the internet. This is Greymouth not Auckland

This is affecting the cost of insurance and the ability to sell properties. Has a huge affect of peoples metal wellbeing. My life savings have gone into my house and I feel I have nothing now.

If I cannot get insurance in the future, I will have to forfeit on my mortgage and declare bankruptcy.

Also, the fact i bought my property before this all happened and now i have restrictions on what i can now due to my place and all the extra restriction is not good this has just added more cost and more mental stress.

*(Please feel free to use additional sheets)*

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

I seek that the Variation Coastal Alert overlay be removed and withdrawn.

---

---

---

I also seek that because we pay rates that the council need to step up and mitigate any issues with regards to raising the flood wall and doing whatever Else is need to protect there rate payers and for full their duty of care.

---

---

---

---

---

*(Please feel free to use additional sheets)*

All submitters have the opportunity to present their submission to Commissioners during the hearing process. Please indicate if you wish to speak to your submission

I wish to speak to my submission

I do not wish to speak to my submission

(please note that with this option you will receive less correspondence in relation to the hearings but you can keep up to date on the TTPP website)

If any others making similar submissions wish to be heard:

Yes, I would consider presenting a joint case with them

No, I would prefer to present my own individual case

### **Enquiries**

All enquiries regarding this Variation or the TTPP in general can be addressed to Doug Bray, Senior Policy Planner, TTPP Team, West Coast Regional Council, Ph (03) 768-0466 Ext 9109 or 0508 800 118 or [info@tppp.nz](mailto:info@tppp.nz).

### **Public information**

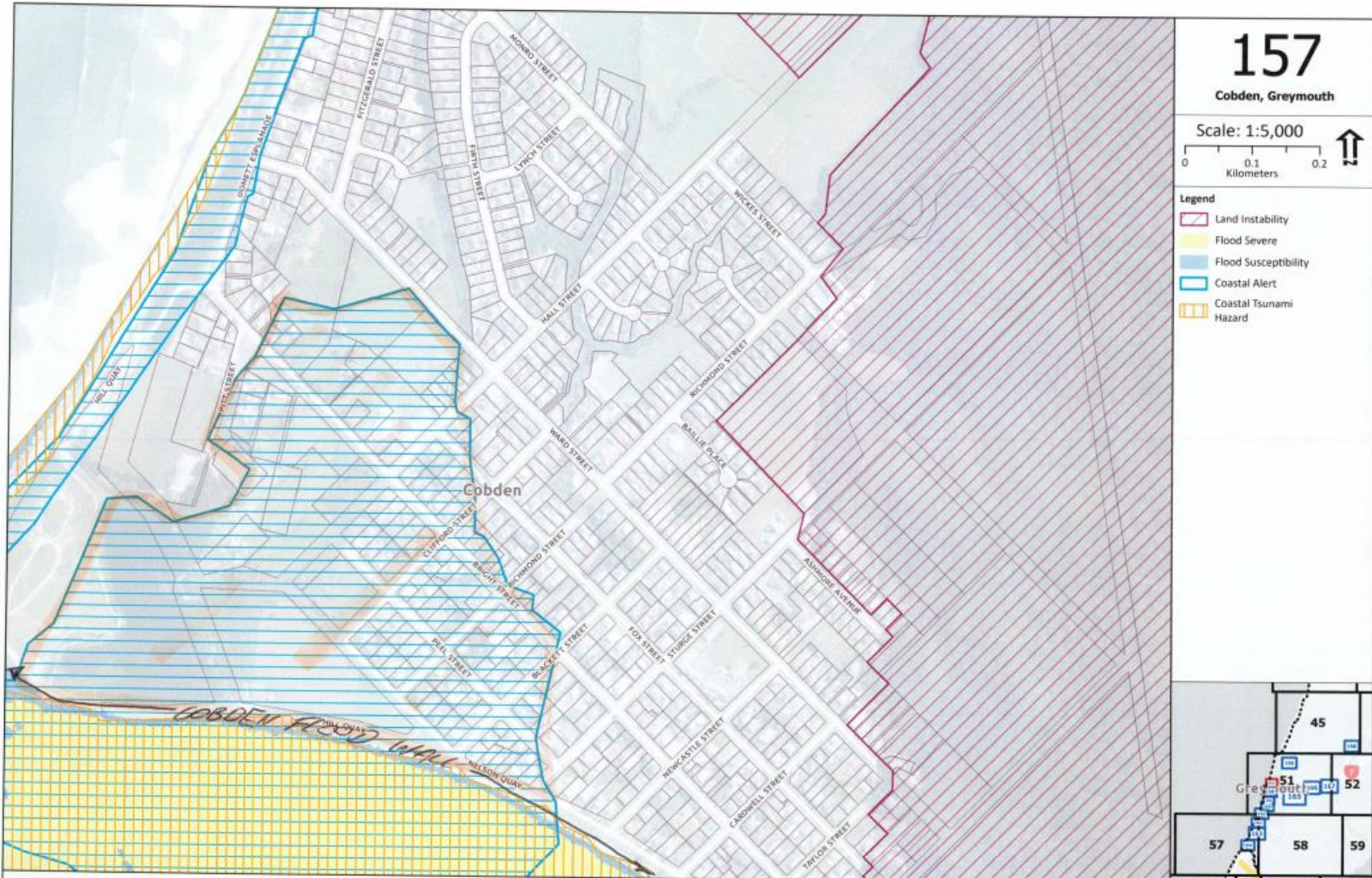
All information contained in a submission under the Resource Management Act 1991, including names and addresses for service, becomes public information. The content provided in your submission form will be published on the Te Tai o Poutini Plan website and available to the public.

## **Validity of Submissions**

Please note that submissions may be struck out in whole or in part if authorities (including Council staff, Independent Commissioners or Legal authorities delegated jurisdiction with respect to such decision-making) deem any submission partially or entirely:

- Is frivolous or vexatious in its content;
- Discloses no reasonable or relevant case for a position taken;
- Contains offensive language; and/or
- Is supported only by material that *purports* to be independent expert evidence, but has in fact been prepared by a person who is not independent and/or does not have sufficient specialised knowledge or skill to give expert advice on the matter.

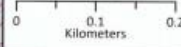
Those hearing submissions may also refuse to take a submission further in whole or in part if believing that there allowing otherwise would be an abuse of the hearing process.



157

Cobden, Greymouth

Scale: 1:5,000



- Legend**
- Land instability
  - Flood Severe
  - Flood Susceptibility
  - Coastal Alert
  - Coastal Tsunami Hazard



**Proposed District Plan - Natural Hazards**

**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.

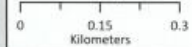
**DISCLAIMER**  
Considerable care has been taken to avoid errors and omissions, and the latest information has been included in these District Plan maps. However, even with the greatest care inaccuracies may occur and therefore the West Coast Regional Council cannot accept any responsibility for such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



# 157

Cobden, Greymouth

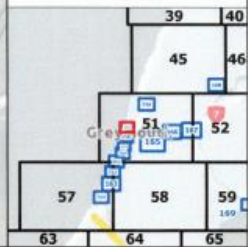
Scale: 1:7,500



**Legend**

Mapping Carried Over From Proposed Plan With No Change

Coastal Hazard Alert



## Proposed District Plan - Coastal Hazards Variation June 2024

**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.

**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.