

Online submission

This is a submission that was made online via the Council's website.

Submitter No.	S307
Submitter Name	Hamish Macbeth
Submitter first name	Hamish
Submitter surname	Macbeth
Submitter is contact	Yes
Email	hlmacbeth@yahoo.com.au
Wish to be heard	Yes
Joint presentation	No
Trade competition	I could not gain an advantage in trade competition through this submission.
Directly affected	N/A
Withhold contact details?	No

Submission points

Plan section	Provision	Support/oppose	Reasons	Decision sought
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Natural Hazards Coastal Severe and Coastal Alert Overlay Oppose in part

My wife and I have lived beside the Tasman Sea since 1985, firstly at the foot of the Karamea Bluffs, and for the last 30 years on the edge of the Otumahana estuary. We are acutely aware of climate change and sea level rise.

Our current property on the western side borders the fringe of the estuary and has had a sea wall to protect it from sea surges for many years prior to us purchasing the property. The frontage is about 400 metres.

Over time, we have continued to enhance the wall to protect against rising tides. We have also constructed access roads at the northern and southern end of the property to connect the main Karamea Highway with the sea wall, at the same height as the sea wall.

We are therefore surrounded by a wall which consists of the main road and three other structures.

I have spoken to the planners who inform me that the report which identifies where risk from coastal inundation has been modelled and mapped is actually unfinished and not yet available to WCRC, though the data is available to staff.

I have therefore not seen the report or the rationale behind it so am unable to comment on it, or its accuracy for our property. I would like to see the report and be given a chance to comment on it before any decision is made relating to our property.

I wish to understand what heights of protection above sea level are considered safe for continued habitation and development and even subdivision. Presumably, the planning team at WCRC have made some decisions about these matters as they must also relate to urban areas and many other rural properties.

I also wish to understand what the WCRC considers are appropriate heights for highways and local government roads, and what safeguards or provisions are in place for those strategic assets.

We have recently, and purposefully, rebuilt our house on piles at a height above the Karamea Highway.

I have not identified all the policies and rules affecting the coastal alert overlay but I accept the need for the plan to make provision for sea level rise. However I urge the decision makers to allow as permitted activities, the improvement of protective barriers such as seawalls which already exist. I also request that reasonable provision be made for the possibility of subdivision and land improvement and development on suitably protected land.

That the overlay be discussed with affected landowners and on-site inspections be conducted in order to establish an accurate overlay. The report which has been prepared for WCRC should be publicly available before any decisions are made, and meaningful consultation with any affected landowner should be required.

Documents included with submission

None

[General]	[General]	Neutral	<p>My name is Hamish Macbeth. I wish to make an introductory statement about myself.</p> <p>My wife and I have lived beside the Tasman Sea since 1985, when we decided to leave Christchurch and bring our young family over here. We lived firstly at the foot of the Karamea Bluffs, and for the last 30 years on the edge of the Otumahana estuary. We are acutely aware of climate change and sea level rise.</p> <p>I have been involved in local body politics as a BDC councillor for 12 years and have been on the WC Conservation Board for nine years. I have been involved in many local community groups including a local community hall, information centre, waste management, community business groups, sports and recreational activities. My wife started a horticultural business and was on the arts council and the local cemetery trust. We have been well connected to our community and our environment.</p> <p>Our current property on the western side borders the fringe of the Otumahana Estuary and has had a sea wall to protect it from sea surges for many years prior to us purchasing the property. The frontage is about 400 metres.</p> <p>Although I was involved in the formation of the original Buller District Plan in the early 2000s, and think we did a pretty good job, I retain an open mind about the possibility of there being an effective region-wide plan. It is an ambitious project and one that to my mind must try to retain the individual variations that are necessary for us all to feel valued and valuable in our communities, districts and the region.</p>	No decision is sought.
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Natural Hazards	Flood Severe Overlay and Flood Susceptibility Overlay	Oppose in part	<p>We have lived at our current property for about 30 years. In that time, there have been many river floods. Our property has never flooded as a consequence of the rivers in our area being in flood. Somehow, the high river levels do not affect our property or those around us. i would like to see the modelling rationale and data before accepting any decisions regarding the flood susceptibility overlay.</p> <p>I support such provisions as the advice note 3 for NH P 13 which suggests increasing the finished floor levels. I probably support rules such as NH R 10 and R 38 although I have not seen any report or data which identifies land in the Karamea area, and our property in particular, which is already 500 mm above the 1% AEP flood event.</p> <p>I have not identified every policy or rule which may be affected by a flood susceptibility overlay. If such an overlay is established for our property, I would like to request that increasing the height of any existing sea/river/estuary protection structure is a permitted activity, and that subdivision is still a possibility within that overlay.</p>	A discussion with affected landowners is sought before decisions are made with regard to the boundary of the flood susceptibility overlay.
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