

Te Tai o Poutini Plan Proposed Plan

Submission form

**Have
your
say!**

Te Tai o
Poutini Plan
Proposed
Plan

We need your feedback. We want to hear from you on the proposed Te Tai o Poutini Plan. What do you support and what would you like changed? And why? It is just as important to understand what you like in the Proposed Plan as what you don't. Understanding everyone's perspectives is essential for developing a balanced plan.

Your details:

First name: Tray Surname: Scanlon

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

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: 8 Kawatiri place Westport

Email: tray.scanlon@mitelco.co.nz Phone: 0272204331

Signature: [Signature] Date: 09/11/22

Your submission:

The specific provisions of the proposal that my submission relates to are:

- | | | |
|---|--|---|
| <input type="checkbox"/> Strategic Direction | <input type="checkbox"/> Energy Infrastructure and Transport | <input checked="" type="checkbox"/> Hazards and Risks |
| <input type="checkbox"/> Historical and Cultural Values | <input type="checkbox"/> Natural Environment Values | <input type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> General District Wide Matters | <input type="checkbox"/> Zones | <input type="checkbox"/> Schedules |
| <input type="checkbox"/> Appendices | <input type="checkbox"/> General feedback | |

All submitters have the opportunity to present their feedback to Commissioners during the hearings process. Hearings are anticipated to be held in the middle of 2023. Please indicate your preferred option below:

I wish to speak to my submission I do not wish to speak to my submission

If others make a similar submission, would you consider presenting a joint case with them at a hearing?

Yes, I would consider presenting a joint case No, I would not consider presenting a joint case

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 to the Te Tai o Poutini Plan website and available to the public. It is your responsibility to ensure that your submission does not include any personal information that you do not want published.

Want to know more?

www.tppp.nz

0508 800 118



Te Tai o Poutini
PLAN

A combined district plan for the West Coast


My submission:

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

Please attach more pages if required.

How to send in your submission form

▶ Did you know you can complete this submission form online?

 Online submission form:
www.tpp.nz

▶ Or post this form back to us:

 **TTPP Submissions, PO Box 66,
Greymouth 7840**

Submissions must be made by 5pm, Friday 11th November 2022

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When we purchased our house at 8 Kawatiri Place in 2015 we understood it met the building code. We were not aware it was in a flood prone area.

It had half-a metre water through it in the July flood. We now know it wouldn't meet the code.

We can't find our original LIM report but have seen other LIMs for Kawatiri Place since 2017. None have been tagged as flood prone despite the Buller District Council receiving a report from river engineer Matt Gardner in 2015 to say Kawatiri Place was at risk.

A 2010 NIWA report also showed there would be extensive flooding in Kawatiri Place in a one-in-100-year or one-in-50-year flood. It's clear the subdivision was a risk from the start and floor heights should have been established to reflect that.

Since the July event our house has been fully repaired. We moved back in early January. In February we evacuated twice within a week for two separate weather events. Both created massive stress on our family.

For the first event, we placed 300 sandbags around our house, plastic-wrapped it, and moved out all of our new furniture and belongings. We were not flooded, so removed the bags and put everything back (that took five full days).

The following week we did not receive enough prior warning to sandbag, but again lifted furniture and belongings. Fortunately, we escaped flooding, but the process took two full days by the time we put our home back together.

To avoid the damage, stress and upheaval, Westport needs stopbanks as soon as possible. Combined with a repaired and upgraded stormwater system and four high-capacity pumps in low points of town, this would provide enduring and effective protection from multiple hazards from high rainfall events.

1. In July 2021, a one-in-approximately-60 year storm occurred with huge rainfall in the backcountry flooding the town and its environs. The manner in which a stop bank scheme would provide protection to the town is well documented.
2. In early February this year, a heavy rainfall event in Westport resulted in a Civil Defence emergency declaration and evacuation of the northern part of town, Snodgrass and O'Connor Home. The stopbanks in conjunction with pumps would have reduced, if not completely prevented, any inundation.
3. In mid-February this year, another heavy rainfall event resulted in a Civil Defence emergency declaration and evacuation. The rain this time was a combination of local and backcountry rainfall with the Inangahua River exceeding levels above living memory. Again, stopbanks in conjunction with pumping would have reduced if not completely prevented any inundation.
4. A further advantage of the stopbanks is the protection offered from an AF8-type earthquake. The 1968 Inangahua earthquake produced a huge slip in the Upper Buller Gorge near Lyell, it dammed the Buller River and there were fears that the dam would burst and send an inland "tsunami" type wave down the river flooding

Westport. The stopbanks would offer protection from all but the most extreme dam burst.

5. In 2018, Cyclone Fehi invaded town from a storm surge flooding into the northern sections of town damaging the High School, properties in Snodgrass and properties around Orowaiti Road, Gladstone Street and Forbes Street etc. The stopbanks would act as a barrier to this type of surge.
6. Another source of hazard from the Tasman Sea is the threat of tsunami. The stopbanks would also provide some level of protection from tsunami invasion (depending on the size of the wave). Local geologist and fault line expert, Stu Henley, presented a paper at a Westport 2100 Group meeting on the threat of tsunami to Westport. The conclusion was that stopbanks along Craddock Drive, Orowaiti Road and Snodgrass areas would be important in mitigating the threat.

Six hazards mitigated by one scheme makes for a compelling argument for its construction. It represents significant value for money when the costs of its construction and maintenance are compared to the huge costs of the damage that would otherwise occur.

Our second concern is around the hazard maps. If this plan is to be proactive it needs to consider the social and financial impact the maps shown in the plan would have on Westport.

In the plan's current format the financial and social impact would cause a lot of pain for anyone who owns a property. We are an example.

Insurance for house and contents has been very challenging. I know of some flood victims people who can't get insurance for flood-related issues. This issue will worsen with time.

Until the stopbanks are built I doubt anyone would want to buy our property. Land and property values will be dropping across town.

If this plan goes through without the overlay plans showing the stopbanks and how they will mitigate the flood hazard, property owners throughout Westport will suffer.

The plan should include the maps with the flood walls/stopbanks included. It should cover off rules for floor heights required with the with flood protection in place. On the modelling to date it would appear that using 50-year flood heights would be more than adequate as there should be no flooding.

It is our understanding that if houses were built above the currently modelled 2% AEP level with an additional 0.5m freeboard, there would not have been widespread inundation and, potentially, there may have been no inundation at all in July 2021.

The plan should also provide for these floor heights to come into effect for various areas in town as protection works are done for those areas.

We are told by government that we need a package with various solutions. Flexibility around floor heights in the interim should be part of that package. For all the other parts of this plan to work Westport needs to be a healthy centre of Buller.

Oppose Flood Hazard Overlays. Reason: Provisions are too restrictive and overlays are too extensive. **Decision sought:** amend provisions and overlay extent to be more enabling of building and development and to recognise established investments.