

Good afternoon and thank you for your time to consider my submission. The Te tai O Poutini Plan is an enormous project and I would like to take this opportunity to thank all those who have been contributing towards its manifestation.

In my presentation I would like to submit that the Natural Hazard Overlays that have been placed on 4456B Karamea Highway are not correct and ask that they are adjusted to properly reflect the specific topography and consequent lesser Hazard risks. Whilst the newly recommended Rules NHR6 and NHR18 for Variation 2 will help to allow a single residential dwelling to be built on the property, the current inaccurate and generalised overlays will affect the insurability and consequently the ability to build the dwelling.

My statement is to provide evidence why these Hazard Overlays can be adjusted.

Original submission NHP2 (just note this in the submission but no need to verbalise)

We don't agree with the arbitrary and generalised mapping of these across the property.

Without a proper survey or expert inspection, the property has been identified in its entirety, as being susceptible to coastal inundation.

This has been done despite no historical evidence, as well as, during our 12 year ownership, never having been affected by coastal inundation or flooding across the most part of the land. (we are able to support this with written official confirmation if required)

For example, during our time as owners, there have been extreme weather events as well as at least twice when the estuary water has covered the highway

adjacent to the property. However, the incoming water from the most serious event only came onto the property and only on a part adjacent to that

highway boundary. That surge was caused by a blocked culvert beneath the highway so was an anomaly.

We don't find the process of identifying for Flood hazard susceptibility and Coastal hazard alert being robust but rather, a 'worst case scenario' to mitigate risks.

This impacts the usability, insurability, value of the property as well as the well-being of the owner of the property (against Strategic direction 1.).

The risk management proposed is also too extreme for a time scale that reflects only current knowledge of climate change and its mitigation.

Definitions of the Hazards Overlays affecting 4456B from the on-line plan

Coastal Hazard Overlays – "Coastal Severe" where risk from coastal erosion and inundation have been modelled and mapped, "Coastal Alert" where risk from coastal inundation has been modelled and mapped. "Coastal Setback" where modelling has not been undertaken and is a precautionary approach.

Flood Hazard Overlays – "Flood Severe" and "Flood Susceptibility" where risk from flooding has been modelled, and due to depth and speed of water, mapped as either severe/susceptibility.

Statement

We would like to ask that the Overlays showing the 'Coastal Hazard alert' and 'Flood Hazard Susceptibility' on 4456B Karamea highway be adjusted to reflect the following mitigating aspects to these Hazards on this property.

The Overlays identifying Hazards from inundation on 4456B don't reflect the varying ground levels on the property. The high ground is on the South Eastern area and broadly slopes down towards the North Western corner. There is a steady rise from the Highway end (West) of the property towards the East with the Eastern third elevated by over a meter. There is an area that has had a rock pad extended from the proposed dwelling platform during a consented process to build a shed (Consent see Appendix).

As well, there is a consented waste water field just South of and adjacent to the pad. The ground water table was found to be at a depth that allowed for the waste water field. The Consent (see Appendix) also acknowledged that there has been no flood history and is also unlikely to be flooded (supporting WCRC letter see Appendix).

There are a number of Farm drains on 4456B. These proved to be useful during 2018. A blocked culvert (see photo below) caused a creek south of our property to overflow onto the Karamea Highway rather than exit to the Otumahana estuary during that severe weather event. Excess water crossing towards 4456B from the Highway drain was contained within the Farm drains of the lower third of our property.

The land also rises further to the road servicing the Subdivision to the Karamea Highway. There has been no flood evidence across this linking road, unlike the Highway adjacent to the Otumahana estuary. Distance from the Highway, which also acts as a barrier for the estuary water, together with the rising topography means the Eastern upper half of 4456B is unaffected by the threat of flooding hazards.

Evidence of this is quantified by healthy foliage of an adult Rata tree together with fully grown Kahikatea and Rimu trees on the property. These trees are situated around the proposed building pad indicating that there hasn't even been salt laden wind affecting them.

Three other properties of the Subdivision are on the Eastern side of the road that services the Subdivision. All those properties are included in the Flood Hazard Susceptibility Overlay. One of the properties 4456G is possibly 100m above sea level (see below image of Flood Hazard Susceptibility Overlay). The other two properties are also elevated.

Below are two Google Earth images which show the placement of the current 'Coastal Hazard Inundation' and 'Flood Hazard Susceptibility' Overlays' boundaries affecting 4456B Karamea Highway. As well I have placed suggested boundaries '*submitted boundary*' for meeting my Submission request to acknowledge the elevated topography where the building site is proposed and adjust the Overlays accordingly.



Coastal Hazard Alert Overlay image – Google Earth



Flood Hazard Susceptibility Overlay image – Google Earth

Below are images to confirm the TTPP Hazard Overlay boundaries indicated on the Google earth images



Screen shot image of Coastal Hazard Alert Overlay from TTPP online maps



Screen shot image of Flood Hazard Susceptibility Overlay from TTPP online maps

In summary, the localised Hazard mitigating evidence specific to 4456B Karamea Highway is not evident in the generalised Overlays that have identified the 'Coastal Hazard Alert' and 'Flood Hazard Susceptibility' on this property.

The impact of the current generalised application of these Hazards Overlays greatly impacts insurability as more and more insurance cover is being refused for properties which have such identified risk on their LIM's.

This in turn affects ongoing development for residential use and enjoyment of the property. Property value will of course also be impacted. That reduction in property value also impacts the likelihood of investing in a residential dwelling.

Consequently, despite the intention of the Rules NHR6 and NHR18 for Variation 2 to help towards allowing a single residential dwelling to be built on the property, the lack of insurability will prevent such an investment.

We therefore ask that these generalised Hazard Overlays are not applied across the whole of our property but that a more careful quantified Hazard demarcation be applied.

Thank you for your time and attention.

Ruth Henschel



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17 April 2013

Mrs. Ruth Henschel
P.O. Box 396
Christchurch **8140**

Our Reference: Karamea Highway Area

Enquiries to: Wayne Moen

Attention: Ruth Henschel

Dear Ruth,

Likelihood of Flooding – Part Lot 3, DP 17850, Kongahu, Karamea Highway

Further to our previous telephone discussions, concerning the flooding potential of the property situated at Pt. Lot 3, DP 17859 Karamea Highway, Karamea, I would make the following comments:

Previous general flood investigations have indicated a possibility of the lower part of the property being susceptible to ponding from run-off waters from neighbouring creeks in time of heavy concentrated rainfall events.

From my experience, however, I am confident from analysis of recent reports and after discussion with long-time local residents, that the indicated area proposed for development is above the normal flooding zone.

In my opinion, not to be construed as a guarantee, I am reasonably comfortable that the area of the above section allocated for the construction of a dwelling and sewerage system is adequately clear of flooding from rain or flood events in the Otumahana Lagoon area.

If any clarification is required, please do not hesitate to contact me.

Regards,

Wayne Moen
River Engineer



BULLER
DISTRICT COUNCIL

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Fax: (03) 788 8041
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Code Compliance Certificate 130074

Section 95, Building Act 2004

BAM 007

[Form 7]
Building (Forms) Regulations

The Owner	The Building
Ruth & Richard Henschel PO Box 396 Christchurch 8140	Location: SH67, Kongahu Legal Description: Pt Lot 3 DP 17859 Blk XIII Oparara SD Valuation or Property No: 1878028210 Building Name (if applicable): Site Location (if applicable): Level Unit (if applicable):

Building Work:

Description of Building Work: Installation of wastewater system for future dwelling
Estimated Value: \$10,000
Current, lawfully established, use: Housing

First Point of Contact:

The first point of contact for communications with the council/building consent authority will be with:
Full Name: Ruth & Richard Henschel
Mailing Address: PO Box 459, Westport 7866
Phones: 03 280 8544; 021 654 931; 03 789 7709
Email: mike@kiwipioneer.co.nz

Code Compliance:

The building consent authority named above is satisfied, on reasonable grounds, that :

(a) the building work complies with the building consent.

.....
R J KNUDSEN
SENIOR BUILDING INSPECTOR

On behalf of: Buller District Council

Date: 7/11/13

**Administration,
Rates and Finance**
Brougham Street

Phone: (03) 788 9111

Regulatory Services
Building, Planning,
Animal Control

Phone: (03) 788 9112

Operations
Roading, Drainage,
Refuse and Reserves

Phone: (03) 788 9117

Community Services
Recreation, Grants,
Community Consultation

Phone: (03) 788 9111

**Sue Thomson Casey
Memorial Library**
87-89 Palmertson St

Phone: (03) 788 8030

**Reefton Service
Centre**
66 Broadway

Phone: (03) 732 8821

Code Compliance Certificate



Section 95, Building Act 2004

The Building

Street address of building: 4456B Karamea Highway

Legal description of land where building is located: Pt Lot 3 DP 17859 Blk XIII
Oparara SD

Building name: N/A

Location of building within site/block number: N/A

Level/unit number: N/A

Current, lawfully established, use: 7.0.1 Outbuildings

Year first constructed: 2016

The Owner

Name of owner: Richard Clark Henschel

Contact person: Richard Clark Henschel

Mailing address: PO Box 396, Christchurch

Street address/registered office: N/A

Phone number: Landline: 03 326 5456 Mobile: N/A

Facsimile number: N/A

Email address: rmhenschel@clear.net.nz

First point of contact for communications with the council/building consent authority: Richard Clark Henschel

Building Work

Building consent number: BC160008

Issued by: Buller District Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that -

- the building work complies with the building consent.

Ritchie White

Building Inspector

On behalf of: Buller District Council

Issue Date: 27 May 2016