

Western Bay of Plenty District Council

**Minutes of Meeting No. PP7 of the Policy and Planning Committee
held on 8 April 2014 at the Waihi Beach RSA, 99 Beach Road, Waihi Beach
Commencing at 9.00 am.**

Present

G Merriman (Chairperson), Councillors R Goudie, K Gunn, P Mackay, K Marsh, S Matthews, Murray-Benge, J Scrimgeour, D Thwaites, G Webber, M Williams and His Worship the Mayor R J Paterson

In Attendance

S Hill (Group Manager Customer Services), P Martelli (Resource Management Manager), Kelvin Hill (Utilities Manager), and F Sweeney (District Secretary)

Apologies

An apology for absence was received from Councillor Marsh and for lateness from Councillor Murray-Benge.

Resolved: Thwaites/Williams

THAT the apology for absence from Councillor Marsh and for lateness from Councillor Murray-Benge be accepted.

DECISION

PP7.4.1 Topic 1: Rule 8.5.1.2 (c) and Floodable Area Maps

In discussion of the evidence presented and issues raised the Committee noted the following:

- The LiDAR technology was the most appropriate and recognized internationally as best practice.
- It would not be expensive to change this part of the District Plan if at a later date the situation changed with future stormwater management works.

- To date what had been experienced with flooding had been a one in eight year event.

Resolved: Merriman/Murray-Benge

i. That Rule 8.5.1.2(c) is amended to read as follows:

(c) The appropriate minimum finished floor level of the proposed building/structure For Waihi Beach (Planning Maps A03 and U01-U04) this shall be based on the 2% AEP inclusive of climate change and an additional freeboard height as stipulated in Council's Development Code.

ii. That the Floodable Area maps A03 and U01 – U04 are amended to include the revised floodable areas.

The following submissions are therefore:

Accepted

<i>Submission</i>	<i>Name</i>
<i>2</i>	<i>H Jansen</i>
<i>3</i>	<i>John Large Family Trust</i>

Accepted in Part

<i>Submission</i>	<i>Name</i>
<i>10</i>	<i>Strickland</i>
<i>11</i>	<i>Gwilym</i>
<i>13</i>	<i>BOP Regional Council</i>
<i>14</i>	<i>A Woodford</i>

Rejected

<i>Submission</i>	<i>Name</i>
<i>1</i>	<i>Dalton</i>
<i>4</i>	<i>Burne</i>
<i>5</i>	<i>KiwiKidz Educare</i>
<i>6</i>	<i>A & R Roundtree</i>
<i>7</i>	<i>McCormick and Wong</i>
<i>8</i>	<i>Morgan</i>
<i>9</i>	<i>Clay</i>

Reasons for Decisions

H Jansen (2), John Large Family Trust (3), A Woodford(14)
Site visits confirmed that the land on these properties shown as floodable by the model were not actually floodable. For A Woodford (14) it related to part of their land.

A & R Roundtree (6)

The submission is outside the scope of the Plan Change and therefore not able to be addressed through this process.

Bay of Plenty Regional Council (13)

Wording clarification is appropriate, however freeboard height is addressed by the Development Code and therefore does not need to be referenced in the District Plan.

Strickland (10), Gwilym (11)

Maintenance has been reviewed and improved, however this does not reduce the probability of flooding over the 50 year time frame.

Dalton (1), Burne (4), KiwiKidz Educare (5), A & R Roundtree (6), McCormick and Wong (7), Morgan (8), Clay (9)

Plan Change 45 is considered to be the most appropriate response compared with using other methods such as separate hazard map layers and the LIM system. The reason for this is the latter does not cover any inappropriate development that may occur. The District Plan is considered the most appropriate for this. Submitter No7 raised the issue of an extra plan change and its costs. Even if Plan Change 45 is not proceeded with now, new modelling would need to be done post undertaking physical works. Therefore the only additional cost would be that of the Resource Management Act component of a Plan Change which is minimal to both landowners and Council.

The revised floodable areas are based on robust scientific and technical evidence including the latest LiDAR information and is considered international best practice.

LiDAR stands for Light Detection and Ranging – a method of determining contour information that uses an aircraft equipped with a device that calculates the time it takes light sent from the aircraft to bounce from the earth back to the aircraft.

The latest flood hazard maps are based on a 1-50 year, high tide, maximum probable development event (including climate change). Recent experiences at Waihi Beach, notably 19 April 2013, equate to a 1-8 year event. These parameters are requirements set by Regional and National standards. According to Council records, to date, Waihi Beach has not experienced a flood event of this magnitude. Even if the property has never experienced flooding on the section in the past, during this extreme event the model shows stormwater will reach the levels as shown on the flood hazard map.

Options to address flooding in Waihi Beach will be reviewed with the community over the next 15 months leading up to the LTP review in 2015. If stormwater works proceed in the future and reduce the risk of flooding on private property the flood maps can be reviewed (once work is complete).

The Committee acknowledges the issues around Two Mile Creek. That is a separate project and outside the scope of this Plan

Change and Council will continue to work with the affected landowners.

PP7.5 **Adoption of Plan Change 45 – Waihi Beach Floodable Areas**

Resolved: Merriman/Webber

THAT Plan Change 45 – Waihi Beach Floodable Areas be adopted as amended by the decisions of the Committee and that the decisions be released no later than 28 April 2014.

THAT the Group Manager Customer Services be delegated authority to make editorial changes if required prior to notification.

The meeting concluded at 12.05 pm.

PP7

**Plan Change 45 –
Waihi Beach Floodable Areas
Decisions Bundle**

Section 8 – Natural Hazards

The preference is for collection and discharge of stormwater to the base of gulleys at a rate that mimics natural catchment flow rates.

- (vii) Avoiding erosion or natural hazards or mitigating these hazards when they cannot be avoided;
- (b) Building sites should be set back from existing waterbodies and ephemeral flowpaths to the extent that any risks to buildings from instability and flooding are avoided.
- (c) For subdivision and *development* in the Minden Stability Areas regard shall be had to the stability information requirements in Rule 8.6.

8.5 Matters of Discretion

8.5.1 Restricted Discretionary Activities

8.5.1.1 Coastal Protection Area – Secondary Risk

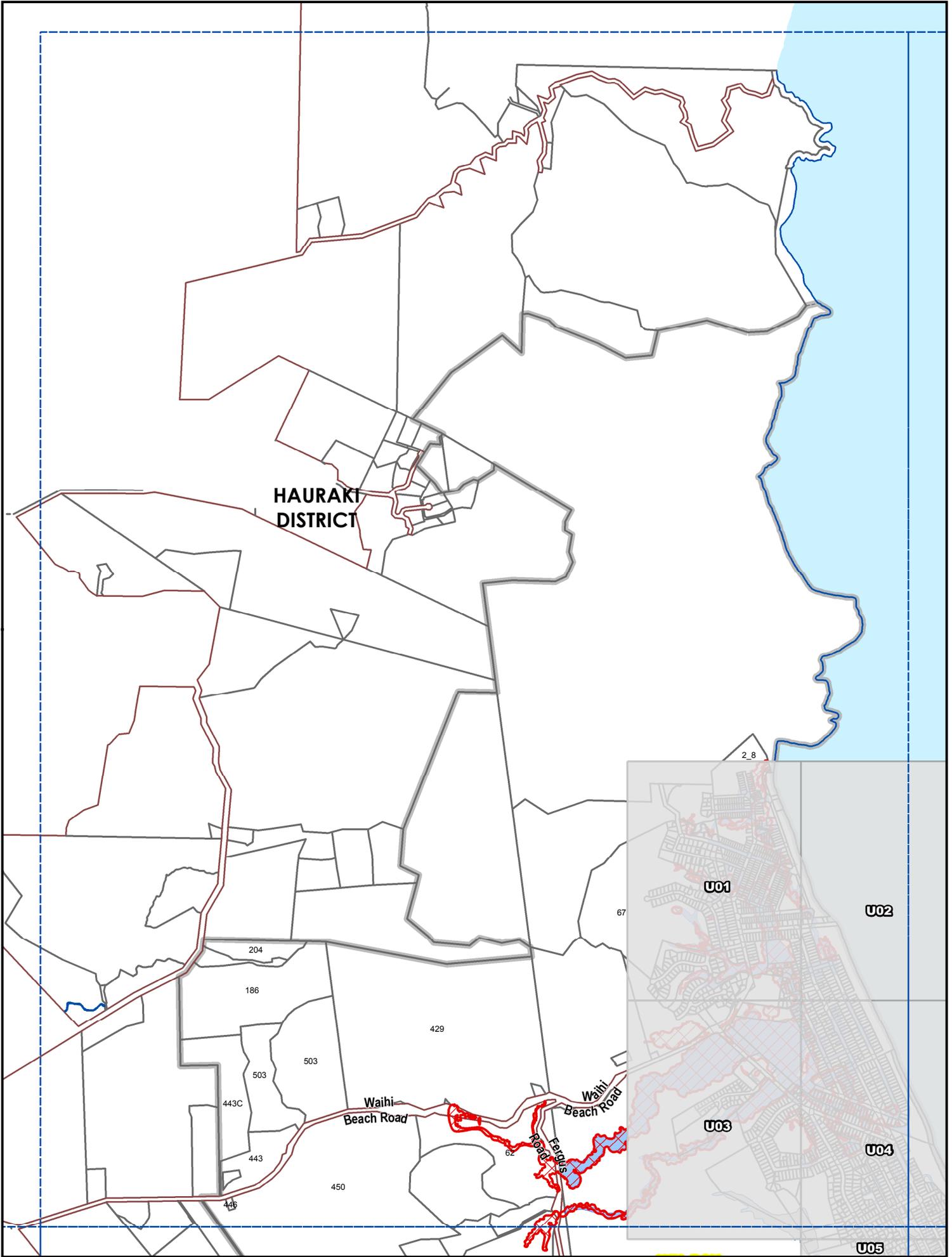
- (a) Extent to which the *building* is relocatable, taking into account the design, location and access to remove the *building*.
- (b) Types of building materials used, avoidance of the use of concrete and block wall foundations, *walls* and flooring.
- (c) *Buildings/structures* should be located as far away from the hazard as possible.
- (d) Any new information or assessment undertaken by a suitably qualified person/s which confirms that the land is not in fact subject to the natural hazard concerned.
- (e) The potential environmental effects of or likely to result from the proposal.

8.5.1.2 Floodable Areas

- (a) The effect of the proposed *buildings/structures* on the capacity of ponding areas and overland flow paths.
- (b) The design of the *building/structure*.
- (c) The appropriate minimum finished floor level of the proposed *building/structure*. For Waihi Beach (Planning Maps A03 and U01-U04) this shall be based on the 2% AEP (inclusive of climate change) and an additional freeboard height, as stipulated in Council's Development Code.
- (d) Verifiable new information which demonstrates that the subject site is not in fact under threat from flooding.

Planning Maps

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Legend

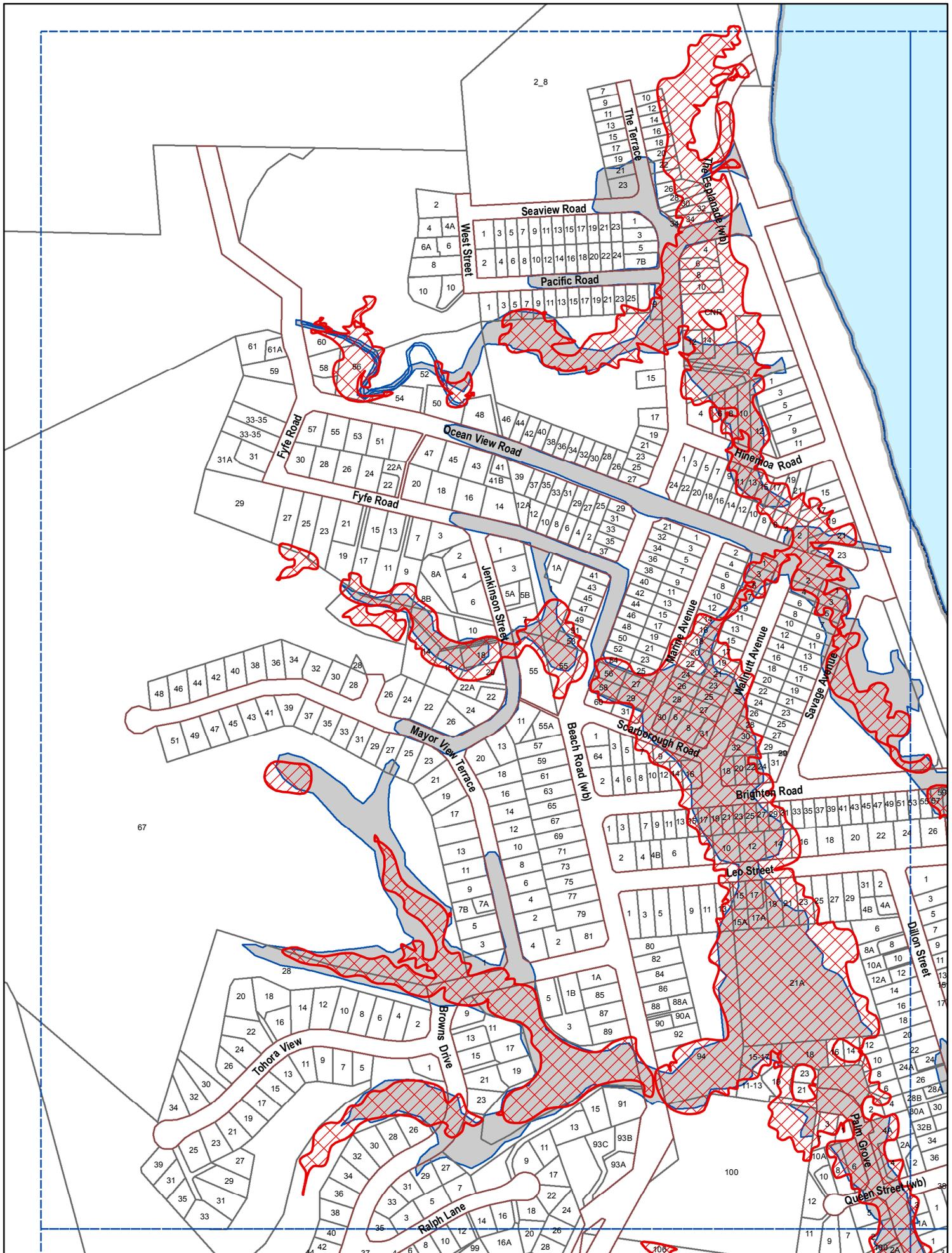
-  Proposed Flood Hazard
-  Existing Flood hazard
-  Existing Flood Hazard area excluded from study

A03 FLOODABLE AREAS ONLY Rural Series

 **Western Bay of Plenty District Council**

Scale 1:25000 (A4) Revision Date: 28 September 2013

0 200 400 600 800 1000 1200 1400m



Legend

-  Proposed Flood Hazard
-  Existing Flood Hazard area
-  Existing flood hazard area excluded from study

U01

FLOODABLE AREAS ONLY

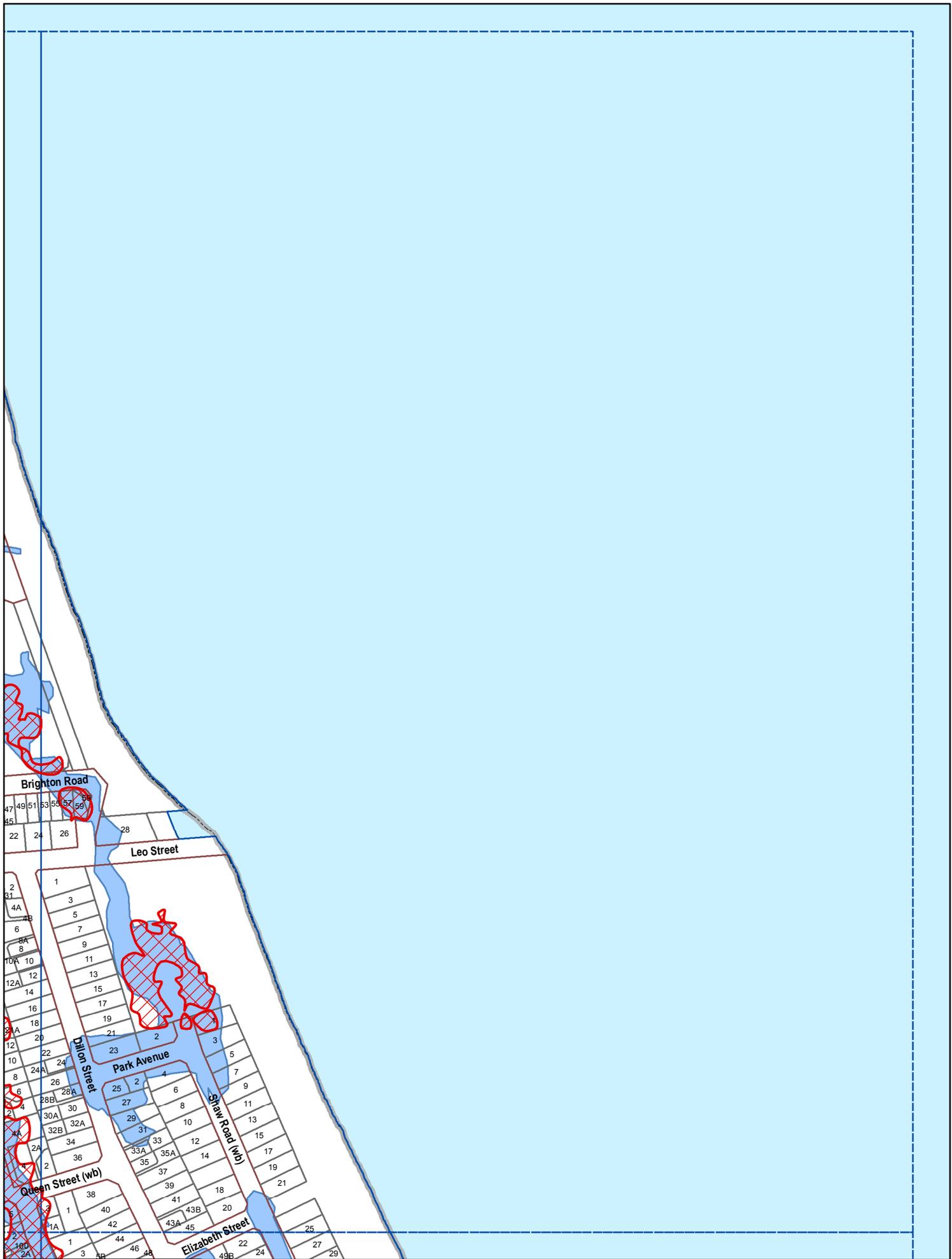
Waihi Beach



Scale 1:5000 (A4)

Revision Date: 28 September 2013

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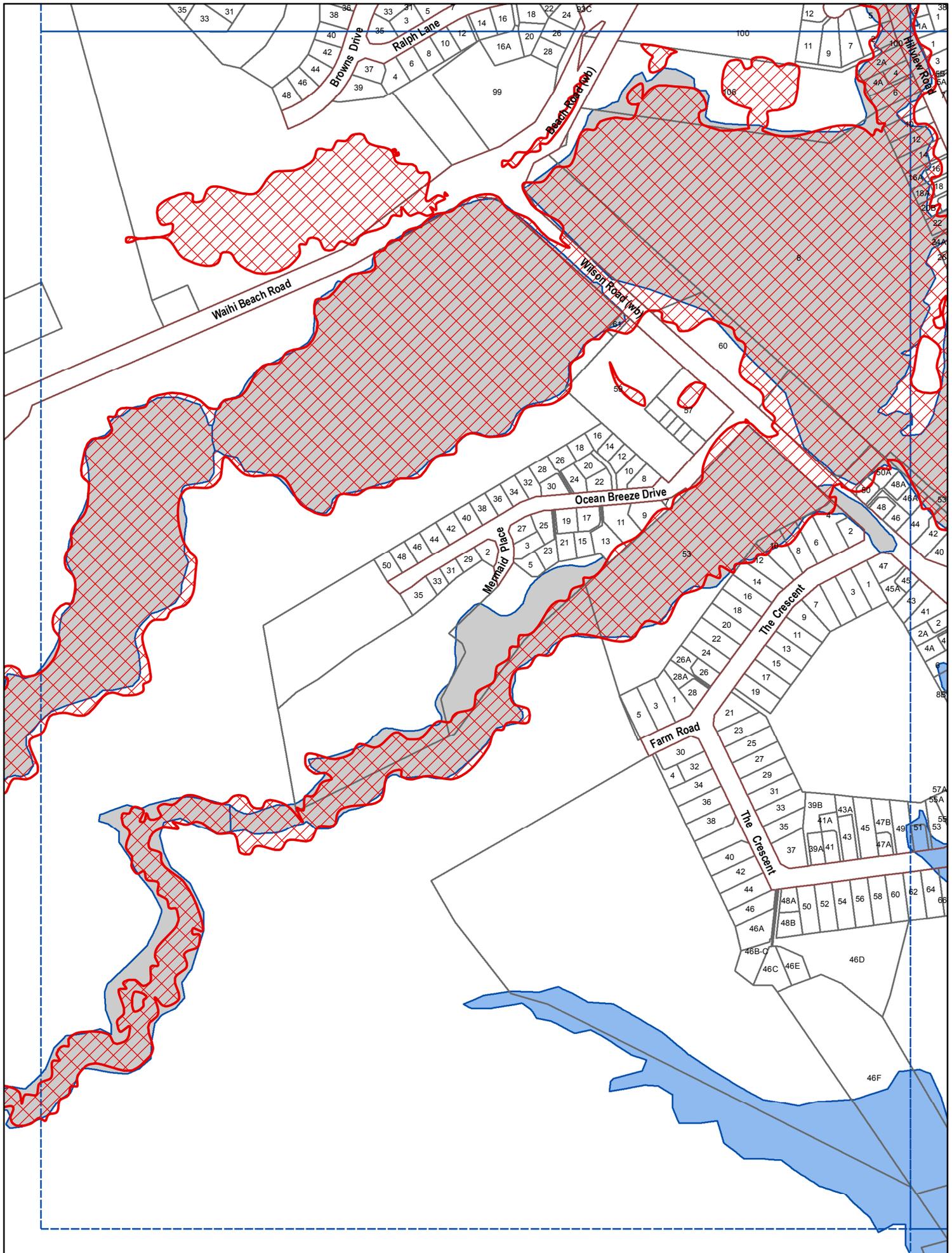
Legend

-  Proposed Flood Hazard
-  Existing Flood Hazard
-  Existing Flood Hazard area excluded from study

U02 FLOODABLE AREAS ONLY Waihi Beach

  Scale 1:5000 (A4)  Western Bay of Plenty District Council

Revision Date: 28 September 2013



Legend

-  Proposed Flood Hazard
-  Existing Flood Hazard area
-  Existing flood hazard area excluded from study

U03

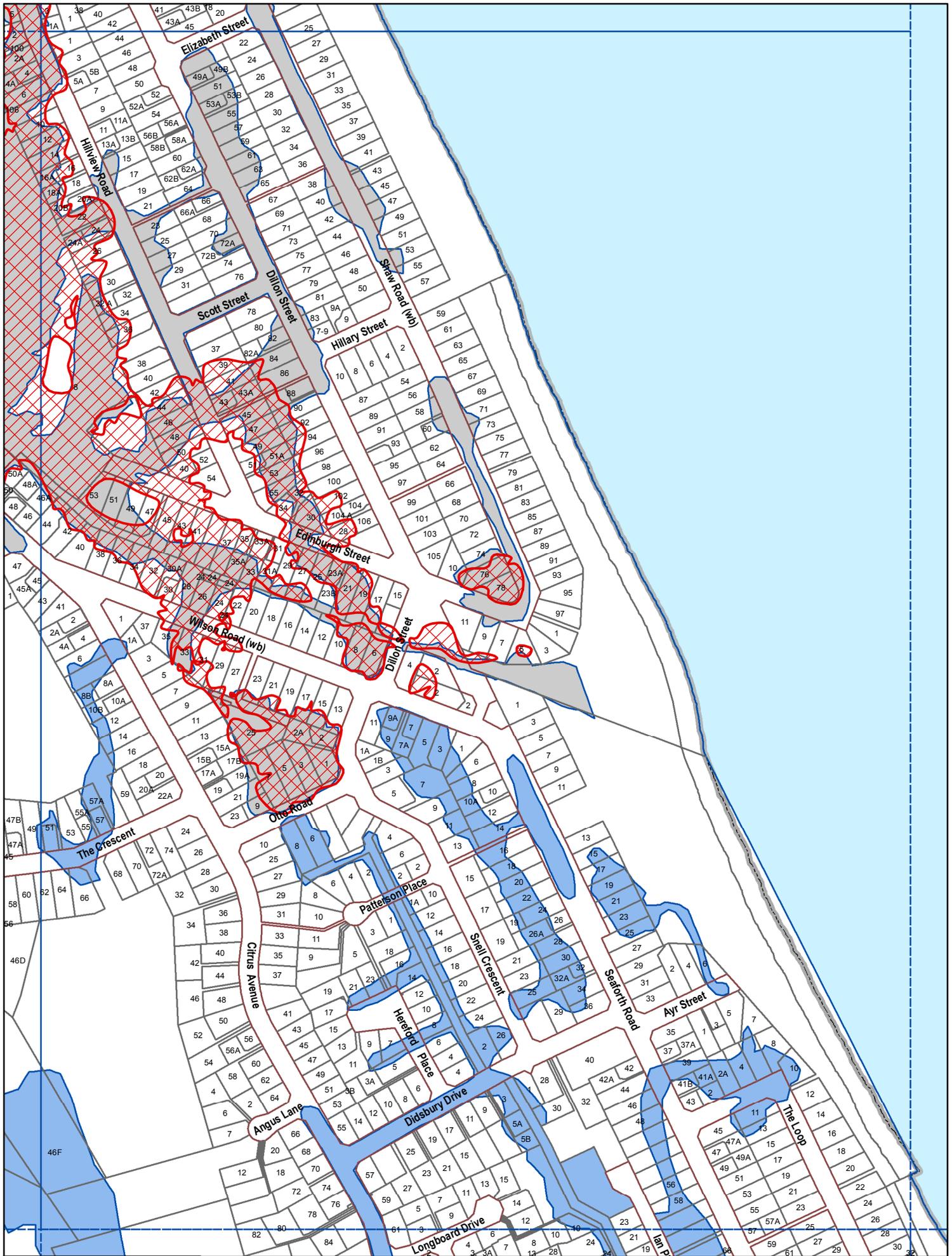
FLOODABLE AREAS ONLY

Waihi Beach



Scale 1:5000 (A4)

Revision Date: 28 September 2013



Legend

-  Proposed Flood Hazard
-  Existing Flood Hazard area
-  Existing flood hazard area excluded from study

U04

FLOODABLE AREAS ONLY

Waihi Beach



Scale 1:5000 (A4)

Revision Date: 28 September 2013