

Andrew Wilson: 2e Ryan Road, Te Akau South. Submission to WDC Hearing 27D: Coastal Hazards

This submission is prepared in response to the Waikato District Coastal Hazards Report: Response to Submissions on Waikato District Plan Stage 2: Coastal Hazard Area Maps. March 2021. (WDC Report)
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THE OUTCOME I SEEK.

I seek to provide site specific data relative to 2e Ryan Rd, Te Akau South. I seek for this data (provided in a report by a registered and qualified expert) to be used to redefine the High Risk Coastal Hazard overlay on Map 23.3 - Coastal Sensitivity Area's. I seek assurances that no High Risk Coastal Hazard is referenced on my LIM report as a 'known' issue unless the site specific data provided determines so. The same applies to the map overlays and property file once the District Plan comes into effect.

I ask the Commissioner to grant me the time to produce this report and confirm that its site specific findings will be applied to my property in redefining the High Risk Coastal Zone (Erosion).

Evidence in support of this position.

The WDC Report consistently refers to a lack of site specific data & the need for accuracy to be defined by a suitably qualified engineering geologist or geotechnical engineer.

Example quote from WDC Report. Appendix 4: Coastal Hazards. Summary: Page 90 referring to the Ryan Road foreshore. "We suspect (based on existing cliff slopes and the nature of materials exposed on the shoreline) that steeper stable slopes may be appropriate to define coastal erosion hazard. However, the geology at this site is complex and highly variable, and implementation of this steeper slope would need to be based on more detailed information about the underlying geology and associated failure mechanisms. Such investigations are best undertaken on a site-specific basis, by a suitably qualified engineering geologist or geotechnical engineer..."

Without a site specific geotechnical & geological investigation the overlays cannot be deemed as accurate information. Due to the nature of the local terrain I have also identified fault in the contour mapping used in the WDC Report. This has been confirmed by existing height data that I already hold. Heights defined by a registered surveyor will be utilised in the report that I present.

Perspective on the issue.

I appreciate the position the WDC faces as climate change threatens to raise a broad range of issues. I interpret the lack of funding for site specific specialist investigations as a call to action in a user pays approach to providing the key data. In recognition of this I hope to find a partner in the WDC in mitigating future risks which may arise to my property from the council owned foreshore reserves identified in the WDC Report.

In commissioning my own investigation I also wish to draw attention to the implications should unqualified estimated designations be placed upon my property file or LIM reports.

The potential for material damage is very real regarding the insurance and banking sectors and their relationship with coastal hazard. While policy and approach is yet to be finalised early indicators point to significant financial loss should a property be deemed a hazard at high risk of coastal erosion.

The site specific investigation I have commissioned is already underway (see attached letter from Michael Carter)
Due to current demand in the building sector I am still 3-4 weeks out from having a Surveyor onsite.
I intend to provide the data as soon as possible and am happy to remain in close contact with the WDC regarding this.

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