



Remember
submissions
close on
Tuesday 12
November 2024

Proposed Plan Variation 1 Submission Form

Clause 6 of Schedule 1, Resource Management Act 1991

Feel free to add more pages to your submission to provide a fuller response.

Form 5: Submission on Proposed Plan Variation 1 – Minor Corrections and Other Matters

TO: Far North District Council

This is a submission on the Proposed Plan Variation 1 – Minor Corrections and Other Matters to the Far North Proposed District Plan.

Note: Your submission must be related to the changes proposed as part of Proposed Plan Variation 1.

1. Submitter details:

Full Name:	Flora King		
Company / Organisation Name: (if applicable)	ELBURY HOLDINGS, LJ KING, RONA KING, LJ KING LTD, West Coast Farms.		
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Email (please print):	elbury@xtra		

2. (Please select one of the two options below)

I could not gain an advantage in trade competition through this submission

I could gain an advantage in trade competition through this submission

If you could gain an advantage in trade competition through this submission, please complete point 3 below

3. I am 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 effect of trade competition

I 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 effect of trade competition

Note: if you are a person who could gain advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991



Date:

(A signature is not required if you are making your submission by electronic means)

Important information:

1. The Council must receive this submission before the closing date for submissions (**Tuesday 12 November 2024**)
2. Please note that submissions, including your name and contact details are treated as public documents and will be made available on council's website. Your submission will only be used for the purpose of the District Plan Review.
3. Submitters who indicate they wish to speak at the hearing will be emailed a copy of the planning officers report (please ensure you include an email address on this submission form).

Send your submission to:

Post to: Alicia-Kate Taihia, Proposed District Plan
Planning and Policy
Far North District Council,
Private Bag 752
KAIKOHE 0440

Email to: pdp@fndc.govt.nz

Or you can also deliver this submission form to any Far North District Council service centre or library, from 8am – 5pm Monday to Friday.

Submissions close **12 November 2024**

Please refer to pdp.fndc.govt.nz for further information and updates.

Please note that original documents will not be returned. Please retain copies for your file.

Note to person making submission

Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that at least one of the following applies to the submission (or part of the submission):

- It is frivolous or vexatious
- It discloses no reasonable or relevant case
- It would be an abuse of the hearing process to allow the submission (or the part) to be taken further
- It contains offensive language
- It is supported only by material that purports to be independent expert evidence but has been prepared by a person who is no independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

SUBMISSION NUMBER



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

(Please provide details including the reference number of the specific provision you are submitting on. Your submission must be on a provision or map layer that is proposed to be changed as part of Plan Variation 1).

See attached

Confirm your position: Support Support In-part Oppose
(please tick relevant box)

My submission is:

(Include details and reasons for your position)

The maps are too inaccurate: each area is not consistent, = mapping to old (2020) ²⁰²⁰ inundation model only for Rangitikei valley - none for Taupo, or other large rivers.

No work done on other river catchments to date. Using LIDAR only.
Does not take into account

I seek the following decision from the Council:

(Give precise details. If seeking amendments, how would you like to see the provision amended?)

For submissions on planning maps, if you are making a submission on a specific property, please include reference to the property address or legal description)

To have improved mapping, geotagged, before labelling people properties at risk if they are not.

I wish to be heard in support of my submission
 I do not wish to be heard in support of my submission
(Please tick relevant box)

If others make a similar submission, I will consider presenting a joint case with them at a hearing
 Yes No

Signature of submitter:

(or person authorised to sign on behalf of submitter)

S605.001

Proposed variation Plan 1

1

Please find attached my submission for the addition of the Flood and coastal plans. Sorry that I did not fill in the correct forms and sent in correctly. Please accept as a late submission

I OPPOSE these plans as they are too out of date and incorrect in some areas.

I am a member of the NRC Awanui river management committee and we have been doing a lot of improvements to the catchment from Takahue, Victoria valley and Fairburn contributories that all flow through Kaitaia to the Ranganunu harbour either by the Awanui river or the Whangatane spillway.

I also have property at Ahipara which is incorrectly mapped. See Map4

S605.002

No geo tech as part of the mapping assessment. eg. No difference in the mapping for sand compared to basalt rock. Please remove the erosion layer from the panorama lane area at Ahipara, as we have a Geotech report from Pk engineering that shows that the ground is basalt rock and will not erode over the next 100 years. Further to this the levels in the mapping at foreshore road/panorama lane are incorrect and don't reflect the 3m high gabion basket works and the earthworks done to increase the ground level. These works were completed over 10 years ago. The mapping needs to be changed to reflect this change, and we will present our Geotech engineer and his report as part of the evidence.

S605.003

I can not understand how Awanui township is not all in the flood zone mapping. I live at Awanui and have built recently. We are higher than the Awanui main street but this does not show on the maps. Shows our house site in the flood zone when built to Council and Engineer requirements as part of the permit. See Map 1. Please remove this land

S605.004

It appears that the coastal hazards are done expecting all rivers from the Ranganunu harbour to rise without consideration for the stopping banking done by NRC recently.

S605.005

The maps are too old and do not show new buildings sites and work completed.

The whangatane spillway – kumi road / Pairatahi river that is below state highway ten does not show flooding in this area only coastal flood hazard Why? Needs correcting.

S605.006

It appears that no consideration has been given to the Kaitaia drainage scheme channels and drains rated for by FNDC, the improvements that they have had on land drainage. Please correct in the modelling.

2

S605.007 Why are there river hazards zones/coastal hazards on sandhills road which is sandy country. and very close to ninety-mile beach. No rivers are near and are behind high sand dunes . See map 2 . Please remove.

S605.008 Our property on bell road is zoned incorrectly showing flooding where it does not happen. Also, a lot of work has been done on the Awanui river stop banks over the last 5 years that does not show here. See Map 3. Please remove

S605.010 It shows Kaitaia sewage ponds as part of the flood zone too. Why are FNDC requesting a consent here for a further 15 years if this is within a flood zone ?? see Map 3

Whatwhiwhi

S605.009 Does the Pukehe hill lakes not discharge sometimes under the inland road out to Wahtwhiwhi beach in high water table levels .It is not showing on the maps . If correct, please add. I believe Coastal inundation of Pukehe will probably cross the road and flow out onto Tokerau beach. Look at historical photos.

Regards Fiona King



MAP 4

2 Panorama Lane Ashpit

In context = Coastal Hazard erosion lines Zone 2 (100 yrs)

Map - website, Zone 5 (100yr + rapid)

S605.002

RDP website

2 Panorama Lane Duplex, MAP 4(9)



S605.003



Map 1



Soils Technology and Information No. 7

S605.007

MAP 3.

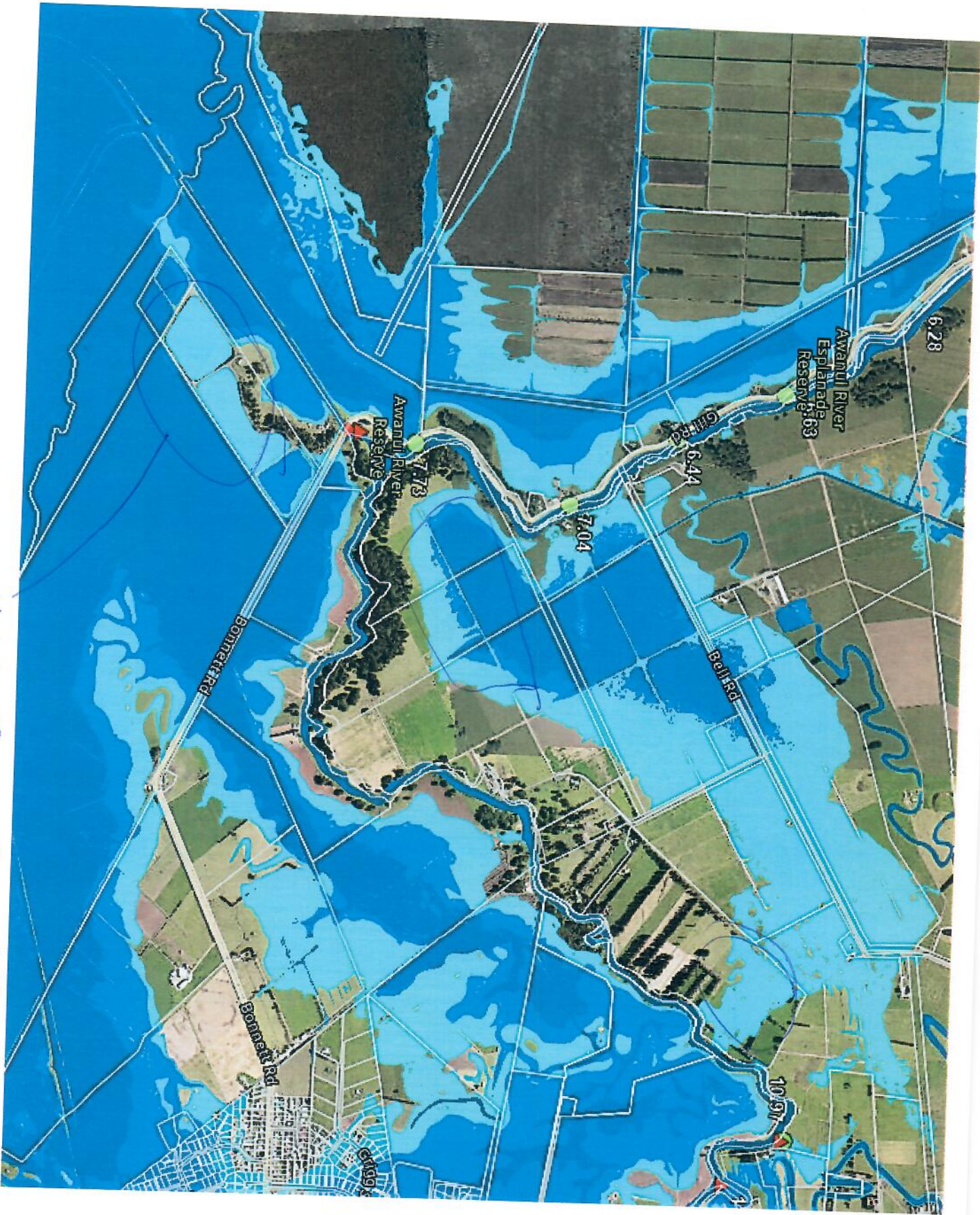
Sandhills



Sandhills

Map 2. (9)

S605.007



Katrina's Sewage Pond in flood zone

S605.010

MAR. 3

S605.008

Bell Road

*Served by
Ruckey outfall
Drainage channel.*

Coastal Flood Hazard Zone 0 (Current)

Coastal Flood Hazard Zone 1 (50 years)

Coastal Flood Hazard Zone 1 (50 years)

Coastal Flood Hazard Zone 2 (100 years)

Coastal Flood Hazard Zone 2 (100 years)

Coastal Flood Hazard Zone 3 (100 years +
Rapid Sea Level Rise Scenario)

Coastal Flood Hazard Zone 3 (100 years + Rapid SLR
Scenario)

River Flood Hazard Zone - Priority Rivers (10
year Extent)

Priority Rivers (10 year Extent)

River Flood Hazard Zone - Regionwide Models
(10 year Extent)

Regionwide Models (10 year Extent)

River Flood Hazard Zone - Priority Rivers (50
year Extent)

Priority Rivers (50 year Extent)

Disclaimer

Coastal hazard maps

Northland Regional Council's coastal hazard maps have been compiled using best practice, and in accordance with policy #24 of the New Zealand Coastal Policy Statement (2010). These maps have been created from analysis of information using modern techniques and based on the best information currently available. However, they do not necessarily show the greatest extent of coastal flooding or erosion suffered in the past, or likely to be suffered in the future.

The coastal hazard maps indicate the extent of land that has been assessed as likely or potentially at risk of flooding or erosion by the sea, currently and over the next 50 and 100 years, taking into account coastal processes and potential sea level rise. The maps cover a number of sites along the Northland coastline where survey information is available. Outside of these surveyed areas, coastal hazard has not been assessed or mapped. For areas where only one type of coastal hazard (flooding / erosion) has been mapped, it should be assumed that any unmapped coastal hazard has not been assessed. For instance, the mapping of coastal erosion hazard is limited to open coast sites. Where only coastal flood risk has been mapped it should not be assumed that no coastal erosion hazard exists, and vice versa.

The extent of coastal flooding and wave run-up shown in the maps is based on the coastal topography at the time of survey. Changes in coastal landform that have occurred since the date of survey, as well as potential future landform change are not reflected in the coastal flood mapping. It is anticipated that if shorelines retreat, then wave run-up will extend further inland than the run-up extents shown in the maps.

The maps reflect flooding and erosion associated with coastal processes, and as such do not represent flooding and erosion caused by storm rainfall, including: surface run off, storm water network overflow, and river flooding. Furthermore, the coastal flood maps are based on an assessment of current and future storm surge risk, and do not show potential coastal inundation from tsunamis.

While the maps have been quality controlled, their accuracy cannot be guaranteed. Accordingly, these maps should not be relied upon as the sole basis for the making of any decision in relation to potential coastal hazard risk. Further, the maps should be interpreted only by an expert duly qualified to interpret these maps and when so interpreted, should not be utilised without reference to other source information and data.

Northland Regional Council makes no representations, warranties or undertakings about any of the information in these maps and/or electronic files including, without limitation, their accuracy, their completeness or their quality or fitness for any particular purpose. While the authors have done their best to provide accurate information, users are requested to inform Northland Regional Council of any suspected errors in the maps and/or electronic files.

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Disclaimer

Flood maps

Northland Regional Council's flood maps have been compiled using an assessment of best available information.

The maps indicate the outer extent of the flooding from analysis of information only and do not necessarily reflect the greatest extent of flooding suffered in the past, or likely to be suffered in the future.

The design storms used to generate flood plain maps are based on HIRDS v4 datasets, provided by NIWA. It should not be assumed without further investigation that land outside of the boundary is not susceptible to flooding.

The flood maps reflect flooding originating from the river, and as such may not represent flooding caused by ponding or runoff of local water or overflow of stormwater networks.

The flood plain mapping within each catchment extends to only those areas covered by LIDAR survey; areas outside of the LIDAR survey may, or may not be, at risk from river flooding. Within the areas of LIDAR coverage, the emphasis has been on capturing the extent and level of flood overflow from the main stream and river channels. Flooding from surface run off, and storm water networks, is not always reflected in the flood maps.

When using these flood maps, users shall clearly identify that the results may be subject to change at the discretion of the Northland Regional Council.

While the maps have been quality controlled, their accuracy can not be guaranteed. Accordingly, these maps should not be relied upon as the sole basis for the making of any decision in relation to potential flood risk. Further, the maps should be interpreted only by an expert duly qualified to interpret these maps and when so interpreted, should not be utilised without reference to other source information and data.

The information contained in these flood maps is provided for general information purposes only. While the authors have done their best to provide accurate information, users are requested to inform Northland Regional Council of any suspected errors in the maps and/or electronic files.

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