

## CCEL relocation confirmation at Cooks Beach behind sea wall - addition to Section 42A staff report on Natural Hazards topic

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TO	Proposed District Plan Hearings Panel
FROM	Andrew Wharton - Senior Policy Planner
DATE	16 December 2014
SUBJECT	<b>CCEL relocation confirmation at Cooks Beach behind sea wall - addition to Section 42A staff report on Natural Hazards topic</b>

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### 1 Issue

The exact location of the revised Cooks Beach Current Coastal Erosion Line (CCEL) and Cooks Beach Wall Amenity Line was unable to be determined digitally from the diagram provided by submissions 251, 257 and 259, so the Council's interpretation of the lines on the Planning Maps needed the submitters' approval.

### 2 Background

In my Section 42A staff report on the natural hazards topic, I recommended that the relocated CCEL1 and CCEL2 proposed by the Cooks Beach Wall Company (submitter #251), Hendrik Coenraads (#257) and Raymond Bird (#259) be accepted, albeit with a different name and slightly different Plan provisions. The submitters supported the staff report recommendations.

The submissions included a Tonkin & Taylor engineering drawing of the Cooks Beach Sea Wall, with the new lines (CCEL1 and CCEL2) drawn on it. Staff preferred not to digitise CCEL1 and CCEL2 'by eye' onto the Planning Maps, because of the error margin this would involve: +/- 0.5 m accuracy of the Council's best aerial photos on the GPS grid, +/- 1 m tolerance drawing by eye, plus the variance within the line thickness.

I asked the submitters to ask their consultant - Tonkin & Taylor - to send the GPS shapefiles of the lines to the Council, as these were the lines that the submission requested. To date Tonkin & Taylor have not done so. Their argument is that the CCEL1 and CCEL2 lines are not Tonkin & Taylor lines. They were digitised 'by eye' for reference only from a TCDC 2010 report<sup>1</sup>. They also do not want their technical expertise or advice associated with the new lines.

To expedite the new lines into the Planning Maps, I proposed that the Council's GIS contractor (Mark Williams) re-draw the submitter's CCEL1 and CCEL2 lines. The submitters could then confirm that these lines satisfactorily reflected the lines requested in their submissions. The submitters supported this. Mark aligned the submitters' engineering drawing with the Council's lot boundaries on the Council GIS system, with 14 control points for the first drawing (western wall) and 10 control points for the second drawing (eastern wall), and digitised the line.

I sent the lines to the submitters and asked them to work together to confirm the lines reflect their submission. Their email of confirmation is attached to this report. Their email mentions

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<sup>1</sup> Cooks Beach Coastal Erosion Management: Proposed Strategy and Implementation. Prepared by: Cooks Beach Coastal Erosion Management Working Party, June 2010. Published by Thames-Coromandel District Council.

that a Residual Risk Zone is not needed for their area, but my recommendation on this point has changed slightly as discussed in my memo tabled 17 December 2014: Residual Risk Zones for Coastal Hazards.

### 3 Discussion

Mark's lines will not be exactly the same as the lines on the Tonkin & Taylor drawings, but even those lines were just drawn 'by eye' from an earlier report picture. For Planning Map purposes, the District Plan Hearing Panel can now be satisfied that the lines requested by the three submitters 251, 257 and 259 are the lines digitised by Mark Williams for the Council on behalf of these submitters.

### 4 Recommendation

Following this process, my recommendations in the Section 42A staff report on natural hazards will be amended slightly as follows:

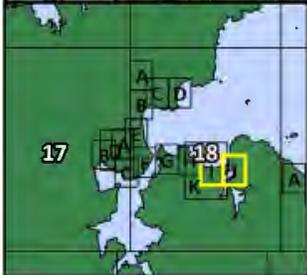
1. *R 10.4 Relocate the CCEL at 115 - 165 Captain Cook Road, Cooks Beach, to the new location ~~shown on the diagram submitted by the Cooks Beach Wall Company (submitter #251) as CCEL 1~~illustrated on the 16 December 2014 map: Interpretation of Cooks Beach Sea Wall Company's Submission regarding CCEL Relocation.*
2. *R 10.5 Add a Cooks Beach Wall Amenity Line to Zone Map 18I (and the Map Legend) on 121 - 159 Captain Cook Road, Cooks Beach ~~as shown on the diagram submitted by the Cooks Beach Wall Company (submitter #251) as CCEL 2~~to the location illustrated on the 16 December 2014 map: Interpretation of Cooks Beach Sea Wall Company's Submission regarding CCEL Relocation.*

### 5 Suggested Resolution(s)

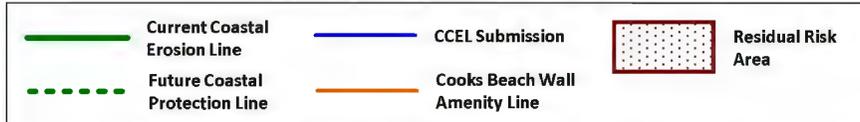
That the District Plan Hearings Panel:

1. Receives the report.
2. Acknowledges the changes to R 10.4 and R 10.5 in the Section 42A staff report on natural hazards, as above.

Interpretation of Cooks Beach Sea Wall Company's Submission Regarding CCEL Relocation



**COOKS BEACH**  
**Overlay Maps 18, 18I, 18J**



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MAP PRINTED  
16 December 2014

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Revised Building Setback line (CCEL), Cooks Beach Wall Amenity Line and Residual Risk Area are INDICATIVE ONLY.  
Job: Support 1930, Produced by MBW, Date 05/12/2014, Status DRAFT, Projection NZTM.

**From:** Bird [home.birds@xtra.co.nz]

**Sent:** Tuesday, 16 December 2014 9:41:33 a.m.

**To:** Andrew Wharton

**CC:** 'Hank Coenraadts'; 'Stephen Hosken'

**Subject:** Tonkin and Taylor Lines for Cooks Beach Sea Wall CCEL Relocation

Hi Andrew,

Thank you for your e-mail of 9 December 2014 on the subject "Tonkin and Taylor lines for Cooks Beach sea wall CCEL relocation".

We agree that the plan attached to the above mentioned e-mail, labelled " Interpretation of Cooks Beach Sea Wall Company's Submission Regarding CCEL Relocation" is a satisfactory reflection of the lines (orange and blue) requested in our Proposed District Plan submission.

We also agree with your view that the WRC's request for a Residual Risk Area demarcation is now not required given the restrictions proposed on new builds and additions within the CCEA for the subject portion of Cooks Beach.

We also understand that the solid green line shown on this plan will now be removed and replaced by the more seaward, blue CCEL line.

Thank you for your work on this planning submission outcome.

Yours sincerely

Steve Hosken, Chairman Cooks Beach Wall Company

Hendrik Coenraadts

Raymond Bird