

DDPR_feedback_0135s	
Name	Michelle Kitchen
Organisation	
Email	████████████████████
Response Date	Aug 30 22
Notes	
Q1	Select the chapter you want to provide feedback on
Q2	In general, to what extent do you support the contents of this chapter?
Q3	Objective/Policy/Rule/Standard reference:
Q4	Feedback/Comments
Q5	Objective/Policy/Rule/Standard reference:
Q6	Feedback/Comments
Q7	Objective/Policy/Rule/Standard reference:
Q8	Feedback/Comments
Q9	Objective/Policy/Rule/Standard reference:
Q10	Feedback/Comments
Q11	supporting documents?
	0
Q12	If you need more space, or have any other general comments, please leave them here
	Hi Waitaki District Council, Please find attached: Submission with supporting documentation to the Waitaki District Council Draft District Plan. Many thanks Michelle Michelle Kitchen █████ Ahuriri Heights Omarama 9412 PO Box 163 Omarama 9448 █████

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# **Submission to Waitaki District Council Draft District Plan.**

Neville James Kitchen, Michelle Denese Kitchen

■ Ahuriri Heights, Omarama

LOT 6 DP 19887 & 1/7<sup>th</sup> SH in LOT 7 (1987M2)

## **Proposed:**

The Waitaki District Council Draft District Plan proposes that the Ahuriri Heights subdivision be rezoned from Rural Lifestyle (aka Rural Residential) to General Rural Zone.

The planner's advice was that this was based on the ECan's Natural Hazards assessment which suggests the subdivision is prone to flooding and the effects of liquefaction.

The planner's also advised that in order to control future residential growth of Omarama, this should be contained within the SH8/SH83/Prohibition Road triangle.

## **Introduction:**

1. Ahuriri Heights is a small well established subdivision of 9 LOTS.
2. The subdivision was established in the 1980's and consists of LOT's 1-6 < 1.4 ha, LOT 9 < 24 ha, LOT 7 is a shared ownership private access road.
3. LOT 8 is on the south facing hillside of the subdivision overlooking the Settling Ponds with no access from Ahuriri Heights subdivision.
4. LOT 8 is not considered part of Ahuriri Heights established subdivision.

5. The topographical layout of LOT's 1-6 on the N/E side of a small hill locally known as Lizard Hill, rising from 420m above MSL (Lyttelton 1937 – ECan Bore Well report) to 441 m ASL trig station.
6. The higher parts of the subdivision are on the Omarama Airfield Terrace and flatten off to a front paddock towards the Omarama Stream to the West & the Ahuriri River to the North.
7. The subdivision borders Lizard Hill to the south, Omarama Stream to the west & SH 8 to the North & East, there is no potential to expand the subdivision size.
8. The current subdivision poses no planned or unplanned threats to any infrastructure of any future growth to Omarama, e.g. Future increase heavy traffic movements or water usage, all LOT's have their own sewage systems.
9. All lots in the Ahuriri Heights subdivision have town water supply and three LOT's have their own Bore Water for irrigation & stock drinking water.
10. Due to the size & topographical layout of the LOT's there is no Potential for Highly Productive Intensive Farming as identified as a "Key Objectives of the General Rural Zone"
11. **ECan have agreed:** the subdivision including LOT 9 is not prone to flooding and ECan have sent a letter with the redrawn Flood Boundaries to WDC (See attached)
12. ECan have identified that Liquefaction criteria have not been met in the Ahuriri Heights subdivision.

## **Conclusion:**

Ahuriri Heights Subdivision Does Not and Can Not meet the key objectives of a General Rural Zone to provide for Primary Production activities & retain the open rural character of the district.

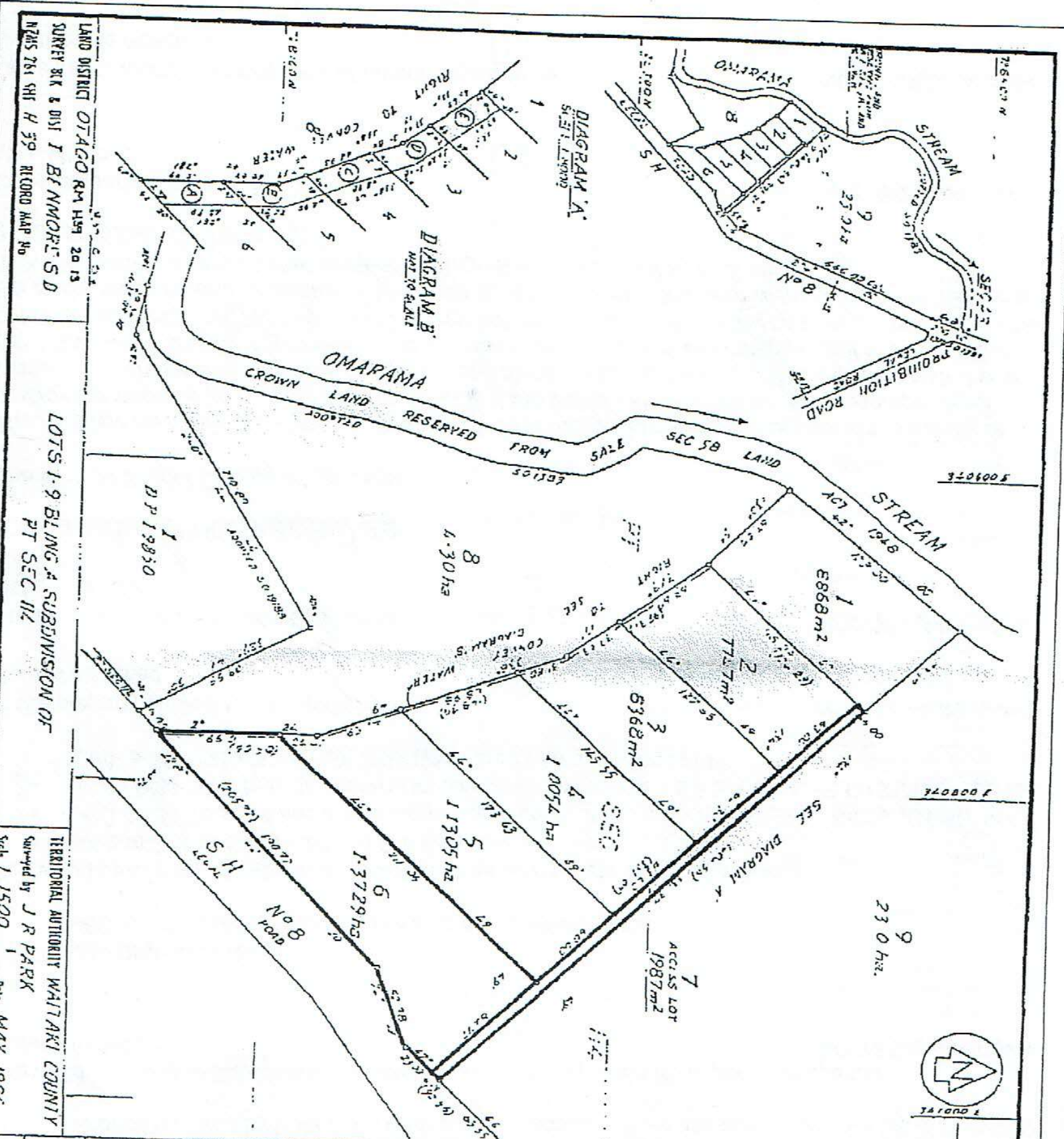
Ahuriri Heights Subdivision Does Not & Can Not meet the requirements of 1 dwelling per 20 ha.

Ahuriri Heights Subdivision Does Not & Can Not meet proposed zone change from Rural Lifestyle to General Rural Zone.

Ahuriri Heights is not Flood Prone & does not meet the current liquefaction criteria.

## **Recommendation:**

That Ahuriri Heights Subdivision remain Rural Residential or be rezoned Rural Lifestyle.



LAND DISTRICT OF AGO RM H 9 20 13  
 SURVEY BK & DIST I B/MORE S D  
 NZMS 261 SH H 39 RECORD MAP No

LOTS 1-9 BLING A SUBDIVISION OF  
 PT SEC 112

TERRITORIAL AUTHORITY WAITAKI COUNTY  
 Surveyed by J R PARK  
 Scale 1:1500 Date MAY 1988



MEMORANDUM OF EASEMENTS

PURPOSE	LITEN	TERMINI	REMARKS
RIGHT TO CONVEY WATER	A	1015 7 5	
	B	1015 7 5	
	C	1015 7 5	
	D	1015 7 5	

The widest boundary line shown on the plan of subdivision is 1015 7 5. This is the boundary line shown on the plan of subdivision. The boundary line is shown on the plan of subdivision. The boundary line is shown on the plan of subdivision.

IN WITNESS WHEREOF the Common Seal of the said  
 District was hereunto affixed in the presence of

*[Signature]* Chairman

*[Signature]* County Clerk

**DATED** 27th DEC 1988  
**LANDS DEPARTMENT, CANTONMENT OFFICE  
 WELLINGTON**  
 750 001 N 300 000 E

Local King 33.5058 ha.  
 Comprised in CT 103/1083

Approved as to Survey

*[Signature]*

Approved as to Survey

*[Signature]*

4-19-1876

Deposited this 28th Day of August 1988

*[Signature]*  
 District Surveyor

DP 19857

26 August 2022

Gavin Wills  
Ahuriri Heights  
**Omarama**

Dear Gavin

**Flood Hazard Assessment  
Amendment to Environment Canterbury Flood Area Mapping Ahuriri Heights, Omarama**

This letter is to amend a section of flood mapping created as part of Environment Canterbury Report R20/26 – Review of the Canterbury part of the Waitaki District Plan flood hazard mapping – June 2020. This amendment came of the result of a request from members of the public who live in this area and a site visit made on 23 August 2022.

The small area of mapping in question is at the north-eastern edge of Omarama Township at Ahuriri Heights. The current District Plan maps that were used as a base layer for revising the mapping in the Environment Canterbury Report are Map 7 and Map 40.

The area in question falls onto the join/edge of the zoomed-in Map 40 and is also part of the zoomed-out Map 7. As described in the Environment Canterbury report the review of the flood mapping was carried out remotely and at a small scale using predominantly topographical information and other tools like google street view, aerial photography, historic flood photographs etc. Not every site was specifically visited and ground-truthed. In the case of this area the combination of the area involved being on the edge of the Omarama township District Council base map used and the high-level topographic information meant that higher ground in this area was simply not recognised at the time of report writing and the mapping was inaccurate.

The site visit made in August 2022, and attached flood extent line for this area, provides a much more detailed and clearer picture of potentially floodable land.

**The attached August 2022 mapping is a ground-truthed amendment to the mapping that properly identifies higher and lower areas and gives a much more realistic picture of the potential for flooding. It is my view that this revision should supersede the mapping provided in Report R20/26 for this area (only the area shown) for any application for which the mapping may be applied by Environment Canterbury or Waitaki District Council.**

**All other comments from the 2020 Environment Canterbury report around purpose and possible applications of the mapping etc still apply.**

**Key Ref:** 22206  
**Contact:** Chris Fauth

**When using the flood information provided in this letter it is important the following points are understood:**

- The information provided is the best information Environment Canterbury has at this time. The District Council or local residents may have further information about flooding at the property.
- Environment Canterbury's understanding of flooding at the property may change in the future as further investigations are carried out and new information becomes available.
- It is assumed that flood protection works will be maintained to at least their current standard in the future.
- Flooding can occur in smaller floods if stopbanks are breached at lower than design flows. A breach can occur through lateral or internal erosion of the stopbank. The location of a stopbank breach or overtopping may affect flood depths at the property.
- Flood flow paths and depths can be affected by changes on the floodplain such as:
  - Altering swales, roads or irrigation features
  - Property development including buildings, fencing and hedges
  - Blockages in culverts, drains and bridges
  - Seasonal vegetation growth
  - Antecedent soil moisture conditions

**The prediction of flood depths requires many assumptions and is not an exact science.**

I hope this information is of assistance. Please do not hesitate to contact me if you require any clarification.

Yours sincerely



**Chris Fauth**  
Senior Scientist (Natural Hazards)


cc: service@waitaki.govt.nz (Planning manager)  
Waitaki District Council

**Attachments:**

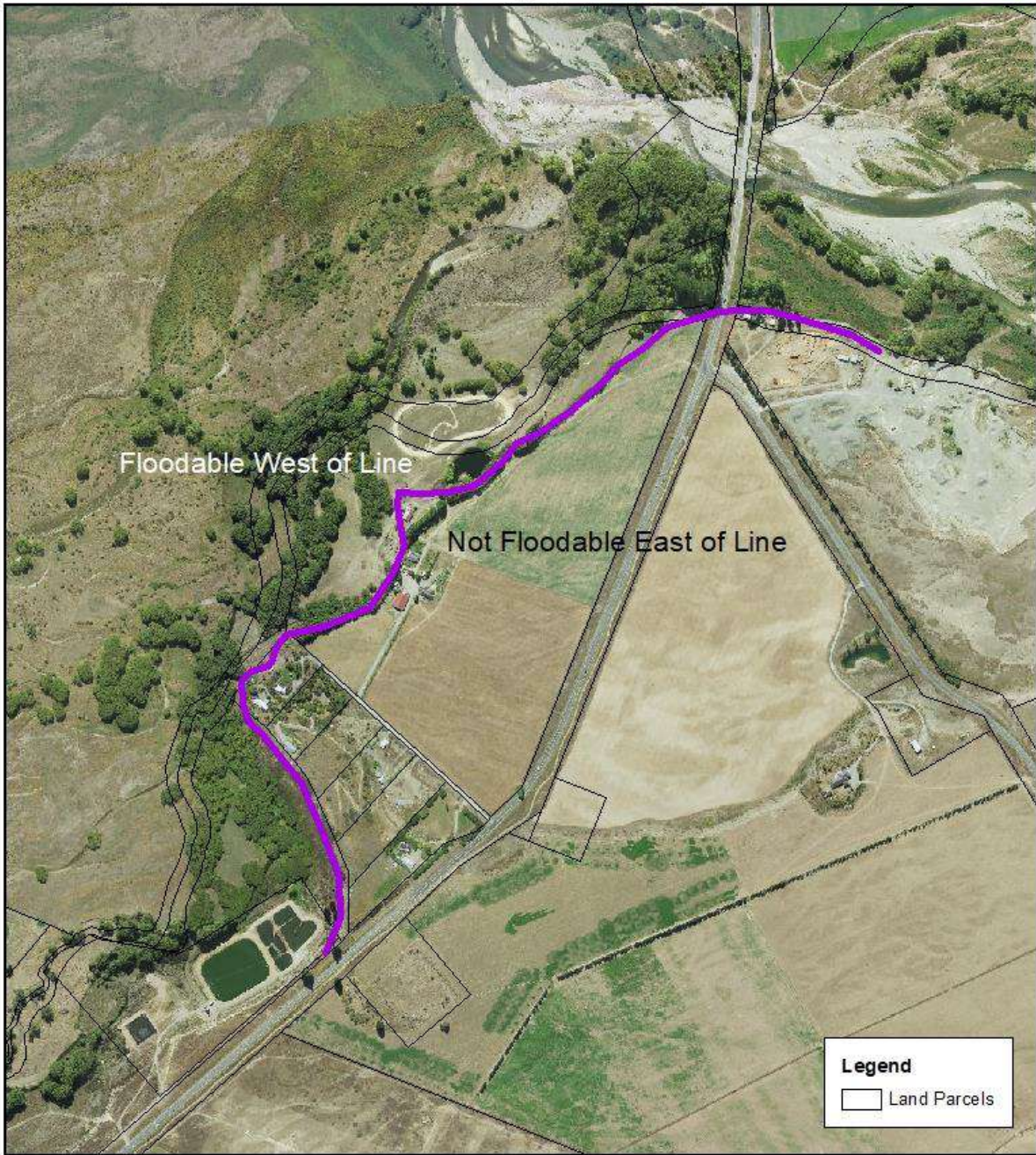
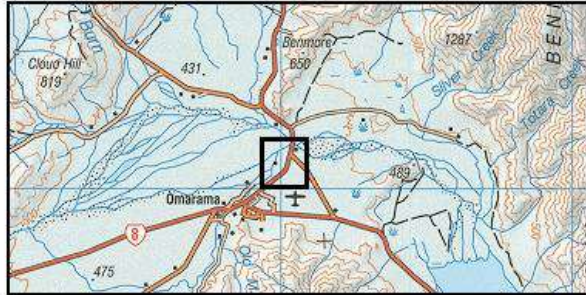
- Revised Ahuriri Heights floodable area extent (August 2022) on Aerial photograph
- Revised Ahuriri Heights floodable area extent (August 2022) on Topographic map
- Revised Ahuriri Heights floodable area extent (August 2022) on basic map
- Map 40 Proposed and Current flood mapping from Report R20/26 – June 2020
- Map 7 Proposed and Current flood mapping from Report R20/26 – June 2020
- Current Waitaki District Plan Map 40
- Current Waitaki District Plan Map 7



Ahuriri Heights/Lizard Hill Area - East Omarama Township - August 2022 Revision

 Floodable Area Extent Line


0 50 100 200 300 400 Meters




Floodable West of Line

Not Floodable East of Line

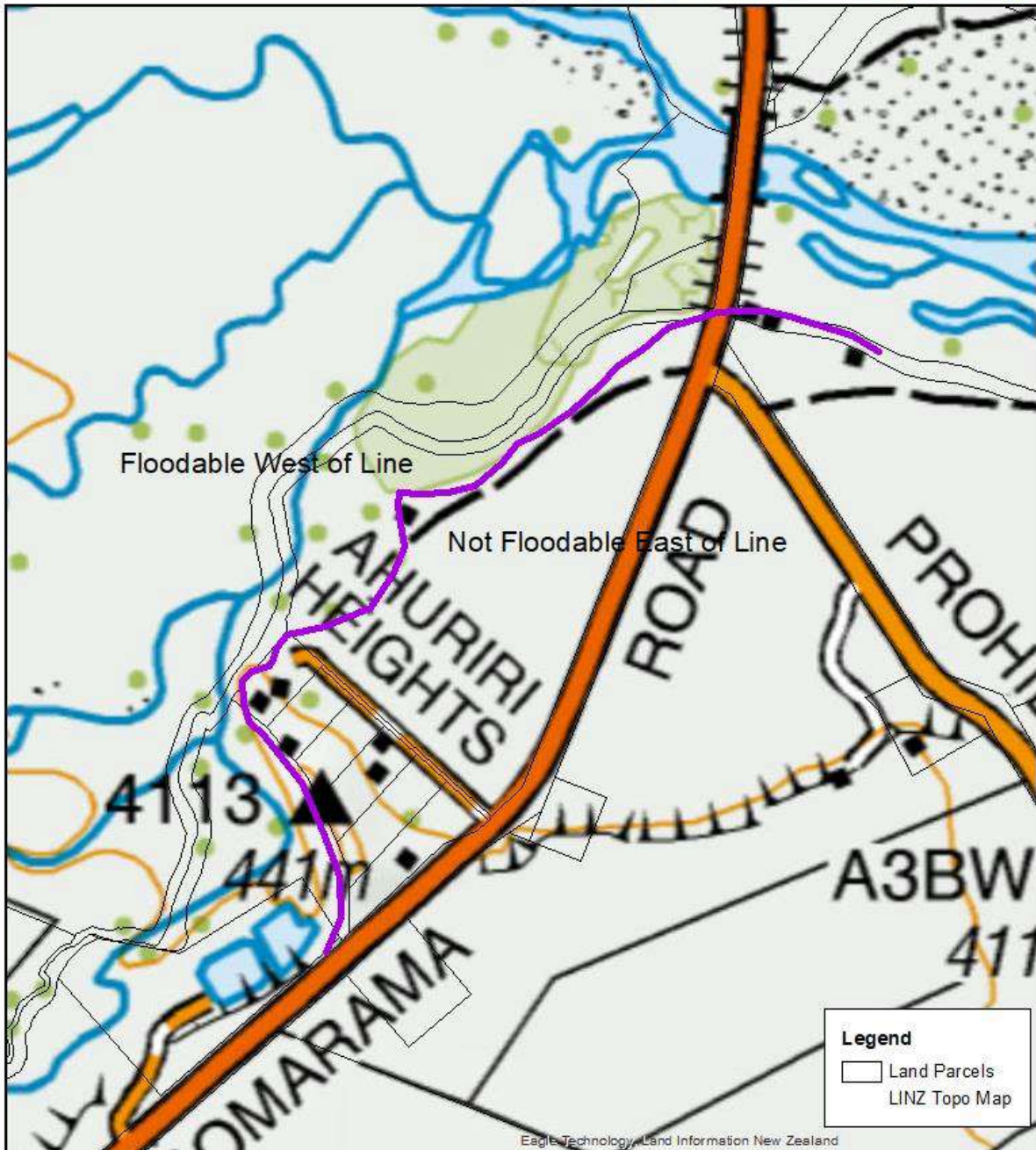
**Legend**

 Land Parcels


Ahuriri Heights/Lizard Hill Area - East Omarama Township - August 2022 Revision

 Floodable Area Extent Line

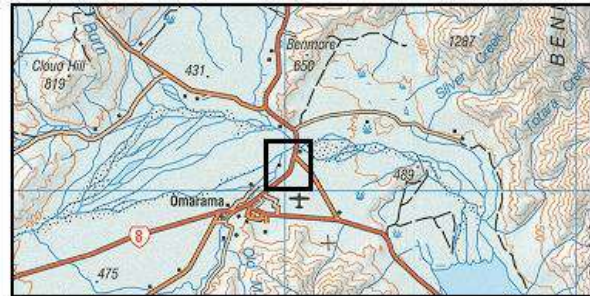
0 50 100 200 300 400 Meters



Ahuriri Heights/Lizard Hill Area - East Omarama Township - August 2022 Revision

 Floodable Area Extent Line



0 50 100 200 300 400 Meters

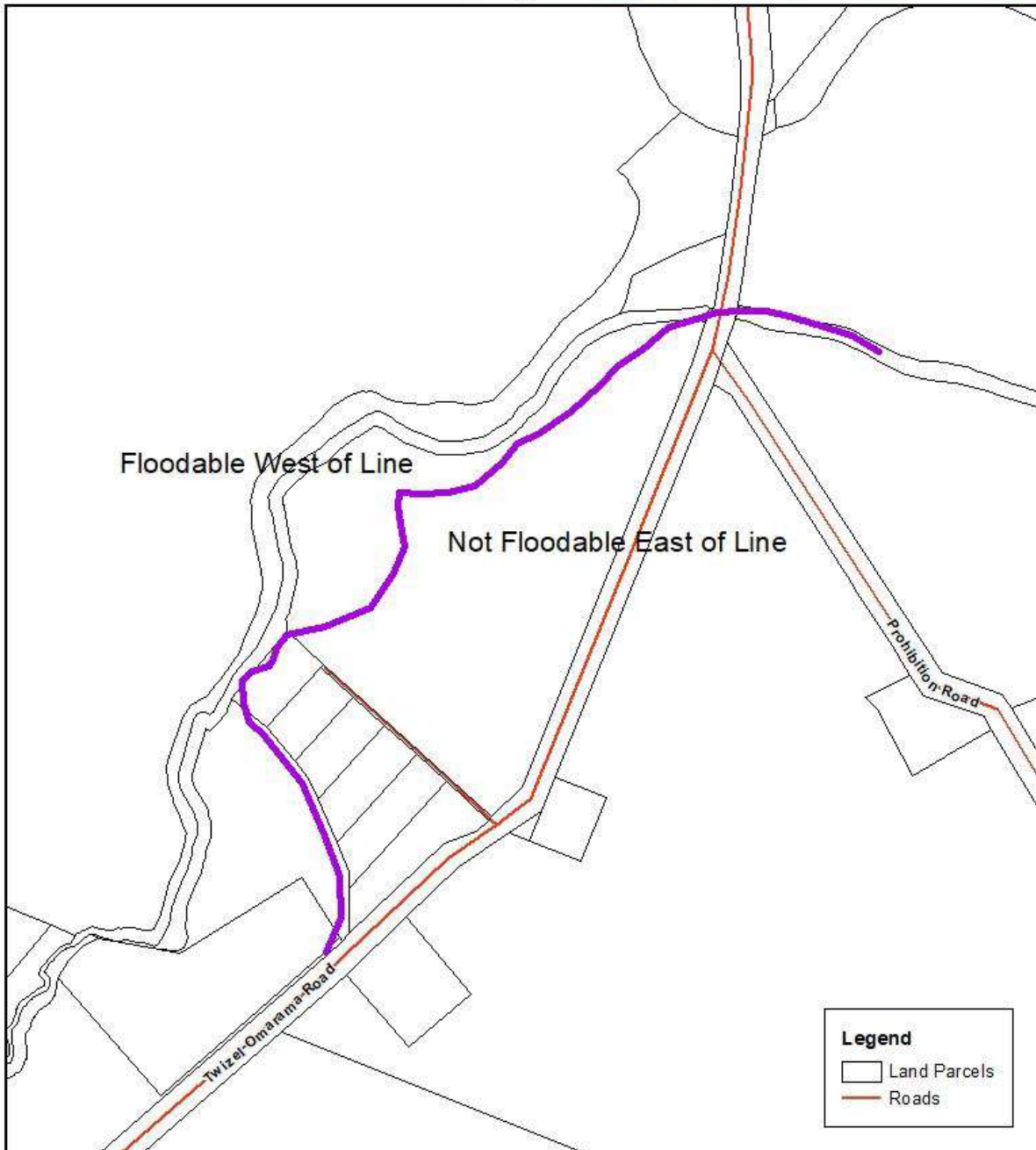


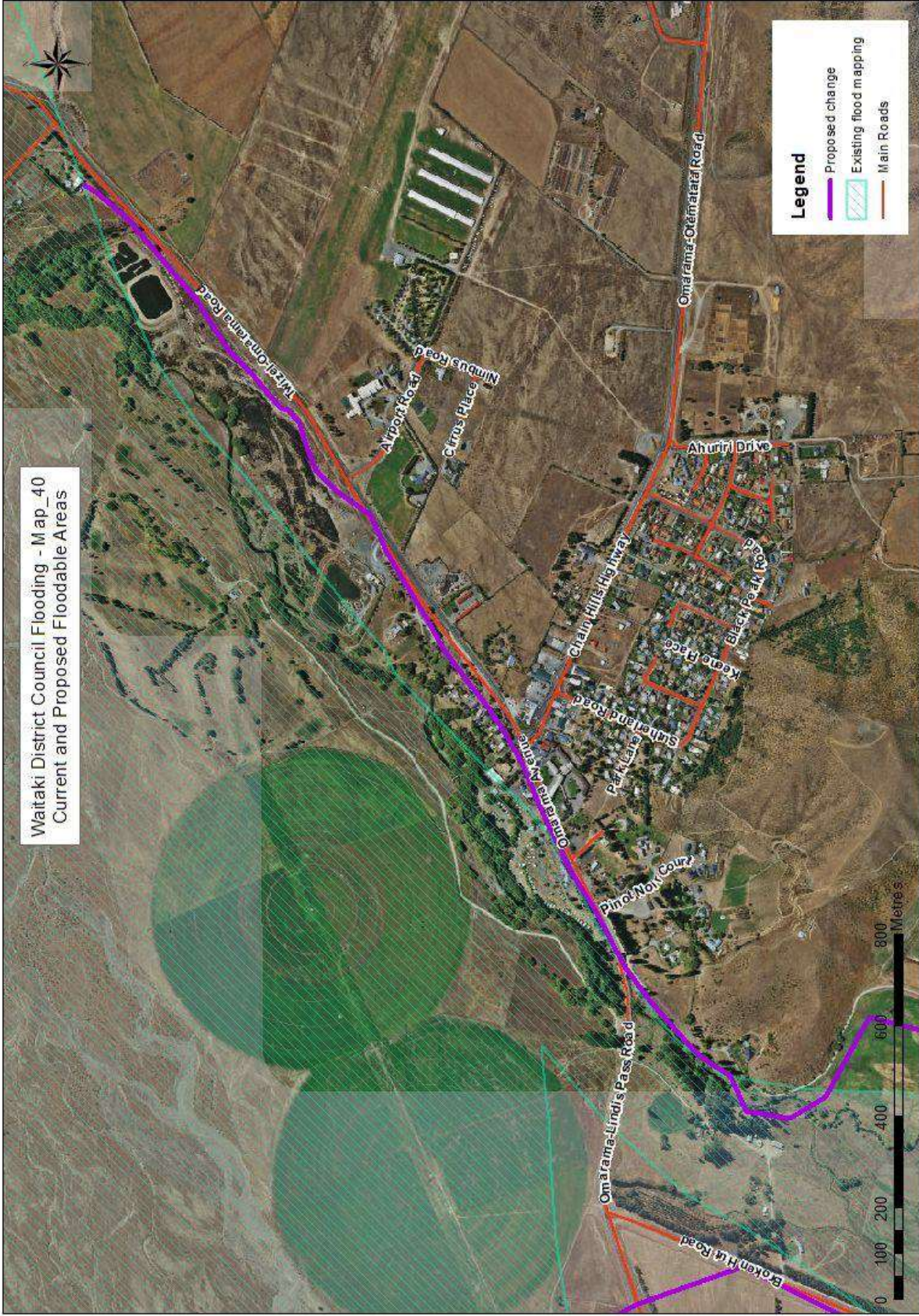
Floodable West of Line

Not Floodable East of Line

**Legend**

-  Land Parcels
-  Roads



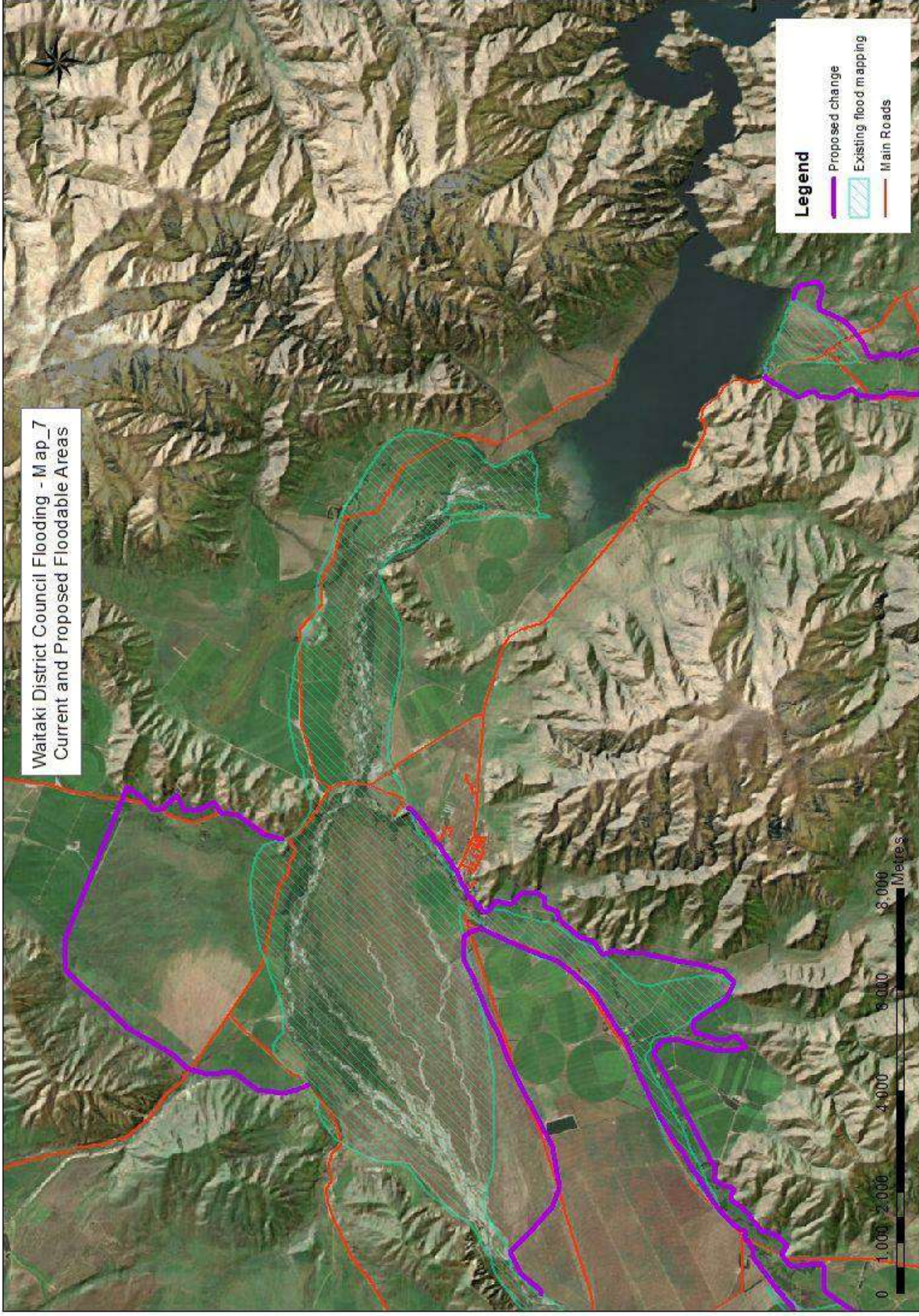


Wairaki District Council Flooding - Map\_40  
Current and Proposed Floodable Areas

**Legend**

- Proposed change
- Existing flood mapping
- Main Roads







**Notation**

- Heritage Item
- Archaeological Item
- Sites of Natural Significance
- Areas of Flooding Risk
- High Class Soils

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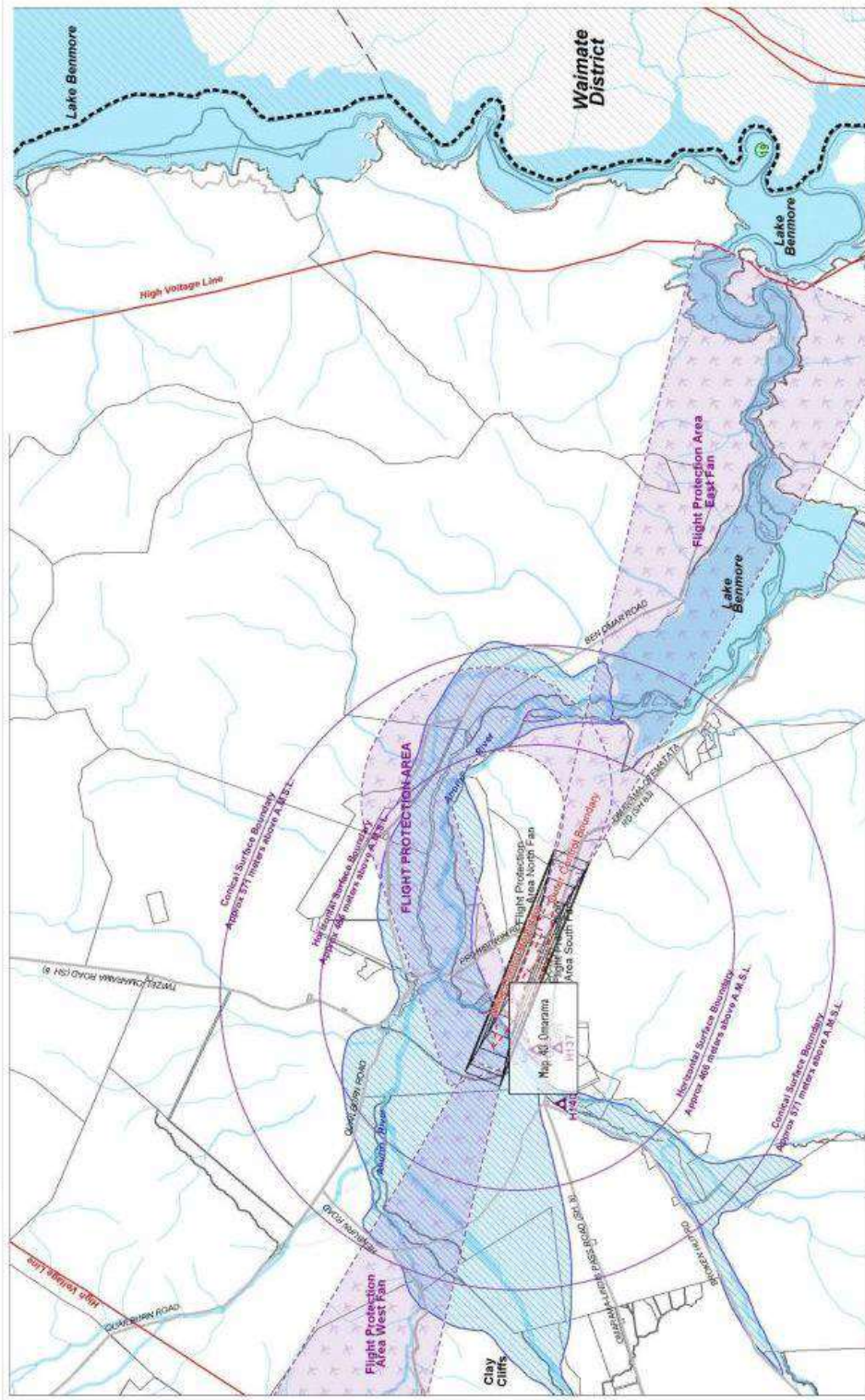
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6	7
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# 7 BENMORE - Ahuriri



**Waitaki**  
DISTRICT COUNCIL  
TE KAUNIHERA A ROHE O WAITAKI



**Notation**

- Heritage Item
- Archaeological Item
- Sites of Natural Significance
- Areas of Flooding Risk
- High Class Soils

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