

Shand report under fire

■ David Haxton

Two members of the public have taken issue with the coastal hazard mapping report which has affected the LIM reports of many homes in Kapiti.

The report, by Roger Shand, predicts where the coastline will be in 50 and 100 years time.

Information from the mapping lines, which impinge on 1800 properties, has gone onto the LIM report of each property.

The information has upset various people who feel the value of their property will decrease.

Jeff Ashby, who has a PHD in geology, and Don Frampton, who has a PHD in beachwalking and observation, picked holes in the Shand report when they addressed a council meeting on Thursday.

"With the Shand report there seems to be a number simple geological tenets that have been broken," Mr Ashby said.

He listed various concerns and concluded while the modelling was good, the assumptions had fallen down.

"The council planners should have analysed the report and compared it to things like contours.

"I know you're constrained by regulatory requirements from central government but really there should have been a longer term conversion process."

He knew of a property sale in Olive Grove, Paraparaumu Beach, that had fallen through because of the mapping lines.

He said litigation could be sought against council if it could be proved property valuations had dropped because of a bad report.

"I would suggest that these lines are withdrawn.

"Don't shred the report, let's just put it to one side and let's look at some of the basic tenets and get other analysis of it.

"We've got 50 years."

Mr Frampton said council should consider moderating the wording on the LIM reports "until all the facts are known".

And he thought council should re-engage Mr Shand to "understand the dynamics of north

Paraparaumu Beach and inlet area so one-off events can be taken into account to achieve a much more reliable erosion accretion picture over at least the last 18 years if not 100 years".

Mr Shand is scheduled to talk about his report at a meeting on November 1.

Council chief executive Pat Dougherty said he would arrange a meeting with a few people, such as Mr Ashby and Mr Frampton, so they could have a talk to Mr Shand about the report.

Council has ruled out an early revaluation of coastal properties that fall within the coastal erosion risk hazard areas.

The likelihood of a rate's differential for affected properties is also unlikely. Councillors were told there are various trigger points for early revaluations but none qualify under existing circumstances.

"Under the rating valuation rules, a territorial authority can make alterations to the district valuation roll where there is a change in the provision of an

operative district plan," council finance manager Warwick Read said in a statement.

"Given council is not proposing that the rules relating to the coastal hazard lines take immediate effect, a separate revaluation of properties affected by the coastal hazard lines will not be triggered."

The proposed District Plan change will be notified in late November.

It will then be open for submissions with hearings taking place in mid 2013. "As a result, the earliest possible date for the introduction of any separate rating differential will be 2014/15," Mr Read said.

"With the next three yearly revaluations of properties taking place in August 2014, the new valuations based on sales of coastal properties will take effect for the 2015/16 rating year."

■ A new group called Coastal Ratepayers United has formed to fight the Shand report. See www.coastalratepayersunited.co.nz.