

Paul Callister, 88 The Parade



The '50 year managed line' runs through the front of our house

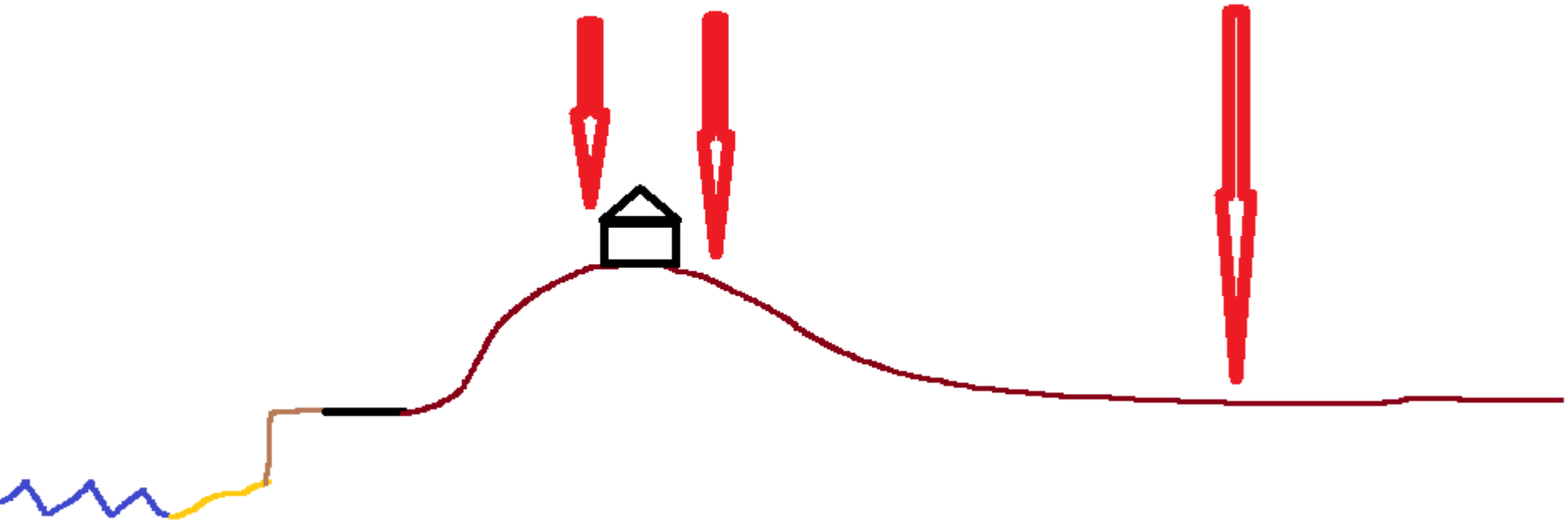
The '50 year unmanaged line' passes immediately behind our house

The '100 unmanaged year line' runs across our back garden, with room behind it to allow a new house to be constructed

50 managed

50 unmanaged

100 unmanaged



- What research is behind a 'managed' line?
- Topography

A 'managed' line

- At the time the Shand report was issued there had been no work undertaken on the feasibility, costs or benefits of endeavouring to hold the coastline at its current position.
- Few people understood the concept of a moving 'managed' line
- Was this a 'storm surge' line, a new coastline with a new seawall?
- Potentially a 'managed line' could be anywhere depending on how the community choose to manage the coastline.
- It cannot be determined by an erosion formula. It should be determined by engineering and environmental studies and a cost/benefit analysis.

A straight line takes no account of topography

- Our section is low at the back
- A tsunami would surge up Ocean Road and wash into our back section
- If the front of the dune was destroyed the back would not be a safe place to build – yet the back section it is deemed safer with a straight line.
- Model based “risk” assessment needs to make sense on the ground