

Folder [Mooloo Crescent]



WRA Whangamata Rate Payers Association >



Folder [WRSAG Stormwater Action Group (2023)]

Mooloo Crescent Flood Issues:

The South end of Mooloo has a substantial basin.

Over time this has been sealed

Houses have been constructed using the basin as entranceways.

The basin is deeper than King Tides so cannot naturally drain all year round

Being in close proximity to the dunes and Ocean allows ponding water to infiltrate and drain away only if tides remain below this mark.

But when the surrounding water table increases the water does not drain.

The depth of water on the road varies up to 600mm deep.

The Opus report 2005:

Had no solution - needs more study

Need to work out a solution before allowing any further impervious ground

Current situation:

Council has not conducted any further investigations since Opus

Council is approving new building consents with substantial impervious areas

Council has extended Ranfurly Rd with massive impervious areas

106 St Patricks resource consent application used out of date satellite images (2005) claiming an overland flow path exists down through 105 Mooloo, then along access way 6 onto the dunes. For this to happen the 2 new properties at 105 Mooloo would be 1.5m deep in water and Mooloo would be 2m below water

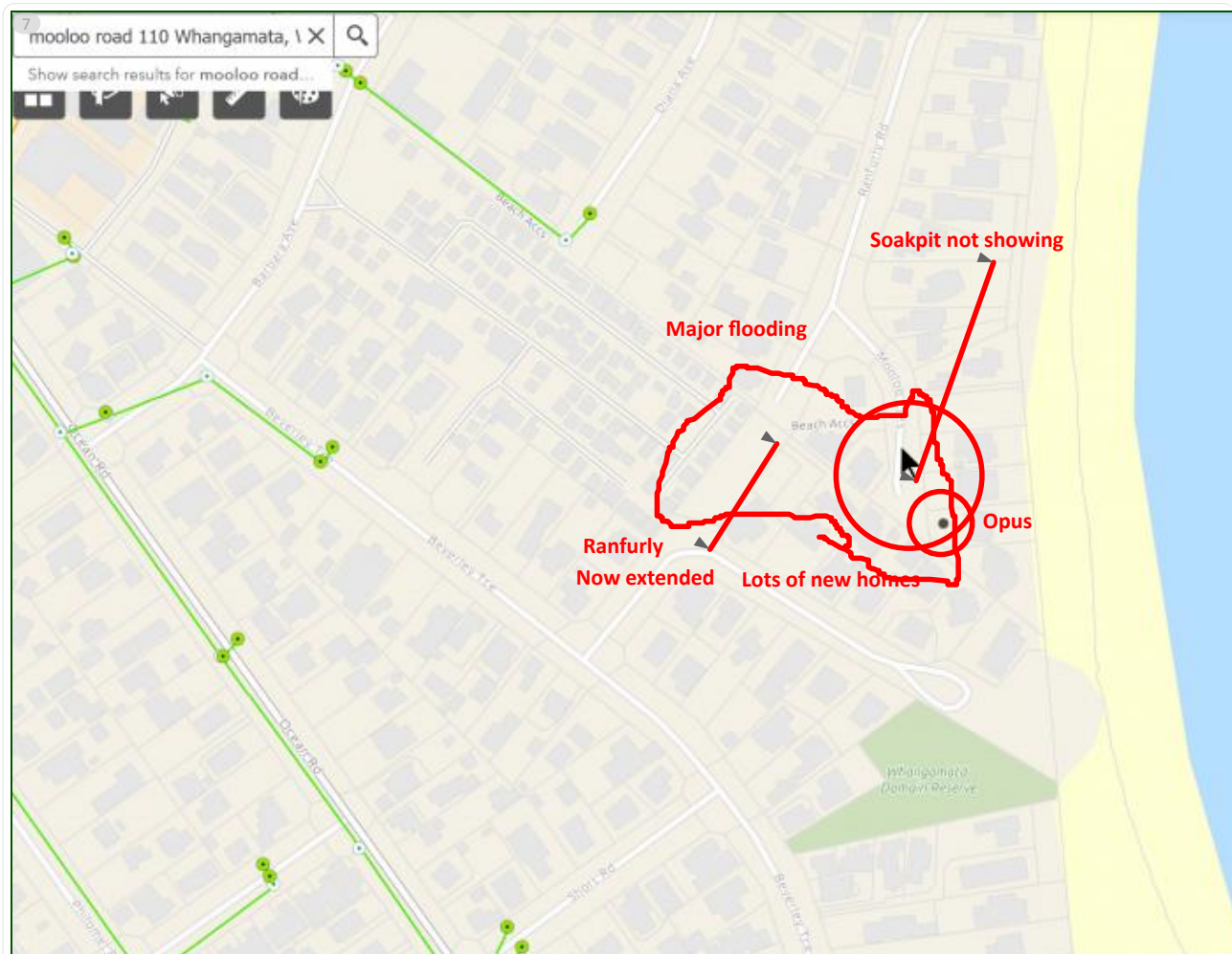
The BC required 106 St Patricks to remove electrics in the basement as the flood level will be 400mm high.

The soakage devices for Ranfurly Rd and 106 St Patricks will be 1.0m below the surface water so utterly useless.

Council has created a significant liability as these houses are worth millions and likely to be suitably attired and prepared to make claims.

I have found no waiver under s73 of the NZBC 2004 so council may not be protected from claims.





Mooloo Crescent 110 001SM.jpg



Mooloo Crescent 2005 Opus.jpg

Opus 2005 statement:

Mooloo Crescent: Houses and road are in a deep natural sand basin, with no natural outlet.

There is no apparent solution. The basin is probably too low to drain into nearby stormwater reticulation. It is probably also impracticable to cut down the foredunes to permit drainage to the beach as this might also permit seawater entry. The house sections are well developed, so that filling of the basin would be difficult. House-raising may be practicable as a private work. Policy measures are recommended relating to maximum impervious surfaces and height of building floors above the surrounding dune level. It is possible that water from the cul-de-sac of St Patricks Row may be flowing to Mooloo Cr via a walkway which connects the two. This should be investigated and if necessary, stormwater should be addressed from St Patricks Row.

\$19k \$22k \$25k A more detailed topographic survey of the basin and house floor levels is recommended.

9	NULL	ABA/2003/1	ABA	CCC ISSUED	Whangam	106 Mooloo Crescent Whangam	NULL	Removal of top storey and demolition of Ground floor Level Dwelling	216
	NULL	ABA/2003/592	ABA	CCC ISSUED	Whangam	102 Mooloo Crescent Whangam	NULL	Alts & adds dwelling ext - dining room	14
	NULL	ABA/2003/800	ABA	CCC ISSUED	Whangam	106 Mooloo Crescent Whangam	550000	Dwelling incl garage & fireplace	300
	NULL	ABA/2006/41	ABA	CCC ISSUED	Whangam	101 Mooloo Crescent Whangam	9296	Construct Skyline Garage.	22
	16/09/2015	ABA/2015/514	ABA	CCC ISSUED	Whangam	105B Mooloo Crescent Whangam	450000	New 2 Storey, 4 Bedroom Dwelling with Attached Double Garage	202
	7/08/2017	ABA/2017/526	ABA	BC Issued	Whangam	100B Mooloo Crescent Whangam	18000	CCC REFUSED: Addition of ensuite and creation of new bedroom on upper floor. Modifications to wall of bedroom 3 on lower floor	30
	20/11/2017	ABA/2017/834	ABA	CCC Issued	Whangam	105A Mooloo Crescent Whangam	750000	New 2 level residential dwelling with 4 bedrooms with attached double garage Amendment 1: Revised foundation plan / structural & revised cladding	223
	15/02/2019	ABA/2018/5732	ABA	BC Issued	Whangam	102 Mooloo Crescent Whangam	80000	Construction of a New lift shaft external to the EXISTING building envelope. NEW lift will services three (3) levels - Amendment 1: Removal of consented parapet feature and roof pitch oriented 90 degrees to enable compliance with RC and E2.	155

Mooloo Crescent Building consents since 2003.jpg

Since 2003 TCDC building consents records show 4 new builds in this depression totaling 948 sqm plus driveways, paths and verge entrance. NB 105b is on timber floor.

10	NULL	ABA/2008/270	ABA	CCC ISSUED	Whangam	110 Saint Patricks Row Whangam	350000	Major Alterations to an Existing House	277
	NULL	ABA/2008/465	ABA	CCC ISSUED	Whangam	104 Saint Patricks Row Whangam	680000	New 2 Level 249m2 Dwelling, 3 BR's, Study, Ensuite, Family, Enclosed Deck & Garage	249
	24/01/2013	ABA/2012/802	ABA	CCC ISSUED	Whangam	111 Saint Patricks Row Whangam	80000	New basement level lift and walkway, second level bedroom and living extension and new	41
	27/02/2013	ABA/2013/68	ABA	CCC ISSUED	Whangam	113 Saint Patricks Row Whangam	2000	Supply and Install Stormwater Soak Holes	1
	15/06/2015	ABA/2015/327	ABA	CCC ISSUED	Whangam	108 Saint Patricks Row Whangam	316200	New 2 Storey, 3 Bedroom Dwelling with Ground Floor Garage	161
	17/02/2016	ABA/2015/848	ABA	CCC ISSUED	Whangam	109 Saint Patricks Row Whangam	450000	New 2 Storey Addition Including Double Garage and Lift amended to Reclad House with	193
	3/08/2016	ABA/2016/491	ABA	CCC Issued	Whangam	103 Saint Patricks Row Whangam	400000	New 4 Bedroom Dwelling with Attached Garage amended to alter site plan for location	226
	19/01/2018	ABA/2017/1043	ABA	CCC Issued	Whangam	108 Saint Patricks Row Whangam	135000	Construct New Attached Boat Garage to Existing Dwelling.	41
	13/06/2017	ABA/2017/330	ABA	CCC ISSUED	Whangam	114 Saint Patricks Row Whangam	180000	Alterations to dwelling add addition of two level deck. AMENDMENT: alterations to steps	50
	20/06/2018	ABA/2018/313	ABA	CCC Issued	Whangam	120A Saint Patricks Row Whangam	10000	Repairs to Decks & Handrails. Intended life of building 5 years.	0
	31/07/2020	ABA/2020/0271	ABA	BC Issued	Whangam	118 Saint Patricks Row Whangam	1800000	New house including basement garage, bedrooms, living rooms, kitchen, lift and ablutio	0
	16/06/2022	ABA/2022/0144	ABA	BC Issued	Whangam	106 Saint Patricks Row Whangam	500000	Construction Duplex units. Amendment 1: Removing two windows, change of material,	467

Mooloo Crescent Building consents since 2003 St Patricks Row..jpg

Construction of another 927sqm impervious plus driveways and pathways that feed into Mooloo Crescent.

The additions to 114 affect much more than the 50sqm described.



Mooloo Crescent flooding 20230622.jpg

Showing flooding June 2023 5 months after Gabrielle.



Mooloo Crescent flooding 20240222.jpg

20240222 recent overnight rain - see separate report of this date

Mooloo was impassible in my car - too deep.

Mooloo features in Opus - no solutions as the road level is below King Tide

Advice was no further impervious for this area.

Despite this 5-6 new properties since 2003, now Ranfurly road is concreted and 5 more BC approved at this end of the camping ground all with plans showing driveways flowing onto Ranfurly.

St Patricks has had more new BC issued some of which back into this basin.

110 St Patricks has been ordered to remove electrical to basement as they predict 400mm deep flooding. That puts Mooloo at another approx meter depth.

NB: Resource compliance must stop consents

Who is going to design out of this?