

Thinking about developing or building on land with ponding or drainage issues?

Much of the Kāpiti Coast is low-lying and subject to flooding, ponding or drainage issues. We need to pay careful attention to how we develop and build in these areas, to make sure properties are protected from hazards, and that developments don't make flooding or ponding worse for others.

We seek to ensure that subdivision, use and development doesn't increase the scale of an existing natural hazard. We do this by applying the District Plan and sections 6 and 106 of the Resource Management Act. Policies place the responsibility on an applicant to show that there will be no additional hazard as a result of any proposed development.

This information sheet provides general information on these issues. We strongly advise you talk with us about your specific situation early in your planning, and that you consult your own professional advisers.

District Plan policies in chapter C.15 are relevant. In particular the District Plan requires:

- Flood and erosion free building sites within newly created allotments (policy 4)
- Avoidance and/or mitigation of the potential adverse effects of flooding and erosion from major rivers and the sea on: human life, health and safety, private or community property, flood mitigation works, and other natural and physical resources (policy 7).

The District Plan outlines what requires resource consent and contains information on relevant rules and resource consent requirements. On residentially zoned land Resource Consent is required for:

- Either or both earthworks and new/relocatable buildings in a Residual Overflow and Overflow Areas.
- Buildings in River and Stream Corridors, and Residual Overflow and Overflow Paths.
- New and relocated buildings within Ponding and Overflow Paths that don't meet the minimum floor levels.

- Development within flood storage where equivalent storage hasn't been created. Detailed and extensive hydraulic modelling of relevant streams to fully test the consequences will generally be required.
- Dwellings located within flood erosion areas.
- Earthworks within fill control areas if provision isn't made to drain the total sub catchment contributing to the flood control area and that stormwater can be drained within four hours.

Permitted activity standards are included in the 'further information' section of this information sheet. Resource consent is required if these standards can't be met.

Different rules may apply in different zones. Please contact the Duty Planner at the Council.

Requirements under the **Building Act** relate to

- no ingress of water and minimum floor levels for a dwelling
- Flood free access must be provided for new builds

Section 72 of the Building Act 2004 relates to building work on land subject to, or likely to be subject to, a natural hazard. Please refer to the information sheet 'Building consents – natural

hazard guidance information' for specific information about this and on natural hazards relating to building consents.

When providing flood-free building sites and access, think about how you compensate for any lost ponding/flood storage capacity and how you'll manage stormwater run-off:

Filling land and providing compensatory storage

Suitable ground/floor levels and flood free access can be achieved by raising the ground level with suitable fill – BUT – filling one ponding area will push the water on to other properties. To avoid this, compensatory storage (increasing an equivalent ponding area elsewhere) is likely to be required.

Hydraulic neutrality – managing stormwater runoff

Additional buildings and paved surfaces are likely to increase the peak volume of stormwater entering drains, streams and stormwater pipe network, which is already at capacity in many areas of Kāpiti. You'll need to plan to take extra measures to avoid this happening.

Development must incorporate suitable on-site stormwater retention capacity to not increase stormwater runoff from the site at peak periods.

Options/methods such as outlet constraints, temporary storage, rain gardens and grassed swales can avoid causing increased flood risks downstream.

NOTE: These requirements for compensatory storage and hydraulic neutrality for stormwater are in addition to rainwater tanks required to comply with the Water Demand Management standards in the District Plan.

Want to find out more?

Call us on 0800 486 486

For resource consent and District Plan enquiries please ask for the Duty Planner, or email resource.consents@kapiticoast.govt.nz.

For building consent enquiries please ask for the Building Control team.



Flood attenuation area Mackays to Peka Peka Expressway

Further information

Information on hazards

The Council's District Plan and GIS map viewer have information on flooding and ponding.

The District Plan contains information on flood hazards, including;

- land subject to flooding and ponding, based on the estimated 1 in a 100-year flood event
- hazard categories and descriptions including direct and residual flood risks, and
- specific zone controls, such as what activities require resource consent in flooding and ponding areas.

More information can be found in chapter C-15 and chapter D of the District Plan at kapiticoast.govt.nz/District-Plan

Information on flood and ponding risk for individual properties can be viewed on the Council's GIS map viewer at kapiticoast.govt.nz/maps

Flood hazard maps

The Council's flood hazard maps show the projected flood extent arising from the 1% probability rain event (that is, a rain event that has a 1% probability of occurring in any one year, often referred to as a 1 in 100 year storm), incorporating the projected 2090 climate change impacts, in conjunction with a 20 year return period high tide.

The 1 in 100 year and 1 in 50 year levels are based on the best information available at the time of notification of the Plan. Further information can be obtained from the Greater Wellington Regional Council.

Glossary

Fill control areas are undrained 'crater' type catchments where filling will raise the level of flooding on the property and on adjoining land.

Flood storage areas comprises the defined areas on the Planning Maps within which ponding of flood waters is expected to occur in significant flood events and which are necessary for the management of the associated flood risk.

Overflow paths/residual overflow paths generally occur in lower lying areas on the floodplain which act as channels or flood waters. They may be either a direct or residual flood risk where they are protected by structural measures such as stopbanks.

Related District Plan excerpts:

From chapter D1 – Permitted Standards in Residential Zone

FLOOD STORAGE

Development within flood storage shall only occur where equivalent storage is created. Such development proposals where appropriate shall be accompanied by detailed or extensive hydraulic modelling of relevant streams to fully test consequences.

FLOOD HAZARD – PONDING AREAS / OVERFLOW PATHS

(i) New and relocated buildings shall be above the estimated 1 in 50 year flood event level to be established in accordance with the Building Act 2004 and, in addition, owners will be provided with a recommended minimum floor level above the estimated 1 in 100 year flood event level. Where there is more than one dwelling on the property, the dwellings shall be above the estimated 1 in 100-yr flood event level. Refer to Dwellings Per Lot standard.

(ii) The following buildings are exempt from (i) and are subject to Notices where appropriate in terms of the provisions of the Building Act 2004 and/or any other subsequent legislation:

- Accessory buildings
- Non-habitable rooms
- Extensions to existing rooms where they do not exceed 25% of the total floor space of the existing room or 30m² total floor space of the building, whichever is the lesser.

PERMEABLE SURFACE

Each site shall have a permeable surface that is not covered by buildings or paving of not less than 30% except that this standard shall not apply to network utilities on sites less than 200m².

YARDS

(v) Separation from Waterbodies (Streams, Lakes and Rivers)

- Buildings shall not be sited within the Stream Corridor Hazard Area as shown on the Natural Hazard Planning Maps. For the unsurveyed stream corridor and other water bodies (except lakes) the minimum setback for any building or structure (other than a bridge or culvert structure for which a consent is required from the Regional Council) from the natural banks of any waterbody greater than 3 metres wide shall be 10 metres and for streams/drains less than 3 metres wide shall be 5 metres where the average width of the stream or waterbody is measured as an average within the site.
- Buildings should not be sited within 5 m of a lake.

(xi) Overflow and Residual Overflow Hazard Areas

Buildings shall not be sited within the Overflow and Residual Overflow areas as shown on the District Plan Natural Hazard Planning Maps.

(xii) Flood Erosion Area

Dwellings shall not be sited within the Flood Erosion Area as shown on the District Plan Districtwide and Urban Zone Planning Maps.

Excerpts from chapter D1 Controlled activity standards for residential zone (resource consent required)

SUBDIVISION

(viii) Building Sites: Each lot shall have a suitable building site located outside of the Flood Erosion area as shown on the District Plan Districtwide and Urban Zone Planning Maps and above the estimated 1 in 100 year flood event. All-weather access should not adversely affect the flood hazard

(xiii) Stormwater Control: Surface water drains shall be of sufficient size for the full future development of the land within the affected catchment.

Note: These District Plan excerpts are provided for information only and should not be solely relied upon in place of the District Plan. Further information on what rules apply in any specific development or situation can be obtained from the Kapiti Coast District Plan and from Council Planning staff.

Please note these District Plan Rules may alter when the decisions are released on the Proposed District Plan. This information sheet will be updated later this year to reflect changes.

You're also advised to seek assistance from an experienced professional in determining requirements, planning your development and preparing a resource consent application.