

MEMO

TO Rebecca Lloyd
FROM Ben Fountain
DATE 23 August 2016

KAPITI COAST DISTRICT COUNCIL PROPOSED DISTRICT PLAN HEARING: 5 HEWSON CRES, OTAKI

On the 4th of August I attended the Kapiti Coast Proposed District Plan hearing and heard Mr Les Church verbal submission regarding the flooding maps relating to his 5 Hewson Cres property in Otaki.

Mr Church believes that the proposed district planning flood maps represent a very rare flood as it is unlikely that flood waters would get to a level at the end of the cul-de-sac that would then spill down his driveway. This has not happened before in his memory of living at this location. His primary concern was that the overland flow path shown on the western edge of his property could restrict possible developments on this site.

He did state that he has recently built a garage on his property near the overland flow path and the building consent rules were not as restrictive as he had thought they might be.

Previously in May 2015 I had met Mr Church on his property and discussed his concerns around the proposed mapping of the flood hazards. At that time I agreed with Mr Church that the maps represented a rare flood event larger than had been experienced in the last 30 years as they also included climate change considerations. I agreed it was only in an extreme event that the overflow path could occur. Considering this low likelihood I agreed with Mr Church that the overland flow paths as originally mapped were too onerous at this location. I therefore adjusted the flood hazard maps to reduce the width of the overland flow path so that it flowed only down the drive ways of 5 Hewson Cres. These adjusted maps are in the Proposed District Plan. In my opinion this sufficiently managed the risk while minimising the impact on 5 Hewson Cres.

At the hearing on the 4th of August Mr Church reiterated his concerns. I agree that the overland flow path is only likely to occur in an extreme flood event however I believe the proposed adjusted maps provide appropriate management of the flood risk while not being too restrictive on the development potential of the property.

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