

## PLAN CHANGE FROM RURAL TO GENERAL RESIDENTIAL BY WELHOLM DEVELOPMENTS.

### *The Development of a retirement village at Ratanui Road.*

From my original submission;

- 1) I have **no general objection** to the plan change from rural to general residential
- 2) My specific concerns relate to
  - A) **how storm water from the site is properly dealt with** and
  - B) **the enforcement of consent conditions (wind blown sand from construction)**

The proposed site storm water (including from contaminated road drainage!), is proposed to be dealt with via wetlands, detention ponds and soak pits, discharging into the **Mazengarb Stream** which eventually passes through our properties at 16,18 and 20 Otaihanga Road, before entering the Oxbow and finally the Waikanae River. All of course miraculously maintained by the applicant's consultants to have no effect on existing water levels in the Mazengarb Stream. **In reality, this is just not credible.**

We know from **actually living in the area** adjacent to the Mazengarb Stream for over 27 years as well and directly experiencing the effects of development upon our property, including a 20year storm event, that **this is utter nonsense.**

The applicant's project manager when asked at a public meeting where the storm water went....replied it went northwards to the Waikanae River, **(out of sight, out of mind)**: ( if he had bothered to have even a cursory look at KCDC's GIS maps it would have shown him, the **Mazengarb Stream** actually flows southward then westward through Leigh Place then towards the Avenue picking up a whole lot of storm water from numerous and increasingly other properties and infill developments and eventually towards our properties off Otaihanga Road, and the finally through the Oxbow into the Waikanae River) or by the numerous applicant's consultant reports who state, "**will be dealt with at Resource Consent stage**". (The Resource Consent might well have consent conditions, (like dust and sand control, slips, flooding, hopefully restricting damage to adjacent properties from piling and heavy machinery), but **these are rarely enforced** in my direct actual experience (Re Kotuku Park), despite Council being notified about non compliance on numerous occasions. ( 5 months of 3 large machines moving sand creating sand storms, 12 years of a developer moving sand and coupled to heavy machines driving back and forth causing ground vibration and damage to our property, not to mention numerous sand storms)

The District Plan Managing Activities in Natural Hazards NH P3 states

**"In areas identified on the District Plan Maps, new subdivision, use and development will be managed in a way that avoids increasing risks from natural hazards. Subdivision, use and development will be allowed only where it can be shown that any potential increase in risk exposure on or BEYOND THE LAND ITSELF has been avoided, remediated or nullified."**

The potential and real actual effect upon downstream **properties is minimized or ignored by the applicant's consultants and Council officials, in their various reports.**

Currently the **Mazengarb Stream**, at our property in minimal flow rate state is approximately 1.5m wide by 300mm deep. However, when it rains, this can increase the water level to rise over its banks to some 8m wide. During heavy rainfall it floods over the banks and results in water logging in our bottom paddock, due to the associated rise in the water table.

Many years ago with a lot less water in the **Mazengarb Stream** we had a **20 year flood event** when the water table rose to the underside of our access bridge and flooded the drive surface and adjacent paddocks. Now even in moderate rain (as in a day's rain) the water rises near the underside of our bridge.

When the water in the **Mazengarb Stream** reaches a certain level, the flap on the drain feeding into the stream from the opposite side of the road closes, causing the storm water from the those higher properties to back up and flood the lower lying properties.

The water table has progressively risen since we first acquired our site in 1998. Early in 2000 we dug pits for fruit trees and reached water 1.2m below ground level; now the water table is within 200mm of the surface most of the time with more or less permanent surface water in some parts at certain times of the year, even when it rains moderately

Part of the reason for the rising water table is a combination of rising sea and river levels (climate change) causing the lower section of the **Mazengarb Drain** to become tidal through our properties, plus building in ponding areas thus reducing those, and adding to the rise of the water table coupled to intensification, development upstream with increased hard surfaces without compensatory storage.

One of the applicant's consultants states the Council takes into account climate change, but clearly they don't, allowing more and more infill and intensification development, even in areas of **Natural Hazards** like the Waikanae River corridor, without any overall strategic plan as to how to cope with storm water District Wide in a coherent and structured way.

While I appreciate that this hearing is merely part of a ticking the box exercise and approval of a Plan Change is almost certainly going to go ahead, (new infrastructure already in place), this is the Hearing Panel's opportunity to actually ensure any **new developments deal with storm water properly, strategically and in a planned way across the whole district not in a piecemeal way.**

We have serious issues to deal with that must be addressed now. This is your opportunity to start a process that creates real change.

What is needed is individual sites dealing with their own storm water through individual **SUSTAINABLE DRAINAGE PLANS and developing SOAK CITIES DESIGNS**, (initiated in China 1917 by Professor Yu!) not through piecemeal development devoid of any future strategy to manage **Natural Hazards** properly and intensification but especially ensuring storm water is dealt with, otherwise **we are all going to be underwater and uninsurable in the foreseeable future.**

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