

Proposed plan change for 100 – 110 Te Moana Road

Fairway Oaks Drive Residents' Partnership

Matters we consider most important for Panel's decision

- distinction between the development assessed and development enabled
- whether the applicant's Lot 1 concept provides sufficient certainty at plan-change stage
- which mitigation measures relied upon by the experts are actually secured
- protection of the Fairway Oaks interface
- Waikanae River overflow and breach risk, the post-Expressway residual overflow path, ...
- ... groundwater and wetland hydrology, and the implications of increasing flood risk
- infrastructure and transport sequencing
- the minimum safeguards required if the Panel is minded to approve rezoning.

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Outline of this presentation

- A perspective on the planning and legal framework
- The historical context for the site
- Current flooding on the property
- Issues with groundwater and flooding that have not been considered
- Lack of consideration of climate change risks

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Our Perspective on the Context

New Zealand coastal policy statement, 2010

“Objective 5: To ensure that coastal risks taking account of climate change, are managed by – locating new development away from areas exposed to such risks;

Board of Inquiry ... the Mackays to Peka Peka Expressway Project, 2013

“Key agreements reached were that because of inherent uncertainties in modelling, groundwater effects must be managed through a programme of ongoing monitoring and mitigation”

“the potential effects of climate change are recognised as being one of the world’s most pressing environmental concerns and there is no disagreement that these effects must be accounted for if the expressway is to be built.”

“NSP 12/01.017 Water permit s14(1). Water permit to permanently divert the full flow of the Market Garden Drain in the vicinity of the MacKays to Peka Peka Expressway.”

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Historical context

1940s



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Historical context

1987



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Historical context

2006

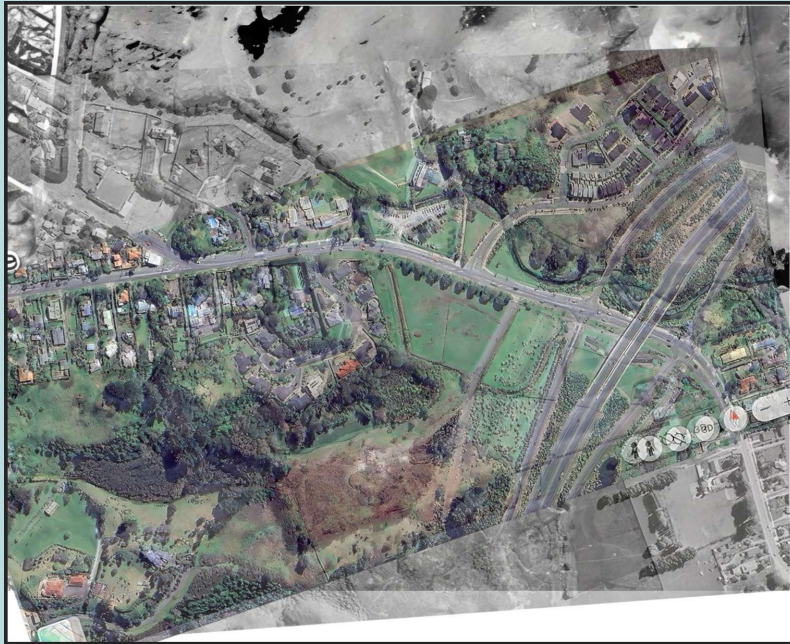


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Historical context

2022



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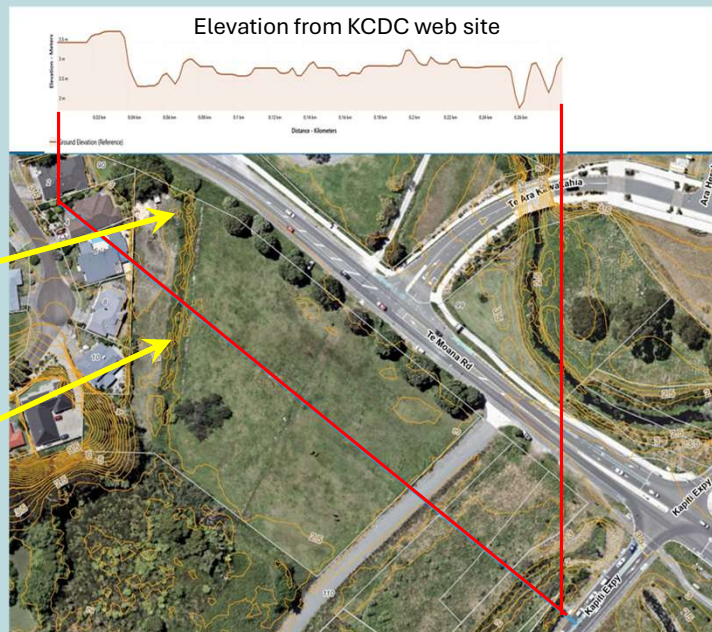
100 Te Moana Road has surface water long after the rain has gone



04 Jul 2025



04 Jul 2025



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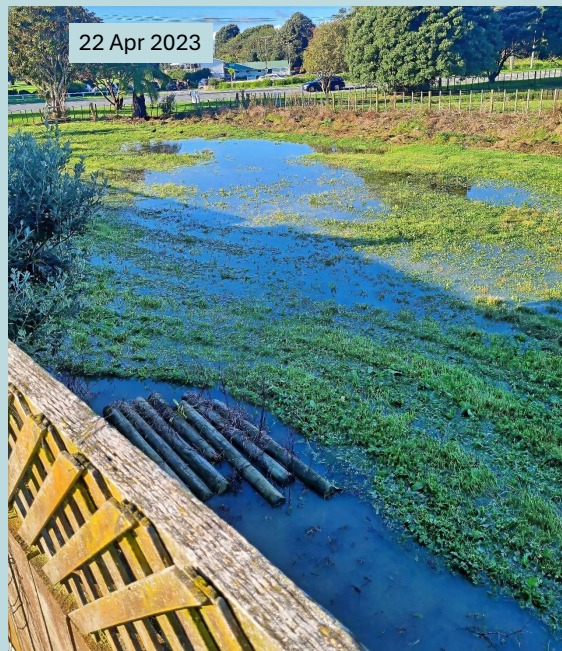
We are seeing it almost every year



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We are seeing it almost every year



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We are seeing it almost every year



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We are seeing it almost every year



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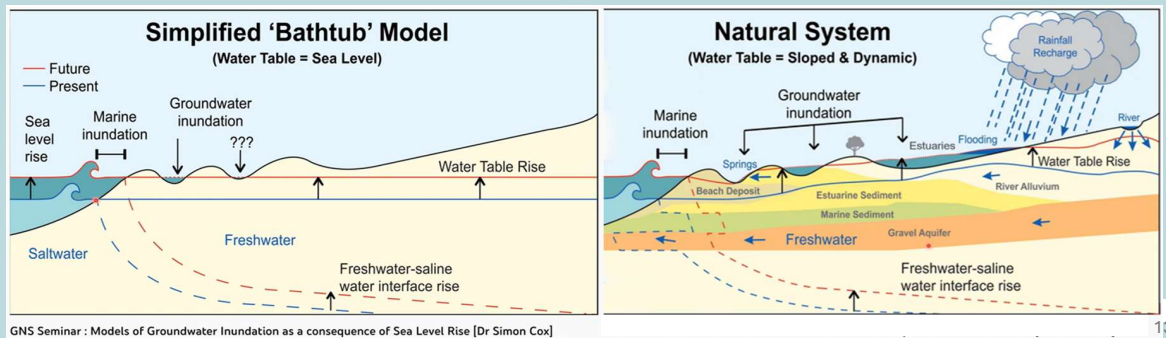
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Growing recognition of rising groundwater

Takutai Kapiti Coastal Hazard Adaptation Project: Report of the Independent Coastal Advisory Panel, led by Hon Jim Bolger

This report explicitly noted that groundwater can be close to the surface well back from the beach so the first effect of sea level rise is an increase in flood extent.

“Emergence of the water table in rain events depends on soil porosity and this is less for sandy soils than for clay soils, so can be expected over large parts of the Kapiti coastal area.”



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There is soil water as well as groundwater

Depth of the water table is half the story. “Soil water” is what sits above the water table. When rain saturates that there is surface flooding. This relates to

Root structure

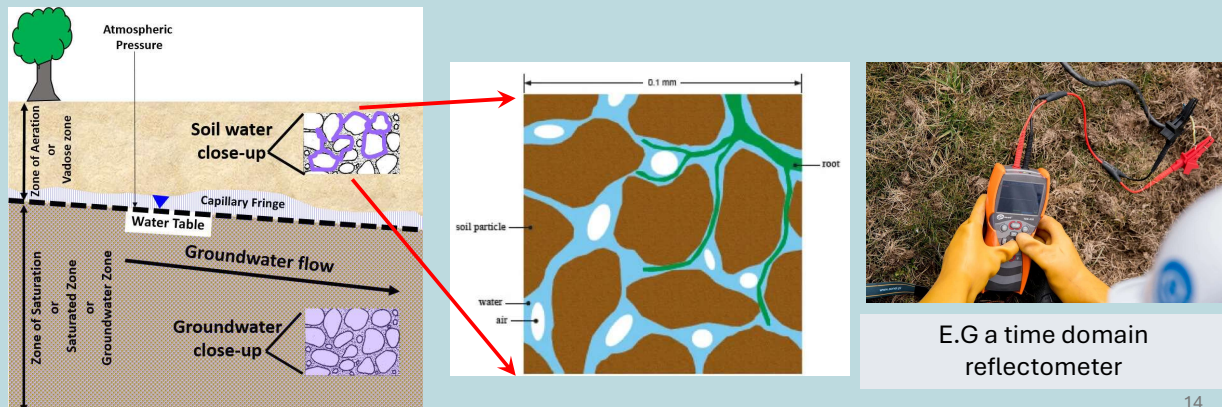
holds water in pore spaces

Soil porosity

e.g 25% of volume in sandy soils

Water table depth

e.g 600 mm



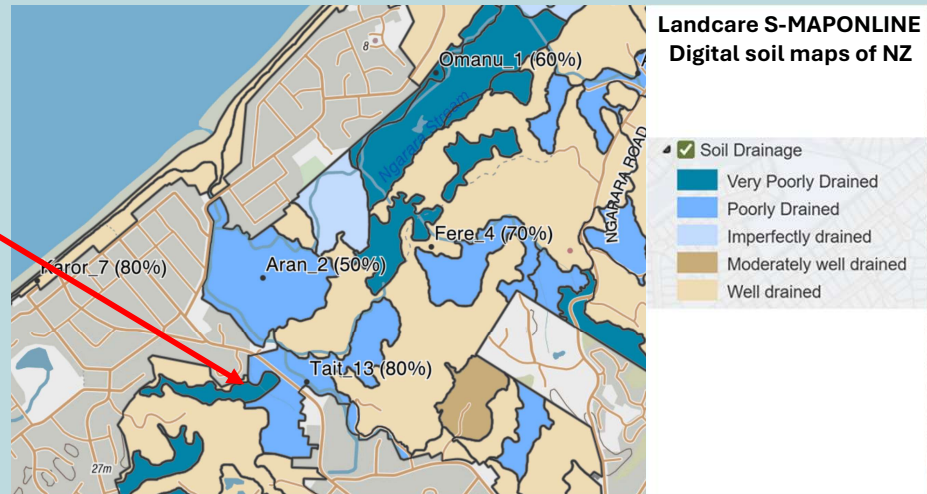
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Poor drainage is a sign that water has nowhere to go

Landcare provides maps showing how soils affect drainage. This recognises land through 100 – 110 Te Moana road to Kawau grove as being “very poorly drained”.

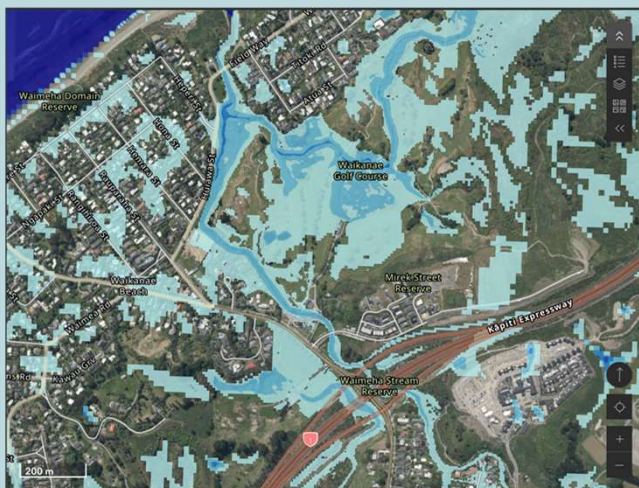
It is in the same category as the Ngarara stream area to the north.



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Flood risks are widely known for this part of Kapiti



NIWA's recent map "Flood hazard across Aotearoa New Zealand (1% AEP rainfall events)"

100-110 Te Moana road is at the southern end of low lying land that goes up to the Otaki river. This includes the Ngarara stream that gets water from springs and wetland drainage.

The Waimea stream, just north of Te Moana road used to go south to the Waikanae river with links to the Waimeha and Waimanu lagoons.

That was modified to allow for houses back from Tutere street. They now have standing water around them during moderate rain events.

'Osborne's swamp' is in that context. It is a wetland with some water source and links to a much wider network of water.

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Risks that should be taken into account

- The AWA report gives detailed analysis of flood risk considering 1% AEP. But flooding across Hawkes Bay in 2023 was expected to be less than 0.2% AEP¹.
- *Insurance Council of NZ views on the role of local government (5 Mar 2021)*
“We advocate local governments take a long-term view and act in a proactive, coordinated and resilient manner when it comes to climate change, with regard to risk mitigation, adaptation, risk transfer options and setting appropriate risk signals. Particular attention should be had to avoiding developments in areas vulnerable to flooding, rising sea levels or coastal erosion.
- Groundwater is linked to sea level which is currently rising around NZ by more than 5 mm/yr. The rate has doubled in the last 40 years. Based on the last IPCC report, planning for 100 years should consider sea level rise of 0.5 – 1.5 m .

¹Lane, 2024, <https://www.hbrc.govt.nz/home/article/1645/niwa-data-shows-significance-of-cyclone-gabrielle-flooding>

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Summary of Fairway Oaks concerns

- All conditions on any Panel approval related to the Private Plan Change should be retained through sale of the property or transfer of land title.
- Lot 1 remains the critical area. Any change in its Flood Hazard status must depend on independent evidence showing it can manage:
 - * risk from Waikanae river overflow;
 - * rise in groundwater due to sea level rise for 100 years.
- Low lying land by the swamp and lagoon in Lot 2 should be treated the same as Lot 1.
- Approval should not be dependent on future KCDC development of infrastructure and support given the increase in financial constraints.
- The effects that new housing will have on traffic flow have not been considered to the level of detail seen in other Kāpiti subdivisions.
- Different views on how this affects residents in Fairway Oaks Drive have not involved any discussion with the residents themselves.

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