

Memo - 31 Ngongotaha road – Floodplain Mitigation

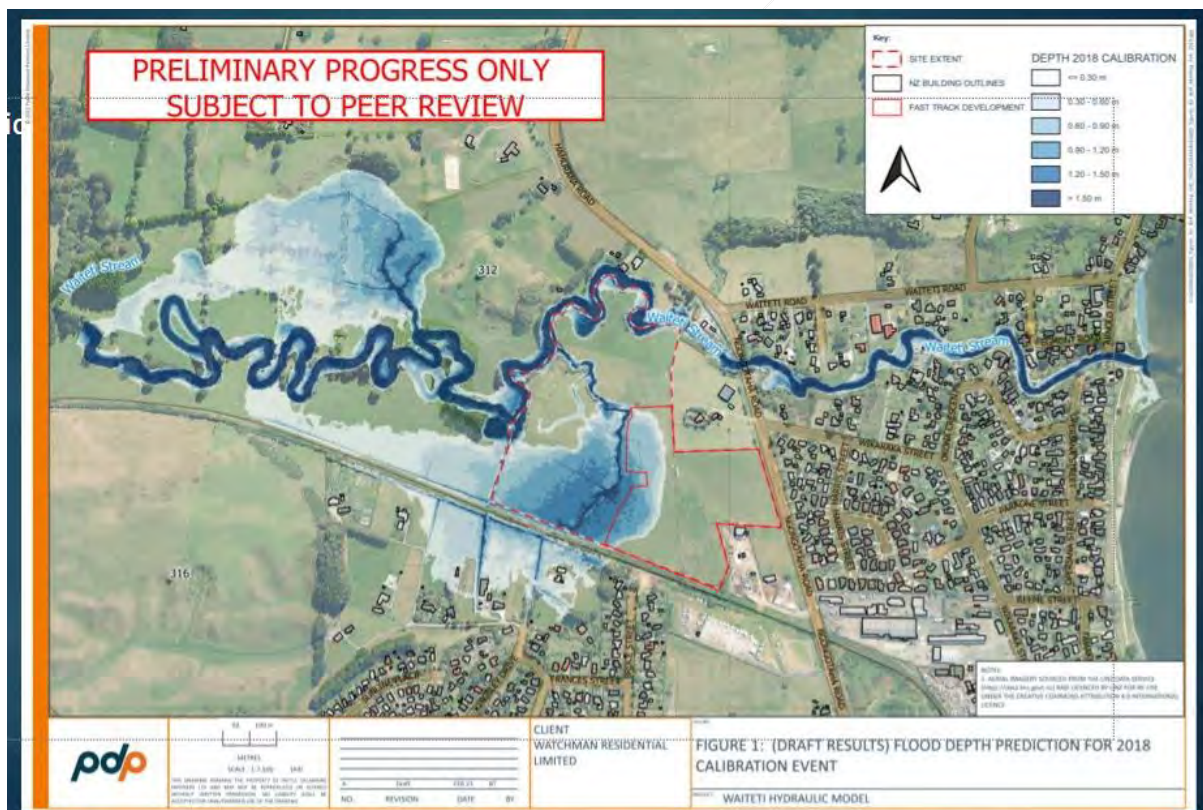
To: Campbell Brown Planning
 From: Mckenzie and Co Consultants
 Cc: Watchman Capital
 Date: 13/03/23
 Re: 31 Ngongotaha Road, Floodplain Mitigation

To whom it may concern,

The below text clarifies the approach towards the proposed stormwater and flooding constraints/mitigation in relation to the stage 1 fast track application at 31 Ngongotaha Road, Ngongotaha.

Background.

The site has a known flood plain across parts of the site. The below image identifies the 1 in 100 year flood plain. As shown a portion of the stage 1 fast track application sits within the flood plain. It is important to note that a large parge of the stage 1 development area is located outside the Flood Plain

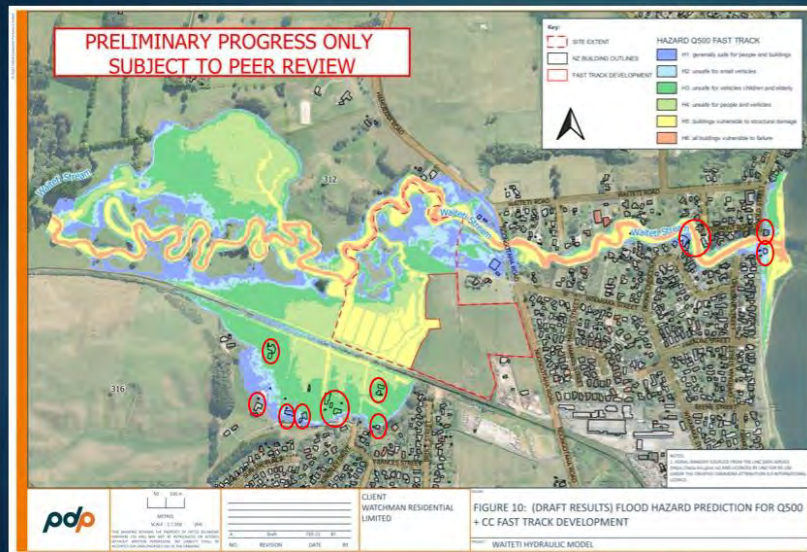


Proposal

As part of the fast track application, it is proposed to carry out earthworks within the floodplain to provide the necessary freeboard to all residential dwellings within the stage 1 area. By carrying out

Fast track: Hazard effects

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Streamworks

As part of the fast track application, there are no works proposed within any of the streams. The application will include extensive restoration of the riparian margins of existing streams and the constructed wetlands will include extensive planting and the appropriate shared paths/trails will be created around the wetlands and streams which be a feature of the development.

Stormwater Treatment

As part of the application the constructed wetlands will also provide stormwater quality treatment for runoff from impervious areas. There will also be additional stormwater devices within the stage 1

area that provide treatment such as private raingardens and treatment swales before discharging to soakage and/or discharging to the constructed wetlands. This will be in line with the local standards for stormwater quality treatment.

Conclusion

Based on the current flood model all works within the flood plain within Stage 1 area can be offset by creating a series of large wetlands within the residual development site to mitigate any increase in impervious areas and also ensure there is no increased risk to any of the upstream/downstream properties. The flood model will be peer reviewed as part of the application and all stormwater quality measures will be adhered to.

