

# District Plan Review – 1 in 200 Year Flooding

## Initial Consultation Meeting

Wanganui Girls College – 27 August 2013

### In attendance:

**Randhir Dahya – Councillor WDC**  
**Jonathan Barrett – Principal Planner WDC**  
**James R. Witham – Policy Planner WDC**  
**Darryl Couper – GIS Administrator WDC**  
**Max Benseman – Emergency Manager WDC**

**Bob Walker – Councillor Horizons**  
**Peter Blackwood – Manager Investigations and Design**  
**Lisa Thomas – Coordinator District Advice**

### Meeting Notes:

The meeting was opened by Mr Witham who went through some of the housekeeping and identification processes. James also explained that the meeting was not to address stop banks, but rather providing information around the model and 200 year flood event. There was also a brief programme, followed by an update on the District Plan Review.

James presented the need for WDC to undertake this process, which was followed by a presentation from Mr Blackwood regarding the development of the model and some of its implications. This was followed by Mr Witham who, with the assistance of Mr Couper, demonstrated the extent of the model on the screen. Ms Thomas then presented information regarding the content and obligations arising from the Proposed One Plan. Mr Witham then asked for any questions of attendees.

### **Key Issues Raised**

#### **- Floodbanks and suitable mitigation**

There was some discussion around the role of flood defences in managing the flood hazard. However, James stated that the meeting was not about flood defences or even regulation, but rather introducing the updated extent data to the affected land owners and occupiers.

#### **- LIMs**

A number of attendees raised questions regarding the content of LIMs. In particular, the issue came down to one of detail. In essence, would a LIM show that a property would be merely 'floodable' or would the exact extent of the 1 in 200 year model be identified?

**NOTE: WDC staff have identified this as an issue of urgency to resolve. Investigations are under way as to what would be appropriate wording for LIM documents and ensuring that the details or any hazard are identified as they relate to a site, rather than merely identify a hazard exists on a site.**

- **Where is my property?**

Many of the persons present at the meeting were directly interested in looking at where the flood extent line was in relation to their property. Several properties were brought up on screen to identify where the line specifically related to buildings, structures and land. Links to the flooding model by way of the Shaping Wanganui website were provided to those who attended if they wished to locate their properties within the flood extent.

- **Old vs New Lines**

There was some confusion over the data previously used and the new flood extent information. The District Plan contains a previous iteration of the flood model that was based on more coarse information regarding the digital terrain model (big blocks with less detail) This can not be altered without a change to the District Plan. This was indicated to be early 2014 after drafting and further consultation had occurred. The new information was provided through a link in the Phase 5 area of Shaping Wanganui as follows: [http://mapworkspace.com/\\_C889](http://mapworkspace.com/_C889)

- **Floor heights**

There was confusion over freeboard and floor height in discussions. The model can be used to suggest floor heights/freeboards, but does not show any existing floor heights. Ms Thomas indicated that anyone wishing to identify a suitable freeboard can contact her and they will provide that data.

- **Is it in effect now?**

One attendee asked if the flood extent was 'in effect' now. James responded that it was not in terms of the District Plan, but it will have a role in the District Plan in the future. He did state that it can now be considered in assessing applications for subdivision.

- **Why 200 year?**

The appropriateness of a 200 year flood for land management purposes was questioned. Mr Blackwood detailed some of the technical reasons behind this. IN particular he noted that national standards indicated that a one in one hundred event was suitable to plan for, that the incorporation of climate change was required by government guidance notes and factoring those two matters together and recognising the 50 year design life required by the Building Act the 200 year contour represented the 100 year risk in 50 years taking into account climate change.

- **Model done overseas**

The question was asked regarding the necessity for the model to be constructed overseas and if this represented value for money. Mr Blackwood explained that, while this was before his employment at Horizons, it was his understanding that the existing staff resource was stretched addressing the aftermath of the 2004 floods when the work was undertaken and that within the limits of this resource could not be conducted in-house.