

**Re HCC C/O district.plan@huttcity.govt.nz
Submission on publicly notified proposed
district plan.**

**Clause 6 of Schedule 1, Resource
Management Act 1991**

**OBJECTION /SUBMISSION OF JOHN
WADHAM jfairley@xtra.co.nz
25/3/25**

**[A]HCC COLLABORATION WITH OTHER
HAZARD RELATED ENTITIES**

**[B]OPINION OF POTENTIALLY MISLEADING
HAZARD INFORMATION**

**[C]SUBMISSION OPINION THAT HCC
SHOULD HAVE A BETTER ATTITUDE TO
THEIR DUTY OF CARE RESPONSIBILITIES TO
RATEPAYERS /RELATING TO HAZARD PLANS**

[D] I SUPPORT LARGE LOT RESIDENTIAL ZONE PROVIDED WHERE THERE IS FLAT LAND SITES [i.e. grass tennis court] WITH LITTLE OR Non-MAJOR LAND WORKS REQUIRED, -COMPULSORY RESOURCE CONSENT IS NOT APPLICABLE OR REQUIRED.

[E] SLOPE SUSCEPTIBILITY HAZARD OBJECTION AFTER CHECKING WSP Disclaimer intro and WWL clearance report of very similar core alleged Hazards.

[1] I request that Council collaborates with other authorities including GWRC, WWL and NHC to improve consistency in mapping conventions for risk hazards and...

[1.1] That Council seeks through the Ministry for the Environment that the National Planning Standard (13. Mapping Standard) be expanded to include the mapping of hazards by overlays, to make the identification and mapping of

hazard risks more easily accessible to residents and landowners, and that agencies such as WWL and NHC be encouraged to adopt these conventions.

[1.2] I believe in my opinion and view the way HCC allow [without HCC objection or intervention effort], NHC and GWRC to deal with and define the earthquake fault lines on HCC AREA Hazard maps disseminated directly and indirectly to citizens, by NHC & GWRC, is potentially grossly misleading.

[1.3] Using of the colour blue in defining the potential earthquake fault line when it is widely used [blue] to define inundation and flooding hazards is almost in my view and opinion an idiotic action, irresponsibly implemented without any thought for the elderly and vulnerable status property owners who must contend with the severe stress caused, in my view, through such ill-thought-out procedures.

[1.4] In my view and opinion, HAZARD related officials are being highly paid to think about and plan the avoidance of misunderstandings that have or may occur through lack of foresight of what could be construed by portal viewers about properties they are assessing for whatever reasons.

[1.5] This is especially so when the property owner holds in hand a **Wellington Water Hydraulic assessment report/review clearing all inundation and flooding hazards from my property**, yet NHC complaint resolution officers were not interested in the issue or material held and wanted to send the elderly and vulnerable status writer off to GWRC to complain there about alleged

misleading maps. E.G. Continuous efforts of shifting of responsibilities to avoid dealing with issues NHC disseminate or help disseminate .

[1.6] In my view this is strongly connected to HCC Hazard plans production.

HCC officers have a duty of care to pursue any known about anomaly with their referrals of HCC Hazard plans. I believe HCC should endeavour to seek conformity with all other agencies that collate information and disseminate it to others about properties in the HCC district authority areas.

[1.7] I submit it is only fair & just that such information relating to HCC authority areas must be policed by HCC in a duty of care way to protect HCC ratepayers, land, and property owners.

[1.8] HCC have not done so in all the matters I object about but in other respects have helped a lot to bring about this objection/submission which is commendable.

Further Wellington Water deserve a commendation for undertaking on site reviews [they listened] after the submitter could make no headway with HCC [who would not listen] about my concerns.

[1.9] For HCC to not help rate players initially in the alleged consultation period [which they represented would occur] by way of listening to ratepayers' requests for a warranted HCC review.

I submit the property owner [after 40 +years of living on such land] will know better than anyone or any deskbound warrior guessing from afar about their land and when there are very probable grossly, incorrect potential hazards designations occurring.

This HCC approach denies a fair , just and proper process for HCC to act with a required duty of care to affected property owners' interests.

This is especially so when the property owner who has strongly complained about designated incorrect inundation and flooding hazards from day one, stating clearly -that they were never real in any respect.

In my view and opinion, this gives an unfair high level of uncertainty for affected land and property owners, causing unnecessary stress and harm. This is especially so when they are elderly , very unwell and have vulnerable status.

I object to where there is clear proof offered to the contrary, by the property owner, it should not be allowed for HCC to make the landowner have to go through the whole stressful and harmful process of forcing a review by bypassing HCC and appealing directly to WWL.

I believe in my opinion, this systemic HCC practice of ignoring existing issues brought to their attention by ratepayers, is tantamount to shifting the responsibility to others and thus, in my view, puts into play potentially misleading and deceptive situations, which has the potential to damage the property owners in multiple ways.

[1.10] I SUBMIT - All parties disseminated information dealing with potential Hazard listings referring to any given province or area of Hutt City must in my view, have HCC officers' full duty of care to correct or attempt to correct any inaccurate information about their City HAZARD PLANS that they are made aware of, that is known to be partially or wholly incorrect information.

[1.11] Just a few of these damaging ramifications that incorrect disseminations

may cause, in my view and opinion, may affect the financial wellbeing of affected property owners are:

- ❖ Insurance cover and renewals, automatic online refusal to undertake quotes for insurance.**
- ❖ Bank mortgage applications, revolving credit facilities applications and renewals.**
- ❖ Margins and interest loadings charged by banks**
- ❖ credit facilities [secured by property titles] renewals or refusal thereof.**
- ❖ valuations and prospective buyers report.**
- ❖ Decisions by prospective property buyers to consider a property any further.**

[2] OTHER TYPES OF POTENTIAL INCORRECT HAZARD DISSEMINATIONS

I state this as multiple entities rely on publicly disseminated information to make decisions

that affect the financial wellbeing of affected land and property owners.

[2.1] I wrote to various parties such as NHC complaining that held/listed information was in my view incorrect and complained how it is in my view, badly formatted and listed in a cavalier damaging public way, was available to the public in Hazard Portals etc.

The NHC system is in my view obsolete. It is also in my opinion potentially misleading, deceptive, and damaging and needs to be changed [corrected].

For example:

- ❖ **A broken water pipe feeding to my property [arguably not even on my property], situated an estimated one**

hundred metres away from my dwelling down an entrance driveway, is listed as HAZARD land/building claim for earthquake.

- ❖ A storm damage by way of a neighbour's tree falling on to my property and blocking temporarily a drain, was listed as LAND HAZARD EVENT.
- ❖ NOTE: both were listed in the HAZARD PORTAL, in my view, giving to viewers the misleading appearance of being MAJOR HAZARDS EVENTS to my property when in fact, these events happening over decades totalled only several thousand dollars in claims yet in my view, any prospective buyer looking at NHC claims HAZARD portal information would skip my property and go on to the next potential property purchase option.

- ❖ **HCC will probably say “nothing to do with us” and do nothing, whereas I submit, it is everything to do with the duty of care responsibilities of HCC officers as HCC must [I submit in objection], give its citizens and ratepayers the maximum duty of care when HCC are made aware, or become aware, of incorrect information disseminated by any other HAZARD related entity about HCC district hazard plan.**

[3] I SUPPORT LARGE LOT RESIDENTIAL ZONE facilitation PROVIDED THERE IS

ABSOLUTELY no mandatory compulsion to obtain Resource Consent for Granny Flat builds on flat land not requiring major land moving works. [A publicly alerted initiative and aim of central government].

[3.1] I understand that large lot residential zones are designed and designated to allow the building of Granny Flats, as of right, without the need for Resource Consent.

[3.2] I submit that needs to be addressed and corrected. This appears ambiguously stated as in reality, which is not the intention of HCC as I now understand it having been informed accordingly by HCC planning.

[4] FOOTNOTE:

I have been informed by formal WWL report by way of two reviews [and confirmed in writing by HCC planning], that if **approved, neither the**

District Plan nor the Hazards Commission's maps will show inundation or flood hazards on my property pursuant to WW L findings in the two onsite reviews.

[4.1] Yet this being the case and a fact, current map disseminated by NHC & GWRC indicate the earthquake highway/river area potential earthquake fault line as being in blue which is the same colour BLUE as inundation and flooding hazards are defined as such by WWL and others and thus, are potentially misleading to Hazard portal viewers. There is room for great damaging errors here where there should be none.

[4.2] Thus I request this footnote be urgently addressed by HCC with NHC & GWRC maps departments requesting their hazard maps

are corrected so that they cannot be misinterpreted.

[4.3]I request that HCC seek an assurance from NHC /GWDC that the complained about maps are changed to be consistent with their [WWL & HCC] written undertakings to the writer/submitter.

[5]Addendum OBJECTION Slope Susceptibility Hazard covering most of western hills.

Initially I had thought there was little to no point in objecting to a Hazard that nearly all properties have received in the western hills .

[5.1] Then I read the WSP report and especially their intro disclaimer which explained this WSP paper was an untested and unproven desktop produced theory which I submit is in my opinion guesswork at best which their disclaimer intro makes clear .

[5.2] Reading the WSP paper and disclaimer intro I realised they were stating it had not been proven or tested ,and if it was to be used for any specific property and was contested it should be tested at the owner's very expensive cost .

If not contested they say in so many words to that affect that WSP untested theory probably would be then considered as real by HCC and all of officialdom.

[5.3] IMPORTANT FACT

The fact in relation to my property it has been checked and tested by WWL and they cleared my property of inundation and flooding hazards as you can see by the

attached WWL report and therefore landslips require *inundation and flooding as an essential necessary ingredient for a slope susceptibility potential hazard .

Thus, if my property is cleared officially of these *hazards then they must be cleared of the WSP theory which I believe in my opinion is guesswork as best as they accept in the following statement if proven otherwise it will not be applicable for the slope susceptibility and I must herewith object to it and ask for its removal.

The WSP disclaimer intro states

In preparing the Report, WSP has relied upon topographical data, geological maps, asset data, landslide inventory and other information ('Client Data') provided by or on behalf of the Client. Except as otherwise stated in the Report, WSP has not verified the accuracy or completeness of the Client Data. Conclusions and recommendations in this Report are based on the Client Data, and those conclusions are contingent upon the accuracy and completeness of the Client Data. WSP will not be liable in relation to incorrect conclusions or findings in the Report should any Client Data be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WSP.

This study represents a district-scale assessment of the potential for landslide hazards to occur across the Hutt City area. This assessment has been completed through a review of desktop information, mapping, and photography. It is not intended to precisely describe landslide risk at an individual property level. Actual risk for an individual property should be determined through appropriate site-specific investigations, analyses and reporting completed by a competent Geo Professional.

[5.4] I noted the slope stability is stated as being really guesswork at this stage and it heavily relies on aerial topography and other data which was found to fail in our area of land as it was admitted by WWL that their equipment used for topography assessment

did not pick up bush clad natural drainage gulleys and man-made built drains .

[5.5] Upon on site review when WWL inspected first , then manually factored in the missed information into their hydraulic programming model it was found that no inundation or flooding was possible on our property and thus it was removed by written report I have attached herewith .

[5.6] Thus, it would stand to reason and be logical that WSP equipment would do exactly the same as WWL review findings and thus technically was highly probably it was even the same actual incorrect information data used by WWL.

It would be interesting to know if HCC actually gave [disclosed] the WWL report they are privy to and hold [also attached] to WSP with the data WSP says they rely on from their client but will take no responsibility for it if there were any inadvertent omissions by HCC ?

[5.7] Thus, this means that the slope stability assessment by WSP in relation to our property is potentially highly inaccurate also and thus slope susceptibility hazards should not be on our property .

[5.8] If you read WSP [in part] disclaimer it actually states this [admits this] and that it relies heavily on existing data provided to them by their client presumably HCC or related others.

[5.9] data Information with a strong reliance of aerial topography nature which was the main causation for the HCC mistaken inaccurate inundation and flooding hazard in the first instance] and as we have had the manual review on site by WWL [twice] certifying by way of written report that no inundation or flooding hazards are existing on our property ,I think that is a valid reason for submission /objection to also have the slope instability hazard removed from our property .

[5.10] The writer has lived at the property for 40 plus years and knows historically there are no landslip issues here and has proven this to WWL which they have checked twice and confirmed & substantiated by written report which HCC planning have signed off on by way of confirmation /acceptance email.

[5.11] It is proven that very heavy rain drains from the surface of our property land drains

away in minutes of arriving at & then into natural gully's and man-made drains .

[5.12]This point needs to be reiterated again as the crux of the point is topography equipment used by WWL and [highly probable] WSP, originally has failed to pick up natural gulleys and drains in our native bush clad property and therefore only manual assessment on site can get the correct data to manually put it in to the hydraulic modelling program which has been undertaken and proven inundation and flooding is not possible here .

[5.13]We believe and thus duly submit this justifies beyond any doubt on the scales of justice that the slope susceptibility hazards should be removed from our property.

[5.14]Further this means in our view and opinion that the slope susceptibility hazard is a hypothetical analysis based on Data of others [that has already been proven incorrect on our property circumstances by the WWL report and on that alone should be removed]and thus is in our opinion is guesswork and why should elderly vulnerable status seniors landowners in our circumstances have to spend huge amounts

money to prove something that has actually already been proven by the Wellington Water [attached](#) report -that the essential components for landslip [inundation& flooding]do not exist on our property and thus we ask that slope susceptibility overlay be removed from our property as well.

[5.15]For that to not happen under the prevailing circumstances of my property I submit would be draconian and grossly unfair as we already have to pay huge rates for lands we are restricted by HCC and other entities from using in a fair and proper way.

[5.16]Rates payers and property owners deserve better from the HHC Town plan [hazard]process.

[5.17] What happened to the premise that :**"who pays the piper is the person that plays the tune."** In my opinion It appears it may have gone out of vogue along with democracy .

SEE ATTACHMENT :WELLINGTON WATER REVIEW REPORT REMOVING INUNDATION AND FLOODING HAZARDS FROM OUR PROPERTY

JOHN WADHAM

NON PAREIL

Tirohanga Lower Hutt NZ

[REDACTED]

[REDACTED]

Email jfairley@extra.co.nz

I work flexibly- hours . I'm sending this message now at a time that suits me. I don't expect you to read, action or respond out of your regular working hours. Writing in capitals ,underlined words ,highlighted passages are for emphasis only and is not intended to indicate shouting or rudeness.

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From: [Tim Johnstone](#)
To: jfairley@xtra.co.nz; "Alistair Osborne"
Cc: [Jo Miller](#); "Dawn McKinley"; [Alison Geddes](#)
Subject: RE: [EXTERNAL] RE: Updated flood mapping at 23 Pomare Rd
Date: Tuesday, 9 July 2024 9:48:42 am
Attachments: [image001.jpg](#)
[image002.png](#)
[Untitled attachment 00007.png](#)
[Untitled attachment 00010.png](#)
[Updated flood mapping at 23 Pomare Rd.msg](#)

Hello John

Yes I can give formal acceptance of the attached Wellington Water report and that no flood hazard maps will appear on your property in the Proposed District Plan, which is to be notified in February next year.

I do recommend that you review the Proposed District Plan when it is notified next year. This is a full review of the current District Plan and will include many changes to the current planning maps and rules that affect all properties in Lower Hutt, including other new hazard mapping across the city in addition to flood hazards.

Ngā mihi | Kind regards

Tim Johnstone
Head Of Planning

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010

P: M: [REDACTED] **W:** www.huttcity.govt.nz



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From: jfairley@xtra.co.nz
Sent: Tuesday, July 2, 2024 5:13 PM
To: 'Alistair Osborne'
Cc: Tim Johnstone ; Jo Miller ; 'Dawn McKinley'
Subject: [EXTERNAL] RE: Updated flood mapping at 23 Pomare Rd

Hello Alistair

1. **Thankyou very much for your updated formal advice that there are no potential hazards for inundation and flooding on our property at 23 Pomare Road Tirohanga and it is appreciated that you and Tim have dealt with this thoroughly and diligently with a common-sense approach.**
2. **Hopefully, I can now once again, revert to retirement mode with a much-needed stress level reduction 😊.**

3. **That said as HCC, presumably prepare the hazard town plans listings from your information do I need Tim Johnstone for HCC planning formal written confirmation so that I may close my file?**

Kind REGARDS

JOHN WADHAM

NON PAREIL

Tirohanga Lower Hutt NZ

Phone [REDACTED]

Office [REDACTED]

Email jfairley@xtra.co.nz

I work flexibly- hours . I'm sending this message now at a time that suits me. I don't expect you to read, action or respond out of your regular working hours. Writing in capitals ,underlined words ,highlighted passages is for emphasis only and is not intended to indicate shouting or rudeness.

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From: Alistair Osborne <Alistair.Osborne@wellingtonwater.co.nz>

Sent: Tuesday, July 2, 2024 12:24 PM

To: jfairley@xtra.co.nz

Cc: Tim Johnstone <Tim.Johnstone@huttcity.govt.nz>; Nadia Nitsche <Nadia.Nitsche@wellingtonwater.co.nz>

Subject: Updated flood mapping at 23 Pomare Rd

Kia ora John,

Thanks for your patience. Attached is the new technical memo describing the model changes made subsequent to my second visit to your property to look at the gully.

In discussion with Tim, we have opted to clip/truncate our flood hazard extent to the boundary of your property, meaning there is no longer a flood hazard mapped on 23 Pomare Rd. The reasoning for this is as follows; our initial mapping of the new results showed only a sliver of the hazard extent crossing the boundary of your property in the south-western corner. The purpose the mapped flood hazard extent is to set planning rules and, pragmatically, the associated planning rules would not be applied to such a small portion of the property. As a result, it is considered reasonable to clip the hazard extent the property boundary. Further, clipping the extent does not meaningfully change the wider flood hazard extent, so the overall purpose of the mapping is maintained.

Thanks again for your patience and please let me know if I can provide any additional information.

Kind regards

Alistair Osborne (he, him) Senior Hydraulic Modeller



Tel 04 912 4400 Mob [REDACTED]

Private Bag 39804, Wellington Mail Centre 5045

Level 4, 25 Victoria Street, Petone, Lower Hutt



From: [Alistair Osborne](#)
To: jfairley@xtra.co.nz
Cc: [Tim Johnstone](#); [Nadia Nitsche](#)
Subject: Updated flood mapping at 23 Pomare Rd
Date: Tuesday, 2 July 2024 12:24:26 pm
Attachments: [image001.jpg](#)
[image002.png](#)
[Wellington Water Modelling Team - 23 Pomare Rd Assessment - July Update.pdf](#)

Kia ora John,

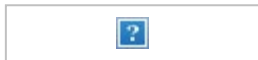
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Thanks again for your patience and please let me know if I can provide any additional information.

Kind regards

Alistair Osborne (he, him) Senior Hydraulic Modeller



Tel 04 912 4400 Mob [REDACTED]

Private Bag 39804, Wellington Mail Centre 5045

Level 4, 25 Victoria Street, Petone, Lower Hutt





MEMO

TO John Wadham

COPIED TO

FROM Alistair Osborne

DATE 02/07/2024

SUBJECT Modelled Flooding at 23 Pomare Rd, Tirohanga - Update

FOR YOUR INFORMATION

Purpose

To investigate the gully draining beside the boundary between 23 Pomare Rd and 760 Western Hutt Rd and assess its impact on the model predictions for flooding.

Background

Following an initial investigation into the modelled flooding predicted at 23 Pomare Rd, Tirohanga, and discussions with the property owner, Wellington Water opted re-visit the site to assess the gully along the western boundary of the property and its potential impact on modelled flooding. The initial investigation, reported in the technical memo *Modelled Flooding at 23 Pomare Rd, Tirohanga*, resulted in updated flood and hazard mapping for the site (Figure 1). However, there was still some uncertainty regarding the nature of flooding through the gully which appeared to let flow 'spread out' rather than focusing it within a confined channel.

To address this, Wellington Water staff visited the property a second time to investigate the nature of the gully and update the hydraulic model if needed.

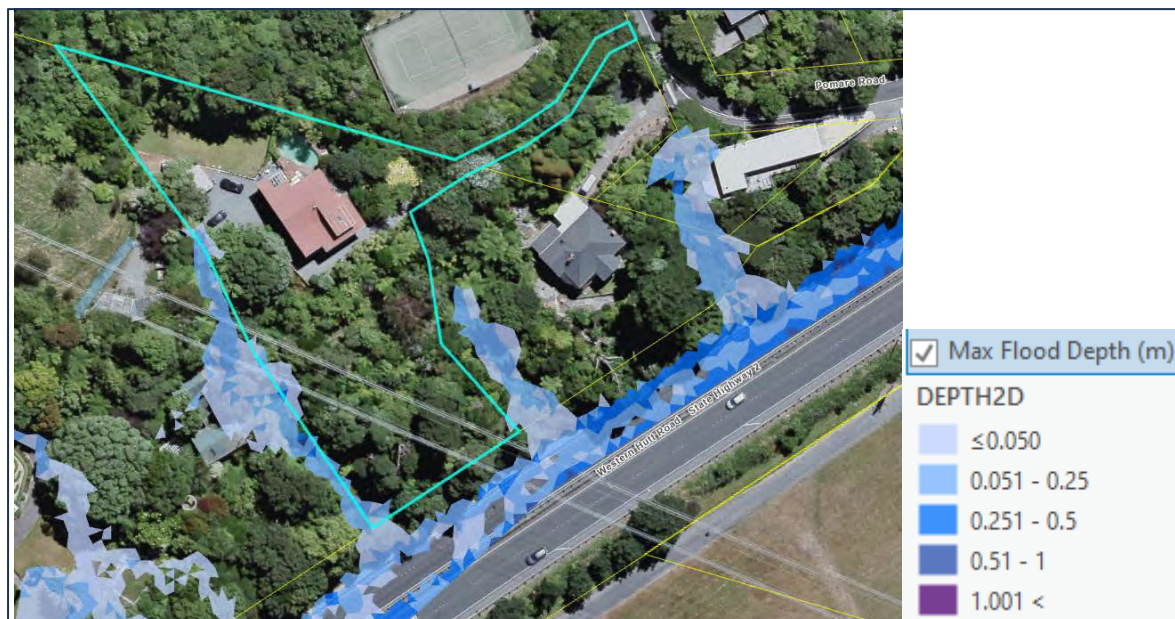


Figure 1: Current modelled flooding at 23 Pomare Rd during the 1% AEP event plus climate change

Site Checks and Model Update

Wellington Water representatives visited the site on the 11th of June and confirmed where possible, via visual assessment, that the gully did have a formed channel that did not appear to be well represented in the modelled topography. To address this, changes were made to the model representation of the ground surface to accentuate the presence of a channel within the gully (Figure 2).

In addition to the gully, the Wellington Water representatives also inspected a stormwater sump located at the base of the gully (Figure 2). In Wellington Water asset data, the sump has been located in the southern corner of 23 Pomare Rd, however, the site inspection showed this sump is located on the footpath within the corridor parcel of State Highway 2. The sump location was also updated in the model to reflect this, see Figure 2.

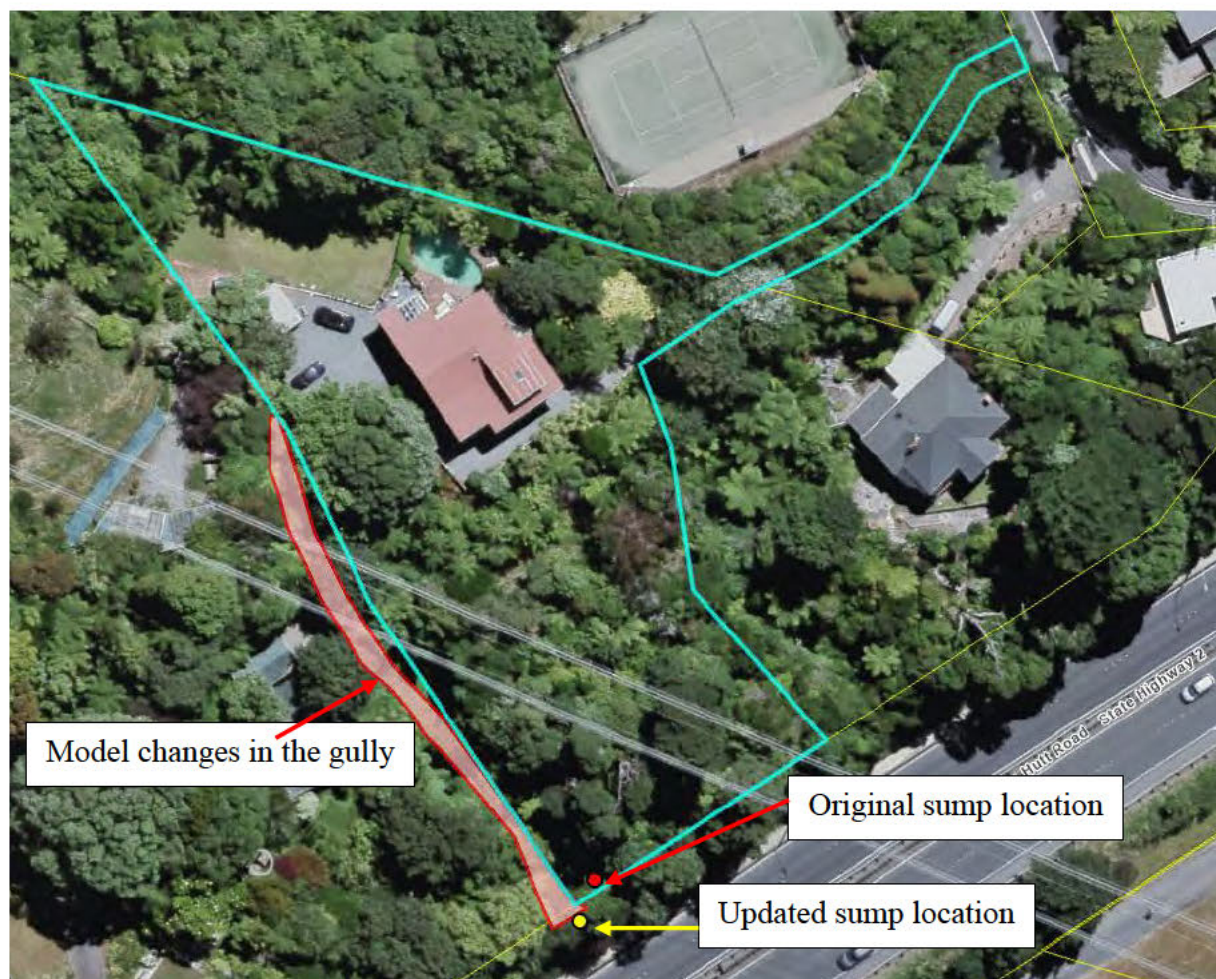


Figure 2: Model updates

The result of these model updates is shown below in the flood depth map Figure 3. The new results indicate 23 Pomare Rd is only marginally impacted by nuisance flooding (less than 0.05m) along the western boundary of the property.

As part of the additional analysis undertaken by Wellington Water, the flood hazard maps that will be applied by Hutt City Council in the upcoming notified Proposed District Plan have been updated to reflect this updated modelling. Figure 4 below shows the extent of the updated flood hazard mapping in the vicinity of 23 Pomare Rd. The updated mapping shows there is no longer a modelled flood hazard on the property.

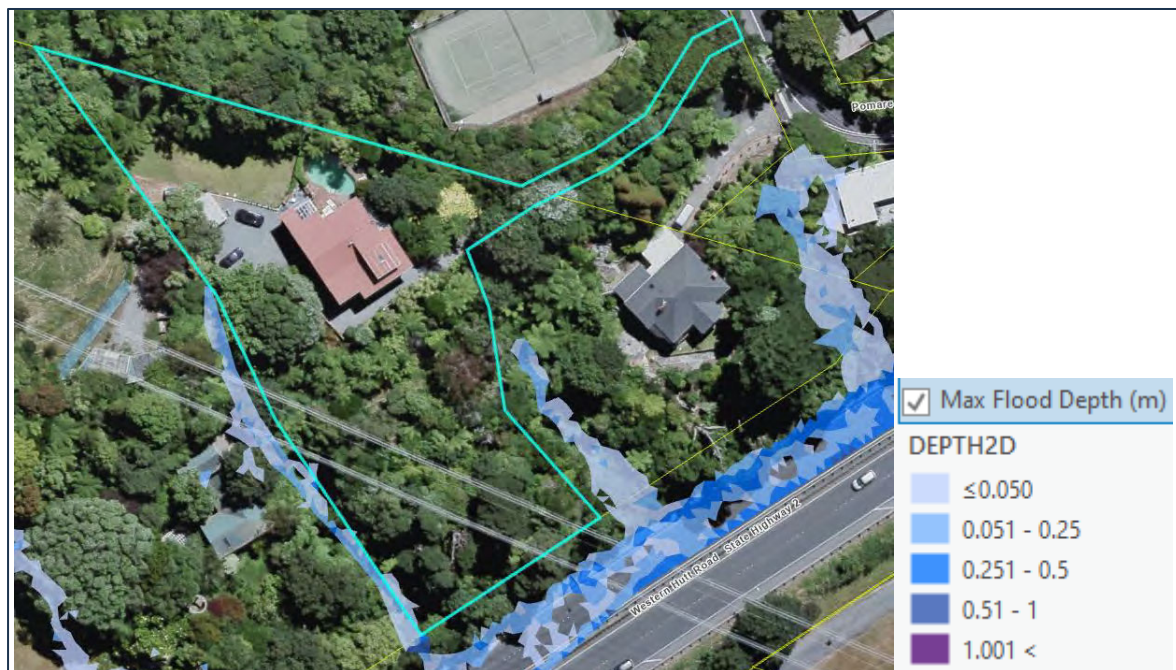


Figure 3: Updated modelled flooding at 23 Pomare Rd during the 1% AEP event plus climate change



Figure 4: Updated flood hazard extents in the vicinity of 23 Pomare Rd

Statement

Wellington Water has updated the Petone stormwater hydraulic model to better reflect the topography and site features at 23 Pomare Road, Tirohanga. This modification was completed following a discussion with the property owner and two visits to the property to confirm the site features discussed.

The updated model results show that the property is only impacted by nuisance flooding (less than 0.05m) along the western boundary of the property. This change will be reflected in the upcoming Hutt City Council notified Proposed District Plan superseding the current Draft District Plan maps, in which the proposed flood hazard maps will show no flood hazard on 23 Pomare Rd, Tirohanga. Wellington Water confirms they are satisfied with the outcome and consider there to be no modelled flood hazard on the property.

For further information or additional details regarding the modelling please email the Modelling Team at Modelling.Team@wellingtonwater.co.nz.