

APPENDIX 1 – NETWORK PLANNING MEMO – MDRS EXCLUSIONS ZONE KAIAPOI

WAIMAKARIRI DISTRICT COUNCIL

MEMO

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DATE: 5 July 2022

MEMO TO: Andrew Willis, Contract Planner
Rachel McClung, Principal Policy Planner

FROM: Chris Bacon, Network Planning Team Leader

SUBJECT: MDRS Exclusion Zones - Kaiapoi

Andrew/Rachel

The following memo seeks to document the approach taken to map areas where the provisions under the MDRS should not apply in response to flood risk.

In response to the MDRS provisions the Waimakariri District Council has considered it necessary to exclude some parts of Kaiapoi where it considers the flood risk is too significant to allow for further intensification without subjecting the development to a typical consenting process. Due to the low lying nature of the Kaiapoi township there are parts of the town that have significant flood risk and allowing greater intensification in these areas has the potential to increase the overall risk to people and property from flooding.

In response the Council has determined that using the 'High Hazard' categorisation from the 500 year flood event is the most appropriate level to apply these exclusions. The 500 year high hazard is used in the ECAN Regional Policy Statement (RPS) as the level at which development is not permitted. Therefore by adopting this approach there is consistency with the approach used regionally for planning growth and development.

The principals behind the rules in the RPS are to limit the overall risk to new developments and new infrastructure from flood events. Areas subject to a high hazard category are areas where damage to property and infrastructure could be severe and where there is a risk posed to human life.

It is also understood that this is consistent with the approach being promoted by the Christchurch City Council (CCC). However it is noted that the CCC haven't formally adopted this approach yet. Having consistency between local authorities is seen as being beneficial.

The proposed mapped areas include all residential zoned properties completely or significantly covered by a 500 year high hazard rating. Given the provisions under the MDRS it was not considered necessary to map commercial or rural properties that may also fall under a 500 year high hazard category.

The mapped hazard is determined by both the depth and velocity of water and is based on nationally accepted schema based on guidance from NSW. The flooding is a combination of:

- Localised Flooding
- Ashley Breakout Flooding
- Coastal Inundation