

From: Lachlan Wallach <Lachlan.Wallach@uhcc.govt.nz>  
Subject: RE: Stormwater in Elmslie Road Pinehaven  
Date: 6 June 2014 at 4:07:31 PM NZST  
To: Stephen Pattinson <sjpattinson@paradise.net.nz>

Mr Pattinson

Dear Sir,

I refer to the email below and the other various emails and letters that you have sent me and comment as follows.

**1. Guilford Land**

- a. For development to occur on this land a plan change would be required. No such application has been received.
- b. Prior to the downturn in the economy a few years ago the owners of the Guilford land were investigating development of the land and stormwater was raised as an issue. My memory of discussion was that we (UHCC) would be looking for stormwater neutrality ie not worsen the current situation.
- c. The current flood maps that you have referred to do not include development impact from the Guilford land. Obviously they do include the current natural runoff from the Guilford Land. They are based on the principle outlined in b above.
- d. A sensitivity analysis was run for development in sub catchments of the Guilford land using impervious factors etc. common to the rest of the city. All of those sub-catchments drain into the Pinehaven Rd catchment not Elmslie Rd.

**2. Pinehaven Stream in Elmslie Rd**

- a. The 100 year flood map that you refer to as affecting your property represents the current situation.
- b. Your property has always been in the 100 year flood zone , it is just that flood maps are only now available to show you the current situation. As an example I attached a copy of the 25 year storm map and another showing the effects of the proposed upgrade of the stream on that storm. Previously that was not available. You will note that your property has benefited significantly. UHCC policy is that a 25 year event is contained within the pipe or open channel network. A 100 year event is outside the financial practicalities of being containing within a stormwater network. Such events are allowed for by secondary flow paths, setting floor levels, minimising risk of debris blockage etc.

- c. When you presented to council you showed a flood map that you claimed indicated that there was no flooding problem in Elmslie Rd. I am not sure what the 2005 model was that you referred to but it is quite possible that model was only dealing with the area downstream of Elmslie Rd. As you can see by the attached maps for a 25 year event flooding would occur in Elmslie Rd. The 1976 floods are also an example.
- d. The flood maps do not show developed Guilford land discharging into the Elmslie Rd branch of the Pinehaven Stream. The small catchment of Guilford land at the head of Elmslie Rd is existing natural runoff.
- e. The Pinehaven Stream is a public drain and is part of the city's drainage system. As such council is within its rights to discharge stormwater into it without exceeding its capacity. The flood maps attached and referred to in 2 b above show that a 25 year event is containing within the stream. There is therefore no justification for council to incur debt by running an unnecessary pipeline down Elmslie Rd as you request.

### **3. Upgrade of pipeline at 54 Elmslie Rd.**

- a. The pipe is being upgraded from 225 diameter to 450 diameter. The pipe is an old pipe probably installed by a previous council. It is less than our required minimum diameter and under capacity for current conditions. The minimum stormwater dia we lay nowadays is 300 otherwise experience has shown us that blockages occur.
- b. The pipe does not drain Guilford Land. It drains a small catchment above the houses on the opposite side of the road to you. All of those houses have lots extending to the top of the hill similar to your own property. When the 225 pipe was installed the design requirements would have been 1 in 5 to 1 in 10 years storms. Following the 1976 flood (which did flood Elmslie Rd) the city increased its design standard to 1 in 25 years. The 450 dia pipe takes this into account plus minimum size and allowance for development of the properties around 54 Elmslie Rd. The pipe will not worsen your situation. Even if we did not replace the pipe we can't stop nature and an event that exceeds the capacity of the pipe would simply overtop the pipe flow across the road and into the stream.
- c. Council will not be stopping the contract to upgrade this pipeline.

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