

## AOKAUTERE PLAN CHANGE G

Pre hearing meeting PNCC on Tuesday 24<sup>th</sup> October 2023

Present: Rosemary Gear, Keegan Aplin-Tane, Anita Copplestone, Reiko Baugham

Points raised by Rosemary Gear, Moonshine Valley Road.

- Concern about silt and excessive storm water flowing down streams into Moonshine Valley Stream.

Moonshine Reserve Gully. Stream meandered through gully until Brian Green Development at head of gully. Now blown out and impassable with large scour and heavily laden with silt.

Church Gully. Since Woodgate development and also uncontrolled infill, stream floods every rain event with shocking scour. Also heavily laden with silt.

- Silt and flooding from above gullies having serious effect on the health of the Moonshine Valley Stream. Giant Kokopu(endangered), Koura, Kakahi, Short and Long fin Eels (long fin endangered) found in stream in survey 2009/10.
- Rills and Channels on slopes of Moonshine Valley. "equally as, or more sensitive" to storm water damage than Church and Moonshine Reserve streams. Of the six on slope of #64 property, one immediately below proposed subdivision cannot take the runoff and results in sheets of water pouring down, bringing down 25-30 year old native trees.
- Daily rainfall in Moonshine Valley recorded since 1989 shows average rainfall remains much the same but rain events have intensified. e.g. 2016 45mm in 90mins; 2018 42mm in 30mins; 2021 82mm in 30 mins. Very local in many cases. Essential to recognise these significant deluges.
- Mitigation recommendations in Plan.....
  1. Permeable vs Impermeable surfaces. Difficult to police and Council relies on the public to report offenders. Experience from my Green Corridors work in the Aokautere/Summerhill gullies.
  2. **Swales** of 5m along the tops of the gullies. **These MUST be on Council owned land.** To rely on all property owners to abide by the rules of no planting, no fences between properties in the swales, no impeding of water flow, will be hopeless.

- Potential Solutions.
  1. **Partial Solution.** 15m setback rule with houses no higher than 2 storeys. Will solve Visual Impact on the Special Character of Moonshine Valley and allow more permeable area for soakage of storm water at the top of the slopes. Council will also then own the swales. **Request Council implement the recommendation of John Hudson for 15m setback and reject outright three storey option for multiunit houses.**
  2. **Ideal Solution.** Have same **Rural Residential Subdivision** as proposed for Waters Block and Turitea Valley. Would solve Visual Impact and almost all storm water issues. Will save Council money in development and upkeep of all the mitigating detention ponds and swales etc.
  3. **Added solution. Set aside 10-15m of reserve land between subdivision and boundary of the Moonshine Valley properties.** This could be planted by Green Corridors with small native trees and plants to help soak up rainfall with a walking track to connect the walking tracks in the gully system. This would create an amazing network and add to that already through Summerhill/Aokautere/Turitea Valley.