

From: [Stan Augustowicz](#)
To: [npsudhearings](#)
Subject: Submission in regard to deferment of PC78
Date: Wednesday, 26 April 2023 8:19:50 pm

I make this submission in support of the deferment, as the flooding issue is of major importance to the plan and to us as our home at Fowler Avenue, Mt Albert, was badly flooded this year on 27 January and nearly again 4 days later. We have had to move out while our house is being repaired. Council's current policy of only requiring drainage to cater for a 1 in 10 year rain event and relying on overland flow for greater intensity rain events has proved to be woefully inadequate. I raised concerns to the Council Community Board and drainage engineer months before the flood as the stormwater drain serving our catchment had become increasingly overloaded, flooding one of my neighbours previously on more than one occasion. Our property has a council valuation of \$2.5 million and that was after I requested it to be revised from the \$3.1 million original value. Our house was built in 2005 and at the time of building the Council did not have any flooding hazards noted or any flooding concerns. I do not want developers trying to rush decisions for their convenience, it is for Council to set the required standards not the developers.

The Council has a lot to consider before making serious decisions. It will need to study several flooded housing catchments and areas of landslides, to determine future housing intensification and its effect on existing properties. A deferment is essential for this purpose.

I thank you for this opportunity to allow me to comment.
Stan Augustowicz