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**Flood Risk Assessment Report**  
for  
**12 Jellicoe Road**  
**Manurewa**

**EQ Ref No. 97166**  
**Date: 3<sup>rd</sup> September 2025**

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## **1. Introduction**

EQ Engineers Consulting Ltd has been engaged by Shaun Fraser to undertake a flood risk assessment for 12 Jellicoe Road, Manurewa, in support of the proposed carparking development within the subject site. It is to be lodged to Auckland Council as part of the Resource Consent Application.

## **2. Existing situation and proposed development**

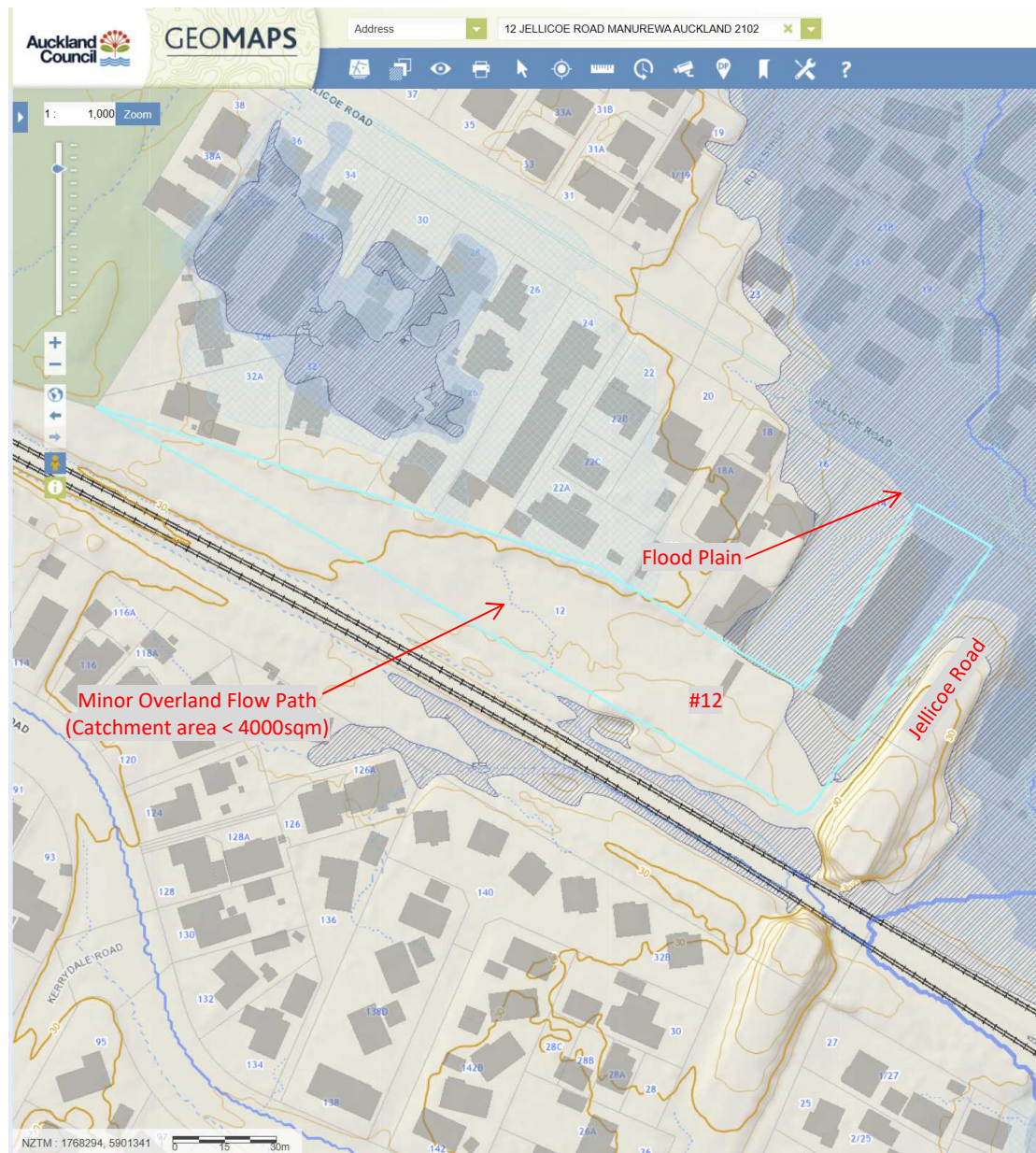
The subject site at 12 Jellicoe Road, Manurewa, is legally described as Lot 1 DP 138586, SEC 1 SO 489242. The western portion of the site is currently vacant, as shown in Kol Noun Surveyors Ltd's Topographical Plan (Drawing No.12-14-JELLICOE-TO, Appendix A).

It is proposed to construct new carparking area within the vacant section, as per LW Architecture Ltd's Site plan (Drawing No.24703/101/Rev.1, Appendix A).

## **3. Auckland Council GeoMaps Information**

A rapid flood risk assessment has been undertaken by Auckland Council to predict the potential flood risks in Auckland region. The Auckland Council's GeoMaps system shows the latest rapid flood assessment outcomes:

- ✓ A flood plain is predicted at the catchment low lying area, which could encroach into the eastern corner of the subject site.
- ✓ A minor overland flow path is predicted within the western section of the subject site, where the new carparking development is situated.
  - The contributing catchment area associated with this overland flow path is less than 4,000sqm, which is not considered as an overland flow path under the Auckland Unitary Plan.
- ✓ A snapshot of Auckland Council's GeoMaps viewer showing the predicted overland flow path and flood plain is shown in Figure 1.



**Figure 1: Predicted Overland Flow Path and Flood Plain**

#### **4. Flood risk assessment**

A flood risk assessment has been undertaken to assess the potential flood risks associated with the proposed carparking development within the subject site. The assessment outcomes are summarised as follows, with supporting calculations appended in Appendix B.

- ✓ The contributing catchment associated with the minor overland flow paths within the western section of the subject site (as shown in Auckland Council's GeoMaps viewer) is less than 4,000m<sup>2</sup>, with no

depression gully visible at that location. As such, it does not meet the definition of an overland flow path under the Auckland Unitary Plan which defined the overland flow path as a “low point in terrain, excluding a permanent watercourse or intermittent river or stream, where surface runoff will flow, with an upstream contributing catchment exceeding 4,000m<sup>2</sup>”.

- ✓ During the 100yr ARI rainfall event, the catchment flood plain is predicted to encroach into the eastern corner of the subject site where the ground surface level is at around RL27.1m.
  - The natural ground level at the proposed carparking area is at least RL28.0m, which will not be affected by the catchment flood plain.
- ✓ As such, the proposed carparking development within the subject site will not be affected by the catchment flooding and the potential adverse effect is considered as de minimis.

## 5. Summary

A flood risk assessment has been undertaken for 12 Jellicoe Road, Manurewa, in support of the proposed carparking development within the subject site.

During the 100yr ARI rainfall event, the catchment flood plain is predicted to encroach into the eastern corner of the subject site where the ground surface level is at around RL27.1m. The extent of this flooding will not adversely affect the proposed carparking development within the western section of the subject site.

Auckland Council's GeoMaps showed a minor overland flow path within the western section of the subject site, where the new carparking development is situated. The contributing catchment area associated with this overland flow path is less than 4,000sqm, which is not considered as an overland flow path under the Auckland Unitary Plan.

As such, the proposed carparking development within the subject site will not be affected by the catchment flooding and the potential adverse effect is considered as de minimis.

## 6. Limitations

The flood risk assessment for 12 Jellicoe Road, Manurewa, expressed herein has been prepared solely for, and is furnished to our client, Shaun Fraser, on the express condition that it will only be used for the purpose for which it is intended. EQ Engineers Consulting Ltd accepts no liability whatsoever for inaccuracies in third party information used as part of this report. Any reliance by other parties on the information or opinions contained in this report shall, without prior review and agreement in writing by EQ Engineers Consulting Ltd, be at such parties' sole risk.

The conclusions and recommendations expressed herein should be read in conjunction with the remainder of this report and should not be referred to out of context with the remainder of this report. This report has been prepared based on the information provided to date (which includes Auckland Council's catchment flooding modelling information). Should new catchment flooding model be made which impact upon the development within the subject site not otherwise authorised by this report, then the design / comments / recommendations contained within this report may no longer be valid. EQ Engineers Consulting Ltd requests the opportunity to revise and amend this report where any inaccuracies are found prior to construction.

If you require any clarification, please do not hesitate to contact me.

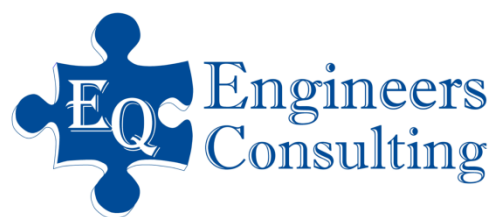
Yours Sincerely,



William Li CMEngNZ, CPEng(NZ), IntPE(NZ), APEC Engineer

Senior Civil Engineer

Director of EQ Engineers Consulting Ltd



## APPENDIX A

### DRAWINGS





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TOPOGRAPHICAL PLAN OF LOT 1 DP 138586, LOT 1 DEEDS 445  
AND SECTION 1 SO 489242  
AT 12 & 14 JELlicOE ROAD, MANUREWA

SCALE: (A3)		REVISION
1 : 500		
SURVEYED	K.N	30/05/24
DRAWN	K.N	06/06/24
DRAWING NUMBER		
12-14-JELlicOE-T0		

- NOTES
1. LEVELS ARE IN TERM OF NZ VERTICAL DATUM 2016
  2. CONTOURS ARE AT 0.50m INTERVALS



12 Jellicoe Road Manurewa Auckland 2102

LOT 1 DP 138586, SEC 1 SO 489242

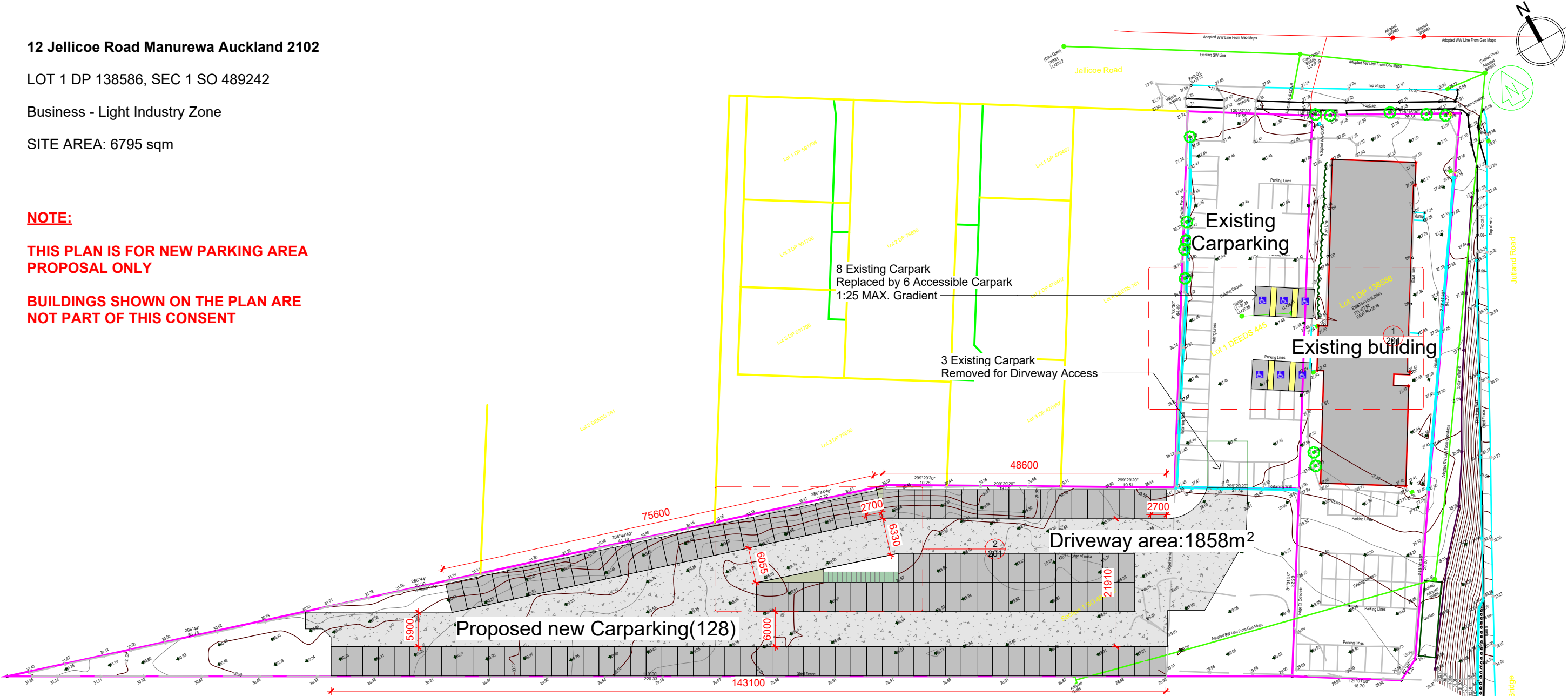
Business - Light Industry Zone

SITE AREA: 6795 sqm

NOTE:

THIS PLAN IS FOR NEW PARKING AREA  
PROPOSAL ONLY

BUILDINGS SHOWN ON THE PLAN ARE  
NOT PART OF THIS CONSENT



1 Site Plan  
1 : 700

	Existing	Proposed
Carpark	68	195
Disability Carpark	0	6
Visitor bicycle parking	0	11
Long-term bicycle parking	0	5

Rev	Description	Date
Rev.1	BC Lodgement	Date 1

**LW**  
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Ph:09-4759599 Mob:021-766855

**Job Title**  
12 Jellicoe Road, Manurewa, Auckland, 2102

Drawing Title		
Site Plan		
Job no.	24703	Sheet
Scale	1 : 700	101
Date	25/03/25	
Drawn	Aiden	Revision:
Checked		Rev.1
Approved	L.L	

Copyright remains by L.W Architecture Ltd  
P:\2024\24703 12 Jellicoe Rd,  
Manurewa\04.BIM\03.BC\24703\_12 Jellicoe  
Rd\_20250731\_Site Plan ADD NOTE.rvt