

IN THE MATTER of the Resource Management Act 1991 (**RMA**)

AND

IN THE MATTER of **Private Plan Change 100** – Riverhead to the Auckland
Unitary Plan – Operative in Part

HEARING DIRECTION #4 FROM THE HEARING PANEL

1. Pursuant to sections 34 and 34A of the RMA, Auckland Council (the Council) has appointed a Hearing Panel consisting of three independent hearing commissioners – Karyn Kurzeja (Chairperson), Nigel Mark-Brown and Vanessa Wilkinson. The Hearing Panel's function is to hear the application and submissions and make a decision on the Plan Change proposal, including any changes to it that are within scope of the notified Plan Change. It is also to deal with any procedural matters.

Expert Conferencing

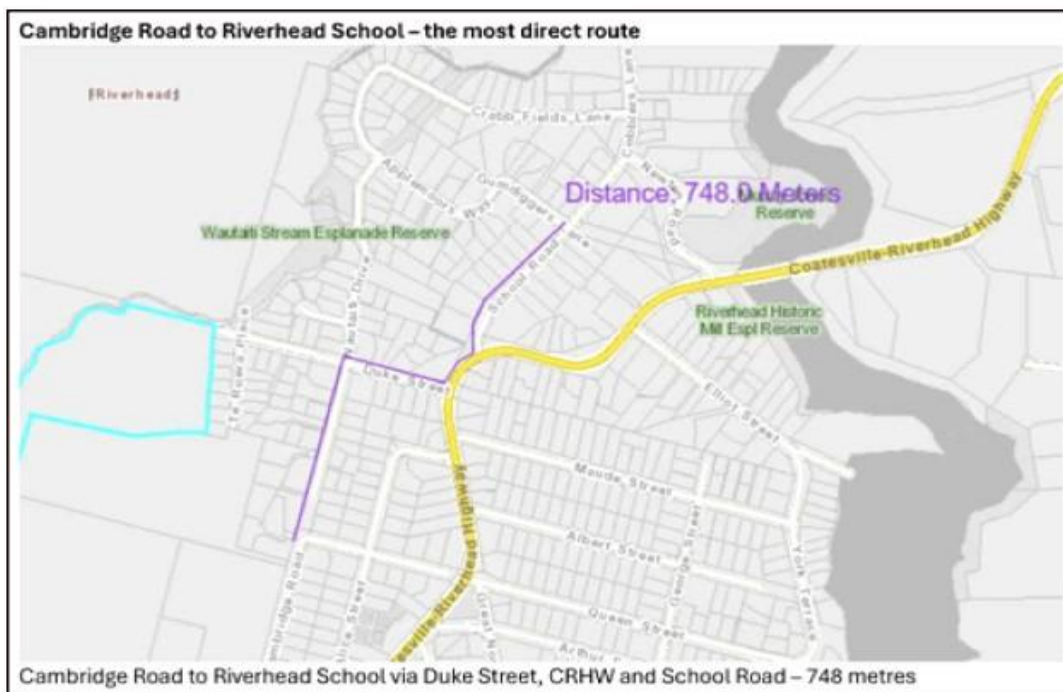
2. Expert conferencing was directed by the Hearing Panel on 29th May 2025¹. Following the issue of that direction, the Hearing Panel undertook a second site visit to Riverhead on 12th June. As a result of that site visit, the Panel has some additional questions that we would like the experts to conference on.
3. The Hearing Panel directs that during the expert conferencing session for **stormwater / flooding**, the experts conference on the following further questions / actions in relation to whether the Applicant's flood model is fit for purpose:
 - a) Determine the extent, depth and velocity of 1% AEP flooding on land adjoining and within the northern part of the PC100 area; and
 - b) Determine any increase in flooding (depth, duration and velocity) for flood prone land adjacent to the Riverhead Forest Stream land downstream of PC100 arising from maximum probable development (MPD) within the PC100 area and MPD within the balance contributing catchment.
 - c) With respect to the two items above, are the following parameters/input data sufficiently accurate for robust modelling of areas inundated in a 1% AEP flood?
 - Existing ground topography, noting whether it is sourced from LIDAR or topographical survey;
 - Assumptions on future ground topography; and

¹ Hearing Direction #3 from the Hearings Panel, dated 29th May 2025

- Roughness of the floodplain including adequate account of vegetation type, density and height, presence of trees, fences, ditches and other obstructions both for the current and MPD scenarios.
4. The Hearing Panel directs that during the expert conferencing session for **transport**, the experts conference on what footpath upgrades should be required to facilitate access to Riverhead School, if PC100 were to be approved.

By way of background, Precinct Plan 3 identifies a 'new footpath in road reserve' along Cambridge Road and Queen Street to the Coatesville Riverhead Highway, which is required to be implemented by IX.6.1.(5).

Whereas, the Riverhead Community Association considers that the most direct route to Riverhead School should be upgraded. They consider the most direct route is via Cambridge Road, including the unformed section at the corner of Queen Street and Cambridge Road (currently used for pedestrian access) then right onto Duke Street, then via Coatesville Riverhead Highway and School Road, as shown in the diagram below².



² Riverhead Community Association Evidence, pages 6-7

Natural Hazards Plan Change

5. On 11th June, the Government announced the timing for a new plan change for Auckland. This is off the back of Auckland's intensification plan change, PC78, which has been underway since 2022. The Bill as reported back from the Environment Select Committee now allows Auckland Council to remove the remaining parts of PC78, but requires them to process a new plan change urgently. This plan change must be notified by 10 October this year, and must enable housing capacity equal to or greater than that enabled by PC78³.
6. The Hearing Panel understands that a proposed Natural Hazards Plan Change is also being prepared by Auckland Council and that this will be notified in combination with the above new plan change.
7. The Hearing Panel directs that Auckland Council provides an update on the timing and implications, if any, of the proposed Natural Hazards Plan Change for PC100 – Riverhead by **27th June 2025**.
8. Any enquiries regarding these Directions or related matters should be directed to the Council's Hearings Manager, Julie McKee, by email at Julie.mckee@aucklandcouncil.govt.nz



Karyn Kurzeja, Chairperson
17 June 2025

³ <https://www.beehive.govt.nz/release/saying-yes-more-housing>, dated 11th June 2025