

IN THE MATTER OF the Resource Management Act 1991
AND
IN THE MATTER OF Proposed Private Plan Change 45 by Stratford Properties Limited to the Auckland Council to rezone part of the land at 272 and 278 Clevedon-Kawakawa Road and the land at 274 Clevedon-Kawakawa Road from Rural – Rural Coastal to Rural – Countryside Living and to extend the Clevedon Sub-Precinct C over this land.

SECTION 41C RESOURCE MANAGEMENT ACT 1991

DIRECTION #2

HEARINGS COMMISSIONERS

1. The hearing on PC45 was adjourned on Tuesday, 20 July 2021 following receipt of oral reply from Mr Douglas Allan, counsel for Stratford Properties Limited.
2. On Wednesday 28 July 2021, the Hearing Panel met to consider whether it needed any further information before closing the hearing. It has determined that some additional factual information would be of assistance and issues this direction accordingly.
3. The Hearing Commissioners issue the following directions to Council witnesses:

To Ms Zheng Qian, Healthy Waters:

- (a) The Engineering and Infrastructure Assessment Report prepared by Lands and Survey revision 2 dated 19/7/2019 in section 7.1 advised that the Tonkin and Taylor 2014 flood modelling 100 year flood level at the nearest cross section to the site XS2 located at 220 Clevedon Kawakawa Road, upstream of the site, is RL 4.306 m. The report went on to explain that based on further discussion with Healthy Waters a 100 year flood level of RL 4.4m from the GIS flood plain can be adopted as an acceptable and conservative flood level for the site at 272, 274 and 278 Clevedon-Kawakawa Road.
 - (i) Can you please confirm that the above advised 100 year flood level at c/s XS2 of 4.306m is what the Tonkin and Taylor 2014 flood modelling results actually indicated.
 - (ii) Can you also please confirm whether the 100 year flood level of RL 4.4m advised to the applicant for the site is either:
 - based on the Tonkin and Taylor flood modelling; or
 - based on the rapid flood modelling used to determine the 100 year flood extent on the GIS map.
 - (iii) Can you also advise whether the flood level of 4.4 m at the site includes any allowance for the effect of sea level rise being greater than the 500 mm

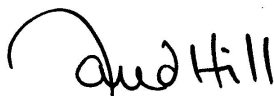
allowed for in the Tonkin and Taylor modelling, and if so how much of an allowance.

- (iv) The flood level of 4.4m at the site was described by planning witnesses as “conservative”. From a technical point of view do you agree with that characterisation?
- (b) The Further Information Memo dated 16 July 2021 shows the duration during which flooding in the 1% AEP design storm event exceeds 200mm on Clevedon-Kawakawa Road at the Polo Grounds, adjacent to the subject site, and by number 278.
 - (i) Can you advise the threshold AEP event (i.e. less than the 1% AEP event) and duration when flooding of the road at those points would exceed 200mm.

To Mr Matthew Gouge, s42A report author:

Please provide a copy of the decision for the adjacent subdivision at 252 Clevedon-Kawakawa Road and the approved subdivision survey plan showing the building platforms and building platform levels.

- 4. The information requested shall be lodged with Council no later than 4.00pm on Friday 6 August 2021 (and may be sooner) and shall be placed on Council’s website forthwith.
- 5. Any correspondence relating to this Direction is to be sent through Mr Bevan Donovan, Hearings Advisor, Auckland Council, bevan.donovan@aucklandcouncil.govt.nz .



David Hill
Chair, Hearing Panel
29 July 2021