

Proposed Plan Change 78 (PC78)

to the Auckland Unitary Plan (Operative in
part)

**SECTION 32 and sec77K / sec 77Q alternative process for existing qualifying
matters**

**EVALUATION REPORT for qualifying matter s771(a) and s771(b) and
qualifying matter s770(a) and s770(b)**

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| <p>(a) a matter of national importance that decision makers are required to recognise and provide for under section 6</p> <p>(b) a matter required in order to give effect to a national policy statement (other than the NPS-UD) or the New Zealand Coastal Policy Statement 2010</p> |
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Significant Natural Hazards – Coastal Inundation

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Executive Summary

Significant risk from coastal inundation is a qualifying matter under s771(a) and s771(b) and s770(a) and s770(b), as the management of significant risk from natural hazards is a matter of national importance under section 6 of the RMA and is a matter required in order to give effect to the New Zealand Coastal Policy Statement 2010.

Policy 25(a) of the NZCPS requires local authorities to *'avoid increasing the risk of social, environmental and economic harm from coastal hazards'* and *'(b) avoid redevelopment, or change in land use, that would increase the risk of adverse effects from coastal hazards'*.¹

Significant risk from coastal inundation in the urban area is currently managed by the provisions in Chapter E36 and E38 of the Auckland Unitary Plan. The relevant rules rely on GIS mapping that shows the modelled 1 percent AEP and 1 percent AEP + 1m sea level rise scenarios.

Given current climate change predictions (IPCC, NZ SeaRise) and the approach used for coastal erosion mapping it is recommended that coastal inundation be treated similarly to coastal erosion in that it includes a present day hazard and a permanent sea level rise that will increase over time with frequency and magnitude.

Council has undertaken modelling for a 1.5m SLR which is now available to include with PC78 with the exception of the area around Hellensville/ Kaipara Harbour which will continue to rely on the above 1 percent AEP + 1m sea level rise scenarios. This mapping aligns more accurately with current predictions for climate change.

In addition to the above the Ministry for the Environment recently published interim guidance on the use of new sea level rise predictions. The application of the new guidance in Auckland requires further consideration of how the AUP should take into account varying rates of vertical land movement around the coast, and of how its other guidance should be applied to development scenarios other than intensification. Given the late stage in the prenotification process for PC78 it is considered more appropriate to address this guidance in the coastal hazards plan change.

This report recommends the avoidance of any further risk for any further development within areas susceptible to coastal inundation. The preferred approach to rezone all affected residential properties to the new low density residential zone (H3A) is not able to be addressed through PC78 so will be addressed through a future Coastal Hazard plan change. In the interim the recommendation is to apply the new low-density zone to affected properties currently zoned Residential – Single House zone and to retain the current height and density provisions where appropriate for all other affected residential properties. The map viewer for PC78 will incorporate an information tag against the affected properties stating that they will be subject to a future coastal hazard plan change. A fact sheet will be available to further understand this.

Amendments are sought to include height variation controls into some non-residential zones that contain properties that are affected by the hazard within walkable catchments and other locations required to be intensified in accordance with Policy 3 NPS-UD (updated May 2022). These areas of HVC will also be marked on the PC78 viewer.

The intensification anticipated by the MDRS/NPS-UD is not appropriate in areas subject to the coastal inundation hazard area. Current information supports a precautionary

¹ New Zealand Coastal Policy Statement 2010. Policy 25

approach to development which will be addressed in the future Coastal Hazard plan change taking into account the preferred approach recommended above.

Introduction

This report is prepared as part of the evaluation required by Section 32 and Sections 77I and 77Q of the Resource Management Act 1991 ('the Act') for proposed Plan Change 78 (**PC78**) to the Auckland Unitary Plan (Operative in Part) (**AUP**).

The background to and objectives of PC78 are discussed in the overview report, as is the purpose and required content of section 32 and 77I / 77Q evaluations.

This report discusses the implications of applying significant risk of land instability as a qualifying matter to the medium density residential standards (MDRS) of Schedule 3A of the RMA and the implementation of policy 3 of the NPS-UD.

An existing qualifying matter is a qualifying matter referred to in section 77I or 77O (a) to (i) that is operative in the relevant district plan when the Intensification Planning Instrument (IPI)/ PC78 is notified.

- Sec 77I relates to relevant residential zones.
- Sec 77O relates to urban non-residential zones.

The Council may make the MDRS and the relevant building height or density requirements under policy 3 (updated May 2022) less enabling of development in relation to an area within a relevant residential zone or urban non-residential zone only to the extent necessary to accommodate 1 or more of the qualifying matters listed in 77I or 77O.

Integrated evaluation for existing qualifying matters

For the purposes of PC78, evaluation of significant risk from coastal inundation as an existing qualifying matter has been undertaken in an integrated way that combines s32 and 77K / 77Q requirements. The report follows the evaluation approach described in the Table 1 below.

Preparation of this report has involved the following:

- review of coastal inundation as a significant natural hazard and its purpose in the AUP and the development of guidelines for the reporting planner
- assessment of the relevant provisions relating to coastal inundation within the AUP (such as those of the underlying zones, subdivision standards, etc) against the MDRS in accordance with Schedule 3A of the RMA
- section 32 options analysis
- development of draft edits to the district plan provisions of the AUP to accommodate coastal inundation as a Qualifying Matter in accordance with s77I(a) and s77I(b) and s77O(a) and s77O(b) of the RMA.

The scale and significance of the issues is assessed to be large.

This section 32/77K evaluation report will continue to be refined in response to any submissions and technical reporting provided to the council, and in response to any new information received.

Table 1 Integrated approach

Standard sec 32 steps	Plus sec 77K / 77Q steps for existing qualifying matter
<p>Issue</p> <p>Define the problem- provide overview/summary providing an analysis of the qualifying matter</p>	<p>Sec 77K or 77Q (1) (a)</p> <p>Describe the qualifying matter.</p> <p>Identify by location (for example, by mapping) where an existing qualifying matter applies</p>
<p>Identify and discuss objectives / outcomes</p>	<p>Sec 77K or 77Q(1) (c)</p> <p>Identify relevant RPS objectives and policies. Describe why the Council considers that 1 or more existing qualifying matters apply to these areas and why the qualifying matter is necessary.</p>
<p>Identify and screen response options</p>	<p>Sec 77k or 77Q (1) (b)</p> <p>Consider a range of alternative density standards for those areas having considered the particular MDRS standards and/or Policy 3 intensification requirements</p>
<p>Collect information on the selected option(s)</p>	<p>Sec 77K or Q (1) (d)</p> <p>Describe in general terms for a typical site the level of development that would be prevented by accommodating the qualifying matter, in comparison with the level of development that would have been permitted by the MDRS and policy 3 having regard to the modified zone, with regard to the identified density options</p>
<p>Evaluate option(s) - environmental, social, economic, cultural benefits and costs</p>	<p>Sec 77K or Q (1) (b)</p> <p>Provide a general assessment of the benefits and costs of the options in the light of the new objectives introduced by the NPS-UD and MDRS relating to well-functioning urban environments</p>
<p>Overall judgement as to the better option (taking into account risks of acting or not acting)</p>	<p>Conclusion as to the implications of the qualifying matter for development capacity to be enabled by NPS-UD/MDRS in the areas where the qualifying matter applies</p>

Issues

- Significant risk from coastal inundation is a qualifying matter under s77I(a) and s77I(b) and s77O(a) and s77O(b), as the management of significant risk from natural hazards

is a matter of national importance under section 6 of the RMA and is a matter required in order to give effect to the New Zealand Coastal Policy Statement 2010.

- This qualifying matter applies to both relevant residential zones and urban non-residential zones.
- Coastal inundation refers to the sea flooding of low-lying coastal land. As identified in Auckland Council's Natural Hazards Risk Management Action Plan – Part 1 (2021), Auckland has a very long coastline to land mass ratio, with much of it developed for commercial and residential use, and therefore there are many areas that are at risk. Coastal inundation is influenced by several processes, including high astronomical tides, storm surge, wave height and ongoing sea-level rise, and can pose a significant risk to people, property and the environment.
- The New Zealand Coastal Policy Statement 2010 (NZCPS) requires the identification of areas of the coastal environment that are potentially affected by coastal hazards. Hazard risks are to be assessed over at least 100 years based against criteria including:

b) short term and long term natural dynamic of erosion and accretion and

e) cumulative effects of sea level rise..

*taking into account national guidance and best available information on the likely effects of climate change on the region or district.*²

- Policy 25(a) of the NZCPS requires local authorities to '*avoid increasing the risk of social, environmental and economic harm from coastal hazards*' and '*(b) avoid redevelopment, or change in land use, that would increase the risk of adverse effects from coastal hazards*'.³
- Significant risk from coastal inundation within the Rural Urban Boundary is currently managed by the provisions in Chapter E36 and E38 of the Auckland Unitary Plan. The relevant rules rely on GIS mapping that shows the modelled 1 percent AEP and 1 percent AEP + 1m sea level rise scenarios.
- Given current climate change predictions (IPCC, NZ SeaRise) and the approach used for coastal erosion mapping it is recommended that coastal inundation be managed similarly to coastal erosion in that it includes a present day hazard and a permanent sea level rise that will increase over time with frequency and magnitude. In evidence before the Independent Hearings Panel (IHP) for the AUP for Natural Hazards (Coastal Inundation) Mr Scott Stephens of NIWA presented the graph below (**Figure 1**) showing that based on 0.3m sea level rise predictions the 1:100 year storm event that occurred in 2011 could be expected to occur more frequently as much as 20 times within the next 100 years.
- The graph below (**Figure 2**) is extracted from NZ SeaRise website and shows the latest sea-level rise projections from the most recent Inter-Governmental Panel Climate Change sixth assessment report (AR6). Shared Socio-Economic Pathways (SSPs) are the latest climate change scenarios, previously the IPCC used RCP (Representative Concentration Pathways). VLM stands for Vertical Land Movement. The latter is not

² New Zealand Coastal Policy Statement, Policy 24.1(a) and (e)

³ Ibid. Policy 25

represented in the graph but is included in the legend as the NZ Sea Rise programme is focused on how changes in vertical land movement across New Zealand are an additional factor that has the potential to increase relative total sea-level in New Zealand in locations where land is found to be subsiding.

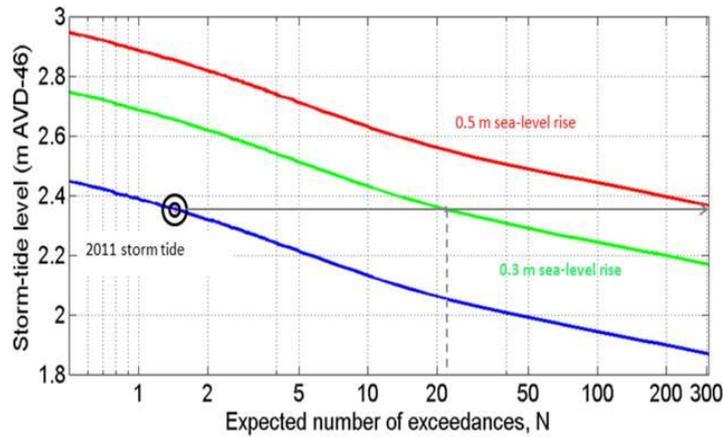


Figure 1: Predictions for increasing Sea Level Rise

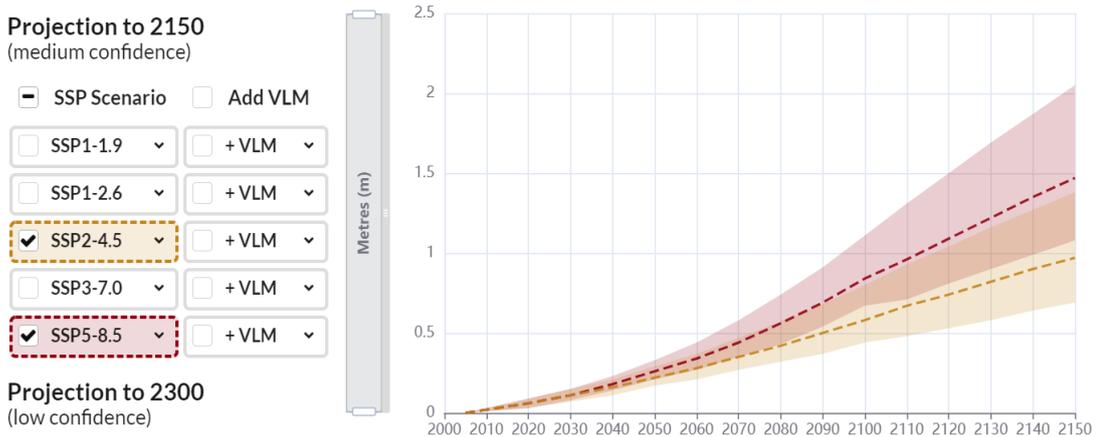


Figure 2 – Sea Level Rise predictions to 2300

- Council has recently undertaken research to align more accurately with these predictions including mapping for a 1 percent AEP +1.5m SLR scenario. This information is still under development for an area of the Kaipara River floodplains but for the most part is available to be included within this report. It is included as a layer on the PC78 viewer, located within the Qualifying Matters Layer group and is annotated with an (i) to indicate that it is an information layer.
- There is currently no coastal inundation mapping extent available for the Kaipara River floodplain under the 1 percent AEP + 1.5m SLR scenario and as such this is shown in the viewer as being subject to the current 1 percent AEP + 1m sea level rise. This area is shown in the viewer in a different colour and is also annotated with an (i). This is explained below.
- Ms Carpenter (Coastal Management Practice Lead – I&ES, Auckland Council) advises the reasons for the lack of information for the Kaipara River floodplain is as follows: *‘the original, regional coastal inundation mapping (NIWA, 2013) applied the static inundation ‘bath-tub’ modelling approach but the methodology was recognised to*

produce overly conservative results for the more complex Kaipara floodplain. As such, more detailed hydrodynamic modelling was completed by DHI (2019) as part of ACs regional coastal inundation updates, as published in Auckland Council’s updated Technical Report ‘Auckland’s Exposure to Coastal Inundation by Storm-Tides and Waves’ (2020). The scope of the latest additional sea-level rise mapping (including the 1 percent AEP +1.5m SLR) is applying the static inundation approach and as such does not currently include the Kaipara River. This will be incorporated into the mapping at a later stage once additional hydrodynamic models have been run to ensure consistency in the final flood extents at this location.’

- Further to the above, the Ministry for the Environment recently published interim guidance on the use of new sea level rise predictions⁴. The guidance recommends that changes in land use and redevelopment (intensification) should consider 1.7m sea level rise (plus or minus the relevant vertical land movement for the local area). Vertical land movement information is now available on the NZ Sea Rise website⁵. The website has maps showing the likely rate and direction of vertical land movement for every 2 km of the coast. The variation ranges from 5 mm of uplift a year to more than 8 mm of subsidence a year.
- The application of the new guidance in Auckland requires further consideration of how the AUP should take into account varying rates of vertical land movement around the coast, and of how its other guidance should be applied to development scenarios other than intensification. Given the late stage in the prenotification process for PC78 it is considered more appropriate to address this guidance in the coastal hazards plan change.
- There are also provisions in Chapter E15 relating to the management of vegetation alteration and removal in areas prone to coastal inundation. Vegetation that are subject to these provisions are based on areas specified in the relevant rules.
- Policy 3 NPS-UD (updated May 2022) requires building heights of at least six storeys within walkable catchments and to a height commensurate of the accessibility and demand for centres in other locations⁶. A number of these walkable catchments and other locations are situated along the coastline and are impacted by the coastal inundation hazard area. They contain both residential and non-residential zoned properties and those affected are identified in the table below:

Reason for intensification Policy 3 (updated May 2022)	Residential zone affected	Non residential zone affected
Policy 3 (c) WC Takapuna Metropolitan centre	<ul style="list-style-type: none"> • Residential - Single house zone • Residential – Mixed Housing Suburban zone • Residential – Mixed Housing Urban zone • Residential – Terraced Housing and Apartment Buildings zone 	<ul style="list-style-type: none"> • Metropolitan Centre zone • Business - Mixed Use zone • Special Purpose – School zone

⁴ Available at <https://environment.govt.nz/publications/interim-guidance-on-the-use-of-new-sea-level-rise-projections/>

⁵ Available at <https://www.searise.nz/>.

⁶ National Policy Statement – Urban Development Policy 3(d)

Policy 3 (d) other location - Milford town centre	•	• Business – Mixed Use zone
Policy 3(d) other location - Devonport town centre	•	• Town centre zone with HVC
Policy 3 (c) WC - New Lynn Metro centre	•	• Metro centre • Business – Light Industry zone
Policy 3 (c) WC - Henderson Metro centre	•	• Metropolitan centre zone
Policy 3 (c) WC - Otahuhu RTN	•	• Business – High Industry zone • Business – Light Industry zone
Policy 3 (c) WC - Sylvia Park Metro centre	•	• Business – Light Industry zone
Policy 3 (c) WC - Takanini RTN	•	• Business – Light Industry zone
Policy 3 (c) WC – Te Mahia RTN	•	• Business – Light Industry zone
Policy 3 (c) WC - Drury RTN	•	• Business – Light Industry zone • Business – Mixed Use zone

- This qualifying matter seeks to ensure that the risks of coastal inundation are appropriately considered when subdivision, use and development occur on sites that may be subject to the hazard. To achieve this in light of the intensification required by MDRS and Policy 3 (updated May 2022) it is recommended that the new low-density zone be applied to all residential zones affected. It is recommended that the height of the non-residential zones within the walkable catchments and other locations also be retained where appropriate. This is expanded on in the Development of Options section of this report.
- Some properties subject to the coastal inundation hazard area are also subject to other qualifying matters – such as High Natural Character, Significant Natural Hazards – Coastal Erosion, Open Space zones, etc. These are being assessed separately however their presence and the proposed provisions that implement them may interact with and be applied alongside the recommended provisions that implement this qualifying matter.

Objectives and Policies (existing)

The relevant objectives and policies in the AUP relating to the management of significant risk from coastal inundation are outlined here:

AUP chapter	Objective	Policy
B2.4 Residential intensification		B2.4.3(5) Avoid intensification in areas: (b) that are subject to significant natural hazard risks; where such intensification is inconsistent with the protection of the scheduled natural

		or physical resources or with the avoidance or mitigation of the natural hazard risks.
B10.2 Natural hazards and climate change	<p>B10.2.1(2) The risks to people, property, infrastructure and the environment from natural hazards are not increased in existing developed areas.</p> <p>(3) New subdivision, use and development avoid the creation of new risks to people, property and infrastructure.</p>	<p>B10.2.2 (5) Manage subdivision, use and development of land subject to natural hazards based on all of the following:</p> <p>(b) the vulnerability of the activity to adverse effects, including the health and safety of people and communities, the resilience of property to damage and the effects on the environment; and</p> <p>(c) the cumulative effects of locating activities on land subject to natural hazards and the effects on other activities and resources.</p> <p>(7) Avoid or mitigate the effects of activities in areas subject to natural hazards, such as earthworks, changes to natural and built drainage systems, vegetation clearance and new or modified structures, so that the risks of natural hazards are not increased.</p>
E15 – Vegetation management and biodiversity	<p>E15.2(2) Indigenous biodiversity is restored and enhanced in areas where ecological values are degraded, or where development is occurring.</p>	<p>E15.3(1) Protect areas of contiguous indigenous vegetation cover and vegetation in sensitive environments including the coastal environment, riparian margins, wetlands, and areas prone to natural hazards.</p> <p>(2) Manage the effects of activities to avoid significant adverse effects on biodiversity values as far as practicable, minimise significant adverse effects where avoidance is not practicable, and avoid, remedy or mitigate any other adverse effects on indigenous biological diversity and ecosystem services, including soil conservation, water quality and quantity management, and the mitigation of natural hazards.</p>
E36 – Natural hazards and flooding	<p>E36.2(2) Subdivision, use and development, including redevelopment in urban areas, only occurs where the risks of adverse effects from natural hazards to people, buildings, infrastructure and the environment are not increased overall and where practicable are reduced, taking into account the likely long term effects of climate change.</p>	<p>E36.3(1) Identify land that may be subject to natural hazards, taking into account the likely effects of climate change, including all of the following:</p> <p>(a) coastal hazards (including coastal erosion and coastal storm inundation, excluding tsunami);</p> <p>(3) Consider all of the following, as part of a risk assessment of proposals to subdivide, use or develop land that is subject to natural hazards: (a)-(k)</p> <p>(4) Control subdivision, use and development of land that is subject to natural hazards so that the proposed activity does not increase, and where practicable</p>

		<p>reduces, risk associated with all of the following adverse effects: (a)-(d)</p> <p>(6) Avoid subdivision, use and development in greenfield areas which would result in an increased risk of adverse effects from coastal hazards, taking account of a longer term rise in sea level.</p> <p>(7) Ensure that buildings in areas subject to coastal hazards are located and designed to minimise the need for hard protection structures.</p> <p>(8) Ensure that when locating any new infrastructure in areas potentially subject to coastal hazards consider, where appropriate, an adaptive management response taking account of a longer term rise in sea level.</p> <p>(9) Require habitable areas of new buildings and substantial additions, alterations, modifications or extensions to existing buildings located in coastal storm inundation areas to be above the 1 per cent annual exceedance probability (AEP) coastal storm inundation event including an additional sea level rise of 1m.</p>
E38 – Subdivision - Urban	<p>E38.2(10) Subdivision:</p> <p>(a) within urban and serviced areas, does not increase the risks of adverse effects to people, property, infrastructure and the environment from natural hazards;</p>	<p>E38.3(2) Require subdivision to manage the risk of adverse effects resulting from natural hazards in accordance with the objectives and policies in E36 Natural hazards and flooding, and to provide safe and stable building platforms and vehicle access.</p>

The current management approach used by the AUP is to require a resource consent for particular activities on land within the coastal storm inundation area. Consent is also required for vegetation alteration and removal in coastal areas, or for development that cannot achieve the specified coastal yard setbacks. This enables consideration to be given to the potential coastal inundation effects on the proposed activity and for appropriate conditions to be imposed.

Amendments are sought to incorporate HVCs into the relevant non-residential zones and to mark these accordingly on the PC78 maps viewer. Provisions relating to the coastal yard setback and maximum impervious surface controls currently within the AUP will be carried over into the recommended residential zones and the non-residential zones within the walkable catchments and other locations where relevant. in response to the anticipated intensification. It is noted that these controls are not currently supported by relevant objectives or policies. These are recommended in support of seeking the incorporation of these standards into the various zones and considered inconsequential in supporting these mechanisms of the qualifying matter.

Development of Options

As discussed in the overview report the 'default base' for consideration of options no longer includes a status quo of the Auckland Unitary Plan (Operative in Part) as the IPI is required to incorporate the mandatory requirements of the NPSUD Policy 3 (updated May 2022) and the MDRS of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. Therefore against this base the following three options were considered for the qualifying matter:

1. **Adoption of the qualifying matter in full** – this option includes:
 - retaining all references and provisions of Chapters E15, E36, E38
2. **Removal of the qualifying matter** – this option seeks;
 - the removal of all references to Coastal inundation from the RPS Chapters B2 and B10 – this will involve a consequential plan change of the RPS level
 - removal of all relevant references and provisions from Chapters E15, E36 and E38
 - removal of reference to coastal hazards from the Coastal Protection yard and Maximum Impervious Surface standards
 - removal of reference to the coastal storm inundation AEP
3. **Strengthening the qualifying matter** – [Preferred option] this option seeks to:
 - retain the qualifying matter as described in option one
 - apply the new Residential – Low Density Residential zone (LDRZ) over all residential zoned properties affected by the hazard
 - retain the building height for all non-residential properties within walkable catchments or in other locations affected by the hazard

Option 3 is the preferred option as it continues to achieve s6 of the RMA and gives effect to Policies 24 and 25 of the NZCPS through maintaining the relevant mechanisms in the AUP. Option 3 seeks the application of the new low-density zone (H3A) over all residential properties and height variations controls over non-residential properties within the coastal inundation hazard area. This approach will strengthen the qualifying matter by limiting development within the coastal hazard area in order to avoid increasing the risk of adverse effects on people and property

However, the low-density zone represents a reduction in density below the current standards for the Residential – Mixed Housing Suburban, Residential – Mixed Housing Urban and the Residential - Terraced Housing and Apartment Buildings zones of the AUP and is unable to be recommended over these as part of PC78. Instead, the zone is recommended to be applied to only those properties currently zoned Residential – Single House zone. The application of a low-density residential zone over all residential properties within the hazard area will be considered further in the Coastal Hazards plan change referred to in the 'Issues' section of this report. In the interim, the map viewer for PC78 will incorporate an information tag against the affected properties stating that they will be subject to a future coastal hazard plan change. A fact sheet will be available to further explain this. Proposed development of these properties will continue to rely on the relevant provisions of E15, E36 and E38 of the AUP.

In the case of the non-residential zones within walkable catchments it is recommended that the height standards of the current zones be retained where appropriate and not increased to the level enabled by NPS-UD Policy 3 (updated May 2022). The Metropolitan Centre zone provides for a height of 72m and therefore a height variation control would be redundant in these locations.

In the case of the Business – Light Industry zone a current height of 20m is enabled. The height enabled by Policy 3 provides for at least six storeys which is the equivalent of approximately 21 metres. While this may seem redundant it is considered appropriate as it reduces the potential to increase the level of development on the property which would be susceptible to the impact of coastal erosion over time.

This approach will also be supported by the most recent information regarding coastal inundation predictions. As explained above the application of the 1.5m sea level rise scenario is supported by a recent study undertaken by council. With the exception of an area in the Kaipara River floodplains this scenario has been assessed against the Auckland region and can be relied on for determining the impact of this qualifying matter.

As also discussed above the Ministry for the Environment recently published interim guidance on the use of a 2m sea level rise scenario. However, this information requires further analysis before being adopted for the Auckland region and given its very recent release this cannot be undertaken for it to be included in the PC78 process. Subsequently this will be included in the coastal hazard plan change.

Consequences for development potential

This qualifying matter will be shown in the GIS viewer as an interim measure – indicating that the area within the ASCIE is subject to future alteration via a separate plan change to the AUP to accommodate the hazard as a qualifying matter.

The level of development enabled by the MDRS and NPS-UD Policy 3 (updated May 2022) will need to be modified for all sites in order to accommodate this qualifying matter. A reduction in permitted density and height will assist with the management of significant risk from coastal inundation by limiting the extent of developments and the number of people and property that are subject to this risk. As discussed, this approach will be addressed through the future Coastal Hazards plan change.

The interim application of the new Residential – Low Density Residential Zone (H3A) for residential sites currently zoned Residential – Single House zone within the identified coastal inundation hazard area will reduce permitted development potential to one dwelling per site with a maximum 35 percent building coverage, compared to the three dwellings and maximum building coverage of 50 percent provided for under the MDRS. Other impacts would include a 8m (9m with roof form) height limit, which would be a reduction in development potential compared to the 11m (12m with roof form) height limit provided for under the MDRS, and the higher height limits provided for under Policy 3. On some sites, the permitted developable area may also be limited by the presence of vegetation within the specified coastal areas, the removal or alteration of which would require a resource consent. The presence of additional yard controls may also restrict the permitted developable area on a site.

With regard to the non-residential properties a height variation control (HVC) is recommended – retaining the current height of these properties within a walkable catchment and in other locations. As noted in some instances the difference in proposed and current heights can be as little as 1-2mtrs, and while it does not enable additional habitable space, it does send a clear message to properties within the hazard area that no further intensification is enabled.

Evaluation of options

Options considered for an assessment of coastal inundation as a qualifying matter have been referred to above.

Option 3 is the preferred option as it ensures that the risk from coastal inundation is visible and avoided when developing along the coast. Limiting development within the inundation areas through the application of low-density residential zoning and with Height Variation Controls for business zoned land provides a clear signal to developers and the communities of Auckland that the area is at risk. The costs and benefits of the options are expanded on here:

Qualifying matter	Status Quo – retain QM	Option 2 – remove QM	Option 3 – strengthen QM
Likely broader costs - social, economic, environmental, cultural costs	Moderate economic costs from loss of development capacity as anticipated through MDRS/NPSUD.	High environment and cultural costs where coast is left unprotected. Hidden high costs in the future when coastal erosion impacts properties and people along the coast	Moderate economic costs from loss of development capacity as anticipated through MDRS/ NPSUD
Likely costs to housing supply / capacity	Moderate cost - current densities retained over residential properties (with exception of MHS to MHU) and height over non-residential properties	No cost if QM is removed. No restriction on development. Hidden cost in future when coastal erosion impacts the development along the coast.	Moderate cost new low density zone applied, and current densities retained over residential properties (with exception of MHS to MHU) and height over non-residential properties
Likely broader benefits - social, economic, environmental, cultural	High benefits - the hazard area is protected and less people/property put at risk.	Negative benefits. By not acknowledging the risk and preventing development within then placing people and property at risk.	High benefits as people and property protected from risk. Further supported by application of underlying low density zone and HVC – clear messages.

Section 32(2)(c) of the Act requires this evaluation to assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.

The coastal inundation area and information in the AUP became operative in 2016. This information is considered certain and sufficient for its assessment as a qualifying matter under s6(a) of the RMA.

Overall conclusion

Coastal inundation as a significant natural hazard of the Auckland region is a matter of national importance under the RMA. It is a qualifying matter in accordance with s771 (a) and s771(b) and s770(a) and s770(b) of the RMA.

The recommendation is to prevent any further intensification within the 1 percent AEP+1.5m SLR rise area through applying the new low density residential zone to all residential properties affected by the hazard. As an interim approach this zone will be applied to all properties currently zoned for Residential – Single House and all other affected residential

properties will be considered through a separate plan change process. These properties will be annotated to ensure visibility of this method.

For non-residential properties within walkable catchments and other locations, building heights will be retained at the current operative AUP zone heights, or at the HVC height where these apply, to prevent further intensification. These will be annotated in the PC78 viewer.

As stated earlier all buildings/structures and extensions increasing the GFA are subject to a Restricted Discretionary Activity status in E36. The approach of this qualifying matter is to increase visibility of the hazard and to avoid further risk to people and property. This approach will be further addressed through the future coastal hazard plan change.

Information Used

Information relied on for this report is detailed here:

Document	How did it inform the development of the plan change
Auckland Council's Natural Hazards Risk Management Action Plan – Part 1 (2021)	Summarises Auckland's risk from natural hazard (including coastal erosion) and identifies across-Council actions which need to be undertaken to mitigate these risks.
Auckland's Exposure to Coastal Inundation by Storm-tides and Waves December 2020 Technical Report 2020/024	Recent research into climate inundation around Auckland's shoreline
Auckland Unitary Plan (Operative in Part)	Manages the effects of natural hazards through the 'Environmental Risk' chapter of the Regional Policy Statement (B10), Natural Hazards and Flooding Provisions (E.36), Subdivision Controls (E.38) and the Regional Coastal Plan (F). It includes definitions of the coastal hazard area.

Consultation

Schedule 1 of the RMA sets out the relevant consultation requirements for PC78.

Mana whenua have been engaged at various stages in the preparation to provide feedback on the process and to the development of PC78.

Council provided an opportunity to the Auckland community to comment on its 'preliminary response' proposals during the period April 19 to May 9, 2022. The consultation documentation included Information Sheet #6: Qualifying matters (Part 1) which provided a definition of a qualifying matter and an explanation of their ability to constrain the anticipated intensification in relation to NPSUD and the RMA.

The government-specified qualifying matters and their corresponding list of AUP provisions were also provided as part of this consultation including for Significant Natural Hazards – Coastal Inundation under s77(a) and (b) and s77O(a) and (b).

Throughout this process subject matter experts have also been consulted regarding the approach to the management of the coastal erosion hazard area in responding to the anticipated intensification of the Policy 3 NPS-UD (updated May 2022) and MDRS.