

From: [Tim Grace](#)
To: [Tim Grace](#)
Subject: FW: Pre-lodgement meeting request - 272 - 278 Clevedon Kawakawa Road, Clevedon
Date: 16 April, 2020 8:36:48 AM

From: Joy LaNauze <Joy.LaNauze@aucklandcouncil.govt.nz>
Sent: Friday, 13 September 2019 4:01 PM
To: Craig Cairncross <Craig.Cairncross@aucklandcouncil.govt.nz>; Tim Grace <tim@landsandsurvey.co.nz>
Cc: Mark Iszard <Mark.Iszard@aucklandcouncil.govt.nz>
Subject: RE: Pre-lodgement meeting request - 272 - 278 Clevedon Kawakawa Road, Clevedon

Hello Tim

Here is some feedback from your meeting with Craig Cairncross (Team Central South Planning), Mark Iszard (Team Manager, Growth and Developments, Healthy Waters) and me on 15 August 2019. You are seeking to prepare a private plan change to rezone 272, 274, 278, 294 and 300 Clevedon-Kawakawa Road from Rural – Rural Coastal to Rural – Countryside Living and to extend the Clevedon Sub-Precinct C over these properties.

Planning

As you are aware, through the Auckland Unitary Plan Independent Hearings Panel process the extent of the Clevedon Precinct (sub precinct C) was extended to the site immediately to the west of 272 Clevedon-Kawakawa Road, which has a zoning of Countryside Living.

As discussed, your proposal would neither meet Rural Coastal zone provisions, Countryside Living zone provisions, nor Clevedon Sub precinct C provisions. Planning issues raised by the proposal include the integrity of the Rural Coastal zone, rural subdivision, and the extent and purpose of the Clevedon precinct. It is noted that the only portions of the land which are not subject to flooding or coastal inundation are relatively close to the road.

As you are aware, the Resource Management Act 1991 does provide for the submission of private plan change applications. Council fees and charges information can be found at the link below.

Time and costs for planning and other experts is subject to cost recovery from private plan change applicants.

<https://www.aucklandcouncil.govt.nz/building-and-consents/understanding-building-consents-process/prepare-application/prepare-resource-consent-application/Pages/resource-consent-fees-deposits.aspx>.

Were you to proceed with a private plan change application, a deposit of \$30,000 would likely be sought.

Healthy Waters:

Given the extent of the land which is subject to flooding and coastal inundation, Mark Iszard advises that should any development occur on the land, it would have to:

- avoid flood areas
- provide for access to/from houses in flooding emergencies
- require careful design of infrastructure, particularly wastewater

-

Tsunami GIS notation:

I have asked Council's Emergency Management division, Engineering and Technical Services' coastal management division, and the southern resource consents division about the tsunami overlays on Council's GIS system:

- The Unitary Plan's Regional Policy Statement provisions relating to Environmental Risk (B10) do include the assessment of risks from low probability but high potential impact events including tsunami.
- Chapter E.36 of the AUPOP (Auckland Unitary Plan Operative in Part), which relates to coastal hazards and flooding makes reference to the tsunami hazard but notes that such low probability hazards cannot be addressed through land use planning and are better addressed through emergency management tools including education, warning systems and emergency preparedness. The coastal policies in the chapter specifically exclude tsunami.
- Emergency Management advise that they don't manage or "own" any development restrictions. While there are development restrictions based on hazard, the tsunami GIS layers are intended to be used for evacuation planning and public messaging.

Joy LaNauze

Principal Planner, Central/South Planning Team

Plans and Places, Auckland Council

Ph 09 890 8472 or 301 0101 Ext 46 8472

Mobile +64 21 584 213

Level 23, 135 Albert Street Auckland

Private Bag Auckland 1142

Visit our website: www.aucklandcouncil.govt.nz