



**26 June
2023**



Community update **Titirangi / Laingholm recovery**

The Tāmaki Makaurau Recovery Office will be sending out this update when new information related to the Titirangi / Laingholm recovery is available.

Privacy and spam regulations don't allow us to use your contact details from existing council information for general communications, so if you would like to receive updates, we need you to [sign up via this online form](#).

We hope that the information in the updates will be relevant for most community members, so please also help us spread the word on this update to your neighbours and friends in Titirangi / Laingholm.

Property categorisation process – what you need to know

On Thursday 1 June, Minister Grant Robertson announced the Government would support a property buyout scheme for residential properties where these are designated as 'Risk Category 3' by the local council.

No individual [property categorisations](#) have been confirmed for Auckland properties yet.

To determine categorisations, an individual assessment of properties will be needed to confirm whether it is unsafe to live on.

The Risk Categories are defined in the table below:

Risk Category		Definitions	Examples
1	Low Risk	Repair to previous state is all that is required to manage future severe weather event risk.	Minor flood damage to repair but no need for significant redesign/retrofitting.
2C	Managed Risk	Community level interventions are effective in managing future severe weather event risk.	Local government repairs and enhances flood protection schemes to adequately manage the risk of future flooding events in the face of climate change effects.
2P		Property level interventions are needed to manage future severe weather event risk, including in tandem with community level interventions.	Property specific measures are necessary e.g. improved drainage, raising houses etc. Benefits accrue to property owners, but some may face affordability issues.
2A		Potential to fall within 2C/2P but significant further assessment required.	Interventions may be required and/or possible but there is insufficient information to provide an initial categorisation. (2A may subsequently move to 2C or 2P, or to categories 1 / 3.)
3	High Risk	Future severe weather event risk cannot be sufficiently mitigated. In some cases, some current land uses may remain acceptable, while for others there is an intolerable risk of injury or death.	In the face of enhanced climate risks, the property may face unacceptable risk of future flooding. Other properties could be subject to unstable land that poses an ongoing risk.

We have been contacting property owners that were impacted by the extreme weather events or that are in an area that may be at risk in the future by email or letter. In these, we explain that no category could be confirmed for properties at this stage as more information is required to help understand the risk profile for these properties. We are asking property owners to provide this additional information through an [online form](#).

Letters and emails are being sent out in batches, and not every impacted property will receive a letter – for example in cases where damage was not reported to council. **If your property has been affected and you think it may be considered high risk, you can [complete the online form](#) even if you haven't received a letter from us.**

We are still working with the Government on what a buyout programme for confirmed Category 3 properties will look like. For updates on this as they come, and more information on the process, see the dedicated [recovery section on our website](#).

Even once Category 3 properties have been confirmed, there will be a significant process to go through to achieve any buyout and this will take time.

What is the difference between the government's buyout "risk categories" and the Rapid Building Assessment (RBA) placard categories?

A point of confusion has been how placards relate to the [Government's risk framework](#) announced on 1 May. These are two separate processes.

- Rapid building assessments (RBAs), specified by the Ministry of Business, Innovation and Employment (MBIE), quickly establish how safe a building or property is, immediately following a weather event. RBAs are not an engineering assessment service, nor do they consider the long-term suitability of the location for occupation.
- The government's risk categories are intended to assess the long-term suitability of the site – the future risk.

Placard colours don't directly correlate with risk categories, so a red placard does not automatically mean a property will be Category 3.

Because these are two different processes, there may be red-placarded properties that fall into Categories 1 or 2, and there may be properties without a placard (or with a white/yellow placard) which are identified as Category 3 once the detailed risk assessment is undertaken.

To provide certainty within the risk categories, council will combine modelling data, and placard data with specific property information (which we are asking property owners to provide).

Should I get geotechnical advice?

A [rapid building assessment](#) (RBA) placard requires property owners to undertake a more thorough assessment to identify if your home or building is safe to remain in. This [webpage](#) outlines what you need to do after we issue a placard.

You will need to arrange a more detailed assessment with suitably qualified experts after we issue a placard for your property:

- A [Licensed Building Practitioner \(LBP\)](#) and/or a structural engineer need to assess the building for any structural issues.
- A [geotechnical engineer](#) can advise on land issues e.g. where a slip has occurred.

The assessment will help you understand what needs to be done to repair your property or make it safe.

Contact your insurance company

If you are insured, contact your insurance provider to discuss damage to your property. Talk to your insurer early to make sure they understand your situation. They will advise the process for insurance assessment and repairs.

Please check this webpage for full information on [what you need to do after we issue a placard](#).

Will Auckland Council pay for my geotechnical advice?

Landslides associated with Cyclone Gabrielle showed that some homes in Karekare, Muriwai and Piha were exposed to an unacceptably high landslide risk. For properties inside the exclusion zones in Karekare, Muriwai and Piha, Auckland Council is paying for a detailed area-wide assessment of the risk. We're doing this because the risk covers a wide area, so a big-picture approach is the only rational way to fully assess the risk; also because the communities were cut off by cordons meant they could not easily bring in their own experts to assess their properties.

Unfortunately, Auckland Council is not paying for geotechnical assessments where there is not large-scale slope instability covering a wide area (such as in Titirangi / Laingholm). If you are insured, contact your insurance provider to discuss damage to your property.

Resource consent requirements

Please note that work to repair your property will need to comply with the Resource Management Act. We recommend you check if a resource consent is required. Generally this is with assistance from an appointed professional i.e. architect, planner, consultant, etc.

A resource consent may be required if:

- The works are not replacement like for like (existing use rights).
- The works are not permitted activities under the [Auckland Unitary Plan](#), e.g. Significant Ecological Areas Overlay, coastal hazard areas and works in flood plains.

If you need help with this process, and you are a red or yellow placarded property owner, you can check in with your allocated case manager. Please email rbacomms@aucklandcouncil.govt.nz if you have not been contacted by your case manager. The team will help to connect you.

Alternatively, email regionalplanninghelpdesk@aucklandcouncil.govt.nz to contact our planning team who are supporting the Tāmaki Makaurau Recovery. Please note:

- To prioritise your application, we recommend including in the subject line the words *flood or cyclone*, the property address and the colour of the property placard.
- Include any photos and reports from consultants, as available.

Standard fees will apply for any resource consent application, with actual charges depending on the scale of the proposed remedial works and any impacts on ongoing hazards relating to the property.

What's the difference between a resource consent and a building consent?

A resource consent is written approval from the council under the Resource Management Act, where works to carry out a project that has an impact on the environment, or could affect other people.

A building consent is written approval from the council under the Building Act to carry out specific building work on a specific site, which must comply with current building regulations. It ensures that the proposed work is safe, durable and doesn't endanger the health and safety of anyone using the building. Visit the [Auckland Council website for more information](#).

Safety reminders for landslides

As we have seen across western Auckland, landslides can sometimes move the earth, debris and vegetation downslope very rapidly. Landslides occur when the driving forces (such as gravity, steepness of slopes, and water pressure within the soil) are greater than the resisting forces (such as strength of the soil).

- Debris flows are fast-moving landslides that are particularly dangerous to life and property because they move quickly, destroy objects in their paths, and often strike without warning. If

you see new land movement, please [visit the Auckland Council website to find out who to contact](#). Stay away from landslides – landslide debris tends to stabilise over time, but this process can be slow. Even if the landslide appears to be stable, there may be some loose earth and vegetation that can become dislodged and collapse. It is common to see landslides reactivate. Stay away from landslide material to avoid potential danger.

- Do not remove landslide material without professional supervision and instruction – to avoid creating a hazard for you or your neighbours, we recommend any debris material is removed with direct supervision and instruction by a suitably qualified geotechnical professional. [Suitably qualified professionals](#) include Chartered Geotechnical Engineers or Professional Engineering Geologists familiar with land instability in the West Auckland region.
- Take care when driving on roads affected by landslides – several large landslides have occurred above and below roads. Please follow the recommendations on the [Auckland Transport website](#) for road closures, and vehicle speed, weight and height restrictions.

Disputes between neighbours

Where a neighbouring property causes damage or disruption to you or your property – e.g. a slip, fallen tree, or broken fence – this is a matter to discuss with your neighbour. We understand these situations can be stressful and frustrating, however Auckland Council has no role in situations of a purely civil issue between property owners and no general obligation to compensate for damage caused by severe weather events.

Where damage has been caused by a tree from a neighbouring property, insurance will usually cover the cost of the damage. If a person knows that a tree on their land poses a potential hazard but doesn't take steps to mitigate, they may be liable for any damage caused to a neighbouring property.

Landslides can be more complex to resolve. With naturally caused landslides, landowners are usually responsible for the damage on their own land. However, owners should also consider what could be reasonably done to warn neighbours or mitigate the effects of foreseeable landslide hazards coming from their land.

Fences are dealt with under the Fencing Act 1979, and generally neighbours are equally responsible for the cost of and repairs to a boundary fence.

We encourage you to discuss what can reasonably be done to reduce or remediate damage. We recommend speaking to a lawyer if you cannot resolve your concerns.

Building assessments update

You can visit the [Auckland Council website](#) to learn more about what the placard colours mean.

Here are placard status numbers in Laingholm as of Monday 26 June:

- Yellow 1 – 22

And placard status numbers in Titirangi, as of Monday 26 June:

- Red 1 – 9
- Red 2 – 8

- Yellow 1 – 43
- Yellow 2 – 3

Rates support, payment and postponement options

We are very mindful that many ratepayers have ongoing financial challenges because of the extreme weather events. If people are experiencing financial difficulties and are unable to pay their rates, we encourage them to call us on 09 301 0101 to talk through the support, payment, and postponement options available to them.

Central Government's weekly cyclone updates

Central Government's Cyclone Recovery Unit continues to work closely with regions worst affected by the North Island floods and Cyclone Gabrielle.

You may wish to read the Cyclone Recovery Unit's [latest weekly update on the National Emergency Management Agency \(NEMA\) website](#). It covers the range of social support still available, progress being made on the transport network and how the Government's *Cyclone Recovery Unit is working with the Cyclone Recovery Taskforce to support recovery efforts*.

You can view past editions on the [NEMA website](#).

NEMA's Cyclone Gabrielle welfare support grant for community organisations is now open

The National Emergency Management Agency's (NEMA) Cyclone Gabrielle Welfare Support Grant is now taking applications.

The grant is available to reimburse costs already incurred by marae, iwi, and recognised community organisations (including rural groups, Pacific organisations, and ethnic service providers) to care for people who were affected, displaced, or isolated during the state of national emergency.

Applications are open until 30 June.

Visit the [NEMA website for information on eligibility and the application form](#).

Need some extra support?

We understand that dealing with the ongoing impacts of the storms is challenging, so if you need support, such as help with anxiety, financial help, support for young people, or you'd like to know how you can help others, please visit the [Auckland Council website for a list of available services](#).

Auckland Transport (AT) update

AT has reviewed, scoped and programmed works for Titirangi / Laingholm and is in the process of prioritising works.

Residents can register any specific sites of concern by calling [09 355 3553](tel:093553553) or [reporting the problem](#) online.

An update on road repairs

You can check this website for [updates on repairs](#) – click on ‘West Auckland road updates’, then search for a street name.

The table below shows updates on the progress of repair work in the Titirangi / Laingholm community:

Road	Work phase	Update
Otitori Bay Road	Repairs underway	Partial lane closure between #40-44 - drive with care. Repair work on a retaining wall to start on 30th May from 7am-7pm and will take 11 weeks to complete (weather dependent).
Paturua Rd	Investigation phase	<p>Section outside #15 closed - residents can access either side of the slip.</p> <p>There will be no changes to current road closure in place and resident access will be maintained.</p> <p>Residents & Emergency services access only - AEM controlled.</p>
Scenic Drive – North Way to West Coast Road	Investigation phase	<p>Lane closure from weather event on Tue 9 May between Huia Road & Woodland Park Road.</p> <p>Large slip at #412 is not repaired so there is no access through this point.</p> <p>Residents only access from either side of the slip.</p> <p>Scenic Drive access to Residents only between North Way & #412 Scenic Drive.</p> <p>Access to #412 is not available from the West Coast Road side of the slip.</p> <p>The following sections of road are down to one lane, controlled by traffic lights & 30km/hr speed restriction:</p> <ul style="list-style-type: none"> • Scenic Drive: From Titirangi roundabout to Woodlands Park Road • Woodlands Park Road: Between York Road and Jays Road
11 Takahe Rd	Remedial design underway	One lane – stop/go at slip location outside #11.
418 Titirangi Rd	Work started 19 June	<p>Slip repair work and construction of a retaining wall started Mon 19 June for approx. 4 weeks.</p> <p>Repairs involve:</p> <ul style="list-style-type: none"> - excavating the current slip - construction of a block retaining wall - reinstatement of the footpath

		<p>Work will take place at night between 7pm-7am with stop/go in place.</p> <p>Please plan ahead for short travel delays.</p>
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Need help?



Enquire: recoveryoffice@aucklandcouncil.govt.nz or rbacomms@aucklandcouncil.govt.nz



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