

Gulf Harbour Marine Village Residents Association (GHMVRA)
Concerns Regarding Plan Change 120
Flood Modelling & Coastal Inundation Assumptions
for Gulf Harbour

Background

Gulf Harbour is located on the Whangaparaoa Peninsula, just 50 minutes north of Auckland City by car, or 45 minutes by ferry.

It is a highly developed, modern suburb with a population exceeding 6,000. As a master planned community, it features intensive canal-side housing, townhouse enclaves and a village centre.

It is a condition of being an owner of a dwelling in the Gulf Harbour Marine Village, that the owner is a member of the Gulf Harbour Marine Village Residents Association (GHMVRA). The number of residential and commercial properties total 322.

Under Plan Change 120 (PC 120) every GHMVRA property is spatially identified as in **Flood Plain** and subject to **Coastal Inundation**, with 24% being rezoned to a **single house** with immediate legal effect.

GHMVRA have concerns regarding:

- The methodology used to develop the Flood Plain Map.
- The data used to determine the flood hazards, as it is being retired as an implausible climate change scenario.
- The excessive sea level rise used to determine Coastal Inundation.

Gulf Harbour Flood Plain

We have concerns regarding the Plan Change 120 and the associated Flood Plain Map, which took legal effect on 3 November 2025. The map identifies many Gulf Harbour properties as being at risk in a 1-in-100-year rainfall event. This classification exists despite our extensive stormwater management system, which successfully protected the marina residential area during the 2023 storms. We seek confirmation regarding the data and methodology used to develop the GIS GeoMap and the associated PC 120 Map.

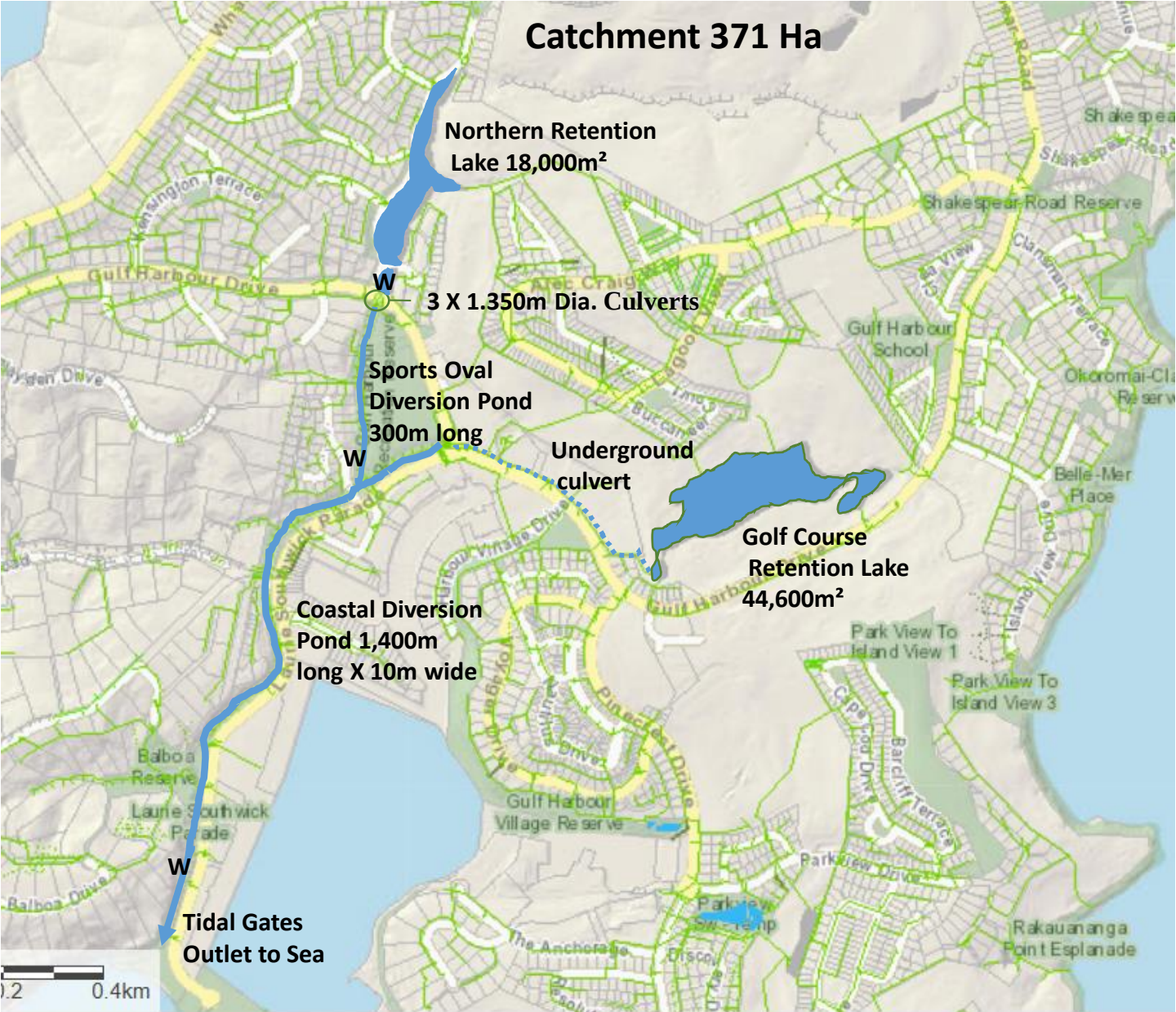


Gulf Harbour PC 120 Flood Plain Map



Gulf Harbour Geomaps Flood Plain

Gulf Harbour Stormwater Management System

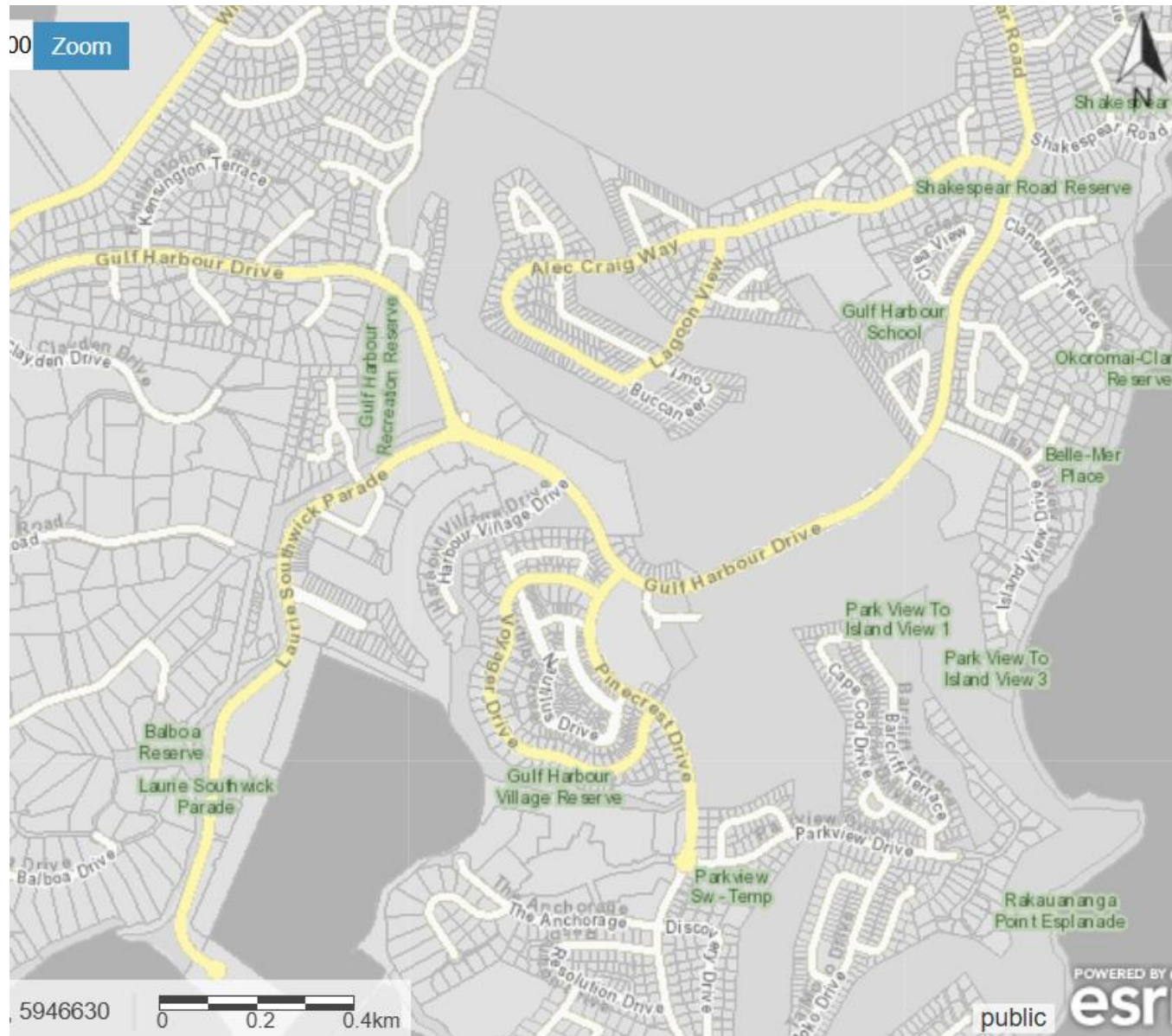


In 1995, Resource Consent was given to build the Stormwater Management System for Gulf Harbour. This System was specifically designed and constructed to mitigate the area's flood risk.

Key

- Stormwater underground pipe network
- Stormwater collection and disposal system
- W Spillway Weir

Gulf Harbour Stormwater Management System As Modelled



Rather than using a detailed hydraulic and hydrological model for Gulf Harbour, a Rural Rapid Flood Hazard Assessment was used. This degraded the system by blocking all piped networks and pre-filling depression areas.

3.1 Modelling Software

The models were constructed using TufLOW (Version: 2020-10-AD). The final deliverables included WaterRIDE and GIS formats.

3.2 Modelling Methodology

This project utilised the rain-on-grid approach for hydraulic modelling, which involves routing overland flow across a topographic surface to generate outputs such as flood extent, depth, velocity, and flood hazard. These outputs can then be used for various purposes, such as planning and emergency response. The resulting model provides a tool for comprehensive assessment of flood risk in the study area, which is essential for identifying potential hazards and developing effective mitigation strategies.

The effective rainfall depth was processed following the guidelines outlined in the TP108 without considering aerial reduction factor (ARF).

Major culverts and bridges were included. All pipe network has been considered fully blocked.

AC Regionwide Rural Rapid Flood Model

9. Conclusions and Limitations

9.1 Conclusions

The methodology employed in this study combines the advanced GIS and modelling technologies with the expertise of highly skilled professionals, involving making several adjustments to the traditional 2D rapid flood modelling methodology, taking into account the unique features of rural areas in the Auckland Region.

A wide range of sensitivity tests were carried out on aspects such as modelling software, hardware, hydraulic and hydrological parameters, modelling performance and data management for pre- and post-processing of the model-related data. The model was also validated over the Kaipara River catchment for the August 2021 storm event.

The project successfully developed flood models, produced various modelling data and generated flood plains covering the entire rural area of 4,428 km² with 18 model units.

Overall, the regionwide rural rapid flood model project provides valuable and updated flood information for improved flood risk management and planning in the rural areas of Auckland, contributing to the council's efforts to address flood risk issues and enhance emergency response capabilities.

9.2 Limitations

This model uses a rain on grid approach and no detailed hydrological modelling has been conducted. As a result, there may be discrepancies in modelled results compared to detailed hydraulic and hydrological models and observed storm events. Therefore, it is recommended to verify the results of this model against manual calculations or a detailed model when assessing flood risks at specific areas of concern.

Extracts from Auckland Council Regionwide Rural Rapid Flood Model, Model Build Report, May 2023

This document produced by Auckland Council and Consultant Ewaters, details the building of Rural Rapid Flood Models, including the Gulf Harbour catchment.

Major culverts and bridges were included. All pipe network has been considered fully blocked.

The Northern Lake exit culverts are 3 x 1,350mm diameter and equates to a single major culvert of 2,400mm diameter. They were not included (see the Rural Regionwide Rapid Flood Model Report Figure A07).

This model uses a rain on grid approach and no detailed hydrological modelling has been conducted. As a result, there may be discrepancies in modelled results compared to detailed hydraulic and hydrological models and observed storm events. Therefore it is recommended to verify the results of this model against manual calculations or a detailed model when assessing flood risks at specific areas of concern.

Extracts from Auckland Council's Understanding Auckland's regional flood maps Published: 20 Mar 2026

LIMs include a map entitled 'Natural Hazards – Flooding', which displays information about the following potential flood hazards in relation to the site:

- Flood plains
- Flood prone areas
- Flood sensitive areas
- Overland flow paths

The absence of flooding information on the maps does not exclude the possibility of site flooding, including from local depressions or overland flow paths on nearby properties.

Also important to know is that Auckland Council does not have information on flood sensitive areas for all of Auckland. This potential hazard will only be depicted if the information exists.

What's the difference between flood plains, flood prone areas and overland flow paths?

Flood plains:

Flood plains appear in low-lying areas and next to streams and rivers. As many historical streams have been piped, flood plains may appear in areas where you haven't seen water before.

Flood plains are mapped from hydraulic modelling results and show the predicted flood extents during a 1 per cent annual exceedance probability (AEP) storm, assuming the stormwater system is functioning as intended and not blocked.

Flood prone areas:

Flood prone areas are topographical depressions/low lying areas where water can become trapped and pool.

In flood prone areas, water pools and gets trapped when the stormwater outlet pipe is blocked, or when the rainfall intensity exceeds the capacity of the stormwater network. Flood Prone Areas are identified by GIS techniques and not hydraulic modelling.

Overland flow paths:

Overland flow paths show the route water will take as it flows downhill through the landscape when there is no piped network or the capacity of the piped stormwater system is exceeded.

Water can move very quickly over land during heavy rain, forming temporary fast-flowing streams. On Flood Viewer, these are shown as lines, but in reality, the water will spread more broadly across the surrounding area.

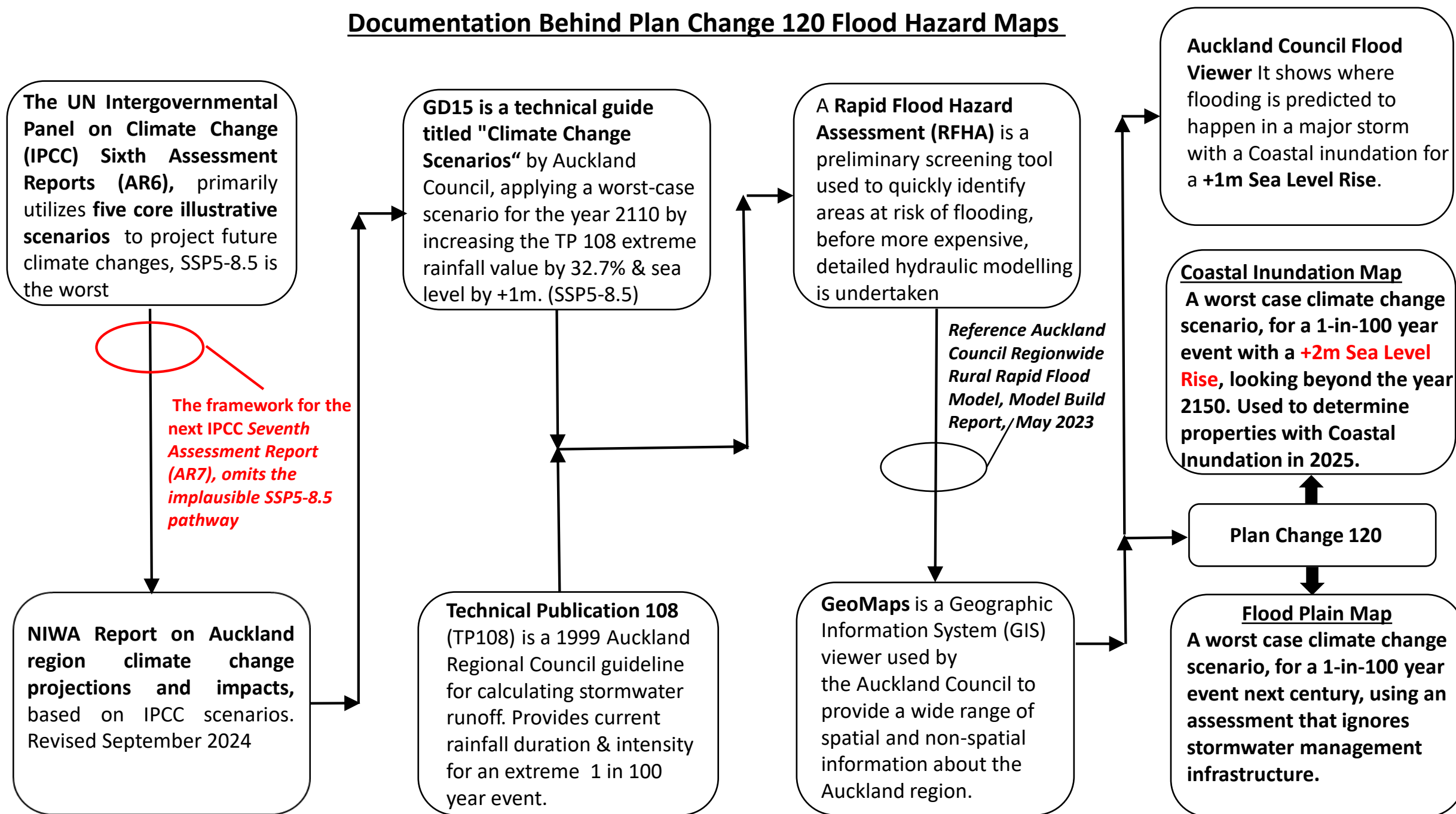
Overland Flow Paths are identified using GIS-based terrain analysis, which connects the lowest points in the landscape (known as the thalweg) to map the route that water will take downhill. These paths are derived from topography and are not based on hydraulic modelling.

Flood plains are mapped from hydraulic modelling results and show the predicted flood extents during a 1 per cent annual exceedance probability (AEP) storm, assuming the stormwater system is functioning as intended and not blocked.

Rapid Flood Hazard Assessment assumes all pipe networks are fully blocked and pre-fills depression areas.

This document states that climate change was "considered," but it does not specify the methodology used. There is no mention of applying a worst-case scenario (SSP5-8.5) for the year 2110 to present-day flood models. Specifically, there is no confirmation that current extreme rainfall values were increased by 32.7%.

Documentation Behind Plan Change 120 Flood Hazard Maps



Comparison of Flood Viewer and PC 120 Map for the Northern Lake



Auckland Council Flood Viewer
Coastal Inundation 1%AEP plus 1m SLR



Plan Change 120 Map Viewer
Coastal Inundation 1%AEP plus 2m SLR

To determine **Spatially Identified Coastal Inundation**, PC 120 uses a worst case climate scenario for a 1%AEP +2m Sea Level Rise, that looks beyond the year 2150.

Plan Change 120 Legend

Coastal Inundation (i): Immediate Legal Effect

	1% AEP plus 0.5m SLR (i)
	1% AEP plus 1m SLR (i)
	1% AEP plus 2m SLR (i)

Auckland Council Flood Viewer uses a worst case climate scenario for a 1%AEP +1m Sea Level Rise next century

GHMVRA Properties Rezoned as Single House with Immediate Legal Effect

Plan Change 120 map viewer, notified 3 November 20

Plan Change 120: Zones subject to spatial change

- Residential - Single House Zone
-  Residential - Single House Zone: Immediate Legal Effect
- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
-  Residential - Mixed Housing Urban Zone: Immediate

Legal Effect

-  Residential - Terrace Housing and Apartment Building

Zone

-  Zones in Hauraki Gulf Islands District Plan*

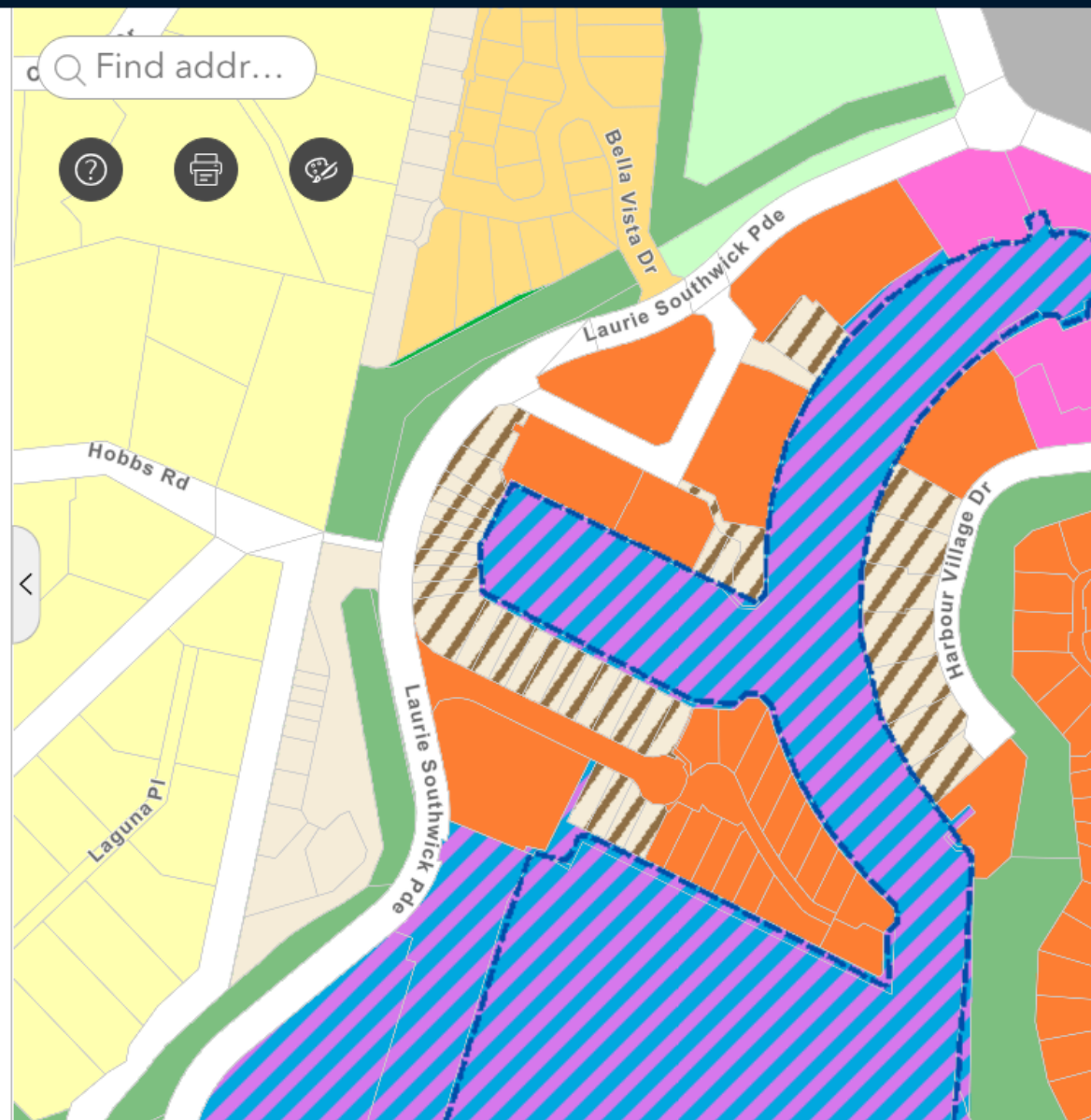
AUP Residential Zones

-  Residential - Rural and Coastal Settlement Zone*
- Residential - Large Lot Zone
- Residential - Single House Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Residential - Terrace Housing and Apartment Buildings

Zone

AUP Business Zones

-  Business - City Centre Zone
-  Business - Metropolitan Centre Zone
-  Business - Town Centre Zone



Gulf Harbour Plan Change 120 Residential Property Titles

Address	Rezoning of this property to Residential – Single House Zone (3 November 2025)	Spatially Identified Qualifying Matter/s	
		Flood plain	Coastal Inundation
2 Harbour Village Drive		X	X
4 Harbour Village Drive		X	X
6 Harbour Village Drive		X	X
8 Harbour Village Drive		X	X
10 Harbour Village Drive		X	X
12 Harbour Village Drive		X	X
14 Harbour Village Drive		X	X
16 Harbour Village Drive		X	X
18 Harbour Village Drive		X	X
20 Harbour Village Drive		X	X
22 Harbour Village Drive		X	X
24 Harbour Village Drive		X	X
26 Harbour Village Drive		X	X
28 Harbour Village Drive		X	X
30 Harbour Village Drive		X	X
32 Harbour Village Drive		X	X
34 Harbour Village Drive	X	X	X
36 Harbour Village Drive		X	X
38 Harbour Village Drive		X	X
40 Harbour Village Drive	X	X	X
42 Harbour Village Drive		X	X
44 Harbour Village Drive		X	X
46 Harbour Village Drive		X	X
48 Harbour Village Drive	X	X	X
50 Harbour Village Drive		X	X
52 Harbour Village Drive		X	X
54 Harbour Village Drive		X	X
56 Harbour Village Drive		X	X
58 Harbour Village Drive		X	X
60 Harbour Village Drive		X	X
62 Harbour Village Drive	X	X	X
64 Harbour Village Drive		X	X
66 Harbour Village Drive		X	X
68 Harbour Village Drive		X	X
70 Harbour Village Drive		X	X
72 Harbour Village Drive		X	X
74 Harbour Village Drive		X	X
76 Harbour Village Drive		X	X
78 Harbour Village Drive		X	X
80 Harbour Village Drive		X	X
82 Harbour Village Drive		X	X
84 Harbour Village Drive		X	X
86 Harbour Village Drive		X	X
88 Harbour Village Drive		X	X

Gulf Harbour Plan Change 120 Residential Property Titles

Address	Rezoning of this property to Residential – Single House Zone (3 November 2025)	Spatially Identified Qualifying Matter/s	
		Flood plain	Coastal Inundation
90 Harbour Village Drive	X	X	X
92 Harbour Village Drive		X	X
94 Harbour Village Drive		X	X
96 Harbour Village Drive		X	X
98 Harbour Village Drive		X	X
100 Harbour Village Drive	X	X	X
102 Harbour Village Drive		X	X
104 Harbour Village Drive		X	X
106 Harbour Village Drive		X	X
108 Harbour Village Drive	X	X	X
110 Harbour Village Drive		X	X
112 Harbour Village Drive		X	X
114 Harbour Village Drive		X	X
116 Harbour Village Drive		X	X
118 Harbour Village Drive		X	X
120 Harbour Village Drive		X	X
122 Harbour Village Drive		X	X
124 Harbour Village Drive		X	X
126 Harbour Village Drive		X	X
128 Harbour Village Drive		X	X
130 Harbour Village Drive		X	X
132 Harbour Village Drive		X	X
134 Harbour Village Drive		X	X
136 Harbour Village Drive		X	X
138 Harbour Village Drive		X	X
140 Harbour Village Drive		X	X
142 Harbour Village Drive		X	X
144 Harbour Village Drive		X	X
146 Harbour Village Drive		X	X
148 Harbour Village Drive		X	X
150 Harbour Village Drive		X	X
154-164 Harbour Village Drive (see Village Centre List pages 7 & 8)		X	X
1 Waterside Crescent		X	X
3 Waterside Crescent		X	X
5 Waterside Crescent		X	X
7 Waterside Crescent		X	X
9 Waterside Crescent		X	X
11 Waterside Crescent		X	X
15 Waterside Crescent		X	X
17 Waterside Crescent		X	X
19 Waterside Crescent		X	X
21 Waterside Crescent		X	X

**Affected GHMVRA
Property Titles**

Gulf Harbour Plan Change 120 Residential Property Titles

Address	Rezoning of this property to Residential – Single House Zone (3 November 2025)	Spatially Identified Qualifying Matter/s	
		Flood plain	Coastal Inundation
23 Waterside Crescent		X	X
25 Waterside Crescent		X	X
27 Waterside Crescent		X	X
29 Waterside Crescent		X	X
31 Waterside Crescent		X	X
33 Waterside Crescent		X	X
35 Waterside Crescent		X	X
37 Waterside Crescent		X	X
41 Waterside Crescent		X	X
43 Waterside Crescent		X	X
45 Waterside Crescent		X	X
47 Waterside Crescent		X	X
49 Waterside Crescent		X	X
51 Waterside Crescent		X	X
53 Waterside Crescent		X	X
55 Waterside Crescent		X	X
57 Waterside Crescent		X	X
59 Waterside Crescent		X	X
61 Waterside Crescent		X	X
63 Waterside Crescent		X	X
65 Waterside Crescent		X	X
67 Waterside Crescent		X	X
69 Waterside Crescent		X	X
71 Waterside Crescent		X	X
73 Waterside Crescent		X	X
75 Waterside Crescent		X	X
2 Waterside Crescent		X	X
4 Waterside Crescent		X	X
6 Waterside Crescent		X	X
8 Waterside Crescent		X	X
10 Waterside Crescent		X	X
12 Waterside Crescent		X	X
14 Waterside Crescent		X	X
16 Waterside Crescent		X	X
18 Waterside Crescent		X	X
20 Waterside Crescent		X	X
22 Waterside Crescent		X	X
24 Waterside Crescent		X	X
26 Waterside Crescent		X	X
28 Waterside Crescent		X	X
30 Waterside Crescent		X	X
32 Waterside Crescent		X	X
34 Waterside Crescent		X	X
36 Waterside Crescent		X	X
38 Waterside Crescent		X	X
40 Waterside Crescent		X	X

Gulf Harbour Plan Change 120 Residential Property Titles

Address	Rezoning of this property to Residential – Single House Zone (3 November 2025)	Spatially Identified Qualifying Matter/s	
		Flood plain	Coastal Inundation
42 Waterside Crescent		X	X
44 Waterside Crescent		X	X
46 Waterside Crescent		X	X
48 Waterside Crescent		X	X
50 Waterside Crescent		X	X
52 Waterside Crescent		X	X
54 Waterside Crescent		X	X
56 Waterside Crescent		X	X
77 Waterside Crescent	X	X	X
79 Waterside Crescent		X	X
81 Waterside Crescent		X	X
83 Waterside Crescent		X	X
85 Waterside Crescent		X	X
87 Waterside Crescent		X	X
89 Waterside Crescent		X	X
91 Waterside Crescent		X	X
93 Waterside Crescent		X	X
95 Waterside Crescent		X	X
97 Waterside Crescent		X	X
99 Waterside Crescent		X	X
101 Waterside Crescent		X	X
103 Waterside Crescent		X	X
105 Waterside Crescent		X	X
107 Waterside Crescent		X	X
109 Waterside Crescent		X	X
111 Waterside Crescent		X	X
115 Waterside Crescent	X	X	X
117 Waterside Crescent		X	X
119 Waterside Crescent	X	X	X
121 Waterside Crescent	X	X	X
123 Waterside Crescent		X	X
125 Waterside Crescent		X	X
127 Waterside Crescent		X	X
129 Waterside Crescent		X	X
131 Waterside Crescent		X	X
133 Waterside Crescent		X	X
135 Waterside Crescent		X	X
137 Waterside Crescent		X	X
139 Waterside Crescent		X	X
141 Waterside Crescent		X	X
139 Waterside Crescent		X	X
141 Waterside Crescent		X	X
143 Waterside Crescent		X	X
145 Waterside Crescent		X	X
147 Waterside Crescent		X	X
149 Waterside Crescent		X	X

**Affected GHMVRA
Property Titles**

Gulf Harbour Plan Change 120 Residential Property Titles

Address	Rezoning of this property to Residential – Single House Zone (3 November 2025)	Spatially Identified Qualifying Matter/s	
		Flood plain	Coastal Inundation
151 Waterside Crescent		X	X
153 Waterside Crescent		X	X
155 Waterside Crescent		X	X
157 Waterside Crescent		X	X
159 Waterside Crescent		X	X
161 Waterside Crescent		X	X
573 Laurie Southwick Parade	X	X	X
575 Laurie Southwick Parade	X	X	X
577 Laurie Southwick Parade	X	X	X
577A Laurie Southwick Parade	X	X	X
581 Laurie Southwick Parade	X	X	X
581A Laurie Southwick Parade	X	X	X
583 Laurie Southwick Parade	X	X	X
583A Laurie Southwick Parade	X	X	X
585 Laurie Southwick Parade	X	X	X
1/595 Laurie Southwick Parade		X	X
2/595 Laurie Southwick Parade		X	X
3/595 Laurie Southwick Parade		X	X
4/595 Laurie Southwick Parade		X	X
5/595 Laurie Southwick Parade		X	X
6/595 Laurie Southwick Parade		X	X
7/595 Laurie Southwick Parade		X	X
8/595 Laurie Southwick Parade		X	X
9/595 Laurie Southwick Parade		X	X
10/595 Laurie Southwick Parade		X	X
11/595 Laurie Southwick Parade		X	X
12/595 Laurie Southwick Parade		X	X
13/595 Laurie Southwick Parade		X	X
14/595 Laurie Southwick Parade		X	X
15/595 Laurie Southwick Parade		X	X
16/595 Laurie Southwick Parade		X	X
17/595 Laurie Southwick Parade		X	X
18/595 Laurie Southwick Parade		X	X
19/595 Laurie Southwick Parade		X	X
20/595 Laurie Southwick Parade		X	X
21/595 Laurie Southwick Parade		X	X
22/595 Laurie Southwick Parade		X	X
23/595 Laurie Southwick Parade		X	X
24/595 Laurie Southwick Parade		X	X
25/595 Laurie Southwick Parade		X	X
26/595 Laurie Southwick Parade		X	X
27/595 Laurie Southwick Parade		X	X
28/595 Laurie Southwick Parade		X	X
29/595 Laurie Southwick Parade		X	X
30/595 Laurie Southwick Parade		X	X
31/595 Laurie Southwick Parade		X	X

Gulf Harbour Plan Change 120 Residential Property Titles

Address	Rezoning of this property to Residential – Single House Zone (3 November 2025)	Spatially Identified Qualifying Matter/s	
		Flood plain	Coastal Inundation
32/595 Laurie Southwick Parade		X	X
33/595 Laurie Southwick Parade		X	X
34/595 Laurie Southwick Parade		X	X
35/595 Laurie Southwick Parade		X	X
36/595 Laurie Southwick Parade		X	X
37/595 Laurie Southwick Parade		X	X
38/595 Laurie Southwick Parade		X	X
39/595 Laurie Southwick Parade		X	X
40/595 Laurie Southwick Parade		X	X
41/595 Laurie Southwick Parade		X	X
5 Rue D'Amarres	X	X	X
7 Rue D'Amarres	X	X	X
9 Rue D'Amarres	X	X	X
11 Rue D'Amarres	X	X	X
15 Rue D'Amarres	X	X	X
17 Rue D'Amarres	X	X	X
19 Rue D'Amarres	X	X	X
20 Rue D'Amarres	X	X	X
21 Rue D'Amarres	X	X	X
22 Rue D'Amarres	X	X	X
23 Rue D'Amarres	X	X	X
24 Rue D'Amarres	X	X	X
25 Rue D'Amarres	X	X	X
26 Rue D'Amarres	X	X	X
27 Rue D'Amarres	X	X	X
28 Rue D'Amarres		X	X
29 Rue D'Amarres	X	X	X
30 Rue D'Amarres		X	X
31 Rue D'Amarres		X	X
32 Rue D'Amarres		X	X
33 Rue D'Amarres		X	X
34 Rue D'Amarres		X	X
35 Rue D'Amarres		X	X
36 Rue D'Amarres		X	X
37 Rue D'Amarres		X	X
38 Rue D'Amarres		X	X
39 Rue D'Amarres		X	X
40 Rue D'Amarres		X	X
41 Rue D'Amarres		X	X
43 Rue D'Amarres		X	X
45 Rue D'Amarres		X	X
47 Rue D'Amarres		X	X

**Affected GHMVRA
Property Titles**

Gulf Harbour Plan Change 120 Residential Property Titles

Address	Rezoning of this property to Residential – Single House Zone (3 November 2025)	Spatially Identified Qualifying Matter/s	
		Flood plain	Coastal Inundation
1/154 Harbour Village Drive (Unit A)		X	X
2/154 Harbour Village Drive (Unit B)		X	X
1/156 Harbour Village Drive (Unit C)		X	X
2/156 Harbour Village Drive (Unit D)		X	X
1/158 Harbour Village Drive (Unit E)		X	X
2/158 Harbour Village Drive (Unit F)		X	X
3/158 Harbour Village Drive (Unit G)		X	X
1/160 Harbour Village Drive (Unit H)		X	X
2/160 Harbour Village Drive (Unit I)		X	X
3/160 Harbour Village Drive (Unit J)		X	X
4/160 Harbour Village Drive (Unit K)		X	X
1/162 Harbour Village Drive (Unit L)		X	X
2/162 Harbour Village Drive (Unit LA)		X	X
3/162 Harbour Village Drive (Unit M)		X	X
4/162 Harbour Village Drive (Unit N)		X	X
5/162 Harbour Village Drive (Unit O)		X	X
164P Harbour Village Drive		X	X
164Q Harbour Village Drive		X	X
164R Harbour Village Drive		X	X
164S Harbour Village Drive		X	X
164T Harbour Village Drive		X	X
164U Harbour Village Drive		X	X
164V Harbour Village Drive		X	X
164W Harbour Village Drive		X	X
164X Harbour Village Drive		X	X
164Y Harbour Village Drive		X	X
164Z Harbour Village Drive		X	X
164AA Harbour Village Drive		X	X
164AB Harbour Village Drive		X	X
164AC Harbour Village Drive		X	X
164AD Harbour Village Drive		X	X
164AE Harbour Village Drive		X	X
164AF Harbour Village Drive		X	X
164AG Harbour Village Drive		X	X
164AH Harbour Village Drive		X	X
164AI Harbour Village Drive		X	X
164AJ Harbour Village Drive		X	X
164AK Harbour Village Drive		X	X
164AL Harbour Village Drive		X	X
164AM Harbour Village Drive		X	X
164AN Harbour Village Drive		X	X
164AO Harbour Village Drive		X	X
164AP Harbour Village Drive		X	X
164AQ Harbour Village Drive		X	X
164AR Harbour Village Drive		X	X

Gulf Harbour Plan Change 120 Residential Property Titles

Address	Rezoning of this property to Residential – Single House Zone (3 November 2025)	Spatially Identified Qualifying Matter/s	
		Flood plain	Coastal Inundation
164AS Harbour Village Drive		X	X
164AT Harbour Village Drive		X	X
164AU Harbour Village Drive		X	X
164AV Harbour Village Drive		X	X
164AW Harbour Village Drive		X	X
164AX Harbour Village Drive		X	X
164AY Harbour Village Drive		X	X
164AZ Harbour Village Drive		X	X
164BB Harbour Village Drive		X	X
164BC Harbour Village Drive		X	X
164AU1 Harbour Village Drive		X	X
164AU2 Harbour Village Drive		X	X
164AU3 Harbour Village Drive		X	X
164AU4 Harbour Village Drive		X	X
164AU5 Harbour Village Drive		X	X
164AU6 Harbour Village Drive		X	X
164AU7 Harbour Village Drive		X	X
164AU8 Harbour Village Drive		X	X

**Affected GHMVRA
Property Titles**

The Consequences of PC 120

The Flood and Inundation Hazard classifications are now included in property Land Information Memorandums (LIMs) some properties have been rezoned, and:

For home Owners;

Cause severe emotional and mental stress worrying about their safety and home value.

Affect insurance availability or increase premiums.

Restrict property modifications or new builds.

Impact property values and future saleability.

Lead to the rezoning of high-risk areas.

For Civil Defence and emergency management operations;

Wrongly designated flood hazards divert resources away from truly at risk areas and undermines confidence that actual hazards have been correctly identified.

For Auckland Council;

It triggers loss of rateable value.

Costly dispute resolutions.

Severe reputational damage when forced to correct flawed models and defend their mapping.

Perfectly safe land is artificially capped for development limiting housing growth and hindering the economic development of the area.

Questions on PC 120

- How can one distinguish between current 1-in-100-year floodplains on the map and those projected for 2110.? It is not possible to differentiate between a current flood plain, a risk in a few years or a possibility of flooding next century.
- Why does the documentation not explicitly state that the floodplain modelling is based on a worst-case climate change scenario for the next century?
- Why has the Gulf Harbour Stormwater System, originally built to obtain Resource Consent for the village, been degraded in the modelling method by blocking the piped stormwater network and pre-filling depression areas?
- Why is there a discrepancy between the PC 120 Map Viewer and the Auckland Council Flood Viewer. Both use the worst climate change scenario for a 1 in 100 year event, but the Auckland Council Flood Viewer uses a +1m Sea Level Rise, theoretically possible by early next century, whilst the PC120 Map Viewer uses a +2m Sea Level Rise that looks beyond the year 2150?
- With the retirement of SSP5-8.5 emissions scenario from the IPCC Seventh Assessment Report (AR7), will the Government and Auckland Council follow suit and use a more plausible pathway?

Objectives and Requests:

Climate Change Scenario:

The use of a more realistic climate change scenario, now SSP5-8.5 is being retired.

Sea Level Rise:

Have consistency between Flood Viewer maps and use a sea level rise that is credible.

Detailed Modelling:

The Council provide detailed, site-specific hydrologic and hydraulic modelled maps based on both current and future extreme environmental conditions.

Map Transparency:

The future map should explicitly state what climate change scenario and the year in the future it reflects.

LIM Clarity:

Property LIMs must clearly distinguish between current risks and possible future risks for the next century.

Policy Reconsideration:

A reconsideration of the property rules that took effect on 3 November 2025, based on updated site-specific hydrologic and hydraulic modelling.