

Local Boards and Mana Whenua MOM

L. note concerns regarding the flood hazard modelling methodology applied under Plan Change 120 across the board area, and in particular the reliance on Rural Rapid Flood Hazard Assessments that ignore consented stormwater infrastructure, apply a worst-case climate change scenario, and use sea level rise projections extending beyond 2150 to determine present-day property designations - with immediate and significant consequences for affected residents including impacts on LIM records, insurance, property values, and development rights. Gulf Harbour is a clear example, where a purpose-built stormwater management system serving over 300 properties has been disregarded in the modelling. The local board requests that Auckland Council commission detailed site-specific hydraulic modelling across affected communities, review the climate change assumptions applied to flood and coastal inundation mapping in light of evolving Intergovernmental Panel on Climate Change guidance, and ensure flood hazard designations clearly distinguish between present-day risk and projected future scenarios.