
Concern Regarding Flood Risk from Rangitooopuni Fast-Track Development

From [REDACTED]
Date Wed 27/08/2025 5:38 PM
To FastTrack Substantive <substantive@fasttrack.govt.nz>
Cc [REDACTED]

Kia ora,

I am writing as a resident at [REDACTED] which sits adjacent to the Riverhead Forest and directly downstream of the proposed **Rangitooopuni development (FTA187)**.

Our property has already been at risk of flooding — we almost flooded in both **2021 and 2022**, when heavy rainfall combined with development on nearby floodplains caused stormwater and sewage systems to be overwhelmed and the river inlet to rise significantly.

Having reviewed the Rangitooopuni application and related reports, I am particularly concerned about:

1. **Increased runoff and stormwater pressure** from the proposed subdivision and retirement village, especially before native replanting and detention systems are fully established.
2. The **known flood vulnerability** in the Riverhead Forest Stream sub-catchment, highlighted in Auckland Council's own structure planning work, which specifically identifies limited capacity at the **Riverhead Road culvert**.
3. Whether the promised **HEC-RAS flood modelling** and attenuation measures (water tanks, swales, detention systems) will sufficiently ensure there is *no increase in flood risk* for properties like mine.

Could you please clarify:

- Has the **Riverhead Road culvert upgrade** been formally committed to and scheduled as part of this development?
- Can residents access the **final flood modelling outputs** that show post-development flows under 1% AEP (100-year) storm events?
- What specific **consent conditions** will guarantee that detention and stormwater systems are both implemented and maintained long-term?

I fully appreciate the importance of new housing and retirement facilities, but as someone directly impacted by past flood events, I need reassurance that developments in this catchment will not increase the risk to my property and community.

Thank you for your time and I would appreciate a written response addressing these points.

Ngā mihi,
Michelle Sclanders

