
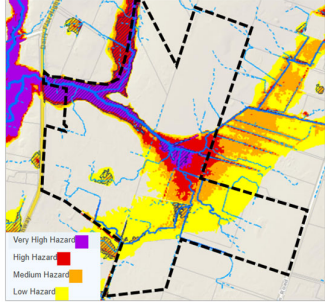
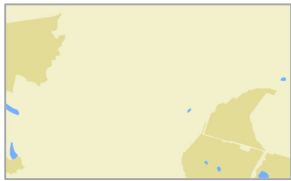
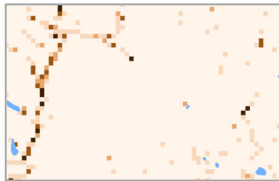


Plan Change 120 (Notified Version) - Rules with Immediate Legal Effect

Proposal: Auckland Surf Park Community - Stage 2 and Stage 1 s.127

Address: 1320 and 1350 Dairy Flat Hwy, 89 and 105 Lascelles Dr, 237 and 253 Postman Rd, Dairy Flat

Date: 22 April 2026

Hazards Overview	
Proposed Activities	<p>Proposed Activities Sensitive to Natural Hazards:</p> <ul style="list-style-type: none"> Residential dwellings Visitor accommodation <p>Activities potentially sensitive to natural hazards:</p> <ul style="list-style-type: none"> Retail Commercial Industrial activities <p>Activities less sensitive to natural hazards:</p> <ul style="list-style-type: none"> Organised sport and recreation Parking and loading areas Buildings for network utilities <p>Ancillary activities:</p> <ul style="list-style-type: none"> Surface parking Roads and accessways Infrastructure
Flood Hazard Area	<p>Site is subject to:</p> <ul style="list-style-type: none"> Overland Flow Paths Flood Plains Flood Prone Areas Low, Medium, High and Very High Flood Hazard Areas <div style="display: flex; justify-content: space-around;">   </div>
Coastal Hazard Area	The site is not identified as being subject to any coastal hazards
Landslide Hazard Area	<p>Low (Acceptable) Landslide Hazard Risk Area</p> <p>Low Landslide Susceptibility Assessment Area</p> <div style="display: flex; justify-content: space-around;">   </div>

Rule	Compliance	Non-Compliance
E12 Land Disturbance - District		
E12.6.2 General Standards		
<p>Standard E12.6.2(11) - Earthworks (including filling) within a 100-year <u>the 1 per cent AEP floodplain and/or flood prone areas:</u></p> <ul style="list-style-type: none"> • Must not raise ground levels more than 300mm, to a max fill volume of 1m³, which must not be exceeded through multiple filling operations; and • Must not result in any adverse changes in flood hazard beyond the site <p>Note1 - This standard does not limit excavation and replacement of fill to form building platforms, where those works do not raise ground levels.</p>		<p>Earthworks within the flood plain have been carefully designed to result in a net cut. Significant flood storage cuts have been designed to significantly increase 100-year attenuation onsite. There may be isolated spot areas where fill depths exceed 300mm or 10m²</p> <p>This is a restricted discretionary activity under Rule C.1.9(2)</p>
<p>Standard E12.6.2(13) - Temporary land disturbance and stockpiling of soil and other materials <u>in flood hazard areas within the one per cent annual exceedance probability (AEP) flood plain and/or overland flow path</u> for up to a maximum of 28 days in any calendar year may occur as part of construction or maintenance activities.</p>		<p>Temporary stockpiling of materials (typically stripped topsoil) may exceed 28 days. Where possible all stockpiles are to be located outside of the flood hazard areas and any storage within the flood hazard areas shall be temporary in nature and reduced to the most practical amount possible.</p> <p>This is a restricted discretionary activity under Rule C.1.9(2)</p>
<p><u>Standard E12.6.2(18) - Earthworks proposed within medium and high landslide susceptibility assessment areas must be undertaken in general accordance with:</u></p> <p>(a) geotechnical reports, prepared by a SQEP in accordance with AC CoP for Land Development and Subdivision, Section 2 (Earthworks and Geotechnical Requirements) and approved or certified by Council when associated with a resource consent or compliant proposal in relation to applicable Auckland-wide natural hazard rules;</p> <p>(b) <u>a landslide hazard risk assessment report prepared</u></p>	<p>Complies – Not medium or high risk.</p>	

Rule	Compliance	Non-Compliance
<p><u>by a SQEP in accordance with Appendix 24 Landslide hazard risk assessment methodology and approved or certified by Council when associated with a resource consent or compliant proposal in relation to applicable Auckland-wide natural hazards rules; and</u></p> <p>(c) <u>any conditions of a building consent, resource consent, or consent notice registered on the land title(s) associated with the proposal and relating to landslide risk and geotechnical assessment matters.</u></p>		
E12.9 Special Information Requirements		
<p>(1) <u>Geotechnical reports prepared by a suitably qualified and experienced person in accordance with Auckland Council Code of Practice for Land Development and Subdivision, Section 2 (Earthworks and Geotechnical Requirements) must accompany a resource consent application for earthworks within medium and high landslide susceptibility assessment areas.</u></p>	Refer to Appendix 39 .	
E15 Vegetation Management and Biodiversity		
E15.6 Standards		
<p>Standard E15.6.8 Vegetation alteration or removal undertaken within the 100-year ARI <u>1% AEP floodplain</u></p> <p>(1) Vegetation alteration or removal must ensure that erosion control measures associated with vegetation removal and replanting, such as mulch or bark, are not able to be swept off-site in a flood event</p>	Complies	
<p><u>Standard E15.6.8A - Vegetation alteration or removal proposed within medium and high landslide</u></p>	Complies – Not medium or high risk.	

Rule	Compliance	Non-Compliance
<p><u>susceptibility assessment areas must be undertaken in general accordance with:</u></p> <p>(a) <u>geotechnical reports prepared by a SQEP in accordance with Auckland Council Code of Practice for Land Development and Subdivision, Section 2 (Earthworks and Geotechnical Requirements) and approved or certified by Council when associated with a resource consent or compliant proposal in relation to applicable Auckland-wide natural hazards rules;</u></p> <p>(b) <u>a landslide hazard risk assessment report prepared by a SQEP in accordance with Appendix 24 Landslide hazard risk assessment methodology and approved or certified by Council when associated with a resource consent or compliant proposal in relation to applicable Auckland-wide natural hazards rules;</u></p> <p>(c) <u>any conditions of a building consent, resource consent or consent notice registered on the land title(s) associated with the proposal and relating to landslide risk and geotechnical assessment matters.</u></p>		
E15.9 Special Information Requirements		
<p>(1) <u>Geotechnical reports prepared by a SQEP in accordance with Auckland Council Code of Practice for Land Development and Subdivision, Section 2 (Earthworks and Geotechnical Requirements) must accompany a resource consent application for vegetation alteration or removal within medium and high landslide susceptibility assessment areas</u></p>	N/A	
<p>(2) <u>A landslide hazard risk assessment prepared by a suitably qualified and</u></p>	N/A	

Rule	Compliance	Non-Compliance
<u>experienced person in accordance with Appendix 24 Landslide hazard risk assessment methodology must accompany a resource consent application for vegetation alteration or removal within medium and high landslide susceptibility assessment areas.</u>		
E36 Natural Hazards¹		
E36.4.1A Activity Table - Use - Flood Hazard Areas		
E36.4.1A(A78) - Activities where natural hazard risk is significant in accordance with Table E36.3.1B.1 and E36.3.1B.2 in flood hazard areas		Non-complying The proposal to located visitor accommodation within the 1% AEP is a non-complying activity.
E36.4.1A(A79) - Activities where natural hazard risk is potentially tolerable in accordance with Table E36.3.1B.1 in flood hazard areas		Restricted Discretionary Activity The proposal includes activities where natural hazard risk is potentially tolerable.
E36.4.1A(A80) - Activities where natural hazard risk is acceptable in accordance with Table E36.3.1B.2 in flood hazard areas	Permitted Flood hazard area and activity sensitive less to natural hazards = Acceptable: <ul style="list-style-type: none"> • Organised sport and recreation • Parking and loading areas • Buildings for network utilities 	
E36.4.1A(A81) - Surface parking (including vehicle entry and exit points) in flood hazard areas	Permitted Low flood hazard areas	
E36.4.1A(A84) - Storage of hazardous substances in flood hazard areas		Restricted Discretionary Activity Diesel powered generators with associated fuel storage
E36.4.1A(A89) - On-site wastewater treatment and disposal fields		Restricted Discretionary Activity Wastewater disposal field is located within the flood plan.
E36.4.1A Activity Table - Development - Flood Hazard Areas		
E36.4.1A(A87) - Fences, earth bunds, and walls in flood hazard areas	Permitted No obstruction within flood hazard areas	

¹ Note: Given the extensive changes proposed to this chapter, the provisions have not been tracked changed, and instead rules are summarised afresh.

Rule	Compliance	Non-Compliance
E36.4.1A(A88) - Construction of private roads, roads intended to be vested, and accessways in flood hazard areas	Permitted Roads in low flood hazard areas	
E36.4.1A Activity Table - Development - 1% AEP Floodplain and Flood Prone Areas		
E36.4.1A(A89) - On-site septic tanks, onsite wastewater treatment and disposal systems and effluent disposal fields in the 1% AEP floodplain and flood prone areas		Restricted Discretionary Activity The disposal fields will be managed progressively in accordance with Dairy Flat Highway Designation 1497. Any reduction in disposal footprint within the Designation will be offset by suitable areas elsewhere within the overall development.
E36.4.1A(A98) - All other structures and buildings (including retaining walls) in the 1% AEP floodplain and flood prone areas		Restricted Discretionary Activity The proposal involves buildings within the flood plains.
E36.4.1A Activity Table - Development - Overland flow paths		
E36.4.1A(A102) - Diverting the entry or exit point, piping or reducing the capacity of any part of an overland flow path	N/A - Existing OLFP entry and exit point remain and flow path capacity increased by the development	
E36.4.1A Activity Table - Infrastructure - Flood Hazard Areas		
E36.4.1A(A106) - Construction, operation, maintenance, renewal and repair of underground utilities within flood and coastal inundation hazard areas	Permitted Construction of underground utilities	
E36.4.1B Activity Table - Use - Landslide Hazard Risk Areas		
E36.4.1B(A108) - Storage of hazardous substances in landslide hazard risk areas that comply with Standard E36.6.A1	Permitted Diesel powered generators with associated fuel storage in low (acceptable) landslide hazard risk area	
E36.4.1B Activity Table - Development and Associated Use - Landslide Hazard Risk Areas		
E36.4.1B(A112) - On-site septic tanks, wastewater treatment and disposal systems, effluent disposal fields, underground storage tanks, water tanks (including rainwater tanks) or stormwater pipes or soakage fields, accessways, private roads and roads intended to be vested in landslide hazard risk	Permitted Stormwater pipes, accessways, private roads and roads intended to be vested in low (acceptable) landslide hazard risk area	

Rule	Compliance	Non-Compliance
areas that comply with Standard E36.6.A1		
E36.4.1B(A114) - New structures and buildings associated with activities potentially sensitive and less sensitive to natural hazards in low (acceptable) landslide hazard risk areas	Permitted New structures and buildings in low (acceptable) landslide hazard risk area	
E36.4.1B(A124) - New structures and buildings with a gross floor area more than 20m ² associated with activities sensitive to natural hazards in landslide hazard risk areas that comply with Standard E36.6.A1	Permitted New structures and buildings in low (acceptable) landslide hazard risk area	
E36.4.1B(A128) - All other buildings and structures, including retaining walls, in landslide hazard risk areas that comply with Standard E36.6.A1	Permitted Retaining walls in low (acceptable) landslide hazard risk area	
E36.4.1C Activity Table - Infrastructure in Landslide Hazard Susceptibility Areas		
E36.4.1C(A133) - All other infrastructure in landslide susceptibility assessment areas not otherwise provided for	Permitted Infrastructure in Low (acceptable) landslide hazard risk area	
E36.6.A1 General Standards		
Standard E36.6.A1(1) - All P, C or RD activities (except activities (A108), (A114) and (A115) in Table E36.4.1B must comply with the following:		
(a) Geotechnical reports prepared by SQEP in accordance with CoP for Land Development and Subdivision, Section 2, and approved/certified by Council when associated with a BC/RC	Will comply - Will be undertaken in accordance with Geotechnical Assessment Report prepared by Initia (Appendices 38 and 39)	
(b) Hazard risk assessment prepared by SQEP in accordance with E36.9 and Appendix 24 (Landslide hazard risk assessment methodology), and approved/certified by Council when associated with RC or compliant proposal	Will comply - Please refer to Appendix 39 .	
(c) Any BC, RC or consent notice conditions relating to landslide risk and Geotech matters	Existing geotechnical conditions for Stage 1 (BUN60429155) will be complied with	

Rule	Compliance	Non-Compliance
E36.6.1 Permitted Activity Standards		
Activities in Flood Hazard Areas		
Standard E36.6.1.5 - Fences, Earth Bunds, and Walls in Flood Hazard Areas		
(1) Fences, earth bunds and walls in the 1% AEP floodplain and in flood prone areas must be designed ² to allow for passage of flood waters	Complies	
(2) Fences, earth bunds and walls within an overland flow path must not obstruct it	Complies	
(3) Fences, earth bunds and walls must not exacerbate the depth, velocity or extent of flow of surface water beyond the subject site	Complies	
Standard E36.6.1.6 - Storage of Goods and Materials in Flood Hazard Areas	N/A - Not proposed	
Standards E36.6.1.6A-C - External alterations to existing structures and buildings	N/A - Not proposed	
E36.9 Special Information Requirements		
(1) Hazard risk assessment required when subdivision, use or development requiring consent is proposed on land subject to natural hazard areas. Level of info must be proportionate to the hazard risk and its nature, and appropriate to the scale, nature and location of the development	Please refer to flood assessments provided by McKenzie & Co and Woods	
(2) Hazard risk assessment for E36.9 (1) must identify which natural hazard(s) that the land is potentially at risk of being exposed to over at least the next 100 years Must address the matters outlined in Policies E36.3(3), E36.3(4A) and	<p>Please refer to Appendix 32.</p> <p>The proposal is considered to accord with Policies E36.3(3), E36.3(4A) and E36.3(4B) as the development and subdivision appropriately takes into account the risk from natural hazards:</p> <ul style="list-style-type: none"> • The proposal has been appropriately designed to avoid or mitigate natural hazard risks • Potential effects of climate change have been considered. 	

² Complying designs could include post and wire fences, wire mesh fences; railing type fences where at least 70% of the surface area is not solid; or solid fences/walls with an opening of sufficient size at flood level that it can convey the 1% AEP flood flow or overland flow

Rule	Compliance	Non-Compliance
E36.3(4B), including climate scenarios in Auckland Council Guideline Document 15: Climate change scenarios (GD15) November 2024	<ul style="list-style-type: none"> Natural hazards will not be created, accelerating or exacerbating. 	
(3) A landslide hazard risk assessment prepared by a SQEP in accordance with Appendix 24 Landslide hazard risk assessment methodology must accompany a resource consent application for the subdivision, use or development of land within a landslide hazard area.	Please refer to Appendix 39 .	
(4) Geotechnical reports prepared by a SQEP in accordance with Auckland Council CoP for Land Development and Subdivision, Section 2 (Earthworks and Geotechnical Requirements) must accompany a resource consent application for the subdivision, use or development of land within a landslide hazard area.	Please refer to the Geotechnical Assessment Report prepared by Initia (Appendices 38 and 39)	
E39 Subdivision - Rural ³		
E39.4.1 Activity Table		
E39.4.1 Activity Table - Subdivision for Specific Purposes		
E39.4.1(A8) - Subdivision of land within flood hazard areas (excluding overland flow paths)		Restricted discretionary The proposal involves subdivision of land within flood hazard areas
E39.6.1 - General standards		
Standard E39.6.1.1 - Specified building area		Lots will not include a single area of at least 2,000m ² clear of flood hazard areas
E39.6.4 - Standards - Restricted Discretionary Activities		
Standard E39.6.4.2 - Subdivision of land within flood hazard areas (excluding overland flow paths) Each proposed site within flood hazard areas (excluding overland flow paths) must be in accordance with a land use consent that	Complies - Will be in accordance with a land use consent	

³ Note: Proposed changes are not tracked changed and instead proposed clean wording, summarised, is shown.

Rule	Compliance	Non-Compliance
authorises development or building in the natural hazard area		
E39.9 Special Information Requirements		
Refer to E36.9 Special Information Requirements above as E39.9 repeats these		