

Submission on notified proposal - Auckland Council Plan Change 120

To: Auckland Council

Name of submitter: St. Lukes Environmental Protection Society Incorporated (STEPS)

This is a submission to Auckland Council (AC) on proposed Plan Change 120 to the Auckland Unitary Plan, as notified in August 2026.

We could not gain an advantage in trade competition through this submission.

Introduction to St. Lukes Environmental Protection Society (STEPS)

- STEPS has enhanced the environs of Waititiko-Meola Creek ("Meola Creek" in the context of AC infrastructure) for over 22 years. The focus of STEPS' work is the health of the community and the environment.
- STEPS focus:
 - First on enhancing with planting and weeding at four sites with engagement of many volunteers.
 - Meola water quality & quantity measurements; and water infrastructure, especially for stormwater and wastewater, which in our catchment are frequently mixed together – in combined sewers, in creek overflows, on roads during storms, and in stormwater floods in properties.
- STEPS submitted on PC 120 in December 2025 as submitter 9986.

Specific Provisions December 2025

The specific provisions of the proposed plan change that our submission relates to, are all the provisions relating to the zoning of all the properties which are in the:

- ❖ Meola stormwater catchment: the area bounded by Point Chevalier Rd; Carrington Rd; Mt Albert Rd; Mt Eden Road, Western Springs Rd; through reserves to the northern tip of Te Tokaroa Meola Reef. [See map and description in Appendix 1.]
- ❖ We **oppose** the zoning of all residential properties in the catchment which are zoned other than Residential-Single House Zone, and ask that all properties throughout residential areas in Meola catchment be zoned Residential- Single House zone for now (with no expansion of business / mixed use zones) until adequate stormwater infrastructure is in place throughout Meola catchment.

Meola Catchment and AELB

- **Meola is the largest catchment on the Auckland isthmus.** - 15.6 square kilometres.
At least 80% of Waititiko -Meola Catchment lies within Albert-Eden Local Board (AELB), and around 50% of the land area of AELB lies within the catchment of Waititiko-Meola Creek. We will refer to both AELB and Meola catchment throughout this submission. (See Map supplied by STEPS Dec 2025 PC120 submission 9986).
- **"Albert-Eden is the most urbanised local board in the Auckland Region¹."**
- **"AELB/ has one of the lowest number of parks per capita"².**
- **Meola Catchment is a flood prone catchment**

¹ **Albert-Eden Local Board Ngahere Analysis Update 2021**, Canopy cover changes with the 2013 to 2016/2018 LiDAR data. Author: Urban Ngahere Strategy 2019 Knowing Programme

² Albert-Eden Annual Report (2017- 2018)

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STEPS, Meola and PC 120 – new information since December 2025 Submissions

Plan Change 120:

- **PC 120 will approximately double the potential number of new residences in Meola catchment.** See Appendix figures by AC.

CI: The Central Interceptor (CI) has been built and implemented. STEPS and the community are pleased if fewer waste overflows into Meola Creek occur for most of the year. STEPS received information from Watercare and AC Healthy Waters in December 2025 at the quarterly Western Isthmus Community Liaison Group (WICLG) with both organisations. Their information clarified the volumes of water and the operational processes of the CI³. To date we are not aware of any overflows from the CI into Meola Creek, and we are seeking regular reporting, so that any such discharges can be monitored should they occur.

AC Response to December 2025 Submissions.

After reviewing PC120 (August 2026), STEPS thanks Auckland Council for better recognising some of the flood risks in Meola catchment, and responding to our and other submissions, to limit the upzoning initially applied to AELB/ Meola catchment under PC120 as notified in November 2025. This is the case for Wairere Ave where it seems that submissions 8361, 8279, 5535, and 1548 may have resulted in some changes. Flooding issues were also raised in submissions by South Epsom Three Kings Planning Group (submission 6086), and Cabbage Tree Swamp 2025 Incorporated (submission 7695). Fergusson Ave submission 5490, may also have led to some zoning improvements.

STEPS considered the evidence of these submitters, and met several times with AC, AELB and other groups in Meola catchment. We have been unable to identify any specific Meola Catchment plans to address ongoing stormwater issues. (Meanwhile AC has launched Blue Green networks: at Ngāa Wairau, on the first major initiatives focusing on the [Te Ararata Stream and Harania Creek](#); designs developed for the *Manawa aa Whenua* blue-green infrastructure initiative at Rānui, Henderson, and Massey; operational sites continue to function across legacy and ongoing locations, including Long Bay, Hobsonville Point, Oakley Creek (Te Auaunga), and Waatarua wetlands.) Why would less populous areas, with less intensification planned under PC120, have stormwater priority over the largest volume creek in the Isthmus?

We have been advised by Council Officers that under new AC planning rules (E36) it is highly likely that development of Cabbage Tree Swamp Area would not occur, if it were “green-fields” now. However, these same planning rules do not protect existing owners and residents, who only require safe egress and similar relief. Please refer to photos of many floods in *Submission 7695 Cabbage Tree Swamp Incorporated (CTSI). Annexure 1 – Images of flooding events in the Cabbage Tree Swamp area*. When submerged cars, flooded houses and impassable roads are observed, it does not seem that AC is adequately protecting the whānau of existing property owners in that area yet.

Meola Creek specific evidence to PC 120 – December 2025

Submitter 8279 states:

*“Allowing high-density apartment development of 10 storeys or more immediately adjacent to properties that Auckland Council has assessed as presenting an “intolerable risk to life” is inappropriate and unsound. PC120 should be amended to ensure that zoning across **the Wairere Avenue, New North Road, and Birch Street** area is consistent, hazard-responsive, and does not exacerbate flood risk for existing or future residents.”*

³ 2 December 2025 - Response to WIWQIP CLG questions posed 10 October 2025 (Watercare tabled at WI CLG)

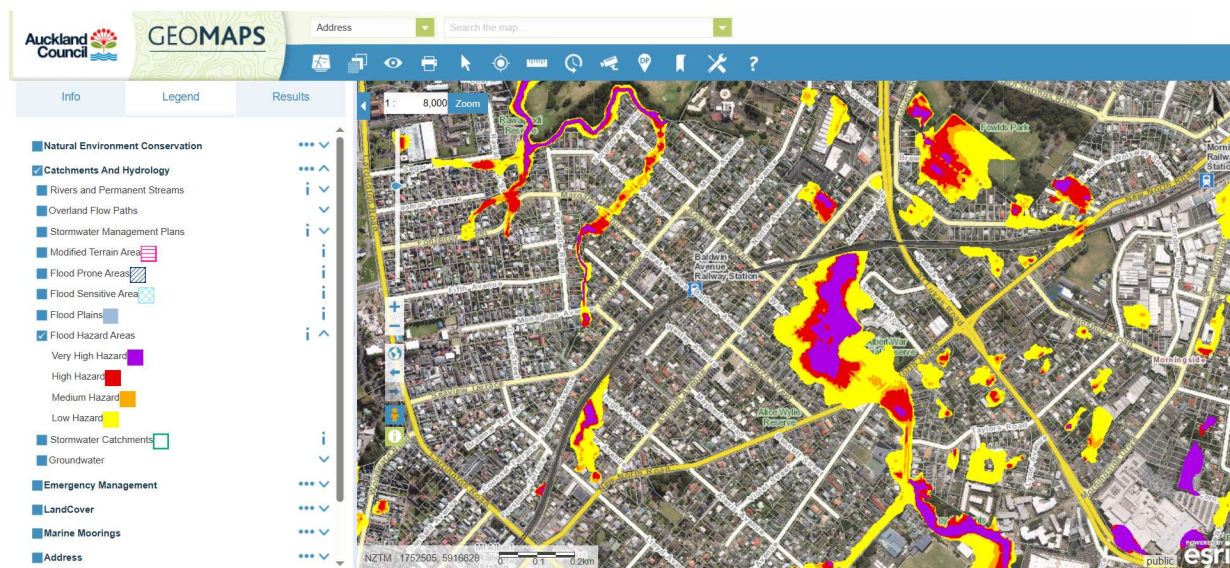
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Submitter 1548 “in January 2023, saw the water level rising to knee height in the street [**Wairere Ave**], and three cars floating down the street. Seven houses have since been condemned. They suggested it would be very foolish to allow up to 10 storeys unless work is done to eliminate all future flooding”.

Submitter 4897 notes “poor stormwater systems on the flanks of Ōwairaka and reports in January 2023: extensive flooding... with huge volumes of water running off the Maunga [Ōwairaka] and flooding many homes and businesses in Sadgrove Rd, Mt Albert Rd, Alberton Ave, ... New North Rd intersections with **Alberton, Kitenui and Wairere Ave**. Requests proposed intensification significantly reduced around... Alberton Ave and Kitenui Ave.”

Submitter 8361 notes: “The 2023 floods had a significant impact in Mt Albert, including: Flooding at the bottom of some homes on Maybeck Road; Flooding on Burch Street and Wairere Avenue; and Severe flooding at the end of Alberton Avenue, caused by creek overflow from the Roy Clements Treeway [Meola Creek]. This flooding resulted in cars floating down Alberton Avenue and several shops on the corner of Alberton Avenue and New North Road needing to close for several months for repairs. Flooding impacts were referenced in Hansard debate with the Honourable Chris Bishop acknowledging that flooding issues were important matters for the Council to manage and “partly why we’re doing this bill” ...

Despite this, PC 120 enables significant intensification in Mt Albert without demonstrating that stormwater and drainage infrastructure can safely accommodate it. Alarmingly, for example, one of the most flood-affected areas of Mt Albert during the Auckland Anniversary 2023 floods is earmarked for 10-storey development (see PC 120 map viewer for **756-764 New North Road...**, and the properties between **6A and 18 Alberton Avenue**). The same can be said of **significant areas of Wairere Avenue**. This is not demonstrative of a careful and nuanced approach.”



Map High and Very High hazards from Alberton, Wairere Ave north to MAWMR and Chamberlain Park.

STEPS can attest that currently, from 30 Alberton Ave, through Wairere Ave and Mt Albert War Memorial Reserve (MAWMR, and Rocket Park), north to the railway line Meola Creek is carried in a mix of underground pipes, and incised channels which can block or run out of capacity during large storm events. One example is the block of shops opposite Rocket Park. The Foodstuffs store at 746-756 New North Rd, and /or 1A Alberton Ave, took a full 18 months (not operating) to recover from 2023 floods. I believe they still use sandbags when heavy rain is predicted. The former restaurant next door decided to close.

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Habitat is also degraded. A few eels found in the Roy Clements Treeway, have to swim up 2 km of pipe from Chamberlain Park, where the underground pipes end. That is wrong in a large spring fed creek with clear water arising from the ground.

STEPS Response – Background to PC120 Submission (September 2026)

Considering the flooding problems reported both upstream and downstream, this submission will identify some specific actions needed to increase the carrying capacity of Meola Creek and reduce flooding. The PC120 Panel will then be asked for decisions on the zoning of specific properties to position for “daylighting” by Auckland Council.

Geology of Meola Catchment.

Meola Creek is a stream perched on a large “river of lava” from three volcanoes.

The permeability and nature of these lava flow rocks is very varied in Meola catchment. Ground conditions are critical for soakage and removal of stormwater, as well as for building and for tunnelling. When ground properties differ throughout the catchment, it becomes difficult to model flooding events, and to design engineering solutions.

The volcanic lava rock filled a large old river valley, up to 50m deep in parts. Lava rock is regarded as permeable, compared with the smaller areas of older sedimentary rocks like those near Gribblehirst Park, and Watea Reserve. Lava flow is cracked, has caves underground, and holds considerable volumes of water, which form an “aquifer”. This aquifer has the largest water volumes in the Auckland Council rohe, according to the Auckland Unitary Plan. Aquifers and ground water are highly valuable resources, and will be even more precious in future.

It appears that the permeability of the lava rock has allowed the population of 100,000 people to live comfortably, with very little piped stormwater infrastructure. Arguably, the single house and character zones had maintained a balance, on the lava rock, even during floods. Until the 2023 floods occurred. AC responded well, and together with Government, bought out many Category 3 houses.

It is predicted that within the next 20 years, a storm larger than Cyclone Gabrielle, or the Anniversary day floods of that year is likely to occur.

Stormwater and the Aquifer in Meola Catchment

There is minimal stormwater infrastructure in Meola catchment. Instead, for stormwater, AC relies on:

- Combined sewers – use the waste water network to convey rainwater/ stormwater (which can be many times the volume of wastewater when floods occur.)
- Ground soakage which provides for aquifer recharge. One effect of having high groundwater is to increase flooding caused by “groundwater breakout”. In 2023 new aquifer- spring fed tributaries flowed for days or weeks after the floods.

The upper 60% of the catchment in the East and South has no surface river. The map in Appendix 1 shows the extent to which ground water soakage is relied upon, along with combined sewers.

- While Cabbage Tree Swamp was “drained”, its legacy water remains. Every time it rains, large volumes of water are sent along the Edendale branch sewer to flow into Meola Creek at Lyon Ave. Meola combined wastewater stormwater overflow volumes into the Central Interceptor (CI) at just two points on Meola Creek (Haverstock and Lyon Ave) are so large they compose **47% of ALL CI overflow input volumes⁴**.

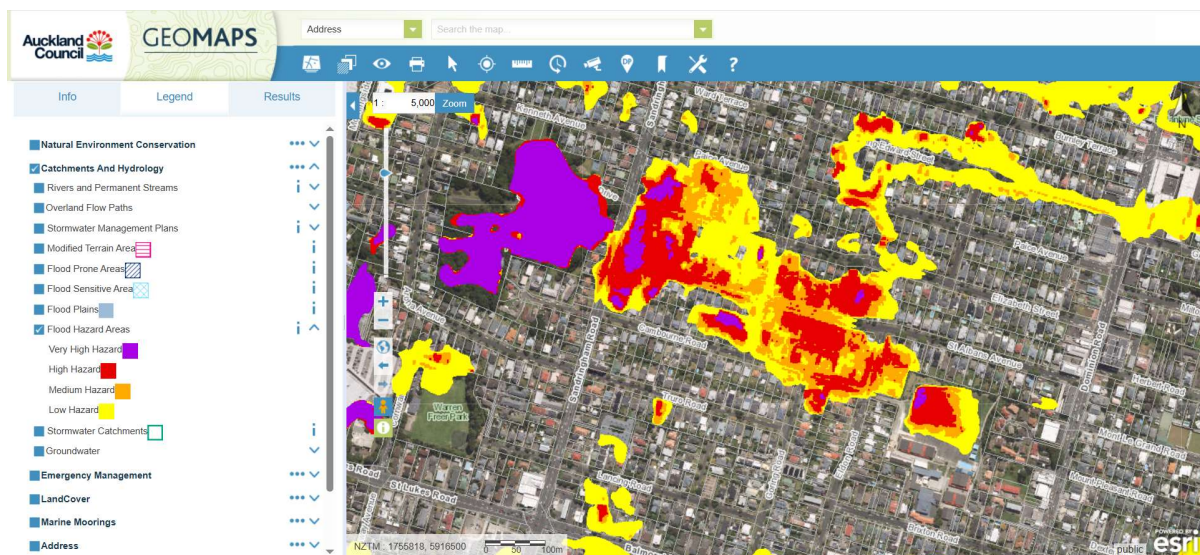
⁴ 2 December 2025 - Response to WIWQIP CLG questions posed 10 October 2025 (Watercare tabled at WI CLG)

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State of Meola Creek

As well as many smaller tributaries, approximately 2 km of 7 km of Meola creek main stream was buried by local authorities around 1930, to drain Gribblehirst Park area and create housing. The stream has been buried around the area of MAWMR, from Alberton Ave (RC Treeway) all the way to Norgrove/ Chamberlain Park. Most places where the stream is buried show up as flood prone on AC Geomaps, and many are hazardous or very hazardous. Considering the buried pipes carry all the stormwater down from Ōwairaka Maunga, and Haverstock, together with all the water from Cabbage Tree Swamp and Lyon Ave this is not a surprise. The fact that it has worsened with growth, yet not been remedied in the past 90 years is unacceptable to many residents.

It can be seen in AC Maps that areas near and above the buried Meola creek are flood prone, and are often on a flood plain. Even more concerning, certain streets throughout Meola catchment have purple “very high hazard” flood areas occurring in housing areas. While purple may show large parks functioning as stormwater disposal areas (e.g. Gribblehirst, MAWMR, Western Springs, Walmer and others), purple also shows a few “very high hazard” flooding properties in streets such as Gribblehirst, Cambourne, Parrish, Hulse, Kitchener, Haverstock, Thames, Walmer, Wairere, Alberton, Asquith and more.



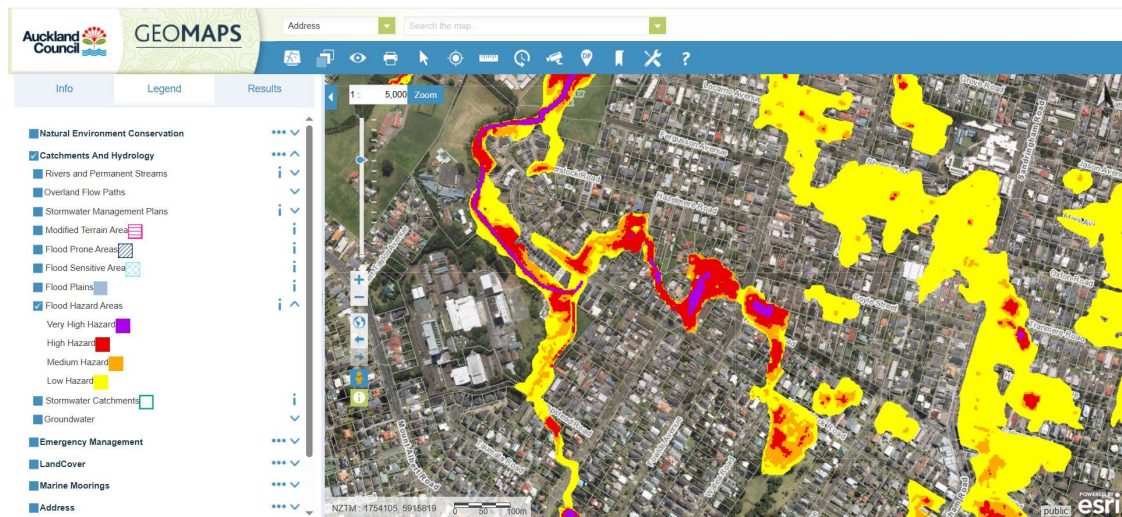
Map Cabbage Tree Swamp housing areas east of Gribblehirst Park are very high or high hazard

Other buried tributaries include:

- the connection from the largest puna/ source spring on Crown land at Plant and Food, to AELB land at Kerr-Taylor Park.
- underground pipes speed the draining of the wetland in Watea reserve to Meola Creek. Haverstock and Kitchener Roads are other “very high hazard” areas (see below).
- most significantly – the water from Cabbage Tree swamp has been routed from Gribblehirst park, through St Lukes and along to meet Meola Creek in Roy Clements Treeway at Lyon Ave.

While the first puna surfacing is clear and simple to see, STEPS has not found public information regarding possible solutions for the other two.

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Map Haverstock and Kitchener Roads are high hazard areas

Like the main stream, many of the larger buried tributaries are also flood prone. They must be addressed in the future, but are not specifically discussed in this submission. We believe Auckland Council should be continuing work with owners to assess options for all purple flood hazard properties, and such properties should be downzoned, not upzoned.

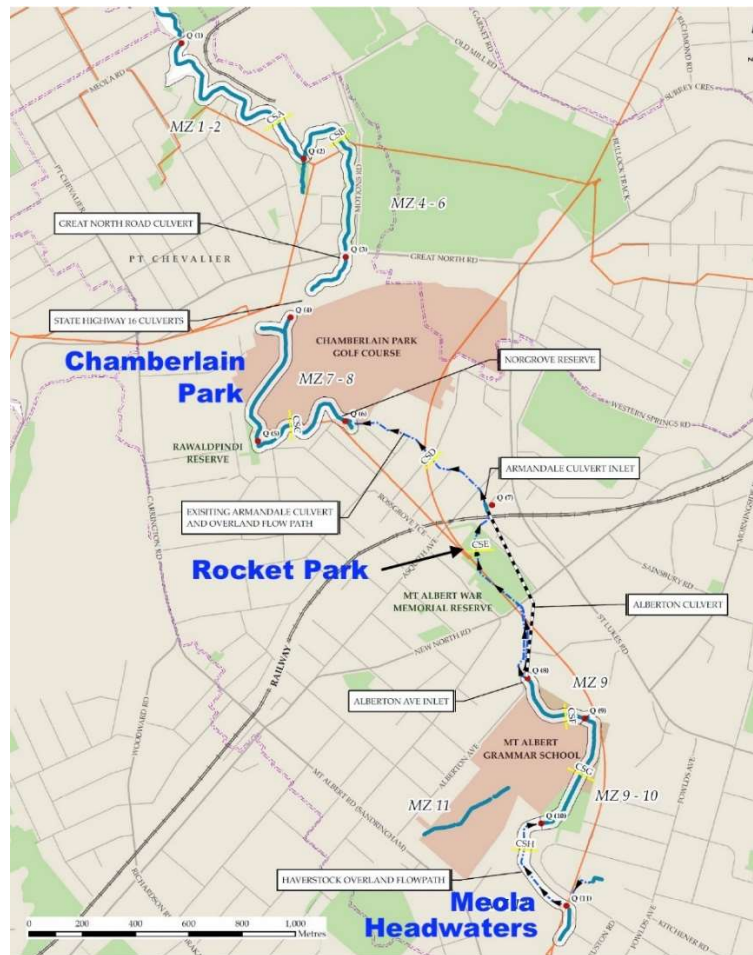
We support the idea of E36 risk-based framework, allowing areas that are subject to natural hazard risk to be assessed and mapped. Factors should include based on latest information on sea level rise and climate change. And we support its application on notification in November 2025. However, any high, or very high flood hazard area requires a better planning response than just single house zoning, and safe egress into flooded streets. STEPS recommends that the same protections E36 affords potential new buyers, be extended to the current landowners. In addition, such areas should not be up-zoned in PC120 or other plan changes.

Auckland Council Meola Studies

Sharman and Clarke reported in 2012 from Auckland Council CASI study⁵. They stated that resurfacing Meola creek will improve storage of water on the floodplain (thus assisting downstream residents and businesses). Flows can be slowed by use of wide, shallow, multi-stage channel designs. with a small additional freeboard or depth catering for a greatly increased flow. The creek and residential properties would be much more resilient to future changes.

There are many daylighting examples world-wide: e.g. in Korea – a motorway was removed to daylight a stream. In Auckland – many tributaries of Te Auaunga have been daylighted, as has part of Te Horotiu, and [Avondale Stream](#) at La Rosa. None of these has the huge impact on easing stormwater flooding in properties, that will occur in the centre of Meola Creek and Catchment when similar measures are adopted.

⁵ Caleb Clarke (Morphum Environmental Ltd), Brian Sharman (Auckland Council) Meola Creek Improvement Concepts from The Central Auckland Stormwater Initiative (Water New Zealand Stormwater Conference 2012) See <https://www.meolacreek.org.nz/2026/06/25/daylighting-meola-creek-morphum-environmental/>



Map: Caleb Clarke, Brian Sharman.) Meola Creek Improvement Concepts from The Central Auckland Stormwater Initiative. Headings G Easte

This map provides an example of **appropriate infrastructure that should be put in place prior to rezoning** and redevelopment. In reality when Auckland Council daylight Meola Creek, they would most likely reroute or “naturalise” it, with fewer sharp bends. Then, as noted by Morphum, the area “could potentially be redeveloped as higher density residential alongside the new stream “green belt” access corridor.” Widening the channel engages the floodplain, lowers flow velocities, and creates opportunities for amenity and naturalization. Additionally, habitat creation will improve creek health and boost local biodiversity.

The maps included in this submission, and others in Auckland Geomaps (for rivers, contours, hazards etc) were used to give background information concerning the addresses below. We have assumed that if an address near a pipe appears to be “flood prone”, or a pipe lies under a flood plain or near to a high hazard area, then the area is indeed flood prone. In some places like Amandale Ave, the creek lies at an altitude well below housing – this information is not clear on most maps.

Plan Change 120 and Meola

PC 120 is legislated to focus on five railway stations, at least four of which are in Meola Catchment (Mt Albert, the fifth is the other side of the road on the catchment boundary.) Legislation prescribes ten and fifteen story buildings, for large parts of Meola Catchment.

1. STEPS support intensification in the correct locations, once the required infrastructure is in place.

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2. Limited, below average open space area reduces recreational open space for 80,000 or more proposed residences⁶.
3. Limited open space means that there is a shortage of open areas to temporarily store flood waters
4. Watercare, Wastewater and the Central Interceptor: It seems an impression has arisen that the Central Interceptor (CI) has solved all Meola catchment flooding problems. "This [CI] project which protects our harbours from the dreadful inflows of effluent during heavy rainfall that have come from old pipes originally designed for effluent and stormwater, has been a great success⁷". However Central Interceptor is not a flood protection tunnel. CI will reduce normal wet-weather overflows, and improve the health of Waitematā and streams much of the year. But CI will not protect Waitematā's beaches from the raw sewage that will still flood streets in Sandringham, Balmoral, Kingsland, Mt Eden and Epsom when CI gates are closed⁸, ((this is predicted to occur four times annually **during the heaviest rain and floods**)⁹.
5. "Several potential projects could lead to de-channeling and restoring sections of this waterway through Kerr-Taylor Park, Mount Albert War Memorial Reserve and Chamberlain Park¹⁰". Yet STEPS has been told that it is not cost effective for Council to take any improvement action in Meola Catchment:
 - Daylighting creek in MAWMR – now considered to be not easy enough, despite cleaner water from Central Interceptor.
 - Daylighting springs below the source of Meola Creek, at Bioeconomy Plant and Food grounds – considered to be too expensive to even surface the springs (leaving functional sewer pipe in the ground).
 - Public access to Meola Creek in Chamberlain Park, and some possible creek naturalisation has been proposed by AELB since 2013, and was endorsed again in 2019. However public consultation has been delayed several times and is still to occur, as a pre-cursor to making any changes.
 - While Meola catchment appeared in 2023 announcements of AC "Making Space for Water", Blue-Green program (Landscape Road to Gribblehirst), the proposal subsequently disappeared. While most other Blue Green networks (announced then) have been completed, there has been no progress made nor Plan developed for mitigating Meola flooding problems
6. Despite Meola catchment being one of the most flooded areas in 2023¹¹, the estimated costs of \$1.25 to \$2 Billion are regarded as too expensive, to implement standard stormwater structures which all other urban catchments have; in Auckland, in other New Zealand cities, and in most other cities of Auckland's size around the world.

STEPS Conclusions:

Meola Catchment and AELB rohe need significant investment to "make space for water".

- It is critical that AC uses all of the Meola Catchment properties paid for by Ratepayers and Tax payers (including both Council and Kainga Ora houses), for purposes of any or all of: "blue green Meola networks"; stormwater disposal; or recreation.

⁶ Auckland is known for open space, with 4- 9 Ha per 1000 residents, but Albert-Eden is one of the least well served local board areas, in terms of open space provision, with only 1.6- 2.8 hectares per 1000 residents [2014 figures]

⁷ Wayne Brown. A Tale of Two Tunnels... (NZ Herald 10 August 2026),

⁸ Watercare have been clear from the time of CI's inception, that, they must protect Mangere Waste Water Treatment Plant from the huge volumes of water that come down from Cabbage Tree Swamp, and Meola creek when it rains.

⁹ Estimate from Watercare December 2025 in response to Questions from Western Isthmus Community Liaison Group

¹⁰ Albert-Eden Open Space Network Plan. AELB (October 2018)

¹¹ TV1 news see Appendix 2.

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- AC/ AELB also needs to acquire large areas of park land, for the dual purpose of stormwater disposal, and recreation for the major proposed increases in the number of residents in the future.
- AC needs to fund a whole of Meola catchment plan and stormwater infrastructure development over the next 30 years.

Until then, STEPS believes that single house zoning for flood prone areas and flood plains, throughout Meola catchment is needed. (We also note that Historic and Special Character overlays are of significant benefit in Meola catchment as they are usually single house zones.)

Down zoning:

- limits the number of people impacted by flooding, and the dangers to themselves and others during large flooding events. Imagine just two to ten times the number of cars driving in deep waters, increasing hazards, and creating waves as they try to reach their family in a crisis.
- Fewer people mean less waste in the combined sewers and the flood waters in our streets and properties.
- It also means that when, Auckland Council decides to increase the carrying capacity of Meola creek, prior to upzoning, any property purchases will not be precluded by the stream being covered with six or 10 storey buildings.

Decisions sought:

We seek the following decisions from Council:

See 1, and 2 below.

1: No up-zonings to occur in Meola catchment, until such time as a Whole of Meola Catchment Management Plan is developed, solutions to the current flooding and hazards are designed, and a multi-layered flood-mitigation strategy implemented. (Plan and strategy outline is in Appendix 3.)

2: “Daylight” trunk sections of Meola Creek buried around the general area of MAWMR, from Alberton Ave (RC Treeway) continuing north to Norgrove/ Chamberlain Park.

This involves removing the Alberton and Amandale culverts, restoring the shallow wider nature of the creek to “improve flood plain storage, and make it less vulnerable to future changes than pipes, or incised channels, as they are less sensitive to blockage or extreme events¹²”.

Addresses where Relief requested:

In order to preserve the opportunity to daylight Waititiko-Meola Creek where it is constrained by Alberton and Amandale culverts, STEPS seeks the properties in the following two tables to be zoned single house zone. Failing that, we request that the zoning of the properties below be in accordance with the relief sought in the following tables:

The tables below show the addresses where AC Geomaps depicts pipes containing Meola Creek running in or adjacent. We request Auckland Council check all addresses to ensure that the map of the pipes is correct. Additional comments and notes regarding the stream at these addresses are included in the Annexe at the end of this submission.

¹² Caleb Clarke (Morphum Environmental Ltd), Brian Sharman (Auckland Council) Meola Creek Improvement Concepts from The Central Auckland Stormwater Initiative (Water New Zealand Stormwater Conference 2012) See <https://www.meolacreek.org.nz/2026/06/25/daylighting-meola-creek-morphum-environmental/>

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Type 1: Houses beside a part of Meola Creek which is piped below ground and mostly not visible. Pipes may be on road outside house or on boundary or on property.

Street	Numbers	Relief sought
Alberton Ave	28, 26, 24, 22, 20, 18, 16, 14, 12, 10, 8, 6, 6A, 15	Support downzone of 15. Oppose upzone and/ or increase in height of 6-28.
New North Rd	732, 746, 756 to 774, 775-779	Oppose upzone and increase in height.
Wairere Ave	3, 5, 9, 11, 13, 15, 17, 19, 21, 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28	Support downzone of all. Oppose upzone of 21 and 28.
Jesmond Tce	21, 21A, 23, 25	Support downzone of 21A (and others listed). Oppose upzone of 21 and 23.
Asquith Ave	108A, 106, 104, 104A, 104B, 102, 100, 2/73, 75, 77, 77A, 79, 79A, 79B, 81,	Oppose upzone and/ or increase in height for all. Support downzone for 104 and no change for 102. Oppose upzone for 100 and 106 – seek Single House zone. Support mapping change to 79- 81 Asquith Ave proposed by Council if it recognises Meola Creek.
Amandale Ave	9, 18	Oppose upzone and height change.

Type 2: Sections of Meola Creek which are adjacent to a stone wall armoured “creek bed”, with a pipe underlying the creek bed. Boundary of some houses is the creek wall.

Street	Numbers	Relief sought and comments
Norrie Ave	21, 22, 22A, 23, 23A, 24 25,	Oppose upzone and/ or increase in height for all. Support downzone, or MHU as under AUP.
Linwood Ave	21, 23, 24, 26, 26A, 24, 28A	Oppose upzone and/ or increase in height for all. Support downzone, or MHU as under AUP.
Burnside Ave	13, 15, 20	Support single house zone
Martin Ave	72, 75	Support single house zone

DISCLAIMER:

1. The above property information was derived from Auckland Geomaps referring to the Auckland Flood viewer maps and the PC120 map viewer revised in August. Also, in some cases Google. Auckland Council have property records and infrastructure records which enable them to confirm this information.
2. In practice more houses nearby are marked as flood prone, and on flood plain. This list has been limited to those properties adjacent to the creek according to public references.

REQUEST: We ask Auckland Council to check all addresses, and if we have got the route of the creek wrong then there could be other properties to add, or some on the list could be removed.

- **I wish to be heard in support of my submission.**
- If others make a similar submission, I will consider presenting a joint case with them at a hearing.
- We support the submission of Cabbage Tree Swamp Incorporated Society (CTSI), and the Eden Kingsland Group.
- Electronic address for service of submitter: walkereliz250@gmail.com

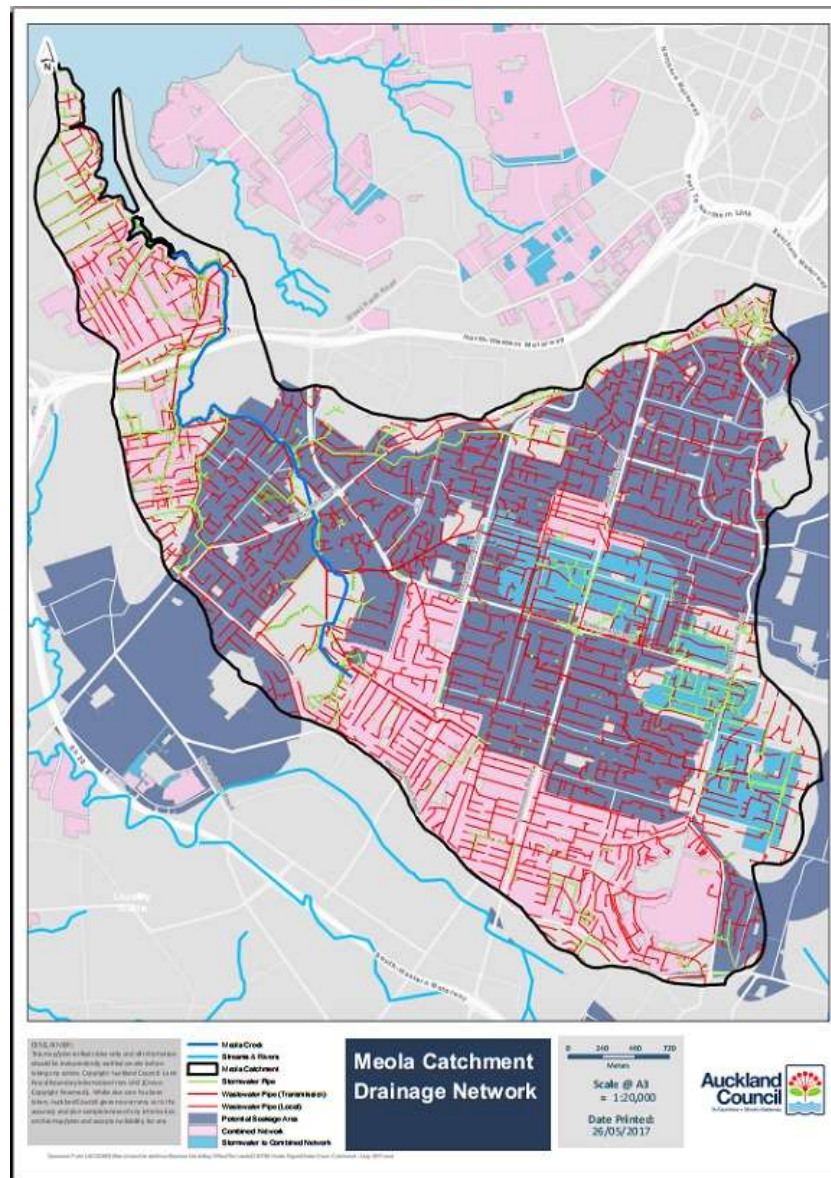
Elizabeth Walker

Co-Chair St Lukes Environmental Protection Society Inc.

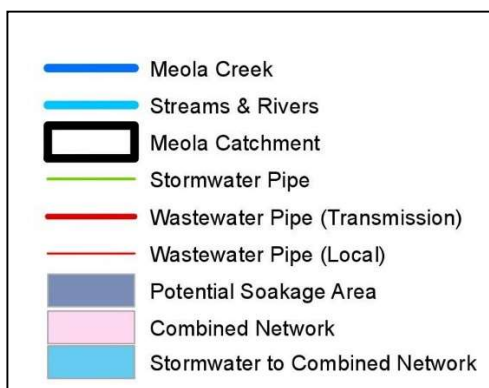
Date: 23 September 2026

Signature of submitter (or person authorised to sign on behalf of submitter) (A signature is not required if you make your submission by electronic means.)

Appendix 1: Meola Catchment and Infrastructure



Map Meola Catchment 2017 Auckland Council



STEPS Notes:

Few stormwater pipes - green
Large area of soakage – purple –lava
Large area combined sewers – pink
Large area bright blue – upper catchment stormwater into the combined sewers

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Catchment description and ground water levels

"The high point of the Meola surface water catchment is approximately bounded by Mt Eden Road around the quarry, St Andrews Rd and then Mt Eden Rd again to the north. The catchment includes the Three Kings area and generally heads westwards, taking in parts of Sandringham, Balmoral, Mt Albert, St Lukes and Chamberlain Park. The catchment discharges at Meola Reef... The main piped drainage system for the Meola catchment consists of combined sewers. Soakage is a significant component for the drainage of the catchment, servicing approximately 50% of the surface area. Many of the areas are serviced by soakage overlap with combined sewer¹³."

"Dewatering began in March 1999 and, since October 2002, has maintained groundwater levels within the [Three Kings] crater between R.L. 34.0 m and 35.0 m. The average pumping rate required to do this is approximately 2,500 m³/day. In the long term, pumping will cease allowing groundwater levels to return back to R.L. 56.5 m.¹⁴"

Meola Creek Improvement Concepts

"Catchment wide options included in the CASI options analysis for flood mitigation required either naturalization, or naturalization and widening of the main stream. This project considers opportunities to meet the required conveyance objectives, as well as opportunities for naturalisation, day-lighting of piped sections, culvert upgrades and improved floodplain storage.

The channel widening concepts explored in this project reveal opportunities to achieve objectives of habitat creation, floodplain engagement, lowered velocities and increased opportunity for amenity and naturalisation. This is achieved by design of wide shallow multi-stage channels which slow flows. These show **less vulnerability to future changes than pipes or incised channels as they are less sensitive to blockage or extreme events**, with a **small additional freeboard catering for a greatly increased flow**.

Purchase of flood prone and stream side properties would be required to implement such stream widening concepts. However, these **could potentially be redeveloped as higher density residential alongside the new stream** "green belt" access corridor. Urban design benefits of this redevelopment could include increased amenity, and a more compact urban form¹⁵."

¹³ Brunton, Pattle (Pattle Delamore Partners Ltd) Three Kings Precinct Soakage Infrastructure Design Report solutions for Fletcher Living AJ456307R005 Design Report Final (2018) pp3-4

¹⁴ Ibid p3

¹⁵ Caleb Clarke (Morphum Environmental Ltd), Brian Sharman (Auckland Council) Meola Creek Improvement Concepts from The Central Auckland Stormwater Initiative (Water New Zealand Stormwater Conference 2012)

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Appendix 2. AELB, Flooding and PC 120

Auckland Council estimates of housing numbers for PC120 in AELB: (unable to source more up to date figures).

Estimated Net Plan Enabled Capacity by options across LB:

This table shows the total additional net capacity enabled within each LB under each Option, as well as AUP and PC120 as notified.

LB_NAME	AUP	Option A	Option B	Option C	PC120
Waitemata	44,271	60,943	76,457	76,951	79,881
Albert - Eden	70,688	123,011	151,747	147,762	156,013
Devonport - Takapuna	43,203	54,988	60,953	65,902	79,918
Orakei	58,172	64,747	82,269	83,408	114,556
Kaipatiki	49,004	50,395	66,461	71,834	89,545
Maungakiekie - Tamaki	88,555	103,801	116,665	114,453	135,516
Whau	71,490	95,399	107,162	100,318	124,666
Puketapapa	39,567	39,592	45,976	43,957	61,046
Henderson - Massey	123,282	168,535	169,634	154,762	201,602
Upper Harbour	65,220	90,011	91,344	96,205	120,536
Howick	105,734	123,923	125,914	123,903	189,401
Mangere - Otahuhu	58,581	60,237	61,764	62,053	81,290
Otara - Papatoetoe	76,681	106,504	107,141	112,873	136,848
Hibiscus and Bays	58,555	51,953	52,535	62,181	109,820
Manurewa	49,507	51,697	52,904	51,635	82,068
Papakura	57,016	76,883	76,900	67,027	92,354
Franklin	65,454	136,145	136,217	115,060	136,222
Waitakere Ranges	22,370	26,123	26,431	26,856	34,924
Rodney	32,416	41,603	41,603	41,790	43,502
TOTAL	1,179,766	1,526,490	1,650,077	1,618,930	2,069,708

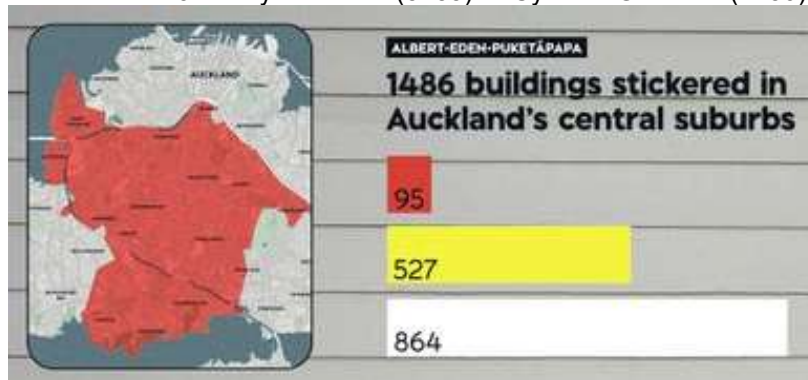
LBs are sorted in descending order by mean residential zone land value, as a proxy for underlying demand

2023 Flood Damage in Albert Eden Puketāpapa ¹⁶

The most flood-damaged areas in Auckland can now be revealed, with data showing the number of stickered buildings by council ward.

A red sticker means a house can no longer be used, while a yellow sticker means you can go in for a short time or into certain areas. Meanwhile, a white sticker means a house is safe to enter but has minor or unseen damage.

Across Auckland, 6905 buildings have been red, yellow or white stickered by council following [a rapid assessment](#), either because of the January 27 floods (5455) or Cyclone Gabrielle (1450) two weeks later.



The number of stickered buildings in Auckland's central suburbs. (Source: 1News)

So what were the top three worst-hit areas?

Auckland's central suburbs, known as the Albert-Eden-Puketāpapa Ward, have nearly 1500 affected buildings (1486). Most are white stickered, which means light damage.

A red sticker notice on a property (file image). (Source: 1News)

More than 600 are damaged to a level where access is restricted or prohibited — 95 red and 527 yellow.

¹⁶ 1News

Appendix 3. Meola Catchment Management Plan and Flood Mitigation Strategy.

STEPS has requested no up-zonings to occur in Meola catchment, until such time as a Whole of Meola Catchment Management Plan is developed, solutions to the current flooding and hazards are designed, and a multi-layered flood-mitigation strategy implemented.

1. A “Whole of Meola Catchment Master Plan”, means:

Undertake a **catchment-scale flood and stormwater assessment** before enabling future intensification within the affected area, including consideration of:

- combined-wastewater / stormwater network performance;
- stormwater reticulation;
- road drainage and catchpit capacity;
- overland-flow paths;
- depression and floodplain storage;
- **groundwater** breakthroughs and interaction with soakage, while protecting quality of ground water
- existing and future effective imperviousness; taking into account extreme variability of lava flow across the catchment, and the actual permeable area on existing properties
- climate-change rainfall; and
- cumulative development effects.
- identify open space area available, planned, and funded.

2. Design a **multi-layered flood-mitigation strategy** incorporating:

- water-sensitive cities approaches;
- detention and storage;
- blue-green infrastructure, and making space for water initiatives;
 - Expand permeable area within the Meola catchment through more green spaces / parks etc, reverting to wetlands wherever possible.
 - In particular the Gribblehirst Park area, naturalise number 2 ground of Eden Park, and MAWMR and surrounding Category 3 houses.
 - Retain Council-owned Category 3 sites from which dwellings have been removed in public ownership, and rezone or otherwise protect those sites that are suitable for flood-management purposes as open-space/stormwater-management land forming part of a wider blue-green infrastructure network, with compatible passive recreation
- improved surface-flow conveyance;
- creek daylighting to enlarge capacity; We need decisions in principle, to:
Daylight Waititiko Meola Creek, and provide paths for public access.
 - In particular the “main trunk” sections being the Amandale and Alberton culverts as below.
 - And secondly the connection between Kerr-Taylor Park and Waititiko source spring on Government land
- road-drainage improvements;
- network improvements;
- flood resilience, wetland and riparian restoration plantings.
- other measures.

Annexe: Addresses where Relief requested: Additional Notes and Comments.

In order to preserve the opportunity to daylight Waititiko-Meola Creek where it is constrained by Alberton and Amandale culverts, STEPS seeks the properties in the following two tables to be single house zone. Failing that, we request that the zoning of the properties below be in accordance with the relief sought in the following tables:

The tables show the addresses where AC Geomaps depicts pipes containing Meola Creek running in or adjacent. We request Auckland Council check all addresses to ensure that the map of the pipes is correct.

Type 1: Houses beside a part of Meola Creek which is piped below ground and mostly not visible. Pipes may be on road outside house or on boundary or on property.

Street	Numbers	Relief sought and comments.	On Flood plain or Flood Prone ¹⁷ ?
Alberton Ave	28, 26, 24, 22, 20, 18, 16, 14, 12, 10, 8, 6, 6A, 15	Support downzone of 15. Oppose upzone and/ or increase in height of 6-28.	All partly on flood plain. 6-20 also flood prone.
New North Rd	732, 746, 756 to 774, 775-779	Oppose upzone and increase in height.	All on flood plain and flood prone.
Wairere Ave	3, 5, 9, 11, 13, 15, 17, 19, 21, 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28	Support downzone of all. Oppose upzone of 21 and 28. Up to seven properties were designated as Category 3 following 2023 floods.	All on flood plain and flood prone.
Jesmond Tce	21, 21A, 23, 25	Support downzone of 21A (and others listed). Oppose upzone of 21 and 23.	All on flood plain and flood prone. 25 very high hazard, 21 and 23 high hazard.
Asquith Ave	108A, 106, 104, 104A, 104B, 102, 100, 2/73, 75, 77, 77A, 79, 79A, 79B, 81,	Oppose upzone and/ or increase in height for all. Support downzone for 104 and no change for 102. Oppose upzone for 100 and 106 – seek Single House zone. Support mapping change to 79- 81 Asquith Ave proposed by Council if it recognises Meola Creek.	100-106 are on the flood plain. 106 very high hazard. 100-108A are flood prone. 75-81 flood prone.
Amandale Ave	9, 18	Oppose upzone and height change.	18 flood prone. Creek open and visible below houses

¹⁷ Auckland Council Flood Viewer Sep 22 2026

Submission on notified proposal - Auckland Council Plan Change 120

Type 2: Sections of Meola Creek which are adjacent to a stone wall armoured "creek bed", with a pipe underlying the creek bed. Boundary of some houses is the creek wall.

Street	Numbers	Relief sought and comments	Flood Prone ¹⁸ ?
Norrie Ave	21, 22, 22A, 23, 23A, 24, 25	Oppose upzone and/ or increase in height for all. Support downzone, or MHU as under AUP.	21, 23 and 25 Norrie are flood prone and on flood plain. Creek runs through 22 and 22A.
Linwood Ave	21, 23, 24, 26, 26A, 24, 28A	Oppose upzone and/ or increase in height for all. Support downzone, or MHU as under AUP. Note: 28A AIS property has long boundary with creek from Martin Ave to Linwood Ave.	21 and 24 are flood prone. Creek runs between 24 & 26/26A, also 21&23.
Burnside Ave	13, 15, 20	Support single house zone	
Martin Ave	72, 75	Support single house zone	72 and 75 flood prone.

¹⁸ Auckland Council Flood Viewer Sep 22 2026