

**AUCKLAND COUNCIL:**

**PRIVATE PLAN CHANGE 58: Greg and Nicky Hayhow - 470 and 476 Great South Road and 2 and 8 Gatland Road (Papakura) to the Auckland Unitary Plan – Operative in Part.**

**JOINT WITNESS STATEMENT (JWS) OF EXPERTS IN RELATION TO  
OPEN SPACE, STORMWATER & PLANNING**

**14 SEPTEMBER 2021**

**Expert Witness Conferencing Topic: Open Space, Stormwater & Planning**

Held on: 14 September 2021

Venue: 9:00am online via Microsoft Teams during COVID-19 Level 4 Lockdown

Independent Facilitator: Marlene Oliver

Admin Support: Daniel Coppel

**1 Attendance:**

**1.1** The list of expert participants is included in the table at the end of this Statement.

**2 Basis of Attendance and Environment Court Practice Note 2014**

**2.1** All participants agree as follows:

- (a) The Environment Court Practice Note 2014 provides relevant guidance and protocols for the expert conferencing session.
- (b) They will comply with the relevant provisions of the Environment Court Practice Note 2014.
- (c) They will make themselves available to appear at the hearing in person if required to do so by the Hearing Panel (as directed by the Hearing Panel's directions).
- (d) This report is to be filed with the Hearing Panel.
- (e) **Advice to the Hearing Panel** – an updated version of the PC 58 Planning Provisions will be compiled to reflect all of the proposed changes agreed at expert conferencing on the 13<sup>th</sup> and 14<sup>th</sup> of September 2021. Mark Benjamin (planner for the applicant) will prepare this and it will be presented to the Hearing Panel.

### 3 Agenda Part 1 – Open Space and Planning Issues considered at Conferencing

3.1 In relation to the indicative neighbourhood park, it was agreed that this would be shown on the precinct plan as a generalised green dot (consistent with the Section 42A Report).

3.2 It was also agreed that specific wording relating to the provision of open space would be deleted, being:

- Policy 1A (this policy now totally deleted).

- Standard I4xx.6.2.1 (1) (Road Construction Standards) amended to read:

(1) ~~→ All roads, open space and greenway paths within the precinct must be located in general accordance with the Gatland Road Precinct Plan, including provision for the 'Potential Local Road Extension' to serve the adjoining land to the east. ¶~~

- ~~Matter of Discretion I4xx.8.1(1)(c) – Delete “Provision of open space and greenway paths in accordance with the Precinct Plan I4xx.9”~~

- ~~Assessment Criteria I4xx.8.2.1(4) Delete Greenways and parks – the extent to which the open space requirements of the Drury Opapeke Structure Plan (2019) and Papakura Greenways – Local Plan (2016) are implemented and a neighbourhood park of approximately 4000m<sup>2</sup> is incorporated into the subdivision.~~

### 4 Agenda Part 2 – Stormwater and Planning Issues considered at Conferencing

4.1 The matters discussed at expert conferencing were all agreed between the experts. A schedule of agreed amendments to be made to the proposed planning provisions of PC58 and to the Stormwater Management Plan are included in **Attachment 1 to this JWS**.

### 5 PARTIES TO JOINT WITNESS STATEMENT

5.1 The participants to this Joint Witness Statement confirm that:

(a) They agree with the outcome of the expert conference as recorded in this statement. As this session was held online, in the interests of efficiency, it was agreed that each expert would verbally confirm their position to the Facilitator. This is recorded in the table below; and

(b) They have read Appendix 3 of the Environment Court’s Practice Note 2014 and agree to comply with it; and

(c) The matters addressed in this statement are within their area of expertise.

**Confirmed on 14 September 2021:**

<b>EXPERT NAME</b>	<b>PARTIES</b>	<b>EXPERT'S CONFIRMATION REFER PARA 5.1 (A)</b>
Ezra Barwell (OS)	Auckland Council	Yes - Part 1 only
Craig Cairncross (P)	Auckland Council	Yes
Lee-Ann Lucas (P)	Auckland Council	Yes
Kaaren Rosser (P)	Submitter – P Bolam	Yes – Part 2 only
Ajay Desai (SW)	Submitter – P Bolam	Yes – Part 2 only
Mark Benjamin(P)	Applicant/Requestor	Yes
Evan Peters (SW)	Applicant/Requestor	Yes
Chloe Trenouth (P)	Auckland Council / Healthy Waters	Yes – Part 2 only
Danny Curtis (SW)	Auckland Council / Healthy Waters	Yes – Part 2 only
Chris Freke (P)	Auckland Transport	Yes – Part 2 only

## Attachment 1

### Schedule of Amendments Relating to Stormwater and Planning JWS 14<sup>th</sup> September 2021

#### Changes to Proposed Precinct Provisions

1. At the preamble to the Activity table it was agreed to include the wording below to clarify the operation of the activity table.

*A blank table cell with no activity status specified means that the underlying zone provisions apply.*

2. It was agreed to delete Standard I4xx.6.2.1(4) as below:

~~(4) A swale shall be provided as an integral part of the precinct for the conveyance of existing overland flows centrally **within the precinct** aligned with the 'Local road (Amenity Link)' east-west road.~~

3. It was agreed to delete Matter of Discretion I4xx.8.1(3) as below:

~~(3) Whole of life costs associated with publicly vested roading and infrastructure assets~~

4. It was agreed that the wording of Assessment Criteria I4xx.8.2.1(3)(d) would be amended as below:

a) Where downstream assets, structures or habitable floors affected by flooding are identified at the time of subdivision or development, flood effects are mitigated by attenuating ~~the~~ up to the 100% AEP flood event within the precinct.

### Changes to draft Stormwater Management Plan

1. It was agreed that following amendments would be made to the draft Stormwater Management Plan
2. Within the Executive Summary the Design Method associated with the 1% AEP event would be reworded as below:

<b>Performance Criteria</b>	<b>Design Method</b>
<b>Water Quality</b>	<i>Design in accordance with GD001 requirements for water quality treatment for impervious surfaces</i>
<b>Stream Hydrology</b>	
<b>Retention</b>	<i>Design in accordance with SMAF 1 requirements. Use GD001 guidelines</i>
<b>Detention</b>	<i>Design in accordance with SMAF 1 requirements. Use GD001 guidelines</i>
<b>Flooding</b>	
<b>10% AEP</b>	<i>Assess downstream network and include additional attenuation if required onsite</i>
<b>1% AEP</b>	<i><u>Check capacities of downstream network, including flood plain extents at RC stage and provide attenuation if required based on capacity constraints and impacts on habitable floors and structures.</u> <del>Assess downstream network and include additional attenuation if required onsite</del></i>

3. It was agreed that within the Executive Summary an additional action would be added to the ‘Actions at Resource Consent Stage for Stormwater Management’ as set out below:
  - *Assessment of downstream 1% AEP floodplain. If required, include attenuation if floodplain extents are increased above published Council floodplain (Geomaps).*
4. It was agreed that the wording of the Performance Criteria table on Page 27-28 of the SMP would be amended as below:

<b>Performance Criteria</b>	<b>Appropriate for the site?</b>	<b>Reason</b>
<b>Water Quality</b>	Y	<i>Treatment of all impervious surfaces in accordance with the NDC.</i>
<b>Stream Hydrology</b>		

<b>Retention</b>	Y	<i>Increase of impervious areas resulting in less infiltration</i>
<b>Detention</b>	Y	<i>Increase of impervious area resulting in higher runoff in smaller rain events</i>
<b>Flooding</b>		
<b>10% AEP</b>	<i>N (subject to downstream capacity review)</i>	<i>Due to peak flows within the catchment, the development needs to discharge unattenuated from the site.</i>  <i>Check capacities of downstream network at RC stage and provide attenuation if required based on capacity constraints.</i>
<b>1% AEP</b>	<i>N (subject to downstream capacity review)</i>	<i>Due to peak flows within the catchment, the development needs to discharge unattenuated from the site.</i>  <i>Check capacities of downstream network, <u>including flood plain extents</u> at RC stage and provide attenuation if required based on capacity constraints and <u>impacts on habitable floors and structures.</u></i>

5. It as agreed that the last paragraph on Page 32 (under heading Flooding) be amended to read:

*Council have confirmed that an assessment of the downstream network needs to be considered, including flood plain extent. ~~if capacity is constrained downstream, then attenuation fo this restriction does need to be included.~~*

6. It was agreed that an additional action would be added on Page 33 (end of Section 6.2, under heading Flooding)

- Action – Assessment of downstream 1% AEP floodplain.
  - If required, include attenuation if floodplain extents are increased above published Council floodplain (Geomaps).

7. It was agreed that the 100 year event would be added to the Hydrological Requirements noted in Table 6.2 (after Page 32) for Lots – Buildings (residential and neighbourhood centre

zones), and Lots – Hardstand Areas (residential and neighbourhood centre zones) as noted in the table below.

<b><u>Activity</u></b>	<b><u>Hydrological Requirement</u></b>	<b><u>Recommended Mitigation</u></b>	<b><u>Guidelines</u></b>
Lots –Buildings (residential and neighbourhood centre zones)	Water Quality	Use of Inert building materials for roof area.	Auckland Council GD01
	Stream Hydrology (retention 5mm)	Propose use the following devices for retention of the 5mm storm event. <ul style="list-style-type: none"> <li>○ Reuse tanks (private)</li> <li>○ Public wetland</li> </ul>	Auckland Council GD01 Auckland Council GD04
	Stream Hydrology (detention 95 <sup>th</sup> percentile)	Mitigation for the 95 <sup>th</sup> percentile storm and slow release over 24hrs) through the following devices. <ul style="list-style-type: none"> <li>○ Reuse/Detention tanks (private ownership)</li> <li>○ Public wetland</li> </ul>	Auckland Council GD01 Auckland Council GD04
	Attenuation if required by network constraint (10yr, <u>100yr</u> )	Mitigation for the 10yr event if network constraints exist through the following devices. <ul style="list-style-type: none"> <li>○ Detention tanks(private ownership)</li> <li>○ Public wetland</li> </ul>	Auckland Council GD01 Auckland Council GD04
Lots – Hardstand Areas (residential and neighbourhood centre zones)	Water Quality	Treatment of all impervious surfaces.  Provide treatment through proprietary device such as <ul style="list-style-type: none"> <li>○ Up flow or cartridge filter. (neighbourhood centre) (private)</li> <li>○ Raingarden (private)</li> <li>○ Public wetland</li> </ul>	Auckland Council GD01 Auckland Council GD04

	<p>Stream Hydrology (retention 5mm) (subject to Geotech confirmation of stability and infiltration rates)</p>	<p>Allow for 5mm retention for paved areas through</p> <ul style="list-style-type: none"> <li>○ Porous Concrete (private)</li> <li>○ Flowpave (permeable paving) (private)</li> </ul>	<p>Auckland Council GD01</p> <p>Auckland Council GD04</p>
	<p>Stream Hydrology (detention 95<sup>th</sup> percentile)</p>	<p>Mitigation for the 95<sup>th</sup> percentile storm and slow release over 24hrs) through the following devices.</p> <ul style="list-style-type: none"> <li>○ Detention tanks (private)</li> <li>○ Raingarden (private)</li> <li>○ Flowpave (permeable paving) (private)</li> <li>○ Public wetland</li> </ul>	<p>Auckland Council GD01</p> <p>Auckland Council GD04</p>
	<p>Attenuation if required by network constraint (10yr, <u>100yr</u>)</p>	<p>Mitigation for the 10yr event if network constraints exist through the following devices.</p> <ul style="list-style-type: none"> <li>○ Private Detention tanks</li> <li>○ Public wetland</li> </ul>	<p>Auckland Council GD01</p> <p>Auckland Council GD04</p>