

Benjamin Cunningham

From: Benjamin Cunningham
Sent: Wednesday, 23 January 2019 1:58 PM
To: Doug Osborne
Cc: Douglas Allan (douglas@ellisgould.co.nz); Quentin Budd; derrick.reelick@outlook.com
Subject: RE: BUN6032498 | Mission Bay Development - Request of information regarding flooding (Costal and flood Assessment-T&T-2017_HW_20190122.pdf)

Hi Doug

Thank you for the confirmation.

My engineer has brought it to my attention that I unfortunately missed one of her e-mails on the flooding effects. The following is comments, recommendations and clarifications on the flooding effects from my development engineer, can this also please be addressed or commented upon where necessary by your engineers and architects?

- The plans show the **ground floor levels to be 2.7 m RL** so this is not captured within the flood risk assessment by Buchan.
 - I am not in support of this and recommend that these be elevated to a minimum of 3.45 m RL as per the T&T report. As this is below the flood levels, we are unable to support it however if you choose to support this application I will be including a recommendation for a flood management plan.
- The **use of 'flexible' levels** for the non-habitable levels is recommended in the T&T report to be 2.8 m RL though it shown to be 2.7 m in the architectural plans. These levels are not considered acceptable with the provided information.
 - I recommend that the ground level and level of the retail spaces to be a minimum of 300 mm above the 1% AEP flood level. The T&T report recommends this to be 3.45 m RL (for the non-flexible floors which I concur with).
 - If we were to consider support for the 'flexible floors', we would need a comprehensive (building consent level) plans and evidence on the mechanics on how they intend on making the finished floor levels flexible, their monitoring methods and time required to complete works to ensure that this is acceptable and ready for 1/100 year events.
- The **flood risk assessment is considered unsatisfactory.**
 - No comment on the flood resistant construction and to what level (m RL)
 - No comment on the anticipated reduced 2.7 m RL level despite flood report recommendations – this should include comment on the safety of vehicles and pedestrians utilising the ground floor area.
 - Please provide the Flooding Evacuation Plan as referenced
 - No assessment provided on higher frequency events nor their duration as stated in E36.9 e.g. 1/10, 1/20, 1/50 year events may also require evacuation
 - The assessment by Buchan references excavation routes as 'sheet ???'. We cannot find this to assess its feasibility.
 - The barriers diagrams referenced in (a) is not provided. I wish to confirm their feasibility in providing safe passage.
 - The report references that the 10 year flood zone is below proposed floor levels. I have been unable to find this to assess and have only found 100 year event assessments. Please provide this. I anticipate higher frequency events will trigger the need for evacuation.
 - The ground floor has parking and this is an infringement of E36.6.1.7 as there will be >200 mm of flood water depths.
- Also, I am concerned regarding the **basement levels** and the entry into the carpark which may lead to **flooding** within the car park. Based on the plans, I anticipate most vehicles within the carpark will be

damaged in a 1% AEP flood event and possibly higher frequency events (and by coastal inundation for that matter though this may be outside of our regulatory assessments under E36).

- You may wish to consider legal advice on a covenant to address this. I anticipate the vehicles parked in the basement at the time of a flood event to be damaged and cause damage not just to one another but potentially to the building structure itself. I anticipate this to be largely constrained within the site as it is stated in the flood risk assessment that car parking gates are to be installed.
- This would limit the effects on neighbouring properties and keep the effects of damage internal and within the site boundary.

Thanks and kind regards

Ben Cunningham | Senior Planner

Ph 09 353 9640 | e-mail: benjamin.cunningham@aucklandcouncil.govt.nz

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From: Doug Osborne [<mailto:dosborne@landplan.co.nz>]

Sent: Wednesday, 23 January 2019 1:25 p.m.

To: Benjamin Cunningham

Cc: Douglas Allan (douglas@ellisgould.co.nz); Quentin Budd; derrick.reelick@outlook.com

Subject: Re: BUN6032498 | Mission Bay Development - Request of information regarding flooding (Costal and flood Assessment-T&T-2017_HW_20190122.pdf)

Yes Ben, have requested action of your query

Kind regards.

Yours sincerely

Doug Osborne

Chief Executive

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On 23/01/2019, at 12:34 PM, Benjamin Cunningham <Benjamin.Cunningham@aucklandcouncil.govt.nz> wrote:

Dear Douglas

I have received a request from my development engineer for some clarification on the flooding effects of the application. There appears to be discrepancies in the application material regarding the flood levels and floor levels. Can this clarification request please be directed to your engineers for comment?

1. Please see the attached document, the specialist has annotated the application flood report with a couple questions and clarifications.
2. Please provide clarification regarding the 1% AEP outputs and recommended levels from a catchment perspective.

Kind regards

Ben Cunningham | Senior Planner
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Visit our website: www.aucklandcouncil.govt.nz

From: Jin Lee
Sent: Tuesday, 22 January 2019 3:53 p.m.
To: Benjamin Cunningham; Quentin Budd
Cc: Yasenko Krpo
Subject: FW: BUN6032498_Costal and flood Assessment-T&T-2017_HW_20190122.pdf

Hi Team,

Yasenko has highlighted some areas which would benefit from some clarifications.
Can we please also request that the applicant provide some clarifications regarding their 1% AEP outputs and recommended levels from a catchment perspective?

Kind Regards | Ngā mihi,

Kuanjin (Jin) Lee | Development Engineer
Auckland Council, Level 2, 35 Graham St
Visit our website: www.aucklandcouncil.govt.nz

From: Yasenko Krpo <yasenko.krpo@aucklandcouncil.govt.nz>
Sent: Tuesday, 22 January 2019 3:44 PM
To: Jin Lee <jin.lee@aucklandcouncil.govt.nz>
Subject: BUN6032498_Costal and flood Assessment-T&T-2017_HW_20190122.pdf

Hi Jin

In general the report is based on appropriate boundary conditions.
The attached document contains annotations from me seeking a few clarifications around 1% AEP outputs and recommended floor levels from a catchment perspective.
Also I see no need in HW representative participating the hearings.

If you have further queries please let me know.

Kind Regards / Ngā mihi na

Yasenko Krpo
Senior Specialist
Healthy Waters | Infrastructure and Environmental Services
Call/txt (only) 021 506 276

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