

13th September 2021

The Chief Executive Officer
Auckland Council
Private Bag 92300
AUCKLAND 1142

Attention: Ms Hannah Thomson (Processing Planner) Planning Plus

Dear Hannah,

**Subject: RESOURCE CONSENT APPLICATION: 20 OMAHA BLOCK
ACCESS ROAD, LEIGH**

We provide below (along with attachments) a summary position of the status of this application, as we consider it now to lie. We consider that few outstanding matters remain and that these relate solely to consideration by Council engineers as to the Overland Flood Path ('OFP') under E36.

We recently updated the on- site layout of this proposal as it specifically affects the OFP. This was provided to you in email dated 25th August 2021. This followed up the application made in June for activities under E36.4.1 A41 and A42, in response to the identification of a catchment greater than 4,000m² (and hence defined as 'Overland Flow Path' on site). This update principally involved the removal of the driveway across the OFP, reverting back to the use of the alignment of the original driveway on site. In our email we incorrectly referred to what we understood at that time as being '*no requirement for consent under E36.4.1 A41 and A42*'. You correctly sought clarification on this (email dated 3rd September 2021).

We confirm that the proposal still requires consents with respect to these two activities, albeit on a reduced scale, as described below:

E36.4.1 A41 (where the OFP is diverted at its entry point)

This is shown on S09 (Deane Consultancy Ltd report, dated 10th September 2021). The OFP comes across the boundary opposite the Utility Shed. Once it comes over the retaining wall, it is diverted east, through the car parking area and down into the main OFP.

E36.4.1 A42 (buildings or other structures located within or over the OFP)

This applies to the Utility Shed only.

The engineering assessment of this proposal as it relates to these two activities is provided in the Deane Consultancy report, 10th September 2021). This includes updated plans.

We therefore request that the processing and assessment of these two reasons for consent be finalised by Council engineers. We believe that the RDA assessment that was provided originally (in our letter dated 25th August 201) remains relevant.

Wastewater

We also note that the updated plans confirm the preferred waste water disposal location, being that which we sought consent for originally. We advised of this in our email of 25th August, noting that this original location for the disposal field was, we understand, generally supported by Council engineers.

In your recent email (3rd September), you state that “*the wastewater location re-establishes the waahi tapu matter*”.

As you are aware, in response to recommendations made in the CVA (June 2020), the Applicant put forward an alternative wastewater disposal location. That alternative location, which is more technically challenging, appears to still not be supported by Ngati Manuhiri Settlement Trust (refer additional commentary dated 2 July 2021). Accordingly, the Applicant has reverted to the original location, which is, from a technical perspective, more straight- forward, and which avoids known areas of sensitivity (headland pa, marae and urupa).

Technical assessments with respect to wastewater disposal can now be completed by Council engineering officers. Cultural considerations will need to be addressed in the context of the notification assessment and determination.

We are aware that once engineering aspects (as detailed above) are resolved, there are no other matters outstanding. All other aspects of the proposal have been reviewed by Council specialists and received supporting assessments. These include:

- Landscape and visual
- Archaeological
- Traffic
- Ecological
- Geotechnical
- Land Disturbance and HAIL assessment
- Acoustic

To further assist in your consideration of and reporting on this application, we have sought to clearly identify and describe the proposal as it now stands. We believe this will be of assistance, given that a number of changes have been made since lodgement. We note that these changes do not alter the fundamental proposal, for which consent is sought as 'visitor's accommodation'. Rather, the modifications made have been in the form of reductions and improvements to the original design. This has resulted in fewer reasons for consent.

We therefore provide the following to assist; and against which we ask that you undertake your final planning assessment:

- Updated AEE report (track change format and clean copy)
- Final set of plans (GRA, rev dated 10th September 2021)
- Final Building Images (GRA, rev dated 10th September 2021)
- Updated Waste Water report (Deane Consultancy Ltd, 9th September 2021)
- Updated OFP Flood Analysis report (Deane Consultancy Ltd, dated 10th September 2021)
- Updated Stormwater report)Deane Consultancy Ltd, dated 13th September 2021)

- Addendum – Summary of Application. This sets out:
 - background to the processing of this application over the past 20 months since lodgement
 - reference to further information requests and responses
 - summary of meetings held
 - list of supporting information provided and received post lodgement
 - reasons for consent
 - description of proposal and effect of changes made

We trust that the above addresses the queries raised in your email (3rd September) and also provides clarification of the proposal for which consent is sought. We would appreciate acknowledgement of this updated information and advice on timeframes in completing the processing of this application. With thanks

Yours sincerely
For and on behalf of
LANE ASSOCIATES LTD



Cherie Lane