

24<sup>th</sup> June 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: E36 NATURAL HAZARDS AND  
FLOODING CONSENT**

We refer to our teleconference held on Thursday 10<sup>th</sup> June at which time the matter of location and size of an Overland Flow Path (OFP) on site was raised, specifically in relation to the possibility of additional land use consents triggered.

As advised, the project engineer (Mr Peter Deane) has investigated and confirms that the catchment in question is larger than 4,000m<sup>2</sup> and therefore falls within the definition of 'Overland Flow Path' and requires consideration under chapter E36, AUP. The relevant triggers are rules under **E36.4.1 A41** (diverting the entry, piping etc) and **A42** (buildings located within or over an OFP). Both are restricted discretionary activities.

We therefore request that these two reasons for consent be added to the existing application and the relevant assessment be undertaken by Council.

As part of this application, a report has been prepared by Deane Consultancy Ltd (dated 21<sup>st</sup> June 2021), attached. This report supplements and addresses the assessment below, with reference to relevant assessment criteria, E36.8.2 (11) and (12). We ask that this report and assessment below be treated as part of this application.

## **ASSESSMENT**

The 'Flood Analysis of Minor OFP' report (Deane Consultancy Ltd) addresses the manner in which the potential diversion of the minor OFP on site will be managed, with the function of this OFP being maintained. This is considered to be entirely consistent with the relevant policies (E36.3 (29) and (30)) which state:

### ***Overland flow paths***

*(29) Maintain the function of overland flow paths to convey stormwater runoff safely from a site to the receiving environment.*

*(30) Require changes to overland flow paths to retain their capacity to pass stormwater flows safely without causing damage to property or the environment.*

**Assessment criteria E36.8.2 (11) and (12)** consider activities in overland flow paths where diversion of the entry / exit point is possible and where structures are located within the overland flow path.

In particular and of relevance to these assessment criteria, it noted that:

- Continuity of the overland flow path will be maintained, with discharge controlled and remaining within the existing gully
- There will be no adverse effects arising on any other properties
- Much of the rainstorm runoff is proposed to be captured within grassed landscaped areas on site; and densely planted reserve fields. There is little opportunity for scouring and erosion.
- The design of the site's stormwater and wastewater systems are high- end performance systems, with on-going maintenance being an integral component. This is recognised as necessary to ensure that the proposal, as a small luxury lodge, retains its value and amenity.
- As shown in the plans forming part of the Deane Consultancy report, there is a 300mm freeboard between flood waters and the floor level of the farm shed.

In summary, the proposed control of runoff by way of landscaped areas, reserve fields and drainage beside access ways and pedestrian paths on site will fully mitigate any potential flooding effects on people and buildings. The site is large and can fully accommodate these measures.

Engineering details are provided in the accompanying flood report. This confirms that the proposal is not an activity that would potentially cause adverse effects on the existing flows within the site or to any neighbouring properties. It is considered that the proposed OFP diversion is minor and will be fully managed to ensure that the capacity of the stormwater flows over the site are not compromised.

We ask therefore that this information be considered in the assessment of this part of the proposal.

We trust that Council now has sufficient information necessary to complete assessment of this part of the proposal. Acknowledgement of this supporting information would be appreciated. With thanks

Yours sincerely  
For and on behalf of  
**LANE ASSOCIATES LTD**



Cherie Lane