

# Memo

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To: Mark Benjamin – Mt Hobson Group  
Jay Panchani – Envelope Engineering

From: Leslie Lai – Healthy Waters Specialist  
Gemma Chuah – Healthy Waters Principal – Resource Management

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Subject: Private Plan Change: 50 Westney Road, Mangere - Stormwater

The applicant has described the proposal and the following information:

1. The current site is and proposed rezoning from the existing Residential – Mixed Housing Suburban with Mangere 1 Sub-Precinct, to Business – Light Industry Zone, as such will remove the required impervious area standard of 60% net site area to enable a 100% impervious area net site area.
2. The applicant holds an existing private stormwater discharge consent for discharge from the site to a private outfall on 3 Verissimo Drive, with a private wing wall and 375mm pipe.
3. The applicant holds consent for the development of 5 Verissimo Drive including a small road extension towards the shared boundary of the subject site for future use.
4. The applicant proposes to utilise the existing stormwater network within the northern extent of the site and existing paved areas. For the southern part of the site, stormwater discharge is proposed through a manhole and new outfall point which discharges through an overland flow path (OFP) to the rear of 3 and 5 Verissimo Drive.
5. A gas pipeline runs along a similar alignment to the OFP which is a constraint to the stormwater design.

The applicant and Council have the following discussion points, and concluded the following:

1. The 225mm stormwater pipe at the northern extent is small and cannot cater to future development. Auckland Council Healthy Waters recommends exploring stormwater upgrades to existing, or new networks fit to suit the site requirements.
2. The discharge to the south along the overland flow path needs to consider the potential for flooding to neighbouring properties and localised channel erosion. this information needs to be included in the SMP and plan change application.
  - a. Need to confirm if the overland flow path bypasses the HW stormwater pond asset or passes through it. If the OFP passes through the pond, the pond may be able to be upgraded to provide for additional water quality treatment capacity.
  - b. Need to investigate the capacity and condition of the OFP channel.
  - c. Modelling is required to demonstrate the existing 1% scenario discharge.
3. The site will need water quality devices to treat stormwater from all impervious areas. Treatment devices be explored to be either on-site or off-site.

4. Mana whenua may request for water reuse which should be explored. Retention and detention were explored to assist in reducing flows back to pre-development capacity, in conjunction to ensure any new network flows do not cause adverse effects downstream.
5. The bund surrounding the southeastern boundary of the site has already been removed. This was for noise dampening of the previous SPCA use of the site.
6. Future ownership of outfall – due to the location of the outfall and that it services only the subject site this could either remain as a private asset or (in accordance with eh code of practice) be vested to Healthy Waters. Healthy Water's preference is to keep the outfall and discharge private and managed through easements for access and conveyance. Even though the code of practice specifies that this should be a public asset, exceptions can be made where most practical.
7. If the discharge is to remain private, then it will need to be authorised under the AUP chapter E8 rather than Healthy Waters NDC. However, an SMP prepared in accordance with the NDC will cover all of the matters needed for future resource consent and it is still recommended to have an approved SMP to streamline the plan change process rather than reviewed at the resource consenting stage.



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Mark Benjamin  
50 Westney Road  
Mangere

Tena Koe Mark,

Thank you for giving me the opportunity to meet with you on site. Ngāti Tamaoho appreciates the opportunity to be involved and to have input in the process for the application at 50 Westney Road.

Proposal: The current proposal is a private plan change at 50 Westney Road from Residential - Mixed Housing Suburban zone to a Business - Light Industry Zone.

Physical Landscape: The SPCA currently operates at the western end with a parking/storage area at the eastern end of the project area. The topography of the site is almost entirely flat, with bunding on the northern end.

Cultural Landscape: Māngere is an important area for Ngāti Tamaoho both now and throughout history. The current project sits very close to Te Pane O Mataoho (Māngere Mountain). This maunga has been and still is very important to our people and to Te Waiohū.

Te Manukanuka o Hoturoa (Manukau Harbour) and the surrounding area were settled as early as the 14th century. The volcanic cones in the area were ideal places for settlement and very quickly became inhabited with gardens and communities. In the 18th century, Te Pane o Mataoho became a very important pā for Te Waiohū where it provided protection, food, and a community for thousands of people.

In more recent history, Māngere became an important site during the early European contact period. European settlers arrived in the region in the 19th century, resulting in significant changes to the Māori way of life. The land was gradually acquired by European settlers, leading to the displacement of Māori communities and their traditional practices.

Despite these challenges, Ngāti Tamaoho strives to protect Māngere today which involves



engaging with developers to promote sensible development with sustainable outcomes.

Ngāti Tamaoho is opposed to this application as it stands unless the following cultural and sustainable recommendations are provided for:

- We recommend accidental discovery protocols for any artefacts, features, or koiwi that may be found in the area.
- We recommend water tanks for the reuse of the rainwater off the roofs. Rain tanks are pivotal to easing the water shortage in Auckland due to the intensification of housing going on. The issue of where water will come from in the future is not being accounted for with such intense developments around Tāmaki Makaurau.
- We recommend enviropods. Cesspits alone are no longer acceptable due to their maintenance issues. If council does not maintain the cesspit, they overflow and end up in our waterway.
- We recommend sediment and silt controls for this project that go over and above GD05 requirements.
- We recommend a planting palette that reflects the original flora and fauna of the area.

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