

24<sup>th</sup> April 2020

Auckland Council  
Plans and Places Department  
Private Bag 92300  
**Auckland 1142**

By email: [Sanjay.Bangs@aucklandcouncil.govt.nz](mailto:Sanjay.Bangs@aucklandcouncil.govt.nz)

Dear Sanjay,

**STRATFORD PROPERTIES LTD - PRIVATE PLAN CHANGE REQUEST – RESPONSE TO CLAUSE 23 RMA FURTHER INFORMATION REQUEST**

Please find below our response to the request for further information dated 20<sup>th</sup> January 2020 in respect to the above private plan change request. This response has been prepared with specialist technical inputs by the consultant team as follows:

- Lands and Survey Ltd
- Traffic Planning Consultants Ltd
- The AgriBusiness Group
- Dr Douglas L. Hicks
- KGA Geotechnical
- 4Sight Consulting.

The response has been prepared using the same format and numbering as the request for further information received from the Council.

**Planning, Statutory and General Matters**

**P1 – Shape Files**

We can provide CAD files to allow the extent of the proposed area to be rezoned from Rural – Rural Coastal to Rural – Countryside Living and the proposed amended extent of the Clevedon Precinct – Sub-precinct C to be shown on the AUP (OP) GIS Viewer. These CAD files will be sent separately by Email.

**P2 – Defensible Boundary**

It is accepted that some of the properties to the east of the plan change site are comparable in size to the properties surrounding 274 and 278 Clevedon-Kawakawa Road. However, as explained in the Statutory Assessment Report (and summarised in paragraph 102 of this report) the countryside living subdivision that has recently been completed adjacent to the plan change site to the west (252 Clevedon-Kawakawa Road) has a direct link to the land that is located outside the flood plain within the plan change site. This recent subdivision in combination with the existing dwellings on the smaller land holdings that are used for lifestyle purposes (262, 274, 294 and 300 Clevedon-Kawakawa Road) adjacent to the plan change site create a congregation of countryside living development at this locality that is not repeated to the east of the plan change site. The subdivision and development that will be enabled by the proposed plan

change will integrate with this existing countryside living development to form a distinct congregation of rural residential or lifestyle land uses at the eastern edge of the countryside living environment that surrounds the Clevedon village. This distinct land use will not be apparent at any other locality east of the plan change site.

As can be seen on **Figure 1** below, the 1% AEP flood plain and the associated *Coastal Inundation 1 per cent Annual Exceedance Probability Plus 1m Control – 1m sea level rise control* will also limit the opportunity for countryside living development (i.e. dwellings) to occur beyond the eastern boundary of 278 Clevedon-Kawakawa Road. The closest land outside of the flood plain to the east that could potentially be developed for similar land uses is the property at 410 Clevedon-Kawakawa Road, which is located some 1.1 km from the area outside of the flood plain that is available for development on the plan change site.

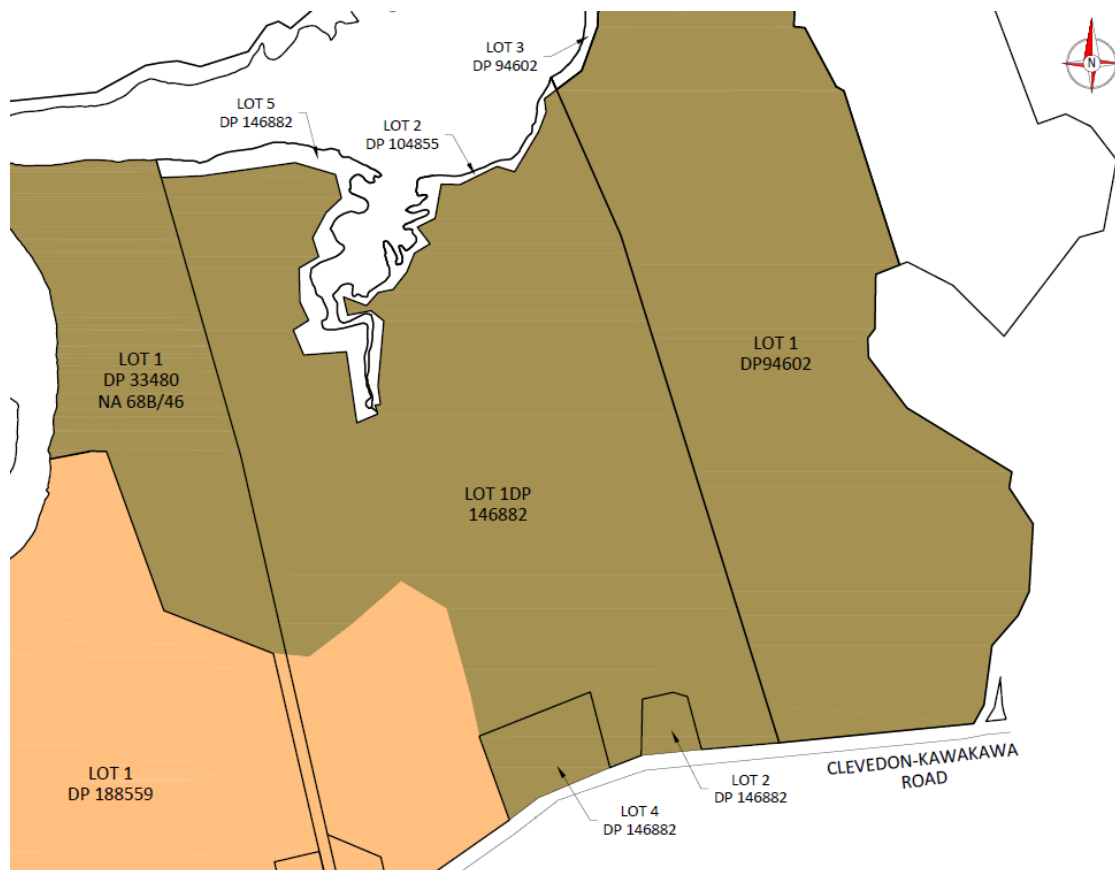


**Figure 1 – Extent of Flood Plain in Surrounding Area**

There is a small area at the frontage of the adjacent property at 340 Clevedon-Kawakawa Road that contains the existing farm dwellings and associated buildings. This area is less than the 6,000m<sup>2</sup> maximum site size for Clevedon Sub Precinct C. As such, given the flood plain extends over the remainder of this property, there could be no additional development rights created by extending the Rural – Countryside Living Zone and Clevedon – Sub-precinct C over the adjacent property at 340 Clevedon-Kawakawa Road. It is therefore highly improbable that the landowner would seek to rezone this land in the future.

This means the requested extension of the Rural – Countryside Living Zone and Clevedon – Sub-precinct C over the properties at 274 and 278 Clevedon-Kawakawa Road would not be continued in the future over to the adjacent property to the east at 340 Clevedon-Kawakawa

Road. In addition, as shown on **Figure 2** below, the plan change request seeks the land located within the flood plain on the property at 278 Clevedon-Kawakawa Road to be retained within the Rural – Rural Coastal Zone. This creates a buffer between the requested extended Rural – Countryside Living Zone and Clevedon Sub precinct C and the adjacent boundary with the property at 340 Clevedon-Kawakawa Road.



**Figure 2: Proposed Rezoning**

As such, the only option to rezone other properties further to the east of the plan change site to Rural – Countryside Living and include these properties within Clevedon – Sub-precinct C would be to create “spot” zonings. This would not be consistent with the current Rural – Countryside Living Zone and Clevedon Sub precinct C zoning pattern around Clevedon, and would be inconsistent with overall intent of the sub precinct and the objectives and policies for both the Rural – Countryside Living Zone and Clevedon Sub precinct C.

It is therefore considered that the plan change request does provide for a defensible boundary against future expansion of the Rural – Countryside Living Zone and Clevedon Sub-precinct C to the east. The combination of the existing environment surrounding the plan change site; limitations to future countryside living development provided by the flood plain; the nature of the adjacent property directly to the east of the plan change site; the relatively significant distance to the nearest land to the east that is located outside of the flood plain; and the rezoning

approach proposed means the plan change site is a natural and physical boundary to the extension of the Rural – Countryside Living Zone and Clevedon Sub precinct C to the east.

#### P3 – No-Complaints Covenant

At this stage the requirement for no complaints covenants is intended to be addressed at the time of subdivision where such mitigation is considered necessary on the basis of the objectives and policies and the assessment criteria contained in E39 – Subdivision – Rural, H19 – Rural Zones and I408 – Clevedon Precinct of the AUP (OP).

The applicant would be agreeable to the use of bespoke standards for requirements for no complaints covenants in I408 – Clevedon Precinct of the AUP (OP) if this was considered a more appropriate method to achieve the outcomes desired. It is however noted that there are no such provisions currently contained in Clevedon Sub precinct C to address similar effects matters at the other precinct and zone boundaries within the precinct.

#### P4 – Wastewater Disposal

As confirmed in the response to the further information request prepared by KGA Geotechnical attached as **Appendix 1** the wastewater disposal fields can be located outside of the flood plain based on the expected subdivision of the site as detailed on the indicative development plans.

KGA Geotechnical also note that in accordance with Auckland Technical Document TP58, advanced secondary treated wastewater is required to be disposed outside of the 5% AEP (1:20 year) flood (and not the 1% AEP flood). As the 5% AEP flood will be much lower on the site there is significant conservatism provided for future wastewater disposal options on the site.

#### Traffic Matters

##### T1 – Future Environment

A response to this request has been provided by Traffic Planning Consultants Ltd (TPC) in their response to the further information request attached as **Appendix 2**.

It is relevant to note that in respect to the future environment the current AUP (OP) zoning regime does not provide for any potential for significant growth that would substantially increase the amount of traffic on Clevedon-Kawakawa Road. In this respect, the majority of the land in the surrounding area is contained within a variety of rural zones (primarily Rural – Rural Production and Rural – Rural Coastal) which provides for limited opportunities for lifestyle subdivision and large scale rural industries and rural commercial services (with rural industries and rural commercial services only provided for where they have a direct connection with the resources, amenities, characteristics and communities of rural areas).

The areas of land zoned Rural – Countryside Living and contained in Clevedon Sub precinct C to the north and east of the Clevedon village also have limited subdivision and development potential as a result of the restrictive provisions of this precinct that requires substantial areas to be retained for rural purposes. At this time there is only provision for 23 additional countryside living lots to be created within that part of the Rural – Countryside Living Zone (and associated Clevedon sub precinct C) located to the north and east of the Clevedon village.

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It is therefore reasonable to assume that based on the limited provision provided for high traffic generating activities within the surrounding area through the AUP (OP) the expected traffic growth in the area into the future will be relatively minimal.

It is also pertinent to note that the plan change request only provides for 11 – 12 additional countryside living lots (which only provide for the establishment of a single dwelling) to be created at this locality consistent with the restrictive subdivision and development potential provided for in Clevedon Sub precinct C. As indicated by TPC this is substantially less than the 100 dwelling threshold for high traffic generating activities provided for in Rule E27.6.1 of the AUP (OP), and will only result in approximately 10 vehicle movements during peak hours and approximately 99 vehicle movements daily.

TPC has also indicated that data from Auckland Transport shows the existing two-way vehicle movement on Clevedon-Kawakawa Road in November 2018 was 270 - 350 vehicles during peak hours and 3,250 vehicles per day. Assuming a lane capacity of 900 vehicles per hour (one vehicle every four seconds), the mid-block section of Clevedon-Kawakawa Road has a two-way capacity of 1,800 vehicles per hour. With 350 vehicles during a peak hour, the road is estimated to be currently operating at 19.4% of its potential capacity. The approval of the plan change request would increase this to 20.1% capacity. This increase is considered negligible and within the hourly fluctuation of traffic flows recorded.

On the basis of the above TPC are of the view that traffic modelling and assessment for the level of subdivision and development that will be enabled by the plan change request is not necessary to determine the future effects of the proposal, as they will clearly be negligible in nature.

#### T2 - Access

TPC has addressed the issues raised in respect to the sight distance assessment in their response to the further information request attached as **Appendix 2**. This response has demonstrated that safe access to the plan change site can be provided. TPC are still of the view that the traffic engineering effects of the subdivision and development that will be enabled by the plan change request can be accommodated on the road network without compromising its function, capacity, or safety and that this subdivision and development will have less than a minor effect.

#### **Land Use Capability Matters**

##### LC1 - Soil Assessment Report

This matter has been addressed in the response to the further information request provided by Dr Douglas Hicks attached as **Appendix 3**.

##### LC2 – Soil Assessment Report

This matter has been addressed in the response to the further information request provided by Dr Douglas Hicks attached as **Appendix 3** and the response to the further information request provided by The AgriBusiness Group attached as **Appendix 4**.

### LC3 – Soil Assessment Report

This matter has been addressed in the response to the further information request provided by Dr Douglas Hicks attached as **Appendix 3**.

### LC4 – Land Use Capability Report

This matter has been addressed in the response to the further information request provided by The AgriBusiness Group attached as **Appendix 4**.

### LC5 – Land Use Capability Report

This matter has been addressed in the response to the further information request provided by The AgriBusiness Group attached as **Appendix 4**.

### LC6 – Land Use Capability Report

This matter has been addressed in the response to the further information request provided by The AgriBusiness Group attached as **Appendix 4**.

### LC7 – Land Use Map

We are not sure what value providing a land use map will add to the plan change process. The existing activities and / or land uses surrounding the plan change site have been comprehensively described in the Statutory Assessment Report and the other supporting technical reports, in particular the Landscape Visual Assessment (Technical Report No. 10 attached as Appendix 13 to the Statutory Assessment Report). These reports provide a description of the existing environment (plan change site and surrounding area) as viewed by the relevant experts.

The statement contained in paragraph 122 of the Statutory Assessment Report is our professional opinion as to the nature and characteristics of the existing environment that surrounds the plan change site as a result of several visits to the plan change site and the surrounding area. This is supported by the description of the environment contained in the Landscape Visual Assessment.

It is clear when you visit this locality that *'the land use around the plan change site is characterised by mostly rural lifestyle properties, particularly around the southern part of the site where the clustered countryside living development is proposed to be located'*.

The applicant is however happy to provide the requested land use map using the Council GIS aerial imagery as the map base if this is subsequently considered to be necessary. Unfortunately, due to the current COVID-19 restrictions it may be difficult to complete a site visit to "truth" the land use map. As such, if a land use map is still considered necessary, this work will be completed as soon as the COVID-19 restrictions are lifted.

It would however be appreciated if the consideration of the plan change request under clause 25 of Schedule 1 to the RMA can continue given that the land use map is not critical to the determination required under clauses 25 (2), (3) and (4) of Schedule 1 to the RMA.



## Stormwater and Flooding Matters

### SW1 – Potential Restoration and Enhancement Areas

At this stage the enhancement opportunities are intended to be addressed at the time of subdivision and development on the basis of the objectives and policies and the assessment criteria contained in E39 – Subdivision – Rural, H19 – Rural Zones and I408 – Clevedon Precinct of the AUP (OP).

As detailed in the Statutory Assessment Report, it was originally intended to lodge a resource consent application in conjunction with the plan change request, that could have been processed concurrently with the request, and a decision on the application made subsequently after the decision on the plan change request had been made. This resource consent application included the restoration and enhancement recommended in the Ecological Report (Technical Report No. 9 attached as Appendix 12 to the Statutory Assessment Report). However, we have been advised at this stage that this approach is not favoured by the Council.

There are a raft of objectives and policies that are already contained in the AUP (OP) that will direct and provide for the enhancement opportunities to be implemented at the time of subdivision and development, including Objectives H19.2.3 (1) and (2), Policy H19.2.4 (3), Objective H19.7.2 (2), Policy H19.7.3 (1), Objectives E39.2 (8), (15) and (16), Policies E39.3 (17) and (20) and Policies I408.3 (3) and (8).

There are also specific assessment criteria for the Rural – Countryside Living Zone and Clevedon Sub precinct C that direct restoration and enhancement of ecological areas and features. These include assessment criteria I408.8.2 (2) and (3).

The applicant would be agreeable to the use of bespoke standards for requirements for restoration and enhancement of ecological areas in I408 – Clevedon Precinct of the AUP (OP) if this was considered to be a more appropriate method to achieve the outcomes desired. It is however noted that there are no such provisions currently contained in Clevedon Sub precinct C, even though there are a number of properties located within the existing precinct that adjoin the Wairoa River, and have similar ecological enhancement opportunities. It has been apparent with other recent resource consent processes for subdivision and development in the precinct that the AUP (OP) provisions have been appropriate to direct restoration and enhancement of ecological areas as part of the subdivision and development process.

### SW2 – Natural Hazards (Policy Directives)

A pre-application meeting was held with the Council prior to the lodgement of the plan change request. A copy of the brief minutes from that meeting are attached as **Appendix 6**. Mark Iszard, Strategy and Resilience Manager, Healthy Waters, Infrastructure and Environmental Services attended the meeting. A comprehensive discussion about the location of the plan change site within both the 1% AEP flood plain as well as the coastal inundation 1% AEP plus 1m Sea Level Rise Controls within the AUP(OP) was undertaken at the meeting. The fact that the plan change request would allow more vulnerable activities to locate in areas subject to flood hazards was also discussed in depth at the meeting. These discussions were focused around the development approach that is proposed to avoid the potential for adverse effects associated with the identified flood hazards as is detailed in paragraphs 131 to 140 of the Statutory Assessment Report.

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It was discussed at the meeting how the rezoning approach has considered the constraints and risks posed by the floodplain, flood prone areas and overland flow paths. This has resulted in only those parts of the plan change site that are substantially located outside AEP 1% floodplain, coastal inundation areas and flood prone areas being included in the area that has been requested to be rezoned Rural - Countryside Living and included in Clevedon sub precinct C. This provides the opportunity for all future indicative building areas and wastewater disposal areas within the future countryside living lots to be located outside of the floodplain, coastal inundation areas and flood prone areas. The area requested to be rezoned also provides the opportunity for the future indicative building areas to be located clear of the identified overland flow paths.

It was also discussed that as per the Stormwater Code of Practice 2015 (Table 4.5 Freeboard Requirement for Vulnerable Activities) any future development on the site will require to have a minimum 500mm freeboard above the flood level to prevent the site from being affected by potential flooding from the adjacent overland flow paths, floodplain, coastal inundation and flood prone areas. A building finished floor levels of RL 4.9 metres for all future habitable buildings has been recommended. This can be achieved on a large part of the area requested to be rezoned, which will ensure that any future dwellings will not be subject to flooding.

The flood risks associated with any private access road were also discussed given it would need to pass through a limited area of the flood plain and overland flow paths to provide for access to the land located outside of the flood plain. The driveway will be designed to provide a minimum freeboard of 200mm at the lowest point above the flood level (RL 4.4m) during 1% AEP event. Rotten rock / brown rock or similar approved engineering fill will be used to build up the driveway on the flood plain area with a maximum batter slope of 1 in 3 (33% gradient). Where the driveway will cross the major overland flow path it is proposed to install 2 x 675mm diameter culverts at the crossing with headwall and riprap erosion protection. The culverts are sized to be 100 year at inlet control without overtopping the road level. As such, the water depth will be less than 200mm across the private road during the 1% AEP event, which complies with the AUP (OP) requirements and will not restrict access during a flood event. This initial design solution confirms that any future development on the land can be provided with appropriate access to Clevedon-Kawakawa Road.

Mr Iszard advised that if the majority of the area to be rezoned is located outside of the flood plain and the future house sites and wastewater disposal fields can avoid the flood areas then he considers the overall intent of the AUP (OP) in respect to flood hazards was being achieved. He also advised it was important that access can be retained to and from any future houses in a flood event and that careful design of infrastructure, in particular on-site wastewater treatment and disposal, would be required.

The plan change request was subsequently progressed based on the advice received from Mr Iszard at the pre-application meeting. As detailed in the Statutory Assessment Report, it is considered that the plan change request has given appropriate regard to and is not inconsistent to the objectives and policies of Chapter E36 and has given effect to RPS Policy B10.2 of the AUP(OP). An assessment of the flood hazards associated with the likely location of development on the plan change site has been completed in paragraphs 131 to 140 of the Statutory Assessment Report. This assessment is supported by the specialist assessment contained in the Engineering and Infrastructure Assessment Report (Technical report No. 2 attached as Appendix 5 to the Statutory Assessment Report).



In this respect, it is important to note that as a result of these natural hazard flood risks being identified on the plan change site, any future subdivision and development on the site will require resource consent under the rules contained in Table E36.4.1 of the AUP (OP). These rules enable the risk of adverse effects from flood hazards to be further assessed at the time of subdivision and development and for significant adverse effects to be avoided through refusal of resource consent where necessary.

As requested a comprehensive assessment of the proposed rezoning against the relevant objectives and policies contained in Chapter E36 – Natural Hazards and Flooding of the AUP (OP) and RPS Policy B10.2 of the AUP(OP) is attached as **Appendix 7**.

### SW3 – Natural Hazards (Flooding)

As detailed above, and in the assessment against the relevant objectives and policies contained in Chapter E36 – Natural Hazards and Flooding of the AUP (OP) and RPS Policy B10.2 of the AUP(OP), the proposed rezoning approach provides for the extension of the Rural – Countryside Living Zone and Clevedon Sub precinct C over those parts of the properties at 272, 274 and 278 Clevedon-Kawakawa Road that are substantially located outside of the 1% AEP flood plain and the Coastal Inundation 1 per cent AEP Plus 1m Control - 1m sea level rise areas. This approach recognises and provides for the identified flood hazard risks associated with the plan change site.

The plan change request does therefore adopt an approach that avoids the location of vulnerable activities within the areas on the plan change site that are subject to flood hazards. The rezoning approach provides for all specified building areas within the future countryside living lots and associated on-site wastewater disposal areas to be located outside of the flood plain, coastal inundation areas and flood prone areas. Those parts of the properties at 272 and 278 Clevedon-Kawakawa Road that are contained entirely within the 1% AEP flood plain and the Coastal Inundation 1 per cent AEP Plus 1m Control - 1m sea level rise areas will be retained in the Rural – Rural Coastal Zone to avoid any new subdivision, use and development on the properties resulting in new risks to people, property and infrastructure.

### SW4 – Integrated Stormwater Management Outcomes

The relevant objectives under E1.2 of the AUP (OP) are as follows:

- (1) Freshwater and sediment quality is maintained where it is excellent or good and progressively improved over time in degraded areas.*
- (2) The mauri of freshwater is maintained or progressively improved over time to enable traditional and cultural use of this resource by Mana Whenua.*
- (3) Stormwater and wastewater networks are managed to protect public health and safety and to prevent or minimise adverse effects of contaminants on freshwater and coastal water quality.*

As detailed in the Statutory Assessment Report (paragraphs 166 – 169) initial consideration has been given to the stormwater management approach available for future subdivision and development that can mitigate any potential for adverse effects that may be associated with the

increase in runoff generated by the subdivision and development that will be enabled by the proposed rezoning. This is intended to be achieved through using treatment train processes that involves a swale along the driveways, the use of tanks for stormwater attenuation for a 2 year and a 10 year ARI on the future lots and use of the existing drainage channels on the site to the Wairoa River. There are also options for the use of a constructed wetland area to attenuate and treat stormwater runoff from the future lots. The size of the future lots and the surrounding balance areas also means that stormwater from future building and paved areas on the lots can be discharged through a spreader bar into pasture and sheet flow into the nearby watercourses.

The requirements for an integrated management approach to stormwater can be managed through the subsequent resource consent and building consent processes. The existing provisions of the AUP (OP) (including the objectives and policies contained in Chapter E1 Water Quality and Integrated Management of the AUP (OP)) provide the methods to achieve this outcome at the time of subdivision and development. It is also pertinent to note that the nature and characteristics of the countryside living subdivision and development that will be enabled by the plan change request, which will be limited to 11 - 12 large lifestyle lots with provision for the construction of only a single dwelling, means the potential for adverse effects on the downstream receiving environment as a result of increased impervious areas will be limited, and can be appropriately managed at source.

It is considered that any potential for adverse effects in terms of the quantity and quality of the stormwater discharged from the plan change site can be appropriately avoided or mitigated at the time of subdivision and development in accordance the Rural – Countryside Zone and Clevedon sub precinct C provisions to a point where such effects will be minimal. This is consistent with the direction provided by the above objectives.

Policy E1.3 (9) of the AUP (OP) is as follows:

*(9) Minimise or mitigate new adverse effects of stormwater runoff, and where practicable progressively reduce existing adverse effects of stormwater runoff, on freshwater systems, freshwater and coastal waters during intensification and redevelopment of existing urban areas by all of the following:*

*(a) requiring measures to reduce contaminants, particularly from high contaminant-generating car parks and high-use roads;*

*(b) requiring measures to reduce the discharge of gross stormwater pollutants;*

*(c) requiring measures to be adopted to reduce the peak flow rate and the volume of stormwater flows:*

*(i) within sites identified in the Stormwater Management Area – Flow 1 and Flow 2 Control (as shown on the planning maps);*

*(ii) where development exceeds the maximum impervious area for the relevant zone;*  
*or*

*(iii) from areas of impervious surface where discharges may give rise to flooding or adversely affect rivers and streams;*

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*(d) taking an integrated stormwater management approach for large-scale and comprehensive redevelopment and intensification (refer to Policy E1.3.10 below) and encourage the restoration of freshwater systems where practicable; and*

*(e) ensuring intensification is supported by appropriate stormwater infrastructure, including natural assets that are utilised for stormwater conveyance and overland flow paths.*

As outlined above initial consideration has been given to the stormwater management approach available for future subdivision and development that can mitigate any potential for adverse effects that may be associated with the increase in runoff generated by the subdivision and development that will be enabled by the proposed rezoning. Consistent with this policy direction a stormwater management approach can be adopted at the time of subdivision and development that can minimise or mitigate new adverse effects of stormwater runoff on the Wairoa River downstream receiving environment.

In this respect, any stormwater management approach adopted for the future subdivision and development enabled by the plan change request can:

- Incorporate measures to reduce contaminants, in particular the use of swales to treat runoff from the shared access road;
- Provide for measures to reduce the discharge of gross stormwater pollutants, including swales and constructed wetlands;
- Provide for measures to reduce the peak flow rate and the volume of stormwater flows, such as use of on-site stormwater tanks for attenuation for a 2 year and a 10 year ARI; and
- Adopt an integrated stormwater management approach, even though the plan change request does not provide for comprehensive re-development and intensification.

Overall, it is considered the plan change request will be consistent with the direction provided by the objectives under E1.2 of the AUP (OP) and policy E1.3 (9) of the AUP (OP).

### **Contaminated Land Matters**

#### **C1 – Scope of Analysis**

As detailed in paragraph 4 of the Statutory Assessment Report the 420-metre long access strip to the property at 272 Clevedon-Kawakawa Road and the existing lifestyle property at 274 Clevedon-Kawakawa Road have been included in the proposed rezoning because of the position of this land between the existing and proposed Countryside Living Zone. The proposed rezoning will not change the use or development potential of these properties given it involves an access strip and an existing relatively small (6,970m<sup>2</sup>) lifestyle property. The assessment of the plan change request contained within the Statutory Assessment Report and the accompanying specialist technical reports has therefore focused on the property at 278 Clevedon-Kawakawa Road.

As the inclusion of part of the property at 272 Clevedon-Kawakawa Road and the property at 274 Clevedon-Kawakawa Road within the Rural – Countryside Living Zone and Clevedon Sub precinct C will not enable any future subdivision or development on this land that is not already provided for under the AUP (OP) there will be no potential for the plan change request to result in any increased risks in terms of land contamination. The Preliminary Site Investigation does not therefore cover the parts of the plan change area that fall within these properties.

#### C2 – Existing Structures

This matter has been addressed in the response to the further information request provided by 4Sight Limited attached as **Appendix 5**. An updated version of Technical Report No. 7 attached as Appendix 10 to the Statutory Assessment Report is also included in **Appendix 5** (changes to the report are highlighted in yellow).

It is also pertinent to note that any potential for adverse effects at the time of subdivision and development can be further addressed in detail through the subsequent resource consent application process, including any additional requirements for PSI and DSI that are specific to the subdivision and development that is proposed.

#### C3 – Uncertified Fill

This matter has been addressed in the response to the further information request provided by 4Sight Limited attached as **Appendix 5**. An updated version of Technical Report No. 7 attached as Appendix 10 to the Statutory Assessment Report is also included in **Appendix 5** (changes to the report are highlighted in yellow).

#### C4 – Horticulture

This matter has been addressed in the response to the further information request provided by 4Sight Limited attached as **Appendix 5**. An updated version of Technical Report No. 7 attached as Appendix 10 to the Statutory Assessment Report is also included in **Appendix 5** (changes to the report are highlighted in yellow).

#### C5 – Farm Dumps

This matter has been addressed in the response to the further information request provided by 4Sight Limited attached as **Appendix 5**. An updated version of Technical Report No. 7 attached as Appendix 10 to the Statutory Assessment Report is also included in **Appendix 5** (changes to the report are highlighted in yellow).

#### C6 – Mounds

This matter has been addressed in the response to the further information request provided by 4Sight Limited attached as **Appendix 5**. An updated version of Technical Report No. 7 attached as Appendix 10 to the Statutory Assessment Report is also included in **Appendix 5** (changes to the report are highlighted in yellow).

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## **Geotechnical Matters**

### **G1 – Lateral Spread**

This matter has been addressed in the response to the further information request provided by KGA Geotechnical Limited attached as **Appendix 1**.

### **G2 – Advice Note**

This matter has been addressed in the response to the further information request provided by KGA Geotechnical Limited attached as **Appendix 1**.

We trust this information is enough for the assessment of the plan change request to be completed and a decision to be issued in accordance with Clause 25 of Schedule 1 of the RMA.

Please do not hesitate to contact me if you have any further queries.

Yours faithfully,



### **Tim Grace**

Technical Director - Planning

### **Lands and Survey**

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# APPENDIX 1



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# APPENDIX 2

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# APPENDIX 3

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# APPENDIX 4

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# APPENDIX 5

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# APPENDIX 6

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# APPENDIX 7