

From: [Peter Vari](#)
To: [Stephen Havill](#); [Shontel Hunter](#); [Daniel Shaw](#)
Cc: [Sarah Wong](#)
Subject: FW: Windsor Park PPC
Date: Tuesday, 12 November 2024 11:29:10 am
Attachments: [HW Clause 23 Further Info Request - WIndsor Park PPC.docx](#)

Good morning, Stephen, Shontel and Daniel,

Further to the email from Sarah Wong on 32 October 2024, we have a small number of additional further information requests following your responses to the earlier clause 23 requests.

These requests , as attached are from Councils' Healthy Waters team.

Please copy me into any response , noting that Sarah is on leave , returning to the office on 4 December 2024.

Thanks

Peter Vari | Team Leader Planning

Planning, Regional , North, West and Islands

Policy, Planning & Governance

Mobile: 021 596 420

Auckland Council, Level 16, 135 Albert Street, Auckland.

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**APPENDIX 1: FURTHER INFORMATION REQUESTED UNDER CLAUSE 23 FIRST SCHEDULE OF THE
RESOURCE MANAGEMENT ACT 1991**

Contents

Healthy Waters (stormwater) – Lee Te, Senior Healthy Waters Specialist, Healthy Waters, Auckland Council.....

#	Category of information	Specific Request	Requestor's Clause 23 response	Council reply	Requestor's Clause 23 response 15/10/2024	Council reply 06/11/2024
SW1	SMP – General			Satisfied, no further information requested.		
SW2	SMP – General			Satisfied, no further information requested.		
SW3	SMP – Stormwater management	<p>Please provide information on why private stormwater tanks are proposed as the stormwater management device for the proposed plan change.</p> <p>Please outline how factors such as the plan change area (including the sports field) of 63,805m², the site-specific character, downstream and receiving environment are used when determining the most appropriate stormwater management device for the proposed plan change area.</p>	<p>The site is located in a SMAF zone, which means on site retention and detention is a requirement for any new impervious areas. Private stormwater tanks are an acceptable option for SMAF mitigation for this type of development. If these are not acceptable then they should be removed from the available options in the Auckland Council guidance documents.</p> <p>Infiltration would not be advisable as the soils do not readily accept infiltrated water in the volumes required. Due to the clay soils, mudstone and sand stone underlying</p>	<p>There is no capacity in the Ascension Place Pond to support new development. As such, private stormwater tanks to meet SMAF2 requirement for roof runoffs with internal reuse are acceptable.</p> <p>For private carparks, COALs and accessways, it is recommended that a single communal device is used and that this is managed communally by the</p>	<p>It is confirmed the road would be private, therefore no consultation with Auckland Transport is required.</p> <p>Please note this application for re-zoning does not rule out the possibility of using single communal stormwater devices. The detail of which would be provided should a land use consent application be made.</p> <p>With this in mind, our responses to date have been to provide a level of confidence that, should the land</p>	<p>Agree that further details on the specific device choice can be determined at resource consent, however, please provide indicative location for a single communal device, as the location may be limited and it is best to have indicative location, so that when it comes to resource consent the developer is aware where the locations can be.</p> <p>Please clarify for the accessway whether the SMAF detention tank is on private lot or whether it is communal. The accessway should be part of the lot, if not please justify. Please update the SMP to ensure consistency.</p>

			<p>layers, the majority of the water would not infiltrate and only serve to exacerbate downstream flooding.</p> <p>As the downstream catchment is already developed, there is no spare public land for additional communal publicly owned devices. There is an existing dry detention pond directly down stream of the site known as the Ascension Place Pond, which currently attenuates flood events, however feedback from the recent meeting with Healthy Waters</p>	<p>residents, and located in a private area.</p> <p>Please discuss why this cannot be achieved as part of the proposed arrangement.</p> <p>Proposed road</p> <p>Please confirm in the SMP whether the proposed road is public or private – the traffic assessment notes that the road will be public, however the SMP notes that this will be private.</p> <p><u>If the proposed road is private:</u></p> <p>A single communal device rather than multiple devices in private areas managed by multiple residents is</p>	<p>be rezoned, that any future land use application can provide realistic mitigation.</p> <p>When a land use application is submitted, actual mitigation devices will be submitted with the proposed. There is no point in being specific with the device choices at this stage.</p>	
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			<p>considered this dry pond⁴ already under designed for its catchment and does not have the ability to be expanded due to onsite topographical constraints and nearby neighbouring property. This dry pond would not typically provide SMAF mitigation for the proposed plan change area as its capacity (already compromised for it's catchment size) is reserved for flood mitigation, not stream protection.</p> <p>If HW consider there is an opportunity for this dry pond to be modified to include attenuation for smaller SMAF rain events with extended detention incorporated into the pond outlets, (with an agreed contribution for works from any future developer), please advise.</p> <p>To date we have been led to believe this is not a preferred option for HW</p>	<p>recommended. Please discuss why this cannot be achieved.</p> <p>If the proposed road is public:</p> <p>A single communal device rather than multiple devices is also recommended. Please clarify and discuss whether this can be achieved in the SMP.</p> <p>Please also confirm whether there has been any consultation with AT, to ensure that what is proposed for stormwater management is acceptable by AT. If consultation has been undertaken, please provide</p>		
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			5	<p>details of the matters discussed.</p> <p>NOTE: Stormfilters, small rain gardens, and catchpit inserts for public roads which will be public assets are unlikely to be accepted by AT and/or HW.</p> <p>The development site could include an area for a communal device. Please confirm if there are any indicative locations on the site that could be used for a communal device. If not, please provide reasons why.</p>		
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SW4	SMP – Stormwater management	Please provide information on what other options of stormwater management devices were explored – i.e. whether a communal stormwater management device, the possibility of utilising the sports field to manage stormwater, or collaboration with Healthy Waters with upgrading existing stormwater management devices were explored.	<p>As above for the previous⁶ query regarding other explored options.</p> <p>For the proposed private roading and other shared private areas, the plan change proposes to utilise communal stormwater attenuation and treatment. The proposed accessway will be treated by privately owned cesspits fitted with litter traps, and stormfilters.</p> <p>The proposed communal accessway tanks will provide the required mitigation for SMAF and 10% AEP rain events. The devices should be owned and maintained by a residents association which will engage maintenance contractors to carry out the required maintenance. With the communal devices owned by the residents association they are much more likely to be maintained with increased functional lifespan.</p>	<p>The response provided states that private roads/shared private areas will have communal stormwater management devices that are managed by the residents association. This is acceptable, however please provide further information on how the number of devices proposed was determined.</p> <p>NOTE: A single rather than multiple devices is recommended.</p> <p>Three different options were outlined in the SMP to manage stormwater in a 1% AEP event. However, there</p>	<p>When a land use application is submitted, actual mitigation devices will be submitted with the proposed. A recommended option is not given as there is no actual detailed proposal submitted as part of a re-zoning application.</p> <p>Geotech and dam specialists have not been consulted on the dry detention pond for a plan change application. Nor would they be needed when the ponding depth would be no more than 0.5m deep.</p> <p>The 19% impervious area section has been updated to only consider the plan change area at MPD (65% impervious).</p>	<p>Please present the three options for detention in a table, listing pros and cons. If dry detention pond appears to be the best practical options, please recommend that. In the event that the recommended option faces unsurmountable consenting issues, the next best option should then be considered. Underground tanks have issues with inletting capacity, pipes and inlets are generally designed up to 10yr ARI event. Underground bypass configurations are complex, bearing in mind that the tanks need to be empty to receive the designed peak flows.</p> <p>A recommended options does not mean other options cannot be used at resource consent, however, a recommended option will make it clear what is the most feasible option to manage stormwater for the plan change area. There is enough information to make a recommendation at plan change stage.</p>
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			<p>Some investigation into⁷ using the sports field as a dry detention basin has been carried out and added to the SMP.</p> <p>Depending on the final proposed development, the requirements of healthy waters and the sports club that uses the field this could be an option and it is envisaged that Auckland Council could negotiate with the Windsor Park Community & Multisport Hub INC, as the flood storage potential of this field could benefit the wider catchment area, that is not the responsibility of the sports club.</p>	<p>are no recommendation s on which one is the recommended option given the characteristics of the catchment.</p> <p>If it was determined that the dry detention basin in the sports field is a viable option and the most suitable option for the catchment, please update the SMP to include this, as the recommended option and provide general information on matters such as proposed ownership and maintenance, safe access for maintenance and operation etc.</p>		
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			8	<p>Please also clarify why 19% impervious area is used for post development impervious area percentage, the impervious area should be the</p>		
				<p>maximum probable development for the proposed zoned.</p> <p>Please confirm if there was any input from a geotechnical/dam specialist in relation to using the sports field as a dry detention pond. Are there any potential adverse effects on the surrounding environment?</p> <p>NOTE: Healthy Waters has</p>		

			9	<p>offered to have a meeting with both the requestor and Parks Planning, to explore the option of using the sports field as a dry detention to manage the 1% AEP event for the plan change area (and also the possibility to include the wider catchment.</p> <p>Parks Planning have also sought further clarification in relation to the use of the field as a 'dry detention basin temporary storage area' and how this will impact on its use – see RFI PP6 by Parks Planning below.</p>		
SW5	SMP – Geotechnical					Satisfied, no further information requested.

SW6	SMP – Receiving environment	<p>Section 2.2 of the SMP (Receiving environment) provided some information about the receiving environment. However, please provide further information and details on the downstream environment, such as the existing hydrology, Oteha Valley catchment, and the Waitemata Harbour.</p> <p>The information about the receiving environment should be clearly outlined in the SMP.</p>	<p>The recent meeting with¹⁰ HW provided some information about the downstream “Ascension Place Pond” was provided. These details have been added to the SMP and considered in the design.</p>	<p>Please update the SMP to include general information about the Oteha Valley catchment and the Waitemata Harbour, both of which are included in the downstream environment.</p>	<p>The receiving environment section of the SMP has been updated to include the larger environment and shows the drainage route from the site to the pond, to the Oteha stream and then eventually to the harbour.</p>	<p>For Section 2.2;</p> <p>Apollo Pond is a Dry Detention Pond as stated in GeoMap, “Apollo Stormwater treatment facility” stated in Section 2.2 is incorrect, please amend.</p> <p>Please include a statement that the Rosedale WWTP where stormwater greater than 10 year ARI could spill into is an SEA and so is the Oteha Creek, see screen shots below.</p> <p>Please remove ‘Ascension Place Pond’ and use only the current name Apollo Pond as stated in GeoMap.</p>
SW7	SMP - Stakeholder consultation					<p>Satisfied, no further information requested.</p>

SW8	SMP – Asset ownership	<p>Section 2.4 of the SMP (Asset ownership) outlined that the stormwater pipes will be vested in Council and all other stormwater management devices will be private.</p> <p>Please outline how the devices that are private and the devices that are shared will be maintained, to ensure their ongoing operation and maintenance.</p>	<p>The asset ownership¹¹ section of the report has been updated to show an indicative breakdown of ownership and maintenance.</p>	<p>The proposed stormwater management in Section 4 Stormwater Management is not consistent with what is written in Section 2.4 Asset Ownership. Please review and update these sections accordingly.</p> <p>Section 4.2 of the SMP stated that the stormwater runoff from the carparks and accessway will be treated by a communal device on the road. It should be noted that if the road is public, this will not be accepted by AT. Please provide further clarification on this, including</p>	<p>The proposed road will be private taking AT consultation out of the picture.</p> <p>At the time of a land use consent application, it is expected that any private stormwater mitigation and treatment devices will be proposed to be owned and maintained by a resident association. This should be specified when the land use consent is applied for. This level of detail is not necessary for a re-zoning application.</p>	<p>In Section 4.2, Private Rooding - it is stated that:</p> <p><i>“Ownership and maintenance of all the private devices will be the responsibility of the resident’s Association”</i></p> <p>Please clarify in the SMP if these includes all proposed SW assets within the private roads.</p>
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			12	<p>whether this was discussed with AT.</p> <p>Please outline in the SMP how stormwater will be managed for the different possible road ownership, as the stormwater management options may differ.</p>		
SW9	SMP – Water Quality					Satisfied, no further information requested.
SW10	SMP – Stream Hydrology			Satisfied, no further information requested.		
SW11	SMP – Flooding					Satisfied, no further information requested.
SW12	SMP - Flooding					Satisfied, no further information requested.

SW13			13	Satisfied, no further information requested.		
SW14	SMP – General	<p>Section 5 of the SMP (Conclusion) provides information on water quality, stream hydrology, flooding in a 10% and 1% AEP event. However, this needs to clearly state what needs to be done to manage the stormwater effects and not give it as an option. Further information is also required for Flooding for the 1% AEP event.</p> <p>Please update this section accordingly.</p>	This has been updated.	Depending on response to above questions Section 5 Conclusion may need to be altered. If required, please update accordingly.	There was no need to update the conclusions as there are no adverse effects on neighbouring properties from the 10% or 1% rainfall events.	<p>Section 5 is unclear, for section 5 – Conclusion: Please state that peak flow attenuation to pre-development flows is proposed for the 10 year and up to the 100 year ARI events. Options considered are in Table “X” with Option “xx” recommended for further design development, consenting and implementation, or other similar wordings.</p> <p>If dry detention pond is proposed for 100 year ARI event, is there a need for a separate 10 year ARI underground tank? The outfall weir for the dry detention pond can be configured to achieve both sets of attenuation required. Please clarify.</p> <p>Please note for Section 4.5.1</p>

						<ul style="list-style-type: none"> • <i>“The eastern field to the left of the existing clubrooms was not considered appropriate....”, should this be western field, not eastern.</i> • Please remove ‘Ascension Place Pond’ in Section 4.5.1 and replace with Apollo Pond.
SW15	SMP – Stormwater Pipe Network	Please clarify what is intended for the existing public stormwater pipe network within the plan change area. The pipe location is indicated in the diagram below:	At this stage we have only shown the existing public network as being connected to by the proposed development. An addition section has been added to the SMP – 4.4.1 – building over public infrastructure. In this section we state that it is not recommended to build over the existing or proposed public networks. Please refer to the SMP for more details.	Please provide further clarification in Section 4.4.1 Building Over Public Infrastructure, on how the existing stormwater pipes could be realigned to ensure there is no build over.	When a specific development proposal with building locations is confirmed, at that stage realignment of stormwater pipes or configuration of the building layout could be examined. It is assumed and land use consent application would consider the Auckland Council Stormwater Code of Practice which gives advice on avoiding building over large diameter stormwater	Section 4.4.1 – 3rd sentence, either remove “wherever possible” or replace with wording from SWCoP: <i>“Building over stormwater pipelines is not a recommended practice and will only be considered by Auckland Council in exceptional circumstances where no suitable alternative exists”</i>

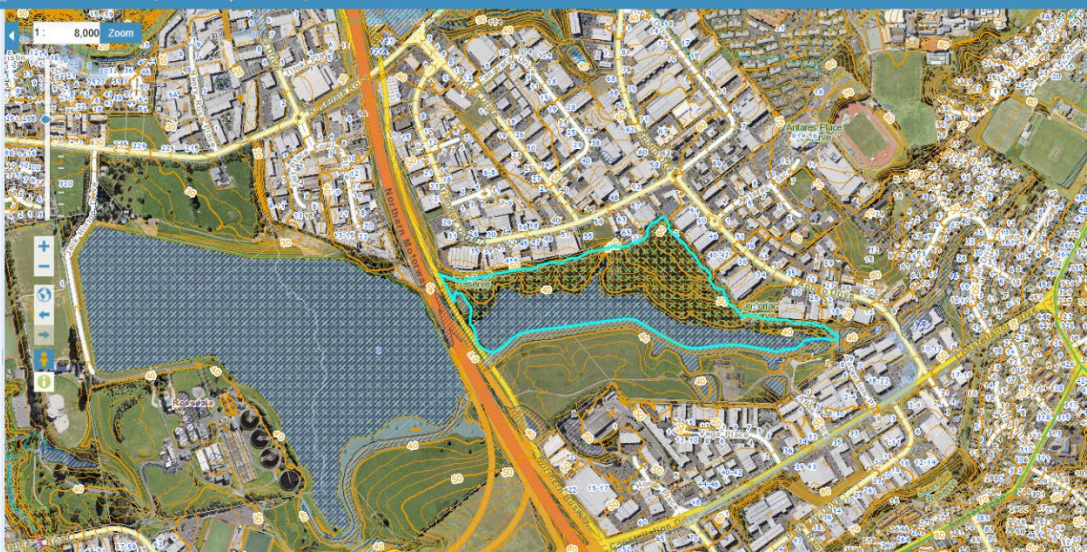


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pipes.

Until this plan is available and a specific development proposal prepared, we cannot comment any further apart from stating the build overs should be avoided where possible.

Info		Legend	Results
Significant Ecological Areas Overlay			
Attribute	Value		
TYPE	Terrestrial		
SUBTYPE	Null		
SCHEDULE	SEA_T_8365		
NAME	Null		
VERSIONSTATUS	Operative		
DOCUMENT URL	Null		



Info

Legend

Results

Significant Ecological Areas Overlay

Attribute	Value
TYPE	Terrestrial
SUBTYPE	Null
SCHEDULE	SEA_T_8343
NAME	Null
VERSIONSTATUS	Operative
DOCUMENT URL	Null



While not forming part of the cl23 information request, below are suggestions to make the SMP more consistent with the requirements of the NDC and suggestions to the plan provision to address RD activity for stormwater management.

Thank you for updating the SMP. To make the SMP clearer and to be consistent with the NDC please make the following changes, this will help work towards a provisional approval for the proposed SMP under the NDC.

- Pg 5 please remove '265m' stormwater pipes and '8' stormwater manholes, the specific size and number does not need to be stated, as 265m and 8 may change at resource consent.
- Please remove references to 'stormfilter' from the SMP, particular device should not be name as this may change, the SMP should refer to GD01 devices and preference for smaller number and larger devices should be the preference.
- Please remove reference to 'Litta Trap' from the SMP and refer to GPT devices compliant with GD01, particular device should not be name as this may change.
- Under 4.2 Water quality, please remove references to "high contaminant generating area" and include only the NDC requirement of treatment of all impervious areas.
- Under carparks pg 8. All runoff from carparks needs to be treated to be consistent with the NDC, please delete the following sentences,

It is not feasible to provide individual treatment devices for the individual carparks as the areas are so small and the effect of them discharging to the public network untreated is minor.

Thank you for including references to the SMP in the precinct provision. Not complying with the SMP is a RD activity please include the following matters of discretion and assessment criteria. The recommended changes are underlined.

IXXX.6.3 Stormwater management

Purpose:

- To ensure stormwater quality and quantity is managed.

(1) All land use development shall be managed in accordance with an approved Stormwater Management Plan certified by the Stormwater network utility operator.

IXXX.8 Assessment – restricted discretionary activities

IXXX.8.1 Matters of discretion

(X) Stormwater management

(a) The requirements of the approved Stormwater Management Plan.

IXXX.8.2 Assessment criteria

(X) Stormwater management

(a) The extent of which the development meets the requirements of the approved Stormwater Management Plan.