

21 August 2023

PPC Application – Clause 23 Requests from Auckland Council including Further Information Requests

Applicant: Aedifice Development No.1 Limited
 Address: 47 Golding Road and 50 Pukekohe East Road, Pukekohe
 Proposed activities: PPC – Pukekohe East-Central Precinct 2

#	Category of information	Clause 23 Specific Request (19/09/22)	Reasons for Request	Applicant Initial Responses (30/09/22 and 07/03/23)	(Clause 23 (2)) Councils Further Requests Arising from Applicant Responses (16/03/23)	Applicant Responses to Further Requests (20/07/23)	Clause 23 Councils Further Request Arising from Applicant Responses (11/08/2023)
HEALTHY WATERS (CONTACT: SUSAN ANDREWS: PRINCIPAL - HEALTHY WATERS 027 211 1016)							
SW 1	Flood risk and hazard	Please provide the Flood model with all the relevant files.	The flood model is referred to in the SMP but has not been provided in its digital form. This is a fundamental piece of information to inform an assessment of stormwater, flooding and freshwater effects of the plan change. Only a Flood modelling methodology report has been provided.	A TuFlow model has been prepared and is to be provided to Healthy Waters for review and approval. Refer to Attachment 1 .	Please update the following items (underlined) in the .tcf files and re-run the models to provide waterRIDE output and rainfall checking files for all scenarios, (these were not included in the current model) <ul style="list-style-type: none"> Map Output Data Types = h V q d MB5_IMPERVIOUS MB2 VA RFC RFR Map Output Format = GRID DAT WRC 	Noted. TuFlow model is being updated as per Healthy Waters comments. Latest model is provided in the Attachment 1.	Thank you for providing this information. Upon review of this information, we note that the flood model uses a CN value of 50 percent as an average for the two soil groups. Please clarify the reason behind this (average CN) assumption
SW 7	Drainage reserves	Please clarify the purpose of the drainage reserve areas mapped in the Concept Master Plan, function and Precinct Plan.	Healthy Waters needs to understand whether there is a specific stormwater mitigation purpose behind these areas and the applicant's intention with regard to ownership of these areas.	Similar to PC-76, a drainage reserve area will be created to attenuate up to 1% AEP flood event within the site and that no adverse effects will be caused to the downstream environment. This drainage reserve area will be vested to Council. All ponds will be located within the drainage reserve area. Please refer to <i>Drawing 20000 – Drainage Reserve Extent Plan</i> within Attachment 2 for more details.	Please clarify why the 'drainage reserve' has been classified as a drainage reserve. Please provide the Landscape Plan. Is this the same as the Concept Plan? Please confirm if the latest Ecology Report is from July 2022. Please confirm how the stream flow will be maintained where it intersects with Road 12 (refer to the Concept Plan). There are no comments made in the SMP around the fact that the proposal will require culvert installation/bridge construction at the intersection of	The intention is to adopt a comparable strategy to PC76. The region identified as a drainage reserve serves the purpose of mitigating floods with a frequency of up to 1% Annual Exceedance Probability (AEP). Therefore, these areas are deemed unsuitable for any residential or habitable developments. We will show the landscape areas on the Concept Plan. However, the specific details of planting would be provided at subdivision/LUC stage. Yes, confirmed. As the stream is recognized as a natural wetland, no alterations to the stream/riparian are planned. Consequently, a bridge is proposed to facilitate the crossing of Road 12 over the stream.	The only "assets" that Healthy Waters would be maintaining would be below the waterline of the stream channels (i.e. generally the channel defined by the annual fullest flow or about a 50% AEP event) and any offline ponds or wetlands. Parks and Community Facilities would have to sign off on the proposed reserve areas which will be vested as public to them.

#	Category of information	Clause 23 Specific Request (19/09/22)	Reasons for Request	Applicant Initial Responses (30/09/22 and 07/03/23)	(Clause 23 (2)) Councils Further Requests Arising from Applicant Responses (16/03/23)	Applicant Responses to Further Requests (20/07/23)	Clause 23 Councils Further Request Arising from Applicant Responses (11/08/2023)
					Road 12 and the stream on site. Assessment comments should discuss how the proposal minimises the need to have engineered structures in streams, so perhaps justification around why that layout has been selected.		