

Our Ref: 496/03

23rd September 2025

Auckland Council
Private Bag 92300
Auckland 1142

Attention: Auckland Council

Dear Sir/Madam,

Re: s92 RFI Ambridge Rose Retirement Village Civil Engineering BUN60450091 (LUC60450092 & WAT60450093)

The following and accompanying information is provided in response to the s92 request for information regarding resource consent numbers BUN60450091 (LUC60450092 & WAT60450093) in the letter received on the 14th of August 2025.

Development Engineering

RFI 2a: Please provide details of the OLFP catchment areas, discharge location cross and long sections, address erosion issues, if any

Response 2a: The attached TP108 calculations and catchment sketch identify the contributing catchment areas for the overland flow paths.

The overland flow path contour plans show where flows converge, entering the site from the west and continuing across the site before discharging to the east through the reserve.

Cross and long sections of the overland flow path are provided to illustrate the flow path and discharge location.

There are no erosion issues along the overland flow paths.

Please refer to the following documents below:

- 'Catchment Sketch'
- '4-01 TP108 calc rev2'
- '4-25 TP108 Rainfall Depth ARC ARI maps'
- 'OLFP Plan 1'

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- 'OLFP Plan 2'
- 'OLFP Plan 3'
- 'Driveway Longsection'

RFI 2b: Please provide long-section and cross-section with water depth and velocities

Response 2b: Water depth and velocities are shown in the hydraflow outputs. The output demonstrates that water depth and velocities are low for all the three cross sections chosen. Please refer to the following documents below.

- 'OLFP Cross Section 1'
- 'OLFP Cross Section 2'
- 'OLFP Cross Section 3'

RFI 2c: Please provide design for outlet structure based on TR2013/018

Response 2c: Only rip rap is proposed for energy dissipation. A headwall is not proposed as the intent is to minimise disturbance and earthworks within the esplanade reserve. This proposal and thinking is in line with the previous consent that was issued for this site. A safety grille is proposed at the outlet to prevent debris and unauthorised entry into the pipe.

RFI 2d: Please provide Safety in design register and risk treatment for OLFP and Outlet structure. (also consider maintenance access) Refer SWCOP 4.2.5.4 & 4.3.5.6

Response 2d: Please refer to the Safety in Design Register and risk treatment for OLFP and Outlet structure labelled '25.09.16 Safety in Design Risk Register 49603'.

RFI 2e: Please show the separation between the new proposed SWMH & property boundary and ensure that the new Public SW line is at least 1m away from any structures

Response 2e: Please refer to Civil engineering drawings 'Stormwater Plan Sheet 1 401 Rev H' and 'Stormwater Plan Sheet 2 402 Rev I'. The stormwater line is 1m (or more) away from any structures.

RFI 2f: Please extend a stub from the Public SWMH so that the upstream neighbour can connect to the same

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Response 2f: SWMH1-1-2 and SWMH 2-3 are private manholes and do not need to accommodate any upstream neighbour. SWMH 1-2 and SWMH2-1-1 do not need to accommodate any upstream neighbour either. Therefore, no stub is necessary to be provided.

Healthy Waters

RFI 4a: To confirm the acceptability of the proposed arrangements, please provide details of departure from COP and Engineering standards.

Response 4a: All work has been undertaken in accordance with the Code of Practice and Engineering Standards. There are no departures from standards.

RFI 4b: To understand the status of all stormwater infrastructure following construction, please address the issue of abandoned assets ref Fig 4 above. Should the existing outfall to be removed as recommended, drawing No. 420 (Stormwater Plan Sheet 2) to be revised accordingly.

Response 4b: The existing stormwater manhole, pipe and outfall are to be removed. Please refer to the revised drawing 'Stormwater Plan Sheet 2 402 Rev I'.

RFI 4c: Hydraulic grade line to be checked to ensure the performance of the SW network.

Response 4c: The hydraulic grade line is shown in the long sections (blue line). As can be seen from the long sections, the hydraulic grade line will not pose a problem within the stormwater network.

RFI 4d: Show public/private network clearly.

Response 4d: The public and private network has been updated to be clearly distinguished. Refer to the updated civil engineering drawings 400 series. The private and public infrastructure is distinguished by two different colours. Refer to legend. Also refer to long section where public and private networks are clearly distinguished.

Parks Planning

RFI 7: WIP: The SW outfalls within the esplanade look the same/similar to those proposed in the previous consent. HW will need to confirm the acceptability of these outfalls in terms of their design and suitability for vesting as public assets. *[see below]*

Separate landowner approval will be required for locating and constructing assets within the esplanade reserve. If they haven't approached the Land Advisory team already, that deal with these approvals, then they should do so.

Response 7: No RFI's have been provided to date for this item. Dodd's have re-applied for land owner approval to obtain approval to construct the stormwater infrastructure within the esplanade reserve.

Watercare

RFI 13a: Please provide the duly filled Development Assessment Forms for water and wastewater services (form attached herewith).

Response 13a: Refer to the Wastewater and Water Development Assessment Forms

- '25.09.16 Wastewater Development Assessment Form'
- '25.09.16 Water Development Assessment Form'

RFI 13b: *The ground floor of both Block A and Block B is designated for commercial use and hence this is a mixed-use development, the water meter arrangements for the residential and commercial components must be clearly separated.*

- If this separation is not provided, a commercial water meter will be installed, and the commercial tariff will be applied to all water usage.
- Accordingly, please show the water meter arrangement, including fire connections, and clearly label all meters in the RC drawings for clarity.

Response 13b: The development is classified as residential use only. Therefore, a commercial water meter will not be required for the site.

RFI 13c: If this separation is not provided, a commercial water meter will be installed, and the commercial tariff will be applied to all water usage.

Response 13c: Commercial water meter is not required as the development is classified as residential use.

RFI 13d: Accordingly, please show the water meter arrangement, including fire connections, and clearly label all meters in the RC drawings for clarity.

Response 13d: Refer to the original resource consent watermain plan 600 series for details.

Yours faithfully,
Dodd Civil Consultants



Janith Fernando
GRADUATE CIVIL ENGINEER

JF:NP