

From: [David Hay](#)
To: [Mark Ross](#)
Subject: Pohuehue Rd - Response to Council Comments on S92 Response.
Date: Monday, 29 September 2025 11:04:05 am
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[Valerie Close Eastern Complex Design End View \(11\).pdf](#)
[Valerie Close Eastern Complex Design Plan View \(10\).pdf](#)
[Valerie Close Eastern Complex Design Side View \(12\).pdf](#)
[Updated Sheet 10.pdf](#)
[1695 Pohuehue - Draft wastewater layout.pdf](#)
[AX40 Technical Document Valerie Close Eastern Complex.docx](#)

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Good-morning Mark,

Q3 The Engineer is correct and there is a gap between my cover letter and the engineering letter in the response. No earthworks are required for the removal of the existing dwelling.

Q9 We confirmed in the s92 response that this is a permanent watercourse. This does not need a suitably qualified and experienced ecological professional to confirm that it is a permanent watercourse (and the watercourse can be clearly viewed on site). Although the plans had been updated to reflect this we do note the change was not made on Sheet 10 and this has now been corrected and the updated drawing is attached.

Q10 As noted in the response, the wastewater line is being installed underneath the stream. It is permitted under E3.4.1(A40). In terms of the relevant permitted activity standards under E3.6.1.20, it is confirmed:

- The proposal is not an extended structure.
- No erosion or scour management works are required.
- The works will not progressively encase or otherwise modify the bed of the stream,
- No bed disturbance is required during construction.
- The passage of any fish (if present) will not be impeded.
- The works won't result in bed erosion, scouring etc.
- No construction material will be paced in the bed,
- The works are not associated with a dam.
- The works won't modify the 1% AEP flood levels.
- There is no change to the stream flow rates.
- The watercourse is not navigable.

Further Details on the Wastewater System – The additional details on the wastewater system are attached.

Regards,

David Hay

Planning Consultant

Osbornehay

Resource Management Practice

Phone: 027 425-0234

Postal: PO Box 16, Warkworth 0941

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From: Mark Ross <mark@sentinelplanning.co.nz>

Sent: Wednesday, 24 September 2025 9:59 am

To: David Hay <david@osbornehay.co.nz>

Subject: RE: Pohuehue Community Housing

Hi David

By way of an update on this, please see the follow up queries below:

Earthworks

Question 3 – the earthworks specialist has advised that they could not find a response on whether the removal of the existing house will result in earthworks. Can you please address this.

Question 9 – the second and third portion of this query do not appear to have been incorporated into the response, which refers to a suitably qualified and experienced ecological professional being involved in the classification of this feature, and the amendment of the documents to reflect this, noting that permanent streams are subject to Chapter E3 considerations.

Question 10 – the earthworks specialist notes that a comment has been provided but that it is not accompanied with an assessment. To be considered a permitted activity the proposed works must be demonstrated to meet the standards. Please provide this information.

Traffic

Still awaiting feedback.

Ecology

Still awaiting feedback.

Arboricultural

All issues addressed.

Wastewater

See comments below:

Q18: boreholes: I see all the borehole locations now and they have a point. There are sufficient boreholes for the site.

Q19: reserve field: the modifications they have made to the reserve field are acceptable.

Q17: I see they are waiting on results. That's good. I look forward to receiving them. I have another point, which is just reiterating the point I made in my first response but which seems to have been missed by the applicant. Usually when someone uses AX40's or other package bed systems, they have septic tanks first, and other tanks used for recirculation of the treated wastewater, holding tanks etc... In order for me to process this application, I need the applicant to give me a very detailed breakdown of the total treatment train including all tanks, filters, etc.

They have provided much detail for the PCDI lines etc., but not for the actual treatment system. At present they have now stated that they will have 3 AX40s and that the manufacturer will need to assess the systems and see if extra parts are needed.

This is not enough detail for me to write consent conditions.

Please note that I may be mistaken about the AX40's. I'm not super familiar with them but am familiar with their other products like the AX60 and AX100. Usually these are accompanied with these additional septic and post treatment holding tanks. Perhaps the AX40 is different and has all of that built in as part of it. If this is the case, could the applicant please send me a copy of the specifications of the system so that I can analyse it. I'm struggling to get it off the Advantex website.

Any queries, please let me know.

I will try to get onto my reporting next week, but it will be at the back end – I need someone to invent a 40 hour day!

Cheers

Mark Ross

Consultant Planner



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From: David Hay <david@osbornehay.co.nz>

Sent: Tuesday, 2 September 2025 2:11 pm

To: Mark Ross <mark@sentinelplanning.co.nz>

Subject: Pohuehue Community Housing

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Good-afternoon Mark,

Further to my letter on Friday, please now find the Arborist Memo which forms part of the s92 response.

Regards,

David Hay

Planning Consultant

Osbornehay

Resource Management Practice

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Postal: PO Box 16, Warkworth 0941

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