

From: [Duncan Ross](#)
To: [Peter Reaburn](#)
Cc: [Balaji Karnan](#); [Alastair Turnbull](#)
Subject: FW: 47 Golding Road and 50 Pukekohe East Road Model Review
Date: Thursday, 14 September 2023 12:47:04 pm
Attachments: [image002.png](#)
[image003.gif](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[Kohe 2 - Further Information Requests Healthy Waters .docx](#)
[RE 47 Golding Road and 50 Pukekohe East Road Model Review.msg](#)

Hi Peter – commentary for HW as follows:

| | | |
|-----|--|---|
| | Clause 23 Councils Further Request Arising from Applicant Responses (11/08/2023) | Applicant Responses to Further Requests (14/09/23) |
| SW1 | 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 | According to the site geotechnical investigation undertaken by Soil&Rock Consultants (dated March 2022), the soil comprises of a mix of tuff volcanic material as described in Group A (CN=39) and alluvial material as described in Group B (CN=61) in the vicinity. Hence, the permeable CN of 50 is used which is the average between the two soil groups found in the site. While a curve number of 98 was used for all impervious areas within the site. |
| SW7 | 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. | Areas used to construct ponds & riparian planting will be vested to Council / Healthy Waters. The remaining drainage reserve areas will be changed to “open space (no building development permitted)”. If agreed, then we will revise the Precinct Plan accordingly. |

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From: Peter Reaburn <PeterR@catobolam.co.nz>
Sent: Monday, August 21, 2023 12:50 PM
To: Duncan Ross <duncan@civix.co.nz>
Subject: RE: 47 Golding Road and 50 Pukekohe East Road Model Review

Hi Duncan,

Just a couple of things here from Healthy Waters.

RE SW7 we're going to have to work through how to address how, or even if, land is vested. What you have shown as drainage reserve of the precinct plan is being met with opposition. There may be other options, provided it is made very clear on the applicant's part that any vested "riparian" or "floodplain" land would be vested with Council at no cost to Council.

In the meantime it may be best to retitle the legend from drainage reserve to, say something like "open space (no building development permitted)".

Happy to discuss, but we're now almost at the stage we can continue with the Clause 25.

Best regards

Peter



Peter Reburn

Director - Planning

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