

Specialist Response

From: Ethan Fu, Senior Development Engineer

Date: 27.05.2021

Overall Summary:

It is understood the application is to proceed in five stages for the proposed 246 residential units across the site with three 100m² commercial spaces, a 100m² café and a 100m² community centre.

The geotechnical issue relating to earthwork has been reviewed by the Auckland Council under the consent BU60368786.

It is also noted an expert panel will review the application, and we are not allowed to charge time on the application review, therefore what I could provide engineering input is at high-level relating to the DE related matters as follows:

- The capacity of the existing and proposed stormwater network, if the existing SW network is undersized, the development generally shall be hydrology mitigated to pre-development level for 10yr ARI rainfall event as per E8 of AUP.
- The impervious area of the proposal is greater than 5000m² and over 20 lots in the brownfield large area, therefore, a stormwater management plan shall be prepared as per Schedule 4 – Regionwide Stormwater Network Discharge consent to allow Healthy Waters Team to review it.
- The wastewater and water supply capacity assessment shall be provided to allow Watercare Service Ltd's engineering review.
- Flooding Assessment Report shall be prepared as per E36 of AUP-OP incorporating the level of the proposed building to ensure the proposal vulnerable activities could have adequate freeboard, also to demonstrate the effect of overland flow path diversion, if any, would not be exacerbated without causing any damage to the downstream property of environment, in addition, the diverted overland flow path shall maintain the conveyance function of floodplains and overland flow path.

Advice:

- The proposed infrastructure and proposed lots shall be staged clearly to 5 stages in the drawings.
- If the infrastructure networks will be vested as public asset, the design should be fully compliant with the current CoP and monitored properly as per Auckland Council QAM under the engineering plan approval stage.
- Appropriate consent notices relating to matters of geotechnical and flooding would be needed.
- Conditions need to reference specific finalised versions of related reports and plans.
- If further detailed assessment is required of the provided flooding report then we welcome the request for this assessment.