

Your Comment on the Waihoehoe Precinct

All sections of this form with an asterisk (*) are mandatory.

1. Contact Details

Please ensure that you have authority to comment on the application on behalf of those named on this form.

Organisation name (if relevant)	
*First name	Paul
*Last name	Christensen
Postal address	[REDACTED]
*Home phone / Mobile phone	[REDACTED]
	*Work phone
*Email (a valid email address enables us to communicate efficiently with you)	[REDACTED]

2. *We will email you draft conditions of consent for your comment

<input checked="" type="checkbox"/> I can receive emails and my email address is correct	<input type="checkbox"/> I cannot receive emails and my postal address is correct
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3. Please provide your comments on this application

If you need more space, please attach additional pages. Please include your name, page numbers and the project name on the additional pages

Please see files sent with this document as a pdf (2 pages).

3/3/2023



Drury

Ref: Waihoehoe Precinct proposed consent

Our property is immediately north of the proposed development. We are bordered by streams on all sides – 3 in total – the Waihoehoe stream and two unnamed but large watercourses which flow into the Waihoehoe stream. The extent of any flooding we experience is determined by the volume of water flowing in the Waihoehoe. We will forcefully object to anything that may exacerbate this situation. We have already witnessed the impact of unconstrained development on the Drury Hills on the watercourses bordering our property and the total incompetence of the council in dealing with this. This proposal appears to be the same only on a much larger scale.

Lots of fine words and plenty of fees for consultants. Frankly no one other than the unemployed would have time to read such a huge volume of information in the time provided for feedback. Further, see it as Oysters job to convince me my concerns are not an issue. So you are welcome to set up a time for me for this to occur but dumping a pile of documents is not consultation, lets be clear on that.

Our issue is your thinking and the planning is confined to the development area and immediately adjoining property but the issues of water, traffic, development noise and dust are wider than this area. On the latter points I would appreciate data on the impact CTMP is going to have and advice on how it will be effectively enforced with penalties applied ... this is not the case in other developments under Auckland council.

Detailed analysis of flooding in the area has been undertaken and this is our primary concern. In this regard the documentation makes some fine statements but fails to convince. Specifically, it states “

- “A number of mitigation measures are proposed to accommodate existing overland flow paths that traverse the site and also provide for compensatory flood storage. This will ensure that there are no adverse flooding effects to properties up or downstream of the application site.”¹

My view this report, and others, focus only on the proposal area. They do not have a “downstream” element.

- “4.2 The Waihoehoe Precinct SMP sets out the stormwater management strategy as follows: ... • ... minimises or mitigates the adverse effects on water quality, freshwater systems, stream health, and ecological values of the receiving environment”

Frankly not interested in water quality ... it is volume that is the issue to land owners.

- • minimises or mitigates the adverse effects on water quality, freshwater systems, stream health, and ecological values of the receiving environment through the implementation of stormwater management devices; this includes tributaries of the Hingaia Stream and Slippery Creek. ...

Again ... missing the key issue

- •Protect key infrastructure, people and the environment from significant flooding events and not worsen downstream flooding”²

Great. As one of the “properties ... downstream” impacted by the development, I do not see this being delivered based on the information provided. There is no assessment of the impact on the two streams running through my property when in flood. This is exacerbated by the council floodplain information being wrong. You need to consider these watercourses and provide us with

¹ WAIHOEHOE PRECINCT PROJECT STATUTORY ANALYSIS AND ASSESSMENT OF ENVIRONMENTAL EFFECTS UNDER THE COVID-19 RECOVERY (FAST-TRACK CONSENTING) ACT 2020 December 2021 pp8

² Tonkin & Taylor Ltd The Waihoehoe Precinct - Stormwater Assessment Oyster Capital

assurance that the volume and pattern of water flowing through and into the Waihoehoe stream at the point my boundary intersects it will not be impacted by this development.

The fact is the developer can't accurately assess downstream impact because the unknown is firm decisions (as opposed to unfunded plans) for the development of this downstream area. Management of water will be central to all developments not just this one. As you will know water does not stop flowing at the property boundary. And this is the central problem with this whole proposal. It cherry picks the best land and leaves the problem of the flood plain. The development needs to own and fund the whole problem of water management not a small profitable sector. It is no different than roading and other infrastructure.

To be clear we have no issue with the development of this area, but we cannot support this micro development in isolation from a comprehensive plan for the Drury area. It needs to be deferred pending approval of a comprehensive plan for the whole area.

Kind regards

Paul Christiansen