

Maninder Kaur-Mehta (Manisha)

From: Jo Sunde <jo.sunde@woods.co.nz>
Sent: Wednesday, 27 November 2024 4:27 pm
To: Joy LaNauze
Cc: [REDACTED]
Subject: Heights Road Plan Change SMP - Revision per 22/11/24 meeting agreements

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Joy,

Further to the agreed outstanding items at our Friday 22/11 meeting, our 3 Waters team has updated the SMP based on subsequent discussions / information provided by Charlotte over the past few days. The revised SMP can be downloaded at this link:

[Click here](#)

Sakti has put together quick reference guide below to show where the further information has been provided in the updated SMP to address HW's outstanding points:

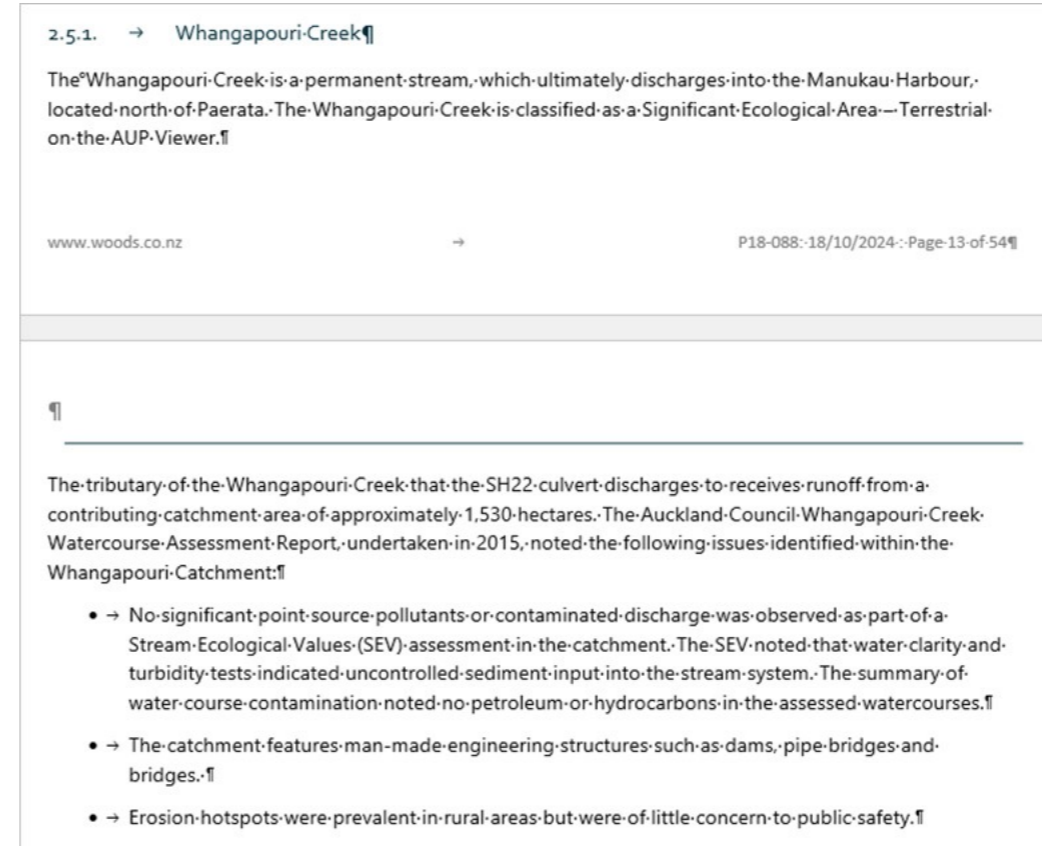
There is no information/assessment of the existing condition and needs (if any) of the immediate receiving environment (Whangapouri Creek). This information is needed to investigate whether there are known concerns which should guide the stormwater management approach on the site, in particular whether it is necessary to enforce the higher level of water quality requirements or whether the existing measures for water quality treatment are sufficient.

We request that you review the Whangapouri Creek Watercourse Assessment Report and Paerata Pukekohe Future Urban Zone Structure Plan Stormwater Management Plan and provide commentary in Section 2.5.1 on the current condition of the upper reaches of the Whangapouri Creek (as it is the immediate receiving environment). I have uploaded these for download here:

<https://transfer.tonkinandtaylorgroup.com/message/aaNXpFMKbgiXts5gRUI4xe>

Please note that the Watercourse Assessment Report provided is the draft version. I am tracking down the final version and will provide that to you when I have it.

Section 2.5.1 amended.



Confirming what is happening to the existing raingarden serving the trafficable areas for the BMC Engineering building as this is not shown in the Indicative Masterplan Suggest addition of text to Section 6.4: "If existing devices are removed as part of development (i.e. the raingarden which is not shown in the Masterplan), stormwater management for existing surfaces that are to remain will need to be provided for" or equivalent wording.

The raingardens have been shown on the Masterplan, as running south of the buildings along the northern boundary. Further, section 6.4 isn't the right place to be stating this. We have stated words to this effect in 7.2.1. Text highlighted in the following screenshot.

7.2.1. → Water-Quality¶

The SMP requires new buildings be constructed with inert roofing material and cladding material as a means of avoiding contaminants leaching into runoff.¶

The PPC proposes parking areas exceeding 30 vehicles. These areas are defined as 'high-contaminant-generating activities' under the Auckland Unitary Plan and will require water quality treatment per E9 of the Auckland Unitary Plan. The contaminants of concern for the proposed land use includes total suspended solids, heavy metals and temperature.¶

A matrix of the proprietary devices considered suitable to target the contaminants of concern is included in Appendix C of this report. It is anticipated that a centralised proprietary device(s) will address total suspended solids and heavy metals.¶

The plan change also proposes two centralised wetlands to provide water quality treatment. SMAF1 retention and detention and attenuation, which are discussed in subsequent sections. All surfaces are to be routed through the wetlands to meet the 100-year ARI attenuation requirements for the site.¶

If existing treatment devices are removed as part of development, stormwater management for existing high-contaminant-generating activities will need to be provided for.¶

Any trade activities on-site in the future will be mitigated separately as part of a trade waste management plan. This is outside the scope of this report.¶

Seeking clarification around the text in Section 7.2.2 of the SMP and the flow chart in Figure 14 as this is somewhat misaligned, so it is unclear how water quality and retention and detention will be provided.

Clarification needed for stormwater management of developed or redeveloped surfaces. Pranil clarified this is either:

- 1) treated in a centralised proprietary treatment device with hydrological mitigation in a downstream stormwater management device OR
- 2) the centralised wetland is sized to provide treatment and hydrological mitigation for these surfaces.

All surfaces are routed through the wetland to provide the proposed attenuation requirements.

Could you please provide this clarify in Section 7.2.1 and the flow diagram on Figure 14.

Figure 14 updated.

7.2.3. → Stormwater Management Summary

Figure 14 provides a schematic of the overall proposed stormwater management strategy for the PPC. The schematic shows all options presented in the SMP and highlights the recommended strategy.

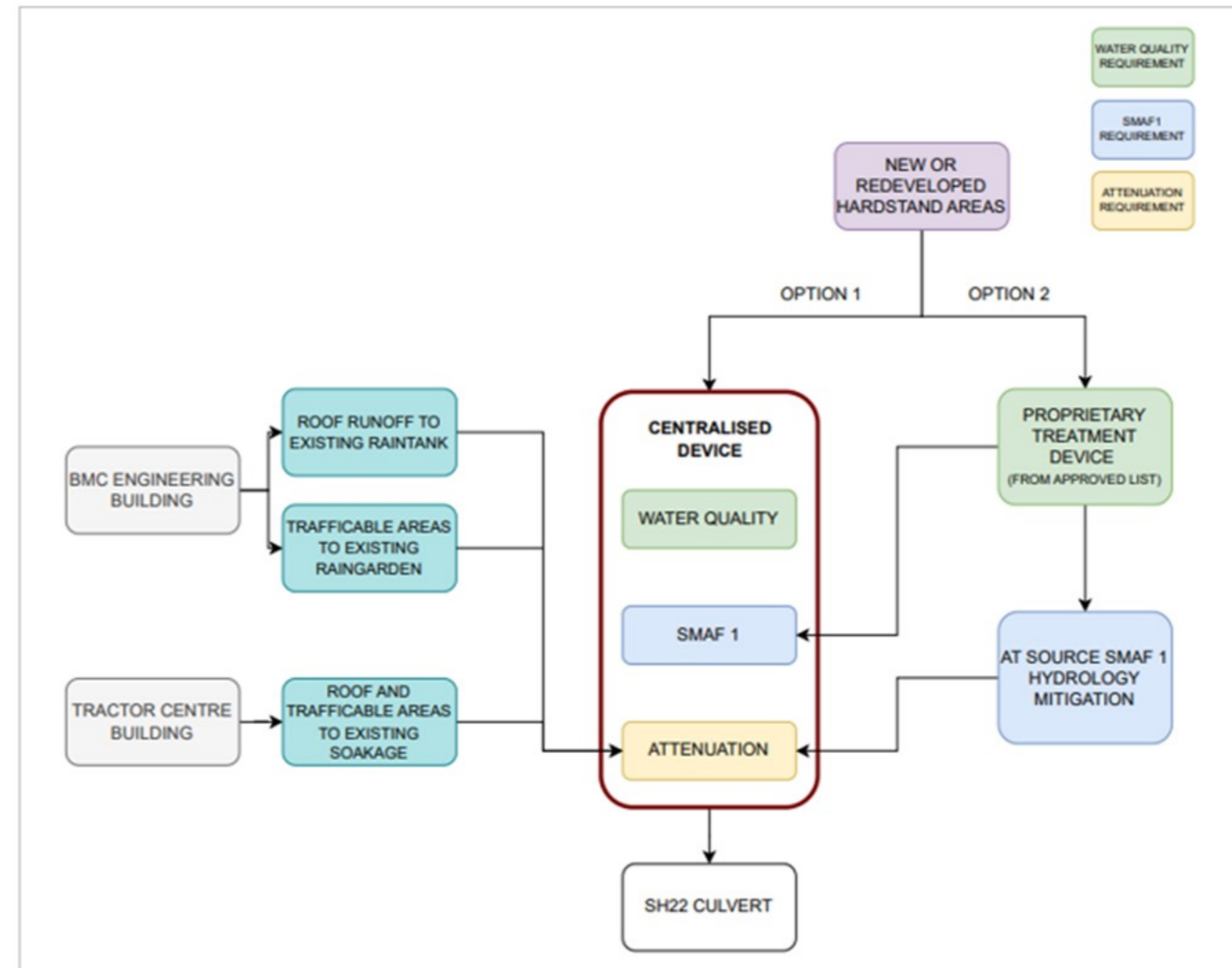


Figure 14: Overall-proposed-stormwater-management-strategy

To summarise the above, we have now addressed all points raised and agreed as outstanding at Friday’s meeting. We trust that the final completion of the HW memo can be undertaken as a priority and in good faith so that the plan change can be included on the December 10th committee agenda for a notification decision.

Kind regards,
Jo



Jo Sunde | BPlan (Hons)

Senior Associate Planner
Planning & Urban Design

+64 29 412 5420

Warkworth | Auckland | Hamilton | Tauranga | Napier |

This email is confidential. If you are not the intended recipient, notify the sender and/or Woods immediately. Woods (Wood and Partners Consultants Ltd) accepts no liability for the content of this email, or for the consequences of any actions taken on the basis of the information provided unless that information is subsequently confirmed by a duly signed letter.