

Decision on an application for a resource consent under the Resource Management Act 1991



Restricted discretionary activity

Application Number: LUC60387629

Applicant's Name: Watercare Services Limited

Site Address: 10 Camden Road, 98 Haverstock Road and 118 Mt Albert Road, Sandringham

Legal Description: Lot 1 DP 557367 Lot 3 DP 334046, Lots 1 and 2 DP 51530, Sections 1, 2 and 3 Survey Office Plan 528085, Section 1 Survey Office Plan 69377

Proposal:

The installation of an overflow chamber and manhole and connecting pipework located within a 1% annual exceedance probability flood plain and overland flow path

The resource consent is:

Land use consent (s9) – LUC60387629

Auckland Unitary Plan (Operative in Part)

District

Natural Hazards and Flooding

- The installation of an overflow chamber and manhole and connecting pipework on land that is located within a 1% annual exceedance probability floodplain and an overland flow path, is a **restricted discretionary activity** under Rule E36.4.1(A56).

I have read the application, supporting documents and the report and recommendations on the consent application. I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104 and 104C, the application is **GRANTED.**

1. Reasons

The reasons for this decision are:

1. The application is for restricted discretionary activity resource consent, as such under s104C only those matters over which council has restricted its discretion have been considered. Those matters are:

E36.8.1.(18) – Flood Plain and Overland Flow Path

- a. The functional and / or operational need to locate within the hazard area; and
- b. The risk of adverse effects to other people, property and the environment, including with respect to: public health and safety; impacts on landscape values and public access; management or regulation of other people required to mitigate natural hazard risks; storage or use of hazardous substances; and exacerbation of existing or creation of new natural hazard risks.

In addition, conditions have only been included in relation to those matters.

2. In accordance with an assessment under s104(1)(a) and (ab) of the RMA, the actual and potential effects from the proposal will be of an acceptable nature and scale in this environment with any adverse effects being less than minor. This is because any adverse effects in terms of flooding will be mitigated by:
 - a. The location and design of the proposed works, with their underground location and the modification works proposed to an existing swale ensuring that the functionality of the subject flood plain and overland flow path will be maintained.
 - b. The positive effects in respect of the upgrade of existing stormwater and wastewater infrastructure and reducing overflow events, thereby improving water quality with respect to the subject receiving environment, being Meola Creek.
 - c. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment and / or within the relevant matters of discretion.
3. In accordance with an assessment under s104(1)(b) of the RMA, the proposal is consistent with the relevant objectives, policies and assessment criteria within Chapter E36 'Natural Hazards and Flooding' of the Auckland Unitary Plan (Operative in Part) for the following reasons:
 - a. The overflow chamber and manhole and connecting pipework are required to allow for overflows to discharge into an existing pipeline. As this pipeline is currently located with a flood plain and overland flow path, there is both an operational and functional need for the works to be located within these hazard areas, with no practicable alternative option available to achieve the same outcome.
 - b. The overflow chamber will be located underground, with the access lid being flush with ground-level. While the manhole lid will project up to 250mm above the invert

level of the swale within which it will be located, earthworks are proposed to ensure that the area around it is increased, thereby ensuring the overall capacity of the swale, and its ability to convey floodwaters, will not be diminished. These factors ensure that existing adverse flooding effects will not be exacerbated, as flood plain storage will not be decreased and floodwaters within it and the associated overland flow path will not be diverted into areas that are currently unaffected by it. In other words, increased levels of environmental flood risk will not result.

- c. The proposed works will assist with conveying existing flood waters and will not result in increased levels of downstream flooding, with there being no change in flood levels at the Meola Creek discharge point.
 - d. The nature of the works, in that they are proposed on privately owned land with no identified natural characteristics of importance and will not involve the alteration or removal or protected vegetation, ensures that adverse effects on landscape values and public access will not result.
 - e. The proposed works will not involve the storage or use of hazardous substances.
- 4. In accordance with an assessment under s104(1)(c) there are no other matters that are considered relevant.
 - 5. In the context of this restricted discretionary activity application where the objectives and policies in the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. As they also provide a clear framework for assessing all relevant potential effects, there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.
 - 6. Overall, the proposal is considered to result in acceptable actual and potential effects, and is consistent with the relevant objectives and policies of the Plan and Part 2 of the Act.

2. Conditions

Under section 108 of the RMA, this consent is subject to the following conditions:

Application Documents

- 1. The consented development shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the Council as consent number LUC60387629:
 - a. Application form and Assessment of Environmental Effects, prepared by Tonkin and Taylor Limited, Job Number 1015172.1800, Version 1.0, dated September 2021.
 - b. Further information response letter, prepared by Watercare Services Limited, dated 4 November 2021.

- c. Flood Risk Management Assessment Memorandum, prepared by Tess Gillham, Reference: JNZ-WSL-CIP-TM -0000070 Rev2, dated 17 September 2021.
- d. Plans as detailed below:

Drawing No.	Title	Prepared by	Dated
2011808.003, Issue C	Haverstock Rd – Central Interceptor (DSCIN) 00 Site General Proposed Site Layout	Watercare Services Limited	13 November 2020
2011808.012, Issue B	Haverstock Rd – CI Branch Sewer 6 (DSC06) 85 Overflow MH-01 Overflow Chamber – Plans and Sections	Watercare Services Limited	13 November 2020
2011808.011, Issue C	Haverstock Rd – CI Branch Sewer 6 (DSC06) 85 Overflow MH-02 Stormwater Manhole – Plans and Sections	Watercare Services Limited	13 November 2020

Consent Lapse

2. Under section 125 of the RMA, these consents shall lapse seven years after the date they are granted unless:
 - a. The consent is given effect to; or
 - b. The Council extends the period after which the consent lapses.

Monitoring Fee

3. The consent holder shall pay the Council an initial consent compliance monitoring charge of \$342 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Advice Note:

The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.

3. Advice notes

1. Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.

2. *For the purpose of compliance with conditions of consent, "the Council" refers to the council monitoring inspector unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
3. *Manhole lids may require waterproofing to minimise surface water ingress into the network.*
4. *For more information on the resource consent process with Auckland Council see the council's website www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.*
5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
6. *If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to sections 357A or 357B of the RMA. Any objection must be made in writing to Council within 15 working days of notification of the decision.*

Delegated decision maker:

Name: Colin Hopkins

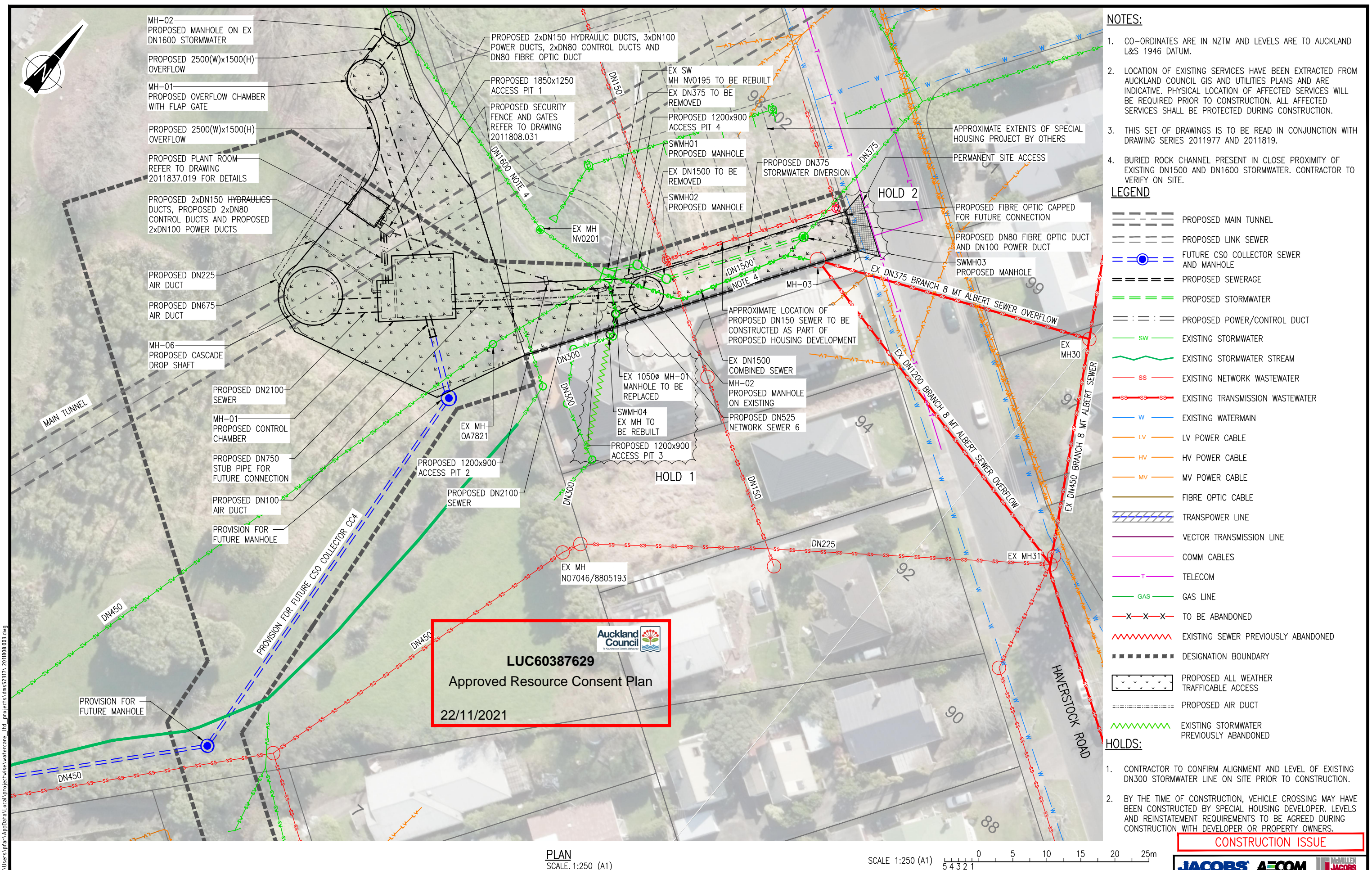
Title: Principal Project Lead
Premium Resource Consents

Signed:



22 November 2021

Date:



- NOTES:**
- CO-ORDINATES ARE IN NZTM AND LEVELS ARE TO AUCKLAND L&S 1946 DATUM.
 - LOCATION OF EXISTING SERVICES HAVE BEEN EXTRACTED FROM AUCKLAND COUNCIL GIS AND UTILITIES PLANS AND ARE INDICATIVE. PHYSICAL LOCATION OF AFFECTED SERVICES WILL BE REQUIRED PRIOR TO CONSTRUCTION. ALL AFFECTED SERVICES SHALL BE PROTECTED DURING CONSTRUCTION.
 - THIS SET OF DRAWINGS IS TO BE READ IN CONJUNCTION WITH DRAWING SERIES 2011977 AND 2011819.
 - BURIED ROCK CHANNEL PRESENT IN CLOSE PROXIMITY OF EXISTING DN1500 AND DN1600 STORMWATER. CONTRACTOR TO VERIFY ON SITE.

- LEGEND**
- PROPOSED MAIN TUNNEL
 - PROPOSED LINK SEWER
 - FUTURE CSO COLLECTOR SEWER AND MANHOLE
 - PROPOSED SEWERAGE
 - PROPOSED STORMWATER
 - PROPOSED POWER/CONTROL DUCT
 - EXISTING STORMWATER
 - EXISTING STORMWATER STREAM
 - EXISTING NETWORK WASTEWATER
 - EXISTING TRANSMISSION WASTEWATER
 - EXISTING WATERMAIN
 - LV POWER CABLE
 - HV POWER CABLE
 - MV POWER CABLE
 - FIBRE OPTIC CABLE
 - TRANSPOWER LINE
 - VECTOR TRANSMISSION LINE
 - COMM CABLES
 - TELECOM
 - GAS LINE
 - TO BE ABANDONED
 - EXISTING SEWER PREVIOUSLY ABANDONED
 - DESIGNATION BOUNDARY
 - PROPOSED ALL WEATHER TRAFFICABLE ACCESS
 - PROPOSED AIR DUCT
 - EXISTING STORMWATER PREVIOUSLY ABANDONED

- HOLDS:**
- CONTRACTOR TO CONFIRM ALIGNMENT AND LEVEL OF EXISTING DN300 STORMWATER LINE ON SITE PRIOR TO CONSTRUCTION.
 - BY THE TIME OF CONSTRUCTION, VEHICLE CROSSING MAY HAVE BEEN CONSTRUCTED BY SPECIAL HOUSING DEVELOPER. LEVELS AND REINSTATEMENT REQUIREMENTS TO BE AGREED DURING CONSTRUCTION WITH DEVELOPER OR PROPERTY OWNERS.


LUC60387629
Approved Resource Consent Plan
22/11/2021

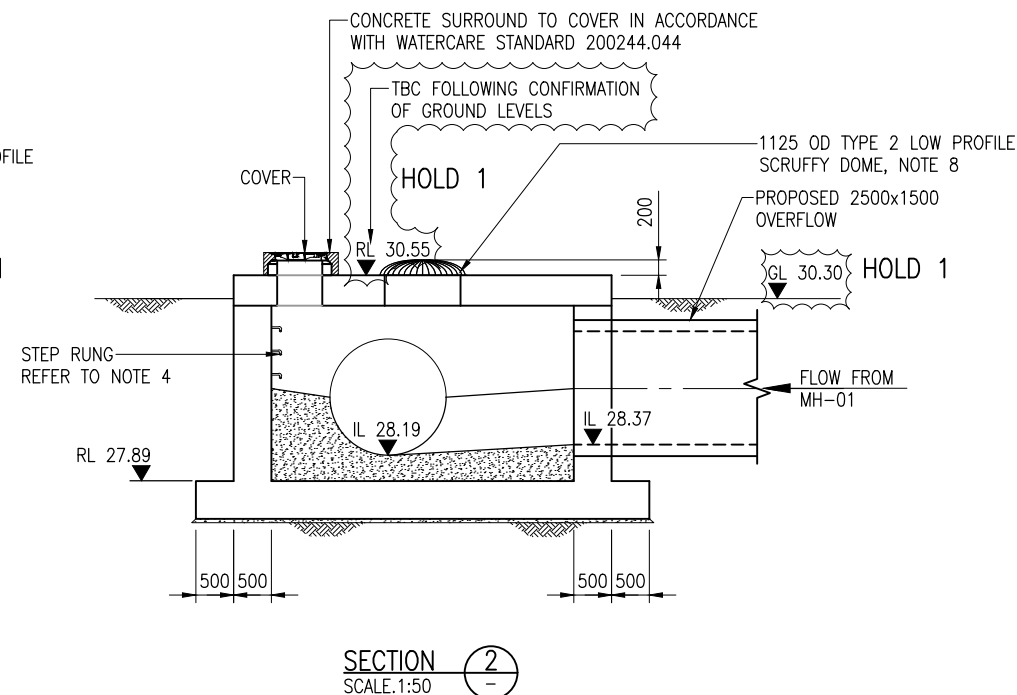
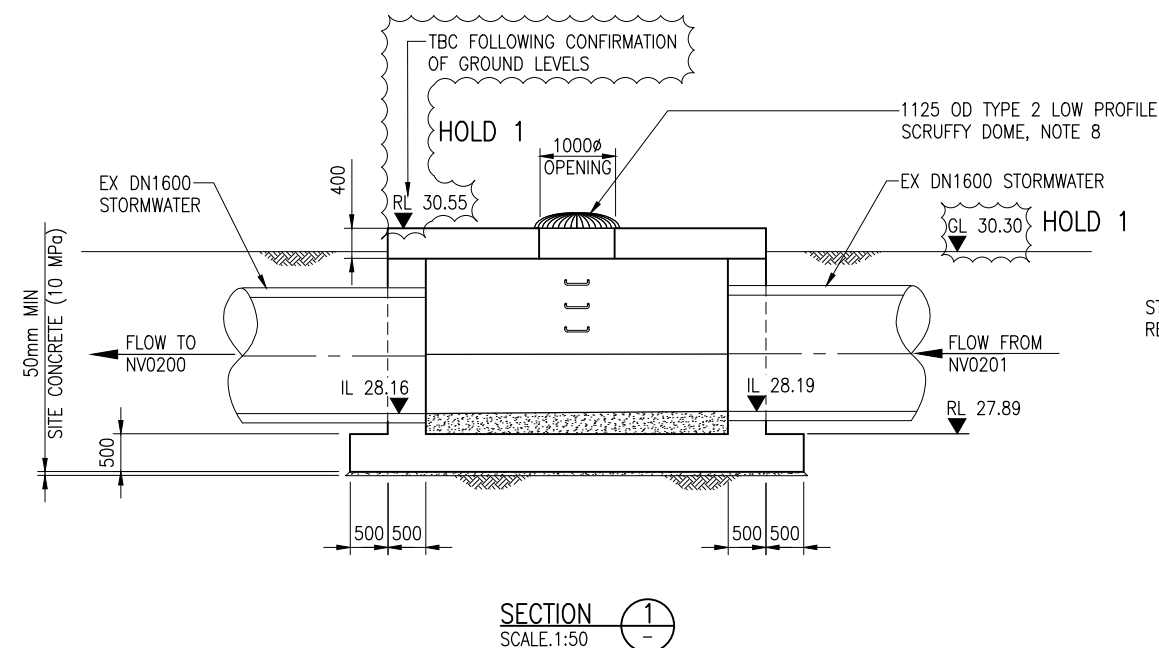
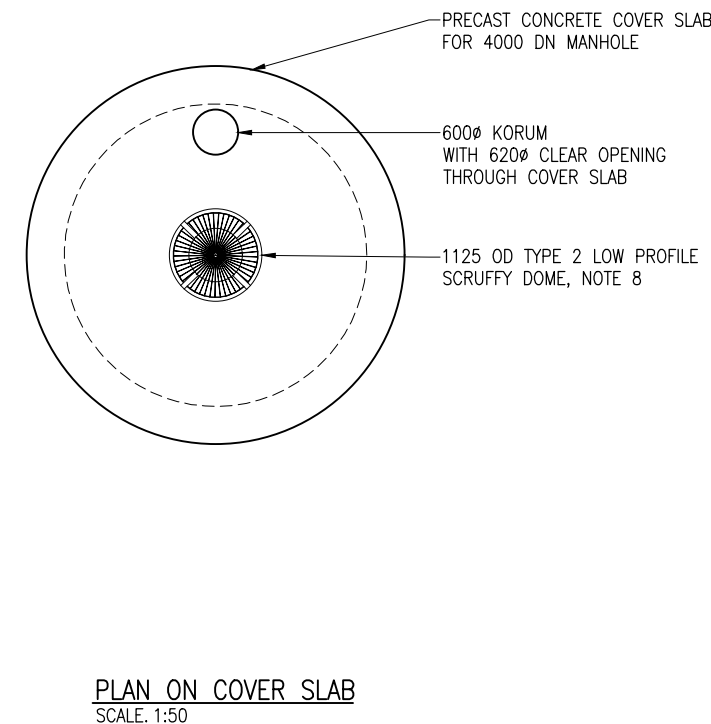
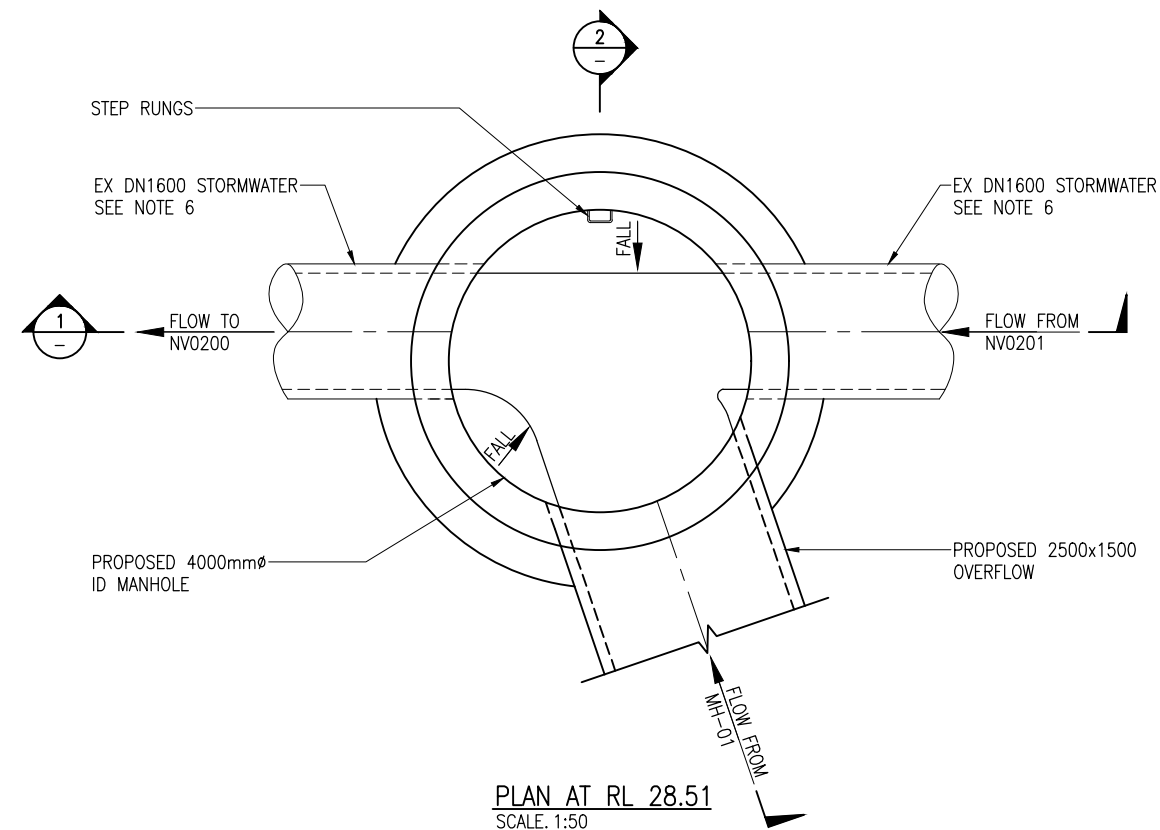
PLAN
SCALE: 1:250 (A1)

SCALE 1:250 (A1) 0 5 10 15 20 25m

CONSTRUCTION ISSUE

JACOBS AECOM

										DESIGNED		CW	12.15	OPERATIONS	 Watercare <small>COPYRIGHT - This drawing, the design concept, remain the exclusive property of Watercare Services Limited and may not be used without approval. Copyright reserved.</small>	HAVERSTOCK RD – CENTRAL INTERCEPTOR (DSCIN) 00 SITE GENERAL PROPOSED SITE LAYOUT				CAD FILE 2011808.003		DATE 13.11.20	
										DES. CHECKED		DJK	12.15							ORIGINAL SCALE A1 AS SHOWN		CONTRACT No. 6661	
										DRAWN		AP	04.15							REF. No. CI-CIVIL		ISSUE	
C	13.11.20	IFC – ASSET TAG NUMBERS UPDATED			WIS	CW	DWG. CHECKED		CW	12.15	INFRASTRUCTURE					DWG. No. 2011808.003		C					
B	18.06.20	REVISED CONSTRUCTION ISSUE			WIS	CW	PROJECT LEADER		NK	08.17													
A	25.10.19	CONSTRUCTION ISSUE			KB	EB	INFRASTR'R APP'D		SG	08.17													
ISSUE	DATE	AMENDMENT			BY	APPD.				BY	DATE												



NOTES:

1. ALL LEVELS ARE IN METRES AND DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED.
2. CONCRETE COVER SLAB ON MANHOLES AND CHAMBERS SHALL BE HN-HO-72 RATED.
3. BENCHING FALL SHALL BE 1:10 AS PER AUCKLAND COUNCIL STORMWATER CODE OF PRACTICE DRAWING SW05.
4. REFER TO AUCKLAND COUNCIL STORMWATER CODE OF PRACTICE DRAWING SW05 AND SW09 FOR GENERAL STORMWATER MANHOLE DETAILS.
5. REFER TO AUCKLAND COUNCIL STORMWATER CODE OF PRACTICE DRAWING SW05 FOR PIPE CONNECTION DETAILS.
6. TEMPORARY DIVERSION OF FLOWS TO BE CONSISTENT WITH SPECIFICATIONS.
7. ORDINARY BACKFILL MATERIAL IN ACCORDANCE WITH CLAUSE C2.16 OF CIVIL CONSTRUCTION STANDARD SPECIFICATION. BACKFILLING TO BE CARRIED OUT IN ACCORDANCE WITH CLAUSE C2.14 AND C2.15.
8. TYPE 2 SCRUFFY DOME SHALL BE AS PER AUCKLAND COUNCIL STORMWATER CODE OF PRACTICE DRAWING SW21 REV 2. SCRUFFY DOME TO BE SUPPLIED COMPLETE WITH DOME FIXING BRACKETS AND GALVANISED/STAINLESS STEEL BOLTS SECURED TO INTERNAL FACE OF ROOF SLAB OPENING

HOLDS:


1. GROUND LEVEL AND ROOF COVER LEVEL TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.

SCALE 1:50 (A1) 0 1000 2000 3000 4000 5000mm

CONSTRUCTION ISSUE

JACOBS AECOM

Plot Date: Nov 12, 2020 - 7:05pm C:\Users\plan\AppData\Local\Projectwise\watercare Ltd\projects\ms2371\201808.011.dwg

					DESIGNED	CW	06.16	OPERATIONS	 Watercare <small>COPYRIGHT – This drawing, the design concept, remain the exclusive property of Watercare Services Limited and may not be used without approval. Copyright reserved.</small>	HAVERSTOCK RD – CI BRANCH SEWER 6 (DSC06) 85 OVERFLOW MH-02 STORMWATER MANHOLE – PLANS AND SECTIONS	CAD FILE 2011808.011		DATE 13.11.20	
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					DRAWN	RLH	06.16				AS SHOWN		6661	
					DWG. CHECKED	CW	06.16				REF. No.		CI-CIVIL	
					PROJECT LEADER	NK	08.17	INFRASTRUCTURE			DWG. No.		2011808.011	
					INFRASTR APP'D	SG	08.17				C			
Plot Date: Nov 12, 2020 - 7:05 PM	C	13.11.20	IFC – ASSET TAG NUMBERS UPDATED		WIS	CW								
	ISSUE	DATE	AMENDMENT		BY	APPD.		BY	DATE					