

## **Further comment by the Orakei Local Board pursuant to section 15(2) Local Government Auckland Council Act 2009 relating to 1-3 Purewa Road, Meadowbank**

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### **Proposal**

McConnell Developments Limited (the “applicant”) seeks resource consent to establish a new 24-unit residential apartment building, comprising a combination of 1, 2, and 3 bedroom dwellings, with 31 carparks (contained entirely within a basement level). All existing structures within the subject site will be demolished.

### **Background**

The Board is cognisant that there a restricted discretionary activity which evaluated cumulatively result in a development which has more than minor effects – in totality. Refer OLB feedback during notification decision process - January 2019.

As a result of the Board’s strong advocacy regarding persons affected, this application was limited notified. The Board is aware that many concerned owners in Purewa Road and nearby streets have not been included in the limited notification.

We had concern about the impact of this application particularly as regards to:

- its interface as a ‘gateway’ site with the surrounding natural environment and recreational amenity in this Orakei Basin arena; and
- the road corridor tensions it creates given the scale of car parking and basement to street activity when there are significant existing shared pathway developments directly in front of the site, and greater proposed shared pathway activity from incremental completion of the Glen Innes to Tamaki Drive shared pathway project; and
- the adverse stormwater and wastewater effects to the Orakei Basin and waterway catchment through to Hobson Bay and the gulf.

### **Section 15 preference**

Pursuant to section 15(2) Local Government Auckland Council Act 2009 the Board’s preference is that the application not be granted unless the Applicant can avoid, rather than merely mitigate, negative stormwater and wastewater effects.

We have seen clear conflicting information relating to management of stormwater and wastewater effects during the notification assessment procedure, and in the Board’s view it is preferable to take a precautionary approach in these circumstances.

### **More than minor adverse wastewater and stormwater effects**

1. All wastewater pipe flow calculations we have seen appear to ignore the stormwater entering the wastewater system via what, we understand, are around 50 odd legitimate combined house connections to the network, acknowledged by both Watercare and Healthy Water. See below.

2. The maximum wet weather flows through the 300mm wastewater pipe referenced in the **memo dated 11 July 2019** from Kuanjin Lee – Regulatory Engineering – Central Auckland Council Operations Division to the processing planner Andrew Wilkinson - are up to 90 litres per second rather than the 13.87 lps stated in the planner report. (copy memo attached).

The Board notes in the summary and recommended conditions of the memo dated 11 July 2019 – under section 2 Stormwater – 3<sup>rd</sup> paragraph it states:

*“... based on a phone call conversation with Ryan Pitkehey of Civil Plan – the existing soakage device is in poor condition...”*

The Board has not seen expressed re-design plans where the soakage mechanism will be improved or rebuilt to accommodate the additional development infrastructure.

The second to last paragraph in this memo also states Healthy Waters have reviewed the revised documentation and reconfirmed support of the proposal *in principle* – only.

If Healthy Waters were convinced of the redesign plan documentation – a stronger committed assurance would have been put forward. The Board therefore has no confidence about this principled support from Healthy Waters.

3. On page 6 of the memo, under Watercare Services heading – 2<sup>nd</sup> para – it states:

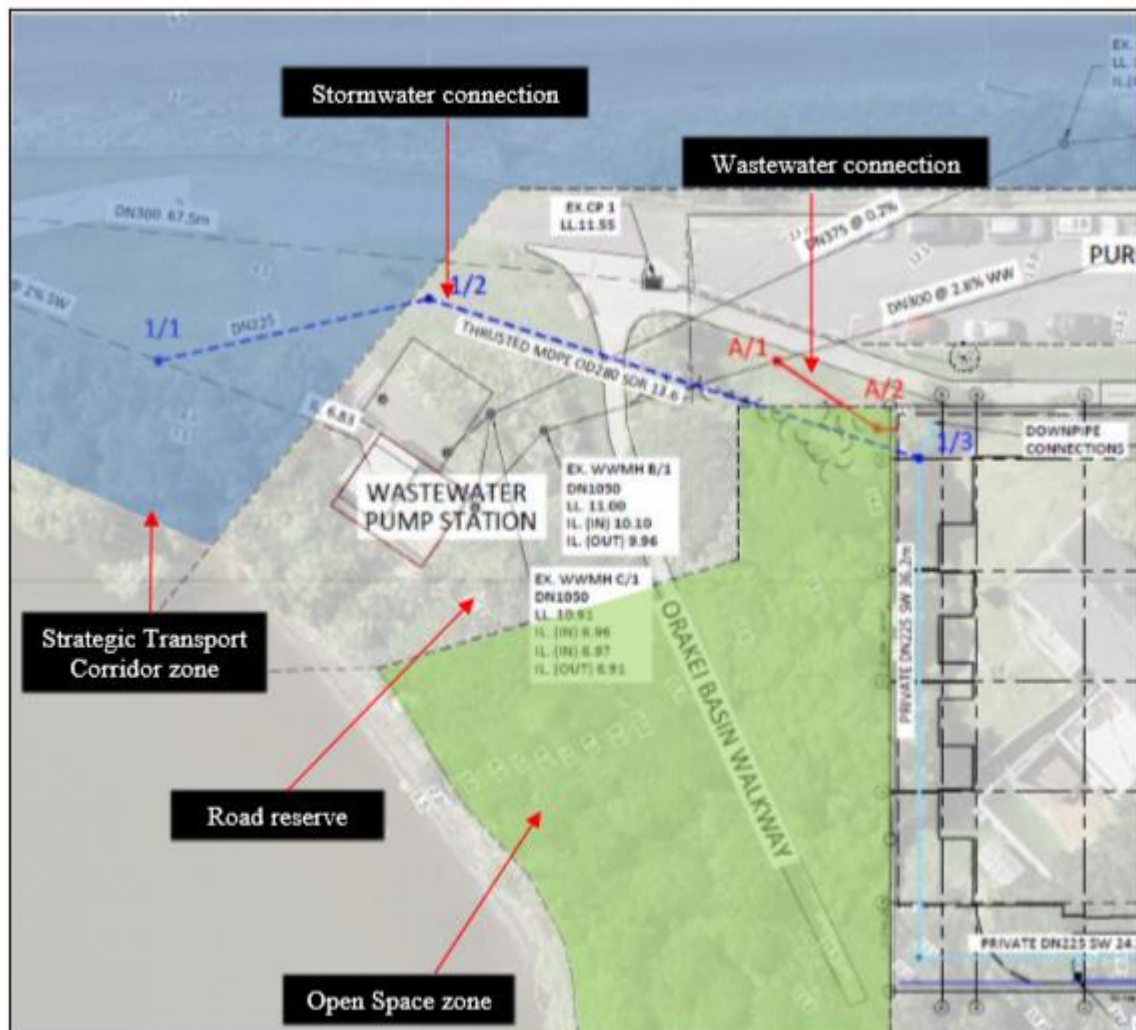
*“...Watercare has confirmed that there are no network overflows from the Purewa Road Waste water pump station. The network overflows are located within the upstream catchment....”*

Herein lies a broader concern for our community, and therefore our preference to see this application not granted: What has caused the upstream catchment overflows, are they resolved, and what is the probability that it can and will occur with increased infrastructure stress on the pump station from this development, and cumulatively further similar developments that follow this one?

4. On page 9 of the memo – there is still considerable, and we say unacceptable, doubt on the impact of the development with a condition statement outlining:

*“... Prior to any commencement of any works onsite, a condition survey (CCTV) of potentially affected Water, Stormwater and Wastewater services shall undertake in consultation with the relevant service provider....”*

OLB are convinced that Healthy Waters and Watercare by stating this condition have clearly not understood the full impact on the area nor the environment, and this proposal should not therefore be granted in these circumstances.



**Figure 5:** Proposed wastewater and stormwater network connections (Source: Engineering Report, Civilplan Consultants)

4. This area consistently produces a strong odour due to excess stormwater and waste flows. We understand the pump station can only discharge between 130-140lps which we also understand is currently handled incorrectly by utilising the emergency overflow tanks at the pump station, and this is a probable cause of the “stink issue” that has long existed. Accordingly, we think this application, if granted, will clearly generate more adverse odour and discharge effects.

5. The Board notes members of the nearby local community indicated there could be 50 odd legally established stormwater connections that feed to the wastewater network in the catchment. Council and Watercare personnel mentioned in Ms Lee’s memo are now fully aware of the existence of the legitimate private stormwater connections to the Purewa wastewater network also.

6. A rough rule of thumb calculation is; a small 100m<sup>2</sup> house roof area requires the same flow capacity as 4 households of wastewater. So, if the 50 houses with stormwater connections and around 200 with sewage connections to the wastewater network, then close to 80% of the overall capacity of the network needs to be kept in reserve for when we get heavy rain. Otherwise part of the combined sewage and rainfall ends up in the surrounding streams and Basin waterways.

7. We believe the increase in sewage concentrations with the proposed new connections will greatly increase sewage concentrations already evident in any overflow to the Basin. It is logical, as it is foreseeable, that unless strong avoidance measures, not mere mitigation works, are put in place by the applicant, the negative effects on water quality in the Basin will be more than minor; in fact, they will be detrimental to the health of the waters which the Council is actively investing in as part of the Orakei Basin Management Plan.

8. The Orakei Basin is a significant environmental asset for marine recreation and biodiversity. We also acknowledge and support the cultural importance of healthy waters to our local iwi. Our preference is that this application should not be granted where it is so foreseeable that the effects on water quality will be more than minor and detrimental.

9. The Board does not support recommending placing a substantial amount of new stormwater runoff from the development into a pipe designed as an emergency overflow pipe for the sewage pump station. If this pipe is utilised for stormwater, and a pump station failure is most likely when we get heavy rain because this is when it is working hardest, then the potential adverse effects are considerably more than minor.

10. The Board understands there is no calculation that properly considers the road runoff + New Stormwater from 1-3 Purewa + 160lps agreed requirement from the pump station. But given the pump station is just above the Orakei Basin water level and the overflow outlet is well above the high tide level of the Pourewa stream, we are concerned the pipe may not have the fall and diameter large enough to cope with the additional effects generated by this application.

**Troy Churton, Colin Davis and David Wong**

Orakei Local Board

8 October 2019