

## 1.0 APPLICATION DESCRIPTION

### Application and property details

Fast-Track project name:	The Point Mission Bay
Fast-Track application number:	FTAA-2511-1133
Council application numbers:	BUN60459442 (LUC60459443, WAT60459444)

## 2.0 Technical Specialist Memo – Earthworks & Erosion and Sediment Control

To: 
 Angelika Vaze – Lead Planner  
 Warwick Pascoe – Principal Project Lead

From: 
 Arsini Hanna Senior Specialist – Stormwater Wastewater & Industrial and Trade Activities - Department of Planning & Resource Consents

Qualifications & Relevant Experience: 

I hold a PhD degree, in Inorganic Chemistry (with Honours), from Birmingham University, United Kingdom (1980), and have over 40 years of experience in the field of stormwater and industrial assessment - consent processing and environmental compliance monitoring and management system, environmental effects assessment and implementing training programs to raise environmental awareness of officials.

I am a warranted officer pursuant to s38 of the Resource Management Act.

I have prepared expert evidence and technical assessments for resource consent applications, plan changes, and have appeared as an expert witness before consent authorities and the Environment Court on multiple occasions.

Preparation in Accordance with the Code of Conduct: 

I confirm that I have read the Environment Court Practice Note 2023 – Code of Conduct for Expert Witnesses and have complied with it in the preparation of this memorandum. I also agree to follow the Code when participating in any subsequent processes, such as expert conferencing directed by the Panel. I confirm that the opinions I have expressed are within my area of expertise and are my own, except where I have stated that I am relying on the work or evidence of others, which I have specified.

Signature:



Date:

04/03/2026

### 3.0 Executive Summary

Consent is being sought for a proposed retirement village 'The Point'.

The proposed development consists of circa 260 new units across five new buildings with associated communal amenities. The development also includes the formation of new internal accessways, carparks and footpaths to service the development.

The applicant is proposing to establish basement and at-grade (uncovered) car parking spaces, providing a total of approximately 274 on-site car parking spaces, including at-grade visitor car parks.

As well the use of new (and existing) vehicle crossings from Aotea Street, Rukutai Street, Te Arawa Street and Kupe Street, linked via internal at-grade accessways.

The site is located within a network consented area (Auckland Council's Regionwide Stormwater Network Discharge Consent (NDC) #DIS60069613).

Auckland Council's Regionwide Stormwater Network Discharge Consent (NDC) classifies the proposed development as 'Brownfields Large' due to the newly developed impervious coverage area being greater than 5,000m<sup>2</sup>.

There are three existing public stormwater networks within the vicinity of the development.

The applicant is proposing to discharge the stormwater runoff from the site total impervious area into the public system.

To manage the potential effects of the stormwater, the applicant has provided an infrastructure report that proposes stormwater quantity and quality management and mitigation measures in accordance with the Auckland Council guideline document GD01.

### 4.0 Documents Reviewed

The following documents have been reviewed in preparing this memorandum:

- Substantive Application for The Point Mission Bay to Construct and Operate a Comprehensive Retirement Village (Integrated Residential Development) on the Site at 217 Kupe Street, 106 Rukutai Street, 95 Aotea Street, Rukutai Recreation Reserve, and Aotea Street Recreation Reserve, Orakei, Auckland. (AEE)
- Infrastructure Report, The Point Retirement Village Mission Bay. (AEE - Attachments 7A - 7D)

- Proposed Conditions of Consent. (AEE - Attachment 23)
- Rule Compliance Assessment. (AEE - Attachment 31)

## 5.0 Reasons for Consent

### *E8. Stormwater – Discharge and diversion*

As the proposed development will discharge to the public stormwater network this will not trigger a stormwater diversion and discharge consent under Chapter E8, and it will be considered as a **Permitted Activity** under rule E8.4.1(A1) for the diversion of stormwater to an authorised stormwater network **subject to compliance** with the relevant permitted Standards E8.6.1 under Auckland Unitary Plan Operative in Parts AUP (O-P) and relevant requirements for large brownfield developments.

Approval under this consent will be assessed by the Auckland Council Development Engineer and Healthy Waters Department.

### *E9 – High contaminant generating activities (Stormwater management – quality)*

As more than 30 uncovered car parking spaces on ground level are proposed this is considered a high contaminant generating carpark (HCGC) by definition under Appendix J of the AUP(O-P).

The development of a new or redevelopment of an existing high contaminant generating car park greater than 1,000m<sup>2</sup> and up to 5,000m<sup>2</sup> is **Permitted Activity** under rule E9.4.1(A4) for the diversion of stormwater to an authorised stormwater network.

### *Stormwater management area – Flow 1 and Flow 2*

The site is not subject to a SMAF overlay area, therefore, assessment of the application under this chapter is not applicable.

### *NES-FW*

I understand that where the stormwater diversion and discharge is authorised under the Region Wide Network Discharge Consent (RWNDC), an additional consent would not be required under the NES-F as the existing discharge permits prevail over a national environmental standard under s43B(6) of the RMA

- The RWNDC authorises the diversion and discharge of stormwater from the current *and future* public stormwater network and although it does not identify specific future discharge locations of the public network it has specific processes in place for the assessment of future discharges to ensure those still meet the authorised outcomes.
- Further, as outlined above, the NES-F does not prevail over existing discharge consents, so any activity which is already authorised can continue to occur even if there is now an additional trigger for consent.

- In future when the RWNDC is amended or updated through the review process that applies to it, it will need to include assessment requirements relating to the NES-F.
- The RWNDC only authorises the diversion and discharge of stormwater from the public network. Any other activities in relation to physical works such as earthworks in or near a wetland or stream are not authorised by the NDC so triggers in both the AUP and NES-F will still apply.

## 6.0 Specialist Assessment

### 6.1 - Site Description & Existing Environment

Sections 10.5 – 10.24 of the applicant’s AEE contains a description of the site and its surrounding area. I have accepted and adopted these descriptions when completing my assessment below.

### 6.2 - Assessment of Effects on the Environment – Stormwater (Chapter E9)

The applicant is proposing to mitigate potential water quality issues associated with roof runoff through source control measures in the form of inert roofing materials. By utilizing inert building materials, the potential for contamination is significantly reduced.

It is considered stormwater quality treatment for the roof areas is not required as these areas do not contribute to a significant level of contaminants.

The impervious area associated with the stormwater runoff from the uncovered car parking spaces and maneuvering areas, will be piped and discharged to the public stormwater network via stormwater treatment devices (specifically Stormwater 360Stormfilters) for water quality treatment.

While GD01 (the Council’s Water Sensitive Design Guideline) excludes this device it has been authorized by the Healthy the Waters Department to provide 75% Total Suspended Solids (TSS) (contaminant removal) in accordance with the previous Auckland Council ‘Technical Publication 10 Stormwater Management Devices: Design Guidelines Manual 2003’ (TP10) (predecessor to GD01) and the Council’s Proprietary Device Evaluation Protocol (PDEP) on a long-term average basis. As such, it is considered an appropriate water quality treatment device for the purpose of treating the uncovered vehicle movement areas of the site.

Proprietary filtration devices require peak flow diversion to ensure that the device provides ‘offline’ stormwater quality treatment to reduce the potential for resuspension. The applicant has not provided a clear stormwater management plan.

The specific device sizing calculations for the proposed devices has not been submitted at this stage and will be required.

An adopted stormwater management plan (SMP) and design covering catchment, water quality and quantity will be required.

*Operation and maintenance & Long-term ownership of proposed devices*

Ongoing maintenance of the proposed devices is crucial to ensuring that the effects continue to be mitigated. It is anticipated that the devices will stay in the ownership of the consent holder who will be responsible for the long-term operation and maintenance of the stormwater management system.

An Operation and Maintenance Plan for the proposed devices has not been submitted and will be required

The Stormwater 360Stormfilters will require specialist maintenance.

### **5.5 – Conclusion**

With regard to the proposed stormwater management, the applicant states that stormwater treatment will be utilised to ensure the proper stormwater quality management of any potential contaminants related effects, and that any resulting effects will be adequate.

An assessment of the technical aspects of the stormwater quality management and methodology has been undertaken and provided within the infrastructure report. The management is completed in accordance with the application documents and all supporting information, including any additional recommendations noted above, I concur with the applicant's assessment and consider that the potential effects associated with the stormwater discharge from HCGC will be appropriately managed.

*Additional note*

The assessment summarized through this report focusses on matters relevant to the regional quality stormwater consent framework, and should be read in conjunction with separate Development Engineering reporting, which addresses other detailed matters including flooding and overland flow paths, pipe capacities and downstream network availability etc.

As such, it is recommended that the permitted activity of the stormwater technical assessment is incorporated into the land use consent report.

## **7.0 Section 67 Information Gap**

Regarding the proposed stormwater quality management under Chapter E9, I have identified that there are no section 67 information gaps.

## 8.0 Recommendation

Regarding the regional review and input under Chapters E8, HWD approved stormwater management plan is required, as well as Auckland Council development engineer review comments of the relevant provisions for the development against the approved SMP requirement and other stormwater related guidelines. Noting that once the SMP is approved by HW, it would also apply to other developments within the same catchment area as an adopted SMP.

## 9.0 Proposed Conditions

As the status of the proposal for the diversion and discharge of stormwater will highly and most likely be considered as a permitted activity under the existing nationwide NDC, we cannot impose conditions.

As per the Infrastructure Report included with the application documents, I have followed the number of Draft Conditions \*agreed to date and provided as Attachment 23.

### Recommendation

- Consent notice requiring inert roofing materials to be used on all properties.
- Detailed design of the proposed stormwater management devices (Specifically Stormwater 360Stormfilters) to be provided at engineering approval stage.
- Arrange pre-and-post construction meetings with the Auckland Council
- Operation and maintenance plan for the proposed devices, including details regarding the short- and long-term ownership responsibilities.

*\* The Infrastructure Report referred to above is dated 13 November 2025, and it is possible that additional amendments to the numbering of agreed draft conditions have occurred.*

Table 1 – Applicants Proposed Consent Conditions and Recommended Amendments and Additional References.

	Proposed Conditions		Proposed Amendments have been highlighted.
	Within three (3) months of the practical completion of each stage of the works, the consent holder must provide the following to the Council: (a) Written evidence in the form of a validation report that the stormwater management device or system was installed or built generally in accordance with the design specifications in accordance with the Infrastructure Report prepared by CLC	66	Within three (3) months of the practical completion of each stage of the works, the consent holder must provide the following to the Council:  (a) Written evidence in the form of a validation report that the stormwater management device or system was installed or built generally in accordance with the design specifications in accordance with the Infrastructure

<p>Consulting Group Ltd and by a suitably qualified service provider; and</p> <p>As-built plans of the stormwater management device or system, certified (signed) by a SQEP as a true record of the stormwater management system.</p> <p>The stormwater management device or system must be operated and maintained in accordance with best practice for the device or system.</p>	<p>Report prepared by CLC Consulting Group Ltd and by a suitably qualified service provider; and</p> <p>As-built plans of the stormwater management device or system, certified (signed) by a <b>suitably qualified and experienced person</b> (SQEP) as a true record of the stormwater management system.</p> <p>The stormwater management device or system must be operated and maintained in accordance with best practice for the device or system.</p>
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