

Delmore Fast Track Application

Appendix 8: A20 (Healthy Waters) to Response to Comments letter

From: Lachlan Van der Meij – McKenzie & Co (MKC)

Date: 3 June 2026

Re: Response to Annexure 20 to Auckland Council Response – Healthy Waters

1.1 Introduction

This memorandum responds to the Technical Specialist Memo prepared by Auckland Council (Healthy Waters) in relation to the above fast-track application (as lodged). This response addresses:

- Further information requests / technical queries; and
- Recommended amendments to consent conditions.

The following attachments are included to this memorandum:

- **Attachment A: Email Correspondence with Healthy Waters**
- **Attachment B: Email Correspondence with NZTA**

Comments that are now considered resolved are identified in green in the table below. Comments where further information has been provided are identified in blue. Comments which are noted as a point of disagreement between the Applicant and Council are included within yellow.

1.2 Response to Further Information Requests / Technical Comments

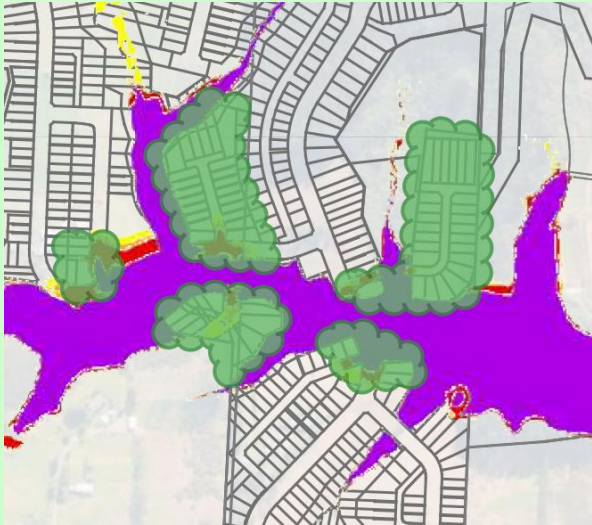
Information Request from Council on the lodged material	Applicant Response	Information Request / Technical Comment from Council under section 53 FTAA	Applicant Response under Section 55 FTAA
Operation and Maintenance – Legal Access To resolve concerns regarding legal access to stormwater management devices for operation and maintenance purposes, revised scheme plans are required that locate the devices and all its ancillary elements, including the maintenance access, to be located within the Lieu of Reserve – for Drainage Purposes. In the absence of these changes HWFR may not be able to support acceptance of the stormwater assets for vesting in public ownership.	The following raingardens have been updated to ensure all maintenance can be provided via public access: • 03 • 05 • 11 • 23 • 25 This will be shown on the scheme plans to be provided to Council on 20 April.	This change is supported by HWFR. However, HWFR notes that acceptable ground slopes within Lieu of Reserve – for Drainage Purposes land have not been presented. For example, the updated plans 3725-1-4300 and 375-2-4300 now show retaining walls and 1 in 1 batter slopes located within Lieu of Reserve – for Drainage Purposes areas, some of which are supporting the proposed public stormwater management devices. Similarly, the ability to safely track maintenance vehicles remains unclear as no access gradients are shown on plans, and it appears that limited space has been provided to accommodate turning of maintenance vehicles notably for RG03 but also for RG02, RG06 and RG25. Should the Panel grant the consent, HWFR would not accept the transfer of land to public ownership and would not accept vesting of the stormwater management devices, and the connecting upstream stormwater network as public infrastructure, where the Council stormwater infrastructure and land requirements cannot be addressed at Engineering Plan approval stage.	Healthy Waters have confirmed that as long as retaining walls or slopes steeper than 1:3 are located outside of the proposed drainage reserve, and not supporting the stormwater management device or its maintenance accessway, then the design is conforming with their requirements. Correspondence outlining this has been amended to this response as Attachment A. Updated scheme plans are included as Appendix 4 to the Response to Comments letter. Drawings 3725-1-100 & 3725-2-100 series show a significant reduction in drainage reserve. Drainage reserves now largely only include the management

			device and the maintenance accessway. Updated raingarden plans are included as Appendix 6 (Civil Drawings) to the Response to Comments letter (3725-1-4300 & 3725-2-4300 series) which show the majority of non-conformances have been removed. The updated drawings show all maintenance accessways are at a maximum of 1:8. The remaining non-conformances are shown on: • Stage 1 RG05 – Private slope steeper than 1:1 supporting maintenance access. • Stage 2 RG21 – Private slope steeper than 1:1 supporting maintenance access. • Stage 2 RG23 – Private slope steeper than 1:1 supporting maintenance access.
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			Stage 2 RG22 – Private slope steeper than 1:1 supporting maintenance access. These non-conformances are necessary and cannot be designed out due to the steep nature of the existing topography (1:3 or steeper in some areas).
Overland Flow Paths – Development To address concerns relating to the conveyance and protection of OLFPs, further information is required to demonstrate that all proposed OLFP that will traverse private lots will comply with Council's flood hazard safety criteria, including confirmation that depths, velocities and hazard ratings are acceptable for the relevant design events.	A memo addressing the OLFP's across the site and focusing on these concerns has been prepared and amended to this response.	Accepted. The updated assessment in conjunction with the proposed conditions of consent is considered adequate to demonstrate that the flood hazard risk to buildings as associated with OLFPs can be managed to meet the Council flood hazard safety criteria subject to Engineering Plan approval.	Resolved.
Overland Flow Paths – Culverts To address concerns relating to potential culvert blockage and subsequent overland flow, further information is required to	A culvert blockage scenario in line with the SWCoP requirements has been modelled and included in the documentation. Please see drawing 3725-0-4540 attached.	Accepted. The updated assessment in conjunction with the proposed conditions of consent is considered adequate to demonstrate that the flood hazard risk to buildings as associated with internal development culvert blockages can be managed to	Resolved.

demonstrate how flooding and secondary flows would behave in the event of culvert blockage. This should include an assessment of the relevant blockage scenarios in accordance with SWCoP, supported by appropriate flood modelling, showing the ponding extents upstream of the culverts and confirming flood flows can be safely conveyed without resulting in inundation of future buildings.	This demonstrates that all lots are free of flooding and freeboard requirements of the SWCoP are achieved.	meet the Council flood hazard safety criteria subject to Engineering Plan approval.	
Land in Lieu of Reserve – for Drainage Purposes Revised scheme plans are required to clearly delineate the extent of land proposed to be vested for drainage purposes, demonstrating that the land is limited to that reasonably necessary to accommodate the public stormwater devices and associated access, and excludes disproportionate areas of adjacent stream corridors and riparian batters. In addition, where land is proposed to be vested or transferred to Council, conditions	Scheme plans have been updated to reduce the area of the proposed drainage reserves to adhere to this request. Where appropriate access to the stream has been maintained along the edge of the devices to ensure that any potential future alteration doesn't have access issues.	HWFR appreciates the overall reduction in area, however there are still disproportionate areas proposed to be transferred to public ownership which are not acceptable. These include: • Land (including riparian margins) which is not required to support the device and its function, or accommodate its ancillary elements (including maintenance access, spillways and outfalls). • Structures (including walls and earth reinforced batters) which are supporting surrounding private land and public roads. HWFR notes that resource consents cannot obligate the Council to accept or vest land for stormwater management, even at no capital cost, due to the associated financial implications of ongoing maintenance cost in perpetuity. Delegated approval	Please see the above comment to “ Operation and Maintenance – Legal Access ” that also addresses this comment.

have been recommended that require the Applicant to enter into a sale and purchase agreement with Council for the relevant land no later than the time of application for approval of the survey plans under Section 223 of the RMA. This is necessary to confirm Council's agreement in principle to the acquisition and to ensure that vesting outcomes are resolved prior to subdivision approval.		from HWFR must be obtained before land can be transferred or vested. This is consistent with the Manaaki Tāmaki Makaurau: Auckland Open Space, Sport and Recreation Strategy.	
Flood Risk Assessment – Habitable Floors The flood model and the Flood Risk Assessment are required to be updated to ensure that the assessments are based on the peak flood levels under the existing NZTA culvert full blockage scenario. In addition, the Flood Risk assessment must reflect the consented landform and finished levels of the Ara Hills development. This is necessary to confirm that flood hazard risk is not increased to the existing consented built environment	The models that run the scenarios where NZTA culvert is fully blocked (predevelopment and MPD) have been extended to ensure the peak flood depth is captured. The full extent of the Ara Hills final consented landform has also been included in these models. Flood levels for each scenario have been updated on the cross section drawing 3725-1-4815 and it shows all existing and proposed lots west of the NZTA culvert are above the maximum flood level.	The updated model scenarios have shown that under the NZTA culvert blockage scenario the proposed public roads will be inundated up to approximately 2.5m. This means that several proposed lots cannot safely evacuate under such scenario – these have been highlighted in green in image below. As the proposed development internal culverts are much larger than the existing NZTA motorway culvert this blockage scenario is considered likely and would result in culvert inundation of over 15m. Unblocking the culvert following such event is expected to be challenging, which means that the subject lots may be affected for a prolonged period. To ensure safe egress is accommodated for the proposed development, HWFR requests for a new	The Applicant proposes to construct a new inlet riser on the NZTA culvert. This is shown on the civil drawings included as Appendix 6 (Civil Drawings) to the Response to Comments letter (refer Drawing 3725-1-4815). Confirmation has been received from Healthy Waters that this proposal, in conjunction with the proposed consent condition (see table below), resolves this query. This is included

under the assessed blockage scenario, and to determine whether any additional mitigation measures are required to achieve this outcome, including, but not limited to, the provision of a secondary relief inlet to the existing NZTA culvert.		condition to be included in the consent that requires the provision of a relief inlet riser or alternative mitigation measures to minimise the risk of NZTA culvert blockages. This condition is proposed in addition to the Culvert Management and Monitoring Conditions 23-25.  <i>Note: A new condition provided in Table 1.3</i>	as Attachment A to this response. This has also been discussed with NZTA and that correspondence is included as Attachment B to this response.
1% AEP Attenuation – Culverts The Applicant must clarify whether 1% AEP attenuation is proposed for this application. In case attenuation is proposed, then the Applicant must provide updated conditions of consent that will ensure the outcomes are achieved in perpetuity, including any	Attenuation of the 1% AEP peak flow is achieved through temporary storage of stormwater upstream of the proposed public culverts, with flows discharged at a controlled rate through the culvert infrastructure. An updated stormwater compliance table is provided	Pending updated stormwater compliance table and condition wording from Applicant.	A new condition is proposed as follows (refer to Condition 86 of the land use consent): <u>All culverts designed to provide 1% AEP attenuation must be constructed in</u>

necessary corresponding specific design requirements and legal mechanisms.	confirming for each culvert: the 1% AEP peak inflow, peak outflow, peak water level (HGL), headwater depth, and afflux relative to existing conditions. Pre- and post-development peak flows are also provided to demonstrate that attenuation outcomes are achieved. The applicant accepts a condition in principle and is currently considering potential wording.		<u>general accordance with the approved culvert drawings. Where a proposed design change is expected to materially alter the hydraulic performance, attenuation function, flood levels, storage volume, flow conveyance characteristics, or any other aspect of the approved post-development hydraulic outcomes, an updated design report and hydraulic assessment, including an updated hydraulic model where required, must be prepared by a SQEP and submitted to Auckland Council Healthy Waters for review and approval prior to construction of the modified works. Post development outcomes must be maintained in general accordance with the Operation and Maintenance Manual for the culvert system.</u>
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			<u>Advice note: The majority of culverts are proposed to be vested, as they will be located within the public road reserve. Where culverts are located within JOALs, the maintenance of the culvert will be undertaken by the Resident's Society (refer Condition 32 of the subdivision consent).</u>
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1.3 Response to Recommended / Amended Conditions

Condition Request from Council on the lodged conditions (Appendix 44 to the AEE)	Applicant Response	Council Specialist Comment	Applicant Response
118. The consent holder must design and construct connections to the public <u>reticulated</u> stormwater reticulation network to serve all residential lots in accordance with the McKenzie and Co Stormwater Report and Drawings approved under Condition 1. <u>Where connection to a public stormwater network is proposed, the connection must be designed and constructed to meet and meeting</u> the requirements of the stormwater utility service provider. Certification from the utility provider that <u>any approved public stormwater connection works</u> have been	This condition has been accepted and is included within the updated condition set.	Accepted. No further comments.	Resolved. Refer to Condition 41 of the subdivision consent.

satisfactorily undertaken must be provided when applying for a certificate under section 224(c).			
123. The consent holder must submit a survey plan in <u>general</u> accordance with the approved resource consent subdivision scheme plan approved under Condition 1 for Stage 1A. The survey plan must show all lots <u>that have been agreed by Auckland Council to be vested to</u> Auckland Council (including roads and reserves), all easements and amalgamation conditions, required by this subdivision consent. Advice note: The survey plan may be for the whole subdivision stage, or a sub-stage.	The proposed approach is not consistent with conditions applied to nearby developments of similar scale and nature (such as Milldale). It is common practice for stormwater drainage reserves to be vested.	The new conditions and the changes to proposed conditions are required and necessary to ensure that the land being transferred to Council is consistent with the Manaaki Tāmaki Makaurau: Auckland Open Space, Sport and Recreation Strategy. The current proposal has not demonstrated that it complies with the document’s relevant Policies and will result in excessive ongoing maintenance costs in perpetuity. This includes but not limited to: Land that is not required to accommodate the operation and ongoing maintenance of stormwater management devices Retaining walls (including earth reinforced walls) and batters supporting surrounding private land and public roads	This is noted as a point of disagreement between the Applicant and the Council.
136. The consent holder must submit a survey plan in <u>general</u> accordance with the <u>approved resource consent</u> subdivision scheme plan approved under Condition 1 for Stage 1B. The survey plan must show all lots <u>that have been agreed by Auckland Council to be vested to</u> Auckland Council (including roads and reserves), all easements and amalgamation conditions, required by this subdivision consent. Advice note: The survey plan may be for the whole subdivision stage, or a sub-stage.	The drainage reserves are not limited to private JOAL drainage. They form an integral part of the stormwater network, including the conveyance, treatment, and attenuation of runoff from roads to vest in Auckland Transport.	As such, these reserves provide a public stormwater function and support infrastructure that will ultimately form part of the	
204A. Lots 1601-1604 and 1616 on the scheme plans approved under Condition 1 must <u>shall</u> be vested transferred to Auckland Council as land in lieu of reserve – for drainage purposes <u>if by the</u>		HWFR would not accept the transfer of land to public ownership and would not accept vesting of stormwater management devices, and connecting	

<u>time of application for the survey plan for Stage 1A to be approved under Section 223, the Consent Holder has entered into an agreement with Auckland Council for the sale and purchase of those lots.</u> <u>If no agreement is in place by the time of application for the survey plan for Stage 1A to be approved under section 223, Lots 1601–1604 and 1616 and associated stormwater management devices shall remain in private ownership. An appropriate legal mechanism must be established to ensure ongoing operation and maintenance of the stormwater management devices in accordance with their intended design.</u>	public network. It is not appropriate for stormwater infrastructure that services public roads to be owned and maintained privately.	upstream stormwater network as public infrastructure, where the relevant Council requirements cannot be met.	
140. Lots 1605, 1606 and 1609 on the scheme plans approved under Condition 1 must <u>shall</u> be vested <u>transferred</u> to Auckland Council as land in lieu of reserve – for drainage <u>purposes if by the time of application for the survey plan for Stage 1B to be approved under Section 223, the Consent Holder has entered into an agreement with Auckland Council for the sale and purchase of those lots.</u> <u>If no agreement is in place by the time of application for the survey plan for Stage 1A to be approved under section 223, Lots 1605, 1606 and 1609 and associated stormwater management devices shall remain in private ownership. An appropriate legal mechanism must be established</u>			

<u>to ensure ongoing operation and maintenance of the stormwater management devices in accordance with their intended design.</u>			
159. Lots 161-620, 1621, 1623, 1624, 1627 and 1629 on the scheme plans approved under Condition 1 must-shall be vested <u>transferred</u> to Auckland Council as land in lieu of reserve – for drainage <u>purposes if by the time of application for the survey plan for Stage 2 to be approved under Section 223, the Consent Holder has entered into an agreement with Auckland Council for the sale and purchase of those lots.</u> <u>If no agreement is in place by the time of application for the survey plan for Stage 1A to be approved under section 223, Lots 161-620, 1621, 1623, 1624, 1627 and 1629 and associated stormwater management devices shall remain in private ownership. An appropriate legal mechanism must be established to ensure ongoing operation and maintenance of the stormwater management devices in accordance with their intended design.</u>			
Operation and Maintenance Plan 204. An Operation and Maintenance Plan (OMP) for all stormwater management devices proposed to be vested in Council shall be submitted to Auckland Council Healthy Waters Operations Team for certification at the time of Engineering Plan Approval. The OMP must comply with	This amendment is accepted.	Accepted. No further comments.	Resolved.

Healthy Waters Operation and Maintenance Plan Template.			
<u>204A. Where communal stormwater management devices are proposed be vested to Council, the consent holder must maintain the devices in accordance with the following requirements:</u> <u>a. The Consent Holder must maintain the communal stormwater management devices until the earlier of either:</u> <u>i. 80% of the building sites within the subdivision discharging to the devices have been developed, or;</u> <u>ii. For a period of five (5) years from the date of the final section 224(c) RMA certificate for the subdivision.</u> <u>b. The consent holder must remove any sediment from the communal device that has resulted from development activities within the subdivision, if required by the Council, prior to acceptance of the device(s) by Council for ongoing maintenance.</u> <u>c. At the time of transfer of any stormwater management device, all planted areas associated with the stormwater management devices must achieve a minimum plant survival rate of 95%.</u> <u>d. A bond must be provided at the time of application for the section 224(c) certificate to ensure the ongoing maintenance of the communal stormwater management devices until</u>	The applicant accepts a bond condition in principle and is currently reviewing the wording of these conditions. An update will be provided to Council once available.	Pending updates from Applicant.	To align with proposed consent conditions relating to parks, the applicant has proposed the following conditions which would apply to the drainage reserves (refer to Condition 50 and 52 of the subdivision consent): <u>Maintenance Plan</u> <u>Prior to the issue of the section 224(c) certificate, the Consent Holder must provide for the approval of the Manager Parks Planning a Maintenance Plan, for all planting and landscaping to be established in the road reserve and drainage reserves. The Maintenance Plan must include:</u> <u>(a) Vegetation maintenance policies for the proposed planting, in particular, details of maintenance methodology and dates / frequencies.</u>

<u>transfer of any stormwater management devices to Council for ongoing maintenance.</u>			<u>(b) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth;</u> <u>(c) Vandalism eradication policies; and</u> <u>(d) Removal of sediment from stormwater devices that have resulted from development activities within the subdivision (if required).</u> <u>Maintenance Period</u> <u>The Consent Holder must undertake maintenance of the drainage reserves, in accordance with the approved Maintenance Plan for a five-year period commencing on the date that the section 224(c) certificate is issued. Any maintenance issues deemed unsuitable by the Manager Parks Planning during this period must be remedied by the consent holder at their</u>
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			<u>expense. If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height.</u>
<u>204B. Prior to the issue of the section 224(c) certificate under the RMA, the consent holder must provide a bond to the Council in accordance with Section 222 of the RMA to ensure the performance of the communal devices.</u> <u>The bond must:</u> a. <u>Be provided in the form of a cash deposit, a bank bond guaranteed by a New Zealand-registered bank, or another form of security (e.g., an encumbrance) as agreed with the Council.</u> b. <u>Be documented and executed by the Council's solicitor. All legal and administrative costs associated with preparation, execution, variation, administration, or release of the bond must be met by the consent holder.</u> c. <u>Be released once the relevant condition(s) have been satisfied and all associated Council costs have been paid.</u> <u>Advice Notes:</u> <u>The Council may use the bond to restore the communal stormwater device(s) to comply with</u>		Pending updates from Applicant.	To align with proposed consent conditions relating to parks, the applicant has proposed the following bond condition which would apply to the drainage reserves (refer to Condition 56 of the subdivision consent): <u>Prior to the issue of a section 224(c) certificate for any stage or sub-stage, the Consent Holder must provide the Council a refundable bond in respect of the maintenance of the drainage reserve landscaping works required by the conditions of this consent. The maintenance bond will be held for a period of five years from the issue of a practical completion certificate. The amount of the bond will be 1.5 x the contracted rate for maintenance and must be</u>

<u>Auckland Council's GD01 standards if the consent holder fails to meet the condition requirements.</u> <u>The final bond amount will be confirmed and agreed by Council prior to Engineering Plan Approval. It will be calculated based on a per-square-metre rate of communal device area, with the rate to be determined at that time. The bond value will be adjusted for inflation using the Reserve Bank inflation calculator or another method agreed with Council.</u>			<u>agreed in consultation with the Parks Planning Team Leader.</u>
		To ensure safe egress is accommodated for the proposed development, HWFR requests for a new condition to be included in the consent that requires the provision of a relief inlet riser or alternative mitigation measures to minimise the risk of NZTA culvert blockages. NEW CONDITION X. NZTA Culvert Prior to section 224(c) certification for Stage 1A-1, Stage 1A-2, Stage 1A-3, Stage 1A-4, and Stage 1B-2, the consent holder must, to the satisfaction of Council, design and install the following on the NZTA culvert: 1. a relief inlet riser; OR 2. an alternative debris control structure.	This condition has been accepted and has now been confirmed with Healthy Waters as per email correspondence in Attachment A. The condition is included below (refer to Condition 28 of the subdivision consent): <u>Prior to the issue of a s224(c) certificate for the first stage (or sub-stage) of subdivision, the consent holder must, to the satisfaction of Council, design and install one of the following on the NZTA culvert in the location shown on the McKenzie & Co Drawing titled "Stormwater Culvert Plan NZTA"</u>

		<i>Advice Note:</i> <i>The consent holder is advised to consult with NZTA prior to undertaking any works on the culvert. All necessary approvals, permits, or other authorisations required by NZTA must be obtained directly from NZTA.</i>	<i>and referenced under Attachment 1:</i> <i>(a) A relief inlet riser in accordance with the McKenzie & Co Drawing titled "Stormwater Culvert Plan NZTA"; or</i> <i>(b) An alternative debris control structure.</i> <i>Advice Note: The consent holder is advised to consult with NZTA prior to undertaking any works on the culvert. All necessary approvals, permits, or other authorisations required by NZTA must be obtained directly from NZTA.</i>
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Attachment A: Email Correspondence with Healthy Waters

From: [Dali Suljic](#)
To: [Charlotte MacDonald](#); [Lachlan Van der Meij](#)
Cc: [Pranil Wadan](#); [Dylan Pope](#); [Hillary Johnston](#); [Carly Hinde](#)
Subject: RE: [#3725] Delmore - Healthy Waters Queries
Date: Wednesday, 20 May 2026 1:25:35 pm
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Thanks Charlotte,

That sounds like a good approach.

Cheers

Dali Suljic

Phone 09 301 0101 | Mobile 021 0845 5043

Te Tupuranga me ngā Whanaketanga

Healthy Waters and Flood Resilience |

Te wāhanga mō ngā Wai Ora me te Manawaroa ā-Waipuke

Auckland Council | Private Bag 92300 | Auckland 1142

Visit our website www.aucklandcouncil.govt.nz

From: Charlotte MacDonald <CharlotteM@barker.co.nz>

Sent: Wednesday, 20 May 2026 1:23 pm

To: Dali Suljic <dali.suljic@AucklandCouncil.govt.nz>; Lachlan Van der Meij <Lachlan@mckenzieandco.co.nz>

Cc: Pranil Wadan <pranilw@fsconsulting.co.nz>; Dylan Pope <dylan@dcs.gen.nz>; Hillary Johnston <hillary.johnston@aucklandcouncil.govt.nz>; Carly Hinde <carly.hinde@aucklandcouncil.govt.nz>

Subject: RE: [#3725] Delmore - Healthy Waters Queries

Hi Dali,

I've asked McKenzie & Co to add the location of the NZTA culvert onto the drawing, so that it is clear which culvert this relates to. The following change is proposed to the condition in that regard:

*Prior to section 224(c) certification for Stage 1A-1, Stage 1A-2, Stage 1A-3, Stage 1A-4, and Stage 1B-2, the consent holder must, to the satisfaction of Council, design and install the following on the NZTA culvert **in the location shown on drawing XX**:*

- 1. a relief inlet riser **in accordance with drawing XX**; OR*
- 2. an alternative debris control structure.*

Advice Note:

The consent holder is advised to consult with NZTA prior to undertaking any works on the culvert. All necessary approvals, permits, or other authorisations required by NZTA must be obtained directly from NZTA.

Let us know if you are happy with that.

Ngā mihi | Kind regards,

CHARLOTTE MACDONALD
Associate
027 296 5383
CharlotteM@barker.co.nz

barker.co.nz



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From: Dali Suljic <dali.suljic@AucklandCouncil.govt.nz>

Sent: Wednesday, 20 May 2026 1:18 pm

To: Lachlan Van der Meij <Lachlan@mckenzieandco.co.nz>

Cc: Pranil Wadan <pranilw@fsconsulting.co.nz>; Dylan Pope <dylan@dcs.gen.nz>; Hillary Johnston <hillary.johnston@aucklandcouncil.govt.nz>; Carly Hinde <carly.hinde@aucklandcouncil.govt.nz>; Charlotte MacDonald <CharlotteM@barker.co.nz>

Subject: RE: [#3725] Delmore - Healthy Waters Queries

Hi Lachlan,

Confirming below addresses the remaining concerns under Flood Risk Assessment – Habitable Floors. I've suggested to remove the double-up reference to drawing XX as follows:

*Prior to section 224(c) certification for Stage 1A-1, Stage 1A-2, Stage 1A-3, Stage 1A-4, and Stage 1B-2, the consent holder must, to the satisfaction of Council, design and install the following on the NZTA culvert **shown on drawing XX**:*

- 1. a relief inlet riser **in accordance with drawing XX**; OR*
- 2. an alternative debris control structure.*

Advice Note:

The consent holder is advised to consult with NZTA prior to undertaking any works on the culvert. All necessary approvals, permits, or other authorisations required by NZTA must be obtained directly from NZTA.

Cheers

Dali Suljic

Phone 09 301 0101 | Mobile 021 0845 5043

Te Tupuranga me ngā Whanaketanga

Healthy Waters and Flood Resilience |

Te wāhanga mō ngā Wai Ora me te Manawaroa ā-Waipuke

Auckland Council | Private Bag 92300 | Auckland 1142

Visit our website www.aucklandcouncil.govt.nz

From: Lachlan Van der Meij <Lachlan@mckenzieandco.co.nz>

Sent: Wednesday, 20 May 2026 11:52 am

To: Dali Suljic <dali.suljic@AucklandCouncil.govt.nz>

Cc: Pranil Wadan <pranilw@fsconsulting.co.nz>; Dylan Pope <dylan@dcs.gen.nz>; Hillary Johnston <hillary.johnston@aucklandcouncil.govt.nz>; Carly Hinde <carly.hinde@aucklandcouncil.govt.nz>; Charlotte MacDonald <charlottem@barker.co.nz>

Subject: RE: [#3725] Delmore - Healthy Waters Queries

Hi Dali,

Thanks for getting back to us promptly.

Understood on the structures / slopes steeper than 1:3 in the drainage reserve.

The Applicant has confirmed they're happy to accept the proposed condition for the NZTA culvert inlet riser.

*Prior to section 224(c) certification for Stage 1A-1, Stage 1A-2, Stage 1A-3, Stage 1A-4, and Stage 1B-2, the consent holder must, to the satisfaction of Council, design and install the following on the NZTA culvert **shown on drawing XX**:*

- 1. a relief inlet riser **in accordance with drawing XX**; OR*
- 2. an alternative debris control structure.*

Advice Note:

The consent holder is advised to consult with NZTA prior to undertaking any works on the culvert. All necessary approvals, permits, or other authorisations required by NZTA must be obtained directly from NZTA.

Can you please confirm that this closes out the query relating to Flood Risk Assessment – Habitable Floors.

Thanks,

Locky

Lachlan Van der Meij CPeng (Civil)

Senior Civil Engineer

0211184554

Level 1, 55 Corinthian Drive, Albany, Auckland 0632
PO Box 259309, Botany 2163
09 320 5707

MCKENZIE & CO.

mckenzieandco.co.nz

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From: Dali Suljic <dali.suljic@AucklandCouncil.govt.nz>

Sent: Tuesday, 19 May 2026 1:37 pm

To: Lachlan Van der Meij <Lachlan@mckenzieandco.co.nz>

Cc: Pranil Wadan <pranilw@fsconsulting.co.nz>; Dylan Pope <dylan@dcs.gen.nz>; Hillary Johnston <hillary.johnston@aucklandcouncil.govt.nz>; Carly Hinde <carly.hinde@aucklandcouncil.govt.nz>

Subject: RE: [#3725] Delmore - Healthy Waters Queries

Hi Lachlan,

Thanks for getting in touch. I've CC'd in Hillary, Dylan and Carly to keep the Council team in the loop.

Please see responses to you queries below:

1. For the purpose of this consent and closing off this item, no further hydraulic modelling will be required. The detailed design of the high-level entry (e.g. size, crest level, etc.) can be resolved at the EPA stage, which may require some further hydraulic design input depending on the final design of the structure. Can you please confirm the Applicant will accept the recommended condition in this context, or clarify/demonstrate an equivalent outcome can be secured via alternative mechanisms. Healthy Waters preference is also to update the current SMP to capture this decision making and to close the loop on this matter.
- 2a. Although the retaining wall / 1 in 1 slope is located within private land, its main function is to support the maintenance access track. On this basis, although located within private land, the operation and maintenance risk falls onto Healthy Waters and is unlikely to be accepted at EPA in such arrangement
- 2b. This approach is accepted.

Please let me know if you need any further clarifications.

Thanks

Dali Suljic

Phone 09 301 0101 | Mobile 021 0845 5043

Te Tupuranga me ngā Whanaketanga

Healthy Waters and Flood Resilience |

Te wāhanga mō ngā Wai Ora me te Manawaroa ā-Waipuke

Auckland Council | Private Bag 92300 | Auckland 1142

Visit our website www.aucklandcouncil.govt.nz**From:** Lachlan Van der Meij <Lachlan@mckenzieandco.co.nz>**Sent:** Monday, 18 May 2026 10:28 am**To:** Dali Suljic <dali.suljic@AucklandCouncil.govt.nz>**Cc:** Pranil Wadan <pranilw@fsconsulting.co.nz>**Subject:** [#3725] Delmore - Healthy Waters Queries

Morning Dali,

Let us know if we need to loop in Carly / Hillary or anyone else for this.

We're keen to get some confirmation on two of the outstanding HW comments.

1. **Flood Risk Assessment – Habitable Floors.** Can HW please confirm that if an inlet riser is proposed to the NZTA culvert as per the attached drawing 3725-1-4815 that this comment would be closed out and there would be no additional stormwater modelling required. Pranil is going to contact NZTA this week and get confirmation with them that the principle of this idea is okay with them as well.

Flood Risk Assessment – Habitable Floors The flood model and the Flood Risk Assessment are required to be updated to ensure that the assessments are based on the peak flood levels under the existing NZTA culvert full blockage	The models that run the scenarios where NZTA culvert is fully blocked (predevelopment and MPD) have been extended to ensure the peak flood depth is captured. The full extent of the Ara Hills	The updated model scenarios have shown that under the NZTA culvert blockage scenario the proposed public roads will be inundated up to approximately 2.5m. This means that several proposed lots cannot safely evacuate under such
scenario. In addition, the Flood Risk assessment must reflect the consented landform and finished levels of the Ara Hills development. This is necessary to confirm that flood hazard risk is not increased to the existing consented built environment under the assessed blockage scenario, and to determine whether any additional mitigation measures are required to achieve this outcome, including, but not limited to, the provision of a secondary relief inlet to the existing NZTA culvert.	final consented landform has also been included in these models. Flood levels for each scenario have been updated on the cross section drawing 3725-1-4815 and it shows all existing and proposed lots west of the NZTA culvert are above the maximum flood level.	scenario – these have been highlighted in green in image below. As the proposed development internal culverts are much larger than the existing NZTA motorway culvert this blockage scenario is considered likely and would result in culvert inundation of over 15m. Unblocking the culvert following such event is expected to be challenging, which means that the subject lots may be affected for a prolonged period. To ensure safe egress is accommodated for the proposed development, HWFR requests for a new condition to be included in the consent that requires the provision of a relief inlet riser or alternative mitigation measures to minimise the risk of NZTA culvert blockages. This condition is proposed in addition to the Culvert Management and Monitoring Conditions 23-25.

2. Operation & Maintenance – Legal Access & Land in Lieu of Reserve – for Drainage Purposes

- a. We are working to remove structures and slopes from the drainage reserves to comply with this comment. We are planning to not propose any retaining or slopes steeper than 1:3 within the proposed drainage reserve, or supporting the proposed public stormwater management device. There are some locations however where the proposed public maintenance access path leading to the proposed stormwater management device is supported by a private retaining wall / 1:1 slope. The supporting structure is within private land and will be maintained privately. Can HW please confirm this is an acceptable approach to address this comment.
- b. There are also some situations where private retaining walls or slopes steeper than 1:3 slopes are proposed up slope of the drainage reserves. It is assumed there is no concern with this approach from HW as the structures are not supporting any of the proposed public HW infrastructure.

Information Request from Council on the lodged material	Applicant Response	Council Specialist Comment
Operation and Maintenance – Legal Access To resolve concerns regarding legal access to stormwater management devices for operation and maintenance purposes, revised scheme plans are required that locate the devices and all its ancillary elements, including the maintenance access, to be located within the Lieu of Reserve – for Drainage Purposes. In the absence of these changes HWFR may not be able to support acceptance of the stormwater assets for vesting in public ownership.	The following raingardens have been updated to ensure all maintenance can be provided via public access: • 03 • 05 • 11 • 23 • 25 This will be shown on the scheme plans to be provided to Council on 20 April.	This change is supported by HWFR. However, HWFR notes that acceptable ground slopes within Lieu of Reserve – for Drainage Purposes land have not been presented. For example, the updated plans 3725-1-4300 and 375-2-4300 now show retaining walls and 1 in 1 batter slopes located within Lieu of Reserve – for Drainage Purposes areas, some of which are supporting the proposed public stormwater management devices. Similarly, the ability to safely track maintenance vehicles remains unclear as no access gradients are shown on plans, and it appears that limited space has been provided to accommodate turning of

		maintenance vehicles notably for RG03 but also for RG02, RG06 and RG25. Should the Panel grant the consent, HWFR would not accept the transfer of land to public ownership and would not accept vesting of the stormwater management devices, and the connecting upstream stormwater network as public infrastructure, where the Council stormwater infrastructure and land requirements cannot be addressed at Engineering Plan approval stage.
Land in Lieu of Reserve – for Drainage Purposes Revised scheme plans are required to clearly delineate the extent of land proposed to be vested for drainage purposes, demonstrating that the land is limited to that reasonably necessary to accommodate the public stormwater devices and associated access, and excludes disproportionate areas of adjacent stream corridors and riparian batters. In addition, where land is proposed to be vested or transferred to Council, conditions have been recommended that require the Applicant to enter into a sale and purchase agreement with Council for the relevant land no later than the time of application for approval of the survey plans under Section 223 of the RMA. This is necessary to confirm Council's agreement in principle to the acquisition and to ensure that vesting outcomes are resolved prior to subdivision approval.	Scheme plans have been updated to reduce the area of the proposed drainage reserves to adhere to this request. Where appropriate access to the stream has been maintained along the edge of the devices to ensure that any potential future alteration doesn't have access issues.	HWFR appreciates the overall reduction in area, however there are still disproportionate areas proposed to be transferred to public ownership which are not acceptable. These include: • Land (including riparian margins) which is not required to support the device and its function, or accommodate its ancillary elements (including maintenance access, spillways and outfalls). • Structures (including walls and earth reinforced batters) which are supporting surrounding private land and public roads. HWFR notes that resource consents cannot obligate the Council to accept or vest land for stormwater management, even at no capital cost, due to the associated financial implications of ongoing maintenance cost in perpetuity. Delegated approval from HWFR must be obtained before land can be transferred or vested. This is consistent with the Manaaki Tāmaki Makaurau: Auckland Open Space, Sport and Recreation Strategy.

If you've got any questions, give us a bell.

Thanks,
Locky

Lachlan Van der Meij CPeng (Civil)
Senior Civil Engineer

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Attachment B: Email Correspondence with NZTA

From: [Pranil Wadan](#)
To: [Madeleine Wright](#); [Charlotte MacDonald](#); [Andrew Allsopp-Smith](#); [Lachlan Van der Meij](#)
Subject: Fwd: Delmore - Culvert Inlet
Date: Tuesday, 19 May 2026 1:00:41 pm
Attachments: [asmlockup-short_ced9d762-fca9-482f-8c33-d22ca7fe21d5.png](#)

FYI



----- Forwarded message -----

From: Peter Mitchell <Peter.Mitchell@asm.nzta.govt.nz>
Date: Tue, 19 May 2026 at 12:27
Subject: RE: Delmore - Culvert Inlet
To: Pranil Wadan <pranilw@fsconsulting.co.nz>

Thank you Pranil,

Appreciate the call and conversation about high flow relief riser. That is good news. Please let me know if you would like me to help share any detail. Riser will provide a good means of ensuring that the resilience risk of the highway system embankment is managed in the event of a complete blockage at primary inlet. Thank you.

Please keep me informed – Happy to meet and discuss if any other parties need any reassurance of your good proposal.

Regards

Peter Mitchell

NZTA Capital Projects Liaison Manager and Stormwater Assets Manager, Asset and Network Performance

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Auckland System
Management Alliance

From: Pranil Wadan <pranilw@fsconsulting.co.nz>

Sent: Monday, 18 May 2026 1:39 pm

To: Peter Mitchell <Peter.Mitchell@asm.nzta.govt.nz>

Subject: Delmore - Culvert Inlet

Hi Peter,

As discussed over the phone, we are now proposing a 2100Ø scruffy dome inlet riser for the Delmore project. This has been proposed on the downstream NZTA culvert to address Healthy Waters' concerns regarding the blocked scenario for this culvert.

I wanted to make sure we had discussed this with you to avoid any surprises. Overall, this is consistent with the feedback you initially provided.

Could you please confirm that you are comfortable with the proposal to include the inlet riser as part of our design?

