

Email Record for ABA-1014136

From: Diana Bell [mailto:diana@opc.net.nz]
Sent: Monday, 11 March 2013 2:56 p.m.
To: Steve Cavanagh; Jinyu Zhou
Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Hi Steve,

I respond to your request as follows:

1. Infringement and Change in Footprint

The existing workshop/storage building has a footprint of approximately 224m² and the existing ladies toilet block has a footprint area of approximately 42m²; both these buildings which have a total floor area of 266m² are to be removed. The proposed ablution block has a proposed floor area of 251m², a mower store area of 17m² and a deck area of 112m². The cross section plan (sheet 4 of 6) shows the extent of earthworks.

2. Overland Flow Path

The existing overland flow path is shown to extend through the existing shed/garage on the council webmap, based on the contour plan provided it would appear that any overland flows would extend to the north or south of the existing shed/garage. As the proposed Ablution block foot print lies mostly within the existing building footprint I am under the impression no overland flow would be altered. However during earthwork provisions should be made to ensure that any existing flow paths are not altered during earthworks.

3. Flooding

Finished floor levels as noted in the Tonkin & Taylor Report 22239 minimum floor level due to inundation has been set at RL of 3.4 however as the proposed toilet block is non-habitable we would recommend a minimum finished floor level 300mm above the surrounding finished ground level of approximately 2.8m the client is showing a finished floor level of 3.3m which is a minimum of 500mm above the existing ground level.

4. Water

Water is provided by way of a bore.

5. Wastewater Disposal

There is an existing discharge consent which valid until 2014. As you are aware the applicants have recently applied for a new discharge consent and this is currently being processed by Auckland Council.

I trust this answers your queries. Feel free to contact me if you wish to discuss.

Kind Regards,

Diana

From: Diana Bell [mailto:diana@opc.net.nz]
Sent: Thursday, 7 March 2013 2:11 p.m.
To: Jinyu Zhou
Subject: RE: Sandpsit Holiday Park: 1334 Sandspit Road, Sandpsit

Hi Jinyu,

Thanks you for your email.

In terms of the rules listed below, the proposed ablution block is a discretionary activity and therefore the development controls you have listed are not applicable. However, for your assessment I note that the proposed building complies with bulk in relation to boundary controls however infringes the height in relation to boundary control – please see plans attached. Site coverage is currently exceeded by the Holiday Park development and this situation enjoys existing use rights; while the proposal involves the construction of a new building it also involves the removal of two other buildings (the storage/workshop building and the ladies toilets) and as such the overall site coverage will be similar to that which currently exists.

Please include the infringements you have identified under Rules 18.9.2 and 18.10.3 within the current application; the matters requiring assessment for these additional infringements have already been covered within the AEE provided.

The totara tree you mentioned in your email is located some 4-5 metres from the proposed works and as such we do not consider that it will be adversely affected by the proposed works and in any case these works could be appropriately mitigated through standard conditions of consent.

When on site you would have met Jarred. This is the owner's son who currently runs the Holiday Park – the owners of the site, and the previous operators of the Holiday Park, are Brian and Vanessa Morrison. Brian and Vanessa have owned the site for over 20 years; when they purchased the property the reserve area to the west of the proposed ablution block was used for boat parking. I understand that this area of land has been used for boat parking for over 50 years and that Council are aware of this use hence the statement in my report that this has been a long standing arrangement. The owners of the site are currently in negotiations with Keith Morris, Senior Property Manager – Property & Development at Auckland Council regarding the renewal of the leases for the Holiday Park.

I trust the above information is of assistance and helps answer your queries. Feel free to contact me if you wish to discuss further.

Kind Regards,

Diana