

RESOURCE CONSENT: LAN-59778

APPLICANT: Sandspit Holiday Park

ADDRESS: 1334 Sandspit Road, Sandspit

ENGINEER'S REPORT

(DATE: Friday, 08 March 2013

REPORTING ENGINEER: Steve Cavanagh

1. Introduction

- 1.1 The property is located directly off Sandspit Road in Sandspit near the foreshore.
- 1.2 The proposal is to build a new ablution block and kitchen whilst removing the existing facilities. The report provided states there is little change to the current footprint.
- 1.3 The proposal includes an infringement to the 1 to 2 and works near or in an overland flowpath.
- 1.4 This Report is focuses solely on the proposed earthworks and the 1 to 2 infringements.
- 1.5 The report by Hutchinson Consulting Engineers recommends a minimum floor height of RL 3.4 – see email sent from O'Connor planning. Tuesday the 12th of March, 1pm.

2. Proposed Earthworks

- 2.1 The report advises the cut to fill earthworks required are estimated as 1850 m³.

3. Geotechnical

- 3.1 The expansive soil category is described as class B. And described as Moderately Expansive by the report provided.
- 3.2 A report has been provided by Hutchinson Consulting Engineers, Reference LJ5567, dated the 24th of July 2012.

4. Stormwater

- 4.1 The report provided advises there is little change to the impervious area as the propose building is similar to the existing that is to be removed. At the time of writing the actual sqm change has been requested.
- 4.2 The site is close to the foreshore and hence provided the tank overflows are controlled there should be less than minor effects.
- 4.3 On the 19th of March Hutchinson Consulting Engineers have supplied an updated plan showing the overland flowpath. The stormwater Department has been advised and requested to alter the information as shown on GIS.

- 4.4 The agent has advised the minimum floor height as follows; "The applicant is happy to raise the floor level to 3.4 as required. Please impose this as a condition of consent"

5. Services

- 5.1 It is not known how the site is reticulated.
- 5.2 There is a regional wastewater consent application being processed separately from the district consent.
- 5.3 All services appear to be on site e.g. water, effluent disposal and SW and will be covered under building consent.

6. CONDITIONS

General

- 6.1 The Team Leader, Compliance Monitoring, Orewa, shall be notified at least two (2) working days prior to earthwork activities commencing on the subject site. Email: ResourceConsentAdmin@aucklandcouncil.govt.nz.

Advice Note: *Condition 6.1 requires the consent holder to notify Council of their intention to begin earthworks a minimum of two working days prior to commencement. Please contact the Team Leader, Compliance Monitoring Orewa to advise of the start of works.*

- 6.2 The construction of permanent earth bunds, retaining walls and building foundations and the placement and compaction of fill material shall be supervised by a suitably qualified engineering professional. In supervising the works, the suitably qualified engineering professional shall ensure that they are constructed and otherwise completed in accordance with the plans and details by Hutchinson Consulting Engineers, Reference LJ5567, dated the 24th of July 2012.

- 6.3 Certification from a suitably qualified engineering professional responsible for supervising the works shall be provided to the Team Leader, Compliance Monitoring Orewa confirming that the works have been completed in accordance with the plans and details provided, within ten (10) working days following completion. Written certification shall be in the form of a geotechnical completion report, producer statement or any other form acceptable to Council

- 6.4 All earthworks shall be managed to ensure that they do not lead to any uncontrolled instability or collapse affecting either the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it shall immediately be rectified.

- 6.5 All earthworks shall be managed to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged from the subject site either to land, stormwater drainage systems, watercourses or receiving waters. In the event

that a discharge occurs, works shall cease immediately and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader, Compliance Monitoring, Orewa .

Advice Note:

In accordance with Condition 6.5 all earthworks shall be undertaken to ensure that all potential sediment discharges are appropriately managed. Such means and measures may include:

- a) *Catchpit protection*
- b) *run-off diversions*
- c) *silt and sediment traps*
- d) *decanting earth bunds*
- e) *silt fences*

- 6.6 Within 10 working days following the completion or abandonment of earthworks on the subject site all areas of bare earth shall be permanently stabilised against erosion to the satisfaction of Team Leader, Compliance Monitoring Orewa

Advice Note:

In accordance with condition (6.6) should the earthworks be completed or abandoned, bare areas of earth shall be permanently stabilised against erosion. Measures may include :

- a. *the use of mulching*
- b. *top-soiling and grassing of otherwise bare areas of earth*

The on-going monitoring of these measures is the responsibility of the consent holder.

It is recommended that you discuss any potential measures with Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader, Compliance Monitoring Orewa on ResourceConsentAdmin@aucklandcouncil.govt.nz for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication No. 90, Erosion & Sediment Control.

- 6.7 There shall be no airborne or deposited dust beyond the subject site as a result of the earthworks activity, that in the opinion of the Team Leader, Compliance Monitoring Orewa, is noxious, offensive or objectionable

Advice Note:

In accordance with Condition 6.7 in order to manage dust on the site consideration should be given to adopting the following management techniques:

- a) *stopping of works during high winds*
- b) *watering of stockpiles and manoeuvring areas during dry periods*
- c) *installation and maintenance of wind fences and vegetated strips*
- d) *grassing or covering of stockpiles*

In assessing whether the effects are noxious, offensive or objectionable, the following factors will form important considerations:

- e) The frequency of dust nuisance events*
- f) The intensity of events, as indicated by dust quantity and the degree of nuisance*
- g) The duration of each dust nuisance event*
- h) The offensiveness of the discharge, having regard to the nature of the dust*
- i) The location of the dust nuisance, having regard to the sensitivity of the receiving environment.*

It is recommended that potential measures as discussed with Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader, Compliance Monitoring Orewa for more details. Alternatively, please refer to the Ministry for the Environment publication "Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions".

✓ 6.8 (Overland Flow path) There shall be no construction, storage or ancillary items placed within the overland flow path as defined by the plan provided by Hutchinson Consulting Engineers reference BK 2099 and received on the 18th of March 2013.

✓ 6.9 (building restrictions) The proposed building shall be subject to a minimum habitable floor level not lower than RL 3.4m, DoSLI Datum.

Note: This condition shall be complied with on a continuing basis and shall be recorded in a Consent Notice issued pursuant to s.221 of the Act.

✓ 6.10 All imported fill used shall:

- a. be solid material of a stable, inert nature and
- b. not contain contaminants and
- c. not be subject to biological breakdown.

Advice Note:

In addition to the characteristics for imported fill outlined in Condition (6.9), please refer to the relevant New Zealand Standard [e.g. NZS 4431:1989 'Code Of Practice for Earth Fill for Residential Development'] to ensure that all fill used is of an acceptable engineering standard.

Development Engineer

Date

Memo

(7/03/2012)

To: Jinyu Zhou
From: Mica Plowman

Subject: 1334 Sandspit Road, Sandspit Consent 59778.

Introduction:

This memo is in response to a request for specialist heritage advice regarding the location of heritage /archaeological sites in proximity to the the proposed ablution block in Sandspit Holiday Park at 1334 Sandspit Road, Mahurangi. I am very familiar with the property and coastal surrounds having recorded all of the archaeological sites in the Mahurangi coastal environment in 2005 for the former ARC.

The holiday park proposes to construct a new ablutions block. To undertake the work, approximately 850m3 of excavation will be required to remove all non-engineered fill and organic alluvial soils from the platform, and 1000m3 of fill material will be imported to fill the site.

The applicant has provided an AEE that includes a brief statement of effects on cultural heritage.

"The District Plan Planning Maps record heritage sites. No such sites are recorded on or adjacent to the property. The Cultural heritage inventory identifies two sites along the eastern (coastal boundary) of the subject site; The ablutions block proposed as part of this application will be located adjacent to the western boundary of the site and will be over 80 meters from the coastal marine area"

They further note that " Any development of the site will require adherence to the provisions of the Historic Places Act 1993. It is considered that applying the standard advice note relating to the discovery of archaeological sites would be appropriate and would satisfy any concerns in this regard"

This assessment is contradictory and incorrect. There are two prehistoric midden sites located in the coastal escarpment that could very well extend into the property behind the foreshore. There are also numerous middens exposed in the wider area around the property. The coastal environment typically has the highest proportion of prehistoric settlement sites only a small proportion of which are visible (- i.e., usually midden). The property and the proposed development are located in a high risk environment for Maori prehistoric settlement.

In addition, there a number of significant turn of the century/ early 20th century built heritage structures on the property including;

- CHI number 17281 Buchanan house;
- CHI 17283 post office;
- CHI 17282 Historic cabin/ school masters house; and
- CHI 17284 Hotel/ General Store

The first three buildings are extant and will not be affected by the development. However CHI 17284 Hotel General Store is no longer extant and relates to the first settlement at sandspit. The following is taken from the CHI record.

"The original site location of the hotel and general store is vague. This is the site of the first settlement at sandspit and comprises of a hotel and general store. An historic photograph shows the location of both as being within close proximity to the beach. The hotel faced the beach and was single storey at the front but two storeyed at the rear. The general store was adjacent to the hotel on the western side and slightly in front. It is described as a "sizeable two-storeyed building" with a shop on the lower level and bedrooms above. In one of these rooms boots were made by a Mr Wilson and sold at the store. There is no record of a license for the hotel which probably operated on a "bush license".

Given what is known from the recorded prehistoric and historic period settlement at the site, the application contains no assessment of actual or potential effects on archaeological, historic places or areas.

Matters of Concern to Heritage Unit:

1. *The lack of Archaeological Assessment*
2. *An archaeological assessment report has not been submitted to substantiate the statements provided in the supporting document. As such, the applicant has provided insufficient information to make a determination of the affects of the project on heritage.*
3. *As a minimum, a qualified archaeologist should prepare an archaeological assessment in accordance with the New Zealand Historic Places Trust Guideline series document AG S2 Guidelines for Writing Archaeological Assessments, providing an assessment within the relevant statutory frameworks.*
4. *It is inappropriate to recommend an Accidental Discovery Protocol for project earthworks within a significant heritage area and within the immediate vicinity of several coastal Maori pre 1900 archaeological sites and a historic settlement archaeological site, and certainly not without an assessment prepared by a qualified heritage professional that considers the project proposal in relation to the heritage values, the works methodology, and the relevant legislation.*

Aspects requiring control by conditions:

That an archaeological assessment is undertaken of the proposed area of activity by a qualified archaeologist. The archaeologist should locate on the ground and record any previously unrecorded archaeological or other cultural heritage evidence recorded that may be affected by this activity. The assessment should also determine what impact the proposed activity will have on those remains and make recommendations on any avoidance or mitigation required. A copy of the archaeological assessment report should be provided to Cultural Heritage Team.

Kind Regards

Mico Ruman.

Mica Plowman | Principal Heritage Advisor West
Cultural Heritage Implementation | Environmental Strategy and Policy
Ph 09 365 3742 | Extn (49) 6742 | Mobile 021 825571
Auckland Council, 8 Hereford Street, Auckland City