

Jinyu Zhou

From: Graham Hooper
Sent: Tuesday, 26 February 2013 5:22 p.m.
To: Tony Bullard
Cc: 'Grant Fleming'; Jinyu Zhou
Subject: RE: 1334 Sandspit Road: Sandspit Holiday Park

Thanks Tony,

Grant: Are you able to give me a call tomorrow morning or provide me with some contact details so that I can call you. Generally, consents would be processed together and one decision issued. I believe this is what should happen in this situation. I suggest that Jinyu is the lead and you provide a technical memo.

Are you able to let me know the status of the application. Has it been accepted for processing? Has a s92 letter been issued?

Regards;

Graham Hooper | Principal Planner - Consent Integration (North)
Natural Resources & Specialist Input, Resource Consents
Auckland Council

Ph 09 484 7091 | Extn (43) 7091 | Level 1, 1 The Strand, Takapuna

Ph 09 427 3750 | Extn (44) 3750 | Level 1, Tasman Building, 50 Centreway Road, Orewa

Mobile 021 81 41 37

Visit our website: www.aucklandcouncil.govt.nz

From: Tony Bullard
Sent: Tuesday, 26 February 2013 5:07 p.m.
To: Graham Hooper
Cc: 'Grant Fleming'
Subject: RE: 1334 Sandspit Road: Sandspit Holiday Park

Hi Graham

Yes a consent has been lodged. Its currently on hold (s92). Grant Fleming is processing it for me. Its ID is 41252. Your call whether you integrate. Suggest you contact Grant to decide what to do.

Cheers

Tony

From: Graham Hooper
Sent: Tuesday, 26 February 2013 9:45 a.m.
To: Tony Bullard
Cc: Jinyu Zhou
Subject: 1334 Sandspit Road: Sandspit Holiday Park

Hi Tony,

We have a resource consent application 59778 for a toilet block replacement at the above address. The application states that they have lodged a wastewater consent and that this is currently being processed. I have checked the database but cannot find the related wastewater consent. Can you please confirm if this consent has been lodged and if so we will need to give some consideration to integrating the applications.

Regards;
Graham

4/03/2013

Jinyu Zhou

From: Peri Buckley
Sent: Tuesday, 5 March 2013 4:01 p.m.
To: Jinyu Zhou
Subject: RE: CHI at 1334 Sandspit Road, Sandspit Consent 59778

Hi Jinyu,

Thanks for you email. We will have a look at it shortly and get back to you with some comments.

Regards,

Peri

From: Jinyu Zhou
Sent: Tuesday, 5 March 2013 2:55 p.m.
To: Peri Buckley
Subject: CHI at 1334 Sandspit Road, Sandspit Consent 59778

Hi, Peri

I discussed with you this morning about the proposed ablution block in Sandspit Holiday Park at 1334 Sandspit Road. The building platform is flat. However, due to the geotechnical condition, approximately 850m³ of excavation is proposed to remove all non-engineered fill and organic alluvial soils from the platform and 1000m³ of fill material will be imported. Please see the attached resource consent application and plans.

The cultural heritage sites on the subject site are 5455 (midden - shell), 17281 (house) 17283 (post office) and 17284 (hotel/general store). Do you consider whether the proposal will have any potential effects on the cultural heritage sites? I am thinking to impose a standard consent condition to protect any archaeological features uncovered during earthworks.

Regards

Jinyu Zhou | Planner
Northern Resource Consenting and Compliance
Ph 09 427 3284 | Extn (44) 3284
Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa
Visit our website: www.aucklandcouncil.govt.nz

Jinyu Zhou

From: Peri Buckley
Sent: Wednesday, 6 March 2013 1:58 p.m.
To: Jinyu Zhou
Cc: Mica Plowman
Subject: RE: CHI at 1334 Sandspit Road, Sandspit Consent 59778

Hi Jinyu,

This job was handed to Mica Plowman to process yesterday. Unfortunately she is off sick today – would it be ok for her to get back to you tomorrow?

Regards,

Peri

From: Jinyu Zhou
Sent: Tuesday, 5 March 2013 2:55 p.m.
To: Peri Buckley
Subject: CHI at 1334 Sandspit Road, Sandspit Consent 59778

Hi, Peri

I discussed with you this morning about the proposed ablution block in Sandspit Holiday Park at 1334 Sandspit Road. The building platform is flat. However, due to the geotechnical condition, approximately 850m³ of excavation is proposed to remove all non-engineered fill and organic alluvial soils from the platform and 1000m³ of fill material will be imported. Please see the attached resource consent application and plans.

The cultural heritage sites on the subject site are 5455 (midden - shell), 17281 (house) 17283 (post office) and 17284 (hotel/general store). Do you consider whether the proposal will have any potential effects on the cultural heritage sites? I am thinking to impose a standard consent condition to protect any archaeological features uncovered during earthworks.

Regards

Jinyu Zhou | Planner
Northern Resource Consenting and Compliance
Ph 09 427 3284 | Extn (44) 3284
Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa
Visit our website: www.aucklandcouncil.govt.nz

Jinyu Zhou

From: Diana Bell [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
Attachments: Sandspit Motor Camp BK 2099 BC2 Elevations 22 (1).pdf; Sandspit Motor Camp BK 2099 BC2 Elevations 23 (1).pdf; Sandspit Motor Camp BK 2099 BC2 Site Enlargement 2 (1).pdf

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 considered 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 meet 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 answers your queries. Feel free to contact me if you wish to discuss further.

Kind Regards,

Diana



Diana Bell | Planner

P O Box 591, Warkworth 0941
 52 Queen Street, Warkworth 0910
Office: 09 422 3336
Mobile: 021 382 000



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From: Jinyu Zhou [mailto:Jinyu.Zhou@aucklandcouncil.govt.nz]
Sent: Wednesday, 6 March 2013 8:43 a.m.
To: 'Diana Bell'
Subject: RE: Sandpsit Holiday Park: 1334 Sandspit Road, Sandpsit

Hi, Diana

I am waiting for comments from the Council's engineer, Park department and the heritage team.

Regarding the application, can you please confirm whether the proposal complies with the development controls on maximum site coverage, height in relation to boundary and bulk in relation to boundary for the zone, Rule 18.9.2 regarding urban cleanfill and Rule 18.10.3? You can include the infringements in the current application.

Will the existing trees to the south of proposed building be affected by the earthworks and the construction, for example, due to works within the root zone of the trees?

You mention on page 16 of the AEE that there is a long standing arrangement between the Holiday Park and Auckland Council regarding the reserve to the west of the proposed building. Can you please explain what the arrangement is? I met the owner during my site visit, and he does not know about this arrangement.

Regards

Jinyu Zhou | Planner
Northern Resource Consenting and Compliance
Ph 09 427 3284 | Extn (44) 3284
Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa
Visit our website: www.aucklandcouncil.govt.nz

From: Diana Bell [mailto:diana@opc.net.nz]
Sent: Tuesday, 5 March 2013 2:09 p.m.
To: Jinyu Zhou
Subject: Sandpsit Holiday Park: 1334 Sandspit Road, Sandpsit

Hi Jinyu,

Can you please provide me with a progress update on the above.

Many Thanks,

Diana

Diana Bell | Planner

P O Box 591, Warkworth 0941

7/03/2013



52 Queen Street, Warkworth 0910

Office: 09 422 3336

Mobile: 021 382 000



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Jinyu Zhou

From: Graham Hooper
Sent: Friday, 8 March 2013 10:03 a.m.
To: 'Grant Fleming'; Tony Bullard
Cc: Jinyu Zhou; James Fuller
Subject: RE: 1334 Sandspit Road: Sandspit Holiday Park

Hi Grant,

Given that at the time of lodgement of the wastewater consent it was not picked up that land use consent would be required, it has meant that the respective processes for the district and regional consents have been running separately. Particularly, the s92 request has been issued for the regional wastewater consent.

Tony: In the future, when your team gets consents like this, please encourage them to get in contact with me or one of the integrated consent planners if there is uncertainty about if district consent is needed or has been granted.

Grant: Please reference in your report the fact that a land use consent has been lodged (under reference: L59778) and please send Jinyu a copy of the decision once issued so that he can reference in his report.

Regards;
 Graham

From: Grant Fleming [mailto:gffleming@riley.co.nz]
Sent: Thursday, 7 March 2013 11:11 a.m.
To: Tony Bullard; Graham Hooper
Subject: RE: 1334 Sandspit Road: Sandspit Holiday Park

Graham,

Can you please advise which direction this consent processing is headed. I am in the process of preparing my report/memo and it would be good to know which template I should complete.

Thanks,

Grant



Grant Fleming BTech (BPE), PGDipSci (GIS)(Dist)
 GIS/Environmental Engineer
Riley Consultants Ltd
 PO Box 100253, NSMC 0745
 Lvl 2, 4 Fred Thomas Drive, Takapuna 0622
 Tel: +649 489 7872
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 Email: gffleming@riley.co.nz
 Web: www.riley.co.nz

No of attachments: 0

Riley Consultants Limited (RILEY)

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15/03/2013

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From: Tony Bullard [mailto:Tony.Bullard@aucklandcouncil.govt.nz]
Sent: Tuesday, 26 February 2013 5:07 p.m.
To: Graham Hooper
Cc: Grant Fleming
Subject: RE: 1334 Sandspit Road: Sandspit Holiday Park

Hi Graham

Yes a consent has been lodged. Its currently on hold (s92). Grant Fleming is processing it for me. Its ID is 41252. Your call whether you integrate. Suggest you contact Grant to decide what to do.

Cheers

Tony

From: Graham Hooper
Sent: Tuesday, 26 February 2013 9:45 a.m.
To: Tony Bullard
Cc: Jinyu Zhou
Subject: 1334 Sandspit Road: Sandspit Holiday Park

Hi Tony,

We have a resource consent application 59778 for a toilet block replacement at the above address. The application states that they have lodged a wastewater consent and that this is currently being processed. I have checked the database but cannot find the related wastewater consent. Can you please confirm if this consent has been lodged and if so we will need to give some consideration to integrating the applications.

Regards;
Graham



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Jinyu Zhou

From: Steve Cavanagh
Sent: Monday, 11 March 2013 9:07 a.m.
To: Jinyu Zhou
Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Thanks Jin - I have added this to my report.

Steve Cavanagh

for

Development Engineering

Ph 09 4273267 | Extn (44) 3267 | Mobile 022 0301240 | Auckland Council, Level 2, Tasman Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

From: Jinyu Zhou
Sent: Friday, 8 March 2013 4:58 p.m.
To: Steve Cavanagh
Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Hi, Steve

There is a regional wastewater consent application being processed separately from the district consent.

Regards

Jinyu Zhou | Planner

Northern Resource Consenting and Compliance

Ph 09 427 3284 | Extn (44) 3284

Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

From: Steve Cavanagh
Sent: Friday, 8 March 2013 12:04 p.m.
To: Jinyu Zhou; 'Diana Bell'
Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Sorry can I add - details of the existing sewer disposal system.

Regards,

Steve Cavanagh

for

Development Engineering

Ph 09 4273267 | Extn (44) 3267 | Mobile 022 0301240 | Auckland Council, Level 2, Tasman Building, 50 Centreway Road, Orewa

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11/03/2013

From: Jinyu Zhou
Sent: Friday, 8 March 2013 11:02 a.m.
To: 'Diana Bell'
Cc: Steve Cavanagh
Subject: FW: Application 59778 1334 Sandspit Road, Sandspit

Hi, Diana

Can you please respond to the information request in the following email from the Council's development engineer?

Regards

Jinyu Zhou | Planner
Northern Resource Consenting and Compliance
Ph 09 427 3284 | Extn (44) 3284
Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa
Visit our website: www.aucklandcouncil.govt.nz

From: Steve Cavanagh
Sent: Friday, 8 March 2013 10:53 a.m.
To: Jinyu Zhou
Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Hi Jin,

I couldn't find any sections showing infringement and would also like the exact difference in change of footprint i.e. impervious areas.

Please show overland flowpath on site plan - it appears the proposal may obstruct it. Need to clarify the comment on finished floor levels from Hutchinson;

- WebMap does not appear to show the area as flood prone.
- What is the minimum floor height required. The report only states "it is proposed to raise the ground level with no height given."

What is the water reticulation.

thanks,

Steve Cavanagh
for

Development Engineering
Ph 09 4273267 | Extn (44) 3267 | Mobile 022 0301240 | Auckland Council, Level 2, Tasman Building, 50 Centreway Road, Orewa
Visit our website: www.aucklandcouncil.govt.nz

From: Jinyu Zhou
Sent: Thursday, 7 March 2013 2:43 p.m.

To: Steve Cavanagh

Subject: Application 59778 1334 Sandspit Road, Sandspit

Hi, Steve

I will send a section92 letter to request further information for application 59778. Do you need any further information for engineering assessment?

In this application, 1850m3 of earthworks are proposed. The works infringe the 1 to 2 rule and Rule 18.9.2 regarding the volume of the earthworks and urban cleanfill.

Regards

Jinyu Zhou | Planner

Northern Resource Consenting and Compliance

Ph 09 427 3284 | Extn (44) 3284

Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa

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Jinyu Zhou

From: Jinyu Zhou
Sent: Tuesday, 12 March 2013 11:18 a.m.
To: Mica Plowman
Subject: RE: Emailing: Sandspit.pdf

Hi, Mica

Thank you for your reply. Can I inform Diana the assessment report is not required? Should I impose the following archaeological condition or can you please recommend a more appropriate condition?

Where the earthworks result in archaeological features being uncovered, all works on the subject site shall cease unless in the opinion of the Team Leader, Compliance Monitoring Orewa, the works can continue subject to restrictions on works within a 10 metre radius of the archaeological find. A suitable temporary barrier and signage restricting access shall be erected immediately, and the New Zealand Historic Places Trust (NZHPT) shall be contacted immediately so that appropriate action can be taken.

Advice Note:

'Archaeological features' may in practice include shell middens, hangi or ovens, pit expressions, defensive ditches, artefacts, or koiwi tangata (human skeletal remains). In the event any of these features are uncovered during the course of the earthworks please contact the Team Leader, Compliance Monitoring Orewa. If any archaeological features are uncovered on the site, NZHPT can be contacted on 09 307 9920. It is also recommended that you contact the local iwi immediately on 09 422 6548.

Regards

Jinyu Zhou | Planner
Northern Resource Consenting and Compliance
Ph 09 427 3284 | Extn (44) 3284
Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa

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-----Original Message-----

From: Mica Plowman
Sent: Tuesday, 12 March 2013 9:35 a.m.
To: Jinyu Zhou
Subject: RE: Emailing: Sandspit.pdf

Hi Jinyu

Yes its very interesting when the public think they understand the risk. Previously excavated or not- the risk still exists and I have found whole villages under industrial allotments. That said, we can only recommend an assessment and provide the advice note about the HPT and the legal requirements of site discovery. We have made it clear to the applicant that there is a very real risk with the location of the pre 1900 hotel and the potential for prehistoric settlement. If archeological material was uncovered and damaged during earthworks, they face damage assessments and prosecution under the HPA.

So long as we have the HPA advice note, the council are covered,
Thanks for seeking the heritage teams advice Jinyu
Cheers Mica

Mica Plowman | Principal Heritage Advisor
Cultural Heritage Implementation | Environmental Strategy and Policy
Ph 09 365 3742 | Extn (49) 6742 | Mobile 021 825571
Auckland Council, Level 7, 8 Hereford Street, Auckland City
Visit our website: www.aucklandcouncil.govt.nz

-----Original Message-----

From: Jinyu Zhou
Sent: Monday, March 11, 2013 4:50 PM
To: Mica Plowman

Subject: RE: Emailing: Sandspit.pdf

Hi, Mica

I have contacted Diana Bell, the agent for the Sandspit Holiday Park application, about the archaeological assessment report. She is questioning the necessity of providing the assessment report. Given there is an existing building on the proposed building platform, she considers that the assessment will not provide more input to the application than what you have provided on the memo.

If there is potential for archaeological findings on the site, can the Council impose conditions on how the applicant should conduct the earthworks and protect the findings on the site, instead of requiring the assessment report?

Regards

Jinyu Zhou | Planner
Northern Resource Consenting and Compliance
Ph 09 427 3284 | Extn (44) 3284
Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

-----Original Message-----

From: Jinyu Zhou
Sent: Thursday, 7 March 2013 2:12 p.m.
To: Mica Plowman
Subject: RE: Emailing: Sandspit.pdf

Hi, Mica

Thank you for your assessment. I will contact the applicant's agent for an archaeological assessment report.

Regards

Jinyu Zhou | Planner
Northern Resource Consenting and Compliance
Ph 09 427 3284 | Extn (44) 3284
Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

-----Original Message-----

From: Mica Plowman
Sent: Thursday, 7 March 2013 1:11 p.m.
To: Jinyu Zhou
Subject: Emailing: Sandspit.pdf

Dear Jinyu

Thankyou for providing the sandspit application to the heritage team for review. I know the property well having recorded most of the sites in the area. The property has several prehistoric and historic sites on it as well as a number of heritage buildings that relate to the early European settlement of Sandspit. I cannot agree with the AEE application and have provided advice to get an assessment undertaken by an archaeologist.

Please call if you have any questions.

Kind Regards

Mica

Mica Plowman | Principal Heritage Advisor
Cultural Heritage Implementation | Environmental Strategy and Policy
Ph 09 365 3742 | Extn (49) 6742 | Mobile 021 825571
Auckland Council, Level 7, 8 Hereford Street, Auckland City
Visit our website: www.aucklandcouncil.govt.nz

The message is ready to be sent with the following file or link attachments:

- Sandspit.pdf

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Jinyu Zhou

From: Diana Bell [diana@opc.net.nz]
Sent: Tuesday, 12 March 2013 12:37 p.m.
To: Mica Plowman
Cc: Jinyu Zhou; Erik Oosthuizen
Subject: FW: L59778: Sandspit Holiday Park

Hi Jinyu,

I have just spoken to Mica. She is happy for us to proceed without the need for an archaeological assessment so long as an advice note advising the requirements under the Historic Places Act 1993 (as set out in the last paragraph of her memo) is imposed. I note that this advice note should not reference the Accidental Discovery Protocols.

Please feel free to call me if you wish to discuss further.

Kind Regards,

Diana

From: Diana Bell [mailto:diana@opc.net.nz]
Sent: Tuesday, 12 March 2013 11:06 a.m.
To: 'mica.plowman@aucklandcouncil.govt.nz'
Cc: 'Jinyu Zhou'; 'Erik Oosthuizen'
Subject: L59778: Sandspit Holiday Park

Hi Mica,

I have been forwarded a copy of your heritage assessment for the above. I have left numerous messages for you but as yet I have not had a response. I have since discussed your assessment, particularly the requirement for an archaeological assessment, with the processing planner and the team leader for the northern ward.

While I appreciate your comments with regard to heritage values I do not agree that an archaeological assessment is justified in this instance. As you are aware the proposed toilet block is to be located within the footprint of an existing building which is to be removed from the site. The area of land around the existing building to be removed is highly modified and has been used for camping ground purposes for over 50 years.

It is unclear what the benefit/purpose of an archaeological assessment would be in this instance as the land which is to be earthworked is covered by a building and the applicants are not going to remove the building until the resource consent for the new toilet block has been granted. In any case I note that any archaeological sites which are not recorded are protected by the Historic Places Act. I further note that the applicant's are able to undertake 200m³ of earthworks every 12 months as a permitted activity; therefore the proposed cut volume of earthworks could essentially be undertaken as of right over a 4 year period.

Rather than requiring an archaeological assessment we consider that it would be more helpful if you were able to propose some conditions of consent which will mitigate any potential effects on heritage/archaeological values. We would be more than happy to discuss any proposed conditions of consent with you.

We would appreciate it if this matter could be resolved as soon as possible and look forward to hearing from

12/03/2013

you.

Kind Regards,

Diana Bell

We are moving offices.

From Monday 26th March 2013 you will find us at 5 Lilburn Street Warkworth. All other contact details remain the same.



Diana Bell | Planner

P O Box 591, Warkworth 0941
52 Queen Street, Warkworth 0910
Office: 09 422 3336
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Jinyu Zhou

From: Mica Plowman

Sent: Tuesday, 12 March 2013 12:40 p.m.

To: Jinyu Zhou

Hi Jinyu

I have spoken to Diana and explained the difference between an accidental discovery protocol and the requirements for assessment. I do not feel that if anything were uncovered that it would be an accident. So, this is the standard advice note we prefer to use that protects council from providing inappropriate heritage advice.

If you could include this as an advice note – that would be appreciated.

Cheers Mica

"All archaeological sites are protected under the provisions of the Historic Places Act 1993 (HPA). It is an offence under this Act to destroy, damage or modify any archaeological site, whether or not the site is entered on the New Zealand Historic Places Trust (NZHPT) Register of historic places, historic areas, wahi tapu and wahi tapu areas. Under sections 11 and 12 of the Act, applications must be made to the NZHPT for an authority to destroy, damage or modify an archaeological site(s) where avoidance of effect is not practicable. It is the responsibility of the applicant (consent holder) to consult with the NZHPT about the requirements of the HPA and to obtain the necessary Authorities under the HPA should these become necessary as a result of any activity associated with the proposed development. For information please contact the NZHPT Northern Regional Archaeologist – Bev Parslow (09) 307 0413."

Mica Plowman | Principal Heritage Advisor

Cultural Heritage Implementation | Environmental Strategy and Policy

Ph 09 365 3742 | Extn (49) 6742 | Mobile 021 825571

Auckland Council, Level 7, 8 Hereford Street, Auckland City

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Jinyu Zhou

From: Diana Bell [diana@opc.net.nz]
Sent: Tuesday, 12 March 2013 1:00 p.m.
To: Steve Cavanagh; Jinyu Zhou
Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Hi Steve,

The applicant is happy to raise the floor level to 3.4 as required. Please impose this as a condition of consent.

Many Thanks,

Diana

From: Steve Cavanagh [mailto:Steve.Cavanagh@aucklandcouncil.govt.nz]
Sent: Tuesday, 12 March 2013 9:14 a.m.
To: 'Diana Bell'; Jinyu Zhou
Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Hi Diana, Jin,

I have passed your comments on to our SW developments team for their comment on points 1 to 3.

The ablution and kitchen should be considered in the same light as a habitable floor. There are implications due to the function of the operation should they be inundated. Please revise accordingly.

Regards,

Steve Cavanagh

for

Development Engineering

Ph 09 4273267 | Extn (44) 3267 | Mobile 022 0301240 | Auckland Council, Level 2, Tasman Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

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

We are moving offices.

From Monday 26th March 2013 you will find us at 5 Lilburn Street Warkworth. All other contact details remain the same.



Diana Bell | Planner

P O Box 591, Warkworth 0941
52 Queen Street, Warkworth 0910
Office: 09 422 3336
Mobile: 021 382 000



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From: Steve Cavanagh [mailto:Steve.Cavanagh@aucklandcouncil.govt.nz]

Sent: Friday, 8 March 2013 12:04 p.m.

To: Jinyu Zhou; 'Diana Bell'

12/03/2013

Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Sorry can I add - details of the existing sewer disposal system.

Regards,

Steve Cavanagh

for

Development Engineering

Ph 09 4273267| Extn (44) 3267 | Mobile 022 0301240| Auckland Council, Level 2, Tasman Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

From: Jinyu Zhou

Sent: Friday, 8 March 2013 11:02 a.m.

To: 'Diana Bell'

Cc: Steve Cavanagh

Subject: FW: Application 59778 1334 Sandspit Road, Sandspit

Hi, Diana

Can you please respond to the information request in the following email from the Council's development engineer?

Regards

Jinyu Zhou | Planner

Northern Resource Consenting and Compliance

Ph 09 427 3284 | Extn (44) 3284

Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

From: Steve Cavanagh

Sent: Friday, 8 March 2013 10:53 a.m.

To: Jinyu Zhou

Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Hi Jin,

I couldn't find any sections showing infringement and would also like the exact difference in change of footprint i.e. impervious areas.

Please show overland flowpath on site plan - it appears the proposal may obstruct it. Need to clarify the comment on finished floor levels from Hutchinson;

- WebMap does not appear to show the area as flood prone.
- What is the minimum floor height required. The report only states "it is proposed to raise the ground level with no height given.

What is the water reticulation.

thanks,

12/03/2013

Steve Cavanagh

for

Development Engineering

Ph 09 4273267 | Extn (44) 3267 | Mobile 022 0301240 | Auckland Council, Level 2, Tasman Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

From: Jinyu Zhou

Sent: Thursday, 7 March 2013 2:43 p.m.

To: Steve Cavanagh

Subject: Application 59778 1334 Sandspit Road, Sandspit

Hi, Steve

I will send a section92 letter to request further information for application 59778. Do you need any further information for engineering assessment?

In this application, 1850m3 of earthworks are proposed. The works infringe the 1 to 2 rule and Rule 18.9.2 regarding the volume of the earthworks and urban cleanfill.

Regards

Jinyu Zhou | Planner

Northern Resource Consenting and Compliance

Ph 09 427 3284 | Extn (44) 3284

Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz



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Jinyu Zhou

From: Jinyu Zhou
Sent: Thursday, 14 March 2013 4:46 p.m.
To: 'Diana Bell'
Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Hi, Diana

The following email I sent you this morning is considered to be a request for further information under section 92(1) of the RMA. Please provide the required details of the overland flow path and the flood report.

If there are other information requests from the Council's specialists, they will be forwarded to you within five working days of this email and form part of this information request.

In accordance with section 92A(1) of the Act, you must, within 15 working days of the date of this letter, either provide the requested information, tell Council in a written notice that you agree to provide the requested information, or tell Council in a written notice that you refuse to provide the requested information. The statutory timeframe for processing your application will stop from the date of this email.

Please note that in accordance with section 95C(1) of the Act, Council must publicly notify your application if you do not provide the requested information within the timeframes or you refuse to agree to provide the requested information.

Should you have any further inquiries regarding the above matters, please do not hesitate to contact me or the Council's engineers.

Regards

Jinyu Zhou | Planner
Northern Resource Consenting and Compliance
Ph 09 427 3284 | Extn (44) 3284
Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa
Visit our website: www.aucklandcouncil.govt.nz

From: Jinyu Zhou
Sent: Thursday, 14 March 2013 11:34 a.m.
To: 'Diana Bell'
Cc: Jason Lim; Steve Cavanagh
Subject: FW: Application 59778 1334 Sandspit Road, Sandspit

Hi, Diana

Please see the following email from Jason, the Council's Stormwater Engineer, and submit details of the overland flow path to the north and the south of the building site and a flood report assessing the effects of the proposal.

Regards

14/03/2013

Jinyu Zhou | Planner

Northern Resource Consenting and Compliance

Ph 09 427 3284 | Extn (44) 3284

Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

From: Jason Lim

Sent: Thursday, 14 March 2013 10:42 a.m.

To: Jinyu Zhou

Cc: Steve Cavanagh

Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Hi Jin,

We need more details of the OLF path(north and south) and a report to confirm that the effect is less than minor.

Best Regards

Jason Lim | Stormwater Engineer

Stormwater Unit | Infrastructure & Environmental Services

Ph 09 3010101 | Extn (44) 3173 | Mobile 027 500 6830

Auckland Council, Level 2, Tasman Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

From: Jinyu Zhou

Sent: Wednesday, 13 March 2013 9:38 a.m.

To: Jason Lim

Cc: Steve Cavanagh

Subject: FW: Application 59778 1334 Sandspit Road, Sandspit

Hi, Jason

Please see the following response from the agent to the OLF issue. Do they need to provide any further information?

Regards

Jinyu Zhou | Planner

Northern Resource Consenting and Compliance

Ph 09 427 3284 | Extn (44) 3284

Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

From: Diana Bell [mailto:diana@opc.net.nz]

Sent: Wednesday, 13 March 2013 9:32 a.m.

To: Jinyu Zhou

Cc: Steve Cavanagh

Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Hi Jinyu and Steve,

14/03/2013

I sent this email through to Hutchinsons and they have stated that from the contour plan provided the OLF appears to fall both ways of the existing shed and that based on the amount of room to work with in this area there should be sufficient space north and/or south of the proposed ablution block for any OLF.

Please let me know if you have any additional queries regarding this matter.

Thanks,

Diana

From: Jinyu Zhou [mailto:Jinyu.Zhou@aucklandcouncil.govt.nz]
Sent: Tuesday, 12 March 2013 1:08 p.m.
To: 'Diana Bell'
Cc: Steve Cavanagh
Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Hi, Diana

Please address the issue raised by the Stormwater Engineer.

Regards

Jinyu Zhou | Planner
Northern Resource Consenting and Compliance
Ph 09 427 3284 | Extn (44) 3284
Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa
Visit our website: www.aucklandcouncil.govt.nz

From: Steve Cavanagh
Sent: Tuesday, 12 March 2013 12:32 p.m.
To: Jinyu Zhou
Subject: FW: Application 59778 1334 Sandspit Road, Sandspit

Hi Jin - please find attached requirements from Jason.

Steve Cavanagh

for

Development Engineering
Ph 09 4273267 | Extn (44) 3267 | Mobile 022 0301240 | Auckland Council, Level 2, Tasman Building, 50 Centreway Road, Orewa
Visit our website: www.aucklandcouncil.govt.nz

From: Jason Lim
Sent: Tuesday, 12 March 2013 12:06 p.m.
To: Steve Cavanagh
Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Steve,

The existing OLF appears to follow the road and skirts around the top end of the exiting shed/garage block.

14/03/2013

The proposed building has a bigger footprint and it is extending further north into the existing flow path. This obstruction is a major concern to the OLF and the applicant has to demonstrate that the effect, if any, is less than minor to the upstream.

Best Regards

Jason Lim | Stormwater Engineer

Stormwater Unit | Infrastructure & Environmental Services

Ph 09 3010101 | Extn (44) 3173 | Mobile 027 500 6830

Auckland Council, Level 2, Tasman Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

From: Steve Cavanagh

Sent: Tuesday, 12 March 2013 9:11 a.m.

To: Jason Lim

Cc: Jinyu Zhou

Subject: FW: Application 59778 1334 Sandspit Road, Sandspit

Hi Jason - can you please look at items 1, 2 and 3 below.

Basically an existing building is blocking an overland flowpath as shown on WebMap. the building is to be removed and replaced with a new building block.

the new block is larger than the old.

Thanks,

Steve Cavanagh

for

Development Engineering

Ph 09 4273267 | Extn (44) 3267 | Mobile 022 0301240 | Auckland Council, Level 2, Tasman Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

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.

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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

We are moving offices.

From Monday 26th March 2013 you will find us at 5 Lilburn Street Warkworth. All other contact details remain the same.



Diana Bell | Planner

P O Box 591, Warkworth 0941
52 Queen Street, Warkworth 0910
Office: 09 422 3336
Mobile: 021 382 000



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From: Steve Cavanagh [mailto:Steve.Cavanagh@aucklandcouncil.govt.nz]

Sent: Friday, 8 March 2013 12:04 p.m.

To: Jinyu Zhou; 'Diana Bell'

Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Sorry can I add - details of the existing sewer disposal system.

14/03/2013

Regards,

Steve Cavanagh

for

Development Engineering

Ph 09 4273267 | Extn (44) 3267 | Mobile 022 0301240 | Auckland Council, Level 2, Tasman Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

From: Jinyu Zhou

Sent: Friday, 8 March 2013 11:02 a.m.

To: 'Diana Bell'

Cc: Steve Cavanagh

Subject: FW: Application 59778 1334 Sandspit Road, Sandspit

Hi, Diana

Can you please respond to the information request in the following email from the Council's development engineer?

Regards

Jinyu Zhou | Planner

Northern Resource Consenting and Compliance

Ph 09 427 3284 | Extn (44) 3284

Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

From: Steve Cavanagh

Sent: Friday, 8 March 2013 10:53 a.m.

To: Jinyu Zhou

Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Hi Jin,

I couldn't find any sections showing infringement and would also like the exact difference in change of footprint i.e. impervious areas.

Please show overland flowpath on site plan - it appears the proposal may obstruct it. Need to clarify the comment on finished floor levels from Hutchinson;

- WebMap does not appear to show the area as flood prone.
- What is the minimum floor height required. The report only states "it is proposed to raise the ground level with no height given."

What is the water reticulation.

thanks,

Steve Cavanagh

for

14/03/2013

Development Engineering

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Visit our website: www.aucklandcouncil.govt.nz

From: Jinyu Zhou

Sent: Thursday, 7 March 2013 2:43 p.m.

To: Steve Cavanagh

Subject: Application 59778 1334 Sandspit Road, Sandspit

Hi, Steve

I will send a section92 letter to request further information for application 59778. Do you need any further information for engineering assessment?

In this application, 1850m3 of earthworks are proposed. The works infringe the 1 to 2 rule and Rule 18.9.2 regarding the volume of the earthworks and urban cleanfill.

Regards

Jinyu Zhou | Planner

Northern Resource Consenting and Compliance

Ph 09 427 3284 | Extn (44) 3284

Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa

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Jinyu Zhou

From: Steve Cavanagh
Sent: Monday, 18 March 2013 1:28 p.m.
To: Jason Lim
Cc: Malcolm Black; Jinyu Zhou; 'Jamie@hc.co.nz'
Subject: FW: Application 59778 1334 Sandspit Road, Sandspit
Attachments: IMG_4211.jpg; IMG_4209.jpg; IMG_4210.jpg; 2811_001.pdf; Sandspit Motor Camp BK 2099 RC1 Site Enlargement 2 (1).pdf; 4878_001.pdf

Hi Jason,

I have now been to site and concur with Jamie that the OFP would fall to the south of the existing garage.

What I have also learned on site is that there is a SW line (probably at least 600 diam) that follows the same line - this confirms that SW construction usually follow historic gully lines. There is also a large grate over the line about mid way which would allow surcharge.

As below - the comment from Hutchinson's that "However during earthwork provisions should be made to ensure that any existing flow paths are not altered during earthworks." I would add "or obstructed".

From plans provided I am not sure I can tell the extent of the proposal to the South. Jamie can we show a clear path to the south of the proposed building? Would be good to show on the proposed plan. I think we would all agree there are issues with the WebMap OFP as shown - the building is historic (vintage in fact) and it is quite certain SW does not flow through it.

In my view this should cover this off.

Please advise as soon as you can.

Thanks Jason.

Steve Cavanagh

for

Development Engineering

Ph 09 4273267 | Extn (44) 3267 | Mobile 022 0301240 | Auckland Council, Level 2, Tasman Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

From: Malcolm Black
Sent: Monday, 18 March 2013 12:40 p.m.
To: Steve Cavanagh
Subject: FW: Application 59778 1334 Sandspit Road, Sandspit

Malcolm Black | Senior Development Engineer MIPENZ
 Regulatory

20/03/2013

Ph 09 427 3343 | Extn (44) 3343 | Mobile 021 325 145 | Fax 09 426 7280
Auckland Council, Orewa Office, 50 Centreway Road, Orewa
Visit our website: www.aucklandcouncil.govt.nz

From: Jamie Black [mailto:]
Sent: Monday, 18 March 2013 12:11 p.m.
To: Malcolm Black
Subject: FW: Application 59778 1334 Sandspit Road, Sandspit

Hi Malcolm,

This is the job I was discussing with you late last week, I am under the impression that If any over land flow path is present it would flow to the south of the dwelling and not be affected by the proposal, to the north of the dwelling it appears only surface water would be able to flow over this area. The Stormwater Engineer has asked for the following information 'submit details of the overland flow path to the north and the south of the building site and a flood report assessing the effects of the proposal'. Your thoughts would be most appreciated. I've attached some relevant Info and Photos, the site is in an inundation zone.

Regards

Jamie Black | Engineer | Ian Hutchinson Consultants Ltd
Bus 09 426 5702 | Mob 021 329 757 | www.hc.co.nz



From: Diana Bell [mailto:diana@opc.net.nz]
Sent: Monday, 18 March 2013 11:08 a.m.
To: Jamie Black
Subject: Fwd: Application 59778 1334 Sandspit Road, Sandspit

Hi Jamie,

Here is the email from Council. Please let me know how you get on.

Thanks for your help.

Cheers,

Diana

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

From: **Diana Bell** <diana@opc.net.nz>
Date: Thu, Mar 14, 2013 at 11:45 AM
Subject: Fwd: Application 59778 1334 Sandspit Road, Sandspit
To: "jamie@hc.co.nz" <jamie@hc.co.nz>

Hi Jamie

Can you please review the email below and let me know your thoughts. If you think there is no alternative to providing the information they are requesting then we will need to do this but will need

20/03/2013

to run past the client first.

Cheers

Diana

Begin forwarded message:

From: Jinyu Zhou <Jinyu.Zhou@aucklandcouncil.govt.nz>
Date: 14 March 2013 11:34:02 AM NZDT
To: 'Diana Bell' <diana@opc.net.nz>
Cc: Jason Lim <Jason.Lim@aucklandcouncil.govt.nz>, Steve Cavanagh <Steve.Cavanagh@aucklandcouncil.govt.nz>
Subject: FW: Application 59778 1334 Sandspit Road, Sandspit

Hi, Diana

Please see the following email from Jason, the Council's Stormwater Engineer, and submit details of the overland flow path to the north and the south of the building site and a flood report assessing the effects of the proposal.

Regards

Jinyu Zhou | Planner
Northern Resource Consenting and Compliance
Ph 09 427 3284 | Extn (44) 3284
Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa
Visit our website: www.aucklandcouncil.govt.nz

From: Jason Lim
Sent: Thursday, 14 March 2013 10:42 a.m.
To: Jinyu Zhou
Cc: Steve Cavanagh
Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Hi Jin,

We need more details of the OLF path(north and south) and a report to confirm that the effect is less than minor.

Best Regards
Jason Lim | Stormwater Engineer
Stormwater Unit | Infrastructure & Environmental Services
Ph 09 3010101 | Extn (44) 3173 | Mobile 027 500 6830
Auckland Council, Level 2, Tasman Building, 50 Centreway Road, Orewa
Visit our website: www.aucklandcouncil.govt.nz

From: Jinyu Zhou
Sent: Wednesday, 13 March 2013 9:38 a.m.
To: Jason Lim
Cc: Steve Cavanagh

Subject: FW: Application 59778 1334 Sandspit Road, Sandspit

Hi, Jason

Please see the following response from the agent to the OLF issue. Do they need to provide any further information?

Regards

Jinyu Zhou | Planner

Northern Resource Consenting and Compliance

Ph 09 427 3284 | Extn (44) 3284

Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

From: Diana Bell [<mailto:diana@opc.net.nz>]

Sent: Wednesday, 13 March 2013 9:32 a.m.

To: Jinyu Zhou

Cc: Steve Cavanagh

Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Hi Jinyu and Steve,

I sent this email through to Hutchinsons and they have stated that from the contour plan provided the OLF appears to fall both ways of the existing shed and that based on the amount of room to work with in this area there should be sufficient space north and/or south of the proposed ablution block for any OLF.

Please let me know if you have any additional queries regarding this matter.

Thanks,

Diana

From: Jinyu Zhou [<mailto:Jinyu.Zhou@aucklandcouncil.govt.nz>]

Sent: Tuesday, 12 March 2013 1:08 p.m.

To: 'Diana Bell'

Cc: Steve Cavanagh

Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Hi, Diana

Please address the issue raised by the Stormwater Engineer.

Regards

Jinyu Zhou | Planner

Northern Resource Consenting and Compliance

Ph 09 427 3284 | Extn (44) 3284

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From: Steve Cavanagh
Sent: Tuesday, 12 March 2013 12:32 p.m.
To: Jinyu Zhou
Subject: FW: Application 59778 1334 Sandspit Road, Sandspit

Hi Jin - please find attached requirements from Jason.

Steve Cavanagh

for

Development Engineering

Ph 09 4273267 | Extn (44) 3267 | Mobile 022 0301240 | Auckland Council, Level 2, Tasman Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

From: Jason Lim
Sent: Tuesday, 12 March 2013 12:06 p.m.
To: Steve Cavanagh
Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Steve,

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Jason Lim | Stormwater Engineer

Stormwater Unit | Infrastructure & Environmental Services

Ph 09 3010101 | Extn (44) 3173 | Mobile 027 500 6830

Auckland Council, Level 2, Tasman Building, 50 Centreway Road, Orewa

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Thanks,

Steve Cavanagh

for

Development Engineering

Ph 09 4273267 | Extn (44) 3267 | Mobile 022 0301240 | Auckland Council, Level 2, Tasman Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

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

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Water is provided by way of a bore.

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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.

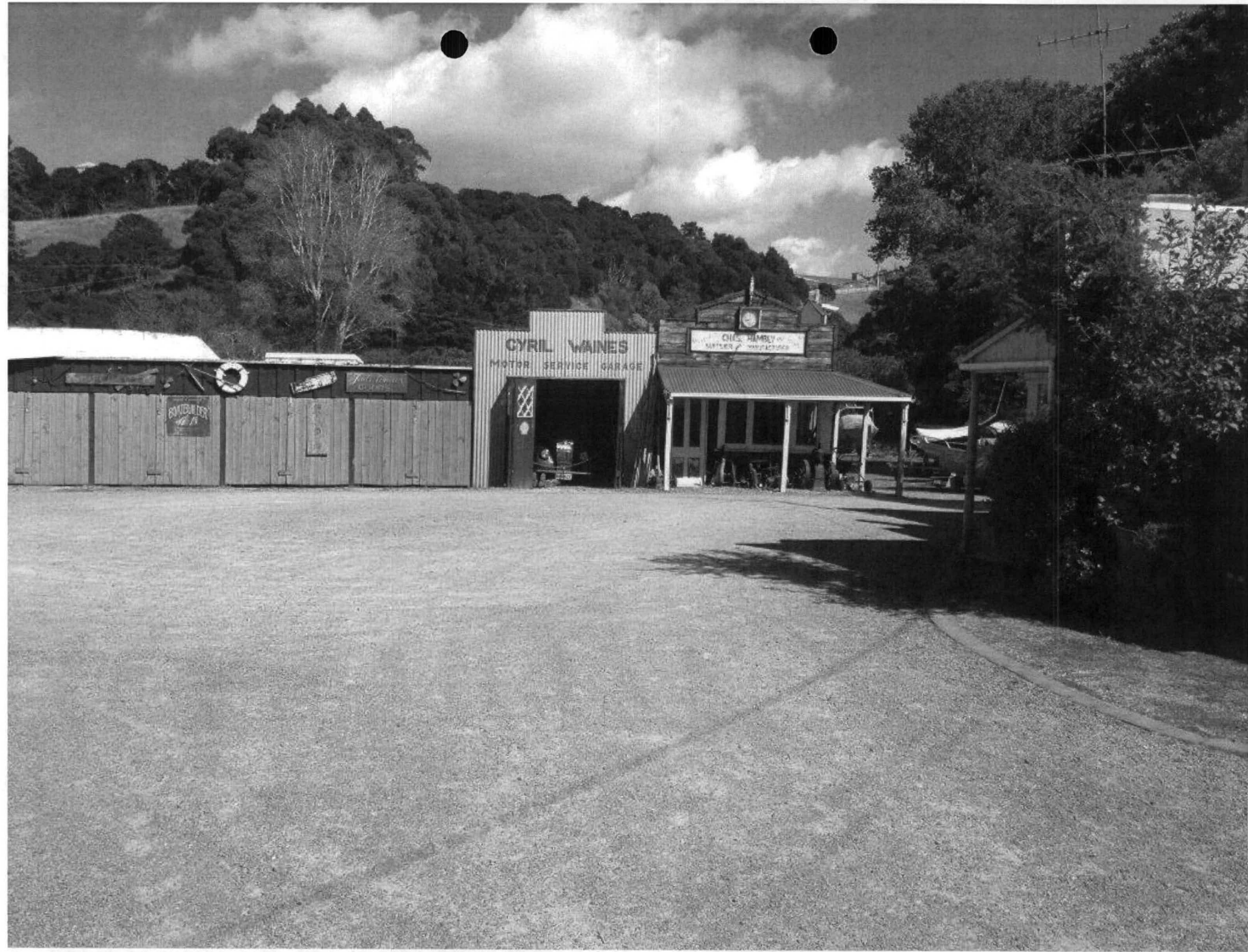
Kind Regards,

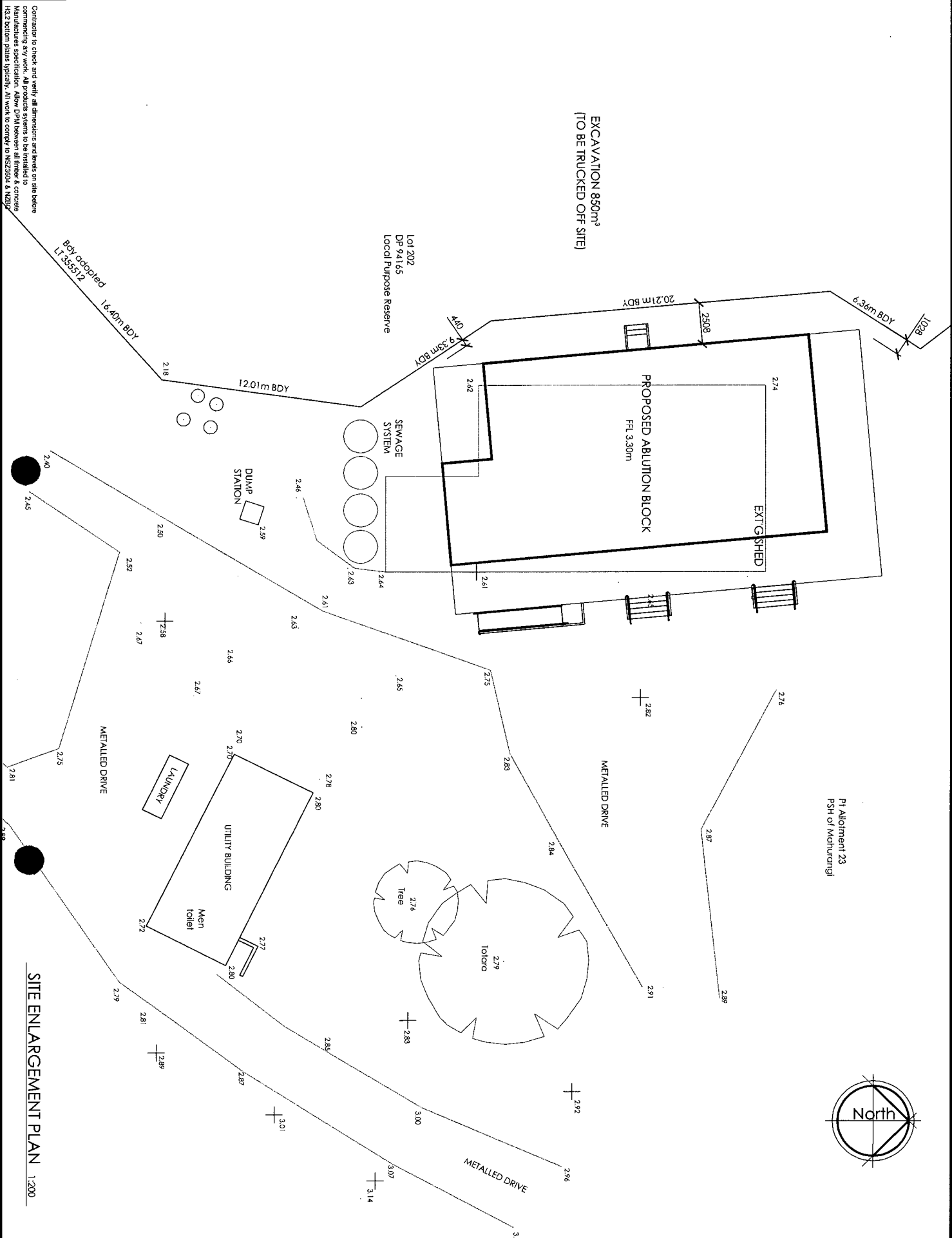
--

Diana Bell | **Senior Planner**

P O Box 591, Warkworth 0941
52 Queen Street, Warkworth 0910
Office: 09 422 3336
Mobile: 021 382 000

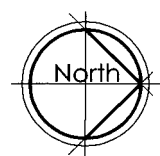






Contractor to check and verify all dimensions and levels on site before commencing any work. All products systems to be installed to Manufacturers specification. Allow DPM between all timber & concrete. H3.2 bottom plates typically. All work to comply to NZS3604 & NZS3602.

SITE ENLARGEMENT PLAN 1:200



BK DESIGN ARCHITECTURAL DESIGNERS & INC
 16a Percy Street, P.O. Box 23, Warkworth
 ph (09) 425 7695, fax (09) 425 7695
 EMAIL: bkdesign@paradise.net.nz

project **Proposed Ablution Block #1336 Sandspit Road, Sandspit**
 client **Sandspit Holiday Park**
 drawing title **Site Enlargement Plan**

drawing revision	date Feb'13	sheet no. 2 of 6
revision detail	drawn BJK	
date	scale 1:200	
initials	client no.	BK2099
rev notes		



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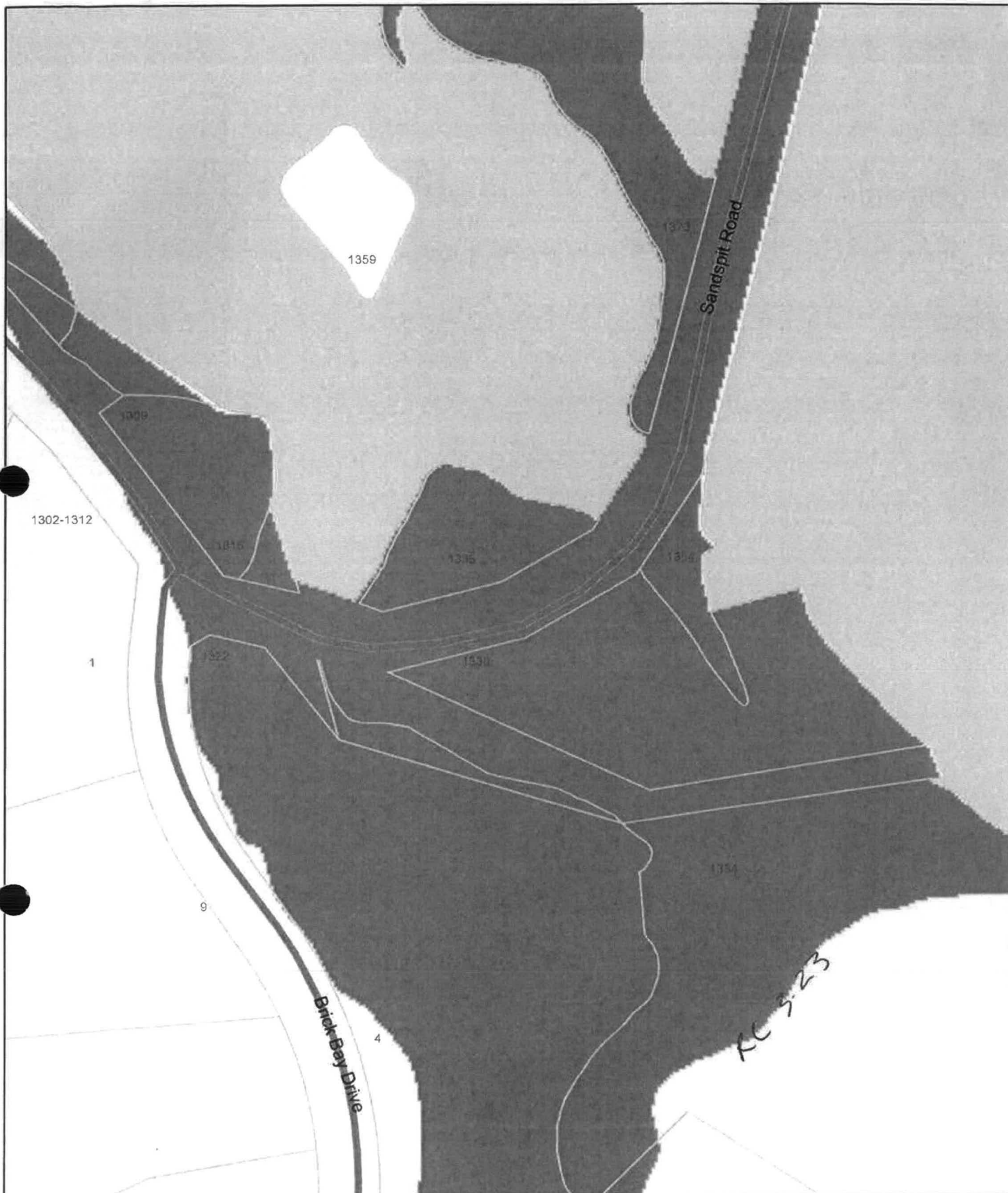
Map Title



Auckland Council
te hiahatanga o Tamaki Makaurau

Created: Monday, 18 March 2013, 11:24:07 a.m.

Scale @ A4 1:500



**coastal
inundation**



potentially affected by coastal inundation
EAST COAST AND SOUTH KAIPARA ONLY
potentially affected by dune erosion
OMAHA ONLY

11 March 2013

0m 15m 30m



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Jinyu Zhou

From: Keith Morris
Sent: Monday, 18 March 2013 3:12 p.m.
To: Jinyu Zhou; Huia Kingi
Cc: Danielle Hancock
Subject: RE: Application L59778 Sandpsit Holiday Park: 1334 Sandspit Road, Sandpsit

Hi Jinyu & Huia

As a stakeholder in 1336 Sandspit Rd I support the ablution block in principle as it is not located on the leased area yet will benefit the whole Holiday Park.

As an interested party on behalf of Parks there may be a future opportunity for the Brick Bay Reserve especially where the "boat parking area" is located. For example in five years time there may be a desire from Parks to open the Brick Bay Reserve with say a walkway! As stated in my previous email, I do not know of any long standing arrangement for the boat park area and suggest that if this is not in writing then Council do not have to allow continued occupation by the Holiday Park. If the Brick Bay Reserve was my own property I would not want to have an ablution block so close to the boundary and would ask that Planning enforce any side boundary building restrictions. A minimum 1.8m distance from the boundary for the whole building would seem reasonable.

I would also suggest the western wall of the ablution block could be made more attractive as it will be dominating the "boat parking area". It appears to be constructed of a concrete block wall with smallish windows and one door. What does Parks do in city environments when it builds a new toilet block near a boundary! There is currently no fence proposed between the new ablution block and the "boat parking area" nor any proposed landscaping, making its appearance even more important. Could I suggest some form of landscaping is required as a minimum?

Cheers Keith

Keith Morris | Senior Property Manager - Property & Development | Auckland Council Property Ltd.
 DDI +64 9 337 5153 | Ext (49) 7253
 Level 9 (South), Bledisloe House, 24 Wellesley Street, Auckland
 Private Bag 92320, Auckland 1142

From: Jinyu Zhou
Sent: Monday, 18 March 2013 2:24 p.m.
To: Keith Morris; Huia Kingi
Cc: Danielle Hancock
Subject: RE: Application L59778 Sandpsit Holiday Park: 1334 Sandspit Road, Sandpsit

Hi, Keith

Thank you for looking into this issue. Please see attached resource consent application and plans, and three additional plans submitted by the applicant's agent.

20/03/2013

We need to make a decision on this application soon. I would be grateful if the Parks or the Property team could provide comment on the application.

Regards

Jinyu Zhou | Planner

Northern Resource Consenting and Compliance

Ph 09 427 3284 | Extn (44) 3284

Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

From: Keith Morris

Sent: Monday, 18 March 2013 2:01 p.m.

To: Jinyu Zhou; Huia Kingi

Cc: Danielle Hancock

Subject: RE: Application L59778 Sandpsit Holiday Park: 1334 Sandpsit Road, Sandpsit

Hi Huia and Jinyu

I am in negotiations with the Sandpsit Holiday Park over the area outlined in the attached site plan after having received Local Board approval to keep a holiday park operation on the site.

Danielle has said there should be no problem in adding the "finger" of land that has a few cabins located on it within the leased area but see further investigation needed on the boat park area.

I am not aware of any "long standing arrangement" over the boat park area and if there is then this needs to be decided and included in a formal lease.

Danielle and Parks first need to decide whether the boat parking area is to be included in a new lease or to be removed from its current location. The Morrisons' could choose to relocate the boat parking to another part of their premises that they lease from their parents at 1334 Sandpsit Rd.

Can I please see a copy of the RC plans as I am concerned about the ablution block proximity to the boundaries?

Cheers Keith

Keith Morris | Senior Property Manager - Property & Development | Auckland Council Property Ltd.

DDI +64 9 337 5153 | Ext (49) 7253

Level 9 (South), Bledisloe House, 24 Wellesley Street, Auckland

Private Bag 92320, Auckland 1142

From: Danielle Hancock

Sent: Monday, 18 March 2013 12:01 p.m.

To: Huia Kingi; Martin van Jaarsveld

Cc: Keith Morris

Subject: RE: Application L59778 Sandpsit Holiday Park: 1334 Sandpsit Road, Sandpsit

Hi Huia,

Keith Morris is working on this and took a report to the RLB on Monday last week about the lease.

20/03/2013

Cheers

Danielle Hancock | Parks Advisor Rodney

Parks Liaison and Development

Ph 09 427 3168 | Extn (44) 3168 | Mobile 021 828 075 | Fax 09 301 0100

Auckland Council, Level 2, Orewa Service Centre, 50 Centreway Drive, Orewa

Visit our website: www.aucklandcouncil.govt.nz

From: Huia Kingi

Sent: Tuesday, 12 March 2013 1:03 p.m.

To: Danielle Hancock; Martin van Jaarsveld

Subject: FW: Application L59778 Sandpsit Holiday Park: 1334 Sandspit Road, Sandpsit

Hi Martin and Daniel - could you please let me know if you're aware of the proposal at the Sandpsit holiday park .

Thanks

Huia

Sent from Telecom's XT mobile network. Faster in more places

----- Original message -----

Subject: FW: Application L59778 Sandpsit Holiday Park: 1334 Sandspit Road, Sandpsit

From: Jinyu Zhou <Jinyu.Zhou@aucklandcouncil.govt.nz>

To: Huia Kingi <Huia.Kingi@aucklandcouncil.govt.nz>

CC:

Hi, Huia

The application for Sandpsit Holiday Park is on day 15 and the Council needs to make a notification decision as soon as possible. I would be grateful if you could provide me with comments on this application. As the proposed ablution block is close to the reserve, I would like to know whether the Council has any arrangement with the Holiday Park allowing them to use the land in the reserve to the west of the proposed block.

Regards

Jinyu Zhou | Planner

Northern Resource Consenting and Compliance

Ph 09 427 3284 | Extn (44) 3284

Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

From: Jinyu Zhou

20/03/2013

Sent: Thursday, 7 March 2013 3:28 p.m.

To: Huia Kingi

Subject: Application L59778 Sandpsit Holiday Park: 1334 Sandspit Road, Sandpsit

Hi, Huia

The consent application (L59778) for Sandspit Holiday Park at 1334 Sandspit Road was referred to you last week for comments.

The proposed ablution block is to the east of the Sandspit Road – Brick Bay Drive Reserve. The shortest distance from the block to the boundary of the Reserve is 0.44m. There is an area in the Reserve to the west the block currently used by the applicant for boat parking. The applicant's agent considers that this is a long standing arrangement between the Holiday Park and Auckland Council. It is explained in the following email.

Do you think whether the Reserve will be affected by the proposed development?

I will send an information request letter to the applicant's agent under section 92 of the RMA. If you need any further information for your assessment, please let me know. I will include it in the section 92 letter.

Regards

Jinyu Zhou | Planner

Northern Resource Consenting and Compliance

Ph 09 427 3284 | Extn (44) 3284

Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

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 considered 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.

20/03/2013

When on site you would have meet 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 answers your queries. Feel free to contact me if you wish to discuss further.

Kind Regards,

Diana



Diana Bell | Planner

P O Box 591, Warkworth 0941
52 Queen Street, Warkworth 0910
Office: 09 422 3336
Mobile: 021 382 000



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From: Jinyu Zhou [mailto:Jinyu.Zhou@aucklandcouncil.govt.nz]
Sent: Wednesday, 6 March 2013 8:43 a.m.
To: 'Diana Bell'
Subject: RE: Sandpsit Holiday Park: 1334 Sandspit Road, Sandpsit

Hi, Diana

I am waiting for comments from the Council's engineer, Park department and the heritage team.

Regarding the application, can you please confirm whether the proposal complies with the development controls on maximum site coverage, height in relation to boundary and bulk in relation to boundary for the zone, Rule 18.9.2 regarding urban cleanfill and Rule 18.10.3? You can include the infringements in the current application.

Will the existing trees to the south of proposed building be affected by the earthworks and the construction, for example, due to works within the root zone of the trees?

You mention on page 16 of the AEE that there is a long standing arrangement between the Holiday Park and Auckland Council regarding the reserve to the west of the proposed building. Can you please explain what the arrangement is? I met the owner during my site visit, and he does not know about this arrangement.

Regards

20/03/2013

Jinyu Zhou | Planner

Northern Resource Consenting and Compliance

Ph 09 427 3284 | Extn (44) 3284

Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

From: Diana Bell [<mailto:diana@opc.net.nz>]

Sent: Tuesday, 5 March 2013 2:09 p.m.

To: Jinyu Zhou

Subject: Sandpsit Holiday Park: 1334 Sandpsit Road, Sandpsit

Hi Jinyu,

Can you please provide me with a progress update on the above.

Many Thanks,

Diana



Diana Bell | Planner

P O Box 591, Warkworth 0941
52 Queen Street, Warkworth 0910
Office: 09 422 3336
Mobile: 021 382 000



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20/03/2013

Jinyu Zhou

From: Jamie Black [Jamie@hc.co.nz]
Sent: Monday, 18 March 2013 2:51 p.m.
To: Steve Cavanagh; Jason Lim
Cc: Malcolm Black; Jinyu Zhou
Subject: RE: Application 59778 1334 Sandspit Road, Sandspit
Attachments: 3003_001.pdf

Thanks Steve,

I have marked up a plan with the approximate location of the OFP. If you agree with the marked up plan I will forward this to the client to show on the proposed plan. Also where was the 600mm pipe located not through the proposed dwelling?

Regards

Jamie Black | Engineer | Ian Hutchinson Consultants Ltd
 Bus 09 426 5702 | Mob 021 329 757 | www.hc.co.nz



From: Steve Cavanagh [mailto:Steve.Cavanagh@aucklandcouncil.govt.nz]
Sent: Monday, 18 March 2013 1:28 p.m.
To: Jason Lim
Cc: Malcolm Black; Jinyu Zhou; Jamie Black
Subject: FW: Application 59778 1334 Sandspit Road, Sandspit

Hi Jason,

I have now been to site and concur with Jamie that the OFP would fall to the south of the existing garage.

What I have also learned on site is that there is a SW line (probably at least 600 diam) that follows the same line - this confirms that SW construction usually follow historic gully lines. There is also a large grate over the line about mid way which would allow surcharge.

As below - the comment from Hutchinson's that "However during earthwork provisions should be made to ensure that any existing flow paths are not altered during earthworks." I would add "or obstructed".

From plans provided I am not sure I can tell the extent of the proposal to the South. Jamie can we show a clear path to the south of the proposed building? Would be good to show on the proposed plan. I think we would all agree there are issues with the WebMap OFP as shown - the building is historic (vintage in fact) and it is quite certain SW does not flow through it.

In my view this should cover this off.

25/03/2013

Please advise as soon as you can.

Thanks Jason.

Steve Cavanagh

for

Development Engineering

Ph 09 4273267 | Extn (44) 3267 | Mobile 022 0301240 | Auckland Council, Level 2, Tasman Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

From: Malcolm Black

Sent: Monday, 18 March 2013 12:40 p.m.

To: Steve Cavanagh

Subject: FW: Application 59778 1334 Sandspit Road, Sandspit

**Malcolm Black | Senior Development Engineer MIPENZ
Regulatory**

Ph 09 427 3343 | Extn (44) 3343 | Mobile 021 325 145 | Fax 09 426 7280

Auckland Council, Orewa Office, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

From: Jamie Black [mailto:]

Sent: Monday, 18 March 2013 12:11 p.m.

To: Malcolm Black

Subject: FW: Application 59778 1334 Sandspit Road, Sandspit

Hi Malcolm,

This is the job I was discussing with you late last week, I am under the impression that if any over land flow path is present it would flow to the south of the dwelling and not be affected by the proposal, to the north of the dwelling it appears only surface water would be able to flow over this area. The Stormwater Engineer has asked for the following information 'submit details of the overland flow path to the north and the south of the building site and a flood report assessing the effects of the proposal'. Your thoughts would be most appreciated. I've attached some relevant Info and Photos, the site is in an inundation zone.

Regards

Jamie Black | Engineer | Ian Hutchinson Consultants Ltd

Bus 09 426 5702 | Mob 021 329 757 | www.hc.co.nz



From: Diana Bell [mailto:diana@opc.net.nz]

25/03/2013

Sent: Monday, 18 March 2013 11:08 a.m.
To: Jamie Black
Subject: Fwd: Application 59778 1334 Sandspit Road, Sandspit

Hi Jamie,

Here is the email from Council. Please let me know how you get on.

Thanks for your help.

Cheers,

Diana

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

From: Diana Bell <diana@opc.net.nz>
Date: Thu, Mar 14, 2013 at 11:45 AM
Subject: Fwd: Application 59778 1334 Sandspit Road, Sandspit
To: "jamie@hc.co.nz" <jamie@hc.co.nz>

Hi Jamie

Can you please review the email below and let me know your thoughts. If you think there is no alternative to providing the information they are requesting then we will need to do this but will need to run past the client first.

Cheers

Diana

Begin forwarded message:

From: Jinyu Zhou <Jinyu.Zhou@aucklandcouncil.govt.nz>
Date: 14 March 2013 11:34:02 AM NZDT
To: 'Diana Bell' <diana@opc.net.nz>
Cc: Jason Lim <Jason.Lim@aucklandcouncil.govt.nz>, Steve Cavanagh <Steve.Cavanagh@aucklandcouncil.govt.nz>
Subject: FW: Application 59778 1334 Sandspit Road, Sandspit

Hi, Diana

Please see the following email from Jason, the Council's Stormwater Engineer, and submit details of the overland flow path to the north and the south of the building site and a flood report assessing the effects of the proposal.

Regards

Jinyu Zhou | Planner
Northern Resource Consenting and Compliance
Ph 09 427 3284 | Extn (44) 3284
Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa
Visit our website: www.aucklandcouncil.govt.nz

From: Jason Lim
Sent: Thursday, 14 March 2013 10:42 a.m.
To: Jinyu Zhou
Cc: Steve Cavanagh
Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Hi Jin,

We need more details of the OLF path(north and south) and a report to confirm that the effect is less than minor.

Best Regards

Jason Lim | Stormwater Engineer
Stormwater Unit | Infrastructure & Environmental Services
Ph 09 3010101 | Extn (44) 3173 | Mobile 027 500 6830
Auckland Council, Level 2, Tasman Building, 50 Centreway Road, Orewa
Visit our website: www.aucklandcouncil.govt.nz

From: Jinyu Zhou
Sent: Wednesday, 13 March 2013 9:38 a.m.
To: Jason Lim
Cc: Steve Cavanagh
Subject: FW: Application 59778 1334 Sandspit Road, Sandspit

Hi, Jason

Please see the following response from the agent to the OLF issue. Do they need to provide any further information?

Regards

Jinyu Zhou | Planner
Northern Resource Consenting and Compliance
Ph 09 427 3284 | Extn (44) 3284
Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa
Visit our website: www.aucklandcouncil.govt.nz

From: Diana Bell [<mailto:diana@opc.net.nz>]
Sent: Wednesday, 13 March 2013 9:32 a.m.
To: Jinyu Zhou
Cc: Steve Cavanagh
Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Hi Jinyu and Steve,

I sent this email through to Hutchinsons and they have stated that from the contour plan provided the OLF appears to fall both ways of the existing shed and that based on the amount of room to work with in this area there should be sufficient space north and/or south of the proposed ablution block for any OLF.

Please let me know if you have any additional queries regarding this matter.

Thanks,

Diana

From: Jinyu Zhou [mailto:Jinyu.Zhou@aucklandcouncil.govt.nz]
Sent: Tuesday, 12 March 2013 1:08 p.m.
To: 'Diana Bell'
Cc: Steve Cavanagh
Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Hi, Diana

Please address the issue raised by the Stormwater Engineer.

Regards

Jinyu Zhou | Planner
Northern Resource Consenting and Compliance
Ph 09 427 3284 | Extn (44) 3284
Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa
Visit our website: www.aucklandcouncil.govt.nz

From: Steve Cavanagh
Sent: Tuesday, 12 March 2013 12:32 p.m.
To: Jinyu Zhou
Subject: FW: Application 59778 1334 Sandspit Road, Sandspit

Hi Jin - please find attached requirements from Jason.

Steve Cavanagh
for

Development Engineering
Ph 09 4273267 | Extn (44) 3267 | Mobile 022 0301240 | Auckland Council, Level 2, Tasman Building, 50 Centreway Road, Orewa
Visit our website: www.aucklandcouncil.govt.nz

From: Jason Lim
Sent: Tuesday, 12 March 2013 12:06 p.m.
To: Steve Cavanagh
Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Steve,

The existing OLF appears to follow the road and skirts around the top end of the exiting shed/garage block. The proposed building has a bigger footprint and it is extending further north into the existing flow path. This obstruction is a major concern to the OLF and the applicant has to demonstrate that the effect, if any, is less than minor to the upstream.

Best Regards
Jason Lim | Stormwater Engineer

25/03/2013

Stormwater Unit | Infrastructure & Environmental Services

Ph 09 3010101 | Extn (44) 3173 | Mobile 027 500 6830

Auckland Council, Level 2, Tasman Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

From: Steve Cavanagh

Sent: Tuesday, 12 March 2013 9:11 a.m.

To: Jason Lim

Cc: Jinyu Zhou

Subject: FW: Application 59778 1334 Sandspit Road, Sandspit

Hi Jason - can you please look at items 1, 2 and 3 below.

Basically an existing building is blocking an overland flowpath as shown on WebMap. the building is to be removed and replaced with a new building block.

the new block is larger than the old.

Thanks,

Steve Cavanagh

for

Development Engineering

Ph 09 4273267 | Extn (44) 3267 | Mobile 022 0301240 | Auckland Council, Level 2, Tasman Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

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 Bell | Senior Planner

P O Box 591, Warkworth 0941
52 Queen Street, Warkworth 0910
Office: 09 422 3336
Mobile: 021 382 000



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25/03/2013

Jinyu Zhou

From: Steve Cavanagh
Sent: Tuesday, 19 March 2013 11:00 a.m.
To: 'Jamie Black'; Jason Lim
Cc: Malcolm Black; Jinyu Zhou
Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Thanks Jamie,

Yes this addresses our concerns.

I will process accordingly.

Jason the overland flow path on WebMap needs to be altered or removed.

Regards,

Steve Cavanagh

for

Development Engineering

Ph 09 4273267 | Extn (44) 3267 | Mobile 022 0301240 | Auckland Council, Level 2, Tasman Building, 50
Centreway Road, Orewa

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From: Jamie Black [mailto:Jamie@hc.co.nz]
Sent: Monday, 18 March 2013 2:51 p.m.
To: Steve Cavanagh; Jason Lim
Cc: Malcolm Black; Jinyu Zhou
Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Thanks Steve,

I have marked up a plan with the approximate location of the OFP If you agree with the marked up plan I will forward this to the client to show on the proposed plan. Also where was the 600mm pipe located not through the proposed dwelling?

Regards

Jamie Black | Engineer | Ian Hutchinson Consultants Ltd
Bus 09 426 5702 | Mob 021 329 757 | www.hc.co.nz



From: Steve Cavanagh [mailto:Steve.Cavanagh@aucklandcouncil.govt.nz]

20/03/2013

Sent: Monday, 18 March 2013 1:28 p.m.
To: Jason Lim
Cc: Malcolm Black; Jinyu Zhou; Jamie Black
Subject: FW: Application 59778 1334 Sandspit Road, Sandspit

Hi Jason,

I have now been to site and concur with Jamie that the OFP would fall to the south of the existing garage.

What I have also learned on site is that there is a SW line (probably at least 600 diam) that follows the same line - this confirms that SW construction usually follow historic gully lines. There is also a large grate over the line about mid way which would allow surcharge.

As below - the comment from Hutchinson's that "However during earthwork provisions should be made to ensure that any existing flow paths are not altered during earthworks." I would add "or obstructed".

From plans provided I am not sure I can tell the extent of the proposal to the South. Jamie can we show a clear path to the south of the proposed building? Would be good to show on the proposed plan. I think we would all agree there are issues with the WebMap OFP as shown - the building is historic (vintage in fact) and it is quite certain SW does not flow through it.

In my view this should cover this off.

Please advise as soon as you can.

Thanks Jason.

Steve Cavanagh

for

Development Engineering

Ph 09 4273267 | Extn (44) 3267 | Mobile 022 0301240 | Auckland Council, Level 2, Tasman Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

From: Malcolm Black
Sent: Monday, 18 March 2013 12:40 p.m.
To: Steve Cavanagh
Subject: FW: Application 59778 1334 Sandspit Road, Sandspit

**Malcolm Black | Senior Development Engineer MIPENZ
Regulatory**

Ph 09 427 3343 | Extn (44) 3343 | Mobile 021 325 145 | Fax 09 426 7280
Auckland Council, Orewa Office, 50 Centreway Road, Orewa
Visit our website: www.aucklandcouncil.govt.nz

From: Jamie Black [mailto:]
Sent: Monday, 18 March 2013 12:11 p.m.
To: Malcolm Black

20/03/2013

Jinyu Zhou

From: Diana Bell [diana@opc.net.nz]
Sent: Tuesday, 19 March 2013 1:53 p.m.
To: Jinyu Zhou
Subject: FW: Application 59778 1334 Sandspit Road, Sandspit
Attachments: 3003_001.pdf

Hi Jinyu,

Please see emails below. I have just spoken to Steve Cavanagh and he has confirmed that the s92 request relating to stormwater issues has been fulfilled. Can you please confirm that the application will now be taken off hold and continue to be processed.

It would be appreciated if you could please call me this afternoon to let me know how you have gone with your discussions with Keith, Huia and Erik.

The consent is on the 15th working day and we would appreciate it if you could please send through the draft conditions of consent for review as soon as possible.

Regards,

Diana

From: Jamie Black
Sent: Monday, 18 March 2013 2:51 p.m.
To: 'Steve Cavanagh'; Jason Lim
Cc: Malcolm Black; Jinyu Zhou
Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Thanks Steve,

I have marked up a plan with the approximate location of the OFP. If you agree with the marked up plan I will forward this to the client to show on the proposed plan. Also where was the 600mm pipe located not through the proposed dwelling?

Regards

Jamie Black | Engineer | Ian Hutchinson Consultants Ltd
Bus 09 426 5702 | Mob 021 329 757 | www.hc.co.nz



From: Steve Cavanagh [<mailto:Steve.Cavanagh@aucklandcouncil.govt.nz>]
Sent: Monday, 18 March 2013 1:28 p.m.

20/03/2013

To: Jason Lim
Cc: Malcolm Black; Jinyu Zhou; Jamie Black
Subject: FW: Application 59778 1334 Sandspit Road, Sandspit

Hi Jason,

I have now been to site and concur with Jamie that the OFP would fall to the south of the existing garage.

What I have also learned on site is that there is a SW line (probably at least 600 diam) that follows the same line - this confirms that SW construction usually follow historic gully lines. There is also a large grate over the line about mid way which would allow surcharge.

As below - the comment from Hutchinson's that "However during earthwork provisions should be made to ensure that any existing flow paths are not altered during earthworks." I would add "or obstructed".

From plans provided I am not sure I can tell the extent of the proposal to the South. Jamie can we show a clear path to the south of the proposed building? Would be good to show on the proposed plan. I think we would all agree there are issues with the WebMap OFP as shown - the building is historic (vintage in fact) and it is quite certain SW does not flow through it.

In my view this should cover this off.

Please advise as soon as you can.

Thanks Jason.

Steve Cavanagh

for

Development Engineering

Ph 09 4273267 | Extn (44) 3267 | Mobile 022 0301240 | Auckland Council, Level 2, Tasman Building, 50 Centreway Road, Orewa

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From: Malcolm Black
Sent: Monday, 18 March 2013 12:40 p.m.
To: Steve Cavanagh
Subject: FW: Application 59778 1334 Sandspit Road, Sandspit

**Malcolm Black | Senior Development Engineer MIPENZ
Regulatory**

Ph 09 427 3343 | Extn (44) 3343 | Mobile 021 325 145 | Fax 09 426 7280
Auckland Council, Orewa Office, 50 Centreway Road, Orewa
Visit our website: www.aucklandcouncil.govt.nz

From: Jamie Black [mailto:]
Sent: Monday, 18 March 2013 12:11 p.m.
To: Malcolm Black
Subject: FW: Application 59778 1334 Sandspit Road, Sandspit

20/03/2013

Jinyu Zhou

From: Jinyu Zhou
Sent: Thursday, 21 March 2013 9:59 a.m.
To: Huia Kingi
Subject: RE: Application L59778 Sandpsit Holiday Park: 1334 Sandspit Road, Sandpsit

Yes. The condition will be the following

(colour for walls and roofs) The exterior cladding of the proposed building shall be finished in natural materials or be painted in recessive colours to be agreed with the Team Leader, Compliance Monitoring Orewa. Once agreed the exterior cladding must be treated in the agreed colours within six months of the commencement of the use or occupancy of the building and then maintained thereafter.

Thanks.

Jinyu Zhou | Planner
Northern Resource Consenting and Compliance
 Ph 09 427 3284 | Extn (44) 3284
 Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa
 Visit our website: www.aucklandcouncil.govt.nz

From: Huia Kingi
Sent: Thursday, 21 March 2013 9:52 a.m.
To: Jinyu Zhou
Subject: RE: Application L59778 Sandpsit Holiday Park: 1334 Sandspit Road, Sandpsit

Okay that sounds fine – thanks for letting me know. Will you condition for recessive type colours to be used on the building?

kind regards

Huia Kingi LLB / BA
 parks and recreation advisor - north
 parks sport and recreation
 Level 2, 1 The Strand, Takapuna
 ddi 09 484 7381
 mob 021 221 7981

From: Jinyu Zhou
Sent: Wednesday, 20 March 2013 9:08 a.m.
To: Huia Kingi
Subject: RE: Application L59778 Sandpsit Holiday Park: 1334 Sandspit Road, Sandpsit

Hi, Huia

According to the District Plan, the development control rules are not applicable because the proposal is a Discretionary Activity. However, I will use them as a guideline when assessing the adverse effects.

I have reviewed the relevant policies and assessment criteria in the Plan, and discussed it with my team leader, Erik. We think it is inappropriate for the Council to exercise its discretion, impose a condition for a cpted report and require the consent holder to change the building design afterward. Erik suggests that we can put advice note in the consent to suggest the consent holder to conduct a cpted assessment.

21/03/2013

In practice, for the buildings in the Landscape Protection Residential Zone, we usually impose conditions on exterior colours and planting to integrate them into the surrounding environment. In this case, I agree with you that planting to create visual barrier is not appropriate. So, I will recommend a condition on the colours.

Thanks for your help in this application.

Regards

Jinyu Zhou | Planner

Northern Resource Consenting and Compliance

Ph 09 427 3284 | Extn (44) 3284

Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

From: Huia Kingi

Sent: Tuesday, 19 March 2013 5:01 p.m.

To: Jinyu Zhou

Subject: RE: Application L59778 Sandpsit Holiday Park: 1334 Sandspit Road, Sandpsit

Hi Jinyu

Thanks for the email. Can you confirm whether or not the control applies? If it doesn't then Parks aren't affected.

You could condition that a cpted report is carried out prior to finalising the design – on the basis that the wall facing the reserve seems to provide little surveillance into the reserve and isn't well integrated for the adjacent public open space.

Thanks

Huia

kind regards

Huia Kingi LLB / BA

parks and recreation advisor - north

parks sport and recreation

Level 2, 1 The Strand, Takapuna

ddi 09 484 7381

mob 021 221 7981

From: Jinyu Zhou

Sent: Tuesday, 19 March 2013 2:45 p.m.

To: Huia Kingi

Cc: Keith Morris

Subject: RE: Application L59778 Sandpsit Holiday Park: 1334 Sandspit Road, Sandpsit

Hi, Huia

Thanks for your comments. The development controls for the zone can be a guideline when we assess the adverse effects. The side yard control is 1.2m. Measured on the proposed plans, approximately 0.04m² of veranda at the northwest corner and 0.6m² of veranda at the southwest infringe the yard control, if the control is applicable. The steps to the west of the building also infringe the control by 0.01m². As the scale of infringement is small and the verandas are substantial open, I consider the effects on the visual amenity of the public will be less than minor.

21/03/2013

In terms of the effects of the height in relation to the boundary, three apexes of the roof infringe the height control and the area of infringement is approximately 1.5m^2 each. According to the District Plan, the control is not applied to the apex of any roof or gable end not exceeding 1m^2 in area. Thus, the Council should only consider the effects of 0.5m^2 of each apex. In my opinion, the visual effects on the public will be less than minor.

We have lost the chance to stop the consent processing and request a CPTED report, as a section 92 request letter was sent out last week. Regarding the issue of safety and surveillance, I notice that, on the west elevation, there are large windows from the kitchen and a door from the cleaner and store room. The southern part of the building behind the smaller windows contains showers and toilets. It is not appropriate to require visual connections with the reserve. There are a few cabins to the southwest of the ablution block. The occupiers can also help to provide surveillance to the reserve. In addition, the Council actually only has limited control on the external design of the building when assessing this resource consent application.

Regards

Jinyu Zhou | Planner

Northern Resource Consenting and Compliance

Ph 09 427 3284 | Extn (44) 3284

Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

From: Huia Kingi

Sent: Tuesday, 19 March 2013 10:55 a.m.

To: Jinyu Zhou

Cc: 'Diana Bell'; Keith Morris

Subject: RE: Application L59778 Sandpsit Holiday Park: 1334 Sandspit Road, Sandpsit

Hi Jinyu

Parks comments as below

- given that you have indicated that there are no side yards applicable under this zoning then I think the proposed 1.8m and 0.4m spacing is not so bad however if the building could be moved slightly further away from the boundary that would be better. Please advise.
- Could you please request a cpted report is carried out on the building as from a safety, surveillance and amenity perspective the building would sit better in this location if there was more visibility into the building and from the building into the reserve – potentially in the future a walkway could be constructed within the drainage reserve and it would be better if this building was designed so that it better integrated with the reserve rather than just backing on to the reserve – either way we would not want to restrict public access through here by constructing a building that dominates the adjacent reserve given that the space is quite narrow.
- You could carry out landscape works to help to soften the building however you wouldn't want to create any kind of buffer or barrier to the reserve that would reduce visibility between the reserve and the building.

Thanks

Huia

kind regards

21/03/2013

Huia Kingi LLB / BA
parks and recreation advisor - north
parks sport and recreation
Level 2, 1 The Strand, Takapuna
ddi 09 484 7381
mob 021 221 7981

From: Jinyu Zhou
Sent: Tuesday, 19 March 2013 9:06 a.m.
To: Keith Morris; Huia Kingi
Cc: Danielle Hancock; Erik Oosthuizen
Subject: RE: Application L59778 Sandpsit Holiday Park: 1334 Sandspit Road, Sandpsit

Hi, Keith

Thank you very much for your comments. I or my team leader, Erik, will talk to the applicant's agent today about mitigation measures before we make a notification decision. The boat parking area adjoins a mangrove wetland to the west, which currently limits the public access.

Regards

Jinyu Zhou | Planner
Northern Resource Consenting and Compliance
Ph 09 427 3284 | Extn (44) 3284
Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa
Visit our website: www.aucklandcouncil.govt.nz

From: Keith Morris
Sent: Monday, 18 March 2013 4:23 p.m.
To: Jinyu Zhou; Huia Kingi
Cc: Danielle Hancock
Subject: RE: Application L59778 Sandpsit Holiday Park: 1334 Sandspit Road, Sandpsit

Thanks Jinyu

At this stage I do not have permission from either Parks or the Local Board to offer the boat parking area as part of the Holiday Park lease.

As the building has a minimum 40 year life I do think you should consider it's impact on both the current and potential uses of the Brick Bay Reserve.

Even if a 6 or 9 year lease was given to the Holiday Park a future park in the boat parking space will be adversely affected by the concrete block wall and be very visible to the public.

Cheers Keith

Keith Morris | Senior Property Manager - Property & Development | Auckland Council Property Ltd.
DDI +64 9 337 5153 | Ext (49) 7253
Level 9 (South), Bledisloe House, 24 Wellesley Street, Auckland
Private Bag 92320, Auckland 1142

From: Jinyu Zhou
Sent: Monday, 18 March 2013 4:08 p.m.
To: Huia Kingi
Cc: Danielle Hancock; Keith Morris
Subject: RE: Application L59778 Sandpsit Holiday Park: 1334 Sandspit Road, Sandpsit

Hi, Huia and Keith

The subject site is within the Landscape Protection Residential Zone under the District Plan. Scheduled Activity 111 is applied to the site. Under the rules for the Scheduled Activity, Sandspit Motor Camp (Holiday Park) as existing on 28 September 1989 is permitted. Motor camp extensions and additions not provided for as a Permitted Activity is a Discretionary Activity.

Because the Holiday Park is a Discretionary Activity, technically the 1.2m side yard, maximum site coverage, height in relation to boundary controls for Landscape Protection Residential Zone are not applicable.

However, when processing the application, the Council should consider the location and scale of the proposed building, the effects on amenity values, etc. I can suggest the applicant to propose landscaping to the west of the building as a mitigation measure.

The ablution block will be largely located within the footprint of an existing storage shed which is to be removed. When I assess the effects of the proposal, I consider that, if the boat parking area is to be included in the new lease, the adverse effects will be less than minor because the building will be hardly visible by the public, at least during the lease term. Therefore, I would like to know whether the boat parking area is likely to be included in the lease.

Regards

Jinyu Zhou | Planner
Northern Resource Consenting and Compliance
 Ph 09 427 3284 | Extn (44) 3284
 Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa
 Visit our website: www.aucklandcouncil.govt.nz

From: Huia Kingi
Sent: Monday, 18 March 2013 3:08 p.m.
To: Jinyu Zhou
Cc: Danielle Hancock; Keith Morris
Subject: RE: Application L59778 Sandpsit Holiday Park: 1334 Sandspit Road, Sandpsit

Hi Jinyu

As far as I can see the only issues that Parks may have with this proposal is if it is infringing a side area boundary in which case we would need to discuss with the Parks Portfolio holder of the local board. I note that the longest part of the building on the western boundary is 1.8m from the boundary – and the closest points at each end are 440mm from the boundary. Can you please let me know what the yard infringements are along this boundary? If the building is infringed then we should probably discuss with the Parks Portfolio Holder.

Thanks
 Huia

kind regards

21/03/2013

Huia Kingi LLB / BA
parks and recreation advisor - north
parks sport and recreation
Level 2, 1 The Strand, Takapuna
ddi 09 484 7381
mob 021 221 7981

From: Jinyu Zhou
Sent: Monday, 18 March 2013 2:24 p.m.
To: Keith Morris; Huia Kingi
Cc: Danielle Hancock
Subject: RE: Application L59778 Sandpsit Holiday Park: 1334 Sandspit Road, Sandpsit

Hi, Keith

Thank you for looking into this issue. Please see attached resource consent application and plans, and three additional plans submitted by the applicant's agent.

We need to make a decision on this application soon. I would be grateful if the Parks or the Property team could provide comment on the application.

Regards

Jinyu Zhou | Planner
Northern Resource Consenting and Compliance
Ph 09 427 3284 | Extn (44) 3284
Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa
Visit our website: www.aucklandcouncil.govt.nz

From: Keith Morris
Sent: Monday, 18 March 2013 2:01 p.m.
To: Jinyu Zhou; Huia Kingi
Cc: Danielle Hancock
Subject: RE: Application L59778 Sandpsit Holiday Park: 1334 Sandspit Road, Sandpsit

Hi Huia and Jinyu

I am in negotiations with the Sandspit Holiday Park over the area outlined in the attached site plan after having received Local Board approval to keep a holiday park operation on the site.
Danielle has said there should be no problem in adding the "finger" of land that has a few cabins located on it within the leased area but see further investigation needed on the boat park area.
I am not aware of any "long standing arrangement" over the boat park area and if there is then this needs to be decided and included in a formal lease.

Danielle and Parks first need to decide whether the boat parking area is to be included in a new lease or to be removed from its current location. The Morrisons' could choose to relocate the boat parking to another part of their premises that they lease from their parents at 1334 Sandspit Rd.

Can I please see a copy of the RC plans as I am concerned about the ablution block proximity to the boundaries?

Cheers Keith

Keith Morris | Senior Property Manager - Property & Development | Auckland Council Property Ltd.

21/03/2013

DDI +64 9 337 5153 | Ext (49) 7253
Level 9 (South), Bledisloe House, 24 Wellesley Street, Auckland
Private Bag 92320, Auckland 1142

From: Danielle Hancock
Sent: Monday, 18 March 2013 12:01 p.m.
To: Huia Kingi; Martin van Jaarsveld
Cc: Keith Morris
Subject: RE: Application L59778 Sandpsit Holiday Park: 1334 Sandspit Road, Sandpsit

Hi Huia,

Keith Morris is working on this and took a report to the RLB on Monday last week about the lease.

Cheers

Danielle Hancock | Parks Advisor Rodney

Parks Liaison and Development

Ph 09 427 3168 | Extn (44) 3168 | Mobile 021 828 075 | Fax 09 301 0100

Auckland Council, Level 2, Orewa Service Centre, 50 Centreway Drive, Orewa

Visit our website: www.aucklandcouncil.govt.nz

From: Huia Kingi
Sent: Tuesday, 12 March 2013 1:03 p.m.
To: Danielle Hancock; Martin van Jaarsveld
Subject: FW: Application L59778 Sandpsit Holiday Park: 1334 Sandspit Road, Sandpsit

Hi Martin and Daniel - could you please let me know if you're aware of the proposal at the Sandspit holiday park .

Thanks

Huia

Sent from Telecom's XT mobile network. Faster in more places

----- Original message -----

Subject: FW: Application L59778 Sandpsit Holiday Park: 1334 Sandspit Road, Sandpsit
From: Jinyu Zhou <Jinyu.Zhou@aucklandcouncil.govt.nz>
To: Huia Kingi <Huia.Kingi@aucklandcouncil.govt.nz>
CC:

Hi, Huia

The application for Sandpsit Holiday Park is on day 15 and the Council needs to make a notification decision as soon as possible. I would be grateful if you could provide me with comments on this

21/03/2013

application. As the proposed ablution block is close to the reserve, I would like to know whether the Council has any arrangement with the Holiday Park allowing them to use the land in the reserve to the west of the proposed block.

Regards

Jinyu Zhou | Planner

Northern Resource Consenting and Compliance

Ph 09 427 3284 | Extn (44) 3284

Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

From: Jinyu Zhou

Sent: Thursday, 7 March 2013 3:28 p.m.

To: Huia Kingi

Subject: Application L59778 Sandpsit Holiday Park: 1334 Sandspit Road, Sandpsit

Hi, Huia

The consent application (L59778) for Sandspit Holiday Park at 1334 Sandspit Road was referred to you last week for comments.

The proposed ablution block is to the east of the Sandspit Road – Brick Bay Drive Reserve. The shortest distance from the block to the boundary of the Reserve is 0.44m. There is an area in the Reserve to the west the block currently used by the applicant for boat parking. The applicant's agent considers that this is a long standing arrangement between the Holiday Park and Auckland Council. It is explained in the following email.

Do you think whether the Reserve will be affected by the proposed development?

I will send an information request letter to the applicant's agent under section 92 of the RMA. If you need any further information for your assessment, please let me know. I will include it in the section 92 letter.

Regards

Jinyu Zhou | Planner

Northern Resource Consenting and Compliance

Ph 09 427 3284 | Extn (44) 3284

Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

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.

21/03/2013

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 answers your queries. Feel free to contact me if you wish to discuss further.

Kind Regards,

Diana



Diana Bell | Planner

P O Box 591, Warkworth 0941
52 Queen Street, Warkworth 0910
Office: 09 422 3336
Mobile: 021 382 000



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From: Jinyu Zhou [mailto:Jinyu.Zhou@aucklandcouncil.govt.nz]
Sent: Wednesday, 6 March 2013 8:43 a.m.
To: 'Diana Bell'
Subject: RE: Sandpsit Holiday Park: 1334 Sandpsit Road, Sandpsit

Hi, Diana

21/03/2013

I am waiting for comments from the Council's engineer, Park department and the heritage team.

Regarding the application, can you please confirm whether the proposal complies with the development controls on maximum site coverage, height in relation to boundary and bulk in relation to boundary for the zone, Rule 18.9.2 regarding urban cleanfill and Rule 18.10.3? You can include the infringements in the current application.

Will the existing trees to the south of proposed building be affected by the earthworks and the construction, for example, due to works within the root zone of the trees?

You mention on page 16 of the AEE that there is a long standing arrangement between the Holiday Park and Auckland Council regarding the reserve to the west of the proposed building. Can you please explain what the arrangement is? I met the owner during my site visit, and he does not know about this arrangement.

Regards

Jinyu Zhou | Planner

Northern Resource Consenting and Compliance

Ph 09 427 3284 | Extn (44) 3284

Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz

From: Diana Bell [<mailto:diana@opc.net.nz>]

Sent: Tuesday, 5 March 2013 2:09 p.m.

To: Jinyu Zhou

Subject: Sandpsit Holiday Park: 1334 Sandpsit Road, Sandpsit

Hi Jinyu,

Can you please provide me with a progress update on the above.

Many Thanks,

Diana



Diana Bell | Planner

P O Box 591, Warkworth 0941

52 Queen Street, Warkworth 0910

Office: 09 422 3336

Mobile: 021 382 000



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Jinyu Zhou

From: Rachel Cornwell
Sent: Friday, 22 March 2013 1:14 p.m.
To: Jinyu Zhou; Huia Kingi
Subject: RE: Application L59778 Sandpsit Holiday Park: 1334 Sandspit Road, Sandpsit

Will do

**Rachel Cornwell | Resource Consents Administrator
Northern Resource Consenting and Compliance**

Ph 09 301 0101 | Extn (44) 3380 | Fax 09 427 3382

Email: rachel.cornwell@aucklandcouncil.govt.nz

Orewa Service Centre, Auckland Council,

Level 1, Pacific Building, 50 Centreway Road, Orewa 0931

(Private Bag 92300, Auckland 1142)

Visit our website: www.aucklandcouncil.govt.nz

From: Jinyu Zhou
Sent: Friday, 22 March 2013 1:13 p.m.
To: Huia Kingi; Rachel Cornwell
Subject: RE: Application L59778 Sandpsit Holiday Park: 1334 Sandspit Road, Sandpsit

Hi, Rachel

Can you please invoice the time of Huia to the applicant when the consent is granted? Please see the following email.

Regards

**Jinyu Zhou | Planner
Northern Resource Consenting and Compliance**
Ph 09 427 3284 | Extn (44) 3284
Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa
Visit our website: www.aucklandcouncil.govt.nz

From: Huia Kingi
Sent: Friday, 22 March 2013 1:04 p.m.
To: Jinyu Zhou
Subject: RE: Application L59778 Sandpsit Holiday Park: 1334 Sandspit Road, Sandpsit

Hi Jinyu

Could you please include my time of 1.5 hours on this application at \$120 per hour?

Thanks

Huia

kind regards

22/03/2013

Huia Kingi LLB / BA
parks and recreation advisor - north
parks sport and recreation
Level 2, 1 The Strand, Takapuna
ddi 09 484 7381
mob 021 221 7981

Jinyu Zhou

From: Diana Bell [diana@opc.net.nz]
Sent: Monday, 25 March 2013 4:55 p.m.
To: Jinyu Zhou
Subject: Re: Application 59778 1334 Sandspit Road, Sandspit

Will do - thanks Jinyu

On Mon, Mar 25, 2013 at 4:52 PM, Jinyu Zhou <Jinyu.Zhou@aucklandcouncil.govt.nz> wrote:
Hi, Diana

Thanks for the email.

If the time extension is required for the applicant to review the conditions, please let me know tomorrow morning.

Regards

Jinyu Zhou | Planner
Northern Resource Consenting and Compliance
Ph 09 427 3284 | Extn (44) 3284
Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa
Visit our website: www.aucklandcouncil.govt.nz

From: Diana Bell [mailto:diana@opc.net.nz]
Sent: Monday, 25 March 2013 4:46 p.m.
To: Jinyu Zhou
Subject: Re: Application 59778 1334 Sandspit Road, Sandspit

Hi Jinyu,

Thanks for sending through the draft conditions of consent for review.

I have not been able to contact the applicant to discuss the conditions. I will try again in the morning and will aim to provide our comments by end of day tomorrow.

Thanks,

Diana

On Fri, Mar 22, 2013 at 2:55 PM, Jinyu Zhou <Jinyu.Zhou@aucklandcouncil.govt.nz> wrote:
Hi, Diana

Please see the attached draft conditions for your application. If the applicant disagrees with any of the conditions, please let me know within two working days.

Regards

Jinyu Zhou | Planner

Northern Resource Consenting and Compliance

Ph 09 427 3284 | Extn (44) 3284

Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa

Visit our website: www.aucklandcouncil.govt.nz



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Diana Bell | Senior Planner

P O Box 591, Warkworth 0941
52 Queen Street, Warkworth 0910
Office: 09 422 3336
Mobile: 021 382 000

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Diana Bell | Senior Planner

P O Box 591, Warkworth 0941
52 Queen Street, Warkworth 0910
Office: 09 422 3336
Mobile: 021 382 000

Jinyu Zhou

From: Diana Bell [diana@opc.net.nz]
Sent: Tuesday, 26 March 2013 11:27 a.m.
To: Jinyu Zhou
Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Hi Jinyu,

I have reviewed the conditions of consent and have discussed them with the applicant and we have no changes. Please proceed to getting this signed off.

Thanks for your help in getting this one sorted.

Regards,

Diana



Diana Bell | Planner

P O Box 591, Warkworth 0941
52 Queen Street, Warkworth 0910
Office: 09 422 3336
Mobile: 021 382 000



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From: Jinyu Zhou [mailto:Jinyu.Zhou@aucklandcouncil.govt.nz]
Sent: Friday, 22 March 2013 2:55 p.m.
To: 'Diana Bell'
Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Hi, Diana

Please see the attached draft conditions for your application. If the applicant disagrees with any of the conditions, please let me know within two working days.

Regards

Jinyu Zhou | Planner
Northern Resource Consenting and Compliance
Ph 09 427 3284 | Extn (44) 3284
Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa
Visit our website: www.aucklandcouncil.govt.nz

26/03/2013



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Rachel Cornwell

From: Jinyu Zhou
Sent: Tuesday, 26 March 2013 15:39
To: 'Diana Bell'
Cc: Rachel Cornwell
Subject: RE: Application 59778 1334 Sandspit Road, Sandspit
Attachments: SKMBT_C55213032615290.pdf

Hi, Diana

Please see the attached decision for your application.

Regards

Jinyu Zhou | Planner
Northern Resource Consenting and Compliance
Ph 09 427 3284 | Extn (44) 3284
Auckland Council, Level 1, Pacific Building, 50 Centreway Road, Orewa
Visit our website: www.aucklandcouncil.govt.nz

From: Diana Bell [mailto:diana@opc.net.nz]
Sent: Tuesday, 26 March 2013 11:27 a.m.
To: Jinyu Zhou
Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

Hi Jinyu,

I have reviewed the conditions of consent and have discussed them with the applicant and we have no changes. Please proceed to getting this signed off.

Thanks for your help in getting this one sorted.

Regards,

Diana

Diana Bell | Planner

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From: Jinyu Zhou [mailto:Jinyu.Zhou@aucklandcouncil.govt.nz]
Sent: Friday, 22 March 2013 2:55 p.m.
To: 'Diana Bell'
Subject: RE: Application 59778 1334 Sandspit Road, Sandspit

26/03/2013

Hi, Diana

Please see the attached draft conditions for your application. If the applicant disagrees with any of the conditions, please let me know within two working days.

Regards

Jinyu Zhou | Planner
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