

Memo

To	11 Fleet Limited	Date	25 August 2022
Attn.	Geoff Cawson	Pages	2
From	Jekabs Lapins	Ref.	P22-006-M02-RevA
Re. //	11 -13 Fleet Street – COVID-19 Recovery (Fast-track Consenting) Act 2020 – Fleet Street Apartments Project – Request for further information		

1.1 Purpose

This memorandum is prepared to address the information request **BRF-1907** issued by Madeleine Berry Acting Manager of Fast-track Consenting Team on 10 August 2022 as part of COVID-10 Recovery (Fast-track consenting) Act 2020 application of the above site.

1.2 Wastewater

Information Request:

“The application form for the project stated that the development “will connect to the existing public wastewater reticulation network which has been assessed to have sufficient capacity to accommodate the proposed additional residential demand”. However, the infrastructure memorandum prepared by AR & Associates Limited, and submitted with the application, indicated that the downstream network capacity of the wastewater network still required assessment.

Comments received indicate that there are significant wastewater capacity constraints downstream of the proposed development, and that until upgrades are completed the development will need to include temporary mitigation measures such as on-site wastewater holding tanks. Please provide the following:

- a) confirmation of the required off-site wastewater infrastructure upgrades, and their timing, to support the project*
- b) comment on the proposed funding for the required wastewater infrastructure upgrades to support the project, e.g. will funding be met in full by Auckland Council (and its CCOs)*
- c) whether any temporary wastewater mitigation measures will be included in the project design and if so, what they will include and how long they will be required for”*

Response:

Following our discussion with Watercare Services Ltd Development Engineer **Ameya Bhiwapurkar** it was confirmed that currently there are capacity constraints in downstream infrastructure to support the proposed development. It was also confirmed that Watercare Services Ltd is planning to undertake

necessary infrastructure upgrades in the area to support further growth, however the timing of the planned upgrades is unknown at this stage. Please refer to the attached email correspondence. (a, b)

It was also confirmed that there is an engineering solution to address downstream capacity issues which involves providing an on-site wastewater detention tank with an off-peak discharge to the downstream network. The solution is widely used in different parts of New Zealand, and it provides the required relief to the wastewater networks under capacity. The system is to remain in place and operational until such time Watercare Services Ltd have completed the necessary downstream network upgrades. (c)

1.3 Work in the legal Road Reserve

Information Request:

“The application stated that vehicle crossing permits will be required from Auckland Transport and that no other legal authorisations are required to undertake the project.

Comments received identify that the proposed retaining structure in the road reserve will require approval from Auckland Transport as the Road Controlling Authority, and may require an Encroachment Licence. We understand that an application for an Encroachment Licence may or may not be granted. Please provide the following:

- a) details of any discussions held, and agreements made, with Auckland Transport with regard to approval for the retaining structure in the legal road reserve*
- b) whether you consider that obtaining the above approval will impact your anticipated project timeframes*
- c) whether the separate approval required from Auckland Transport may prevent, limit or delay project delivery (and to what extent)”*

Response:

Consultation with Auckland Transport Senior Development Planner Neil Stone confirmed that Auckland Transport is in support of the proposed application and outlines the typical application steps in the attached email. Further discussions with Auckland Transport will be undertaken during detail design stage. (a)

However, the scope of works within the public reserve will be limited to infrastructure upgrades such as upgrading the existing stairs to provide better and safer connectivity and upgrading the existing vehicle access point. Any retaining structures will be kept with the development site if any required. As noted by Neil Stone, these works are standard practice and generally fall under Engineering Approval. (b, c)

We hope this helps to clarify the outstanding matters. For any questions, please contact the undersigned.

Your sincerely,



Jekabs Lapins

Associate Civil Engineer

AR & Associates Ltd