

**FEEDBACK FROM THE ŌRĀKEI LOCAL BOARD
ON A RESOURCE CONSENT APPLICATION FOR OKAHU BAY TARGETED STORMWATER
SEPARATION -23 JANUARY 2019**

Background

1. The proposed works will take place within the catchment of Okahu Bay. The Okahu Bay catchment is primarily characterised by residential development, as well as some open space and business land use. The Okahu Bay catchment is bounded by two ridgelines (Kupe Street and Coates Avenue to the east and west). The catchment drains into the Orākei Domain and Okahu Bay to the north and into Hobson Bay near Purewa Creek to the south. The catchment contains a number of gullies with some steep slopes on the northern edge of the catchment, sloping down into Orākei Domain.

General comments

2. OLB support this application. The project is of local and regional importance. There is a public health benefit in that the outcome of the works should have positive environmental effects by reducing the contaminants, and the number of stormwater overflows in Okahu Bay and further out into Hobson Bay, as well as preserving and enhancing the natural character of this inner city coastal environment. The completed project should also have a positive outcome for the individual properties affected.
3. In paragraph 3 under 'Description of works' – it is noted that the separation project will affect approximately 220 properties. However, under Table 0-1 (pages 3-5) listing legal descriptions of sites affected there are only 97 properties. We seek clarification that the other 130 have been duly advised and communicated on the project.
4. OLB note the comment in the report (para 6.2 at page 25) that the OLB "fully supports the project on the basis that it will improve the quality of water that ends up in Okahu Bay", and the Board "is committed to bringing the Mauri of Okahu Bay up to an acceptable level". It would be useful to learn where these statements were extracted from – workshop or business meeting minutes.
5. There is ownership/governance of Orakei Domain which needs to be clarified. The AEE report appears to include the whenua rangatira in Orakei Domain. At para 6.2 the report states that the Council's Community Facilities department owns the land on which part of the proposed works will be undertaken, presumably the Orakei Domain and other reserves. This of course is not correct.
6. As a Council department they – Community Facilities manage - but do not own. In this regard, we note that land owner approval was sought on 4 October but as at the date of the report, December 2018, this approval had not been received. The question is whether the comments in the paragraph above are from the Orakei Local Board in its capacity as the governor/land owner, or the author is expecting feedback from Community Facilities who is regarded as the landowner. OLB request clarification on this point.
7. We note the Map at page 12 (Fig 3.1) showing the catchment plan and the 9 main catchments required to be separated. A number of the catchments discharge into a main in Orakei Domain (which fronts Reihana Street) and ultimately into Okahu Bay but there is no mention of any works on the whenua rangatira, which fronts Tamaki Drive.
8. We cannot see any reference to the stormwater draining through the whenua to the bay. In para 5.7, page 24, it is stated that Orakei Domain is a low lying coastal reserve and currently provides storm retention reducing the flooding risk on properties in close proximity. We are not sure whether/how Orakei Domain does this. Certainly there is flooding in the western corner of the whenua at the corner of Tamaki Drive and Watene Crescent.
9. At page 25 the AEE report notes it is intended that, if required by Ngati Whatua Orakei, further engagement will be continued parallel to the consenting process. NWO's comments on the AEE would be of interest as iwi input could have a significant effect on the proposal and consent.

10. The analysis within the AEE report appears to be thorough, and reasonable conditions as specified throughout should mitigate environmental issues and impacts on the owners/occupiers of the properties which are subject to the work.
11. The OLB would appreciate seeing a copy of the Construction Traffic Management Plan –given the main arterial route of Tamaki Drive passes Okahu Bay and there are over 30,000 vehicle trips along the promenade. In addition, the timing of the works may coincide with several major events which are run close by Tamaki Drive/Okahu Bay (and under the requirements of the Tamaki Drive Precinct Event Guidelines).

Summary

12. Given comments in (2) above, we do not support full public notification, but would support limited notification to the owners of the properties particularly affected¹. Given it is a Council project with significant public interest there should be wider ongoing publicity to the work as it progresses.

¹ Which may be answered when section 3 is addressed regarding 97 listed title properties vs 220 properties