
From: Cedric Daniel
Sent: Thursday, 28 September 2017 8:33 AM
To: teresatangnz@gmail.com
Subject: Stormwater Works at 129-131 Coronation Road

Hello Teresa

Stormwater Works at 129-131 Coronation Road

Craig Horwood has requested that I communicate with you regarding proposed stormwater works at the above referenced property.

I confirm that I verify that information provided by Craig Horwood of MSC Consulting is correct and can be relied upon as the works are required to comply with Council standards and confirmation of capacity has been assessed to comply with Councils Stormwater Code of Practice.

Please feel free to contact me in this regard as per contact details below.

Regards

Cedric Daniel | Senior Development Engineer
Natural Resources and Specialist Input
Resource Consents
Ph 09 484 8256 | Extn (43) 8256 | Mobile 021 658 039
Auckland Council, Level 1, 1 The Strand, Takapuna

From: Cedric Daniel
Sent: Monday, 2 October 2017 7:55 AM
To: 'TERESA TANG' <teresatangnz@gmail.com>
Cc: craig.h@msc.co.nz
Subject: Stormwater Works at 129-131 Coronation Road

Hello Teresa

Stormwater Works at 129-131 Coronation Road

Without any details of your proposed development I cannot provide definitive statement of compliance or approval other than the following.

The system proposed will be public reticulation and any proposed development of your site will be permitted to connect to this reticulation subject to the same criteria set for the proposed works at 129 – 131 Coronation Road.

The Auckland Council Stormwater Code of Practice provides the guidelines and criteria for any proposed works and I attach the latest version for your referral.

This email is a formal stamen but I am prepared to provide a statement of this nature on a formal letterhead if that is what you require

Regards

Cedric Daniel | Senior Development Engineer
Natural Resources and Specialist Input
Resource Consents
Ph 09 484 8256 | Extn (43) 8256 | Mobile 021 658 039
Auckland Council, Level 1, 1 The Strand, Takapuna

From: Cedric Daniel
Sent: Friday, 19 January 2018 8:51 AM
To: 'TERESA TANG' <teresatangnz@gmail.com>
Subject: Stormwater Works at 129-131 Coronation Road
Importance: High

Hello Teresa

Stormwater Works at 129-131 Coronation Road

I would like to meet with you to discuss these proposed works and will send a meeting invitation via separate email and request that you either confirm attendance or propose alternate time options that suit you.

I am proposing meeting at Council offices at 1 The Strand Takapuna so that I can extract any documentation information you may request that is available.

Could you please respond to me meeting request in this regard.

Please advise a suitable telephone number that I can call you on.

My contact details as per details below.

Kind regards

Cedric Daniel | Senior Development Engineer
Natural Resources and Specialist Input
Resource Consents
Ph 09 484 8256 | Extn (43) 8256 | Mobile 021 658 039
Auckland Council, Level 1, 1 The Strand, Takapuna

From: Cedric Daniel
Sent: Friday, 7 September 2018 7:11 AM
To: teresatangnz@gmail.com
Cc: Dave Serjeant <dave@merestone.co.nz>
Subject: 129 - 131 Coronation Road Hillcrest - Stormwater Connection

Hello Teresa

129 - 131 Coronation Road Hillcrest - Stormwater Connection

Attached please find a copy of a letter posted to you this morning regarding the proposed stormwater connection.

I have copied this letter to Dave Serjeant who has been engaged as an independent mediator.

Please confirm receipt of this letter?

Your faithfully

Cedric Daniel
Senior Development Engineer
Regulatory Engineering
Ph 09 484 8256 | Extn (43) 8256 | Mobile 021 658 039
Auckland Council, Level 1, 1 The Strand, Takapuna

7 September 2018

Teresa Tang
7 Nicholson Place
Hillcrest
AUCKLAND 0727

Attention : **Teresa Tang**

Dear Teresa

129-131 Coronation Road, Hillcrest: Stormwater Connection

I am writing to you in relation to the proposal to connect a pipe taking stormwater from 129-131 Coronation Road through 133 and 135 Coronation Road connecting to the stormwater manhole within your property at 7 Nicholson Place.

I understand that you continue to have concerns about the potential for adverse stormwater effects, and more generally the connection of this pipe within your property, on the future enjoyment and development of your property.

Mr David Serjeant, the planning consultant and independent mediator, that Council has engaged to work with the applicant and you on this matter has requested that I formally set out the rules and regulations that control stormwater discharges in Auckland.

Stormwater is controlled by the Auckland Unitary Plan, the Auckland Council Code of Practice for Land Development and Subdivision Chapter 4 – Stormwater November 2015 (**Code of Practice**), and the Auckland Council Stormwater Bylaw 2015.

For existing and future development of land at Coronation Road, the principle control is found within the Code of Practice. The Code of Practice addresses the piping of stormwater from impermeable areas within development to the public network. This would apply to all existing and future development at 129 – 131, 133, 135 and 137 Coronation Road.

Increased stormwater from these properties would be anticipated to flow to the public system within the cul-de-sac in Nicholson Place. Your concern about how this might affect your property at 7 Nicholson Place is relevant in this respect.

The Code of Practice has specific requirements about the development standards for pipework and the capacity of the stormwater infrastructure taking into account future requirements. In relation to increased impermeable areas (roof areas or driveways) within the above properties, the Auckland Unitary Plan has maximum permeable area standards (in this case 40% of the site area). A resource consent is required to exceed this limit. In circumstances where the additional stormwater flows are in excess of the system capacity, the developer is required to attenuate (i.e. store and slow down) the flow of water during high rainfall events by way of on-site storage.

Notwithstanding the Auckland Unitary Plan rules, the Code of Practice also has requirements in relation to on-site mitigation of stormwater. In circumstances where the existing system capacity was insufficient, the Code of Practice requires an on-site mitigation device to be installed. All such devices are subject to specific design and approval by the Council.

The development of the above property does not have any limiting effect on the development of your property in relation to stormwater drainage. Should you wish to develop your own property in

the future, the same rules will apply in relation to maximum permeable area and the requirement to mitigate stormwater flows.

As has been advised before, the works connecting the proposed stormwater line into the manhole situated close to the northern boundary of your property will largely be undertaken from 135 Coronation Road. Any disruption to your property would be minor and remediated immediately at the end of the works.

Whilst we confirm our appreciation for your concerns you are assured that the works will be undertaken to public standards and vested in Council with Council being responsible for future ongoing maintenance of the line.

I have copied this letter to Mr Serjeant by email. Could you please contact him at your earliest convenience as to your position on the request for the pipeline connection or any ongoing concerns.

Should you wish to contact me directly my details are as follows :

Mobile : [021 658 039](tel:021658039),

or email : cedric.daniel@aucklandcouncil.govt.nz.

Yours sincerely



Cedric Daniel
SENIOR DEVELOPMENT ENGINEER
REGULATORY ENGINEERING

cc **DAVE SERJEANT**

From: TERESA TANG <teresatangnz@gmail.com>
Sent: Tuesday, 11 September 2018 8:43 PM
To: Cedric Daniel <Cedric.Daniel@aucklandcouncil.govt.nz>
Cc: dave@merestone.co.nz; teresatangnz@gmail.com
Subject: Re: 129 - 131 Coronation Road Hillcrest - Stormwater Connection

Dear Cedric,

Thanks for your email and your posted letter. But you have not answered my query.

As I have mentioned in my previous emails with Craig, and Dave and you, the stormwater flow Ex. pipe of the manhole on my northern boundary is 225mm, it has already been connected in a identical size-225mm pipe from 137 Coronation Road, which is carrying the stormwater from the impermeable areas from Coronation road and goes to the manhole directly without any mitigation.

If add an additional 200mm size pipe from 129-131 Coronation road, the designed inflow is 1.79 times greater than the outflow, and the stormwater will overflow from the manhole to my property during high rainfall events. That will be a disaster, and I would not want to see it happened.

Since none of you have answered the above query, I assume you have no answer. Under this circumstance, I will not waste any more of my time discussing this, as I cannot agree to it.

Thanks & Regards

Teresa

From: Cedric Daniel

Sent: Thursday, 4 October 2018 7:19 AM

To: TERESA TANG <teresatangnz@gmail.com>

Cc: dave@merestone.co.nz; Cedric Daniel <Cedric.Daniel@aucklandcouncil.govt.nz>; John McFetridge (john.elly.mcfetridge@xtra.co.nz) <john.elly.mcfetridge@xtra.co.nz>

Subject: ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection

Hello Teresa

ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection

Further to your email of Tuesday, 11 September 2018 8:43 PM and to address your concerns and query regarding the capacity of the system to receive additional discharge connection from the proposed development at 129 – 131 Coronation Road Council has requested that the applicant provide a stormwater capacity report by a chartered professional engineer.

Attached please find a copy of the MSC Consultants Ltd “Stormwater Network Capacity Analysis” report reference 38481C dated 27 September 2018.

The report confirms that the Public Stormwater Reticulation System has more than adequate capacity to receive the additional discharge from the proposed development.

This report therefore confirms that your concerns have been addressed and I request that you meet with Dave Serjeant the mediator that has been appointed to facilitate obtaining your approval for this necessary connection for the proposed development.

Please feel free to contact me to clarify any matters and I am available to meet with you to discuss the process going forward.

Regards

Cedric Daniel

Senior Development Engineer

Regulatory Engineering

Ph 09 484 8256 | Extn (43) 8256 | Mobile 021 658 039

Auckland Council, Level 1, 1 The Strand, Takapuna

From: Cedric Daniel **On Behalf Of** RES NTH The Strand Ground Meeting Room 4 (Seats 10)
Sent: Tuesday, 23 October 2018 8:46 AM
To: Cedric Daniel; TERESA TANG; teresatang@gmail.com
Subject: 129 Coronation Road Hillcrest - Stormwater Capacity Report
When: Thursday, 1 November 2018 10:00 AM-11:00 AM (UTC+12:00) Auckland, Wellington.
Where: Room 4 at 1 The Strand Takapuna

Hello Teresa

129 Coronation Road Hillcrest - Stormwater Capacity Concerns

Meeting to discuss your concerns regarding the proposed stormwater connection across your property.

Please confirm or propose alternate time options.

I wish to discuss your concerns and explain the process going forward.

I would like to encourage you to meet to explain the proposed works and the process option going forward.

I understand that Dave Serjeant has been finding it difficult to contact you in this regard

Regards

Cedric Daniel
Senior Development Engineer
Regulatory Engineering
Ph 09 484 8256 | Extn (43) 8256 | Mobile 021 658 039
Auckland Council, Level 1, 1 The Strand, Takapuna

From: Cedric Daniel

Sent: Tuesday, 23 October 2018 8:56 AM

To: teresatang@gmail.com; TERESA TANG <teresatangnz@gmail.com>

Subject: ENG603131 Coronation Road Hillcrest - Stormwater

Hello Teresa

129 Coronation Road Hillcrest - Stormwater Capacity Concerns

I have sent a Meeting Invitation via separate email to discuss your concerns regarding the proposed stormwater connection across your property.

Attached is a copy of that invitation to meet on Thursday 1 November 2018 at 10:00am at Council offices in Room 4 at 1 The Strand Takapuna

Please confirm your attendance or propose alternate time options.

I wish to discuss your concerns and explain the process going forward.

I would like to encourage you to meet to explain the proposed works and the process option going forward.

I understand that Dave Serjeant has been finding it difficult to contact you in this regard.

Please acknowledge receipt of this email?

Regards

Cedric Daniel

Senior Development Engineer

Regulatory Engineering

Ph 09 484 8256 | Extn (43) 8256 | Mobile 021 658 039

Auckland Council, Level 1, 1 The Strand, Takapuna

From: TERESA TANG <teresatangnz@gmail.com>
Sent: Thursday, 25 October 2018 10:46 PM
To: Cedric Daniel <Cedric.Daniel@aucklandcouncil.govt.nz>
Subject: Re: ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection

Dear Cedric,

Sorry, please find attached photos for the manhole.



Thanks & Regards

Teresa

On Thu, Oct 25, 2018 at 10:04 PM TERESA TANG <teresatangnz@gmail.com> wrote:
Dear Cedric,

Thanks for your email and attachment. Sorry for the late reply.

Currently, the pipes connected in and out of the manhole are the same size(225mm), if you add in the additional 200mm size pipe which will contribute stormwater for 2700m² catchment area based on your calculation, what would happen if it is in extreme weather for 20, 50 or even 100 years? You may not know, but this manhole is not a standard one, it is uncovered (please see photos attached). Can you guarantee that the stormwater will not overflow from this manhole, even in extreme weather for 20, 50 or even 100 years? Based on the current manhole's status, I cannot agree to add it.

Thanks & Regards

Teresa

From: Cedric Daniel **On Behalf Of** RES NTH The Strand Ground Meeting Room 4 (Seats 10)
Sent: Thursday, 1 November 2018 6:53 AM
To: Cedric Daniel; 'TERESA TANG'; 'teresatang@gmail.com'
Subject: 129 Coronation Road Hillcrest - Stormwater Capacity Report
When: Thursday, 1 November 2018 10:00 AM-11:00 AM (UTC+12:00) Auckland, Wellington.
Where: Room 4 at 1 The Strand Takapuna

Hello Teresa

129 Coronation Road Hillcrest - Stormwater Capacity Concerns

Meeting to discuss your concerns regarding the proposed stormwater connection across your property.

Please confirm or propose alternate time options.

I wish to discuss your concerns and explain the process going forward.

I would like to encourage you to meet to explain the proposed works and the process option going forward.

I understand that Dave Serjeant has been finding it difficult to contact you in this regard

Regards

Cedric Daniel
Senior Development Engineer
Regulatory Engineering
Ph 09 484 8256 | Extn (43) 8256 | Mobile 021 658 039
Auckland Council, Level 1, 1 The Strand, Takapuna

From: Cedric Daniel
Sent: Thursday, 1 November 2018 8:33 AM
To: TERESA TANG <teresatangnz@gmail.com>; 'teresatang@gmail.com' <teresatang@gmail.com>
Cc: Craig Horwood <craig.h@msc.co.nz>; John McFetridge (john.elly.mcfetridge@xtra.co.nz) <john.elly.mcfetridge@xtra.co.nz>; Dave Serjeant <dave@merestone.co.nz>
Subject: ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection

Hello Teresa

ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection

Thank you for your email and we confirm that we fully understand your concerns.

Confirming that I have invited you to meet at Council offices this morning at 10:00am (Thursday 1 November 2018) but after repeated emails have not yet received a response from you.

There is some clarification that needs to be given in order to dispel any misunderstandings as follows:

1. Councils pipe network is only designed for a 1 in 10 year event. Any larger stormwater event will result in an overflow and properties downstream will experience flow, if any, resulting from this overflow regardless. The MSC stormwater report confirms the public system has the required capacity to receive the discharge from this proposed development. Furthermore this site is not subject to SMAF 1 or 2 controls under the Unitary Plan and RMA requirements.
2. The proposed drainage system would be an improvement to the existing situation because it provides some measure of storage.
3. Regarding your concerns about the open manhole, Council will ensure that the proposal to connect will include an upgrade of the manhole (including lid), which would mean the manhole will no longer be open, which is another safety improvement from your perspective.

I will be sending another meeting invitation to provide you the opportunity to come and discuss the matter should you require further clarification.

Regards

Cedric Daniel
Senior Development Engineer
Regulatory Engineering
Ph 09 484 8256 | Extn (43) 8256 | Mobile 021 658 039
Auckland Council, Level 1, 1 The Strand, Takapuna

From: TERESA TANG <teresatangz@gmail.com>

Sent: Thursday, 1 November 2018 10:05 PM

To: Cedric Daniel <Cedric.Daniel@aucklandcouncil.govt.nz>

Subject: Re: ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection

Dear Cedric,

Thanks for your email, at this stage, I prefer contact by emails instead of meeting.

1. You have mentioned that “Any larger stormwater event will result in an overflow and properties downstream will experience flow, if any, resulting from this overflow regardless”, I cannot agree with it, because currently, the pipes connected in and out of the manhole are the same size(225mm), and the manhole is a storage that would buffer the stormwater, so there would hardly be an overflow. However if an additional pipe is added it would break the balance and would cause an overflow.
2. You have also mentioned that the “Council will ensure that the proposal to connect will include an upgrade of the manhole (including lid)”, could you please provide more details, like the standard of the upgraded manhole or some photos, etc.?
3. Could you please also provide more details about the drainage system improvement?

Appreciate your understanding!

Thanks & Regards

Teresa

From: Cedric Daniel

Sent: Friday, 2 November 2018 8:30 AM

To: 'teresatang@gmail.com' <teresatang@gmail.com>; TERESA TANG <teresatangnz@gmail.com>

Cc: Craig Horwood <craig.h@msc.co.nz>; John McFetridge (john.elly.mcfetridge@xtra.co.nz) <john.elly.mcfetridge@xtra.co.nz>; Dave Serjeant <dave@merestone.co.nz>

Subject: ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection

Hello Teresa

ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection

Thank you for your memo but regret that you do not wish to meet with Council to clarify all your matters of concern.

We respond to your to your memo in bold blue below :

Thanks for your email, at this stage, I prefer contact by emails instead of meeting.

1. *You have mentioned that “Any larger stormwater event will result in an overflow and properties downstream will experience flow, if any, resulting from this overflow regardless”, I cannot agree with it, because currently, the pipes connected in and out of the manhole are the same size(225mm), and the manhole is a storage that would buffer the stormwater, so there would hardly be an overflow. However if an additional pipe is added it would break the balance and would cause an overflow.*

This is not the case as the MSC engineering report (by a chartered professional engineer who is an expert in in his field) confirms that the public SW network we are proposing to connect to has capacity for the existing and design SW flows.

2. *You have also mentioned that the “Council will ensure that the proposal to connect will include an upgrade of the manhole (including lid)”, could you please provide more details, like the standard of the upgraded manhole or some photos, etc.?*

Attached are typical ACC details of Manholes

3. *Could you please also provide more details about the drainage system improvement?*
The upstream properties currently do not discharge to the public networks and therefore downstream properties would be subject to overflow from these upstream properties. With the construction of the proposed SW reticulation this will eliminate the surface runoff currently being experienced on the downslope properties in rain events up to the design storm event of 1 in 10 years. (Refer attached).

The email declaration from MSC consultants Friday, 2 November 2018 7:41 AM (copied below) confirms the improvement.

Trust this provides the necessary information to dispel your concerns.

Could you please attend the meeting I have proposed for Tuesday 6 November 2018 at 12:00pm so that I can explain the process going forward.

Regards

Cedric Daniel

Senior Development Engineer

Regulatory Engineering

Ph 09 484 8256 | Extn (43) 8256 | Mobile 021 658 039

Auckland Council, Level 1, 1 The Strand, Takapuna

From: TERESA TANG <teresatangz@gmail.com>

Sent: Thursday, 1 November 2018 10:14 PM

To: RES NTH The Strand Ground Meeting Room 4 (Seats 10) <hogrndmeeting4@aklc.govt.nz>

Cc: teresatang@gmail.com; Cedric Daniel <Cedric.Daniel@aucklandcouncil.govt.nz>; Hock Lee <Hock.Lee@aucklandcouncil.govt.nz>

Subject: Re: 129 Coronation Road Hillcrest - Stormwater Capacity Concerns

Thanks for that. I will not attend any meeting at this stage.

Thanks & Regards

Teresa

On Thu, Nov 1, 2018 at 10:36 AM RES NTH The Strand Ground Meeting Room 4 (Seats 10) <hogrndmeeting4@aklc.govt.nz> wrote:

Hello Teresa

129 Coronation Road Hillcrest - Stormwater Capacity Concerns

Meeting to discuss your concerns regarding the proposed stormwater connection across your property.

I would like to encourage you to meet to clarify your concerns and explain the process forward

Regards

Cedric Daniel

Senior Development Engineer

Regulatory Engineering

Ph 09 484 8256 | Extn (43) 8256 | Mobile 021 658 039

Auckland Council, Level 1, 1 The Strand, Takapuna

From: TERESA TANG <teresatangz@gmail.com>

Sent: Sunday, 4 November 2018 9:00 PM

To: Cedric Daniel <Cedric.Daniel@aucklandcouncil.govt.nz>

Subject: Re: ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection

Dear Cedric,

Thanks for your email. Please find my reply below:

1. The MSC engineering report is based on a 1 in 10 years event. But as the global weather changes, 1 in 10 years (or even rarer, like 20, 50, or even 100 years) events are more likely to happen. If the additional pipe is added, that will put our property at a risk of SW overflow. If the stormwater overflows in extreme weather, does the Auckland Council, MSC or anyone have any pre-plan to solve this?

2. There are two types of manholes, one is for less than 1.0m depth, another is for up to 4.0m depth. Can you please tell me which one will this manhole be upgraded to?

And I will not attend any meeting at this stage.

Thanks again for your understanding!

Thanks & Regards

Teresa

From: Cedric Daniel

Sent: Monday, 5 November 2018 7:59 AM

To: TERESA TANG <teresatangnz@gmail.com>

Cc: Hock Lee <Hock.Lee@aucklandcouncil.govt.nz>; John McFetridge (john.elly.mcfetridge@xtra.co.nz) <john.elly.mcfetridge@xtra.co.nz>; Craig Horwood <craig.h@msc.co.nz>; Dave Serjeant <dave@merestone.co.nz>

Subject: ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection

Hello Teresa

ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection

Thank you for your memo and we respond as follows ;

MSC Consultants confirm as follows :

The MSC engineering report is based on a 1 in 10 years event. But as the global weather changes, 1 in 10 years (or even rarer, like 20, 50, or even 100 years) events are more likely to happen. If the additional pipe is added, that will put our property at a risk of SW overflow. If the stormwater overflows in extreme weather, does the Auckland Council, MSC or anyone have any pre-plan to solve this?

Response :

1. The calculations within the report allow for global warming for a 1 in 10 year event
2. Overflows are an anticipated event for any rain event in excess of a 1 in 10 year storm.

There are two types of manholes, one is for less than 1.0m depth, another is for up to 4.0m depth. Can you please tell me which one will this manhole be upgraded to?

Response :

The construction is essentially the same for a 1m up to a 4 meter depth manhole and the manhole size proposed is 1050mm in diameter

We consider that we have appropriately and adequately answered your queries and regret that you have persisted in declining to meet with Council to discuss and clarify matters.

We accordingly notify you that Council propose to proceed to a hearing under section 460 of the LGA 2002 and you will be formally advised when proceedings have been confirmed.

Please feel free to contact me to arrange a meeting should you reconsider your approach in this regard.

Regards

Cedric Daniel

Senior Development Engineer

Regulatory Engineering

Ph 09 484 8256 | Extn (43) 8256 | Mobile 021 658 039

Auckland Council, Level 1, 1 The Strand, Takapuna

From: TERESA TANG <teresatangz@gmail.com>

Sent: Monday, 5 November 2018 11:02 PM

To: Cedric Daniel <Cedric.Daniel@aucklandcouncil.govt.nz>

Subject: Re: ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection

Dear Cedric,

Thanks for your email.

We have another query, there is a drainage flowing to this manhole which carries the stormwater from upstream properties including 129, 131 Coronation Road, 9 Nicholson Place and part of the stormwater from the roof of my house. Please find attached photos. If this manhole is upgraded, will the drainage mentioned above still be flowing to this manhole?

Currently, I am still in the stage of asking question and if all of my questions have clear answers, I will consider a meeting.

Thanks & Regards

From: Cedric Daniel

Sent: Tuesday, 6 November 2018 8:26 AM

To: TERESA TANG <teresatangnz@gmail.com>

Cc: Hock Lee <Hock.Lee@aucklandcouncil.govt.nz>; Craig Horwood <craig.h@msc.co.nz>; John McFetridge (john.elly.mcfetridge@xtra.co.nz) <john.elly.mcfetridge@xtra.co.nz>; Dave Serjeant <dave@merestone.co.nz>

Subject: ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection

Hello Teresa

ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection

Thank you for your memo and we respond as follows :

The stormwater reticulation proposed will markedly reduce the overland flow from the upstream properties from Coronation Road (129 to 135) to the drain as the reticulation will capture the runoff from the roofs.

A catchpit could be installed to collect the flows from the drain. The catchpit can be connected to the proposed manhole. This would be quite an improvement over what exists now.

Confirming that Council intends to proceed to a hearing under section 460 of the LGA 2002 and you will be formally advised when proceedings have been confirmed.

We record that you have declined to meet as scheduled for 11:00am this morning

Please feel free to contact me to arrange a meeting should you reconsider your approach in this regard
Regards

Cedric Daniel

Senior Development Engineer

Regulatory Engineering

Ph 09 484 8256 | Extn (43) 8256 | Mobile 021 658 039

Auckland Council, Level 1, 1 The Strand, Takapuna

From: TERESA TANG <teresatangz@gmail.com>

Sent: Wednesday, 7 November 2018 10:31 PM

To: Cedric Daniel <Cedric.Daniel@aucklandcouncil.govt.nz>

Subject: Re: ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection

Dear Cedric,

Just want to ask, will the Auckland Council pay for all of these improvements, the new catchpit collecting the flows from the drain, and the manhole upgrading?

As the Council's pipe network and the MSC engineering report are only designed for a 1 in 10 year event. Our property is therefore at risk in the long term.

So, if the owner of 129-131 Coronation Road would pay a reasonable and sufficient compensation for our risk and some other effects to my yard, I will agree to sign.

Thanks & Regards

Teresa

From: Cedric Daniel

Sent: Thursday, 8 November 2018 7:23 AM

To: TERESA TANG <teresatangnz@gmail.com>

Cc: Craig Horwood <craig.h@msc.co.nz>; John McFetridge (john.elly.mcfetridge@xtra.co.nz) <john.elly.mcfetridge@xtra.co.nz>; Alex Cumming <alex.cumming@aucklandcouncil.govt.nz>; Dave Serjeant <dave@merestone.co.nz>

Subject: ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection

Hello Teresa

ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection

Council's response to your memo as follows

You will not incur costs for these works.

To facilitate your approval we will be requesting that the applicant include the installation of the additional cesspit with these works.

These works improve the current stormwater management in the area and in fact consequently reduces the long term risk to your site.

The matter of compensation is a private matter between property owners that excludes Council. These works is expected to improve the impact on your property and will not negatively impact on your current ongoing risk.

Trust this answers your queries.

Regards

Cedric Daniel

Senior Development Engineer

Regulatory Engineering

Ph 09 484 8256 | Extn (43) 8256 | Mobile 021 658 039

Auckland Council, Level 1, 1 The Strand, Takapuna

From: Craig Horwood <craig.h@msc.co.nz>
Sent: Friday, 9 November 2018 2:42 PM
To: TERESA TANG <teresatangnz@gmail.com>
Cc: John McFetridge (john.elly.mcfetridge@xtra.co.nz) <john.elly.mcfetridge@xtra.co.nz>; Alex Cumming <alex.cumming@aucklandcouncil.govt.nz>; Dave Serjeant <dave@merestone.co.nz>; Cedric Daniel <Cedric.Daniel@aucklandcouncil.govt.nz>
Subject: ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection - Owners Approval

Hi Teresa,

MSC are the Consulting Engineers assisting with the proposed SW design for the proposed works upslope of your property

Further to the email communications below we can confirm on, behalf of our client, that:

- 1) The existing SWMH on the boundary of your property will be removed, due to its condition,
- 2) A new SWMH, in accordance with Auckland Council standards, will be constructed,
- 3) All connections will made to and from the manhole, including the proposed new SW connection to service the proposed works,
- 4) Levelling of any disturbed surfaces with topsoil and sowing of grass seed,

at no cost to yourself.

It is proposed that the solid cast iron lid of the manhole will be replaced with a slotted cast iron lid, again as per Auckland Council standards, so that the flows from the drain, etc can enter the manhole.

If this is not possible, due to site levels, a field catchpit will be installed and connected to the new SWMH to facilitate drainage of the drain. This work will be at no cost to yourself.

As per the comment in the email below ex. Council the proposed works improve the current stormwater management in the area and in fact consequently reduces the long term risk to your site.

On this basis we believe the costs that are being incurred by our client in undertaking the above works are fair and reasonable and no further compensation or any additional works other than those described above is warranted.

On the basis of your email of 7 November and the above commitment by our client we have attached an affected parties form for you to complete and a plan for you to sign and return to us.

We request that these be completed and returned to us by 5.00pm Monday 12 November 2018.

As always we are prepared to answer any questions either by phone or by way of a meeting onsite.

Regards

Craig Horwood

Director

Civil Manager

M: 021 510 673 DDI: 09 486 5884

craig.h@msc.co.nz

From: TERESA TANG <teresatangz@gmail.com>

Sent: Sunday, 11 November 2018 10:27 PM

To: Cedric Daniel <Cedric.Daniel@aucklandcouncil.govt.nz>

Subject: Re: ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection

Dear Cedric,

Thanks for your reply. Hope you had a lovely weekend.

If I attend a meeting, will you provide a statement on a formal Auckland Council's letterhead which I had requested that the stormwater works will not affect our future development?

Will the owner of 129-131 Coronation Road also attend the meeting? Then we can discuss with him at the same time?

Thanks & Regards

Teresa

From: Cedric Daniel
Sent: Monday, 12 November 2018 7:42 AM
To: TERESA TANG <teresatangnz@gmail.com>
Cc: Craig Horwood <craig.h@msc.co.nz>; John McFetridge (john.elly.mcfetridge@xtra.co.nz) <john.elly.mcfetridge@xtra.co.nz>; Hock Lee <Hock.Lee@aucklandcouncil.govt.nz>; Dave Serjeant <dave@merestone.co.nz>
Subject: ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection

Hello Teresa

ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection

Council's role is independent of the parties and we serve to facilitate understanding and agreement between the parties.

We have explained the engineering matters you have raised and do not provide the statements you have requested as a guarantee for a matter between private parties.

We note that the applicant's consultant has once again submitted a request for your approval including details of how your concerns raised have been addressed. (copy of communication attached)

We request that you consider this request and respond directly to Craig Horwood of MSC Consulting in this regard.

We are willing to hold a joint meeting with all parties at Council offices to assist with this matter should wish to meet.

Regards

Cedric Daniel
Senior Development Engineer
Regulatory Engineering
Ph 09 484 8256 | Extn (43) 8256 | Mobile 021 658 039
Auckland Council, Level 1, 1 The Strand, Takapuna

From: TERESA TANG <teresatangnz@gmail.com>
Sent: Monday, 12 November 2018 9:40 PM
To: Cedric Daniel <Cedric.Daniel@aucklandcouncil.govt.nz>; john.elly.mcfetridge@xtra.co.nz; Alex Cumming <alex.cumming@aucklandcouncil.govt.nz>; dave@merestone.co.nz
Subject: Fwd: ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection - Owners Approval

Dear Cedric,

Please find my email below I replied to Craig last night.

Thanks & Regards

Teresa

From: **TERESA TANG** <teresatangnz@gmail.com>

Date: Sun, Nov 11, 2018 at 10:25 PM

Subject: Re: ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection - Owners Approval

To: <craig.h@msc.co.nz>

Dear Craig,

Thanks for your email and I responded to you as follows:

Firstly, I do not understand why you are requesting us to sign the form and return it to you by 5.00pm Monday 12 November 2018, as we are still in a situation where we find problems, solutions, and negotiate. This aggressive attitude is not conducive to the negotiation of the matter and can only make it more complicated, which is not helpful towards the settlement of your client's affairs.

Secondly, the stormwater system in our property is safe and sound. But if your client's pipe is added, it's going to upset the balance of the current system, so improving and upgrading the system is naturally your client or the Auckland Council's responsibility. Not only will we not benefit from this work, but we will also be exposed to the risk of overflow that we would not otherwise have had, not to mention the constant expected for disaster hanging over our lives.

Thirdly, the unrepairable damage to our property during the construction will not only include our lawn but also on our driveway, hedges, and trees, etc. caused by the construction machinery. We will not accept the postponing of negotiations regarding compensations until after the event, so full and reasonable advance compensation is necessary.

According to Cedric's email that Council will ensure that the proposal to connect will include an upgrade of the manhole (including lid), a catchpit could be installed to collect the flows from the drain. The catchpit can be connected to the proposed manhole. And also include the installation of the additional cesspit with these works.

Why do you have a different plan?

Can you please confirm what will you do and provide the design drawings of the upgraded manhole and also the catchpit?

Thanks & Regards

Teresa

From: John and Elly McFetridge <john.elly.mcfetridge@xtra.co.nz>
Sent: Monday, 19 November 2018 8:52 AM
To: 'TERESA TANG' <teresatangnz@gmail.com>; Cedric Daniel <Cedric.Daniel@aucklandcouncil.govt.nz>; dave@merestone.co.nz
Cc: craig.h@msc.co.nz; Hock Lee <Hock.Lee@aucklandcouncil.govt.nz>
Subject: RE: ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection

Hi,

At Teresa's request, I met with her and her husband at their house last Saturday afternoon. Unfortunately, but somewhat expectedly, no agreement was reached as she continues to maintain that the Council stormwater system is under designed and does not allow for 50 & 100 year events, engineers and Councils make mistakes and that she wants a letter of guarantee from Council that she will be able to develop her property in the future. I explained that she is free to put her concerns to the Council at the hearing date. Please now allocate a hearing date as soon as possible.

Regards,

John McFetridge

From: TERESA TANG <teresatangnz@gmail.com>

Sent: Monday, 19 November 2018 10:00 PM

To: craig.h@msc.co.nz; john.elly.mcfetridge@xtra.co.nz; Cedric Daniel <Cedric.Daniel@aucklandcouncil.govt.nz>

Cc: dave@merestone.co.nz; Hock Lee <Hock.Lee@aucklandcouncil.govt.nz>

Subject: Re: Proposed Development 129-131 Coronation Road - Proposed SWMH Details

Hi,

Thanks for your emails.

For the meeting with John on Saturday afternoon, he had misunderstood what I said, I meant that the Council's stormwater system is designed for a 1 in 10 year event, and the same as MSC's report. But due to the weather changed in recent years, the storm event excess of 10 year is more often to be seen, so the overflows are anticipated, which will put our property in a risk.

I also requested the compensation, but unfortunately, he had refused it. He said that the most works can be done in 135 Coronation Road, and they will not go through my driveway. Can you please tell me how can you remove the existing manhole and install a new one in my front yard?

As for the engineering drawing of the updated manhole which Craig sent this evening, I found that is Auckland Council's standard manhole drawing, and what I want to see is the specific design drawing for this manhole. Craig mentioned that the depth will be the same as the existing SW structure, but, do you guys know the diameter and capacity of the existing one? I request the capacity will be bigger than the existing one, and it will be a sealed lid, not a slotted lid. Please also send me the specific design drawings for the new added catchpit and an additional cesspit.

And can you please also send me the section 460 of the LGA 2002?

I request all the above-mentioned information sent to me before you arrange a hearing, I need time to read them.

According to MSC's design, there will be a new manhole installed in 135 Coronation Road, I suggest that you can install this new manhole in 137 Coronation Road instead of in 135 Coronation Road, and connect to the existing stormwater pipe which is from Coronation road connected to the manhole in my property.

Thanks & Regards

Teresa

From: Cedric Daniel

Sent: Tuesday, 20 November 2018 7:52 AM

To: TERESA TANG <teresatangnz@gmail.com>

Cc: Dave Serjeant <dave@merestone.co.nz>; Craig Horwood <craig.h@msc.co.nz>; John McFetridge (john.elly.mcfetridge@xtra.co.nz) <john.elly.mcfetridge@xtra.co.nz>

Subject: ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection

Hello Teresa

ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection

Thank you for your memo record that your concerns are noted and have been recorded.

I respond to pertinent matters as follows :

1. For the meeting with John on Saturday afternoon, he had misunderstood what I said, I meant that the Council's stormwater system is designed for a 1 in 10 year event, and the same as MSC's report. But due to the weather changed in recent years, the storm event excess of 10 year is more often to be seen, so the overflows are anticipated, which will put our property in a risk.

Response

Your concerns have been addressed in the MSC engineering report by a chartered professional engineer who is an expert in his field

2. I also requested the compensation, but unfortunately, he had refused it. He said that the most works can be done in 135 Coronation Road, and they will not go through my driveway

Response

Compensation between parties is a private civil matter

3. Can you please tell me how can you remove the existing manhole and install a new one in my front yard?

Response

That is a matter that the applicant's consultant (MSC) will need to explain to you

4. As for the engineering drawing of the updated manhole which Craig sent this evening, I found that is Auckland Council's standard manhole drawing, and what I want to see is the specific design drawing for this manhole. Craig mentioned that the depth will be the same as the existing SW structure, but, do you guys know the diameter and capacity of the existing one? I request the capacity will be bigger than the existing one, and it will be a sealed lid, not a slotted lid. Please also send me the specific design drawings for the new added catchpit and an additional cesspit.

Response

All works will be required to comply with Council standards and the Stormwater Code of Practice

5. And can you please also send me the section 460 of the LGA 2002?

Response

Attached please find a copy of the .section 460 of the LGA 2002

6. According to MSC's design, there will be a new manhole installed in 135 Coronation Road, I suggest that you can install this new manhole in 137 Coronation Road instead of in 135 Coronation Road, and connect to the existing stormwater pipe which is from Coronation road connected to the manhole in my property.

Response

Craig Horwood of MSC can provide you with the necessary explanation for the engineering solution proposed.

Please advise if you wish to meet with me to explain the process forward

Regards

Cedric Daniel
Senior Development Engineer
Regulatory Engineering
Ph 09 484 8256 | Extn (43) 8256 | Mobile 021 658 039
Auckland Council, Level 1, 1 The Strand, Takapuna

From: John and Elly McFetridge <john.elly.mcfetridge@xtra.co.nz>
Sent: Tuesday, 20 November 2018 11:01 AM
To: 'TERESA TANG' <teresatangnz@gmail.com>; craig.h@msc.co.nz; Cedric Daniel <Cedric.Daniel@aucklandcouncil.govt.nz>
Cc: dave@merestone.co.nz; Hock Lee <Hock.Lee@aucklandcouncil.govt.nz>
Subject: RE: Proposed Development 129-131 Coronation Road - Proposed SWMH Details

Hi

I refer to Teresa's email of 19 November.

I did not misunderstand – Teresa wants a system designed in excess of the 10 year period and used the words “20, 50 and even 100 year events”. Like every other resident in the area the system is designed as per the current Council requirements. Teresa will have the same as everyone else and it will still be the same after our works are done so there is no increase in current risk.

We are not paying any compensation because she is suffering no loss. We are actually improving the current situation by picking up the run off from higher ground. The work is not being done in her front yard – in fact it is hard up a rear boundary well out of sight.

We can do the work from the rear of 135 Coronation Road so do not need to come up her driveway. Therefore no compensation will be payable on that account either. I have explained to her that we will use a small digger and will need to come across the boundary from 135 onto her property (obviously that's why we need her consent). We will need to remove a couple of small hedge trees which are directly beside the existing manhole in her property and will replant new ones and reinstate any lawn with new topsoil and grass seed.

Prior to Teresa's email last night she was sent an email explaining that the dimensions of the new manhole in her section will be 1050mm diameter and approx. 1.2m deep.

This together with the standard design drawings, is sufficient. Teresa as far as I know is not a professional qualified engineer but is seeking to dictate the design by requesting that the capacity be bigger than the existing one and wanting specific design drawings for this manhole, catch pit and cess pit. This is unrealistic and not in accordance with usual practice given that it has been designed by our engineers and approved by Council engineers. Furthermore, our engineer says that an allowance in design has already been made for increased precipitation and the new manhole with its riser will provide increased capacity.

After Teresa initially refused consent, the retired owner at 137 Coronation Rd was approached. A new manhole in his property would have necessitated digging up his garden which he regularly tends and he could not see the necessity for it when there was a manhole already just over the fence. Therefore it was decided to revert to Teresa's property as the first and preferred option because that manhole is hard against a rear boundary, out of sight under some hedge trees and in an area of unused lawn and doesn't interfere in any way with the amenity value or the use of her property at 7 Nicholson Place.

To advance this matter please issue a hearing date before Council.

Regards

John McFetridge

From: TERESA TANG <teresatangnz@gmail.com>
Sent: Tuesday, 20 November 2018 11:06 PM
To: Cedric Daniel <Cedric.Daniel@aucklandcouncil.govt.nz>
Cc: dave@merestone.co.nz; craig.h@msc.co.nz; john.elly.mcfetridge@xtra.co.nz
Subject: Re: ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection

Dear Cedric,

Thanks for your email and the copy of the .section 460 of the LGA 2002. I will find a time to read it.

Thanks & Regards

Teresa

From: TERESA TANG <teresatangnz@gmail.com>
Sent: Tuesday, 20 November 2018 11:17 PM
To: john.elly.mcfetridge@xtra.co.nz; craig.h@msc.co.nz; Cedric Daniel <Cedric.Daniel@aucklandcouncil.govt.nz>
Cc: dave@merestone.co.nz; Hock Lee <Hock.Lee@aucklandcouncil.govt.nz>
Subject: Re: Proposed Development 129-131 Coronation Road - Proposed SWMH Details

Hi,

Why I said John has misunderstood because my concern is due to the weather changed in recent years, the storm event excess of 10 year is more often to be seen, if added the new pipe, **the overflows are anticipated, which will put our property in a risk.**

The existing manhole is like a hexagon, the width is approx 100cm, length is approx 200cm, depth is approx 98cm. This is designed for the in and out for 225mm pipes. The new manhole designed to replace is 1050mm diameter and approx. 1.2m deep. The approx capacity is obviously much less than the existing one. Can someone explain why after adding a 200mm pipe while the capacity of the new manhole is smaller than the existing one? The existing manhole should be designed by a professional engineer.

The hedge trees on that side are tens of meters long and have been planted here for decades, they are not small trees. If removed a couple of them and replanted new ones, that will look very ugly.

Thanks & Regards

Teresa

From: TERESA TANG <teresatangnz@gmail.com>

Sent: Wednesday, 21 November 2018 11:14 PM

To: Cedric Daniel <Cedric.Daniel@aucklandcouncil.govt.nz>

Subject: Re: ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection

Dear Cedric,

Could you please arrange a meeting with you to explain the process? But I had already bought the tickets in June to visit my families in China. I will leave NZ on 23rd Nov and will back on 9th Dec. Could you please arrange the meeting date so that it is after I come back to NZ? Please let me know the date in advance as I wish you can arrange it on my day off, many thanks.

Thanks & Regards

Teresa

From: Cedric Daniel **On Behalf Of** RES NTH The Strand Ground Meeting Room 4 (Seats 10)
Sent: Friday, 23 November 2018 8:51 AM
To: Cedric Daniel; TERESA TANG
Subject: ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection
When: Monday, 17 December 2018 11:00 AM-11:30 AM (UTC+12:00) Auckland, Wellington.
Where: Room 4 at 1 The Strand Takapuna

Hello Teresa

ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection

Meeting as requested to discuss the process going forward.

Please confirm?

Regards

Cedric Daniel
Senior Development Engineer
Regulatory Engineering
Ph 09 484 8256 | Extn (43) 8256 | Mobile 021 658 039
Auckland Council, Level 1, 1 The Strand, Takapuna

From: TERESA TANG <teresatangnz@gmail.com>
Sent: Friday, 21 December 2018 11:20 AM
To: Cedric Daniel <Cedric.Daniel@aucklandcouncil.govt.nz>
Subject: Re: ENG60304410 at 129 - 131 Coronation Road Hillcrest - Stormwater Connection

Dear Cedric,

It was nice meeting you on 17th Dec. Thank you very much for your time and your suggestions. We agree with you to have a new manhole with a grid lid.

We will contact Craig to discuss like connecting the existing pipes in the upper properties (which we had shown the photo) into the new manhole in 135 Coronation, the replanting & reinstatement of the hedge trees, and try to make an agreement with them.

Yesterday when it was raining, my husband had looked at the drain and the manhole. He noticed that there are flowing in the drain from upper properties but there is no water coming from the pipe connected from the Coronation Road, none of the water from the pipe, which should be collecting stormwater from the Coronation Road. And the same situation had happened last month when it was raining. Could you please help find someone to check it and tell us is there anything wrong with the pipe? Many thanks.

Thanks & Regards

Teresa

From: TERESA TANG <teresatangnz@gmail.com>
Sent: Sunday, 23 December 2018 9:35 PM
To: Craig Horwood <craig.h@msc.co.nz>
Cc: Cedric Daniel <Cedric.Daniel@aucklandcouncil.govt.nz>
Subject: Re: Proposed Development 129-131 Coronation Road - Proposed SWMH Details

Dear Craig,

We had a meeting with Cedric this Monday, and he suggested us to discuss something with to make an agreement, like connecting the existing pipes in the upper properties (please find attached photo-#165414) into the new manhole in 135 Coronation, and the reinstatement of the hedge trees.

Please let me know if you want to have an on-site visit, many thanks.

Wishing you a Merry Christmas and a Happy New Year!

Thanks & Regards

Teresa

From: Cedric Daniel

Sent: Thursday, 28 February 2019 7:40 AM

To: 'TERESA TANG' <teresatangnz@gmail.com>; 'teresatang@gmail.com' <teresatang@gmail.com>

Subject: Hearing Notification 28 February 2019

Hello Teresa

Hearing Notification - Public Stormwater connection for 129 – 131 Coronation Road Hillcrest

Confirming notification that Council intends to proceed under section 460 of the Local Government Act 1974 (ACT) to install public stormwater connection.

Attached is a copy of the letter notification posted to you this morning.

Please confirm receipt?

Your sincerely

Cedric Daniel

Senior Development Engineer

Regulatory Engineering

Ph 09 484 8256 | Extn (43) 8256 | Mobile 021 658 039

Auckland Council, Level 1, 1 The Strand, Takapuna

NOTICE OF INTENTION TO CONSTRUCT A PUBLIC STORMWATER DRAIN ON PRIVATE LAND UNDER SECTION 460 OF THE LOCAL GOVERNMENT ACT 1974

28 February 2019

Jingsong Tang and Chun Jin
7 Nicholson Place
Hillcrest
AUCKLAND

Attention : **Teresa Tang**

Dear Teresa

PROPOSED PUBLIC STORMWATER DRAINAGE AT 129 -131 Coronation Road Hillcrest

Auckland Council has received an application under section 460 of the Local Government Act 1974 (**Act**) to install a public stormwater connection line into the manhole located with 7 Nicholson Place (Lot 16 DP51770).

The council is contacting you as the registered owner of that property to inform you of the proposed works and confirm whether you consent to the works.

A copy of sections 460 and 461 of the Act are attached for your information.

The drain will service a proposed development at 129 – 131 Coronation Road Hillcrest. The work will involve installing a new 200mm PE line into an upgraded manhole located within close proximity of your boundary at 7 Nicholson Place. Any disturbance within your property will be reinstated to a similar standard

The proposed works are shown on the accompanying plan (of which two copies are enclosed) and works will be undertaken under direction of **MSC Consulting Group**. The proposed line and connection is required to service 129 – 131 Coronation Road Hillcrest and is the only practical route available.

Council appointed Dave Serjeant an independent hearing commissioner as an independent mediator to facilitate your approval of this connection, but the mediator advises that he has not been able to achieve a resolution.

I have met with you to discuss these works and would be happy to meet with you to discuss the proposal and any questions or concerns you might have about the works or the section 460 process.

Should you wish to confirm your consent to the proposed drainage works on your property, please sign and return one of the copies of the attached "**MSC Consulting Group**" drawing 38481 sheet C100 revision C.

If consent is refused or otherwise not provided by 28 March 2019, in accordance with section 460(2) of the Act, the Council will schedule the matter for hearing by its Hearing Committee. You will be given reasonable notice of the day, time and place of the hearing so as to enable you to attend.

In the event you require further information, please contact Cedric Daniel, Senior Development Engineer, Auckland Council, Level 1, 1 The Strand, Takapuna, Auckland, Ph. 09 484 8256, mobile 021 658039, email : cedric.daniel@aucklandcouncil.govt.nz.

Yours sincerely



Cedric Daniel
**SENIOR DEVELOPMENT SUBDIVISION ENGINEER
REGULATORY ENGINEERING**

From: TERESA TANG <teresatangnz@gmail.com>
Sent: Sunday, 3 March 2019 9:43 PM
To: Cedric Daniel <Cedric.Daniel@aucklandcouncil.govt.nz>
Subject: Re: Hearing Notification 28 February 2019

Dear Cedric,

Thanks for your email, but I am still waiting for the letter you posted to me.

After the meeting with you on 17th Dec., we had sent you an email on 21st Dec mentioned that there is no stormwater coming from the pipe which connected from the Coronation road in the raining day.

And we had emailed Craig (MSC Consulting Group Ltd) on 23rd Dec. to discuss with the connecting the existing pipes in the upper properties (please find attached photo-#165414) into the new manhole in 135 Coronation road and reinstatement of the hedge trees, we had also copied you the email. But unfortunately, I have not received any reply from you and Craig.

In your email dated 28th Feb, you have requested me to sign the approval form. The prerequisites for me to sign the approval form are: the owner or MSC, they provide a detailed plan for the hedge reinstatement for us to approve, and they will connect the existing pipes in 135 Coronation road (please find attached photo-#165414) into their new manhole, as those pipes were flowing to the drain in my property. Now there will be a new manhole installed in 135 Coronation road, those pipes should be connected to the new manhole after this work.

Thanks & Regards

Teresa

From: Microsoft Outlook
<MicrosoftExchange329e71ec88ae4615bbc36ab6ce41109e@aklcouncil.onmicrosoft.com>
Sent: Thursday, 28 February 2019 7:40 AM
To: Cedric Daniel
Subject: Relayed: Hearing Notification 28 February 2019

Delivery to these recipients or groups is complete, but no delivery notification was sent by the destination server:

['TERESA TANG' \(teresatangnz@gmail.com\)](mailto:'TERESA TANG' (teresatangnz@gmail.com))

['teresatang@gmail.com' \(teresatang@gmail.com\)](mailto:'teresatang@gmail.com' (teresatang@gmail.com))

Subject: Hearing Notification 28 February 2019

From: TERESA TANG <teresatangnz@gmail.com>
Sent: Monday, 11 March 2019 9:17 PM
To: Cedric Daniel <Cedric.Daniel@aucklandcouncil.govt.nz>
Subject: Re: Hearing Notification 28 February 2019

Dear Cedric,

I trust this email finds you well.

Reference to my email to you of March 3rd, there are 2 outstanding matters. I require:

- 1) I want to ensure that water coming from the open pipes shown in the attached photograph#165414 will be re-directed to the new manhole in 135 Coronation Road.
- 2) A detailed plan for my hedge tree reinstatement.

Please feel free to contact me if you have any queries.

I'd like to hear from you within 2 or 3 days.

Thanks & Regards

Teresa

From: Cedric Daniel
Sent: Tuesday, 12 March 2019 5:50 AM
To: TERESA TANG <teresatangnz@gmail.com>
Subject: R Hearing Notification 28 February 2019

Hello Teresa

R Hearing Notification 28 February 2019

The scope of your request relates to matters that involve private parties and are outside the scope of what Council may direct.

I believe these are matters that have already been discussed between the parties and I understand that there may be ongoing contact between the parties following the hearing notice issued to you.

Please feel free to contact the landowner and/or their consultant in this regard.

Regards

Cedric Daniel
Senior Development Engineer
Regulatory Engineering
Ph 09 484 8256 | Extn (43) 8256 | Mobile 021 658 039
Auckland Council, Level 1, 1 The Strand, Takapuna

From: Craig Horwood
Sent: Wednesday, 20 March 2019 3:34 PM
To: TERESA TANG <teresatangnz@gmail.com>
Cc: john.elly.mcfetridge@xtra.co.nz
Subject: RE: Proposed Development 129-131 Coronation Road - Proposed SWMH Details

Hi Teresa,

We respond, on behalf of our client, to your email of 23rd December and the 2x matters you have raised.

1. A field catchpit (450mm x 450mm x 450mm) will be installed on the boundary of your property and the 3x novacoils as per the attached photo will be re-laid over a short section and connected into the catchpit. A 200mm dia. uPVC SW line will be laid to connect the catchpit to the proposed SWMH. The reason for the field catchpit is that draincoils cannot be connected directly to a manhole. This work will be completed to Auckland Council standards. This work will be completed at no cost to yourselves.
2. A new hedge will be planted over the section of hedge that is removed to facilitate the SW works. Plants will be sourced to try to replicate the size of the exiting hedge in the first instance but they will not obviously be as big in trunk size as the existing. It is expected that a width of 2 meters will be required to install the drainage line and manhole so 2-3 plants may need to be replaced. This work and well as the reinstatement works in the immediate vicinity of the SW structures will be completed at no cost to yourselves.

We trust this answers your questions.

Regards

Craig Horwood

Director

Civil Manager

M: 021 510 673 DDI: 09 486 5884
craig.h@msc.co.nz

From: Craig Horwood
Sent: Thursday, 21 March 2019 7:17 AM
To: TERESA TANG <teresatangnz@gmail.com>
Cc: john.elly.mcfetridge@xtra.co.nz
Subject: RE: Proposed Development 129-131 Coronation Road - Proposed SWMH Details

Teresa,

Please find attached a plan with sketch details added – the plan shows the proposed field catchpit (to pick up the 3x existing draincoils) and the connection from the catchpit to the new manhole in your property (to replace the existing non-compliant / substandard structure).

Re your email
 The proposed manhole is the new manhole in your property.

The roots will be removed as well as the hedge trees.

The need for the open drain will be greatly reduced with the installation of the SW drainage and the connection of the draincoils to the catchpit. The level of the catchpit grate can be such that this will take a lot of the any remaining flow from the top side of your property. Note if the catchpit is installed the grated lid on the manhole will be a solid lid.

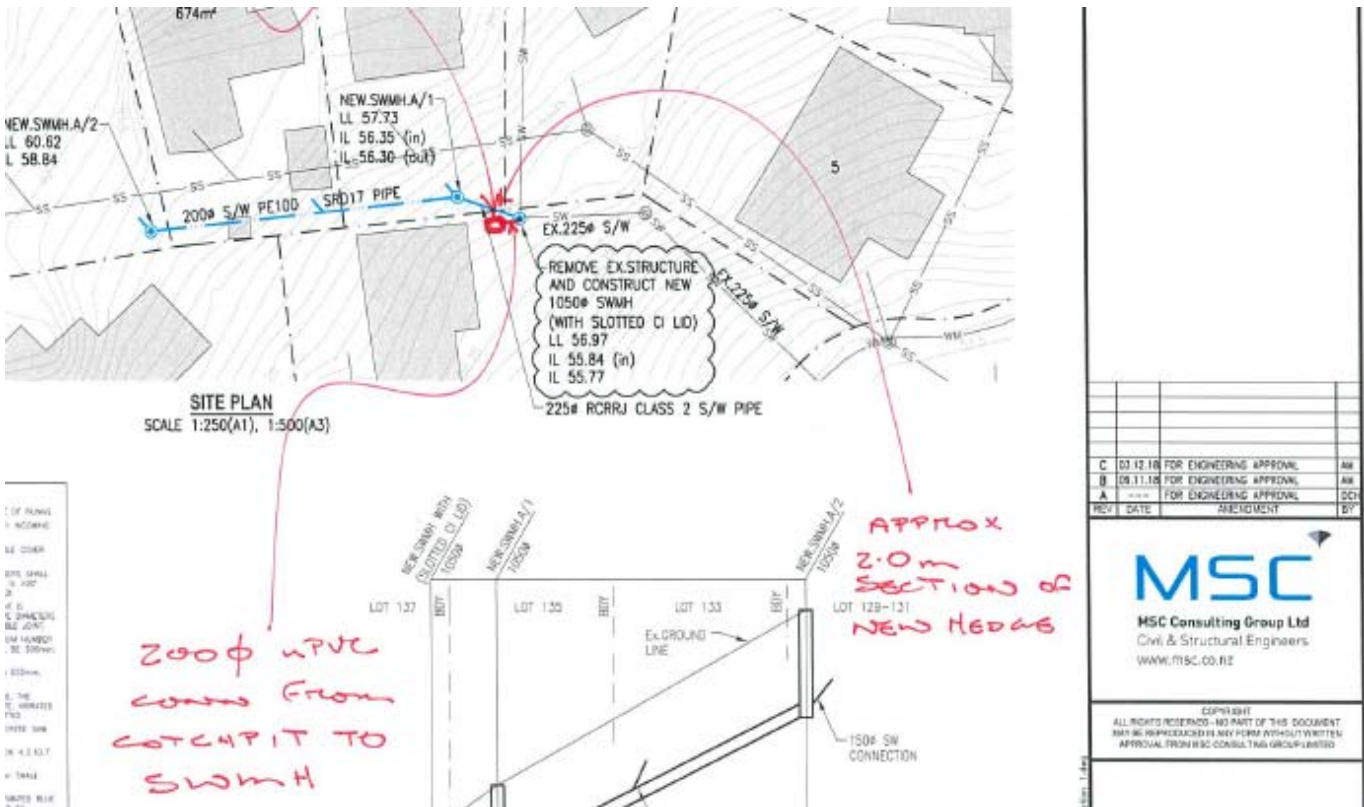
The drain will be reshaped in the vicinity of the work so it continues to operate as before the work.

Regards

Craig Horwood

Director
 Civil Manager

M: 021 510 673 DDI: 09 486 5884
craig.h@msc.co.nz



From: Craig Horwood
Sent: Tuesday, 26 March 2019 7:00 AM
To: TERESA TANG <teresatangnz@gmail.com>
Cc: John McFetridge (john.elly.mcfetridge@xtra.co.nz) <john.elly.mcfetridge@xtra.co.nz>
Subject: FW: Proposed Development 129-131 Coronation Road - Proposed SWMH Details

Teresa,

As previously communicated our clients offer is to construct a catchpit within your property (at no cost to you) as that is where the draincoils currently end / discharge.

Please be advised that if there is no signed Affected Parties Agreement from you by 5.00pm 29 April 2019 the offer to construct, at no cost to you, a catchpit, the connection of the draincoils to the catchpit, the connection of the catchpit to the new manhole is withdrawn and our client will be proceeding to the hearing with the intent to construct only the new manhole to replace the existing substandard manhole in your property in accordance with the Engineering Approval issued by Auckland Council.

Regards

Craig Horwood

Director

Civil Manager

M: 021 510 673 DDI: 09 486 5884
craig.h@msc.co.nz

From: Craig Horwood
Sent: Tuesday, 26 March 2019 9:18 AM
To: TERESA TANG <teresatangnz@gmail.com>
Cc: John McFetridge (john.elly.mcfetridge@xtra.co.nz) <john.elly.mcfetridge@xtra.co.nz>
Subject: RE: Proposed Development 129-131 Coronation Road - Proposed SWMH Details

Apologies Teresa the date in the email below is incorrect.

The date should read **5.00pm Friday 29 March 2019.**

Regards

Craig Horwood

Director

Civil Manager

M: 021 510 673 DDI: 09 486 5884
craig.h@msc.co.nz

From: TERESA TANG <teresatangnz@gmail.com>
Sent: Monday, 1 April 2019 9:34 PM
To: Cedric Daniel <Cedric.Daniel@aucklandcouncil.govt.nz>
Subject: Re: R Hearing Notification 28 February 2019

Hi Cedric,

Thanks for your email.

I have emailed Craig of MSC, the consultant of the owner of 129-131 Coronation Road and also copied John the owner, regarding those 2 outstanding matters, I required:

1) I hope they can install the sump/catchpit in 135 Coronation Road and re-direct those drain coils to it, then connect this sump/catchpit to the newly install manhole in 135 Coronation Road. Unfortunately, Craig replied to me that their client is not willing to do it.

2) A detailed plan for my hedge tree reinstatement. Craig only gave me a brief reply, not a detailed plan.

Based on their response above, we could not sign the approval form.

As we know the owner of 129-131 Coronation Road will build 4 units in their section without a tank on-site mitigation. The manhole in our property, the out pipe size is the only 225mm, it has already connected an open drain from our property and a 225mm size pipe from Coronation Road and adding this new 225mm pipe. Both, MSC's report and the Council's pipe design are only based on a 1 in 10- year event, with global warming, the extreme weather is a more frequent occurrence now, the 1 in 10-year is a lower standard, and according to your email on 5th November 2018 that " Overflows are an anticipated event for any rain event in excess of a 1 in 10- year storm". If those 3 drain coils can be sorted in 135 Coronation Road, then we are going to re-connect the flow from the top side of our property to this manhole in the future, so we can abandon this open drain changing this manhole to a real sealed one to minimize the overflow risk from this manhole in our property.

Then, could you please tell me after adding the new pipe in the manhole, if something happens in the future, like overflow, it will be whose responsibility to solve the problem and who will pay for the cost? Will Auckland Council bear the rectification costs?

And, could you please also tell me how much will the hearing cost be and who will pay for it?

Please feel free to let me know if you have any queries.

Thanks & Regards

Teresa