

Memorandum

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To: Proposed Auckland Unitary Plan Hearing Panel

From: Matthew Wallace

Re: Alderwasley Trust (Submitter 2528) – Pt Wells RUB and rezoning : Erosion & Sediment Control

1. Today I appear on behalf of the Alderwasley Trust to address its submission made on the Proposed Auckland Unitary Plan in respect of seeking to establish a RUB along the southern boundary and rezone its property located at 228 Point Wells Road, Point Wells in the field of erosion and sediment control.
2. My primary evidence discussed that the generation of sediment from erosion process during land disturbing activities is positively correlated with the area of activity that is undertaken.
3. Mr Fraser has determined that the area of earthworks required to develop new lots within the area of the site for which a rezoning from Countryside Living to Single House Residential zone is sought is approximately 4,000m² and is within an area that is very flat. These earthworks are required to lift the subject sites out of the floodplain and coastal storm inundation areas, to avoid hazard areas and establish building platforms.
4. Accordingly, I consider that the risk of significant sedimentation of the receiving environment due to the proposed land disturbing activity is very low because sedimentation and the size of earthworks are positively correlated (i.e small area of earthworks generally generate small volumes of sediment) and that because the contour is flat stormwater runoff velocity is low and therefore erosion does not occur and sediment is not able to be mobilized.
5. To minimise and where possible avoid the discharge of sediment into the receiving environment a range of erosion and sediment control measures have been proposed as part of an overall management plan approach.

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6. The design principles of the proposed erosion and sediment control measures exceed the requirements of Council's erosion and sediment control guideline, specifically TP90¹.
7. In addition to the structural measures proposed to manage the potential effects of the earthwork it is proposed that a monitoring program will be implemented that will assess the efficiency of the sediment control measures implemented on site.
8. Further to the relatively small area of earthworks required and the flat contour of the site, the site comprises largely of peat soil that generally absorbs rainfall and therefore the risk of erosion and subsequent sedimentation is avoided.
9. Auckland Council are currently undertaking the monitoring of the existing earthworks associated with the previous stages of the approved subdivision consent.
10. Auckland Council uses a Key Performance Index monitoring process. Regularly Council's monitoring officer scores the current earthworks operation a '1', indicating that the site is complying with the Consent and that no improvements to the existing control measures are required or additional control measures are required.
11. I believe that in the situation that Council were concerned about the risk of earthworks and the potential effects on the receiving environment being undertaken, then a score of 1 would not be awarded.
12. I consider that the proposed erosion and sediment control management measures, comprising of structural devices and monitoring can ensure that the approximate 4,000m² of earthworks required to develop the proposed Single House Zoned lots can be undertaken in a manner that can prevent sediment discharging into the receiving environment, beyond back ground sediment levels that occur regardless if earthworks are undertaken on the site.

¹ Erosion and Sediment Control guidelines for Land Disturbing Activities in the Auckland Region, December 2007 (TP90)