

TNZ Ref: 18/3/14/7

30 October 2003

Service Manager Landscape Development
Waitakere City Council
Private Bag 93 109
Henderson
Waitakere City

Attn: Renee Lambert

Dear Renee

**SH16/18 UPPER HARBOUR CORRIDOR: WESTGATE/BORON
STORMWATER TREATMENT POND**

Further to our previous discussions please find attached our proposal to develop an Extended Detention (ED) Wetland Pond to provide stormwater management for the proposed improvements at SH16 in the vicinity of Westgate and for part of the development on the adjacent property.

As discussed we propose a pond that would partly occupy reserve land near Westgate Drive and partly occupy the adjacent property. However, in order to proceed we require council's agreement in principle to the proposal.

Details of the proposal are as follows:

The ED Wetland Pond would be located at the south side of the Manutewhau Stream on land between SH16 and Westgate Drive. See Attachment 1 for a landscape concept plan including a perspective view, typical cross sections, and a plan view identifying key features.

The area identified for pond development will mostly occupy private owned land, but would also occupy part of the WCC reserve. Note: The proposal provides an opportunity to remove some of the topographical and space limitations imposed by the existing reserve and to enhance it through planting and landscaping to encourage public utilisation.

With Reference to Attachment 2 (Land Requirement Plan), the total parcel of land defined for the proposed pond (inclusive of water surface, batter slopes and formation limits) amounts to 6,273 m² (i.e. Parcel B, F & G). This area is made up of 4,674m² of privately owned land (Parcel B: Boron & Neon), and 1,599m² of WCC reserve land (Parcel F & G).

The total area to the inside limit of the proposed 4m wide walkway amounts to approximately 2,975m². The proposed development would result in a pond surface area of about 655m²

059 uhc rl boron-westgate pond.doc

Auckland Regional Office

Level 13 • Telstra Business Centre • 191 Queen Street • PO Box 1459 • Auckland • New Zealand

Telephone 09 368 2000 • Facsimile 09 368 2059

Ab

within the WCC reserve. The pond also occupies approximately 2320m² of privately owned land adjacent to the existing Reserve (i.e. the Boron & Neon land).

In addition Transit requires the area shown as Parcel C (392m²) for construction of the Motorway. It is proposed that compensation for this land is made by an increase in the area of land to be vested with WCC.

It is considered likely that most of Parcel B will be available to be vested with WCC in compensation for the pond occupancy of the WCC Reserve. **This would give a total increase in the reserve area of approximately 4280m² (4674m² (Parcel B) less 392m² (Parcel C)) of which 1960m² (4280m² less 2320m² (new pond area)) will be active reserve. This would be in compensation for occupying 655m² of existing WCC reserve giving a net gain to WCC of 1300m² of active reserve.**

It is envisaged that Transit would retain responsibility for long-term maintenance of the Storm water pond. As such Transit would retain an easement over the full pond area for the purposes of future maintenance.

Between 35% and 40% of the pond area is required to treat storm water from the adjacent land (Boron and Neon). We would like to discuss this matter further and particularly any credit the developer may receive for Transit vesting this land with Council. (Note this corresponds to approximately 1100m² of the pond area)

The proposed ED Wetland Pond would adhere to ARC TP10 (i.e. Stormwater management devices: Design guidelines manual), criteria stipulated in the WCC Code of Practice for Infrastructure development, and meet conditions outlined in the following Resource Consents:

- Permit No 25719: Stormwater Diversion and Discharge.
- Permit No 25720: Stream Diversion.
- Permit No 25721: Works in a Watercourse.
- Permit No 25722: Earthworks.

It is proposed that the pond perimeter would be landscaped to include appropriate landscape planting at the pond, batter slopes and adjacent stream, etc, whilst further enhancing the Reserve by developing a perimeter walkway, etc. Safety features incorporated into the pond design include suitable batter slopes and wetland benching, etc that will eliminate the need for pond fencing. This will result in improved aesthetic appearance and an apparent increased reserve size.

Benefits of the Proposed Stormwater Treatment Wetland include:

- Achieves WCC/Ecowater objective to provide an integrated/centralised Stormwater management facility in the most effective manner.
- Increased buffering between SH16 and Westgate Drive.
- Improved & widened ecological 'green' corridor at the Manutewhau Stream.
- Improved amenity value that will encourage public use.
- Provision of landscape features, etc.
- Aesthetic improvement.
- Provision of a functional reserve (i.e. better use of the land) promoting 'active' use (i.e. walkway, & landscape planting, etc).

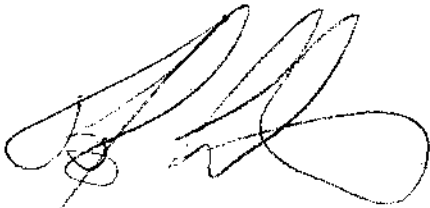
- Landscape planting (reinstatement and enhancement planting).
- Reduces the demand for commercial & residential land (i.e. Boron & Neon Land).
- Increased economic value in vicinity of the site (through holistic betterment).
- Provides a cost effective Stormwater management solution.
- Improved wildlife habitat, etc.

If you find our proposal meets your approval, we hereby request your agreement in principle so that we can pursue agreement with the adjacent private landholder.

We also note the requirements to gain approval from DOC, the WCC Community Board, and to publicly notify the works. We would like to discuss our proposal with you and look forward to our meeting in your office on Tuesday 25 November 2003 at 3pm.

If you have any comments or queries, please do not hesitate to contact me on DDI 368 2046

Yours faithfully

A handwritten signature in black ink, appearing to read 'Bryce Carter', with a large, stylized flourish at the end.

Bryce Carter
Project Engineer

Encl.

1. Landscape Plan
2. Land Requirement Plan

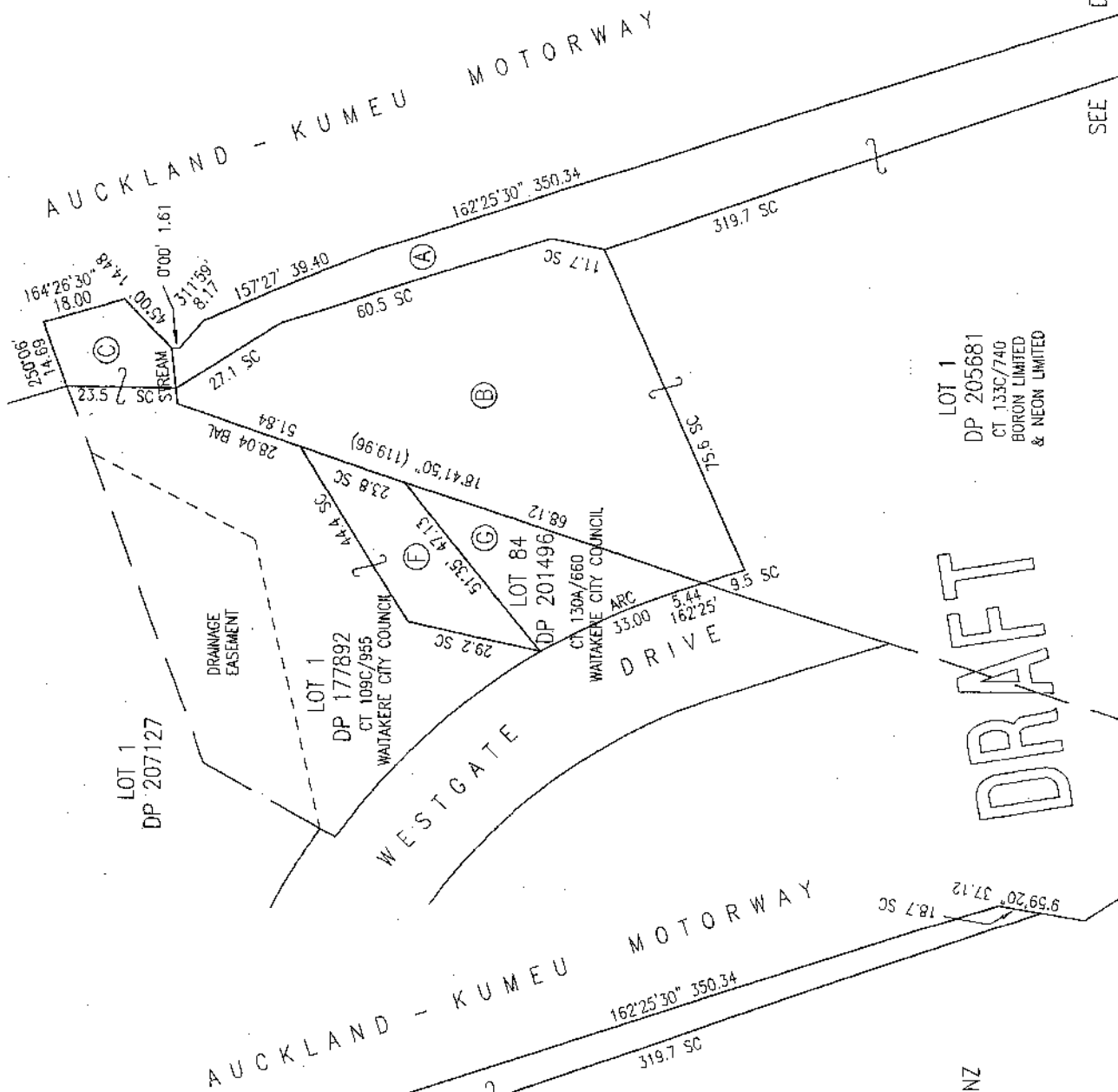


DIAGRAM
SCALE 1:2000

Ab

LAND TO BE TAKEN FOR MOTORWAY

SHOWN	DESCRIPTION	CT	AREA
(A)	PT 1 DP 205681	133C/740	4552 m ²
(C)	PT 1 DP 177892	109C/955	392 m ²

LAND TO BE TAKEN FOR MOTORWAY PURPOSES

SHOWN	DESCRIPTION	CT	AREA
(B)	PT 1 DP 205681	133C/740	4674 m ²

AFTER CONSTRUCTION OF STORMWATER POND - AREA (B) TO BE VESTED IN WAITAKERE CITY COUNCIL SUBJECT TO STORMWATER EASEMENTS IN FAVOUR OF TNZ.

PROPOSED STORMWATER EASEMENT IN FAVOUR OF TNZ

SHOWN	DESCRIPTION	CT	AREA
(E)	PT 1 DP 177892	109C/955	760 m ²
(G)	84 DP 201496	130A/660	839 m ²

AREAS & MEASUREMENTS ARE APPROXIMATE ONLY & SUBJECT TO SURVEY & FINAL DESIGN.

LOT 1
DP 205681
CT 133C/740
BORON LIMITED
& NEON LIMITED

DRAFT

SEE DIAGRAM

FILE	S.11.16 REGION 2 R.S. 0 UPPER HARBOUR CORRIDOR LAND	FILE	133377.20
LAND	LAND REQUIREMENTS - BORON LTD, NEON LTD. & WCC	DATE	1/6/7A/37
SCALE	1:1000	DATE	24/10/03 @ 15:15
SCALE	1:1000	DATE	1/6/7A/37
SCALE	1:1000	DATE	3104
SCALE	1:1000	DATE	20

Auckland Office
100 The Mall
Auckland, New Zealand
Tel: +64 9 333 9899
Fax: +64 9 333 9888

APPROVED	DATE	APPROVED	DATE
APPROVED	14/09/01	APPROVED	

This drawing and its contents are the property of Opus International Consultants Limited. Any unauthorised reproduction, distribution, or use in any form is prohibited.