

Development Engineering

Internal Memo



Application description

Application numbers:	LUC60454179
To:	Bryce Powell
From:	Varusha Pandian
Site address:	18 Clark Road Papakura
Date	01.09.2025
Project Description	Proposed Visitor Accommodation - Relocated building

Please find below my assessment and recommended conditions for the above application based on a site visit, the information in the application and on file at Council.

Engineering Assessment

Stormwater	❖ The proposed accommodation has been proposed with a 25,000lts tank which will provide a source of supply and also cater to SW disposal. Any overflow from the tank is proposed to disperse into a dispersal trench. ❖ The detailed design of the tank and the trench will be assessed at the BC stage.
Wastewater and Water	❖ The proposed accommodation is meant to disperse WW via onsite effluent field. ❖ The TP58 calculations provided show the daily discharge is less than 2000lts/day. The detailed design will be assessed at the BC stage.
Earthworks (E12)	❖ Total Earthworks Area – 456m² ❖ Total Earthworks Volume – 68 m³ ❖ Stabilized silt fences along the boundary, construction entrance stabilizers have been proposed according to GD05 standards for sediment and erosion control measures on site and will be undertaken in a manner that ensures discharge of sediments will be avoided or mitigated. ❖ According to E12.3(6) required earthworks are designed and undertaken in a manner that ensures the stability and safety of

	surrounding land, buildings, and structures. Engineering conditions must be placed. ❖ The proposed earthworks are within the permitted threshold. No further comments or conditions in this regard.
Traffic Access, Gradient, Parking, Roding) (E27	❖ The proposed accommodation will be serviced by a new driveway gaining access from Clark Road via an existing metal crossing. ❖ The accommodation will be provided with two car parking spaces with space available for on-site manoeuvring.
SMAF (E10)	❖ The site does not fall under SMAF2 area.
OLFP and Flooding	❖ As per Council's GIS the site has some OLFP and flood plains. However, the proposed accommodation is clear of all OLFP and flood plain.
Coastal Inundation	❖ Council's GIS has indicated the site is out of the effects of coastal inundation as well and no further comments in this regard.