

Bryce Powell

From: Malcolm Todd <malcolm@babingtons.co.nz>
Sent: Monday, 1 September 2025 1:33 pm
To: Matt Richardson
Cc: Bryce Powell; Will Clarke; Joe Gray
Subject: Re: 395 Fitzgerald Rd
Attachments: 395 Fitzgerald Road, Drury - Infrastructure Report - Babingtons- 1.9.25.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Hi Matt

Please see the updated infrastructure report attached which notes the hynds ww treatment unit within the text and also now on the plans.

The clearance from the ww field to the swale is measure from the edge of the swale. The swale is only 900mm wide. That green line is not a centre line. It's offset so it stands out more

Cheers

Malcolm Todd
Civil and Environmental Engineer - Director
Babingtons
M: (021) 394 749 T: (09) 360 7130
P: 5 Maidstone Street, Grey Lynn
Auckland 1021
E: malcolm@babingtons.co.nz W: www.babingtons.co.nz

From: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Sent: Monday, September 1, 2025 8:51 AM
To: Malcolm Todd <malcolm@babingtons.co.nz>
Cc: Bryce Powell <b.powell@harrisingrierson.com>; Will Clarke <will@saddleback.nz>; Joe Gray <joe@saddleback.nz>
Subject: RE: 395 Fitzgerald Rd

Hi Malcolm,

Yes, but this information needs to be included in a new revision of the Infrastructure Report.

And on the site plan, show the separation distance from the building and the separation distance from the edge of the swale drain (not the centreline).

Ngā mihi | Kind regards,

Matthew Richardson | Senior Specialist - Wastewater

Auckland Council | Planning & Resource Consents

Mob: 020 592 89777

Level 6, Te Wharau o Tāmaki Auckland House, 135 Albert Street, Auckland

From: Malcolm Todd <malcolm@babingtons.co.nz>
Sent: Monday, 25 August 2025 9:02 am

To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>; Bryce Powell <b.powell@harrisingrierson.com>
Cc: Will Clarke <will@saddleback.nz>; Joe Gray <joe@saddleback.nz>
Subject: Re: 395 Fitzgerald Rd

Hi Matt

Regarding your question below, sorry, I should have noted that the aerated treatment system will have a UV treatment unit. We'll use a Hynds lifestyle advanced system.

Does that satisfy your concerns?

Happy to chat if you want to call me

Kind regards

Malcolm Todd

Civil and Environmental Engineer - Director
Babingtons

M: (021) 394 749 T: (09) 360 7130

P: 5 Maidstone Street, Grey Lynn

Auckland 1021

E: malcolm@babingtons.co.nz W: www.babingtons.co.nz

From: Joe Gray <joe@saddleback.nz>
Sent: Monday, August 25, 2025 8:13 AM
To: Malcolm Todd <malcolm@babingtons.co.nz>
Cc: Will Clarke <will@saddleback.nz>
Subject: Fw: 395 Fitzgerald Rd

Morning Malcolm,

See below re wastewater. Let me/Will know if we can assist.

Cheers!

Joe - 021 076 7668

From: Bryce Powell <B.Powell@harrisingrierson.com>
Sent: Monday, August 25, 2025 7:52 AM
To: Joe Gray <joe@saddleback.nz>
Cc: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: 395 Fitzgerald Rd

Hi Joe,

I trust that you had a good weekend.

The partial s92 response has been circulated to specialists for review / comment. I hope to provide feedback in full later this week.

In the meantime, I would like to share the wastewater specialist's response, who advises that not all the matters have been satisfactorily addressed, and there is potentially an additional reason for consent (s91). I have copied the specialist into this email as it may be easier for your engineer to liaise with him directly to address the matters or apply for a wastewater discharge consent if that is necessary.

Yours sincerely,

Bryce

Bryce Powell (he/ him)
Senior Planner / Team Leader

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From: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Sent: Sunday, 24 August 2025 9:31 pm
To: Bryce Powell <B.Powell@harrisingrierson.com>
Subject: RE: 395 Fitzgerald Rd

Hi Bryce,

Item 15 – response accepted, resolved.

Item 16 – response accepted, resolved.

Item 17 – response not accepted, not resolved.

An aerated, secondary wastewater treatment system is proposed. Auckland Regional Council Technical Publication 58 (TP58) recommends a minimum separation distance of 15m between discharges of wastewater that has received secondary level treatment and overland flow paths. The proposed separation distance is less than 15m.

The design does not accord with the recommendation of TP58 and therefore the proposed wastewater discharge does not comply with permitted activity standard E5.6.2.1(4).

Revise the design or apply for resource consent for the wastewater discharge.

Either way, please also propose a specific wastewater treatment system.

Item 18 – response not accepted, not resolved.

The separation distance needs to be measured from the edge of the swale, not the centreline.

Ngā mihi | Kind regards,

Matthew Richardson | Senior Specialist - Wastewater
Auckland Council | Planning & Resource Consents

Mob: 020 592 89777

Level 6, Te Wharau o Tāmaki Auckland House, 135 Albert Street, Auckland

From: Bryce Powell <B.Powell@harrisingrierson.com>

Sent: Tuesday, 19 August 2025 3:23 pm

To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>; Gabrielle Howdle <gabrielle.howdle@aucklandcouncil.govt.nz>; Louis Boamponsem <louis.boamponsem@aucklandcouncil.govt.nz>; CANconsents <canconsents@aucklandcouncil.govt.nz>; Arsini Hanna <Arsini.Hanna@aucklandcouncil.govt.nz>; Andrew Gordon <Andrew.Gordon@aucklandcouncil.govt.nz>; Varusha Pandian <varusha.pandian@aucklandcouncil.govt.nz>

Subject: FW: 395 Fitzgerald Rd

Hi Everyone,

The applicant has provided a **partial** response to Council's s92 request in the attached PDF and in the below link.

For your convenience, I also attach the emails with Council's request for further information and the subsequent local board queries. Most of the response is via an updated AEE and technical reports, which I haven't had time to review yet. The applicant has advised that landscape / visual questions have not been responded to, but he indicated that this information would be sent later this week.

Please let me know if the applicant's response satisfies your questions by the close of business Tuesday 26 August 2025.

Yours sincerely,

Bryce

Bryce Powell (he/ him)
Senior Planner / Team Leader

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From: Joe Gray <joe@saddleback.nz>

Sent: Tuesday, 19 August 2025 9:32 am

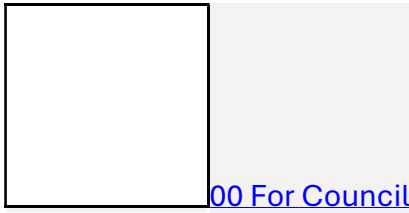
To: Bryce Powell <B.Powell@harrisingrierson.com>

Cc: Will Clarke <will@saddleback.nz>; Bashir Rahimi <carsremoval@gmail.com>; Malcolm Todd <malcolm@babingtons.co.nz>

Subject: Re: 395 Fitzgerald Rd

Morning Bryce,

See attached initial response to s92 request, along with supporting attachments in the link below. This covers general operational queries, noise, air quality, flooding/stormwater, hazardous substances/ITA:



The remaining matters relate to the landscape and visual queries. We are close to finalising the visual simulations and we expect to have the full response to you by the end of the week.

Happy to discuss.

Cheers!

Joe - 021 076 7668

From: Bryce Powell <B.Powell@harrisingrierson.com>

Sent: Monday, August 11, 2025 4:43 PM

To: Joe Gray <joe@saddleback.nz>

Subject: Re: 395 Fitzgerald Rd

Hi Joe,

Back in NZ. Happy for response to be partial / drip fed.

Regards,

Bryce

Get [Outlook for Android](#)

From: Joe Gray <joe@saddleback.nz>

Sent: Monday, August 4, 2025 8:39:48 AM

To: Bryce Powell <B.Powell@harrisingrierson.com>

Cc: Will Clarke <will@saddleback.nz>

Subject: Re: 395 Fitzgerald Rd

Morning Bryce,

Just confirming that we wont be including the shredder, so no change there.

We just need to complete the visual simulations and the final acoustic assessment, but I expect to have the completed response to you by the end of next week.

In the meantime, are you happy for me to provide a partial response to other matters?

Happy to chat.

Cheers!

Joe - 021 076 7668

From: Joe Gray <joe@saddleback.nz>
Sent: Tuesday, July 29, 2025 7:40 AM
To: Bryce Powell <B.Powell@harrisingrierson.com>
Subject: Re: 395 Fitzgerald Rd

Morning Bryce,

Sorry for the lack of comms. The applicant is currently looking at the feasibility of incorporating a shredder into the proposal. We are just waiting on the final acoustic assessment before the applicant makes a call on whether to include with the current application.

We are also making some tweaks to the earthworks model following the meeting with Gabriel. Sorry I did say I would send some notes onto you following. My key takeouts from the meeting (in addition to the specific points in the s92 letter):

1. Visual mitigation needs to focus on neighbour to the west at 341 Fitzgerald
2. Gaps in existing western boundary screening should be considered/addressed.
3. Planting along the base of the retaining wall along the western boundary was recommended to soften visual effects of the wall. A karo hedge is proposed along the 1.5m wide planting strip.
4. Use topsoil from the site for bunding (dont import).
5. Gabriel raised concern that bunding is not common in the area, however Rob raised that a planted bund was appropriate in this instance as the land already rises along the street front to the east.

I should have a further update for you by the end of the week.

Cheers!

Joe - 021 076 7668

From: Bryce Powell <B.Powell@harrisingrierson.com>
Sent: Tuesday, July 29, 2025 7:28 AM
To: Joe Gray <joe@saddleback.nz>
Subject: 395 Fitzgerald Rd

Hi Joe,

I trust that you are well.

Could you please provide me with an update on your response to the s92 letter? When do you think you will be able to respond?

Yours sincerely,

Bryce

Bryce Powell (he/ him)
Senior Planner / Team Leader

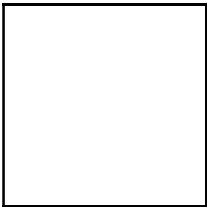
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