

ADDENDUM – Summary of Application LUC60352464, DIS60355425 and DIS60371156

Summary / timeline of Application Status

- Application lodged by Lane Associates Ltd ('LA') – 31st Jan 2020
- Discharge (waste water) application lodged (2nd April 2020)
- Discharge (stormwater) application lodged (December 2020)
- Consent sought under E36.4.1 (A41 and A42) – Overland Flow Path (June 2021)

Application is, overall, a **Discretionary Activity**.

Further Information Requests and Responses / Milestones

- Prelim s92 (20th March). Letter received 8th April.
- Complete s92 response provided (8th May 2020).
- OFP status questioned, with Council adamant it was a stream. Evidence provided to confirm that it was not (Terra Nova). Confirmed (3 months later) by Council (as advised by Hannah Thomson in an email, 8th July): *“Ecology: I’ve been advised that the ecology related information submitted regarding the overland flow path is sufficient.”* No further advice or memo received.
- Further s92 received, 2nd June 2020.
- s92 response provided, with LVEA (4th Sept 2020). Received Council response 28th January 2021, advising: *“I have been advised that Council’s Landscape Architect is completing their assessments based on your confirmation, and this will be supportive (subject to the conditions, largely as offered).”*
- Further s92 received, 16th December 2020 and 28th January 2021.
- Response (email) dated 2nd February 2021.
- Further s92 (Stormwater discharge), 11th February 2021.
- Response (with reports), by email, 16th February 2021.
- Further response (with reports), email dated 1st March 2021.
- Confirmation (Hannah Thomson) that she was in receipt of the landscape memo and ecology technical memos (emails dated 5th March 2021).
- Response (Hannah Thomson) to engineering info provided in February (email, 23rd March 2021).
- Advice that site visit by Council engineers required (email dated 25th March 2021).
- Further info request (wastewater), Hannah Thomson (email dated 22nd April 2021).
- OFP assessment provided with application consent (E36.4.1), email dated 24th June 2021.

- Response to OFP info (Hannah Thomson), email dated 14th July 2021 (still awaiting advice from Council engineers).
- Further info requested (OFP) from DE, as per Hannah Thomson email dated 2nd August 2021 (still awaiting advice from Council stormwater and wastewater engineers).
- Response with updated OFP detail and waste water disposal field (email dated 25th August 2021).
- Clarification as to E36.4.1 sought (Hannah Thomson) email dated 3rd Sept 2021.

Meetings held

- Site visit with Hannah Thomson, Stephen Quin and Jessica Reaburn (Wildlands) on 3rd March 2020.
- Ngati Manuhiri site visit – 3rd June 2020.
- Meeting at Council office (Hannah Thomson attending) but Stephen Quin was not available - 3rd July 2020.
- Meeting held (Council office) to set up agreed scope for LVEA with Stephen Quin and Rachel de Lambert (Boffa Miskell). Hannah Thomson phoned in. 8th July 2020.
- Meeting held with Hannah Thomson (20th October 2020) seeking to get clarity and update.
- Site visit (Peter Deane and Council engineers), 7th April 2021.
- TEAMS meeting with Hannah Thomson and Council engineers (10th June 2021).

Supporting information (provided post lodgement)

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| • Landscape and Visual (Boffa Miskell) | September 2020 |
| • OFP assessment (Terra Nova Planning) | April 2020 |
| • CIV assessment (Terra Nova Planning) | May 2020 |
| • Wastewater design, updated (Deane Consultancy Ltd) | 9 th Sept 2021 |
| • Stormwater design, updated (Deane Consultancy Ltd) | 13 th September 2021 |
| • OFP Analysis, updated (Deane Consultancy Ltd) | 10 th September 2021 |
| • Traffic report (TPC) | October 2020 |
| • Archaeological assessment (Geometria) | April 2021 |
| • Wetland Assessment (Ecology NZ) | June 2021 |

Information Received (post lodgement)

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|--|---------------|
| Iwi consultation commenced | February 2020 |
| CVA (Manuhiri Kaitiaki Charitable Trust, 'MKCT') | June 2020 |
| (Applicants Response to Recommendations) | November 2020 |
| MKCT response to Auckland Council | July 2021 |

Reasons for Consent

Resource consent is sought, overall, as a **discretionary activity** for the following matters:

- Visitor accommodation with the Rural Coastal zone (H19.8.1 A34).
- Diversion and discharge of stormwater (where impervious area is greater than 5,000m²) E8.5.1 A10.

Resource consent is sought as a **restricted discretionary activity** for the following matters:

- Workers accommodation within the Rural Coastal zone (H19.8.1 A29).
- Building (as part of the visitor accommodation), within the Outstanding Natural Landscape overlay (D11.4.1 A11) – Accommodation 05.
- Building within the 50m coastal protection yard, Rural Coastal zone (H19.10.3) – Accommodation 05.
- General earthworks greater than 2500m² (E12.4.1 A6).
- General earthworks greater than 2500m³ (E12.4.1 A10).
- Buildings within the coastal erosion hazard area (E36.4.1 A4), Main building (01).
- E36.4.1 A41 and A42 (diversion of OFP entry point; and buildings located within or over an OFP).
- Discharge of treated domestic-style wastewater (E5.4.1 A5).

The Proposal

Changes made to Application since lodgement

- Helipad removed (19th April 2021).
- Waste water disposal option retained as original (on peninsula).
- Minor repositioning of buildings.
- Driveway /access way reverted to existing alignment.

The changes made are all reductions and improvements to that originally proposed (and all are within scope). More specifically, these design improvements have resulted in the following:

- Reduced excavation.
- Building ACC 02 moved out of HNC overlay.
- Works within sensitive vegetation areas (CIV) avoided, with compliance achieved.
- Driveway over OFP removed.

Prepared by Lane Associates Ltd
13th September 2021