

Rachael Clark

From: Rachael Clark
Sent: Monday, 12 February 2024 1:41 pm
To: Rachael Clark
Subject: FW: BUN60411512 - Roundel Crescent Whenuapai - Functional Need Memo
Attachments: Consents Tracking Table - pre Feb 2022.docx; Red Hills Precinct Development Map.docx

Sensitivity: General

From: Peter Ataallah <Peter.Ataallah2@water.co.nz>
Sent: Thursday, January 25, 2024 11:43 AM
To: Rachael Clark <Rachael.Clark@beca.com>; Jenny Vince <jenny.vince@beca.com>; WHung (William) <William.Hung@water.co.nz>
Subject: FW: BUN60411512 - Roundel Crescent Whenuapai - Functional Need Memo

FYI council comms on the issue of functional need.

Peter Ataallah | Senior Project Manager

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Website: www.watercare.co.nz



From: Brogan McQuoid <Brogan.McQuoid@aucklandcouncil.govt.nz>
Sent: Wednesday, August 9, 2023 3:53 PM
To: William Hung <William.Hung@water.co.nz>; Peter Ataallah <Peter.Ataallah2@water.co.nz>
Cc: Hailey Kim <hailey.kim@aucklandcouncil.govt.nz>
Subject: RE: BUN60411512 - Roundel Crescent Whenuapai - Functional Need Memo

CAUTION: External Email!

Afternoon William and Peter,

Thanks for the meeting just now.

As discussed in principal Council confirm that the functional need for the wastewater pump-station (and therefore the wastewater lines) has been demonstrated.

The only outstanding issue in terms of the alternatives assessment is in regard to alternative methods for the wastewater pipe's construction which is currently proposed to be constructed via an open trench methodology through a wetland.

Council's Senior Development Engineer has indicated that alternative methods such as micro-tunnelling could be feasible. The applicant's only point on this is the second to last point in point 3 (page 5) that ground conditions are not conducive toward trenchless methods.

The application plans also showed hardstand through the wetland, over the proposed wastewater alignment which would make sense if a trench is required, but not if the wastewater alignment can be constructed via a trenchless method.

Whilst the issues have been narrowed there remains this point that has not been addressed. Can you please either update the memo or provide an addendum from the contractor in respect to the construction method proposed through the wetland and provide an assessment which further explores why the ground conditions and gradient have made alternative methods unsuitable and further explores discounting of trenchless methods. Also perhaps clarification around the hardstand might be required as per our discussion where you thought there may be a mapping error and no hardstand is proposed in the wetland/double check hardstand is not for maintenance purposes.

As also discussed I have the attached Redhills Development Map which lists consented development (from 2021/2022) which has the key in the attached table and then the list below as well (noting list below does not include any superlot/bulk earthwork types consents as only tracks consented dwellings).

If you need to discuss anything in the Hugh Green development area your best contact is Fennel Mason in our Premium Team. Or anything for Universal Homes is Jonothan Begg (but he is leaving soon) also in Premium, anything for New South Development is Russell Butchers in Premium, Western City Holdings Limited is Andrew Wilkinson consultant for Premium and Acanthus Limited is Andrew Wilkinson as well.

BundleID	ApplNr	Applicant	Application Description	Property Address	Number of dwellings consented
			75 Tahetoka Street.		
	LUC60349174	Rai Eleven Limited	Construction of four dwellings	7 Herekino Street Westgate 0814	4
	LUC60349212	Rai Eleven Limited	New Dwelling with infringement of standards	125 Tarapuka Road Westgate 0814	1
	LUC60350022	Golden Morning Limited	The proposal seeks to establish a 2-storey and 4 bedroom dwelling for the subject site with associated works proposed. The site has got existing consent, but the client wants to change the three-storey built form to two-storey with same number of bedrooms being provided.	33 Matakoho Road Westgate 0814	1
	LUC60350863	Rita Patel-Kumar	To construct FOUR new single-storey standalone dwellings at 11-17 HEREKINO STREET (4 separate titles)- ONE DWELLING PER SITE.	11 Herekino Street Westgate 0814	4
	LUC60351966	QLS Development Limited	The construction of a new dwelling and associated earthworks on a residential zoned vacant site.	123 Tarapuka Road Westgate 0814	1
	LUC60352205	Western City Holdings Limited	to establish four new dwellings at 105, 107, 109 & 111 Tarapuka Road, Westgate	107 Tarapuka Road Westgate 0814	4
	LUC60352301	QLS Development Limited	The construction of a new dwelling and associated earthworks on a residential zoned vacant site.	119 Tarapuka Road Westgate 0814	1
	LUC60352307	QLS Development Limited	The construction of a new dwelling and associated earthworks on a residential zoned vacant site.	115 Tarapuka Road Westgate 0814	1
	LUC60352308	QLS Development Limited	The construction of a new dwelling and associated earthworks on a residential zoned vacant site.	117 Tarapuka Road Westgate 0814	1
	LUC60353923	QLS Development Limited	The construction of a new dwelling and associated earthworks on a residential zoned vacant site.	99 Tarapuka Road Westgate 0814	1
	LUC60353924	QLS Development Limited	The construction of a new dwelling and associated earthworks on a residential zoned vacant site..	101 Tarapuka Road Westgate 0814	1
	LUC60353925	Premium Starter Limited	The construction of a new dwelling and associated earthworks on a residential zoned vacant site..	105 Tarapuka Road Westgate 0814	1
	LUC60354996	Jing Li	The construction of a new dwelling and associated earthworks on a residential zoned vacant site..	103 Tarapuka Road Westgate 0814	1
	LUC60358224	F.M.J Ltd F.M.J Ltd	proposed one dwelling on vacant site	25 Matakoho Road Westgate 0814	1
	LUC60358225	F.M.J Ltd F.M.J Ltd	proposed one residential unit on vacant site	27 Matakoho Road Westgate 0814	1
	LUC60358519	Kedar Civil Engineering International Kristy	proposed one residential dwelling on vacant site. we request streamline service for this land use consent	21 Herekino Street Westgate 0814	1
	LUC60358551	Kedar Civil Engineering International Kristy	proposed one residential dwelling on vacant site. we request streamline service for this land use consent.	71 Tahetoka Street Westgate 0814	1
	LUC60358561	Kedar Civil Engineering International Kristy	one new residential unit on a vacant site. we request streamline service for this land use consent.	69 Tahetoka Street Westgate 0814	1
	LUC60360502	Tom Wang	proposed one residential unit on vacant site	49 Matakoho Road Westgate 0814	1
	LUC60364056	Yulan Mao	Establish a new two storey dwelling on the subject site	43 Matakoho Road Westgate 0814	1
	LUC60368488	T&D Group Limited	Land use consent, proposed 4 new residential units	1A Matakoho Road Westgate 0814	4
	LUC60382725	Emily Du	Proposed one residential dwelling unit on subject vacant site	91 Matakoho Road Westgate 0814	1
	LUC60385148	Western City Holdings Limited	The construction and use of a residential dwelling within the Residential – Mixed Housing Urban Zone that results in non-compliances with the height in relation to boundary and outlook standards and the construction and use of a non-compliant vehicle crossing.	110 Waekahu Road Westgate 0814	1
	LUC60395566	Universal Homes Limited	Temporary use of two consented dwellings within Stage 3A, West Hills development area (Lots 217 and 236 at) for show homes for three years at which point they would revert back to dwellings. Includes four comprehensive development signage to be installed temporarily within the front yards of the dwellings comprising two free standing signs and two flag poles.	52 Fred Taylor Drive Massey	2
	SUB60037002	Peter Tiedemann	Reapproval of lapsed two lot subdivision	63 Red Hills Road Massey	
	SUB60070158	Lands & Survey Limited	consent is sought to subdivide an existing residential property	63 Red Hills Road Massey	3
	SUB60335877	Western City Holdings Limited	Subdivision of Super Lot 502	Matakoho Road Westgate 0814	
	SUB60343389	Western City Holdings Limited	an integrated land use and subdivision resource consent to construction twelve residential dwellings at 84 Fred Taylor Drive, Massey MASTER application Refer to LUC60332442	110 Waekahu Road Westgate 0814	12
BUN60067476	BUN60067476	Western City Holdings Limited	HPO - SHA CONSENT - integrated land use and subdivision consent to establish 246 dwellings on 236 residential lots, including roads and stream reserves to vest, servicing infrastructure and landscaping.	38 Berba Lane Westgate 0814	233
BUN60342675	BUN60342675	New Land International Development Company Lim	Construction of 48 dwellings on four lots created through BUN60316355, and subdivision around the dwellings with associated earthworks, servicing and JOALS.	5 Dunlop Road Massey 0814	48

BUN60347966	LUC60347967	Universal Homes Limited	The redevelopment of Stages 2 and 3A of the development site known as West Hills located at 536 and 550 Don Buck Road and 54-58 Fred Taylor Drive, Red Hills to construct 76 dwellings within Stage 2 and 64 dwellings within Stage 3A and provide for associated subdivision. The application includes the construction of roads and provision of infrastructure within Stage 3A, the construction of Jointly Owned Access Lots within Stages 2 and 3A and a pedestrian and pipe bridge over an existing stream.	Kauri Amber Road Westgate 0614	140
BUN60349595	BUN60349595	New Land International Development Company Limited	The construction of fifty-three new dwellings and the associated earthworks and servicing followed by subdivision around each dwelling.	80 Fred Taylor Drive Massey 0814	53
BUN60351154	LUC60351125	Acanthus Limited	The proposal seeks land use and subdivision consent to establish 174 residential dwellings, jointly owned access lots, and landscaping, as part of Stage 1 of the development site.	33-37 Red Hills Road Massey	195
BUN60377485	LUC60377486 SUB60377487	Acanthus Limited	The proposal seeks land use and subdivision consent to establish 159 residential dwellings, landscaping, and a shared accessway at the subject site 33-37 Redhills Road, Massey. Development across Stage 2 and 3 of the site is proposed through this application. It is also proposed to subsequently subdivide around these residential dwellings to form 159 residential lots.	33-37 Red Hills Road Massey	159
BUN60354748	BUN60354748	Western City Holdings Limited	Construction of 19 new residential dwellings at No. 84 Fred Taylor Drive.	84 Fred Taylor Drive Massey	19
BUN60365938	BUN60365938	New South Development Limited	Decision One To construct 112 new dwellings across 6 lots created under a previous subdivision Decision Two To subdivide into 110 residential lots and 7 JOALs around the approved dwellings under LUC60365938.	92 Fred Taylor Drive Whenuapai	112
BUN60375557	BUN60375557	Sushama Anturkar	The application is for 2 lot Subdivision around the corresponding Land Use resource consent development for two dwellings.	101 Matakoho Road Westgate 0814	2
BUN60394518	BUN60394518	UHL	35 new dwellings	3 Kapia Road	35
BUN60394538	BUN60394538	UHL	28 new dwellings	536 Don Buck Road	28
BUN60390860	LUC60390861 SUB60390862	Acanthus Limited	The proposal seeks land use and subdivision consent to establish 37 residential dwellings, landscaping and a shared accessway as part of the Stage 4 development of the site.	28 Puwaha Street, Massey	37
-	LUC60397729	J&K HOMES NZ LIMITED	New dwelling	38 Berba Lane, Westgate	1
BUN60410227	LUC60410228	Acanthus Limited	new dwellings and subdivision	Red Hills Road, Massey	51
BUN60411037	LUC60411038	Universal Homes Limited	To construct a total of 18 dwellings in a single stage, along with the relevant provision of infrastructure to serve all the dwellings and associated earthworks.	550 Don Buck Road Massey, 548 Don Bk	18
BUN60394538	LUC60411038	Universal Homes Limited	To construct a total of 28 dwellings in a single stage, along with the relevant provision of infrastructure to serve all the dwellings and associated earthworks.	550 Don Buck Road Massey, 548 Don Bk	28
BUN60394518	LUC60411038	Universal Homes Limited	To construct a total of 35 dwellings in a single stage, along with the relevant provision of infrastructure to serve all the dwellings and associated earthworks.		35
BUN60411037	LUC60411038	Universal Homes Limited	To construct a total of 18 dwellings in a single stage, along with the relevant provision of infrastructure to serve all the dwellings and associated earthworks.		18
BUN60382706	LUC60382708 SUB60382707	New Land International Development Company Limited	Construction of 42 dwellings and shared access with associated earthworks and subdivision to create 45 lots	80 Fred Taylor Drive Massey 0814	42
BUN60389363	LUC60389364 SUB60389365	Precise FTD Development LP	To carry out the comprehensive residential redevelopment of the subject site to establish 356 new residential dwellings, and carry out all associated construction activities. To subdivide around the approved residential development considered ahead of the subdivision consent (LUC60389364) to establish 356 freehold residential lots an associated JOALs.	132-136 and 140 Fred Taylor Drive	356

Thanks

Brogan McQuoid (she/her) | Team Leader

North West Unit Resource Consents

Department of Regulatory Engineering & Resource Consents

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****Please note whilst I am working from home (Tuesday, Thursday and Friday) I do not have good mobile reception coverage and may not receive your call or voice message. Please contact me over email in the first instance where possible and I will get in touch.***

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