

Submissions 6 - 22

Dear Bronnie,

Confident Trustee Limited have received an letter issued on 25 November 2019 regards to 2 Lawson Creek Street (stage 3 of 76 Royal Road development) rezoning.

We have already got the resource consent, building consent, EPA approved by Auckland Council. Moreover, we have obtained the plan for street light, gas, fiber for 2 Lawson Creek Street development.

We have done the subdivision and started developing the land.

You can find all related documents in the attachment/link.

We spent lots of time and money on 2 Lawson Creek Street development(stage 3 of 76 Royal Road development), therefore we do not accept the rezoning.

6.1

Yours sincerely,
Confident Trustee Limited
Jeff

Recommendation on application for resource consent under the Resource Management Act 1991



Restricted discretionary activity for a residential activity

Restricted discretionary activity for residential subdivision activity

Application numbers:	BUN60319524 (LUC60319526 and SUB60319527)
Applicant's name:	Confident Trustee Ltd
Site address:	2 Lawson Creek Road, Massey
Legal description:	Lot 700 DP 517509

Proposal:

To construct 43 houses on Stage 3A with associated works including parking, retaining, landscaping and earthworks; and the subdivision around the approved development to create 43 freehold lots.

The resource consent is:

Landuse consents (s9) LUC60319526

Auckland Unitary Plan (Operative in Part)

- Development of new or redevelopment of existing impervious areas greater than 50m² within Stormwater management area control – Flow 1 complying with Standard E10.6.1 and Standard E10.6.4.1 requires consent as a Restricted Discretionary Activity
- Pursuant to Table E11.4.1 Activity table (A8) earthworks greater than 2,500m² where the land has a slope equal to or greater than 10 degrees require consent as a restricted discretionary activity. Earthworks over an area of 12,373m² are proposed.
- Pursuant to E11.4.1 Activity table (A9) earthworks greater than 2,500m² within the Sediment Control Protection Area (SCPA) require consent as a restricted discretionary activity. Earthworks over an area of 12,373m² are proposed.
- Pursuant to Table E12.4.1(A6) (District land disturbance) the proposed will require consent as a restricted discretionary activity for earthworks that are greater than 2,500m² in area. Earthworks over an area of 12,373m² are proposed.
- Pursuant to Table E12.4.1(A9) (District land disturbance) the proposed will require consent as a restricted discretionary activity for earthworks that are greater than 1,000m³ and less than 2,500m³ in volume. The proposal will involve 1,165m³ of earthworks.
- Pursuant to Table H5.4.1 (Activity table) (A3) – 4 or more Dwellings in the Mixed Housing Urban zone requires consent as a restricted discretionary activity.
- As new buildings adopt the same activity status as the land use activity, the new buildings require consent as a restricted discretionary activity in accordance with H5.4.1 (A34).
- Pursuant to I605.4.1 Activity Table (A18) (New buildings) the construction of 4 new

dwellings is a Restricted Discretionary activity.

- Pursuant to C1.9(2) *“An activity that is classed as a permitted, controlled or restricted discretionary activity but that does not comply with one or more of the standards applying to that activity is a restricted discretionary activity unless otherwise specified by a rule applying to the particular activity.”* The proposal does not comply with the following standards which are required to be assessed as restricted discretionary activities:

Standard H5.6.5 Height in relation to boundary:

- Dwelling 601 infringes the height in relation to boundary standard by a maximum vertical height of 1.6m reducing to 0.87m over a maximum horizontal distance of 10.2m as it relates to the eastern boundary.
- Dwelling 617 infringes the height in relation to boundary standard by a maximum vertical height of 1.15m reducing to 0.73m over a maximum horizontal distance of 9.36m as it relates to the western boundary.
- Dwelling 618 infringes the height in relation to boundary standard by a maximum vertical height of 2.13m reducing to 1.85m over a maximum horizontal distance of 7.69m as it relates to the western boundary.

Standard H5.6.6 Alternative height in relation to boundary:

- Dwelling 601 infringes the alternative height in relation to boundary standard by a maximum vertical height of 0.24m reducing to 0.22m over a maximum horizontal distance of 2.12m as it relates to the eastern boundary
- Dwelling 604 infringes the alternative height in relation to boundary standard by a maximum vertical height of 4.22m reducing to 2.42m over a maximum horizontal distance of 10.23m as it relates to the western boundary.
- Dwelling 605 infringes the alternative height in relation to boundary standard by a maximum vertical height of 4.22m reducing to 2.43m over a maximum horizontal distance of 10.14m as it relates to the eastern boundary.
- Dwelling 609 infringes the alternative height in relation to boundary standard by a maximum vertical height of 3.86m reducing to 1.65m over a maximum horizontal distance of 10.23m as it relates to the western boundary.
- Dwelling 610 infringes the alternative height in relation to boundary standard by a maximum vertical height of 3.61m reducing to 3.26m over a maximum horizontal distance of 9.36m as it relates to the eastern boundary.
- Dwelling 618 infringes the alternative height in relation to boundary standard by a maximum vertical height of 0.45 reducing to 0.30 over a maximum horizontal distance of 7.69m as it relates to the western boundary.
- Dwelling 622 infringes the alternative height in relation to boundary standard by a maximum vertical height of 3.12m reducing to 3.11m over a maximum horizontal distance of 11.64m as it relates to the northern boundary.
- Dwelling 625 infringes the alternative height in relation to boundary standard by a maximum vertical height of 2.91m reducing to 2.26m over a maximum horizontal distance of 11.64m as it relates to the southern elevation.
- Dwelling 640 infringes the alternative height in relation to boundary standard by a maximum vertical height of 0.87m reducing to 0.85m over a maximum horizontal distance of 9.32m as

it relates to the eastern elevation.

- Dwelling 646 infringes the alternative height in relation to boundary standard by a maximum vertical height of 1.10m reducing to nil over a maximum horizontal distance of 4.64m as it relates to the western elevation.
- Dwelling 648 infringes the alternative height in relation to boundary standard by a maximum vertical height of 3.33m reducing to 2.59m over a maximum horizontal distance of 12.2m as it relates to the northern elevation.
- Dwelling 649 infringes the alternative height in relation to boundary standard by a maximum vertical height of 2.79m reducing to 2.14m over a maximum horizontal distance of 12.11m as it relates to the southern elevation.

Standard H5.6.8 Yards (2.5m front yard setback)

- Dwelling 621, infringes the 2.5m front yard setback standard by a maximum depth of 0.4m reducing to nil over a maximum horizontal distance of 4.11m as it relates to the eastern boundary.
- Dwelling 647, infringes the 2.5m front yard setback standard by a maximum depth of 0.31m reducing to nil over a maximum horizontal distance of 0.54m as it relates to the southern boundary.
- Dwelling 650, infringes the 2.5m front yard setback standard by a maximum depth of 0.73m reducing to nil over a maximum horizontal distance of 1.69m as it relates to the northern boundary.

Standard H5.6.8 Yards - Rear yard

- The combined retaining wall and fence relates to the northern boundary is considered to be a building due to the height being greater than 2.5m as defined by the AUP(OP) definition. The fence will infringe the 2.5m building height.

Subdivision consents (s11) SUB60319527

Auckland Unitary Plan (Operative in Part)

- The proposal involves subdivision of land which will be in accordance with an approved land use consent. Pursuant to Table E38.4.2 (A14), consent is required for a restricted discretionary activity.

Decision 1 – Landuse

I have read the application, supporting documents, and the report and recommendations on the consent applications. I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA)

It is recommendation under sections 104 and 104C the applications are **GRANTED**.

1. Reasons

The reasons for this recommendation are:

1. The application is for a restricted discretionary activity resource consent, as such under s104C only those matters over which council has restricted its discretion have been considered. Those matters are:

Auckland Unitary Plan (Operative in Part)

- H5.8.1(2). Matters for discretion (4 or more dwellings and development in the Mixed Housing Urban Zone)
- E38.12.1 Matters for discretion (Subdivision);
- E10.6.4.1. Matters for discretion (Stormwater Flow 2);
- E11.8.1 Matters for discretion (Earthworks); and
- E12.8.1 Matters for discretion (Earthworks); and
- H5.8.1 (6), (7) and (9) Matters for discretion and C1.9(3) Infringement of Standards.

In addition, conditions have only been included in relation to those matters

2. In accordance with an assessment under s104(1)(a) of the RMA the actual and potential effects from the proposal will be acceptable as:
 - Adverse effects on persons on neighbouring properties will be less than minor with adverse shading and visual amenity effects being not discernibly different in comparison with a complying development.
 - The lot sizes and building typologies proposed are consistent with the outcomes anticipated by the MHU zone and are in keeping with the anticipated development pattern provided for under the underlying subdivision consent. The proposal provides for an appropriate built form and typology an overall built form and set-back from the streetscape that is appropriate to this location.
 - The proposed set-backs from the road boundaries, will not adversely affect the streetscape amenity or result in adverse visual dominance effects on the adjacent streets. The proposed setback distances together with the built typologies and arrangement of units will assist in creating a varied and interesting streetscape, and the buildings are not considered to be dominant building feature within the streetscape.
 - The overall fencing typologies will provide for appropriate boundary treatments in a manner that enables an appropriate level of visual permeability into the site and provides passive surveillance of the streets. In this instance an appropriate balance has been achieved between privacy and amenity ensure sufficient privacy to their open space given it is located adjacent the street or lane frontage.
 - Furthermore, the fencing and landscape has been designed in an integrated manner which will ensure the fencing has an appropriate relationship with the streets (and laneway) and that this maintains an appropriate level of streetscape amenity.
 - The proposed buildings have been well articulated through the range of building typologies and variations in the elevations, roof forms and the overall massing. This creates an appropriate level of visual interest whilst ensuring that they respond to the emerging built form and residential character of this part of Massey.
 - The design and materials of the garages, will form an integrated component of the overall design of the building design so that this do not adversely affect the streetscape amenity or wider neighbourhood character.
 - The height and location of the proposed buildings on the subject site will ensure this is not visually dominant or obtrusive when viewed from the wider environment. The

proposed buildings will have appropriate relationships with adjacent buildings and the streetscape.

- The layout, scale and form of the proposed subdivision and site works will be in keeping with the anticipated development pattern of the underlying framework plan, and the anticipated future development (including its amenity values and character) on the subject land and within the Massey. This emerging development pattern is characterised by a range of allotment sizes and housing densities, and enables a variety of housing typologies. The proposed subdivision and development of Stage 3A is consistent with these anticipated outcomes, and is considered to be in keeping with the amenity and future residential and neighbourhood character of the surrounding environment including that of other approved developments within Stage 3A (including the affordable dwellings on Lots 334-342).
 - The overall form, bulk, scale and massing of the proposed building/site works will be compatible in the context of the existing and future anticipated development in the surrounding area.
 - The overall height, bulk and scale of the buildings will be compatible with other existing or future planned buildings in the surrounding area and the overall bulk and height of buildings that are anticipated in this location. I consider that the design and massing of the buildings will ensure that the overall development of the site remains compatible with the overall level and scale of buildings that are anticipated in this location. Overall, it is considered that the bulk, height and scale of the proposal is what could reasonably be anticipated on the site in this urban location of Auckland.
 - The proposed buildings will provide an appropriate level of interaction with the streetscape, and the private lane (JOAL).
 - The overall building, landscaping and paving layout of the site is compatible with the surrounding emerging neighbourhood. The proposed development will provide appropriate areas of outdoor space for residential units and this will contribute to a good living environment and standard of amenity. These areas will be accessible from the indoor living areas and will be orientated to the north and west of dwellings to receive good levels of daylight access and contribute towards an appropriate overall living environment and level of onsite amenity that is commensurate with the outcomes sought in this location.
 - The construction effects can be appropriately managed to be less than minor in scale, noting the temporary nature of these effects and the management and controlling methodologies proposed in the application and further reinforced in the recommended conditions.
 - Erosion and Sediment Control measures are proposed to ensure adverse sediment run-off effects are appropriately managed and mitigated during the earthworks stage of the development.
 - The proposal can provide an appropriate level of car parking on-site in a manner that does not adversely affect the safe and efficient operation of the road network or result in adverse traffic generation. The traffic and transportation effects have been reviewed and found to be acceptable.
3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular, having considered relevant objectives and policies as they relate to the Residential Mixed Housing Urban zone and Transport and

for Earthworks, the proposal is considered to be consistent with the relevant objectives, policies and assessment criteria. In particular:

- This will provide for the site preparatory and enabling works. The installation of appropriate erosion and sediment controls will ensure sediment is appropriately managed and that sediment discharge is minimised.
- The number and layout of parking spaces on site is appropriate.
- The proposal provides for the efficient use of the site in close proximity to public transport and local services.
- The proposed development are considered to be acceptable in the context the residential character of the receiving environment, and the scale and nature of proposed residential development will be in keeping with the amenity of the existing and anticipated surrounding residential environment.
- The 2 storey building height and form are considered to be in keeping with both the built character anticipated by the MHU Zone and by the heights anticipated by the MHU.
- A range of housing typologies (duplex and terrace) will provide for a compatible mix of residential living options whilst increasing housing supply.
- The proposed development includes houses that are of a height, bulk, form and appearance that positively respond to the site and the neighbourhood's planned residential character and also provide a choice of living environments. The various forms of landscaping proposed including planting within private lots and laneways ensure on-site amenity is maintained across the development. The proposal integrates well into the wider Massey area
- The proposed development has been designed to achieve attractive and safe streets through providing typologies that contain living areas that provide for passive surveillance of the street. Permeable fencing is proposed within front yards across the development site that also provide for passive surveillance of the street. A variety of tree and low amenity planting species are proposed to provide front yard landscaping.
- The proposal will provide a high quality design outcome that is commensurate with the outcomes sought in the location and in a manner that provides for a high quality living environment and on-site amity for future residents. The design of the buildings has been integrated with adjacent sites to ensure good onsite amenity is achieved.
- The proposal will maintain an appropriate level of amenity and which can be appropriately serviced by public infrastructure.

As a restricted discretionary activity no other matters can be considered under s104(1)(c).

Overall the proposal is considered to be generally consistent with the relevant matters for discretion of the AUP (OP), and the outcomes anticipated for the consideration of new dwellings in Residential Mixed Housing Urban zone. Any actual or potential adverse effects are assessed to be less than minor and the proposed residential development is acceptable in the context of the surrounding receiving environment. Furthermore the application is considered to meet the relevant tests of the RMA, and can be considered to provide an efficient use of an existing land resource. For these reasons, the proposal is considered to be acceptable from a resource management perspective.

Decision 2 - Subdivision

Decision

I have read the application, supporting documents, and the report and recommendations on the consent applications. I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104C and 106 the applications are **GRANTED**

1. The applications are for restricted discretionary activity resource consent, as such under s104C only those matters over which council has restricted its discretion have been considered. Those matters are:

Auckland Unitary Plan (Operative in Part)

- E38.12.1(6) and (7) Matters for discretion (Subdivision)

In addition, conditions have only been included in relation to those matters.

2. In accordance with an assessment under s104(1)(a) of the RMA the actual and potential effects from the proposal will be acceptable as:
 - The scale and form of the proposed subdivision and site works will be in keeping with the anticipated development pattern in this location (including its amenity values and character) on the subject land. This development pattern is characterised by a range of allotment sizes and housing densities, and enables a variety of housing typologies. The proposed subdivision is consistent with these anticipated outcomes, and is considered to be in keeping with the amenity and residential character of the surrounding environment.
 - Vehicle crossings and accesses have been established in accordance with the underlying subdivision consent, and each dwelling has been provided with sufficient parking at or above the minimum rates required for dwellings, and complying with the relevant design standards.
 - The proposed subdivision and development is in keeping with the anticipated density of the underlying subdivision consent and can be appropriately serviced by the public infrastructure delivered by that consent. The Council's Development Engineer has reviewed the proposal and has confirmed that these consents can be granted subject to standard subdivision completion conditions. As such, any adverse effects on public infrastructure are considered to be less than minor.
3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular, the relevant objectives, policies and assessment criteria of the Auckland Unitary Plan (Operative in Part) as it relates to subdivision in urban areas and the Residential: Mixed Housing Urban zone provisions. The proposal will provide for a subdivision around the approved landuse consent in a manner that is anticipated in this location and that will maintain an appropriate level of amenity and which can be appropriately serviced by public infrastructure.
4. As a restricted discretionary activity no other matters can be considered under s104(1)(c).
5. The proposed subdivision will not be subject to material damage by erosion, falling debris, subsidence, slippage or inundation from any source and sufficient provision has been made for legal and physical access to each allotment.

Overall the proposal meets the provision set out in section 104 and 106 of the RMA and is acceptable.

Conditions

Under section 108 of the RMA, this consent is subject to the following conditions:

General Conditions

1. The proposed residential dwellings (43), earthworks, subdivision and associated works shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent numbers LUC60319526 and SUB60319527
 - Application Form, and Assessment of Environmental Effects prepared by Woods dated 4 May 2018.

Report title and reference	Author	Rev	Dated
Infrastructure Report	Woods		20 April 2018
Stormwater Report	Woods		20 June 2018
Design Statement	Woods		3 May 2018
Transportation Assessment	TDG		27 April 2018
Geotechnical Investigation	EnGeo		26.03.2015

Plan title and reference	Author	Rev	Dated
Overall Scheme Plan 002-SC	Woods	2	27/06/2018
Lot 1000 from Proposed Subdivision 003-SC	Woods	1	26/03/2018
Lot 1001 from Proposed Subdivision 004-SC	Woods	1	26/03/2018
Lot 1002 from Proposed Subdivision 005-SC	Woods	1	26/03/2018
Lot 1003 from Proposed Subdivision 006-	Woods	1	26/03/2018

SC				
Lot 1004 from Proposed Subdivision 007- SC	Woods	1		26/03/2018
Lot 1009 from Proposed Subdivision 012- SC	Woods	1		26/03/2018
Lot 1010 from Proposed Subdivision 013- SC	Woods	1		26/03/2018
Lot 1011 from Proposed Subdivision 014- SC	Woods	2		27/06/2018
Lot 1012 from Proposed Subdivision 015- SC	Woods	1		26/03/2018
Stormwater Layout Plan DR-300	Woods	1		March 2018
Stormwater Overland Flowpath DR 330	Woods	1		Feb. 2017
Wastewater Layout Plan DR- 400	Woods	1		March 2018
Existing Contours Plan EW-100	Woods	1		March 2018
Finished Contours Plan EW-101	Woods	1		March 2018
Cut Fill Plan Stage 3 Integrated EW- 106	Woods	1		March 2018
Retaining Walls Plan EW-110	Woods	1		March 2018
Retaining Walls Plan EW-111	Woods	1		March 2018
Retaining Walls Plan EW-112	Woods	1		March 2018

Retaining Walls Plan EW-113	Woods	1	March 2018
Retaining Walls Plan EW-114	Woods	1	March 2018
Retaining Walls Plan EW-115	Woods	1	March 2018
Retaining Walls Plan EW-116	Woods	1	March 2018
Retaining Walls Plan EW-117	Woods	1	March 2018
Erosion Sediment Control Plan EW- 130	Woods	1	March 2018
Road Layout Plan DR-200	Woods	1	April 2018
Road Alignment Detail RD-210	Woods	2	Feb. 2018
Typical JOAL Sections RD-211	Woods	2	17/07/2018
Pavement and Service Trench Details RD-215	Woods	1	April 2018
Water Layout Plan WS-600	Woods	1	March 2018
Erosion and Sediment Control Design Details – Typical Decant Details SD-821	Woods	1	March 2018
Erosion and Sediment Control Design Details – Typical Diversion Drain Details SD- 823	Woods	1	March 2017
Erosion and Sediment Control Design Details – Typical Silt and Super Silt Fence Details SD-824	Woods	A	March 2017
JOAL 507	Woods	B	11/10/2018

Architectural Plans prepared by Woods Rev B dated 17 July 2018 (as appended to s92 letter dated 17 July 2018)

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SITE LOCATION	P18-011-01	<input type="checkbox"/>
STAGE 3A PROPOSED SCHEME PLAN	P18-011-02	<input type="checkbox"/>
STAGE 3A MASTERPLAN	P18-011-03	<input type="checkbox"/>
LONG SECTION A-A	P18-011-04	<input type="checkbox"/>
SUPERLOT 1000 LOTS 601-604 COMPLIANCE PLAN	P18-011-0.1	<input type="checkbox"/>
SUPERLOT 1000 LOTS 601-604 GROUND FLOOR PLAN	P18-011-0.2	<input type="checkbox"/>
SUPERLOT 1000 LOTS 601-604 LEVEL 1 FLOOR PLAN	P18-011-0.3	<input type="checkbox"/>
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SUPERLOT 1000 LOTS 601-604 ELEVATIONS	P18-011-0.6	<input type="checkbox"/>
SUPERLOT 1000 LOT 601 SUN STUDY	P18-011-0.7	<input type="checkbox"/>
SUPERLOT 1001 LOTS 605-609 COMPLIANCE PLAN	P18-011-1.1	<input type="checkbox"/>
SUPERLOT 1001 LOTS 605-607 GROUND FLOOR PLAN	P18-011-1.2	<input type="checkbox"/>
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SUPERLOT 1012 LOTS 655-657 COMPLIANCE PLAN	P18-011-12.2	<input type="checkbox"/>
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SUPERLOT 1012 LOTS 651-657 ELEVATIONS	P18-011-12.7	<input type="checkbox"/>
SUPERLOT 1012 LOTS 651-657 ELEVATIONS	P18-011-12.8	<input type="checkbox"/>
INDICATIVE MATERIAL AND COLOUR PALETTE	P18-011-13.1	<input type="checkbox"/>

The following drawings have been updated:

- Super-lot 1009 Lots 644-646 dated 9/10/2018
- Super-lot 1012 Lots 651-654 dated 9/10/2018

Landscape Plans prepared by Greenwood Associates dated 11 October 2018 (as appended to s92 letter dated 11 October 2018)

8035/1- MASTER PLAN	11/10/18	8035/11- PLANTING PLAN SUPERLOTS 1009/1012	11/10/18
8035/2- PLANTING PLAN SUPERLOTS 1000/1001/1002	11/10/18	8035/12- HARDSCAPE PLAN SUPERLOTS 1009/1012	11/10/18
8035/3- HARDSCAPE PLAN SUPERLOTS 1000/1001/1002	11/10/18	8035/13- FENCING PLAN SUPERLOTS 1009/1012	11/10/18
8035/4- FENCING PLAN SUPERLOTS 1000/1001/1002	11/10/18	8035/14- PLANTING PLAN SUPERLOTS 1010/1011	11/10/18
8035/5- PLANTING PLAN SUPERLOT 1002	11/10/18	8035/15- HARDSCAPE PLAN SUPERLOTS 1010/1011	11/10/18
8035/6- HARDSCAPE PLAN SUPERLOT 1002	11/10/18	8035/16- FENCING PLAN SUPERLOTS 1010/1011	11/10/18
8035/7- FENCING PLAN SUPERLOT 1002	11/10/18	8035/17- PLANTING DETAIL	11/10/18
8035/8- PLANTING PLAN SUPERLOTS 1003/1004	11/10/18	8035/18- HARDSCAPE DETAIL	11/10/18
8035/9- HARDSCAPE PLAN SUPERLOTS 1003/1004	11/10/18	8035/19- FENCING DETAIL	11/10/18
8035/10- FENCING PLAN SUPERLOTS 1003/1004	11/10/18	8035/20- FENCING DETAIL 2	11/10/18

Other additional information	Author	Rev	Dated
S92 response letter with attachment (as referenced above)	Woods		17 July 2018
S92 response re: Traffic with Visibility Assessment Vehicle Tracking (5 Sheets)	Stantec		26 June 2018
S92 response letter: re Earthworks	Woods		19 July 2018
S92 response letter re: Earthworks with attachment (as referenced above)	Woods		10 Sept. 2018
S92 response letter re: Traffic with attachment (as referenced above)	Woods		25 Sept. 2018
S92 response letter re: Traffic with attachment (as referenced above)	Woods		11 October 2018

2. The consent holder shall pay the council an initial consent compliance monitoring charge of \$990 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Advice note:

The initial monitoring charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.

Pre-commencement Meeting

3. Prior to the commencement of the earthworks activity, the consent holder shall hold a pre-start meeting that:
- a. is located on the subject site;
 - b. is scheduled **not less than five days** before the anticipated commencement of earthworks;
 - c. includes Auckland Council officer[s]; and
 - d. includes representation from the contractors who will undertake the works.

The meeting shall discuss the erosion and sediment control measures, the earthworks and stream works methodology and shall ensure all relevant parties are aware of and familiar with the necessary conditions of this consent.

The following information shall be made available at the pre-start meeting:

- Timeframes for key stages of the works authorised under this consent;
- Details of staging and stabilisation methodologies;
- Full design details of all Erosion and Sediment Controls;
- Resource consent conditions; and
- Erosion and Sediment Control Plan.

A pre-start meeting shall be held prior to the commencement of the earthworks activity in each period between October 1 and April 30 that this consent is exercised.

Advice Note:

To arrange the pre-start meeting required by conditions of consent please contact the Team Leader Compliance Monitoring North West 2. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided 2 days prior to the meeting

Landscape Plan

4. Within the first planting season following the completion of the works on site, the consent holder shall implement the landscape planting and all other related landscaping in accordance with the landscape plans referenced in condition 1 prepared by Greenwood Associates. The landscaping shall be maintained thereafter.

Traffic Management Plan

5. The consent holder shall submit to the Council Team Leader Compliance Monitoring North West 2 prior to any works commencing, a Traffic Management Plan (TMP) prepared in accordance with the Council's requirements for TMPs and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management and shall address the control of the movement of earthmoving vehicles to and from the site.. No construction activity is permitted to commence until the TMP for the work has been approved by the Council (Team Leader Compliance Monitoring North West 2) and all construction traffic shall be managed in accordance with the approved TMP.

Advice Note: *It is the responsibility of the consent holder to seek approval for the Construction Traffic Management Plan from Auckland Transport. Please contact Auckland Transport on (09) 355 3553 and review www.beforeudig.co.nz before commencing works.*

Earthworks

6. LUC60319526 shall expire five (5) years from the date it has been granted unless it has been

surrendered or cancelled at an earlier date pursuant to the RMA.

7. Prior to the commencement of earthworks activity, all required erosion and sediment control measures on the subject site shall be constructed and carried out in accordance with the approved Erosion and Sediment Control Plan and supporting documents referenced in condition 1 above. Any required repairs or replacement of existing erosion and sediment controls at the site of the works shall be undertaken prior to commencement of the earthworks activity,
8. The Team Leader Compliance Monitoring North West 2, shall be notified at least two working days prior to earthwork activities commencing on the subject site.
9. Prior to the commencement of earthworks at the site, a revised Chemical Treatment Management Plan (CTMP) shall be submitted for the written approval of the Team Leader Compliance Monitoring North West 2. The plan shall include as a minimum:
 - a) Specific design details of the chemical treatment system based on rainfall activated devices for the sediment retention pond and any decanting earth bunds;
 - b) Batch dosing regime and volumes for all sediment retention devices;
 - c) Monitoring, maintenance (including post storm) and contingency programme (including a record sheet);
 - d) Details of optimum dosage (including assumptions);
 - e) Results of initial chemical treatment trial;
 - f) A spill contingency plan; and
 - g) Details of the person or bodies that will hold responsibility for operation and maintenance of the chemical treatment system and the organisational structure which will support this system.
10. Chemical Treatment of the sediment retention pond and any decanting earth bunds utilised during the works shall be applied in accordance with the approved Chemical Treatment Management Plan (CTMP).
11. All decanting earth bunds utilised during earthworks shall be designed to ensure that they:
 - a. have a two percent storage capacity, being at least three cubic metres of impoundment volume for every 100m² of contributing catchment;
 - b. have a level invert and two layers of geotextile covering and pinned securely to the emergency spillway to prevent erosion;
 - c. use floating decant devices that discharge at a rate of 3 litres per second, per hectare of contributing catchment;
 - d. Are chemically treated in accordance with the Chemical Management Plan required under condition 9.
12. Within ten (10) working days following implementation and completion of the specific erosion and sediment control works referred to in condition 1, and prior to the commencement of earthworks activity on the subject site, a suitably qualified engineering professional shall provide written certification that the erosion and sediment control measures have been constructed and completed in accordance with the approved Erosion and Sediment Control Plan to the Team Leader Compliance Monitoring North West 2. Written certification shall be in the form of a report or any other form acceptable to the council.

Advice Note:

Certification of the erosion and sediment control structure(s) required by condition 12 should contain sufficient details to address the following matters:

- a. *Details on the contributing catchment area*
 - b. *Retention volume of structure (dead storage and live storage measured to the top of the primary spillway)*
 - c. *Dimensions and shape of structure*
 - d. *Position of inlets/outlets*
 - e. *Details regarding the stabilisation of the structure*
13. Notice shall be provided to the Team Leader Compliance Monitoring North West 2 at least two (2) working days prior to the removal of any erosion and sediment control works specifically required as a condition of resource consent or by the approved Erosion and Sediment Control Plan.
 14. All earthworks shall be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water from beyond subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works shall cease immediately, and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader Compliance Monitoring North West 2.
 15. There shall be no deposition of earth, mud, dirt or other debris on any road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it shall immediately be removed. In no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

Advice Note:

In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:

- *provision of a stabilised entry and exit(s) point for vehicles*
- *provision of wheel wash facilities*
- *ceasing of vehicle movement until materials are removed*
- *cleaning of road surfaces using street-sweepers*
- *silt and sediment traps*
- *catchpit protection*

In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned.

It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Team Leader Compliance Monitoring North West 2 for more details. Alternatively, please refer to Auckland Council's Guidance Document 05 – Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05).

Implementation

16. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the Erosion and Sediment Control Plan shall be maintained throughout

the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work shall be kept and be supplied to the Team Leader Compliance Monitoring North West 2 on request.

17. The site shall be progressively stabilised against erosion at all stages of the earthwork activity and shall be sequenced to minimise the discharge of contaminants to groundwater or surface water in accordance with the approved Erosion and Sediment Control Plans and phasing plans prepared by Woods and referenced in condition 1 above.

Advice Note:

In accordance with condition 17 earthworks shall be progressively stabilised against erosion during all stages of the earthwork activity. Interim stabilisation measures may include:

- *the use of waterproof covers, geotextiles, or mulching*
- *top-soiling and grassing of otherwise bare areas of earth*
- *aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward*

Seasonal Restrictions and Monitoring

18. No bulk earthworks on the subject site shall be undertaken between 30 April and 1 October in any year, without the submission of a 'Request for winter works' to the Team Leader Compliance Monitoring North West 2. All requests must be renewed annually and must be submitted at least 10 days prior to 30 April each year. No works shall occur until written approval has been received from the Team Leader Compliance Monitoring North West 2. All winter works will be assessed monthly to ensure that adverse effects are not occurring in the receiving environment.
19. The erosion and sediment controls at the site of the works shall be inspected on a regular basis and within 24 hours of each rainstorm event that is likely to impair the function or performance of the erosion and sediment controls. A record shall be maintained of the date, time and any maintenance, corrective actions or improvements undertaken in association with this condition which shall be forwarded to the Team Leader Compliance Monitoring North West 2 on request.

Supervision of Geotechnical Works

20. All cut and fill / site retaining works / removal of non-engineered fill must be carried out under the supervision of a Chartered Professional Engineer experienced in geotechnical engineering and familiar with the Geotechnical Investigation/Completion Report and to the satisfaction of Auckland Council. Certification from a Chartered Professional Engineer responsible for supervising the works shall be provided to the Team Leader Compliance Monitoring North West 2 confirming that the works have been completed in accordance with the Geotechnical Investigation/Completion Report, within ten (10) working days following completion. Written certification shall be in the form of a geotechnical completion report, producer statement or any other form acceptable to Council.
21. All earthworks shall be managed to ensure that they do not lead to any uncontrolled instability or collapse affecting either the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it shall immediately be rectified.

Land Stability/Retaining Walls

22. The proposed earthworks shall be undertaken in a manner which ensures that the land within the site, and on adjoining properties, remain stable at all times. In this regard;
- (a) The consent holder shall employ a CPEng qualified Engineer, Registered Professional

Surveyor or other suitably qualified person acceptable to Council to investigate, direct and supervise all construction works, particularly in close proximity to neighbouring properties to ensure that an appropriate design and construction methodology is carried out to maintain the short and long term stability of the site and surrounds.

- (b) All retaining walls and/or temporary stabilising works shall be constructed in a timely manner under engineering supervision. The consent holder shall ensure that all necessary design/approvals for retaining walls are obtained and that sufficient resources are available to construct the required retaining walls, as directed by the engineer, prior to commencement of any significant excavation works.

Advice Note: *A Building Consent is required for (structures, retaining walls, private drainage, demolitions etc) unless exempted under Schedule 1 of the Building Act 2004.*

23. The sub-surface drainage at the rear of all retaining structures shall discharge to a stormwater drainage system.

Distance from boundary

24. All retaining structures, including excavation, footings and drainage material behind the structure shall be constructed no closer than 100mm from the boundaries of the site.

Noise during Construction

25. All construction and earthworks activities on the subject site shall comply with the requirement of Tables 2 and 3 of New Zealand Standard (NZS 6803:1999) for Acoustics - Construction Noise at all times. The measurement and assessment of construction noise must be in accordance with New Zealand Standard on Acoustic Construction Noise (NZS 6803:1999).

Hours of Construction

26. The use of noise generating tools, motorised equipment, and vehicles that are associated with construction and/or earthworks activity on the subject site shall therefore be restricted to between the following hours to comply with this standard:

- Monday to Saturday: 7:30a.m. to 6.00p.m
- Sundays or Public Holidays: no works

No obstruction of access

27. There shall be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the construction and/or earthworks activity on the subject site. All materials and equipment shall be stored within the subject site's boundaries.

No deposition of soil or debris on road

28. There shall be no deposition of earth, mud, dirt or other debris on any public road or footpath resulting from the construction and/or earthworks activity on the subject site. In the event that such deposition does occur, it shall immediately be removed. In no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

Advice Note:

In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:

- provision of a stabilised entry and exit(s) point for vehicles;

- provision of wheel wash facilities;
- ceasing of vehicle movement until materials are removed;
- cleaning of road surfaces using street-sweepers;
- silt and sediment traps; and
- catchpits or enviropods.

In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned.

It is recommended that you discuss any potential measures with the Team Leader Compliance Monitoring North West 2 who may be able to provide further guidance on the most appropriate approach to take.

Dust Control

29. There shall be no airborne or deposited dust beyond the subject site as a result of the earthworks / construction activity, that in the opinion of the Team Leader Compliance Monitoring North West 2. is noxious, offensive or objectionable.

Vibration

30. Where works on the site are creating vibrations, that in the opinion of the Team Leader Compliance Monitoring North West 2, constitute an unreasonable disturbance beyond the boundaries of the subject site, the consent holder shall cease works until a suitably qualified expert has been engaged to undertake monitoring of the works and provide confirmation that peak particle velocities measured on any foundation or uppermost full storey of any building not located on the subject site, do not exceed the limits set out in Table 1 of German Standard DIN 4150 Part 3:1986 "Structural Vibration in Buildings – Effects on Structures."

Shared Driveway:

31. The consent holder shall design, form and construct a Jointly Owned Access Lot (507) to the satisfaction of Council (Team Leader Compliance Monitoring North West 2). The design is to provide for stormwater catchpits and/or slot drains within the boundaries of the Jointly Owned Access Lot.

Provide different surface treatment for the pedestrian path on either side of the JOAL. Proposed permeable paving for the JOAL, details shall be assessed during ENG application stage.

Advice Note: *The Consent Holder is to lodge an application for an Engineering Right of Way application for construction with Auckland Council. The application is to be approved by Development Engineering prior to the works commencing.*

32. The consent holder shall ensure that front yard fences and fences along the driveway between Lots 601 & 602, 603 & 604, 611 & 612, 613 & 614, 615 & 616, 622 & 623, 623 & 624, 624 & 625, 641 & 642, 643 & 644 and 653 & 65 are less than 900mm in height to provide the inter-visibility between egress traffic and pedestrians on footpath.
33. The consent holder shall ensure that for the dwellings on Lots 649, 650, 647 & 648 that there shall be no front yard timber fencing or if front yard fencing is provided, permeable pool fencing is to be provided to ensure visibility.
34. The consent holder shall paint the base of the road street lighting pole adjacent to vehicle crossings to close to lots 645,646,653 & 654 to be white to 1.7m high from ground level. The consent holder shall attach an Obstruction Marker of VIP grade material to the 'entry' and 'exit'

sides of the pole 1.2m from ground level.

Vehicle Crossings

35. The consent holder shall ensure that all new vehicle crossings shall be designed and formed in accordance with the approved architectural plans reference in condition 1 of this consent. The new crossing shall maintain an at-grade (level) pedestrian footpath across the length of the crossing, *using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing.*

Subdivision Conditions

36. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
- A survey plan is submitted to Council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or
 - An application under section 125 of the RMA is made to the council before the consent lapses (five years) to extend the period after which the consent lapses and the council grants an extension.

Survey Plan Approval (s223) Conditions

Provide a survey plan of the subdivision to Council to be approved pursuant to Section 223 of the Act. The application requesting the s223 certification:

- Shall be in writing; and
- Shall provide a detailed explanation to address how each of the following conditions have been satisfied.

37. The Survey Plan shall be in accordance with the following plans:

Plan title and reference	Author	Rev	Dated
Overall Scheme Plan 002-SC	Woods	2	27/06/2018
Lot 1000 from Proposed Subdivision 003-SC	Woods	1	26/03/2018
Lot 1001 from Proposed Subdivision 004-SC	Woods	1	26/03/2018
Lot 1002 from Proposed Subdivision 005-SC	Woods	1	26/03/2018
Lot 1003 from Proposed Subdivision 006-	Woods	1	26/03/2018

SC

Lot 1004 from Proposed Subdivision 007- SC	Woods	1	26/03/2018
Lot 1009 from Proposed Subdivision 012- SC	Woods	1	26/03/2018
Lot 1010 from Proposed Subdivision 013- SC	Woods	1	26/03/2018
Lot 1011 from Proposed Subdivision 014- SC	Woods	2	27/06/2018
Lot 1012 from Proposed Subdivision 015- SC	Woods	1	26/03/2018

All referenced by Council as SUB60319527 and the information submitted with the application (including further information).

- a. Provide drainage and water supply easements for private services that pass through adjacent Lots to protect the existing or proposed private drains and water supply mains in a Memorandum of Easements endorsed on the survey plan.
- b. Provide all necessary party wall easements in a Memorandum of Easements endorsed on the survey plan.

Road name for JOAL (Lot 507)

38. The consent holder shall provide and install road naming signs in accordance with the council's standards for both public and private roads, common access lots and access strips that serve six or more lots within the subdivision. The names shall be as approved by the council.

Advice Note:

Land Information New Zealand (LINZ) requires that proposed roads, private roads within common access lots or lot accesses comprising panhandle access strips and/or reciprocal rights of way easements that serve six (6) or more lots are to be named. LINZ has indicated that a name for the road or private road should be in place before the survey plan of subdivision is approved by the council under section 223 of the RMA and advises that if no name is in place this could be problematic when titles are later requested. The consent holder should obtain evidence of acceptance from LINZ that the proposed names are not duplicated within the Auckland Council area before submitting the names to the council for reporting to the relevant Local Board for approval. In giving its approval, the Local Board will have regard to the relevance of the road names to the locality, or determine that the names are otherwise appropriate.

39. That Lot 507 (JOAL) be held as to twelve undivided one twelfth (1/12th) shares by the owners of Lots 610-621 as tenants in common in the said shares and individual computer registers be issued in accordance therewith.

Advice Notes

- *The Landonline documentation shall include the s223 and any other TA Certificates applicable. Note that the TA Ref. is SUB60319527 (West).*
- *The consent holder must ensure that placement of the services and driveway/s occurs entirely within the easement/s and/or lot boundaries as shown.*
- *Take note that street numbers for the lots on the survey plan will be allocated by Council subsequent to Section 223 approval, and these numbers must be used for future applications for building consent. A copy of the survey plan with the Council allocated numbers will be provided.*

Engineering Plans

40. Prior to the signing of the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, and commencement of any works related to or on site, in accordance with this application, the consent holder shall provide design plans and specifications detailing the following works required in respect to this subdivision, to the satisfaction of the Team Leader– Development Engineering (Western).

The engineering plans submitted for approval shall detail all works associated with, and in accordance with Council Standards, including but not limited to;

- Roading Works;
- Stormwater Reticulation (private and public);
- Stormwater Treatment Systems;
- Overland Flowpaths;
- Stormwater Outfall Structure Details;
- Swale system details;
- Wastewater Reticulation (private and public);
- Water;
- Earthworks and Sediment Control

Advice Note: *Structures such as retaining walls, in-ground walls and bridges will require a separate Building Consent.*

The plans required under this condition are separate to, and do not form part of, any Building Consent that may be required on the subject site.

Section 224(c) Compliance Conditions

41. The application for a certificate under section 224(c) of the RMA shall be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
42. A 224 (c) certificate for each of the proposed lots under this consent SUB60319527 must not be issued until the 224 (c) certificate(s) for the underlying consent and associated infrastructure

services and roading networks under LUC60018676-A have been approved.

Construction requirements

43. The works detailed on the approved engineering plans, shall be constructed to the satisfaction of, and at no cost to, the Council and are subject to the following requirements;

All materials, workmanship and testing shall be in accordance with Council's current Engineering Standards or any subsequent replacement documents.

- (i) All works on the existing public wastewater and watermains shall be carried out by a Watercare Services Limited/Veolia Water approved licensed contractor, at the consent holder's expense.
- (ii) All works on the existing public stormwater network shall be carried out by an approved licensed contractor, at the consent holder's expense.
- (iii) All approved construction work, shall be supervised by an engineering representative, appointed by the owner (refer to Council's current Engineering Standards).

Stormwater extension

44. The existing public stormwater system which lies within or is contiguous to the land in the development shall be extended to the requirements of the Council's "The Stormwater Code of Practice (SWCoP)" to serve 43 lots within the development to become part of the public services of the District.

Advice Note:

An Engineering Plan Approval application for this work is required to be submitted to Auckland Council's Development Engineering and approved prior to the works commencing.

Public Wastewater extension

45. Provide an Extension of the existing public wastewater system to serve 43 lots, and install such reticulation to the boundary of the upstream properties in accordance with Watercare Service Limited standards; refer Water and Wastewater Code of Practice for Land Development and Subdivision.

Advice Note:

An Engineering Plan Approval application for this work is required to be submitted to Auckland Council's Development Engineering and approved prior to the works commencing.

Water Supply system

46. The consent holder must provide and install a complete water supply reticulation system to the satisfaction of the Council.

Advice Note:

The complete system will include all portions of public water supply reticulation and any parts of the private system which are within a private access lot. The subdivisional works will exclude any water meter and exclude any Watercare connection fees or Infrastructure Growth Charges; these exclusions will be addressed at the time of any building consent application on the lots associated with the construction of a dwelling or commercial building and do not form part of the subdivisional works.

Fire Hydrant on road

47. A fire hydrant must be provided at the road boundary in accordance with the Auckland Unitary

Plan.

Advice Note:

An Engineering Plan Approval application for this work is required to be submitted to Auckland Council's Development Engineering and approved prior to the works commencing.

Fire hydrant and main

48. Fire Hydrant/s and any necessary additional water mains are to be installed and situated so that no part of the proposed 43 lots are more than 135m from a hydrant.

Advice Note:

An Engineering Plan Approval application for this work is required to be submitted to Auckland Council's Development Engineering and approved prior to the works commencing.

Certification & CCTV

49. The consent holder must ensure wastewater drainage, stormwater drainage and water supply systems are made fully operative before a section 224(c) Certificate will be issued by Council. CCTV inspection reports shall be presented to the Development Engineer to verify compliance.

As-builts

50. At the completion of works, certifications and as-built plans of all new public assets, to be vested in the Council, (including associated documentation) shall be provided, in accordance with Auckland Council's Engineering Asbuilt requirements.

Geotechnical Completion Report

51. A Geotechnical Completion Report by a suitably qualified and Registered Engineer shall be provided to Council with the 224 application. The report shall confirm the stability of the land for residential development including any special conditions/requirements to be met for any future development on the site.

The report shall also provide as-built information regarding earthworks, retaining walls and subsoil drainage.

Overland Flow Paths

52. As-built survey plan of the overland flow paths and recommended minimum finished floor levels for all private lots within or adjacent to and overland flow path shall be submitted to Council in support of the 224(c) application. Such information shall be prepared by a licensed cadastral surveyor or suitably qualified and experienced engineer professional.

Shared Driveway:

53. The consent holder shall design, form and construct a Jointly Owned Access Lot (507) to the satisfaction of Council (Team Leader Compliance Monitoring North West 2). The design is to provide for stormwater catchpits and/or slot drains within the boundaries of the Jointly Owned Access Lot.

Provide different surface treatment for the pedestrian path on either side of the JOAL. Proposed permeable paving for the JOAL, details shall be assessed during ENG application stage.

Advice Note: *The Consent Holder is to lodge an application for an Engineering Right of Way application for construction with Auckland Council. The application is to be approved by Development Engineering prior to the works commencing.*

54. Provide an "as built" plans from a Licensed Cadastral Surveyor at the 224c identifying and

certifying that all services and driveways have been located in accordance with the locations on registered easements, or within legal boundaries to the satisfaction of the Team Leader - Development Engineering

55. The consent holder shall ensure that all front yard fences and fences between driveways between Lots 601 & 602, 603 & 604, 611 & 612, 613 & 614, 615 & 616, 622 & 623, 623 & 624, 624 & 625, 641 & 642, 643 & 644 and , 653 & 654 (along the driveway) are less than 900mm in height to provide the inter-visibility between egress traffic and pedestrians on footpath.
56. The consent holder shall ensure that for the dwellings on Lots 649, 650, 647 & 648 that there shall be no front yard timber fencing or if front yard fencing is provided permeable pool fencing is provided to increase visibility.
57. The consent holder shall paint the base of the road street lighting pole adjacent to vehicle crossings to close to lots 645, 646, 653 & 654 to be white to 1.7m high from ground level. The consent holder shall attach an Obstruction Marker of VIP grade material to the 'entry' and 'exit' sides of the pole 1.2m from ground level.

Vehicle Crossings

58. The consent holder shall ensure that all new vehicle crossings shall be designed and formed in accordance with the approved architectural plans referenced in condition 1 of this consent. The new crossing shall maintain an at-grade (level) pedestrian footpath across the length of the crossing, *using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing.*

Consent Notices

59. The consent holder shall cause to be registered against the Certificate of Titles for all lots (Lots 601-625 and 640-657), a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, recording the following condition to be complied with on a continuing basis:

On-site Stormwater

A Consent Notice shall be required for each residential lot requiring the installation and maintenance in perpetuity of a stormwater management system sized to ensure the following measures are provided for the management of runoff from roofed areas:

Table 1: Summary of calculated Retention and Detention Volumes

Type	Roof Area (m2)	Retention Volume (m3)	Detention Volume (m3)	Total Volume (m3)
A	52.15	0.26	0.63	0.89
A1	52.15	0.26	0.63	0.89
B	53.46	0.27	0.64	0.91
C	54.43	0.27	0.66	0.93
D	58.93	0.29	0.71	1.00
D1	58.93	0.29	0.71	1.00
E	71.23	0.36	0.86	1.21
E1	71.23	0.36	0.86	1.21
F	88.14	0.44	1.06	1.50

F1	88.14	0.44	1.06	1.50
G & G1	54.6	0.27	0.66	0.93
H	54.2	0.27	0.65	0.92
H1	63.6	0.32	0.77	1.08

60. The consent holder shall cause to be registered against the Certificate of Titles for all lots (Lots 601-625 and 640-657), a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, recording the following condition to be complied with on a continuing basis:

Geotechnical Completion Report

For each residential lot, the recommendations contained in the Geotechnical Completion Report or any addendums produced as part of the development, specifying information and recommendations relating to foundation design, minimum floor levels if any, retaining walls, and stormwater disposal plus any additional restrictions shall be continually upheld.

All buildings are to be designed and constructed in accordance with the recommendations of a suitably qualified engineer that is familiar with the site constraints and the contents and recommendations of the various geotechnical reports for the site.

61. The consent holder shall cause to be registered against the Certificate of Titles for all lots (Lots 601-625 and 640-657), a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, recording the following condition to be complied with on a continuing basis:

Building Designs

The lots have been approved based on an approved development shown by the council as consent number LUC60319526. The construction of any Residential Unit shall be in accordance with the approved Residential Units as shown on the approved architectural plans prepared by Woods and Council Reference: LUC60319526.

Before approval can be given to any future development on this Lot that is not in accordance with the approved plans, the Council will have to agree to vary or cancel this Consent Notice. This is to be in conjunction with a Resource Consent for the proposal.

Landscaping

The lots have been approved based on an approved development shown by the council as consent number LUC60319526. The provision of any landscaping shall be in accordance with the approved landscaping plans prepared by Greenwood Associates Ltd dated 11 October 2018 as appended to s92 Letter dated 11 October 2018 and referenced in Condition 1 above. All landscaping shall be in accordance with the approved landscaping plans (excluding rear yard landscaping on Lots 611-617, Lots 619-625, Lots 647-650, Lots 651-657 and excluding side yard landscaping for Lots 640,646, 651 and 657) as noted on the approved landscaping plans prepared by Greenwood Associates Ltd., Drawing No 8035/2 (dated 11/10/18), 8035/5 (dated 11/10/18), 8035/8 (dated 11/10/18), 8035/11 (dated 11/10/18), 8035/14 (dated 11/10/18) and Council Reference: LUC60319526.

Before approval can be given to any future development on this Lot that is not in accordance with the approved plans, the Council will have to agree to vary or cancel this Consent Notice. This is to be in conjunction with a Resource Consent for the proposal.

62. The consent holder shall cause to be registered against the Certificate of Titles for Lots 649, 650, 647 & 648 a Consent Notice pursuant to Section 221 of the Resource Management Act 1991,

recording the following condition to be complied with on a continuing basis:

Fence Heights

The consent holder shall ensure that for the dwellings on Lots 649, 650, 647 & 648 front yard fencing shall be limited to 1m open rail (pool fence) type fencing to ensure inter-visibility of vehicles accessing the site and oncoming pedestrian and or vehicular traffic is maintained at all times.

Consent Notice Instrument

The Consent Notice Instrument will be prepared by Auckland Council's solicitors at the cost of the consent holder and will contain the terms and conditions the solicitors usually include in such documents. The owner or the consent holder's solicitor should contact Team Leader, Compliance Monitoring (West) to request the Covenant Instrument to be prepared and registered. The following should accompany that request:

A copy of the consent condition;

A recent copy of the Certificate of Title.

Surveyors Certificates

63. Surveyors Certificates shall be provided to confirm that all water, wastewater, phone and power services are located within the lot boundaries.

General

Electricity supply

64. The consent holder shall provide and install an underground electricity supply system to service Lots 601-625 and 640-657 and street lighting generally as shown on scheme plan (as referenced in condition 1). The system shall be installed in accordance with the requirements of the Auckland Code of Practice for Land Development and Subdivision and the relevant network utility operator. The consent holder shall provide confirmation from the network utility operator that the system has been installed in accordance with their requirements and 'as-built' plans of the system to the council.

Telecommunications services

65. The consent holder shall provide and install an underground telecommunications system to service Lots 601-625 and 640-657 generally as shown on the scheme plan (as referenced in condition 1). The system shall be installed in accordance with the requirements of the Auckland Code of Practice for Land Development and Subdivision and the relevant network utility operator. The consent holder shall provide confirmation from the network utility operator that the system has been installed in accordance with their requirements and 'as-built' plans of the system to the council.

Advice notes

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
2. *For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring inspector unless otherwise specified. Please contact monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
3. *For more information on the resource consent process with Auckland Council see the council's website www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the*

Environment's website: www.mfe.govt.nz.

4. *If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.*
5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
6. *A Corridor Access Request, (CAR), is required for all works undertaken within the 'road corridor'. See Auckland Transport's website <https://at.govt.nz/about-us/working-on-the-road/corridor-access-requests/#applycar> for more information.*
7. *A vehicle crossing permit is required to be obtained from Auckland Transport prior to the commencement of the vehicle crossing on existing public roads. See Auckland Transport's website <https://at.govt.nz/about-us/working-on-the-road/vehicle-crossing-application/> for more information.*

Delegated decision maker:

Name: Sonja Lister
Title: Team Leader, Resource Consents
Signed: .



Date: 16.11.2018

Recommendation on application for resource consent under the Resource Management Act 1991



Restricted discretionary activity for a residential activity

Restricted discretionary activity for residential subdivision activity

Application numbers:	BUN60321302 (LUC60321308 and SUB60321309)
Applicant's name:	Confident Trustee Ltd
Site address:	2 Lawson Creek Road, Massey
Legal description:	Lot 700 DP 517509

Proposal:

To construct 14 houses on Stage 3B with associated works including parking, landscaping and earthworks; and the subdivision around the approved development to create 14 freehold lots and JOAL.

The resource consent is:

Landuse consents (s9) LUC60321308

Auckland Unitary Plan (Operative in Part)

- Development of new or redevelopment of existing impervious areas greater than 50m² within Stormwater management area control – Flow 1 complying with Standard E10.6.1 and Standard E10.6.4.1 requires consent as a restricted discretionary activity.
- Pursuant to Table E11.4.1 Activity table (A8) earthworks greater than 2,500m² where the land has a slope equal to or greater than 10 degrees require consent as a restricted discretionary activity. Earthworks over an area of 3,884m² are proposed.
- Pursuant to E11.4.1 Activity (A9) earthworks greater than 2,500m² within the Sediment Control Protection Area (SCPA) require consent as a restricted discretionary activity. Earthworks over an area of 3,884m² are proposed.
- Pursuant to Table E12.4.1(A6) (District land disturbance) the proposed will require consent as a restricted discretionary activity for earthworks that are greater than 2,500m² in area. Earthworks over an area of 3,884m² are proposed.
- Pursuant to Table E12.4.1(A10) (District land disturbance) the proposed will require consent as a restricted discretionary activity for earthworks that are greater 2,500m³ in volume. The proposal will involve 4,389m³ of earthworks.
- Parking, loading and access which is an accessory activity, but which does not comply with the standards for parking, loading and access is a restricted discretionary activity pursuant to Rule E27.4.1 (A2). The following infringements are proposed to access standards:
 - The combined width of the vehicle crossings for Lots 626 and 627 will result in 6.04m where a maximum combined width of 6m is provided for, resulting in an infringement of 0.04m.

- The combined width of the vehicle crossings for Lots 638 and 639 will result in 6.04m where a maximum combined width of 6m is provided for, resulting in an infringement of 0.04m.
- Pursuant to Table H5.4.1 (Activity table) (A3) – 4 or more Dwellings in the Mixed Housing Urban zone requires consent as a restricted discretionary activity.
- As new buildings adopt the same activity status as the land use activity, the new buildings require consent as a restricted discretionary activity in accordance with H5.4.1 (A34).
- Pursuant to I605.4.1 Activity Table (A18) (New buildings) the construction of the new dwellings is a Restricted Discretionary activity.
- Pursuant to C1.9(2) *“An activity that is classed as a permitted, controlled or restricted discretionary activity but that does not comply with one or more of the standards applying to that activity is a restricted discretionary activity unless otherwise specified by a rule applying to the particular activity.”* The proposal does not comply with the following standards which are required to be assessed as restricted discretionary activities:

Standard H5.6.5 Height in relation to boundary

- As it relates to the eastern boundary of Lot 1007, the 3m and 45 degree height in relation to boundary standard (H5.6.5) is infringed by a maximum vertical height of 4.69m reducing to nil over a maximum horizontal distance of 7.18m
- As it relates to the western boundary of Lot 1006, the 3m and 45 degree height in relation to boundary standard (H5.6.5) is infringed by a maximum vertical height of 4.25m reducing to nil over a maximum horizontal distance of 12.76m.

Standard H5.6.6 alternative height in relation to boundary:

- Lot 627: Maximum vertical height of 4.87m reducing to 4.32 over a maximum horizontal distance of 8.18m as it relates to the northern boundary.
- Lot 626: Maximum vertical height of 5.42m reducing to 4.87m over a maximum horizontal distance of 8.18m as it relates to the northern boundary.
- Lot 628: As it relates to the southern boundary, a maximum vertical height of 3.32m reducing to 3.04m over a maximum horizontal distance of 11.64m.
- Lot 632: As it relates to the northern boundary, a maximum horizontal distance of 5.51m reducing to 5.50m over a maximum horizontal distance of 10.85m.
- Lot 633: As it relates to the northern boundary, a maximum vertical height of 6.10m reducing to 5.92m over a maximum horizontal distance of 10.85m.
- Lot 637: As it relates to the northern boundary a maximum vertical height of 3.99m reducing to 3.9m over a maximum horizontal distance of 11.64m.
- Lot 638: As it relates to the northern boundary, a maximum vertical height of 6.58m reducing to 5.22m over a maximum horizontal distance of 8.18m.
- Lot 639: As it relates to the northern boundary, a maximum vertical height of 5.58m reducing to 5.22m over a maximum horizontal distance of 8.18m
- Lot 633-637: As it relates to the eastern boundary of these sites, the rear fence will infringe the alternative height in relation to boundary by a maximum vertical height of
- 0.54m reducing to 0.05m for the length of the eastern boundary between Lot 633- 637.

Standard H5.6.8 Yards - Side yard

- Lot 627: The AUP(OP) defines building as a wall greater than 2.5m. The combined width of the retaining wall and fence on the eastern boundary of Lot 627 will have a maximum height of 2.85m and will result in a height infringement of 0.35m as it relates to the JOAL.

Standard H5.6.8 Yards - Rear yard

- Lot 626 will result in a combined retaining wall and fence height of 3.5m reducing to 3.15m over a distance of 12.79m as it relates to the northern boundary. This wall is considered to be a building due to the height being greater than 2.5m as defined by the AUP(OP) definition. The fence will infringe the 2.5m building height by 1m for a length of 12.79m
- Lot 627 will result in a combined retaining wall and fence height of 3.15m as it relates to the northern boundary, this wall is considered to be a building due to the height being greater than 2.5m as defined by the AUP(OP) definition of building. The fence will infringe the 2.5m building height by 0.65m for a length of 12.81m
- Lot 6 39 will result in a combined retaining wall and fence height of 3m as it relates to the northern boundary. This will result in a maximum wall height infringement of 0.5m for a length of 13.71m on the northern boundary.

Subdivision consents (s11) SUB60321309

Auckland Unitary Plan (Operative in Part)

- The proposal involves subdivision of land which will be in accordance with an approved land use consent. Pursuant to Table E38.4.2 (A14), consent is required for a restricted discretionary activity.
- The proposal will result in a total of 11 lots accessing the right of way, this results in the infringement of standard E38.8.1.2 (1) that restricts a right of way to provide access to 10 rear sites. This requires consent as a discretionary activity pursuant to Rule E38.4.1 (A31).

Overall, the application is assessed as a discretionary activity.

Decision 1 – Landuse

I have read the application, supporting documents, and the report and recommendations on the consent applications. I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA)

It is recommendation under sections 104 and 104C the applications are **GRANTED**.

1. Reasons

The reasons for this recommendation are:

1. The application is for a restricted discretionary activity resource consent, as such under s104C only those matters over which council has restricted its discretion have been considered. Those matters are:

Auckland Unitary Plan (Operative in Part)

- H5.8.1(2). Matters for discretion (4 or more dwellings and development in the Mixed Housing Urban Zone)
- E38.12.1 Matters for discretion (Subdivision);

- E10.6.4.1.Matters for discretion (Stormwater Flow 2);
- E11.8.1 Matters for discretion (Earthworks); and
- E12.8.1 Matters for discretion (Earthworks); and
- H5.8.1 (6), (7) and (9) Matters for discretion and C1.9(3) Infringement of Standards.

In addition, conditions have only been included in relation to those matters

2. In accordance with an assessment under s104(1)(a) of the RMA the actual and potential effects from the proposal will be acceptable as:

- Adverse effects on persons on neighbouring properties will be less than minor with adverse shading and visual amenity effects being not discernibly different in comparison with a complying development.
- The lot sizes and building typologies proposed are consistent with the outcomes anticipated by the MHU zone and are in keeping with the anticipated development pattern provided for under the underlying subdivision consent. The proposal provides for an appropriate built form and typology an overall built form and set-back from the streetscape that is appropriate to this location.
- The proposed set-backs from the road boundaries, will not adversely affect the streetscape amenity or result in adverse visual dominance effects on the adjacent streets. The proposed setback distances together with the built typologies and arrangement of units will assist in creating a varied and interesting streetscape, and the buildings are not considered to be dominant building feature within the streetscape.
- The overall fencing typologies will provide for appropriate boundary treatments in a manner that enables an appropriate level of visual permeability into the site and provides passive surveillance of the streets. In this instance an appropriate balance has been achieved between privacy and amenity ensure sufficient privacy to their open space given it is located adjacent the street or lane frontage.
- Furthermore, the fencing and landscape has been designed in an integrated manner which will ensure the fencing has an appropriate relationship with the streets (and laneway) and that this maintains an appropriate level of streetscape amenity.
- The proposed buildings have been well articulated through the range of building typologies and variations in the elevations, roof forms and the overall massing. This creates an appropriate level of visual interest whilst ensuring that they respond to the emerging built form and residential character of this part of Massey.
- The design and materials of the garages, will form an integrated component of the overall design of the building design so that this do not adversely affect the streetscape amenity or wider neighbourhood character.
- The height and location of the proposed buildings on the subject site will ensure this is not visually dominant or obtrusive when viewed from the wider environment. The proposed buildings will have appropriate relationships with adjacent buildings and the streetscape.
- The layout, scale and form of the proposed subdivision and site works will be in keeping with the anticipated development pattern of the underlying framework plan, and the anticipated future development (including its amenity values and character)

on the subject land and within the Massey. This emerging development pattern is characterised by a range of allotment sizes and housing densities, and enables a variety of housing typologies. The proposed subdivision and development of Stage 3A is consistent with these anticipated outcomes, and is considered to be in keeping with the amenity and future residential and neighbourhood character of the surrounding environment including that of other approved developments within Stage 3A (including the affordable dwellings on Lots 334-342).

- The overall height, bulk and scale of the buildings will be compatible with other existing or future planned buildings in the surrounding area and the overall bulk and height of buildings that are anticipated in this location. I consider that the design and massing of the buildings will ensure that the overall development of the site remains compatible with the overall level and scale of buildings that are anticipated in this location. Overall, it is considered that the bulk, height and scale of the proposal is what could reasonably be anticipated on the site in this urban location of Auckland.
 - The proposed buildings will provide an appropriate level of interaction with the streetscape, and the private lane (JOAL).
 - The overall building, landscaping and paving layout of the site is compatible with the surrounding emerging neighbourhood. The proposed development will provide appropriate areas of outdoor space for residential units and this will contribute to a good living environment and standard of amenity. These areas will be accessible from the indoor living areas and will be orientated to the north and west of dwellings to receive good levels of daylight access and contribute towards an appropriate overall living environment and level of onsite amenity that is commensurate with the outcomes sought in this location.
 - The construction effects can be appropriately managed to be less than minor in scale, noting the temporary nature of these effects and the management and controlling methodologies proposed in the application and further reinforced in the recommended conditions.
 - Erosion and Sediment Control measures are proposed to ensure adverse sediment run-off effects are appropriately managed and mitigated during the earthworks stage of the development.
 - The proposal can provide an appropriate level of car parking on-site in a manner that does not adversely affect the safe and efficient operation of the road network or result in adverse traffic generation. The traffic and transportation effects have been reviewed and found to be acceptable.
3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular, having considered relevant objectives and policies as they relate to the Residential Mixed Housing Urban zone and Transport and for Earthworks, the proposal is considered to be consistent with the relevant objectives, policies and assessment criteria. In particular:
- This will provide for the site preparatory and enabling works. The installation of appropriate erosion and sediment controls will ensure sediment is appropriately managed and that sediment discharge is minimised.
 - The number and layout of parking spaces on site is appropriate.
 - The proposal provides for the efficient use of the site in close proximity to public

transport and local services.

- The proposed development is considered to be acceptable in the context the residential character of the receiving environment, and the scale and nature of proposed residential development will be in keeping with the amenity of the existing and anticipated surrounding residential environment.
- The 2 storey building height and form are considered to be in keeping with both the built character anticipated by the MHU Zone and by the heights anticipated by the MHU.
- A range of housing typologies (duplex and terrace) will provide for a compatible mix of residential living options whilst increasing housing supply.
- The proposed development includes houses that are of a height, bulk, form and appearance that positively respond to the site and the neighbourhood's planned residential character and also provide a choice of living environments. The various forms of landscaping proposed including planting within private lots and laneways ensure on-site amenity is maintained across the development. The proposal integrates well into the wider Massey area
- The proposed development has been designed to achieve attractive and safe streets through providing typologies that contain living areas that provide for passive surveillance of the street. Permeable fencing is proposed within front yards across the development site that also provide for passive surveillance of the street. A variety of tree and low amenity planting species are proposed to provide front yard landscaping.
- The proposal will provide a high quality design outcome that is commensurate with the outcomes sought in the location and in a manner that provides for a high quality living environment and on-site amity for future residents. The design of the buildings has been integrated with adjacent sites to ensure good onsite amenity is achieved.
- The proposal will maintain an appropriate level of amenity and which can be appropriately serviced by public infrastructure.

As a restricted discretionary activity no other matters can be considered under s104(1)(c).

Overall, the proposal is considered to be generally consistent with the relevant matters for discretion of the AUP(OP), and the outcomes anticipated for the consideration of new dwellings in Residential Mixed Housing Urban zone. Any actual or potential adverse effects are assessed to be less than minor and the proposed residential development is acceptable in the context of the surrounding receiving environment. Furthermore the application is considered to meet the relevant tests of the RMA, and can be considered to provide an efficient use of an existing land resource. For these reasons, the proposal is considered to be acceptable from a resource management perspective.

Decision 2 - Subdivision

Decision

I have read the application, supporting documents, and the report and recommendations on the consent applications. I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104B and 106 the applications are **GRANTED**

1. In accordance with an assessment under s104(1)(a) of the RMA the actual and potential effects from the proposal will be acceptable as:
 - The scale and form of the proposed subdivision and site works will be in keeping with the anticipated development pattern in this location (including its amenity values and character) on the subject land. This development pattern is characterised by a range of allotment sizes and housing densities, and enables a variety of housing typologies. The proposed subdivision is consistent with these anticipated outcomes, and is considered to be in keeping with the amenity and residential character of the surrounding environment.
 - Vehicle crossings and accesses have been established in accordance with the underlying subdivision consent, and each dwelling has been provided with sufficient parking at or above the minimum rates required for dwellings, and complying with the relevant design standards.
 - The proposed subdivision and development is in keeping with the anticipated density of the underlying subdivision consent and can be appropriately serviced by the public infrastructure delivered by that consent. The Council's Development Engineer has reviewed the proposal and has confirmed that these consents can be granted subject to standard subdivision completion conditions. As such, any adverse effects on public infrastructure are considered to be less than minor.
4. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular, the relevant objectives, policies and assessment criteria of the Auckland Unitary Plan (Operative in Part) as it relates to subdivision in urban areas and the Residential: Mixed Housing Urban zone provisions. The proposal will provide for a subdivision around the approved landuse consent in a manner that is anticipated in this location and that will maintain an appropriate level of amenity and which can be appropriately serviced by public infrastructure.
5. There no other matters that are relevant under s104(1)(c).
6. The proposed subdivision will not be subject to material damage by erosion, falling debris, subsidence, slippage or inundation from any source and sufficient provision has been made for legal and physical access to each allotment.

Overall the proposal meets the provision set out in section 104 and 106 of the RMA and is acceptable.

Conditions

Under section 108 of the RMA, this consent is subject to the following conditions:

These Conditions apply to all consents LUC60321308 and SUB60321309

General Conditions

1. The proposed residential dwellings (14), earthworks, subdivision and associated works shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent numbers BUN60321302 (LUC60321308 and SUB60321309)
 - Application Form, and Assessment of Environmental Effects prepared by Woods dated 8

June 2018.

Report title and reference	Author	Rev	Dated
Infrastructure Report	Woods		20 April 2018
Stormwater Report	Woods		9 May 2018
Design Statement	Woods		29 May 2018
Transportation Assessment	TDG		30 May 2018
Geotechnical Investigation	EnGeo		26.03.2015

Plan title and reference	Author	Rev	Dated
Overall Scheme Plan 002-SC	Woods	2	27/06/2018
Lot 1005 from Proposed Subdivision 008- SC	Woods	1	26/03/2018
Lot 1006 from Proposed Subdivision 009- SC	Woods	1	26/03/2018
Lot 1007 from Proposed Subdivision 010- SC	Woods	1	26/03/2018
Lot 1008 from Proposed Subdivision 011- SC	Woods	2	10/5/2018
Stormwater Layout Plan DR-300	Woods	2	18/04/2018
Stormwater Overland Flowpath DR 330	Woods	1	Feb. 2017
Stormwater Catchment Plan DR-351	Woods	1	April 2018
Wastewater Layout Plan DR- 400	Woods	2	1/05/2018
Water Layout Plan WS-600	Woods	2	March 2018

Existing Contours EW-100	Woods	1	March 2018
Finished Contours Plan EW-101	Woods	1	March 2018
Cut Fill Plan Stage 3 Integrated EW- 106	Woods	1	March 2018
Retaining Walls Plan EW-110	Woods	1	March 2018
Retaining Walls Plan EW-111	Woods	1	March 2018
Retaining Walls Plan EW-112	Woods	1	March 2018
Retaining Walls Plan EW-113	Woods	1	March 2018
Retaining Walls Plan EW-114	Woods	1	March 2018
Retaining Walls Plan EW-115	Woods	1	March 2018
Retaining Walls Plan EW-116	Woods	1	March 2018
Retaining Walls Plan EW-117	Woods	1	March 2018
Erosion Sediment Control Plan EW- 130	Woods	1	March 2018
Road Layout Plan DR-200	Woods	2	April 2018
Road Alignment Detail RD-210	Woods	1	23/4/2018
Typical JOAL Sections RD-211	Woods	2	17/07/2018
Pavement and Service Trench Details RD-215	Woods	A	30/1/2018
Erosion and Sediment Control Design Details – Typical Decant Details SD-821	Woods	1	March 2017
Erosion and Sediment Control Design Details –	Woods	A	March 2017

Typical Diversion
Drain Details SD-
823

Erosion and
Sediment Control
Design Details –
Typical Silt and
Super Silt Fence
Details SD-824

Woods

A

March 2017

Architectural Plans prepared by Woods Rev B dated 26 Sept 2018

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Layout Name	Layout ID	Issued
SITE LOCATION	P18-011-01	<input type="checkbox"/>
STAGE 3B PROPOSED SCHEME PLAN	P18-011-02	<input type="checkbox"/>
STAGE 3B MASTERPLAN	P18-011-03	<input type="checkbox"/>
LONG SECTION B-B & C-C	P18-011-04	<input type="checkbox"/>
SUPERLOT 1005 LOTS 626-627 COMPLIANCE PLAN	P18-011-5.1	<input type="checkbox"/>
SUPERLOT 1005 LOTS 626-627 GROUND FLOOR PLAN	P18-011-5.2	<input type="checkbox"/>
SUPERLOT 1005 LOTS 626-627 LEVEL 1 FLOOR PLAN	P18-011-5.3	<input type="checkbox"/>
SUPERLOT 1005 LOTS 626-627 ELEVATIONS	P18-011-5.4	<input type="checkbox"/>
SUPERLOT 1005 LOTS 626-627 ELEVATIONS	P18-011-5.5	<input type="checkbox"/>
SUPERLOT 1005 LOTS 626-627 SECTION	P18-011-5.6	<input type="checkbox"/>
SUPERLOT 1006 LOTS 628-632 COMPLIANCE PLAN	P18-011-6.1	<input type="checkbox"/>
SUPERLOT 1006 LOTS 628-632 GROUND FLOOR PLAN	P18-011-6.2	<input type="checkbox"/>
SUPERLOT 1006 LOTS 628-632 LEVEL 1 FLOOR PLAN	P18-011-6.3	<input type="checkbox"/>
SUPERLOT 1006 LOTS 628-632 ELEVATIONS & HIRB INFRINGEMENTS TO RESERVE	P18-011-6.4	<input type="checkbox"/>
SUPERLOT 1006 LOTS 628-632 ELEVATIONS & HIRB INFRINGEMENTS TO RESERVE	P18-011-6.5	<input type="checkbox"/>
SUPERLOT 1007 LOTS 633-637 COMPLIANCE PLAN	P18-011-7.1	<input type="checkbox"/>
SUPERLOT 1007 LOTS 633-637 GROUND FLOOR PLAN	P18-011-7.2	<input type="checkbox"/>
SUPERLOT 1007 LOTS 633-637 LEVEL 1 FLOOR PLAN	P18-011-7.3	<input type="checkbox"/>
SUPERLOT 1007 LOTS 633-637 ELEVATIONS	P18-011-7.4	<input type="checkbox"/>
SUPERLOT 1007 LOTS 633-637 ELEVATIONS	P18-011-7.5	<input type="checkbox"/>
SUPERLOT 1007 LOTS 633-637 HIRB INFRINGEMENTS TO RESERVE	P18-011-7.6	<input type="checkbox"/>
SUPERLOT 1008 LOTS 638-639 COMPLIANCE PLAN	P18-011-8.1	<input type="checkbox"/>
SUPERLOT 1008 LOTS 638-639 GROUND FLOOR PLAN	P18-011-8.2	<input type="checkbox"/>
SUPERLOT 1008 LOTS 638-639 LEVEL 1 FLOOR PLAN	P18-011-8.3	<input type="checkbox"/>
SUPERLOT 1008 LOTS 638-639 ELEVATIONS	P18-011-8.4	<input type="checkbox"/>
SUPERLOT 1008 LOTS 638-639 ELEVATIONS	P18-011-8.5	<input type="checkbox"/>
SUPERLOT 1008 LOTS 638-639 SECTION	P18-011-8.6	<input type="checkbox"/>
JOAL 508	P18-011-508	<input type="checkbox"/>
INDICATIVE MATERIAL AND COLOUR PALETTE	P18-011-9.1	<input type="checkbox"/>

The following additional drawings:

- Illustrative Sketch Stage 3B Reserve Edge Retaining Wall Concept SSK01 Rev 3 prepared by Woods dated 25/09/2018

Landscape Plans prepared by Greenwood Associates dated 18 June 2018 (as appended to s92

letter dated 17 July 2018)

8055/1- MASTER PLAN	18/06/18
8055/2- PLANTING PLAN SUPERLOTS 1005/1006	18/06/18
8055/3- HARDSCAPE PLAN SUPERLOTS 1005/1006	18/06/18
8055/4- FENCING PLAN SUPERLOTS 1005/1006	18/06/18
8055/5- PLANTING PLAN SUPERLOTS 1007/1008	18/06/18
8055/6- HARDSCAPE PLAN SUPERLOTS 1007/1008	18/06/18
8055/7- FENCING PLAN SUPERLOTS 1007/1008	18/06/18
8055/8- PLANTING DETAIL	18/06/18
8055/9- HARDSCAPE DETAIL	18/06/18
8055/10- FENCING DETAIL	18/06/18
8055/11- FENCING DETAIL 2	18/06/18

Other additional information	Author	Rev	Dated
S92 response letter with attachment (as referenced above)	Woods		27 July 2018
Wastewater Calculations	Woods		27 July 2018
S92 response letter: re Earthworks	Woods		27 July 2018
S92 response letter re: Earthworks with attachment (as referenced above)	Woods		10 Sept. 2018
S92 response letter re: retaining with attachment (as referenced above)	Woods		28 September 2018

2. The consent holder shall pay the council an initial consent compliance monitoring charge of \$990 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Advice note:

The initial monitoring charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.

Landuse Conditions LUC60321308

Pre-start Meeting

3. Prior to the commencement of the earthworks activity, the consent holder shall hold a pre-start meeting that:
 - a. is located on the subject site;
 - b. is scheduled **not less than five days** before the anticipated commencement of earthworks;
 - c. includes Auckland Council officer[s]; and
 - d. includes representation from the contractors who will undertake the works.

The meeting shall discuss the erosion and sediment control measures, the earthworks and stream works methodology and shall ensure all relevant parties are aware of and familiar with the necessary conditions of this consent.

The following information shall be made available at the pre-start meeting:

- Timeframes for key stages of the works authorised under this consent;
- Details of staging and stabilisation methodologies;
- Full design details of all Erosion and Sediment Controls;
- Resource consent conditions; and
- Erosion and Sediment Control Plan.

A pre-start meeting shall be held prior to the commencement of the earthworks activity in each period between October 1 and April 30 that this consent is exercised.

Advice Note:

To arrange the pre-start meeting required by conditions of consent please contact the Team Leader, Compliance Monitoring North West 2. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided 2 days prior to the meeting

Landscape Plan

4. Within the first planting season following the completion of the works on site, the consent holder shall implement the landscape planting and all other related landscaping in accordance with the landscape plans referenced in condition 1 prepared by Greenwood Associates The landscaping shall be maintained thereafter.

Traffic management plan:

5. Prior to the commencement of activity on the subject site, a finalised Traffic Management Plan (TMP) shall prepared in accordance NZTA Code of Practice for Temporary Traffic Management and shall address the control of the movement of earthmoving/constriction vehicles to and from the site.

It is the responsibility of the applicant to seek approval for the Traffic Management Plan from Auckland Transport. Please contact Auckland Transport on (09) 355 3553 and review www.beforeudig.co.nz before you begin works.

Earthworks

6. LUC60321308 shall expire five (5) years from the date it has been granted unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.
7. Prior to the commencement of earthworks activity, all required erosion and sediment control measures on the subject site shall be constructed and carried out in accordance with the approved Erosion and Sediment Control Plan and supporting documents referenced in condition 1 above. Any required repairs or replacement of existing erosion and sediment controls at the site of the works shall be undertaken prior to commencement of the earthworks activity,
8. The Team Leader Compliance Monitoring North West 2 shall be notified at least two working days prior to earthwork activities commencing on the subject site.
9. Prior to the commencement of earthworks at the site, a revised Chemical Treatment Management Plan (CTMP) shall be submitted for the written approval of the Team Leader Compliance Monitoring North West 2. The plan shall include as a minimum:
 - a) Specific design details of the chemical treatment system based on rainfall activated devices for the sediment retention pond and any decanting earth bunds;
 - b) Batch dosing regime and volumes for all sediment retention devices;
 - c) Monitoring, maintenance (including post storm) and contingency programme (including a record sheet);
 - d) Details of optimum dosage (including assumptions);
 - e) Results of initial chemical treatment trial;
 - f) A spill contingency plan; and
 - g) Details of the person or bodies that will hold responsibility for operation and maintenance of the chemical treatment system and the organisational structure which will support this system.
10. Chemical Treatment of the sediment retention pond and any decanting earth bunds utilised during the works shall be applied in accordance with the approved Chemical Treatment Management Plan (CTMP).
11. All decanting earth bunds utilised during earthworks shall be designed to ensure that they:
 - a. have a two percent storage capacity, being at least three cubic metres of impoundment volume for every 100m² of contributing catchment;
 - b. have a level invert and two layers of geotextile covering and pinned securely to the emergency spillway to prevent erosion;
 - c. use floating decant devices that discharge at a rate of 3 litres per second, per hectare of contributing catchment;
 - d. Are chemically treated in accordance with the Chemical Management Plan required under condition 9
12. Within ten (10) working days following implementation and completion of the specific erosion and sediment control works referred to in condition 7, and prior to the commencement of earthworks activity on the subject site, a suitably qualified engineering professional shall provide written certification that the erosion and sediment control measures have been constructed and completed in accordance with the approved Erosion and Sediment Control Plan to the Team Leader Compliance Monitoring North West 2. Written certification shall be in the form of a report or any other form acceptable to the council.

Advice Note:

Certification of the erosion and sediment control structure(s) required by condition 7 should contain sufficient details to address the following matters:

- a. Details on the contributing catchment area*
 - b. Retention volume of structure (dead storage and live storage measured to the top of the primary spillway)*
 - c. Dimensions and shape of structure*
 - d. Position of inlets/outlets*
 - e. Details regarding the stabilisation of the structure*
13. Notice shall be provided to the Team Leader Compliance Monitoring North West 2 at least two (2) working days prior to the removal of any erosion and sediment control works specifically required as a condition of resource consent or by the approved Erosion and Sediment Control Plan.
 14. All earthworks shall be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water from beyond subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works shall cease immediately, and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader Compliance Monitoring North West 2,
 15. There shall be no deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it shall immediately be removed. In no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

Advice Note:

In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:

- *provision of a stabilised entry and exit(s) point for vehicles*
- *provision of wheel wash facilities*
- *ceasing of vehicle movement until materials are removed*
- *cleaning of road surfaces using street-sweepers*
- *silt and sediment traps*
- *catchpit protection*

In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned.

It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Team Leader, Compliance Monitoring North West 2 for more details. Alternatively, please refer to Auckland Council's Guidance Document 05 – Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05).

Implementation

16. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the Erosion and Sediment Control Plan shall be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work shall be kept and be supplied to the Team Leader Compliance Monitoring North West 2 on request.
17. The site shall be progressively stabilised against erosion at all stages of the earthwork activity and shall be sequenced to minimise the discharge of contaminants to groundwater or surface water in accordance with the approved Erosion and Sediment Control Plans and phasing plans prepared by Woods and referenced in condition 1 above.

Advice Note:

In accordance with condition 17 earthworks shall be progressively stabilised against erosion during all stages of the earthwork activity. Interim stabilisation measures may include:

- *the use of waterproof covers, geotextiles, or mulching*
- *top-soiling and grassing of otherwise bare areas of earth*
- *aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward*

Seasonal Restrictions and Monitoring

18. No bulk earthworks on the subject site shall be undertaken between 30 April and 1 October in any year, without the submission of a 'Request for winter works' to the Team Leader Compliance Monitoring North West 2. All requests must be renewed annually and must be submitted at least 10 days prior to 30 April each year. No works shall occur until written approval has been received from the Team Leader Compliance Monitoring North West 2. All winter works will be assessed monthly to ensure that adverse effects are not occurring in the receiving environment.
19. The erosion and sediment controls at the site of the works shall be inspected on a regular basis and within 24 hours of each rainstorm event that is likely to impair the function or performance of the erosion and sediment controls. A record shall be maintained of the date, time and any maintenance, corrective actions or improvements undertaken in association with this condition which shall be forwarded to the Team Leader Compliance Monitoring North West 2 on request.
20. The proposed earthworks shall be undertaken in accordance with all recommendations identified in the 'Royal Road Subdivision Geotechnical Investigation' prepared by ENGEO, dated 24 March 2015, and shall be undertaken in accordance with NZS 4431:1989 and "Code of Practice: City Infrastructure and Land Development.
21. All earthworks activity on the subject site shall comply with the New Zealand Standard 6803:1999 for Acoustics – Construction Noise.
22. The use of noise generating motorised equipment and vehicle movements to and from the site associated with earthworks activity on the subject site shall be restricted to between the following hours:

Monday to Saturday:	7:30 a.m. to 6.00 p.m.
Sundays or Public Holidays:	no works
23. There shall be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the earthworks activity. All materials and equipment shall be stored within the subject site's boundaries.

24. There shall be no airborne or deposited dust beyond the subject site as a result of the earthworks activity that in the opinion of the Team Leader West Monitoring is noxious, offensive or objectionable.

Advice note: *It is recommended that potential measures as discussed with Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader Compliance Monitoring North West 2 on 09 301 0101 for more details. Alternatively, please refer to the Ministry for the Environment publication "Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions".*

25. There shall be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks activity. In the event that such damage does occur, the Team Leader Compliance Monitoring North West 2, will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the consent holder.

Advice note: *In order to prevent damage occurring during the earthwork activity, the consent holder should consider placing protective plates over footpaths, kerbs, and drains. Where necessary, prior to works commencing, photographing or video recording of roads, paths and drains may be appropriate. If you would like further details or suggestions on how to protect public assets during the earthwork phase, please contact the Team Leader Compliance Monitoring North West 2 on 09 301 0101.*

26. The construction of buildings foundations, retaining structures and all associated earthworks shall be supervised by a suitable qualified engineering professional. In supervising the works, the suitable qualified engineering professional shall ensure that they are constructed and otherwise completed in accordance with NZS 4431:1989 Code of Practice for Earthfill for residential Development or NZS4404:2004 Code of Practice for Urban Land Development & Subdivision Engineering and "Section 2 of the Code of Practice: City Infrastructure and Land Development" and the following reports:

(a) 'Royal Road Subdivision Geotechnical Investigation' prepared by ENGEO, dated 24 March 2015.

27. Within 10 working days following the completion of earthworks, the suitably qualified engineering professional responsible for supervising the works shall provide to the Team Leader Compliance Monitoring North West 2, written evidence that all fill used on the subject site has the characteristics set out below:

- (a) be solid material of a stable, inert nature;
- (b) not contain contaminants; and
- (c) not be subject to biological breakdown.

Written evidence shall be in the form of a receipt, compaction certificate(s), producer statement or similar.

28. Subsurface drainage behind all retaining structures shall be connected to the stormwater system. Written evidence shall be provided to the Team Leader West Monitoring & Incidents in the form of a receipt, producer statement or similar.
29. One (1) month on completion of earthworks, a Geotechnical Completion Report, signed by the suitably qualified engineer who supervised the works, shall be provided to the Team Leader Compliance Monitoring North West 2. The report shall confirm the stability of the land for residential development and that the site has been left in a condition suitable for its intended use.

Special conditions / requirements to be met for any future development on the site shall be included.

The report shall include a “Professional Statement” the extent of inspection, revisit and review of all references and assumptions made during the investigation, assess the results of testing and opinion on the compliance of the development.

Stormwater Management

30. Design, provide and install private on-site stormwater management devices (stormwater retention/detention tank) for all lots in accordance with Auckland Council standards, from the point of collection to the point of discharge. The system shall provide mitigation in accordance with the SMAF 2 requirements. Specific requirements:
- a. Provide retention (volume reduction) of at least 5mm runoff depth for the impervious area for which hydrology mitigation is required; and
 - b. Provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5 mm retention volume or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.
 - c. Provide an as-built plan prepared by a certified drainlayer/plumber signed as sighted and approved by a Council Inspector.

Advice note: *Construction of private drainage requires separate Building Consent. The proposed tank design has been reviewed and accepted. A tank schematic and Operations & Maintenance Manual are required to be submitted with the Building Consent. The proposal JOAL and all vehicle parking and manoeuvring areas are proposed as permeable paving and this is accepted as meeting the SMAF requirements.*

Shared Driveway:

31. The consent holder shall design, form and construct a Jointly Owned Access Lot (508) to the satisfaction of Council (Team Leader Compliance Monitoring North West 2). The design is to provide for stormwater catchpits and/or slot drains within the boundaries of the Jointly Owned Access Lot.

Provide different surface treatment for the pedestrian path on either side of the JOAL. Proposed permeable paving for the JOAL, details shall be assessed during ENG application stage.

Advice Note: *The Consent Holder is to lodge an application for an Engineering Right of Way application for construction with Auckland Council. The application is to be approved by Development Engineering prior to the works commencing.*

Vehicle Crossings

32. The consent holder shall ensure that all new vehicle crossings shall be designed and formed in accordance with the approved architectural plans reference in condition 1 of this consent. The new crossing shall maintain an at-grade (level) pedestrian footpath across the length of the crossing, *using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing.*

Subdivision Conditions SUB60321309

33. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
- (a) A survey plan is submitted to Council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date

in accordance with section 224 of the RMA; or

- (b) An application under section 125 of the RMA is made to the council before the consent lapses (five years) to extend the period after which the consent lapses and the council grants an extension.

Survey Plan Approval (s223) Conditions

Provide a survey plan of the subdivision to Council to be approved pursuant to Section 223 of the Act. The application requesting the s223 certification:

1. Shall be in writing; and
2. Shall provide a detailed explanation to address how each of the following conditions have been satisfied.

34. The Survey Plan shall be in accordance with the following plans:

Plan title and reference	Author	Rev	Dated
Overall Scheme Plan 002-SC	Woods	2	27/06/2018
Lot 1005 from Proposed Subdivision 008-SC	Woods	1	26/03/2018
Lot 1006 from Proposed Subdivision 009-SC	Woods	1	26/03/2018
Lot 1007 from Proposed Subdivision 010-SC	Woods	1	26/03/2018
Lot 1008 from Proposed Subdivision 011-SC	Woods	2	10/5/2018

All referenced by Council as SUB60321309 and the information submitted with the application (including further information).

- a. Provide drainage and water supply easements for private services that pass through adjacent Lots to protect the existing or proposed private drains and water supply mains in a Memorandum of Easements endorsed on the survey plan.
- b. Provide all necessary party wall easements in a Memorandum of Easements endorsed on the survey plan.

35. That Lot 508 (JOAL) (created by LUC60018676-A) be held as to eleven undivided one eleventh (1/11th) shares by the owners of Lots 628-637 and Lot 319 (created by LUC60018676-A) as tenants in common in the said shares and individual computer registers be issued in accordance

therewith.

Advice Notes

- *The Landonline documentation shall include the s223 and any other TA Certificates applicable. Note that the TA Ref. is SUB60321309 (West).*
- *The consent holder must ensure that placement of the services and driveway/s occurs entirely within the easement/s and/or lot boundaries as shown.*
- *Take note that street numbers for the lots on the survey plan will be allocated by Council subsequent to Section 223 approval, and these numbers must be used for future applications for building consent. A copy of the survey plan with the Council allocated numbers will be provided.*

Section 224(c) Compliance Conditions

36. The application for a certificate under section 224(c) of the RMA shall be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:

Geotechnical

37. The Geotechnical Completion Report, as required by condition 29 of this consent, signed by the suitably qualified engineer who supervised the works, shall be submitted with the 224c application and confirmed to have been accepted by the Team Leader Compliance Monitoring North West 2.

Wastewater

38. Provide and install a complete public wastewater system to serve the proposed development and install such reticulation to the boundary of the upstream property development in accordance with Watercare Service Limited's (WSL) standards; refer Water and Wastewater Code of Practice for Land Development and Subdivision. Specific requirements:
- a. Provide new separate public connections for each lot at the lowest point within the boundary.
 - b. Provide a copy of the Engineering Approval Completion Certificate (EACC).

Advice note: *Installation of public drainage requires separate Engineering Plan Approval (EPA). 224c will not be issued until the Engineering Approval Completion Certificate (EACC) is issued by Council's Development Engineering Team Leader. The proposal may be amended under ENG60069366.*

Water

39. Provide and install a complete water supply system to serve the proposed development. Specific requirements:
- (a) Upgrade the 50mm ridermain approved under ENG60069366 to a 100mm watermain.
 - (b) Provide a copy of the Engineering Approval Completion Certificate (EACC).

Advice note: *Installation of public drainage requires separate Engineering Plan Approval (EPA). 224c will not be issued until the Engineering Approval Completion Certificate (EACC) is issued by Council's Development Engineering Team Leader.*

40. Provide and install separate private water service pipes to serve each rear Lot as specified in Watercare Service Ltd's Code of Practice; refer Water and Wastewater Code of Practice for Land Development and Subdivision. Specific requirements:
- (a) Provide certification from a Licensed Cadastral Surveyor that the private water pipes have been laid within the JOAL.

Stormwater

41. Provide and install a complete public stormwater system to serve the proposed development and install such reticulation to the boundary of the upstream property in accordance with Auckland Council standards; refer Auckland Council Code of Practice for Land Development and Subdivision. Specific requirements:
- (a) Provide new separate private connections for each lot at the lowest point within the boundary.
 - (b) Provide a copy of the Engineering Approval Completion Certificate (EACC).

Advice note: *Installation of public drainage requires separate Engineering Plan Approval (EPA). 224c will not be issued until the Engineering Approval Completion Certificate (EACC) is issued by Council's Development Engineering Team Leader. The proposal may be amended under ENG60069366.*

42. Design, provide and install private on-site stormwater management devices (stormwater retention/detention tank) for all lots in accordance with Auckland Council standards, from the point of collection to the point of discharge. The system shall provide mitigation in accordance with the SMAF 2 requirements. Specific requirements:
- a. Provide retention (volume reduction) of at least 5mm runoff depth for the impervious area for which hydrology mitigation is required; and
 - b. Provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5 mm retention volume or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.
 - c. Provide an as-built plan prepared by a certified drainlayer/plumber signed as sighted and approved by a Council Inspector.

Advice note: *Construction of private drainage requires separate Building Consent. The proposed tank design has been reviewed and accepted. A tank schematic and Operations & Maintenance Manual are required to be submitted with the Building Consent. The proposal JOAL and all vehicle parking and manoeuvring areas are proposed as permeable paving and this is accepted as meeting the SMAF requirements.*

Shared Driveway:

43. The consent holder shall design, form and construct a Jointly Owned Access Lot (508) to the satisfaction of Council (Team Leader Compliance Monitoring North West 2). The design is to provide for stormwater catchpits and/or slot drains within the boundaries of the Jointly Owned Access Lot.

Provide different surface treatment for the pedestrian path on either side of the JOAL. Proposed permeable paving for the JOAL, details shall be assessed during ENG application stage.

Advice Note: *The Consent Holder is to lodge an application for an Engineering Right of Way application for construction with Auckland Council. The application is to be approved by Development Engineering prior to the works commencing.*

Vehicle Crossings

44. The consent holder shall ensure that all new vehicle crossings shall be designed and formed in accordance with the approved architectural plans reference in condition 1 of this consent. The new crossing shall maintain an at-grade (level) pedestrian footpath across the length of the crossing, *using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing.*

Consent Notices

45. Pursuant to Section 221 a Consent Notice is required to be entered into on all lots (Lots 626-639 and Lot 508), in favour of Council, to record and advise any future owners of the need to comply with this condition on an ongoing basis.
- (a) Maintain stormwater runoff flows, volumes, and timing in accordance with the SMAF 2 requirements.
 - (i) Provide retention (volume reduction) of at least 5mm runoff depth for the impervious area for which hydrology mitigation is required; and
 - (ii) Provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24-hour rainfall event minus the 5mm retention volume or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.
 - (b) Operate, monitor and maintain the stormwater management system in accordance with the approved Operation and Maintenance Manual which shall be provided to Council for approval at Building Consent stage. Do not modify or remove the system without the express written permission of Auckland Council.
 - (c) The recommendations contained in the Geotechnical Completion Report or any addendums produced as part of the development, specifying information and recommendations relating to foundation design, minimum floor levels if any, retaining walls, and stormwater disposal plus any additional restrictions shall be continually upheld.
 - (d) All buildings shall be designed and constructed in accordance with the recommendations of a suitably qualified engineer that is familiar with the site constraints and the contents and recommendations of the various geotechnical reports for the site.
46. The consent holder shall cause to be registered against the Certificate of Titles for all residential lots (Lots 626-639), a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, recording the following condition to be complied with on a continuing basis:

Building Designs

The lots have been approved based on an approved development shown by the council as consent number LUC60321308. The construction of any Residential Unit shall be in accordance with the approved Residential Units as shown on the approved architectural plans prepared by Woods and Council Reference: LUC60321308

Before approval can be given to any future development on this Lot that is not in accordance with the approved plans, the Council will have to agree to vary or cancel this Consent Notice. This is to be in conjunction with a Resource Consent for the proposal.

Landscaping

The lots have been approved based on an approved development shown by the council as

consent number LUC60321308. The provision of any landscaping shall be in accordance with the approved landscaping plans as referenced in condition 1 of this consent.

Before approval can be given to any future development on this Lot that is not in accordance with the approved plans, the Council will have to agree to vary or cancel this Consent Notice. This is to be in conjunction with a Resource Consent for the proposal.

Consent Notice Instrument

The Consent Notice Instrument will be prepared by Auckland Council's solicitors at the cost of the consent holder and will contain the terms and conditions the solicitors usually include in such documents. The owner or the consent holder's solicitor should contact Team Leader, Compliance Monitoring (West) to request the Covenant Instrument to be prepared and registered. The following should accompany that request:

A copy of the consent condition;

A recent copy of the Certificate of Title.

Surveyors Certificates

47. Surveyors Certificates shall be provided to confirm that all water, wastewater, phone and power services are located within the lot boundaries.

General

Electricity supply

48. The consent holder shall provide and install an underground electricity supply system to service Lots 626-639 and street lighting generally as shown on scheme plan (as referenced in condition 1). The system shall be installed in accordance with the requirements of the Auckland Code of Practice for Land Development and Subdivision and the relevant network utility operator. The consent holder shall provide confirmation from the network utility operator that the system has been installed in accordance with their requirements and 'as-built' plans of the system to the council.

Telecommunications services

49. The consent holder shall provide and install an underground telecommunications system to service Lots 626-639 generally as shown on the scheme plan (as referenced in condition 1). The system shall be installed in accordance with the requirements of the Auckland Code of Practice for Land Development and Subdivision and the relevant network utility operator. The consent holder shall provide confirmation from the network utility operator that the system has been installed in accordance with their requirements and 'as-built' plans of the system to the council.

Advice notes

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
2. *For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring inspector unless otherwise specified. Please contact monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
3. *For more information on the resource consent process with Auckland Council see the council's website www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.*

4. *If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.*
5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
6. *A Corridor Access Request, (CAR), is required for all works undertaken within the 'road corridor'. See Auckland Transport's website <https://at.govt.nz/about-us/working-on-the-road/corridor-access-requests/#applycar> for more information.*
7. *A vehicle crossing permit is required to be obtained from Auckland Transport prior to the commencement of the vehicle crossing on existing public roads. See Auckland Transport's website <https://at.govt.nz/about-us/working-on-the-road/vehicle-crossing-application/> for more information.*
8. *Watercare Services Ltd have advised that connections to the existing public wastewater system / watermain / fire hydrant shall be carried out by Watercare Services Ltd's contractor. At the time application for a water and/or wastewater connection of (or application for demand increase), a water and wastewater Infrastructure Growth Charge (IGC) per additional equivalent unit shall apply. Details of the Charges are available on the website www.watercare.co.nz*
9. *Apply to Watercare Services Limited for Works Over approval for any proposed dwelling or retaining structure within 2m of a public wastewater or water asset.*
10. *Wastewater and stormwater drainage connections are to be taken into the body of the lot, and are to terminate not less than 1 metre inside the Lot.*
11. *Connections are to be approved and constructed as part of the Engineering Plan Approval. Application and approval must be granted prior to works commencing. All connections shall be marked by a 50mm x 50mm x 1m tandalised stake, painted blue (stormwater) or red (wastewater), on completion and clearly dimensioned on any drainage "as built". In the event the connection into the Lot is not ready to be connected to the private system, the public connection shall also be capped in readiness for future development.*

Delegated decision maker:

Name: Sonja Lister
 Title: Team Leader, Resource Consents

Signed:



Date: 16.11.2018

Recommendation on application for resource consent under the Resource Management Act 1991



Restricted discretionary activity for a residential activity

Restricted discretionary activity for residential subdivision activity

Application numbers:	BUN60319524 (LUC60319526 and SUB60319527)
Applicant's name:	Confident Trustee Ltd
Site address:	2 Lawson Creek Road, Massey
Legal description:	Lot 700 DP 517509

Proposal:

To construct 43 houses on Stage 3A with associated works including parking, retaining, landscaping and earthworks; and the subdivision around the approved development to create 43 freehold lots.

The resource consent is:

Landuse consents (s9) LUC60319526

Auckland Unitary Plan (Operative in Part)

- Development of new or redevelopment of existing impervious areas greater than 50m² within Stormwater management area control – Flow 1 complying with Standard E10.6.1 and Standard E10.6.4.1 requires consent as a Restricted Discretionary Activity
- Pursuant to Table E11.4.1 Activity table (A8) earthworks greater than 2,500m² where the land has a slope equal to or greater than 10 degrees require consent as a restricted discretionary activity. Earthworks over an area of 12,373m² are proposed.
- Pursuant to E11.4.1 Activity table (A9) earthworks greater than 2,500m² within the Sediment Control Protection Area (SCPA) require consent as a restricted discretionary activity. Earthworks over an area of 12,373m² are proposed.
- Pursuant to Table E12.4.1(A6) (District land disturbance) the proposed will require consent as a restricted discretionary activity for earthworks that are greater than 2,500m² in area. Earthworks over an area of 12,373m² are proposed.
- Pursuant to Table E12.4.1(A9) (District land disturbance) the proposed will require consent as a restricted discretionary activity for earthworks that are greater than 1,000m³ and less than 2,500m³ in volume. The proposal will involve 1,165m³ of earthworks.
- Pursuant to Table H5.4.1 (Activity table) (A3) – 4 or more Dwellings in the Mixed Housing Urban zone requires consent as a restricted discretionary activity.
- As new buildings adopt the same activity status as the land use activity, the new buildings require consent as a restricted discretionary activity in accordance with H5.4.1 (A34).
- Pursuant to I605.4.1 Activity Table (A18) (New buildings) the construction of 4 new

dwellings is a Restricted Discretionary activity.

- Pursuant to C1.9(2) *“An activity that is classed as a permitted, controlled or restricted discretionary activity but that does not comply with one or more of the standards applying to that activity is a restricted discretionary activity unless otherwise specified by a rule applying to the particular activity.”* The proposal does not comply with the following standards which are required to be assessed as restricted discretionary activities:

Standard H5.6.5 Height in relation to boundary:

- Dwelling 601 infringes the height in relation to boundary standard by a maximum vertical height of 1.6m reducing to 0.87m over a maximum horizontal distance of 10.2m as it relates to the eastern boundary.
- Dwelling 617 infringes the height in relation to boundary standard by a maximum vertical height of 1.15m reducing to 0.73m over a maximum horizontal distance of 9.36m as it relates to the western boundary.
- Dwelling 618 infringes the height in relation to boundary standard by a maximum vertical height of 2.13m reducing to 1.85m over a maximum horizontal distance of 7.69m as it relates to the western boundary.

Standard H5.6.6 Alternative height in relation to boundary:

- Dwelling 601 infringes the alternative height in relation to boundary standard by a maximum vertical height of 0.24m reducing to 0.22m over a maximum horizontal distance of 2.12m as it relates to the eastern boundary
- Dwelling 604 infringes the alternative height in relation to boundary standard by a maximum vertical height of 4.22m reducing to 2.42m over a maximum horizontal distance of 10.23m as it relates to the western boundary.
- Dwelling 605 infringes the alternative height in relation to boundary standard by a maximum vertical height of 4.22m reducing to 2.43m over a maximum horizontal distance of 10.14m as it relates to the eastern boundary.
- Dwelling 609 infringes the alternative height in relation to boundary standard by a maximum vertical height of 3.86m reducing to 1.65m over a maximum horizontal distance of 10.23m as it relates to the western boundary.
- Dwelling 610 infringes the alternative height in relation to boundary standard by a maximum vertical height of 3.61m reducing to 3.26m over a maximum horizontal distance of 9.36m as it relates to the eastern boundary.
- Dwelling 618 infringes the alternative height in relation to boundary standard by a maximum vertical height of 0.45 reducing to 0.30 over a maximum horizontal distance of 7.69m as it relates to the western boundary.
- Dwelling 622 infringes the alternative height in relation to boundary standard by a maximum vertical height of 3.12m reducing to 3.11m over a maximum horizontal distance of 11.64m as it relates to the northern boundary.
- Dwelling 625 infringes the alternative height in relation to boundary standard by a maximum vertical height of 2.91m reducing to 2.26m over a maximum horizontal distance of 11.64m as it relates to the southern elevation.
- Dwelling 640 infringes the alternative height in relation to boundary standard by a maximum vertical height of 0.87m reducing to 0.85m over a maximum horizontal distance of 9.32m as

it relates to the eastern elevation.

- Dwelling 646 infringes the alternative height in relation to boundary standard by a maximum vertical height of 1.10m reducing to nil over a maximum horizontal distance of 4.64m as it relates to the western elevation.
- Dwelling 648 infringes the alternative height in relation to boundary standard by a maximum vertical height of 3.33m reducing to 2.59m over a maximum horizontal distance of 12.2m as it relates to the northern elevation.
- Dwelling 649 infringes the alternative height in relation to boundary standard by a maximum vertical height of 2.79m reducing to 2.14m over a maximum horizontal distance of 12.11m as it relates to the southern elevation.

Standard H5.6.8 Yards (2.5m front yard setback)

- Dwelling 621, infringes the 2.5m front yard setback standard by a maximum depth of 0.4m reducing to nil over a maximum horizontal distance of 4.11m as it relates to the eastern boundary.
- Dwelling 647, infringes the 2.5m front yard setback standard by a maximum depth of 0.31m reducing to nil over a maximum horizontal distance of 0.54m as it relates to the southern boundary.
- Dwelling 650, infringes the 2.5m front yard setback standard by a maximum depth of 0.73m reducing to nil over a maximum horizontal distance of 1.69m as it relates to the northern boundary.

Standard H5.6.8 Yards - Rear yard

- The combined retaining wall and fence relates to the northern boundary is considered to be a building due to the height being greater than 2.5m as defined by the AUP(OP) definition. The fence will infringe the 2.5m building height.

Subdivision consents (s11) SUB60319527

Auckland Unitary Plan (Operative in Part)

- The proposal involves subdivision of land which will be in accordance with an approved land use consent. Pursuant to Table E38.4.2 (A14), consent is required for a restricted discretionary activity.

Decision 1 – Landuse

I have read the application, supporting documents, and the report and recommendations on the consent applications. I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA)

It is recommendation under sections 104 and 104C the applications are **GRANTED**.

1. Reasons

The reasons for this recommendation are:

1. The application is for a restricted discretionary activity resource consent, as such under s104C only those matters over which council has restricted its discretion have been considered. Those matters are:

Auckland Unitary Plan (Operative in Part)

- H5.8.1(2). Matters for discretion (4 or more dwellings and development in the Mixed Housing Urban Zone)
- E38.12.1 Matters for discretion (Subdivision);
- E10.6.4.1. Matters for discretion (Stormwater Flow 2);
- E11.8.1 Matters for discretion (Earthworks); and
- E12.8.1 Matters for discretion (Earthworks); and
- H5.8.1 (6), (7) and (9) Matters for discretion and C1.9(3) Infringement of Standards.

In addition, conditions have only been included in relation to those matters

2. In accordance with an assessment under s104(1)(a) of the RMA the actual and potential effects from the proposal will be acceptable as:
 - Adverse effects on persons on neighbouring properties will be less than minor with adverse shading and visual amenity effects being not discernibly different in comparison with a complying development.
 - The lot sizes and building typologies proposed are consistent with the outcomes anticipated by the MHU zone and are in keeping with the anticipated development pattern provided for under the underlying subdivision consent. The proposal provides for an appropriate built form and typology an overall built form and set-back from the streetscape that is appropriate to this location.
 - The proposed set-backs from the road boundaries, will not adversely affect the streetscape amenity or result in adverse visual dominance effects on the adjacent streets. The proposed setback distances together with the built typologies and arrangement of units will assist in creating a varied and interesting streetscape, and the buildings are not considered to be dominant building feature within the streetscape.
 - The overall fencing typologies will provide for appropriate boundary treatments in a manner that enables an appropriate level of visual permeability into the site and provides passive surveillance of the streets. In this instance an appropriate balance has been achieved between privacy and amenity ensure sufficient privacy to their open space given it is located adjacent the street or lane frontage.
 - Furthermore, the fencing and landscape has been designed in an integrated manner which will ensure the fencing has an appropriate relationship with the streets (and laneway) and that this maintains an appropriate level of streetscape amenity.
 - The proposed buildings have been well articulated through the range of building typologies and variations in the elevations, roof forms and the overall massing. This creates an appropriate level of visual interest whilst ensuring that they respond to the emerging built form and residential character of this part of Massey.
 - The design and materials of the garages, will form an integrated component of the overall design of the building design so that this do not adversely affect the streetscape amenity or wider neighbourhood character.
 - The height and location of the proposed buildings on the subject site will ensure this is not visually dominant or obtrusive when viewed from the wider environment. The

proposed buildings will have appropriate relationships with adjacent buildings and the streetscape.

- The layout, scale and form of the proposed subdivision and site works will be in keeping with the anticipated development pattern of the underlying framework plan, and the anticipated future development (including its amenity values and character) on the subject land and within the Massey. This emerging development pattern is characterised by a range of allotment sizes and housing densities, and enables a variety of housing typologies. The proposed subdivision and development of Stage 3A is consistent with these anticipated outcomes, and is considered to be in keeping with the amenity and future residential and neighbourhood character of the surrounding environment including that of other approved developments within Stage 3A (including the affordable dwellings on Lots 334-342).
 - The overall form, bulk, scale and massing of the proposed building/site works will be compatible in the context of the existing and future anticipated development in the surrounding area.
 - The overall height, bulk and scale of the buildings will be compatible with other existing or future planned buildings in the surrounding area and the overall bulk and height of buildings that are anticipated in this location. I consider that the design and massing of the buildings will ensure that the overall development of the site remains compatible with the overall level and scale of buildings that are anticipated in this location. Overall, it is considered that the bulk, height and scale of the proposal is what could reasonably be anticipated on the site in this urban location of Auckland.
 - The proposed buildings will provide an appropriate level of interaction with the streetscape, and the private lane (JOAL).
 - The overall building, landscaping and paving layout of the site is compatible with the surrounding emerging neighbourhood. The proposed development will provide appropriate areas of outdoor space for residential units and this will contribute to a good living environment and standard of amenity. These areas will be accessible from the indoor living areas and will be orientated to the north and west of dwellings to receive good levels of daylight access and contribute towards an appropriate overall living environment and level of onsite amenity that is commensurate with the outcomes sought in this location.
 - The construction effects can be appropriately managed to be less than minor in scale, noting the temporary nature of these effects and the management and controlling methodologies proposed in the application and further reinforced in the recommended conditions.
 - Erosion and Sediment Control measures are proposed to ensure adverse sediment run-off effects are appropriately managed and mitigated during the earthworks stage of the development.
 - The proposal can provide an appropriate level of car parking on-site in a manner that does not adversely affect the safe and efficient operation of the road network or result in adverse traffic generation. The traffic and transportation effects have been reviewed and found to be acceptable.
3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular, having considered relevant objectives and policies as they relate to the Residential Mixed Housing Urban zone and Transport and

for Earthworks, the proposal is considered to be consistent with the relevant objectives, policies and assessment criteria. In particular:

- This will provide for the site preparatory and enabling works. The installation of appropriate erosion and sediment controls will ensure sediment is appropriately managed and that sediment discharge is minimised.
- The number and layout of parking spaces on site is appropriate.
- The proposal provides for the efficient use of the site in close proximity to public transport and local services.
- The proposed development are considered to be acceptable in the context the residential character of the receiving environment, and the scale and nature of proposed residential development will be in keeping with the amenity of the existing and anticipated surrounding residential environment.
- The 2 storey building height and form are considered to be in keeping with both the built character anticipated by the MHU Zone and by the heights anticipated by the MHU.
- A range of housing typologies (duplex and terrace) will provide for a compatible mix of residential living options whilst increasing housing supply.
- The proposed development includes houses that are of a height, bulk, form and appearance that positively respond to the site and the neighbourhood's planned residential character and also provide a choice of living environments. The various forms of landscaping proposed including planting within private lots and laneways ensure on-site amenity is maintained across the development. The proposal integrates well into the wider Massey area
- The proposed development has been designed to achieve attractive and safe streets through providing typologies that contain living areas that provide for passive surveillance of the street. Permeable fencing is proposed within front yards across the development site that also provide for passive surveillance of the street. A variety of tree and low amenity planting species are proposed to provide front yard landscaping.
- The proposal will provide a high quality design outcome that is commensurate with the outcomes sought in the location and in a manner that provides for a high quality living environment and on-site amity for future residents. The design of the buildings has been integrated with adjacent sites to ensure good onsite amenity is achieved.
- The proposal will maintain an appropriate level of amenity and which can be appropriately serviced by public infrastructure.

As a restricted discretionary activity no other matters can be considered under s104(1)(c).

Overall the proposal is considered to be generally consistent with the relevant matters for discretion of the AUP (OP), and the outcomes anticipated for the consideration of new dwellings in Residential Mixed Housing Urban zone. Any actual or potential adverse effects are assessed to be less than minor and the proposed residential development is acceptable in the context of the surrounding receiving environment. Furthermore the application is considered to meet the relevant tests of the RMA, and can be considered to provide an efficient use of an existing land resource. For these reasons, the proposal is considered to be acceptable from a resource management perspective.

Decision 2 - Subdivision

Decision

I have read the application, supporting documents, and the report and recommendations on the consent applications. I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104C and 106 the applications are **GRANTED**

1. The applications are for restricted discretionary activity resource consent, as such under s104C only those matters over which council has restricted its discretion have been considered. Those matters are:

Auckland Unitary Plan (Operative in Part)

- E38.12.1(6) and (7) Matters for discretion (Subdivision)

In addition, conditions have only been included in relation to those matters.

2. In accordance with an assessment under s104(1)(a) of the RMA the actual and potential effects from the proposal will be acceptable as:
 - The scale and form of the proposed subdivision and site works will be in keeping with the anticipated development pattern in this location (including its amenity values and character) on the subject land. This development pattern is characterised by a range of allotment sizes and housing densities, and enables a variety of housing typologies. The proposed subdivision is consistent with these anticipated outcomes, and is considered to be in keeping with the amenity and residential character of the surrounding environment.
 - Vehicle crossings and accesses have been established in accordance with the underlying subdivision consent, and each dwelling has been provided with sufficient parking at or above the minimum rates required for dwellings, and complying with the relevant design standards.
 - The proposed subdivision and development is in keeping with the anticipated density of the underlying subdivision consent and can be appropriately serviced by the public infrastructure delivered by that consent. The Council's Development Engineer has reviewed the proposal and has confirmed that these consents can be granted subject to standard subdivision completion conditions. As such, any adverse effects on public infrastructure are considered to be less than minor.
3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular, the relevant objectives, policies and assessment criteria of the Auckland Unitary Plan (Operative in Part) as it relates to subdivision in urban areas and the Residential: Mixed Housing Urban zone provisions. The proposal will provide for a subdivision around the approved landuse consent in a manner that is anticipated in this location and that will maintain an appropriate level of amenity and which can be appropriately serviced by public infrastructure.
4. As a restricted discretionary activity no other matters can be considered under s104(1)(c).
5. The proposed subdivision will not be subject to material damage by erosion, falling debris, subsidence, slippage or inundation from any source and sufficient provision has been made for legal and physical access to each allotment.

Overall the proposal meets the provision set out in section 104 and 106 of the RMA and is acceptable.

Conditions

Under section 108 of the RMA, this consent is subject to the following conditions:

General Conditions

1. The proposed residential dwellings (43), earthworks, subdivision and associated works shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent numbers LUC60319526 and SUB60319527
 - Application Form, and Assessment of Environmental Effects prepared by Woods dated 4 May 2018.

Report title and reference	Author	Rev	Dated
Infrastructure Report	Woods		20 April 2018
Stormwater Report	Woods		20 June 2018
Design Statement	Woods		3 May 2018
Transportation Assessment	TDG		27 April 2018
Geotechnical Investigation	EnGeo		26.03.2015

Plan title and reference	Author	Rev	Dated
Overall Scheme Plan 002-SC	Woods	2	27/06/2018
Lot 1000 from Proposed Subdivision 003-SC	Woods	1	26/03/2018
Lot 1001 from Proposed Subdivision 004-SC	Woods	1	26/03/2018
Lot 1002 from Proposed Subdivision 005-SC	Woods	1	26/03/2018
Lot 1003 from Proposed Subdivision 006-	Woods	1	26/03/2018

SC

Lot 1004 from Proposed Subdivision 007- SC	Woods	1	26/03/2018
Lot 1009 from Proposed Subdivision 012- SC	Woods	1	26/03/2018
Lot 1010 from Proposed Subdivision 013- SC	Woods	1	26/03/2018
Lot 1011 from Proposed Subdivision 014- SC	Woods	2	27/06/2018
Lot 1012 from Proposed Subdivision 015- SC	Woods	1	26/03/2018
Stormwater Layout Plan DR-300	Woods	1	March 2018
Stormwater Overland Flowpath DR 330	Woods	1	Feb. 2017
Wastewater Layout Plan DR- 400	Woods	1	March 2018
Existing Contours Plan EW-100	Woods	1	March 2018
Finished Contours Plan EW-101	Woods	1	March 2018
Cut Fill Plan Stage 3 Integrated EW- 106	Woods	1	March 2018
Retaining Walls Plan EW-110	Woods	1	March 2018
Retaining Walls Plan EW-111	Woods	1	March 2018
Retaining Walls Plan EW-112	Woods	1	March 2018

Retaining Walls Plan EW-113	Woods	1	March 2018
Retaining Walls Plan EW-114	Woods	1	March 2018
Retaining Walls Plan EW-115	Woods	1	March 2018
Retaining Walls Plan EW-116	Woods	1	March 2018
Retaining Walls Plan EW-117	Woods	1	March 2018
Erosion Sediment Control Plan EW- 130	Woods	1	March 2018
Road Layout Plan DR-200	Woods	1	April 2018
Road Alignment Detail RD-210	Woods	2	Feb. 2018
Typical JOAL Sections RD-211	Woods	2	17/07/2018
Pavement and Service Trench Details RD-215	Woods	1	April 2018
Water Layout Plan WS-600	Woods	1	March 2018
Erosion and Sediment Control Design Details – Typical Decant Details SD-821	Woods	1	March 2018
Erosion and Sediment Control Design Details – Typical Diversion Drain Details SD- 823	Woods	1	March 2017
Erosion and Sediment Control Design Details – Typical Silt and Super Silt Fence Details SD-824	Woods	A	March 2017
JOAL 507	Woods	B	11/10/2018

Architectural Plans prepared by Woods Rev B dated 17 July 2018 (as appended to s92 letter dated 17 July 2018)

Sheet Index		
Layout Name	Layout ID	Issued
SITE LOCATION	P18-011-01	<input type="checkbox"/>
STAGE 3A PROPOSED SCHEME PLAN	P18-011-02	<input type="checkbox"/>
STAGE 3A MASTERPLAN	P18-011-03	<input type="checkbox"/>
LONG SECTION A-A	P18-011-04	<input type="checkbox"/>
SUPERLOT 1000 LOTS 601-604 COMPLIANCE PLAN	P18-011-0.1	<input type="checkbox"/>
SUPERLOT 1000 LOTS 601-604 GROUND FLOOR PLAN	P18-011-0.2	<input type="checkbox"/>
SUPERLOT 1000 LOTS 601-604 LEVEL 1 FLOOR PLAN	P18-011-0.3	<input type="checkbox"/>
SUPERLOT 1000 LOTS 601-604 LEVEL 2 FLOOR PLAN	P18-011-0.4	<input type="checkbox"/>
SUPERLOT 1000 LOTS 601-604 ELEVATIONS	P18-011-0.5	<input type="checkbox"/>
SUPERLOT 1000 LOTS 601-604 ELEVATIONS	P18-011-0.6	<input type="checkbox"/>
SUPERLOT 1000 LOT 601 SUN STUDY	P18-011-0.7	<input type="checkbox"/>
SUPERLOT 1001 LOTS 605-609 COMPLIANCE PLAN	P18-011-1.1	<input type="checkbox"/>
SUPERLOT 1001 LOTS 605-607 GROUND FLOOR PLAN	P18-011-1.2	<input type="checkbox"/>
SUPERLOT 1001 LOTS 605-607 LEVEL 1 FLOOR PLAN	P18-011-1.3	<input type="checkbox"/>
SUPERLOT 1001 LOTS 605-607 LEVEL 2 FLOOR PLAN	P18-011-1.4	<input type="checkbox"/>
SUPERLOT 1001 LOTS 608-609 GROUND FLOOR PLAN	P18-011-1.5	<input type="checkbox"/>
SUPERLOT 1001 LOTS 608-609 LEVEL 1 FLOOR PLAN	P18-011-1.6	<input type="checkbox"/>
SUPERLOT 1001 LOTS 608-609 LEVEL 2 FLOOR PLAN	P18-011-1.7	<input type="checkbox"/>
SUPERLOT 1001 LOTS 605-609 ELEVATIONS	P18-011-1.8	<input type="checkbox"/>
SUPERLOT 1001 LOTS 605-609 ELEVATIONS	P18-011-1.9	<input type="checkbox"/>
SUPERLOT 1002 LOTS 610-613 COMPLIANCE PLAN	P18-011-2.1	<input type="checkbox"/>
SUPERLOT 1002 LOTS 614-617 COMPLIANCE PLAN	P18-011-2.2	<input type="checkbox"/>
SUPERLOT 1002 LOTS 610-613 GROUND FLOOR PLAN	P18-011-2.3	<input type="checkbox"/>
SUPERLOT 1002 LOTS 610-613 LEVEL 1 FLOOR PLAN	P18-011-2.4	<input type="checkbox"/>
SUPERLOT 1002 LOTS 610-613 LEVEL 2 FLOOR PLAN	P18-011-2.5	<input type="checkbox"/>
SUPERLOT 1002 LOTS 614-617 GROUND FLOOR PLAN	P18-011-2.6	<input type="checkbox"/>
SUPERLOT 1002 LOTS 614-617 LEVEL 1 FLOOR PLAN	P18-011-2.7	<input type="checkbox"/>
SUPERLOT 1002 LOTS 614-617 LEVEL 2 FLOOR PLAN	P18-011-2.8	<input type="checkbox"/>
SUPERLOT 1002 LOTS 610-617 ELEVATIONS	P18-011-2.9	<input type="checkbox"/>
SUPERLOT 1002 LOTS 610-617 ELEVATIONS	P18-011-2.10	<input type="checkbox"/>

JOAL 507	P18-011-507	<input type="checkbox"/>
SUPERLOT 1003 LOTS 618-621 COMPLIANCE PLAN	P18-011-3.1	<input type="checkbox"/>
SUPERLOT 1003 LOTS 618-621 GROUND FLOOR PLAN	P18-011-3.2	<input type="checkbox"/>
SUPERLOT 1003 LOTS 618-621 LEVEL 1 FLOOR PLAN	P18-011-3.3	<input type="checkbox"/>
SUPERLOT 1003 LOTS 618-621 ELEVATIONS	P18-011-3.4	<input type="checkbox"/>
SUPERLOT 1003 LOTS 618-621 ELEVATIONS	P18-011-3.5	<input type="checkbox"/>
SUPERLOT 1004 LOTS 622-625 COMPLIANCE PLAN	P18-011-4.1	<input type="checkbox"/>
SUPERLOT 1004 LOTS 622-625 GROUND FLOOR PLAN	P18-011-4.2	<input type="checkbox"/>
SUPERLOT 1004 LOTS 622-625 LEVEL 1 FLOOR PLAN	P18-011-4.3	<input type="checkbox"/>
SUPERLOT 1004 LOTS 622-625 ELEVATIONS	P18-011-4.4	<input type="checkbox"/>
SUPERLOT 1004 LOTS 622-625 ELEVATIONS	P18-011-4.5	<input type="checkbox"/>
SUPERLOT 1009 LOTS 640-643 COMPLIANCE PLAN	P18-011-9.1	<input type="checkbox"/>
SUPERLOT 1009 LOTS 644-646 COMPLIANCE PLAN	P18-011-9.2	<input type="checkbox"/>
SUPERLOT 1009 LOTS 640-643 GROUND FLOOR PLAN	P18-011-9.3	<input type="checkbox"/>
SUPERLOT 1009 LOTS 640-643 LEVEL 1 FLOOR PLAN	P18-011-9.4	<input type="checkbox"/>
SUPERLOT 1009 LOTS 644-646 GROUND FLOOR PLAN	P18-011-9.5	<input type="checkbox"/>
SUPERLOT 1009 LOTS 644-646 LEVEL 1 FLOOR PLAN	P18-011-9.6	<input type="checkbox"/>
SUPERLOT 1009 LOTS 640-646 ELEVATIONS	P18-011-9.7	<input type="checkbox"/>
SUPERLOT 1009 LOTS 640-646 ELEVATIONS	P18-011-9.8	<input type="checkbox"/>
SUPERLOT 1010 LOTS 647-648 COMPLIANCE PLAN	P18-011-10.1	<input type="checkbox"/>
SUPERLOT 1010 LOTS 647-648 GROUND FLOOR PLAN	P18-011-10.2	<input type="checkbox"/>
SUPERLOT 1010 LOTS 647-648 LEVEL 1 FLOOR PLAN	P18-011-10.3	<input type="checkbox"/>
SUPERLOT 1010 LOTS 647-648 ELEVATIONS	P18-011-10.4	<input type="checkbox"/>
SUPERLOT 1010 LOTS 647-648 ELEVATIONS	P18-011-10.5	<input type="checkbox"/>
SUPERLOT 1011 LOTS 649-650 COMPLIANCE PLAN	P18-011-11.1	<input type="checkbox"/>
SUPERLOT 1011 LOTS 649-650 GROUND FLOOR PLAN	P18-011-11.2	<input type="checkbox"/>
SUPERLOT 1011 LOTS 649-650 LEVEL 1 FLOOR PLAN	P18-011-11.3	<input type="checkbox"/>
SUPERLOT 1011 LOTS 649-650 ELEVATIONS	P18-011-11.4	<input type="checkbox"/>
SUPERLOT 1011 LOTS 649-650 ELEVATIONS	P18-011-11.5	<input type="checkbox"/>
SUPERLOT 1012 LOTS 651-654 COMPLIANCE PLAN	P18-011-12.1	<input type="checkbox"/>
SUPERLOT 1012 LOTS 655-657 COMPLIANCE PLAN	P18-011-12.2	<input type="checkbox"/>
SUPERLOT 1012 LOTS 651-654 GROUND FLOOR PLAN	P18-011-12.3	<input type="checkbox"/>
SUPERLOT 1012 LOTS 651-654 LEVEL 1 FLOOR PLAN	P18-011-12.4	<input type="checkbox"/>
SUPERLOT 1012 LOTS 655-657 GROUND FLOOR PLAN	P18-011-12.5	<input type="checkbox"/>
SUPERLOT 1012 LOTS 655-657 LEVEL 1 FLOOR PLAN	P18-011-12.6	<input type="checkbox"/>
SUPERLOT 1012 LOTS 651-657 ELEVATIONS	P18-011-12.7	<input type="checkbox"/>
SUPERLOT 1012 LOTS 651-657 ELEVATIONS	P18-011-12.8	<input type="checkbox"/>
INDICATIVE MATERIAL AND COLOUR PALETTE	P18-011-13.1	<input type="checkbox"/>

The following drawings have been updated:

- Super-lot 1009 Lots 644-646 dated 9/10/2018
- Super-lot 1012 Lots 651-654 dated 9/10/2018

Landscape Plans prepared by Greenwood Associates dated 11 October 2018 (as appended to s92 letter dated 11 October 2018)

8035/1- MASTER PLAN	11/10/18	8035/11- PLANTING PLAN SUPERLOTS 1009/1012	11/10/18
8035/2- PLANTING PLAN SUPERLOTS 1000/1001/1002	11/10/18	8035/12- HARDSCAPE PLAN SUPERLOTS 1009/1012	11/10/18
8035/3- HARDSCAPE PLAN SUPERLOTS 1000/1001/1002	11/10/18	8035/13- FENCING PLAN SUPERLOTS 1009/1012	11/10/18
8035/4- FENCING PLAN SUPERLOTS 1000/1001/1002	11/10/18	8035/14- PLANTING PLAN SUPERLOTS 1010/1011	11/10/18
8035/5- PLANTING PLAN SUPERLOT 1002	11/10/18	8035/15- HARDSCAPE PLAN SUPERLOTS 1010/1011	11/10/18
8035/6- HARDSCAPE PLAN SUPERLOT 1002	11/10/18	8035/16- FENCING PLAN SUPERLOTS 1010/1011	11/10/18
8035/7- FENCING PLAN SUPERLOT 1002	11/10/18	8035/17- PLANTING DETAIL	11/10/18
8035/8- PLANTING PLAN SUPERLOTS 1003/1004	11/10/18	8035/18- HARDSCAPE DETAIL	11/10/18
8035/9- HARDSCAPE PLAN SUPERLOTS 1003/1004	11/10/18	8035/19- FENCING DETAIL	11/10/18
8035/10- FENCING PLAN SUPERLOTS 1003/1004	11/10/18	8035/20- FENCING DETAIL 2	11/10/18

Other additional information	Author	Rev	Dated
S92 response letter with attachment (as referenced above)	Woods		17 July 2018
S92 response re: Traffic with Visibility Assessment Vehicle Tracking (5 Sheets)	Stantec		26 June 2018
S92 response letter: re Earthworks	Woods		19 July 2018
S92 response letter re: Earthworks with attachment (as referenced above)	Woods		10 Sept. 2018
S92 response letter re: Traffic with attachment (as referenced above)	Woods		25 Sept. 2018
S92 response letter re: Traffic with attachment (as referenced above)	Woods		11 October 2018

2. The consent holder shall pay the council an initial consent compliance monitoring charge of \$990 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Advice note:

The initial monitoring charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.

Pre-commencement Meeting

3. Prior to the commencement of the earthworks activity, the consent holder shall hold a pre-start meeting that:
- a. is located on the subject site;
 - b. is scheduled **not less than five days** before the anticipated commencement of earthworks;
 - c. includes Auckland Council officer[s]; and
 - d. includes representation from the contractors who will undertake the works.

The meeting shall discuss the erosion and sediment control measures, the earthworks and stream works methodology and shall ensure all relevant parties are aware of and familiar with the necessary conditions of this consent.

The following information shall be made available at the pre-start meeting:

- Timeframes for key stages of the works authorised under this consent;
- Details of staging and stabilisation methodologies;
- Full design details of all Erosion and Sediment Controls;
- Resource consent conditions; and
- Erosion and Sediment Control Plan.

A pre-start meeting shall be held prior to the commencement of the earthworks activity in each period between October 1 and April 30 that this consent is exercised.

Advice Note:

To arrange the pre-start meeting required by conditions of consent please contact the Team Leader Compliance Monitoring North West 2. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided 2 days prior to the meeting

Landscape Plan

4. Within the first planting season following the completion of the works on site, the consent holder shall implement the landscape planting and all other related landscaping in accordance with the landscape plans referenced in condition 1 prepared by Greenwood Associates. The landscaping shall be maintained thereafter.

Traffic Management Plan

5. The consent holder shall submit to the Council Team Leader Compliance Monitoring North West 2 prior to any works commencing, a Traffic Management Plan (TMP) prepared in accordance with the Council's requirements for TMPs and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management and shall address the control of the movement of earthmoving vehicles to and from the site.. No construction activity is permitted to commence until the TMP for the work has been approved by the Council (Team Leader Compliance Monitoring North West 2) and all construction traffic shall be managed in accordance with the approved TMP.

Advice Note: *It is the responsibility of the consent holder to seek approval for the Construction Traffic Management Plan from Auckland Transport. Please contact Auckland Transport on (09) 355 3553 and review www.beforeudig.co.nz before commencing works.*

Earthworks

6. LUC60319526 shall expire five (5) years from the date it has been granted unless it has been

surrendered or cancelled at an earlier date pursuant to the RMA.

7. Prior to the commencement of earthworks activity, all required erosion and sediment control measures on the subject site shall be constructed and carried out in accordance with the approved Erosion and Sediment Control Plan and supporting documents referenced in condition 1 above. Any required repairs or replacement of existing erosion and sediment controls at the site of the works shall be undertaken prior to commencement of the earthworks activity,
8. The Team Leader Compliance Monitoring North West 2, shall be notified at least two working days prior to earthwork activities commencing on the subject site.
9. Prior to the commencement of earthworks at the site, a revised Chemical Treatment Management Plan (CTMP) shall be submitted for the written approval of the Team Leader Compliance Monitoring North West 2. The plan shall include as a minimum:
 - a) Specific design details of the chemical treatment system based on rainfall activated devices for the sediment retention pond and any decanting earth bunds;
 - b) Batch dosing regime and volumes for all sediment retention devices;
 - c) Monitoring, maintenance (including post storm) and contingency programme (including a record sheet);
 - d) Details of optimum dosage (including assumptions);
 - e) Results of initial chemical treatment trial;
 - f) A spill contingency plan; and
 - g) Details of the person or bodies that will hold responsibility for operation and maintenance of the chemical treatment system and the organisational structure which will support this system.
10. Chemical Treatment of the sediment retention pond and any decanting earth bunds utilised during the works shall be applied in accordance with the approved Chemical Treatment Management Plan (CTMP).
11. All decanting earth bunds utilised during earthworks shall be designed to ensure that they:
 - a. have a two percent storage capacity, being at least three cubic metres of impoundment volume for every 100m² of contributing catchment;
 - b. have a level invert and two layers of geotextile covering and pinned securely to the emergency spillway to prevent erosion;
 - c. use floating decant devices that discharge at a rate of 3 litres per second, per hectare of contributing catchment;
 - d. Are chemically treated in accordance with the Chemical Management Plan required under condition 9.
12. Within ten (10) working days following implementation and completion of the specific erosion and sediment control works referred to in condition 1, and prior to the commencement of earthworks activity on the subject site, a suitably qualified engineering professional shall provide written certification that the erosion and sediment control measures have been constructed and completed in accordance with the approved Erosion and Sediment Control Plan to the Team Leader Compliance Monitoring North West 2. Written certification shall be in the form of a report or any other form acceptable to the council.

Advice Note:

Certification of the erosion and sediment control structure(s) required by condition 12 should contain sufficient details to address the following matters:

- a. *Details on the contributing catchment area*
 - b. *Retention volume of structure (dead storage and live storage measured to the top of the primary spillway)*
 - c. *Dimensions and shape of structure*
 - d. *Position of inlets/outlets*
 - e. *Details regarding the stabilisation of the structure*
13. Notice shall be provided to the Team Leader Compliance Monitoring North West 2 at least two (2) working days prior to the removal of any erosion and sediment control works specifically required as a condition of resource consent or by the approved Erosion and Sediment Control Plan.
 14. All earthworks shall be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water from beyond subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works shall cease immediately, and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader Compliance Monitoring North West 2.
 15. There shall be no deposition of earth, mud, dirt or other debris on any road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it shall immediately be removed. In no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

Advice Note:

In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:

- *provision of a stabilised entry and exit(s) point for vehicles*
- *provision of wheel wash facilities*
- *ceasing of vehicle movement until materials are removed*
- *cleaning of road surfaces using street-sweepers*
- *silt and sediment traps*
- *catchpit protection*

In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned.

It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Team Leader Compliance Monitoring North West 2 for more details. Alternatively, please refer to Auckland Council's Guidance Document 05 – Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05).

Implementation

16. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the Erosion and Sediment Control Plan shall be maintained throughout

the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work shall be kept and be supplied to the Team Leader Compliance Monitoring North West 2 on request.

17. The site shall be progressively stabilised against erosion at all stages of the earthwork activity and shall be sequenced to minimise the discharge of contaminants to groundwater or surface water in accordance with the approved Erosion and Sediment Control Plans and phasing plans prepared by Woods and referenced in condition 1 above.

Advice Note:

In accordance with condition 17 earthworks shall be progressively stabilised against erosion during all stages of the earthwork activity. Interim stabilisation measures may include:

- *the use of waterproof covers, geotextiles, or mulching*
- *top-soiling and grassing of otherwise bare areas of earth*
- *aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward*

Seasonal Restrictions and Monitoring

18. No bulk earthworks on the subject site shall be undertaken between 30 April and 1 October in any year, without the submission of a 'Request for winter works' to the Team Leader Compliance Monitoring North West 2. All requests must be renewed annually and must be submitted at least 10 days prior to 30 April each year. No works shall occur until written approval has been received from the Team Leader Compliance Monitoring North West 2. All winter works will be assessed monthly to ensure that adverse effects are not occurring in the receiving environment.
19. The erosion and sediment controls at the site of the works shall be inspected on a regular basis and within 24 hours of each rainstorm event that is likely to impair the function or performance of the erosion and sediment controls. A record shall be maintained of the date, time and any maintenance, corrective actions or improvements undertaken in association with this condition which shall be forwarded to the Team Leader Compliance Monitoring North West 2 on request.

Supervision of Geotechnical Works

20. All cut and fill / site retaining works / removal of non-engineered fill must be carried out under the supervision of a Chartered Professional Engineer experienced in geotechnical engineering and familiar with the Geotechnical Investigation/Completion Report and to the satisfaction of Auckland Council. Certification from a Chartered Professional Engineer responsible for supervising the works shall be provided to the Team Leader Compliance Monitoring North West 2 confirming that the works have been completed in accordance with the Geotechnical Investigation/Completion Report, within ten (10) working days following completion. Written certification shall be in the form of a geotechnical completion report, producer statement or any other form acceptable to Council.
21. All earthworks shall be managed to ensure that they do not lead to any uncontrolled instability or collapse affecting either the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it shall immediately be rectified.

Land Stability/Retaining Walls

22. The proposed earthworks shall be undertaken in a manner which ensures that the land within the site, and on adjoining properties, remain stable at all times. In this regard;
- (a) The consent holder shall employ a CPEng qualified Engineer, Registered Professional

Surveyor or other suitably qualified person acceptable to Council to investigate, direct and supervise all construction works, particularly in close proximity to neighbouring properties to ensure that an appropriate design and construction methodology is carried out to maintain the short and long term stability of the site and surrounds.

- (b) All retaining walls and/or temporary stabilising works shall be constructed in a timely manner under engineering supervision. The consent holder shall ensure that all necessary design/approvals for retaining walls are obtained and that sufficient resources are available to construct the required retaining walls, as directed by the engineer, prior to commencement of any significant excavation works.

Advice Note: *A Building Consent is required for (structures, retaining walls, private drainage, demolitions etc) unless exempted under Schedule 1 of the Building Act 2004.*

23. The sub-surface drainage at the rear of all retaining structures shall discharge to a stormwater drainage system.

Distance from boundary

24. All retaining structures, including excavation, footings and drainage material behind the structure shall be constructed no closer than 100mm from the boundaries of the site.

Noise during Construction

25. All construction and earthworks activities on the subject site shall comply with the requirement of Tables 2 and 3 of New Zealand Standard (NZS 6803:1999) for Acoustics - Construction Noise at all times. The measurement and assessment of construction noise must be in accordance with New Zealand Standard on Acoustic Construction Noise (NZS 6803:1999).

Hours of Construction

26. The use of noise generating tools, motorised equipment, and vehicles that are associated with construction and/or earthworks activity on the subject site shall therefore be restricted to between the following hours to comply with this standard:

- Monday to Saturday: 7:30a.m. to 6.00p.m
- Sundays or Public Holidays: no works

No obstruction of access

27. There shall be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the construction and/or earthworks activity on the subject site. All materials and equipment shall be stored within the subject site's boundaries.

No deposition of soil or debris on road

28. There shall be no deposition of earth, mud, dirt or other debris on any public road or footpath resulting from the construction and/or earthworks activity on the subject site. In the event that such deposition does occur, it shall immediately be removed. In no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

Advice Note:

In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:

- provision of a stabilised entry and exit(s) point for vehicles;

- provision of wheel wash facilities;
- ceasing of vehicle movement until materials are removed;
- cleaning of road surfaces using street-sweepers;
- silt and sediment traps; and
- catchpits or enviropods.

In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned.

It is recommended that you discuss any potential measures with the Team Leader Compliance Monitoring North West 2 who may be able to provide further guidance on the most appropriate approach to take.

Dust Control

29. There shall be no airborne or deposited dust beyond the subject site as a result of the earthworks / construction activity, that in the opinion of the Team Leader Compliance Monitoring North West 2. is noxious, offensive or objectionable.

Vibration

30. Where works on the site are creating vibrations, that in the opinion of the Team Leader Compliance Monitoring North West 2, constitute an unreasonable disturbance beyond the boundaries of the subject site, the consent holder shall cease works until a suitably qualified expert has been engaged to undertake monitoring of the works and provide confirmation that peak particle velocities measured on any foundation or uppermost full storey of any building not located on the subject site, do not exceed the limits set out in Table 1 of German Standard DIN 4150 Part 3:1986 "Structural Vibration in Buildings – Effects on Structures."

Shared Driveway:

31. The consent holder shall design, form and construct a Jointly Owned Access Lot (507) to the satisfaction of Council (Team Leader Compliance Monitoring North West 2). The design is to provide for stormwater catchpits and/or slot drains within the boundaries of the Jointly Owned Access Lot.

Provide different surface treatment for the pedestrian path on either side of the JOAL. Proposed permeable paving for the JOAL, details shall be assessed during ENG application stage.

Advice Note: *The Consent Holder is to lodge an application for an Engineering Right of Way application for construction with Auckland Council. The application is to be approved by Development Engineering prior to the works commencing.*

32. The consent holder shall ensure that front yard fences and fences along the driveway between Lots 601 & 602, 603 & 604, 611 & 612, 613 & 614, 615 & 616, 622 & 623, 623 & 624, 624 & 625, 641 & 642, 643 & 644 and 653 & 65 are less than 900mm in height to provide the inter-visibility between egress traffic and pedestrians on footpath.
33. The consent holder shall ensure that for the dwellings on Lots 649, 650, 647 & 648 that there shall be no front yard timber fencing or if front yard fencing is provided, permeable pool fencing is to be provided to ensure visibility.
34. The consent holder shall paint the base of the road street lighting pole adjacent to vehicle crossings to close to lots 645,646,653 & 654 to be white to 1.7m high from ground level. The consent holder shall attach an Obstruction Marker of VIP grade material to the 'entry' and 'exit'

sides of the pole 1.2m from ground level.

Vehicle Crossings

35. The consent holder shall ensure that all new vehicle crossings shall be designed and formed in accordance with the approved architectural plans reference in condition 1 of this consent. The new crossing shall maintain an at-grade (level) pedestrian footpath across the length of the crossing, *using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing.*

Subdivision Conditions

36. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
- (a) A survey plan is submitted to Council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or
 - (b) An application under section 125 of the RMA is made to the council before the consent lapses (five years) to extend the period after which the consent lapses and the council grants an extension.

Survey Plan Approval (s223) Conditions

Provide a survey plan of the subdivision to Council to be approved pursuant to Section 223 of the Act. The application requesting the s223 certification:

1. Shall be in writing; and
2. Shall provide a detailed explanation to address how each of the following conditions have been satisfied.

37. The Survey Plan shall be in accordance with the following plans:

Plan title and reference	Author	Rev	Dated
Overall Scheme Plan 002-SC	Woods	2	27/06/2018
Lot 1000 from Proposed Subdivision 003-SC	Woods	1	26/03/2018
Lot 1001 from Proposed Subdivision 004-SC	Woods	1	26/03/2018
Lot 1002 from Proposed Subdivision 005-SC	Woods	1	26/03/2018
Lot 1003 from Proposed Subdivision 006-	Woods	1	26/03/2018

SC

Lot 1004 from Proposed Subdivision 007- SC	Woods	1	26/03/2018
Lot 1009 from Proposed Subdivision 012- SC	Woods	1	26/03/2018
Lot 1010 from Proposed Subdivision 013- SC	Woods	1	26/03/2018
Lot 1011 from Proposed Subdivision 014- SC	Woods	2	27/06/2018
Lot 1012 from Proposed Subdivision 015- SC	Woods	1	26/03/2018

All referenced by Council as SUB60319527 and the information submitted with the application (including further information).

- a. Provide drainage and water supply easements for private services that pass through adjacent Lots to protect the existing or proposed private drains and water supply mains in a Memorandum of Easements endorsed on the survey plan.
- b. Provide all necessary party wall easements in a Memorandum of Easements endorsed on the survey plan.

Road name for JOAL (Lot 507)

38. The consent holder shall provide and install road naming signs in accordance with the council's standards for both public and private roads, common access lots and access strips that serve six or more lots within the subdivision. The names shall be as approved by the council.

Advice Note:

Land Information New Zealand (LINZ) requires that proposed roads, private roads within common access lots or lot accesses comprising panhandle access strips and/or reciprocal rights of way easements that serve six (6) or more lots are to be named. LINZ has indicated that a name for the road or private road should be in place before the survey plan of subdivision is approved by the council under section 223 of the RMA and advises that if no name is in place this could be problematic when titles are later requested. The consent holder should obtain evidence of acceptance from LINZ that the proposed names are not duplicated within the Auckland Council area before submitting the names to the council for reporting to the relevant Local Board for approval. In giving its approval, the Local Board will have regard to the relevance of the road names to the locality, or determine that the names are otherwise appropriate.

39. That Lot 507 (JOAL) be held as to twelve undivided one twelfth (1/12th) shares by the owners of Lots 610-621 as tenants in common in the said shares and individual computer registers be issued in accordance therewith.

Advice Notes

- *The Landonline documentation shall include the s223 and any other TA Certificates applicable. Note that the TA Ref. is SUB60319527 (West).*
- *The consent holder must ensure that placement of the services and driveway/s occurs entirely within the easement/s and/or lot boundaries as shown.*
- *Take note that street numbers for the lots on the survey plan will be allocated by Council subsequent to Section 223 approval, and these numbers must be used for future applications for building consent. A copy of the survey plan with the Council allocated numbers will be provided.*

Engineering Plans

40. Prior to the signing of the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, and commencement of any works related to or on site, in accordance with this application, the consent holder shall provide design plans and specifications detailing the following works required in respect to this subdivision, to the satisfaction of the Team Leader– Development Engineering (Western).

The engineering plans submitted for approval shall detail all works associated with, and in accordance with Council Standards, including but not limited to;

- Roading Works;
- Stormwater Reticulation (private and public);
- Stormwater Treatment Systems;
- Overland Flowpaths;
- Stormwater Outfall Structure Details;
- Swale system details;
- Wastewater Reticulation (private and public);
- Water;
- Earthworks and Sediment Control

Advice Note: *Structures such as retaining walls, in-ground walls and bridges will require a separate Building Consent.*

The plans required under this condition are separate to, and do not form part of, any Building Consent that may be required on the subject site.

Section 224(c) Compliance Conditions

41. The application for a certificate under section 224(c) of the RMA shall be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:
42. A 224 (c) certificate for each of the proposed lots under this consent SUB60319527 must not be issued until the 224 (c) certificate(s) for the underlying consent and associated infrastructure

services and roading networks under LUC60018676-A have been approved.

Construction requirements

43. The works detailed on the approved engineering plans, shall be constructed to the satisfaction of, and at no cost to, the Council and are subject to the following requirements;

All materials, workmanship and testing shall be in accordance with Council's current Engineering Standards or any subsequent replacement documents.

- (i) All works on the existing public wastewater and watermains shall be carried out by a Watercare Services Limited/Veolia Water approved licensed contractor, at the consent holder's expense.
- (ii) All works on the existing public stormwater network shall be carried out by an approved licensed contractor, at the consent holder's expense.
- (iii) All approved construction work, shall be supervised by an engineering representative, appointed by the owner (refer to Council's current Engineering Standards).

Stormwater extension

44. The existing public stormwater system which lies within or is contiguous to the land in the development shall be extended to the requirements of the Council's "The Stormwater Code of Practice (SWCoP)" to serve 43 lots within the development to become part of the public services of the District.

Advice Note:

An Engineering Plan Approval application for this work is required to be submitted to Auckland Council's Development Engineering and approved prior to the works commencing.

Public Wastewater extension

45. Provide an Extension of the existing public wastewater system to serve 43 lots, and install such reticulation to the boundary of the upstream properties in accordance with Watercare Service Limited standards; refer Water and Wastewater Code of Practice for Land Development and Subdivision.

Advice Note:

An Engineering Plan Approval application for this work is required to be submitted to Auckland Council's Development Engineering and approved prior to the works commencing.

Water Supply system

46. The consent holder must provide and install a complete water supply reticulation system to the satisfaction of the Council.

Advice Note:

The complete system will include all portions of public water supply reticulation and any parts of the private system which are within a private access lot. The subdivisional works will exclude any water meter and exclude any Watercare connection fees or Infrastructure Growth Charges; these exclusions will be addressed at the time of any building consent application on the lots associated with the construction of a dwelling or commercial building and do not form part of the subdivisional works.

Fire Hydrant on road

47. A fire hydrant must be provided at the road boundary in accordance with the Auckland Unitary

Plan.

Advice Note:

An Engineering Plan Approval application for this work is required to be submitted to Auckland Council's Development Engineering and approved prior to the works commencing.

Fire hydrant and main

48. Fire Hydrant/s and any necessary additional water mains are to be installed and situated so that no part of the proposed 43 lots are more than 135m from a hydrant.

Advice Note:

An Engineering Plan Approval application for this work is required to be submitted to Auckland Council's Development Engineering and approved prior to the works commencing.

Certification & CCTV

49. The consent holder must ensure wastewater drainage, stormwater drainage and water supply systems are made fully operative before a section 224(c) Certificate will be issued by Council. CCTV inspection reports shall be presented to the Development Engineer to verify compliance.

As-builts

50. At the completion of works, certifications and as-built plans of all new public assets, to be vested in the Council, (including associated documentation) shall be provided, in accordance with Auckland Council's Engineering Asbuilt requirements.

Geotechnical Completion Report

51. A Geotechnical Completion Report by a suitably qualified and Registered Engineer shall be provided to Council with the 224 application. The report shall confirm the stability of the land for residential development including any special conditions/requirements to be met for any future development on the site.

The report shall also provide as-built information regarding earthworks, retaining walls and subsoil drainage.

Overland Flow Paths

52. As-built survey plan of the overland flow paths and recommended minimum finished floor levels for all private lots within or adjacent to and overland flow path shall be submitted to Council in support of the 224(c) application. Such information shall be prepared by a licensed cadastral surveyor or suitably qualified and experienced engineer professional.

Shared Driveway:

53. The consent holder shall design, form and construct a Jointly Owned Access Lot (507) to the satisfaction of Council (Team Leader Compliance Monitoring North West 2). The design is to provide for stormwater catchpits and/or slot drains within the boundaries of the Jointly Owned Access Lot.

Provide different surface treatment for the pedestrian path on either side of the JOAL. Proposed permeable paving for the JOAL, details shall be assessed during ENG application stage.

Advice Note: *The Consent Holder is to lodge an application for an Engineering Right of Way application for construction with Auckland Council. The application is to be approved by Development Engineering prior to the works commencing.*

54. Provide an "as built" plans from a Licensed Cadastral Surveyor at the 224c identifying and

certifying that all services and driveways have been located in accordance with the locations on registered easements, or within legal boundaries to the satisfaction of the Team Leader - Development Engineering

55. The consent holder shall ensure that all front yard fences and fences between driveways between Lots 601 & 602, 603 & 604, 611 & 612, 613 & 614, 615 & 616, 622 & 623, 623 & 624, 624 & 625, 641 & 642, 643 & 644 and , 653 & 654 (along the driveway) are less than 900mm in height to provide the inter-visibility between egress traffic and pedestrians on footpath.
56. The consent holder shall ensure that for the dwellings on Lots 649, 650, 647 & 648 that there shall be no front yard timber fencing or if front yard fencing is provided permeable pool fencing is provided to increase visibility.
57. The consent holder shall paint the base of the road street lighting pole adjacent to vehicle crossings to close to lots 645, 646, 653 & 654 to be white to 1.7m high from ground level. The consent holder shall attach an Obstruction Marker of VIP grade material to the 'entry' and 'exit' sides of the pole 1.2m from ground level.

Vehicle Crossings

58. The consent holder shall ensure that all new vehicle crossings shall be designed and formed in accordance with the approved architectural plans referenced in condition 1 of this consent. The new crossing shall maintain an at-grade (level) pedestrian footpath across the length of the crossing, *using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing.*

Consent Notices

59. The consent holder shall cause to be registered against the Certificate of Titles for all lots (Lots 601-625 and 640-657), a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, recording the following condition to be complied with on a continuing basis:

On-site Stormwater

A Consent Notice shall be required for each residential lot requiring the installation and maintenance in perpetuity of a stormwater management system sized to ensure the following measures are provided for the management of runoff from roofed areas:

Table 1: Summary of calculated Retention and Detention Volumes

Type	Roof Area (m2)	Retention Volume (m3)	Detention Volume (m3)	Total Volume (m3)
A	52.15	0.26	0.63	0.89
A1	52.15	0.26	0.63	0.89
B	53.46	0.27	0.64	0.91
C	54.43	0.27	0.66	0.93
D	58.93	0.29	0.71	1.00
D1	58.93	0.29	0.71	1.00
E	71.23	0.36	0.86	1.21
E1	71.23	0.36	0.86	1.21
F	88.14	0.44	1.06	1.50

F1	88.14	0.44	1.06	1.50
G & G1	54.6	0.27	0.66	0.93
H	54.2	0.27	0.65	0.92
H1	63.6	0.32	0.77	1.08

60. The consent holder shall cause to be registered against the Certificate of Titles for all lots (Lots 601-625 and 640-657), a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, recording the following condition to be complied with on a continuing basis:

Geotechnical Completion Report

For each residential lot, the recommendations contained in the Geotechnical Completion Report or any addendums produced as part of the development, specifying information and recommendations relating to foundation design, minimum floor levels if any, retaining walls, and stormwater disposal plus any additional restrictions shall be continually upheld.

All buildings are to be designed and constructed in accordance with the recommendations of a suitably qualified engineer that is familiar with the site constraints and the contents and recommendations of the various geotechnical reports for the site.

61. The consent holder shall cause to be registered against the Certificate of Titles for all lots (Lots 601-625 and 640-657), a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, recording the following condition to be complied with on a continuing basis:

Building Designs

The lots have been approved based on an approved development shown by the council as consent number LUC60319526. The construction of any Residential Unit shall be in accordance with the approved Residential Units as shown on the approved architectural plans prepared by Woods and Council Reference: LUC60319526.

Before approval can be given to any future development on this Lot that is not in accordance with the approved plans, the Council will have to agree to vary or cancel this Consent Notice. This is to be in conjunction with a Resource Consent for the proposal.

Landscaping

The lots have been approved based on an approved development shown by the council as consent number LUC60319526. The provision of any landscaping shall be in accordance with the approved landscaping plans prepared by Greenwood Associates Ltd dated 11 October 2018 as appended to s92 Letter dated 11 October 2018 and referenced in Condition 1 above. All landscaping shall be in accordance with the approved landscaping plans (excluding rear yard landscaping on Lots 611-617, Lots 619-625, Lots 647-650, Lots 651-657 and excluding side yard landscaping for Lots 640,646, 651 and 657) as noted on the approved landscaping plans prepared by Greenwood Associates Ltd., Drawing No 8035/2 (dated 11/10/18), 8035/5 (dated 11/10/18), 8035/8 (dated 11/10/18), 8035/11 (dated 11/10/18), 8035/14 (dated 11/10/18) and Council Reference: LUC60319526.

Before approval can be given to any future development on this Lot that is not in accordance with the approved plans, the Council will have to agree to vary or cancel this Consent Notice. This is to be in conjunction with a Resource Consent for the proposal.

62. The consent holder shall cause to be registered against the Certificate of Titles for Lots 649, 650, 647 & 648 a Consent Notice pursuant to Section 221 of the Resource Management Act 1991,

recording the following condition to be complied with on a continuing basis:

Fence Heights

The consent holder shall ensure that for the dwellings on Lots 649, 650, 647 & 648 front yard fencing shall be limited to 1m open rail (pool fence) type fencing to ensure inter-visibility of vehicles accessing the site and oncoming pedestrian and or vehicular traffic is maintained at all times.

Consent Notice Instrument

The Consent Notice Instrument will be prepared by Auckland Council's solicitors at the cost of the consent holder and will contain the terms and conditions the solicitors usually include in such documents. The owner or the consent holder's solicitor should contact Team Leader, Compliance Monitoring (West) to request the Covenant Instrument to be prepared and registered. The following should accompany that request:

A copy of the consent condition;

A recent copy of the Certificate of Title.

Surveyors Certificates

63. Surveyors Certificates shall be provided to confirm that all water, wastewater, phone and power services are located within the lot boundaries.

General

Electricity supply

64. The consent holder shall provide and install an underground electricity supply system to service Lots 601-625 and 640-657 and street lighting generally as shown on scheme plan (as referenced in condition 1). The system shall be installed in accordance with the requirements of the Auckland Code of Practice for Land Development and Subdivision and the relevant network utility operator. The consent holder shall provide confirmation from the network utility operator that the system has been installed in accordance with their requirements and 'as-built' plans of the system to the council.

Telecommunications services

65. The consent holder shall provide and install an underground telecommunications system to service Lots 601-625 and 640-657 generally as shown on the scheme plan (as referenced in condition 1). The system shall be installed in accordance with the requirements of the Auckland Code of Practice for Land Development and Subdivision and the relevant network utility operator. The consent holder shall provide confirmation from the network utility operator that the system has been installed in accordance with their requirements and 'as-built' plans of the system to the council.

Advice notes

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
2. *For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring inspector unless otherwise specified. Please contact monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
3. *For more information on the resource consent process with Auckland Council see the council's website www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the*

Environment's website: www.mfe.govt.nz.

4. *If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.*
5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992),] regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
6. *A Corridor Access Request, (CAR), is required for all works undertaken within the 'road corridor'. See Auckland Transport's website <https://at.govt.nz/about-us/working-on-the-road/corridor-access-requests/#applycar> for more information.*
7. *A vehicle crossing permit is required to be obtained from Auckland Transport prior to the commencement of the vehicle crossing on existing public roads. See Auckland Transport's website <https://at.govt.nz/about-us/working-on-the-road/vehicle-crossing-application/> for more information.*

Delegated decision maker:

Name: Sonja Lister
Title: Team Leader, Resource Consents
Signed: .



Date: 16.11.2018

Recommendation on application for resource consent under the Resource Management Act 1991



Restricted discretionary activity for a residential activity

Restricted discretionary activity for residential subdivision activity

Application numbers:	BUN60321302 (LUC60321308 and SUB60321309)
Applicant's name:	Confident Trustee Ltd
Site address:	2 Lawson Creek Road, Massey
Legal description:	Lot 700 DP 517509

Proposal:

To construct 14 houses on Stage 3B with associated works including parking, landscaping and earthworks; and the subdivision around the approved development to create 14 freehold lots and JOAL.

The resource consent is:

Landuse consents (s9) LUC60321308

Auckland Unitary Plan (Operative in Part)

- Development of new or redevelopment of existing impervious areas greater than 50m² within Stormwater management area control – Flow 1 complying with Standard E10.6.1 and Standard E10.6.4.1 requires consent as a restricted discretionary activity.
- Pursuant to Table E11.4.1 Activity table (A8) earthworks greater than 2,500m² where the land has a slope equal to or greater than 10 degrees require consent as a restricted discretionary activity. Earthworks over an area of 3,884m² are proposed.
- Pursuant to E11.4.1 Activity (A9) earthworks greater than 2,500m² within the Sediment Control Protection Area (SCPA) require consent as a restricted discretionary activity. Earthworks over an area of 3,884m² are proposed.
- Pursuant to Table E12.4.1(A6) (District land disturbance) the proposed will require consent as a restricted discretionary activity for earthworks that are greater than 2,500m² in area. Earthworks over an area of 3,884m² are proposed.
- Pursuant to Table E12.4.1(A10) (District land disturbance) the proposed will require consent as a restricted discretionary activity for earthworks that are greater 2,500m³ in volume. The proposal will involve 4,389m³ of earthworks.
- Parking, loading and access which is an accessory activity, but which does not comply with the standards for parking, loading and access is a restricted discretionary activity pursuant to Rule E27.4.1 (A2). The following infringements are proposed to access standards:
 - The combined width of the vehicle crossings for Lots 626 and 627 will result in 6.04m where a maximum combined width of 6m is provided for, resulting in an infringement of 0.04m.

- The combined width of the vehicle crossings for Lots 638 and 639 will result in 6.04m where a maximum combined width of 6m is provided for, resulting in an infringement of 0.04m.
- Pursuant to Table H5.4.1 (Activity table) (A3) – 4 or more Dwellings in the Mixed Housing Urban zone requires consent as a restricted discretionary activity.
- As new buildings adopt the same activity status as the land use activity, the new buildings require consent as a restricted discretionary activity in accordance with H5.4.1 (A34).
- Pursuant to I605.4.1 Activity Table (A18) (New buildings) the construction of the new dwellings is a Restricted Discretionary activity.
- Pursuant to C1.9(2) *“An activity that is classed as a permitted, controlled or restricted discretionary activity but that does not comply with one or more of the standards applying to that activity is a restricted discretionary activity unless otherwise specified by a rule applying to the particular activity.”* The proposal does not comply with the following standards which are required to be assessed as restricted discretionary activities:

Standard H5.6.5 Height in relation to boundary

- As it relates to the eastern boundary of Lot 1007, the 3m and 45 degree height in relation to boundary standard (H5.6.5) is infringed by a maximum vertical height of 4.69m reducing to nil over a maximum horizontal distance of 7.18m
- As it relates to the western boundary of Lot 1006, the 3m and 45 degree height in relation to boundary standard (H5.6.5) is infringed by a maximum vertical height of 4.25m reducing to nil over a maximum horizontal distance of 12.76m.

Standard H5.6.6 alternative height in relation to boundary:

- Lot 627: Maximum vertical height of 4.87m reducing to 4.32 over a maximum horizontal distance of 8.18m as it relates to the northern boundary.
- Lot 626: Maximum vertical height of 5.42m reducing to 4.87m over a maximum horizontal distance of 8.18m as it relates to the northern boundary.
- Lot 628: As it relates to the southern boundary, a maximum vertical height of 3.32m reducing to 3.04m over a maximum horizontal distance of 11.64m.
- Lot 632: As it relates to the northern boundary, a maximum horizontal distance of 5.51m reducing to 5.50m over a maximum horizontal distance of 10.85m.
- Lot 633: As it relates to the northern boundary, a maximum vertical height of 6.10m reducing to 5.92m over a maximum horizontal distance of 10.85m.
- Lot 637: As it relates to the northern boundary a maximum vertical height of 3.99m reducing to 3.9m over a maximum horizontal distance of 11.64m.
- Lot 638: As it relates to the northern boundary, a maximum vertical height of 6.58m reducing to 5.22m over a maximum horizontal distance of 8.18m.
- Lot 639: As it relates to the northern boundary, a maximum vertical height of 5.58m reducing to 5.22m over a maximum horizontal distance of 8.18m
- Lot 633-637: As it relates to the eastern boundary of these sites, the rear fence will infringe the alternative height in relation to boundary by a maximum vertical height of
- 0.54m reducing to 0.05m for the length of the eastern boundary between Lot 633- 637.

Standard H5.6.8 Yards - Side yard

- Lot 627: The AUP(OP) defines building as a wall greater than 2.5m. The combined width of the retaining wall and fence on the eastern boundary of Lot 627 will have a maximum height of 2.85m and will result in a height infringement of 0.35m as it relates to the JOAL.

Standard H5.6.8 Yards - Rear yard

- Lot 626 will result in a combined retaining wall and fence height of 3.5m reducing to 3.15m over a distance of 12.79m as it relates to the northern boundary. This wall is considered to be a building due to the height being greater than 2.5m as defined by the AUP(OP) definition. The fence will infringe the 2.5m building height by 1m for a length of 12.79m
- Lot 627 will result in a combined retaining wall and fence height of 3.15m as it relates to the northern boundary, this wall is considered to be a building due to the height being greater than 2.5m as defined by the AUP(OP) definition of building. The fence will infringe the 2.5m building height by 0.65m for a length of 12.81m
- Lot 6 39 will result in a combined retaining wall and fence height of 3m as it relates to the northern boundary. This will result in a maximum wall height infringement of 0.5m for a length of 13.71m on the northern boundary.

Subdivision consents (s11) SUB60321309

Auckland Unitary Plan (Operative in Part)

- The proposal involves subdivision of land which will be in accordance with an approved land use consent. Pursuant to Table E38.4.2 (A14), consent is required for a restricted discretionary activity.
- The proposal will result in a total of 11 lots accessing the right of way, this results in the infringement of standard E38.8.1.2 (1) that restricts a right of way to provide access to 10 rear sites. This requires consent as a discretionary activity pursuant to Rule E38.4.1 (A31).

Overall, the application is assessed as a discretionary activity.

Decision 1 – Landuse

I have read the application, supporting documents, and the report and recommendations on the consent applications. I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA)

It is recommendation under sections 104 and 104C the applications are **GRANTED**.

1. Reasons

The reasons for this recommendation are:

1. The application is for a restricted discretionary activity resource consent, as such under s104C only those matters over which council has restricted its discretion have been considered. Those matters are:

Auckland Unitary Plan (Operative in Part)

- H5.8.1(2). Matters for discretion (4 or more dwellings and development in the Mixed Housing Urban Zone)
- E38.12.1 Matters for discretion (Subdivision);

- E10.6.4.1.Matters for discretion (Stormwater Flow 2);
- E11.8.1 Matters for discretion (Earthworks); and
- E12.8.1 Matters for discretion (Earthworks); and
- H5.8.1 (6), (7) and (9) Matters for discretion and C1.9(3) Infringement of Standards.

In addition, conditions have only been included in relation to those matters

2. In accordance with an assessment under s104(1)(a) of the RMA the actual and potential effects from the proposal will be acceptable as:

- Adverse effects on persons on neighbouring properties will be less than minor with adverse shading and visual amenity effects being not discernibly different in comparison with a complying development.
- The lot sizes and building typologies proposed are consistent with the outcomes anticipated by the MHU zone and are in keeping with the anticipated development pattern provided for under the underlying subdivision consent. The proposal provides for an appropriate built form and typology an overall built form and set-back from the streetscape that is appropriate to this location.
- The proposed set-backs from the road boundaries, will not adversely affect the streetscape amenity or result in adverse visual dominance effects on the adjacent streets. The proposed setback distances together with the built typologies and arrangement of units will assist in creating a varied and interesting streetscape, and the buildings are not considered to be dominant building feature within the streetscape.
- The overall fencing typologies will provide for appropriate boundary treatments in a manner that enables an appropriate level of visual permeability into the site and provides passive surveillance of the streets. In this instance an appropriate balance has been achieved between privacy and amenity ensure sufficient privacy to their open space given it is located adjacent the street or lane frontage.
- Furthermore, the fencing and landscape has been designed in an integrated manner which will ensure the fencing has an appropriate relationship with the streets (and laneway) and that this maintains an appropriate level of streetscape amenity.
- The proposed buildings have been well articulated through the range of building typologies and variations in the elevations, roof forms and the overall massing. This creates an appropriate level of visual interest whilst ensuring that they respond to the emerging built form and residential character of this part of Massey.
- The design and materials of the garages, will form an integrated component of the overall design of the building design so that this do not adversely affect the streetscape amenity or wider neighbourhood character.
- The height and location of the proposed buildings on the subject site will ensure this is not visually dominant or obtrusive when viewed from the wider environment. The proposed buildings will have appropriate relationships with adjacent buildings and the streetscape.
- The layout, scale and form of the proposed subdivision and site works will be in keeping with the anticipated development pattern of the underlying framework plan, and the anticipated future development (including its amenity values and character)

on the subject land and within the Massey. This emerging development pattern is characterised by a range of allotment sizes and housing densities, and enables a variety of housing typologies. The proposed subdivision and development of Stage 3A is consistent with these anticipated outcomes, and is considered to be in keeping with the amenity and future residential and neighbourhood character of the surrounding environment including that of other approved developments within Stage 3A (including the affordable dwellings on Lots 334-342).

- The overall height, bulk and scale of the buildings will be compatible with other existing or future planned buildings in the surrounding area and the overall bulk and height of buildings that are anticipated in this location. I consider that the design and massing of the buildings will ensure that the overall development of the site remains compatible with the overall level and scale of buildings that are anticipated in this location. Overall, it is considered that the bulk, height and scale of the proposal is what could reasonably be anticipated on the site in this urban location of Auckland.
 - The proposed buildings will provide an appropriate level of interaction with the streetscape, and the private lane (JOAL).
 - The overall building, landscaping and paving layout of the site is compatible with the surrounding emerging neighbourhood. The proposed development will provide appropriate areas of outdoor space for residential units and this will contribute to a good living environment and standard of amenity. These areas will be accessible from the indoor living areas and will be orientated to the north and west of dwellings to receive good levels of daylight access and contribute towards an appropriate overall living environment and level of onsite amenity that is commensurate with the outcomes sought in this location.
 - The construction effects can be appropriately managed to be less than minor in scale, noting the temporary nature of these effects and the management and controlling methodologies proposed in the application and further reinforced in the recommended conditions.
 - Erosion and Sediment Control measures are proposed to ensure adverse sediment run-off effects are appropriately managed and mitigated during the earthworks stage of the development.
 - The proposal can provide an appropriate level of car parking on-site in a manner that does not adversely affect the safe and efficient operation of the road network or result in adverse traffic generation. The traffic and transportation effects have been reviewed and found to be acceptable.
3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular, having considered relevant objectives and policies as they relate to the Residential Mixed Housing Urban zone and Transport and for Earthworks, the proposal is considered to be consistent with the relevant objectives, policies and assessment criteria. In particular:
- This will provide for the site preparatory and enabling works. The installation of appropriate erosion and sediment controls will ensure sediment is appropriately managed and that sediment discharge is minimised.
 - The number and layout of parking spaces on site is appropriate.
 - The proposal provides for the efficient use of the site in close proximity to public

transport and local services.

- The proposed development is considered to be acceptable in the context the residential character of the receiving environment, and the scale and nature of proposed residential development will be in keeping with the amenity of the existing and anticipated surrounding residential environment.
- The 2 storey building height and form are considered to be in keeping with both the built character anticipated by the MHU Zone and by the heights anticipated by the MHU.
- A range of housing typologies (duplex and terrace) will provide for a compatible mix of residential living options whilst increasing housing supply.
- The proposed development includes houses that are of a height, bulk, form and appearance that positively respond to the site and the neighbourhood's planned residential character and also provide a choice of living environments. The various forms of landscaping proposed including planting within private lots and laneways ensure on-site amenity is maintained across the development. The proposal integrates well into the wider Massey area
- The proposed development has been designed to achieve attractive and safe streets through providing typologies that contain living areas that provide for passive surveillance of the street. Permeable fencing is proposed within front yards across the development site that also provide for passive surveillance of the street. A variety of tree and low amenity planting species are proposed to provide front yard landscaping.
- The proposal will provide a high quality design outcome that is commensurate with the outcomes sought in the location and in a manner that provides for a high quality living environment and on-site amity for future residents. The design of the buildings has been integrated with adjacent sites to ensure good onsite amenity is achieved.
- The proposal will maintain an appropriate level of amenity and which can be appropriately serviced by public infrastructure.

As a restricted discretionary activity no other matters can be considered under s104(1)(c).

Overall, the proposal is considered to be generally consistent with the relevant matters for discretion of the AUP(OP), and the outcomes anticipated for the consideration of new dwellings in Residential Mixed Housing Urban zone. Any actual or potential adverse effects are assessed to be less than minor and the proposed residential development is acceptable in the context of the surrounding receiving environment. Furthermore the application is considered to meet the relevant tests of the RMA, and can be considered to provide an efficient use of an existing land resource. For these reasons, the proposal is considered to be acceptable from a resource management perspective.

Decision 2 - Subdivision

Decision

I have read the application, supporting documents, and the report and recommendations on the consent applications. I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104B and 106 the applications are **GRANTED**

1. In accordance with an assessment under s104(1)(a) of the RMA the actual and potential effects from the proposal will be acceptable as:
 - The scale and form of the proposed subdivision and site works will be in keeping with the anticipated development pattern in this location (including its amenity values and character) on the subject land. This development pattern is characterised by a range of allotment sizes and housing densities, and enables a variety of housing typologies. The proposed subdivision is consistent with these anticipated outcomes, and is considered to be in keeping with the amenity and residential character of the surrounding environment.
 - Vehicle crossings and accesses have been established in accordance with the underlying subdivision consent, and each dwelling has been provided with sufficient parking at or above the minimum rates required for dwellings, and complying with the relevant design standards.
 - The proposed subdivision and development is in keeping with the anticipated density of the underlying subdivision consent and can be appropriately serviced by the public infrastructure delivered by that consent. The Council's Development Engineer has reviewed the proposal and has confirmed that these consents can be granted subject to standard subdivision completion conditions. As such, any adverse effects on public infrastructure are considered to be less than minor.
4. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular, the relevant objectives, policies and assessment criteria of the Auckland Unitary Plan (Operative in Part) as it relates to subdivision in urban areas and the Residential: Mixed Housing Urban zone provisions. The proposal will provide for a subdivision around the approved landuse consent in a manner that is anticipated in this location and that will maintain an appropriate level of amenity and which can be appropriately serviced by public infrastructure.
5. There no other matters that are relevant under s104(1)(c).
6. The proposed subdivision will not be subject to material damage by erosion, falling debris, subsidence, slippage or inundation from any source and sufficient provision has been made for legal and physical access to each allotment.

Overall the proposal meets the provision set out in section 104 and 106 of the RMA and is acceptable.

Conditions

Under section 108 of the RMA, this consent is subject to the following conditions:

These Conditions apply to all consents LUC60321308 and SUB60321309

General Conditions

1. The proposed residential dwellings (14), earthworks, subdivision and associated works shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent numbers BUN60321302 (LUC60321308 and SUB60321309)
 - Application Form, and Assessment of Environmental Effects prepared by Woods dated 8

June 2018.

Report title and reference	Author	Rev	Dated
Infrastructure Report	Woods		20 April 2018
Stormwater Report	Woods		9 May 2018
Design Statement	Woods		29 May 2018
Transportation Assessment	TDG		30 May 2018
Geotechnical Investigation	EnGeo		26.03.2015

Plan title and reference	Author	Rev	Dated
Overall Scheme Plan 002-SC	Woods	2	27/06/2018
Lot 1005 from Proposed Subdivision 008- SC	Woods	1	26/03/2018
Lot 1006 from Proposed Subdivision 009- SC	Woods	1	26/03/2018
Lot 1007 from Proposed Subdivision 010- SC	Woods	1	26/03/2018
Lot 1008 from Proposed Subdivision 011- SC	Woods	2	10/5/2018
Stormwater Layout Plan DR-300	Woods	2	18/04/2018
Stormwater Overland Flowpath DR 330	Woods	1	Feb. 2017
Stormwater Catchment Plan DR-351	Woods	1	April 2018
Wastewater Layout Plan DR- 400	Woods	2	1/05/2018
Water Layout Plan WS-600	Woods	2	March 2018

Existing Contours EW-100	Woods	1	March 2018
Finished Contours Plan EW-101	Woods	1	March 2018
Cut Fill Plan Stage 3 Integrated EW- 106	Woods	1	March 2018
Retaining Walls Plan EW-110	Woods	1	March 2018
Retaining Walls Plan EW-111	Woods	1	March 2018
Retaining Walls Plan EW-112	Woods	1	March 2018
Retaining Walls Plan EW-113	Woods	1	March 2018
Retaining Walls Plan EW-114	Woods	1	March 2018
Retaining Walls Plan EW-115	Woods	1	March 2018
Retaining Walls Plan EW-116	Woods	1	March 2018
Retaining Walls Plan EW-117	Woods	1	March 2018
Erosion Sediment Control Plan EW- 130	Woods	1	March 2018
Road Layout Plan DR-200	Woods	2	April 2018
Road Alignment Detail RD-210	Woods	1	23/4/2018
Typical JOAL Sections RD-211	Woods	2	17/07/2018
Pavement and Service Trench Details RD-215	Woods	A	30/1/2018
Erosion and Sediment Control Design Details – Typical Decant Details SD-821	Woods	1	March 2017
Erosion and Sediment Control Design Details –	Woods	A	March 2017

Typical Diversion
Drain Details SD-
823

Erosion and
Sediment Control
Design Details –
Typical Silt and
Super Silt Fence
Details SD-824

Woods

A

March 2017

Architectural Plans prepared by Woods Rev B dated 26 Sept 2018

Sheet Index		
Layout Name	Layout ID	Issued
SITE LOCATION	P18-011-01	<input type="checkbox"/>
STAGE 3B PROPOSED SCHEME PLAN	P18-011-02	<input type="checkbox"/>
STAGE 3B MASTERPLAN	P18-011-03	<input type="checkbox"/>
LONG SECTION B-B & C-C	P18-011-04	<input type="checkbox"/>
SUPERLOT 1005 LOTS 626-627 COMPLIANCE PLAN	P18-011-5.1	<input type="checkbox"/>
SUPERLOT 1005 LOTS 626-627 GROUND FLOOR PLAN	P18-011-5.2	<input type="checkbox"/>
SUPERLOT 1005 LOTS 626-627 LEVEL 1 FLOOR PLAN	P18-011-5.3	<input type="checkbox"/>
SUPERLOT 1005 LOTS 626-627 ELEVATIONS	P18-011-5.4	<input type="checkbox"/>
SUPERLOT 1005 LOTS 626-627 ELEVATIONS	P18-011-5.5	<input type="checkbox"/>
SUPERLOT 1005 LOTS 626-627 SECTION	P18-011-5.6	<input type="checkbox"/>
SUPERLOT 1006 LOTS 628-632 COMPLIANCE PLAN	P18-011-6.1	<input type="checkbox"/>
SUPERLOT 1006 LOTS 628-632 GROUND FLOOR PLAN	P18-011-6.2	<input type="checkbox"/>
SUPERLOT 1006 LOTS 628-632 LEVEL 1 FLOOR PLAN	P18-011-6.3	<input type="checkbox"/>
SUPERLOT 1006 LOTS 628-632 ELEVATIONS & HIRB INFRINGEMENTS TO RESERVE	P18-011-6.4	<input type="checkbox"/>
SUPERLOT 1006 LOTS 628-632 ELEVATIONS & HIRB INFRINGEMENTS TO RESERVE	P18-011-6.5	<input type="checkbox"/>
SUPERLOT 1007 LOTS 633-637 COMPLIANCE PLAN	P18-011-7.1	<input type="checkbox"/>
SUPERLOT 1007 LOTS 633-637 GROUND FLOOR PLAN	P18-011-7.2	<input type="checkbox"/>
SUPERLOT 1007 LOTS 633-637 LEVEL 1 FLOOR PLAN	P18-011-7.3	<input type="checkbox"/>
SUPERLOT 1007 LOTS 633-637 ELEVATIONS	P18-011-7.4	<input type="checkbox"/>
SUPERLOT 1007 LOTS 633-637 ELEVATIONS	P18-011-7.5	<input type="checkbox"/>
SUPERLOT 1007 LOTS 633-637 HIRB INFRINGEMENTS TO RESERVE	P18-011-7.6	<input type="checkbox"/>
SUPERLOT 1008 LOTS 638-639 COMPLIANCE PLAN	P18-011-8.1	<input type="checkbox"/>
SUPERLOT 1008 LOTS 638-639 GROUND FLOOR PLAN	P18-011-8.2	<input type="checkbox"/>
SUPERLOT 1008 LOTS 638-639 LEVEL 1 FLOOR PLAN	P18-011-8.3	<input type="checkbox"/>
SUPERLOT 1008 LOTS 638-639 ELEVATIONS	P18-011-8.4	<input type="checkbox"/>
SUPERLOT 1008 LOTS 638-639 ELEVATIONS	P18-011-8.5	<input type="checkbox"/>
SUPERLOT 1008 LOTS 638-639 SECTION	P18-011-8.6	<input type="checkbox"/>
JOAL 508	P18-011-508	<input type="checkbox"/>
INDICATIVE MATERIAL AND COLOUR PALETTE	P18-011-9.1	<input type="checkbox"/>

The following additional drawings:

- Illustrative Sketch Stage 3B Reserve Edge Retaining Wall Concept SSK01 Rev 3 prepared by Woods dated 25/09/2018

Landscape Plans prepared by Greenwood Associates dated 18 June 2018 (as appended to s92

letter dated 17 July 2018)

8055/1- MASTER PLAN	18/06/18
8055/2- PLANTING PLAN SUPERLOTS 1005/1006	18/06/18
8055/3- HARDSCAPE PLAN SUPERLOTS 1005/1006	18/06/18
8055/4- FENCING PLAN SUPERLOTS 1005/1006	18/06/18
8055/5- PLANTING PLAN SUPERLOTS 1007/1008	18/06/18
8055/6- HARDSCAPE PLAN SUPERLOTS 1007/1008	18/06/18
8055/7- FENCING PLAN SUPERLOTS 1007/1008	18/06/18
8055/8- PLANTING DETAIL	18/06/18
8055/9- HARDSCAPE DETAIL	18/06/18
8055/10- FENCING DETAIL	18/06/18
8055/11- FENCING DETAIL 2	18/06/18

Other additional information	Author	Rev	Dated
S92 response letter with attachment (as referenced above)	Woods		27 July 2018
Wastewater Calculations	Woods		27 July 2018
S92 response letter: re Earthworks	Woods		27 July 2018
S92 response letter re: Earthworks with attachment (as referenced above)	Woods		10 Sept. 2018
S92 response letter re: retaining with attachment (as referenced above)	Woods		28 September 2018

2. The consent holder shall pay the council an initial consent compliance monitoring charge of \$990 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Advice note:

The initial monitoring charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.

Landuse Conditions LUC60321308

Pre-start Meeting

3. Prior to the commencement of the earthworks activity, the consent holder shall hold a pre-start meeting that:
 - a. is located on the subject site;
 - b. is scheduled **not less than five days** before the anticipated commencement of earthworks;
 - c. includes Auckland Council officer[s]; and
 - d. includes representation from the contractors who will undertake the works.

The meeting shall discuss the erosion and sediment control measures, the earthworks and stream works methodology and shall ensure all relevant parties are aware of and familiar with the necessary conditions of this consent.

The following information shall be made available at the pre-start meeting:

- Timeframes for key stages of the works authorised under this consent;
- Details of staging and stabilisation methodologies;
- Full design details of all Erosion and Sediment Controls;
- Resource consent conditions; and
- Erosion and Sediment Control Plan.

A pre-start meeting shall be held prior to the commencement of the earthworks activity in each period between October 1 and April 30 that this consent is exercised.

Advice Note:

To arrange the pre-start meeting required by conditions of consent please contact the Team Leader, Compliance Monitoring North West 2. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided 2 days prior to the meeting

Landscape Plan

4. Within the first planting season following the completion of the works on site, the consent holder shall implement the landscape planting and all other related landscaping in accordance with the landscape plans referenced in condition 1 prepared by Greenwood Associates The landscaping shall be maintained thereafter.

Traffic management plan:

5. Prior to the commencement of activity on the subject site, a finalised Traffic Management Plan (TMP) shall prepared in accordance NZTA Code of Practice for Temporary Traffic Management and shall address the control of the movement of earthmoving/constriction vehicles to and from the site.

It is the responsibility of the applicant to seek approval for the Traffic Management Plan from Auckland Transport. Please contact Auckland Transport on (09) 355 3553 and review www.beforeudig.co.nz before you begin works.

Earthworks

6. LUC60321308 shall expire five (5) years from the date it has been granted unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.
7. Prior to the commencement of earthworks activity, all required erosion and sediment control measures on the subject site shall be constructed and carried out in accordance with the approved Erosion and Sediment Control Plan and supporting documents referenced in condition 1 above. Any required repairs or replacement of existing erosion and sediment controls at the site of the works shall be undertaken prior to commencement of the earthworks activity,
8. The Team Leader Compliance Monitoring North West 2 shall be notified at least two working days prior to earthwork activities commencing on the subject site.
9. Prior to the commencement of earthworks at the site, a revised Chemical Treatment Management Plan (CTMP) shall be submitted for the written approval of the Team Leader Compliance Monitoring North West 2. The plan shall include as a minimum:
 - a) Specific design details of the chemical treatment system based on rainfall activated devices for the sediment retention pond and any decanting earth bunds;
 - b) Batch dosing regime and volumes for all sediment retention devices;
 - c) Monitoring, maintenance (including post storm) and contingency programme (including a record sheet);
 - d) Details of optimum dosage (including assumptions);
 - e) Results of initial chemical treatment trial;
 - f) A spill contingency plan; and
 - g) Details of the person or bodies that will hold responsibility for operation and maintenance of the chemical treatment system and the organisational structure which will support this system.
10. Chemical Treatment of the sediment retention pond and any decanting earth bunds utilised during the works shall be applied in accordance with the approved Chemical Treatment Management Plan (CTMP).
11. All decanting earth bunds utilised during earthworks shall be designed to ensure that they:
 - a. have a two percent storage capacity, being at least three cubic metres of impoundment volume for every 100m² of contributing catchment;
 - b. have a level invert and two layers of geotextile covering and pinned securely to the emergency spillway to prevent erosion;
 - c. use floating decant devices that discharge at a rate of 3 litres per second, per hectare of contributing catchment;
 - d. Are chemically treated in accordance with the Chemical Management Plan required under condition 9
12. Within ten (10) working days following implementation and completion of the specific erosion and sediment control works referred to in condition 7, and prior to the commencement of earthworks activity on the subject site, a suitably qualified engineering professional shall provide written certification that the erosion and sediment control measures have been constructed and completed in accordance with the approved Erosion and Sediment Control Plan to the Team Leader Compliance Monitoring North West 2. Written certification shall be in the form of a report or any other form acceptable to the council.

Advice Note:

Certification of the erosion and sediment control structure(s) required by condition 7 should contain sufficient details to address the following matters:

- a. *Details on the contributing catchment area*
 - b. *Retention volume of structure (dead storage and live storage measured to the top of the primary spillway)*
 - c. *Dimensions and shape of structure*
 - d. *Position of inlets/outlets*
 - e. *Details regarding the stabilisation of the structure*
13. Notice shall be provided to the Team Leader Compliance Monitoring North West 2 at least two (2) working days prior to the removal of any erosion and sediment control works specifically required as a condition of resource consent or by the approved Erosion and Sediment Control Plan.
 14. All earthworks shall be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water from beyond subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works shall cease immediately, and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader Compliance Monitoring North West 2,
 15. There shall be no deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it shall immediately be removed. In no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

Advice Note:

In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:

- *provision of a stabilised entry and exit(s) point for vehicles*
- *provision of wheel wash facilities*
- *ceasing of vehicle movement until materials are removed*
- *cleaning of road surfaces using street-sweepers*
- *silt and sediment traps*
- *catchpit protection*

In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned.

It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Team Leader, Compliance Monitoring North West 2 for more details. Alternatively, please refer to Auckland Council's Guidance Document 05 – Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05).

Implementation

16. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the Erosion and Sediment Control Plan shall be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work shall be kept and be supplied to the Team Leader Compliance Monitoring North West 2 on request.
17. The site shall be progressively stabilised against erosion at all stages of the earthwork activity and shall be sequenced to minimise the discharge of contaminants to groundwater or surface water in accordance with the approved Erosion and Sediment Control Plans and phasing plans prepared by Woods and referenced in condition 1 above.

Advice Note:

In accordance with condition 17 earthworks shall be progressively stabilised against erosion during all stages of the earthwork activity. Interim stabilisation measures may include:

- *the use of waterproof covers, geotextiles, or mulching*
- *top-soiling and grassing of otherwise bare areas of earth*
- *aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward*

Seasonal Restrictions and Monitoring

18. No bulk earthworks on the subject site shall be undertaken between 30 April and 1 October in any year, without the submission of a 'Request for winter works' to the Team Leader Compliance Monitoring North West 2. All requests must be renewed annually and must be submitted at least 10 days prior to 30 April each year. No works shall occur until written approval has been received from the Team Leader Compliance Monitoring North West 2. All winter works will be assessed monthly to ensure that adverse effects are not occurring in the receiving environment.
19. The erosion and sediment controls at the site of the works shall be inspected on a regular basis and within 24 hours of each rainstorm event that is likely to impair the function or performance of the erosion and sediment controls. A record shall be maintained of the date, time and any maintenance, corrective actions or improvements undertaken in association with this condition which shall be forwarded to the Team Leader Compliance Monitoring North West 2 on request.
20. The proposed earthworks shall be undertaken in accordance with all recommendations identified in the 'Royal Road Subdivision Geotechnical Investigation' prepared by ENGEO, dated 24 March 2015, and shall be undertaken in accordance with NZS 4431:1989 and "Code of Practice: City Infrastructure and Land Development.
21. All earthworks activity on the subject site shall comply with the New Zealand Standard 6803:1999 for Acoustics – Construction Noise.
22. The use of noise generating motorised equipment and vehicle movements to and from the site associated with earthworks activity on the subject site shall be restricted to between the following hours:

Monday to Saturday:	7:30 a.m. to 6.00 p.m.
Sundays or Public Holidays:	no works
23. There shall be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the earthworks activity. All materials and equipment shall be stored within the subject site's boundaries.

24. There shall be no airborne or deposited dust beyond the subject site as a result of the earthworks activity that in the opinion of the Team Leader West Monitoring is noxious, offensive or objectionable.

Advice note: *It is recommended that potential measures as discussed with Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader Compliance Monitoring North West 2 on 09 301 0101 for more details. Alternatively, please refer to the Ministry for the Environment publication "Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions".*

25. There shall be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks activity. In the event that such damage does occur, the Team Leader Compliance Monitoring North West 2, will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the consent holder.

Advice note: *In order to prevent damage occurring during the earthwork activity, the consent holder should consider placing protective plates over footpaths, kerbs, and drains. Where necessary, prior to works commencing, photographing or video recording of roads, paths and drains may be appropriate. If you would like further details or suggestions on how to protect public assets during the earthwork phase, please contact the Team Leader Compliance Monitoring North West 2 on 09 301 0101.*

26. The construction of buildings foundations, retaining structures and all associated earthworks shall be supervised by a suitable qualified engineering professional. In supervising the works, the suitable qualified engineering professional shall ensure that they are constructed and otherwise completed in accordance with NZS 4431:1989 Code of Practice for Earthfill for residential Development or NZS4404:2004 Code of Practice for Urban Land Development & Subdivision Engineering and "Section 2 of the Code of Practice: City Infrastructure and Land Development" and the following reports:

(a) 'Royal Road Subdivision Geotechnical Investigation' prepared by ENGEO, dated 24 March 2015.

27. Within 10 working days following the completion of earthworks, the suitably qualified engineering professional responsible for supervising the works shall provide to the Team Leader Compliance Monitoring North West 2, written evidence that all fill used on the subject site has the characteristics set out below:

- (a) be solid material of a stable, inert nature;
- (b) not contain contaminants; and
- (c) not be subject to biological breakdown.

Written evidence shall be in the form of a receipt, compaction certificate(s), producer statement or similar.

28. Subsurface drainage behind all retaining structures shall be connected to the stormwater system. Written evidence shall be provided to the Team Leader West Monitoring & Incidents in the form of a receipt, producer statement or similar.
29. One (1) month on completion of earthworks, a Geotechnical Completion Report, signed by the suitably qualified engineer who supervised the works, shall be provided to the Team Leader Compliance Monitoring North West 2. The report shall confirm the stability of the land for residential development and that the site has been left in a condition suitable for its intended use.

Special conditions / requirements to be met for any future development on the site shall be included.

The report shall include a “Professional Statement” the extent of inspection, revisit and review of all references and assumptions made during the investigation, assess the results of testing and opinion on the compliance of the development.

Stormwater Management

30. Design, provide and install private on-site stormwater management devices (stormwater retention/detention tank) for all lots in accordance with Auckland Council standards, from the point of collection to the point of discharge. The system shall provide mitigation in accordance with the SMAF 2 requirements. Specific requirements:
- a. Provide retention (volume reduction) of at least 5mm runoff depth for the impervious area for which hydrology mitigation is required; and
 - b. Provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5 mm retention volume or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.
 - c. Provide an as-built plan prepared by a certified drainlayer/plumber signed as sighted and approved by a Council Inspector.

Advice note: *Construction of private drainage requires separate Building Consent. The proposed tank design has been reviewed and accepted. A tank schematic and Operations & Maintenance Manual are required to be submitted with the Building Consent. The proposal JOAL and all vehicle parking and manoeuvring areas are proposed as permeable paving and this is accepted as meeting the SMAF requirements.*

Shared Driveway:

31. The consent holder shall design, form and construct a Jointly Owned Access Lot (508) to the satisfaction of Council (Team Leader Compliance Monitoring North West 2). The design is to provide for stormwater catchpits and/or slot drains within the boundaries of the Jointly Owned Access Lot.

Provide different surface treatment for the pedestrian path on either side of the JOAL. Proposed permeable paving for the JOAL, details shall be assessed during ENG application stage.

Advice Note: *The Consent Holder is to lodge an application for an Engineering Right of Way application for construction with Auckland Council. The application is to be approved by Development Engineering prior to the works commencing.*

Vehicle Crossings

32. The consent holder shall ensure that all new vehicle crossings shall be designed and formed in accordance with the approved architectural plans reference in condition 1 of this consent. The new crossing shall maintain an at-grade (level) pedestrian footpath across the length of the crossing, *using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing.*

Subdivision Conditions SUB60321309

33. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
- (a) A survey plan is submitted to Council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date

in accordance with section 224 of the RMA; or

- (b) An application under section 125 of the RMA is made to the council before the consent lapses (five years) to extend the period after which the consent lapses and the council grants an extension.

Survey Plan Approval (s223) Conditions

Provide a survey plan of the subdivision to Council to be approved pursuant to Section 223 of the Act. The application requesting the s223 certification:

1. Shall be in writing; and
2. Shall provide a detailed explanation to address how each of the following conditions have been satisfied.

34. The Survey Plan shall be in accordance with the following plans:

Plan title and reference	Author	Rev	Dated
Overall Scheme Plan 002-SC	Woods	2	27/06/2018
Lot 1005 from Proposed Subdivision 008-SC	Woods	1	26/03/2018
Lot 1006 from Proposed Subdivision 009-SC	Woods	1	26/03/2018
Lot 1007 from Proposed Subdivision 010-SC	Woods	1	26/03/2018
Lot 1008 from Proposed Subdivision 011-SC	Woods	2	10/5/2018

All referenced by Council as SUB60321309 and the information submitted with the application (including further information).

- a. Provide drainage and water supply easements for private services that pass through adjacent Lots to protect the existing or proposed private drains and water supply mains in a Memorandum of Easements endorsed on the survey plan.
- b. Provide all necessary party wall easements in a Memorandum of Easements endorsed on the survey plan.

35. That Lot 508 (JOAL) (created by LUC60018676-A) be held as to eleven undivided one eleventh (1/11th) shares by the owners of Lots 628-637 and Lot 319 (created by LUC60018676-A) as tenants in common in the said shares and individual computer registers be issued in accordance

therewith.

Advice Notes

- *The Landonline documentation shall include the s223 and any other TA Certificates applicable. Note that the TA Ref. is SUB60321309 (West).*
- *The consent holder must ensure that placement of the services and driveway/s occurs entirely within the easement/s and/or lot boundaries as shown.*
- *Take note that street numbers for the lots on the survey plan will be allocated by Council subsequent to Section 223 approval, and these numbers must be used for future applications for building consent. A copy of the survey plan with the Council allocated numbers will be provided.*

Section 224(c) Compliance Conditions

36. The application for a certificate under section 224(c) of the RMA shall be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent have been complied with, and that in respect of those conditions that have not been complied with:

Geotechnical

37. The Geotechnical Completion Report, as required by condition 29 of this consent, signed by the suitably qualified engineer who supervised the works, shall be submitted with the 224c application and confirmed to have been accepted by the Team Leader Compliance Monitoring North West 2.

Wastewater

38. Provide and install a complete public wastewater system to serve the proposed development and install such reticulation to the boundary of the upstream property development in accordance with Watercare Service Limited's (WSL) standards; refer Water and Wastewater Code of Practice for Land Development and Subdivision. Specific requirements:
- a. Provide new separate public connections for each lot at the lowest point within the boundary.
 - b. Provide a copy of the Engineering Approval Completion Certificate (EACC).

Advice note: *Installation of public drainage requires separate Engineering Plan Approval (EPA). 224c will not be issued until the Engineering Approval Completion Certificate (EACC) is issued by Council's Development Engineering Team Leader. The proposal may be amended under ENG60069366.*

Water

39. Provide and install a complete water supply system to serve the proposed development. Specific requirements:
- (a) Upgrade the 50mm ridermain approved under ENG60069366 to a 100mm watermain.
 - (b) Provide a copy of the Engineering Approval Completion Certificate (EACC).

Advice note: *Installation of public drainage requires separate Engineering Plan Approval (EPA). 224c will not be issued until the Engineering Approval Completion Certificate (EACC) is issued by Council's Development Engineering Team Leader.*

40. Provide and install separate private water service pipes to serve each rear Lot as specified in Watercare Service Ltd's Code of Practice; refer Water and Wastewater Code of Practice for Land Development and Subdivision. Specific requirements:
- (a) Provide certification from a Licensed Cadastral Surveyor that the private water pipes have been laid within the JOAL.

Stormwater

41. Provide and install a complete public stormwater system to serve the proposed development and install such reticulation to the boundary of the upstream property in accordance with Auckland Council standards; refer Auckland Council Code of Practice for Land Development and Subdivision. Specific requirements:
- (a) Provide new separate private connections for each lot at the lowest point within the boundary.
 - (b) Provide a copy of the Engineering Approval Completion Certificate (EACC).

Advice note: *Installation of public drainage requires separate Engineering Plan Approval (EPA). 224c will not be issued until the Engineering Approval Completion Certificate (EACC) is issued by Council's Development Engineering Team Leader. The proposal may be amended under ENG60069366.*

42. Design, provide and install private on-site stormwater management devices (stormwater retention/detention tank) for all lots in accordance with Auckland Council standards, from the point of collection to the point of discharge. The system shall provide mitigation in accordance with the SMAF 2 requirements. Specific requirements:
- a. Provide retention (volume reduction) of at least 5mm runoff depth for the impervious area for which hydrology mitigation is required; and
 - b. Provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5 mm retention volume or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.
 - c. Provide an as-built plan prepared by a certified drainlayer/plumber signed as sighted and approved by a Council Inspector.

Advice note: *Construction of private drainage requires separate Building Consent. The proposed tank design has been reviewed and accepted. A tank schematic and Operations & Maintenance Manual are required to be submitted with the Building Consent. The proposal JOAL and all vehicle parking and manoeuvring areas are proposed as permeable paving and this is accepted as meeting the SMAF requirements.*

Shared Driveway:

43. The consent holder shall design, form and construct a Jointly Owned Access Lot (508) to the satisfaction of Council (Team Leader Compliance Monitoring North West 2). The design is to provide for stormwater catchpits and/or slot drains within the boundaries of the Jointly Owned Access Lot.

Provide different surface treatment for the pedestrian path on either side of the JOAL. Proposed permeable paving for the JOAL, details shall be assessed during ENG application stage.

Advice Note: *The Consent Holder is to lodge an application for an Engineering Right of Way application for construction with Auckland Council. The application is to be approved by Development Engineering prior to the works commencing.*

Vehicle Crossings

44. The consent holder shall ensure that all new vehicle crossings shall be designed and formed in accordance with the approved architectural plans reference in condition 1 of this consent. The new crossing shall maintain an at-grade (level) pedestrian footpath across the length of the crossing, *using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing.*

Consent Notices

45. Pursuant to Section 221 a Consent Notice is required to be entered into on all lots (Lots 626-639 and Lot 508), in favour of Council, to record and advise any future owners of the need to comply with this condition on an ongoing basis.
- (a) Maintain stormwater runoff flows, volumes, and timing in accordance with the SMAF 2 requirements.
 - (i) Provide retention (volume reduction) of at least 5mm runoff depth for the impervious area for which hydrology mitigation is required; and
 - (ii) Provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24-hour rainfall event minus the 5mm retention volume or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.
 - (b) Operate, monitor and maintain the stormwater management system in accordance with the approved Operation and Maintenance Manual which shall be provided to Council for approval at Building Consent stage. Do not modify or remove the system without the express written permission of Auckland Council.
 - (c) The recommendations contained in the Geotechnical Completion Report or any addendums produced as part of the development, specifying information and recommendations relating to foundation design, minimum floor levels if any, retaining walls, and stormwater disposal plus any additional restrictions shall be continually upheld.
 - (d) All buildings shall be designed and constructed in accordance with the recommendations of a suitably qualified engineer that is familiar with the site constraints and the contents and recommendations of the various geotechnical reports for the site.
46. The consent holder shall cause to be registered against the Certificate of Titles for all residential lots (Lots 626-639), a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, recording the following condition to be complied with on a continuing basis:

Building Designs

The lots have been approved based on an approved development shown by the council as consent number LUC60321308. The construction of any Residential Unit shall be in accordance with the approved Residential Units as shown on the approved architectural plans prepared by Woods and Council Reference: LUC60321308

Before approval can be given to any future development on this Lot that is not in accordance with the approved plans, the Council will have to agree to vary or cancel this Consent Notice. This is to be in conjunction with a Resource Consent for the proposal.

Landscaping

The lots have been approved based on an approved development shown by the council as

consent number LUC60321308. The provision of any landscaping shall be in accordance with the approved landscaping plans as referenced in condition 1 of this consent.

Before approval can be given to any future development on this Lot that is not in accordance with the approved plans, the Council will have to agree to vary or cancel this Consent Notice. This is to be in conjunction with a Resource Consent for the proposal.

Consent Notice Instrument

The Consent Notice Instrument will be prepared by Auckland Council's solicitors at the cost of the consent holder and will contain the terms and conditions the solicitors usually include in such documents. The owner or the consent holder's solicitor should contact Team Leader, Compliance Monitoring (West) to request the Covenant Instrument to be prepared and registered. The following should accompany that request:

A copy of the consent condition;

A recent copy of the Certificate of Title.

Surveyors Certificates

47. Surveyors Certificates shall be provided to confirm that all water, wastewater, phone and power services are located within the lot boundaries.

General

Electricity supply

48. The consent holder shall provide and install an underground electricity supply system to service Lots 626-639 and street lighting generally as shown on scheme plan (as referenced in condition 1). The system shall be installed in accordance with the requirements of the Auckland Code of Practice for Land Development and Subdivision and the relevant network utility operator. The consent holder shall provide confirmation from the network utility operator that the system has been installed in accordance with their requirements and 'as-built' plans of the system to the council.

Telecommunications services

49. The consent holder shall provide and install an underground telecommunications system to service Lots 626-639 generally as shown on the scheme plan (as referenced in condition 1). The system shall be installed in accordance with the requirements of the Auckland Code of Practice for Land Development and Subdivision and the relevant network utility operator. The consent holder shall provide confirmation from the network utility operator that the system has been installed in accordance with their requirements and 'as-built' plans of the system to the council.

Advice notes

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
2. *For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring inspector unless otherwise specified. Please contact monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
3. *For more information on the resource consent process with Auckland Council see the council's website www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.*

4. *If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.*
5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
6. *A Corridor Access Request, (CAR), is required for all works undertaken within the 'road corridor'. See Auckland Transport's website <https://at.govt.nz/about-us/working-on-the-road/corridor-access-requests/#applycar> for more information.*
7. *A vehicle crossing permit is required to be obtained from Auckland Transport prior to the commencement of the vehicle crossing on existing public roads. See Auckland Transport's website <https://at.govt.nz/about-us/working-on-the-road/vehicle-crossing-application/> for more information.*
8. *Watercare Services Ltd have advised that connections to the existing public wastewater system / watermain / fire hydrant shall be carried out by Watercare Services Ltd's contractor. At the time application for a water and/or wastewater connection of (or application for demand increase), a water and wastewater Infrastructure Growth Charge (IGC) per additional equivalent unit shall apply. Details of the Charges are available on the website www.watercare.co.nz*
9. *Apply to Watercare Services Limited for Works Over approval for any proposed dwelling or retaining structure within 2m of a public wastewater or water asset.*
10. *Wastewater and stormwater drainage connections are to be taken into the body of the lot, and are to terminate not less than 1 metre inside the Lot.*
11. *Connections are to be approved and constructed as part of the Engineering Plan Approval. Application and approval must be granted prior to works commencing. All connections shall be marked by a 50mm x 50mm x 1m tantalised stake, painted blue (stormwater) or red (wastewater), on completion and clearly dimensioned on any drainage "as built". In the event the connection into the Lot is not ready to be connected to the private system, the public connection shall also be capped in readiness for future development.*

Delegated decision maker:

Name: Sonja Lister
 Title: Team Leader, Resource Consents

Signed:



Date: 16.11.2018

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: DrJaffer Khan

Organisation name:

Agent's full name:

Email address: jafferaakhan@gmail.com

Contact phone number:

Postal address:
16 Kauri Heart Avenue
Takanini
Auckland 2112

Submission details

This is a submission to:

Plan modification number: Plan change 36

Plan modification name: Open Space 2019

My submission relates to

Rule or rules:

Property address: 131 Clark Road Hobsonville Auckland 0618

Map or maps: Map Number: 214

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

What is the reason for this change? What is part of reserve specific and adjacent to Open Space changed to Residential Zone?

I or we seek the following decision by council: Decline the plan modification

Submission date: 11 January 2020

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Barry Phillips

Organisation name: BP Holdings (2005) Limited

Agent's full name: Susan Godbaz

Email address: sue@mrl.co.nz

Contact phone number: 02108141650

Postal address:
McInnes Read Lucas
PO Box 72-559
Papakura
Auckland 2244 2244

Submission details

This is a submission to:

Plan modification number: Plan change 36

Plan modification name: Open Space 2019

My submission relates to

Rule or rules:

Property address: 24 Mercer Street Drury

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

We support the proposed change of zone for 24 Mercer St Drury from Informal Open Space Recreational to Future urban.

I or we seek the following decision by council: Accept the plan modification

| 8.1

Submission date: 14 January 2020

Supporting documents

Submission _ plan change 36_ B Philips.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



McInnes Read & Lucas Ltd

SURVEYORS & PLANNERS

21 East Street, Papakura, Auckland.
P.O. Box 72 559, Papakura.
Phone (09) 298 7288 office@mrl.co.nz
www.mrl.co.nz



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Directors

Duncan Lucas, B.Surv, MNZIS,
Noel Armstrong B.Surv, MNZIS

17 December 2019

To Auckland Council

Via PC36 consultation portal

PC36 and 24 Mercer Street Drury

Thank you for the opportunity to make a submission regarding Plan Change 36, (PC36). We act for our client Barry Phillips who owns 24 Mercer Street (the site) under the trading name B P Holdings (2005) Limited. The site is contiguous with 26 and 30 Mercer Street which our client also owns.

Land owner clarification - PC36 documents indicate that the current owner of the site is Auckland Council (AC). The site, however, has been purchased by our client in 2017, albeit via a Mana Whenua group as an interregnum owner.

PC36 proposal – Part 8.4.3 of the PC36 Evaluation report confirms the site was zoned as a reserve in the legacy period of Papakura District Council and has been carried forward under the AUP as an Open Space “informal recreation” zone. PC36 considers the site zoning as an anomaly and proposes that the site be re-zoned as Future Urban to align to the neighbouring sites which are all currently zoned as Future Urban.

Concurrent Consultation – the site is also subject the effects of potential road-take in relation to the Upgrading of State Highway 22 project by the Supporting Growth Alliance. We have also made a submission to the SGA on the project.

Our Submission - The current landuse at 26 and 30 Mercer Street is in commercial truck sales and repair with our client wishing to also use the site at 24 Mercer Street for this purpose. Accordingly, we submit that the site should be re-zoned as Future Urban Zone so that the landuse can be in keeping with the neighbouring landuse. Our client supports the PC36 proposition that the site zone of Informal Recreation Open Space is an anomaly and that the site is unsuited to the current zone because the land is:

- Privately owned and not of value to our client for informal recreation.
- Not suited for recreational purposes because of the effects of noise and vibration associated with heavy traffic levels on Highway 22 contiguous with the site and the southern motorway, which is located 60m from the site.
- The land may be taken for the SGA’s widening of Highway 22, also a project currently under consultation.

Accordingly, our client submits that the site is suited to Future Urban zoning so that it aligns with all the neighbouring land so that future plan changes are cleaner. Any future private plan change will likely be suited to commercial activities due to:

- Traffic connectivity for commerce to the motorway and Highway 22.
- Commercial landuse is more tolerant of noise and vibration effects of the local arterial infrastructure than recreation. # 8

We request to be heard in relation to this submission and look forward to ongoing engagement during the process of PC36.

Yours faithfully
Sue Godbaz

Planner, Assoc.NZPI

Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991
FORM 5



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

Attn: Planning Technician
Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name) Mr Aaron Grey

Organisation Name (if submission is made on behalf of Organisation)

Address for service of Submitter

13A Winstone Road, Mount Roskill, Auckland 1041

Telephone: Fax/Email:

Contact Person: (Name and designation, if applicable)

Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

Plan Change/Variation Name

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Or
Property Address

Or
Map

Or
Other (specify)

Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I **support** the specific provisions identified above

I **oppose** the specific provisions identified above

I wish to have the provisions identified above amended Yes No

The reasons for my views are:

The removal of open space zoning and provisions from land that is privately owned and not required as part of Council's open space network is supported.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation
- Accept the proposed plan change / variation with amendments as outlined below | 9.1
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

Flat Bush Sub-precinct G (which is for the purpose of open space - refer I412 - just like Open Space zones) should be removed from all sites where Council's Parks department has identified that the land is not required for the open space network (i.e. open space designation is no longer appropriate) in order to give effect to the intent of Standard I412.6.2.3(1)(a)(iv). Ideally, the adjacent Sub-precinct should instead apply (usually A or C).

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

Signature of Submitter
(or person authorised to sign on behalf of submitter)

15/01/2020
Date

Notes to person making submission:

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could /could not gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am / am not directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991
FORM 5



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

Attn: Planning Technician
Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Organisation Name (if submission is made on behalf of Organisation) Metlifecare Limited

Address for service of Submitter

Tattico Limited, PO Box 91562, Victoria Street, Auckland 1142

Telephone:

0274924387

Fax/Email:

John.duthie@tattico.co.nz

Contact Person: (Name and designation, if applicable) John Duthie

Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

36

Plan Change/Variation Name

Open Space (2019)

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

Or

Property Address

69 Taikura Avenue, Red Beach

Or

Map

Or

Other (specify)

Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I **support** the specific provisions identified above Yes

I **oppose** the specific provisions identified above No

I wish to have the provisions identified above amended Yes No No

The reasons for my views are:

Refer attached

(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation Yes 10.1
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

J. Duthe

22 January 2020

Signature of Submitter
(or person authorised to sign on behalf of submitter)

Date

Notes to person making submission:

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could /could not gain an advantage in trade competition through this submission.

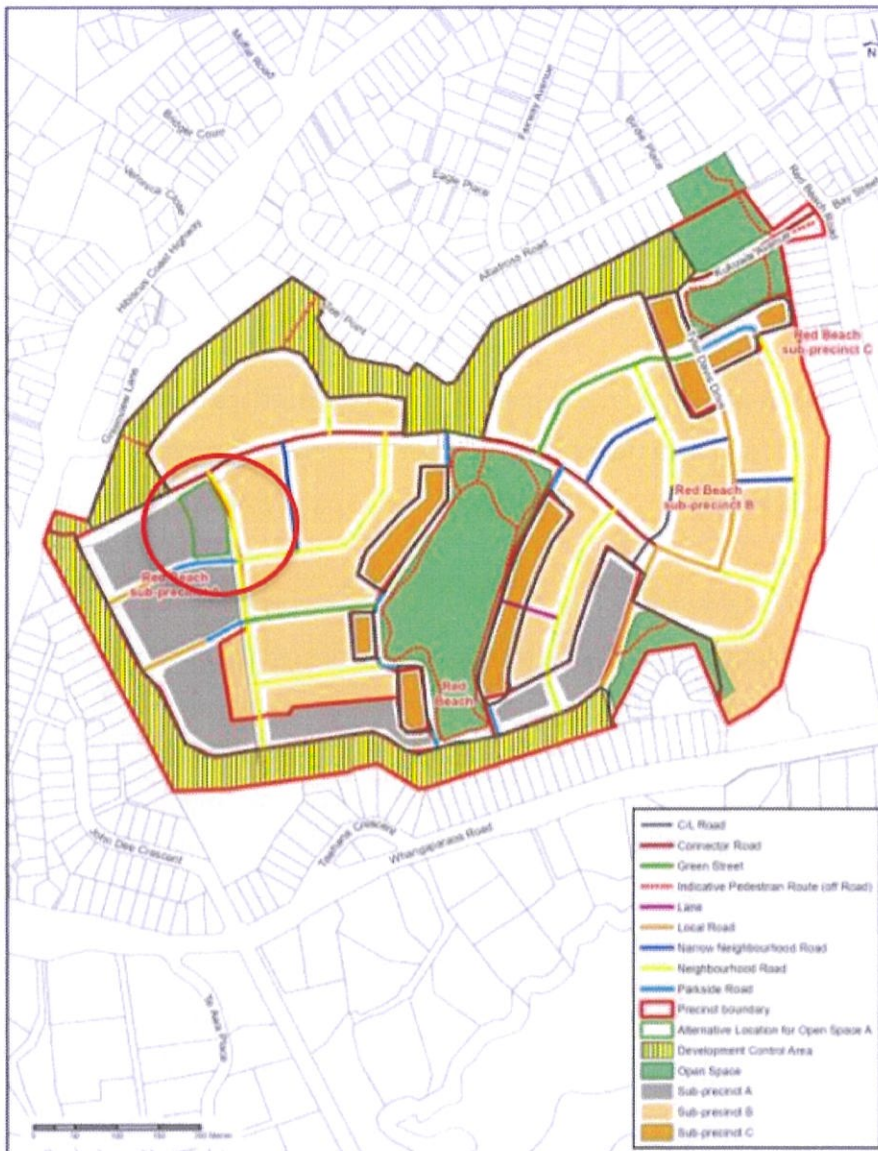
If you could gain an advantage in trade competition through this submission please complete the following:

I am / am not directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

Reasons for Support:

The provision of open space is a fundamental part of placemaking and building strong communities as it enables people to meet, play and engage in physical activity. The value of providing open space was recognized in the Red Beach Precinct and the associated precinct plan (which is set out below).



The above precinct plan shows that the subject land at 69 Taikura Road was identified as an “alternative” location for open space. The subsequent subdivision and development consents confirmed that this land is in fact the “optimal” location for open space in this part of the precinct and it was vested in the Council as recreation reserve. Given the Council’s intent to provide open space in this location and as it is formally held in Council ownership for this purpose, it is appropriate that it be rezoned to Open Space – Informal Recreation (as proposed by Plan Change 36).

Further factors in support of the proposed rezoning are that:

- Metlifecare understands that the Council intends to redevelop this land for a children’s playground and informal recreation purposes. Metlifecare fully supports the use of the park for this purpose. The park should be developed in the short term to serve the new community now starting to establish in this part of the precinct. It is a fundamental part of creating vibrant neighbourhoods. The proposed Open Space – Informal Recreation zone enables both of these activities, as such, it is considered to be the “most appropriate” Open Space zone (as compared to other open space zones such as the Open Space – Active Recreation zone);
- Metlifecare has planned and designed the development of its retirement village around the use of this site for open space purposes. Therefore, rezoning this land will help to achieve integrated development of the two adjoining sites.

Overall, Metlifecare supports the proposed rezoning of the site at 69 Taikura Road as this zoning reflects the long-held intent that this land be used for open space purposes and as the proposed open space zoning will facilitate the use of this land for informal recreation purposes, namely a children’s playground.

The Right to be Heard

If Council officers remain in support of the proposed plan change and there are no submissions in opposition to the proposed rezoning of the land subject of this submission, the submitter may waive their right to be heard. If the submitter chooses to waive their right to be heard it may avoid the need for a hearing on this aspect of the plan change.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Harrison Burnard

Organisation name:

Agent's full name: Harrison Burnard

Email address: harrison.j.d.burnard@gmail.com

Contact phone number:

Postal address:
19D Court Crescent
Panmure
Auckland 1072

Submission details

This is a submission to:

Plan modification number: Plan change 36

Plan modification name: Open Space 2019

My submission relates to

Rule or rules:

Property address: 3 Kings Road, Panmure

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

There is far too much surface and public parking already in Panmure, most of it appearing to not be well utilised. Allowing this site to be developed would be a positive step for the vitality of the town centre, and would provide for a greater choice of housing in close proximity to a large town centre and public transport links, including the under construction Eastern Busway.

I or we seek the following decision by council: Accept the plan modification

Submission date: 22 January 2020

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

Submission on a notified proposal for policy statement or plan change or variation

Clause 6 of Schedule 1, Resource Management Act 1991
FORM 5



Send your submission to unitaryplan@aucklandcouncil.govt.nz or post to :

Attn: Planning Technician
Auckland Council
Level 24, 135 Albert Street
Private Bag 92300
Auckland 1142

For office use only
Submission No:
Receipt Date:

Submitter details

Full Name or Name of Agent (if applicable)

Mr/Mrs/Miss/Ms(Full Name)

Jane Tongatule

Organisation Name (if submission is made on behalf of Organisation)

Greater East Tamaki Business Association Inc (GETBA)

Address for service of Submitter

Level 1, 1 Sir William Avenue, East Tamaki.

Telephone:

021 993 380

Fax/Email:

gm@getba.org.nz

Contact Person: (Name and designation, if applicable)

Jane Tongatule, General Manager

Scope of submission

This is a submission on the following proposed plan change / variation to an existing plan:

Plan Change/Variation Number

36

Plan Change/Variation Name

Open Space (2019)

The specific provisions that my submission relates to are:

(Please identify the specific parts of the proposed plan change / variation)

Plan provision(s)

[Empty box]

Or

Property Address

30 R Birmingham Road, Otara

Or

Map

[Empty box]

Or

Other (specify)

Submission

My submission is: (Please indicate whether you support or oppose the specific provisions or wish to have them amended and the reasons for your views)

I support the specific provisions identified above

I oppose the specific provisions identified above

I wish to have the provisions identified above amended

Yes

No

The reasons for my views are:

The site is located within a larger Business Light Industry zoning. Considering the scarcity of industrial land, the proposed re-zoning of this site so that it aligns with the wider area, makes good sense.

(continue on a separate sheet if necessary)

I seek the following decision by Council:

- Accept the proposed plan change / variation | 12.1
- Accept the proposed plan change / variation with amendments as outlined below
- Decline the proposed plan change / variation
- If the proposed plan change / variation is not declined, then amend it as outlined below.

- I wish to be heard in support of my submission
- I do not wish to be heard in support of my submission
- If others make a similar submission, I will consider presenting a joint case with them at a hearing

[Handwritten Signature]

Signature of Submitter
(or person authorised to sign on behalf of submitter)

23/1/20
Date

Notes to person making submission:

If you are making a submission to the Environmental Protection Authority, you should use Form 16B.

Please note that your address is required to be made publicly available under the Resource Management Act 1991, as any further submission supporting or opposing this submission is required to be forwarded to you as well as the Council.

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

I could / could not gain an advantage in trade competition through this submission.

If you could gain an advantage in trade competition through this submission please complete the following:

I am / am not directly affected by an effect of the subject matter of the submission that:

- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition.

Submission on Plan Change 36 to the Auckland Unitary Plan – Operative in Part

To: Auckland Council
Attention: Planning Technician
Private Bag 92300
Auckland 1142
unitaryplan@aucklandcouncil.govt.nz

Introduction

1. This is a submission by CDL Land New Zealand Ltd (“**CDL**”) on Plan Change 36: Open Space 2019 (“**PC36**”) to the Auckland Unitary Plan – Operative in Part (“**AUP**”). PC36 was notified on 28 November 2019 by Auckland Council. The Council’s stated intention for the plan change is to re-zone land recently vested or acquired for open space/recreation purposes to an open space zone; correct some open space zoning errors and anomalies; and re-zone 9 land parcels that are currently zoned as open space or shown as road in the AIUP to either a residential or business zone (as part of Panuku Auckland’s land disposal and rationalisation process).
2. By way of background, CDL has extensive landholdings throughout Auckland and was specifically notified by the Council of PC36 in respect of land it controls at 69 Greville Road, in Albany. This site is directly adjacent land that is subject to PC36 and the Council intends to re-zone from Residential – Mixed Housing Suburban to Open Space – Conservation.
3. For these reasons, and those addressed specifically in this submission, CDL’s activities in Auckland are therefore directly affected by the proposed amendments to the AUP as set out in PC36.

Nature of Submission

4. CDL **supports** the proposed re-zoning of land adjacent its site at 69 Greville Road, in Albany, as illustrated in the following images.

Figure 1: Existing AUP zoning (CDL site outlined in blue)

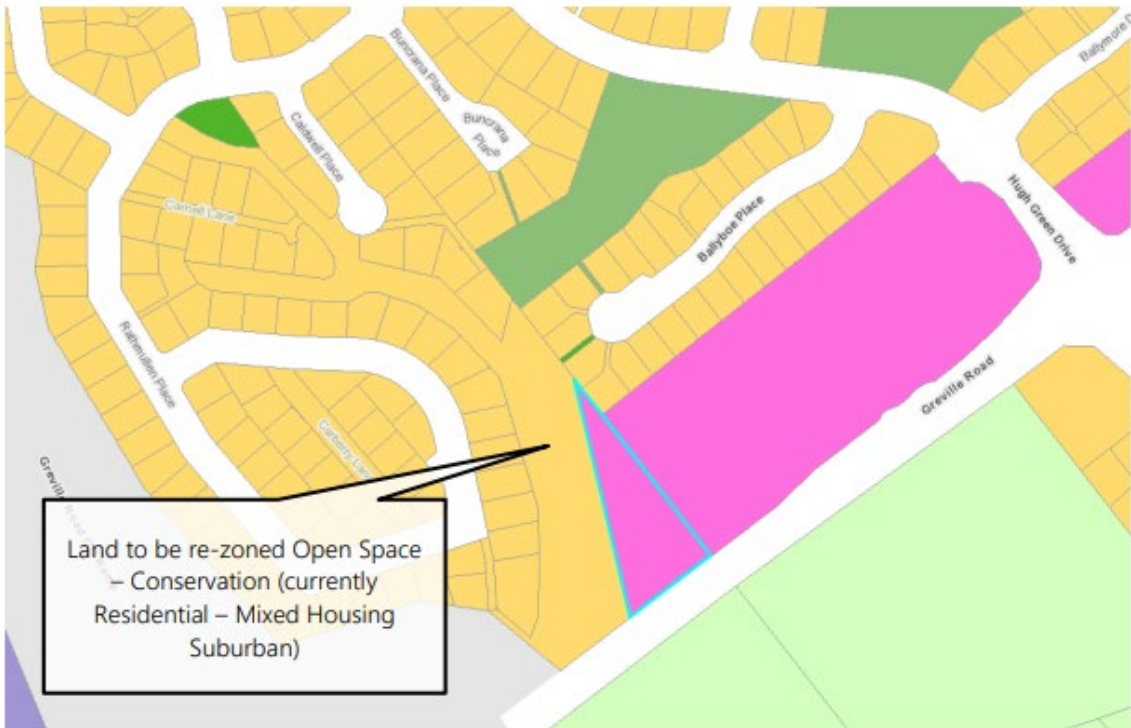
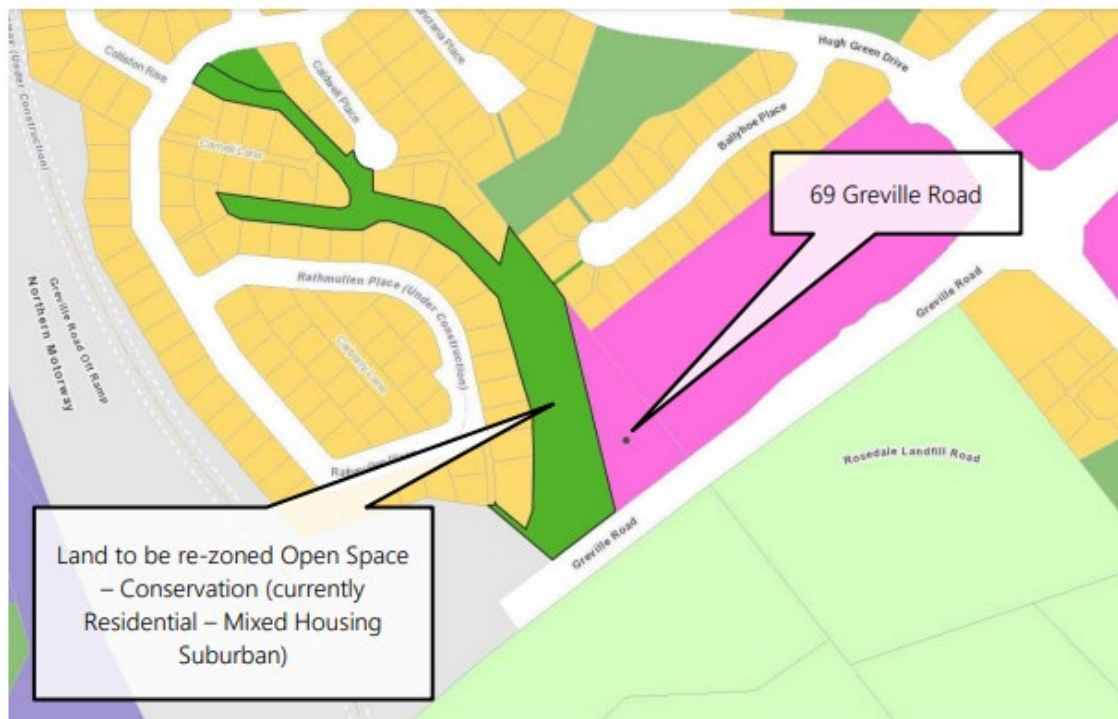


Figure 2: PC36 Proposed zoning



5. CDL supports this amendment for the following reasons:
 - a) That the re-zoning will achieve the intended outcome of the plan change and ensure the subject land is appropriately zoned, following recent and surrounding residential development and subsequent vesting of this land;
 - b) That due consideration has been given to the extent of the land to be re-zoned;
and
 - c) That the Open Space – Conservation zone does not adversely impact on the ability for CDL to appropriately and flexibly develop its Business – Local Centre zoned land adjacent. Indeed, CDL considers that the Open Space re-zoning will enable suitably intensive and efficient development on its land, as is appropriate adjacent open space throughout the Auckland region.
6. CDL **supports** more broadly the re-zoning proposed by PC36 insofar as it achieves the stated intent of the plan change and ensures that land no longer needed is divested by the Council and likewise, land that has been vested is appropriately zoned to ensure its ongoing open space use and function.

Reasons for Submission

7. CDL considers that the plan change:
 - a. Will promote the sustainable management of natural and physical resources as required under Part 2 of the Resource Management Act 1991;
 - b. Will enable people and communities to provide for their social, economic and cultural wellbeing;
 - c. Will enable the efficient use and development of natural and physical resources;
and
 - d. Is the most appropriate means of exercising the Council's functions, particularly having regard to the efficiency and effectiveness of the provisions relative to other means.

Relief Sought

8. CDL seeks the following relief:
 - a. Approve the plan change as notified, specifically as it relates to land adjacent 69 Greville Road, Albany to be re-zoned from Mixed Housing Urban to Open Space - Conservation.

- b. Approve the plan change as notified, as it relates to re-zoning of other identified parcels of land.
- c. Any consequential and/or other changes necessary to address the matters identified in this submission.

Other Matters

- 9. CDL is not a trade competitor for the purposes of section 308B of the Resource Management Act 1991.
- 10. CDL wishes to be heard in support of its submission.
- 11. If others make a similar submission, CDL would consider presenting a joint case with them at the hearing.

DATED at Auckland this 29th day of **January 2020**

CDL Land New Zealand Limited



Jason Adams
General Manager
DDI: 09 353 5015, Mobile: 027 683 7220
Email: jason.adams@cdli.co.nz

Address for service: Forme Planning Ltd,
PO Box 24463, Royal Oak, Auckland 1345.
Attention: Kay Panther Knight

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Glen McCabe

Organisation name:

Agent's full name:

Email address: glendmccabe@gmail.com

Contact phone number:

Postal address:

4/52 Amy St
 Ellerslie
 Auckland 1051

Submission details

This is a submission to:

Plan modification number: Plan change 36

Plan modification name: Open Space 2019

My submission relates to

Rule or rules:

14.1

14.2

Property address: 28-30 Pilkington Road, Mount Wellington and Part 3 Kings Road, Panmure

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:

I support higher density commercial and residential development within walking distance of town centres and transport nodes. This is consistent with goals of greater environmental and economic sustainability, as well as building stronger communities through walkability. Panmure Town Centre is both of these things and so I therefore strongly support the plan change at the above two addresses. I also support making no impact on the Stone Cottage. Please go ahead with high-density commercial development at 28-30 Pilkington Road and THAB residential development at Part 3 Kings Road as a matter of urgency.

I or we seek the following decision by council: Accept the plan modification

14.1

14.2

Submission date: 29 January 2020

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Allyson Wood and Michael Savonije

Organisation name:

Agent's full name:

Email address: savwood@xtra.co.nz

Contact phone number: 0272620496

Postal address:
3 McCulloch Road
Panmure
Auckland 1072

Submission details

This is a submission to:

Plan modification number: Plan change 36

Plan modification name: Open Space 2019

My submission relates to

Rule or rules:

Property address: Part 3 Kings Road, Panmure

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

1. Volcanic Viewshaft, 2. Heritage area and proposed new zoning, 3. Tamaki Open Space Network Plan and Climate Change resilience, and 4. Current Use and area redevelopment

I or we seek the following decision by council: Decline the plan modification

15.1

Submission date: 29 January 2020

Supporting documents
Objection Part 3 Kings Road Panmure.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

Objection Part 3 Kings Road Panmure

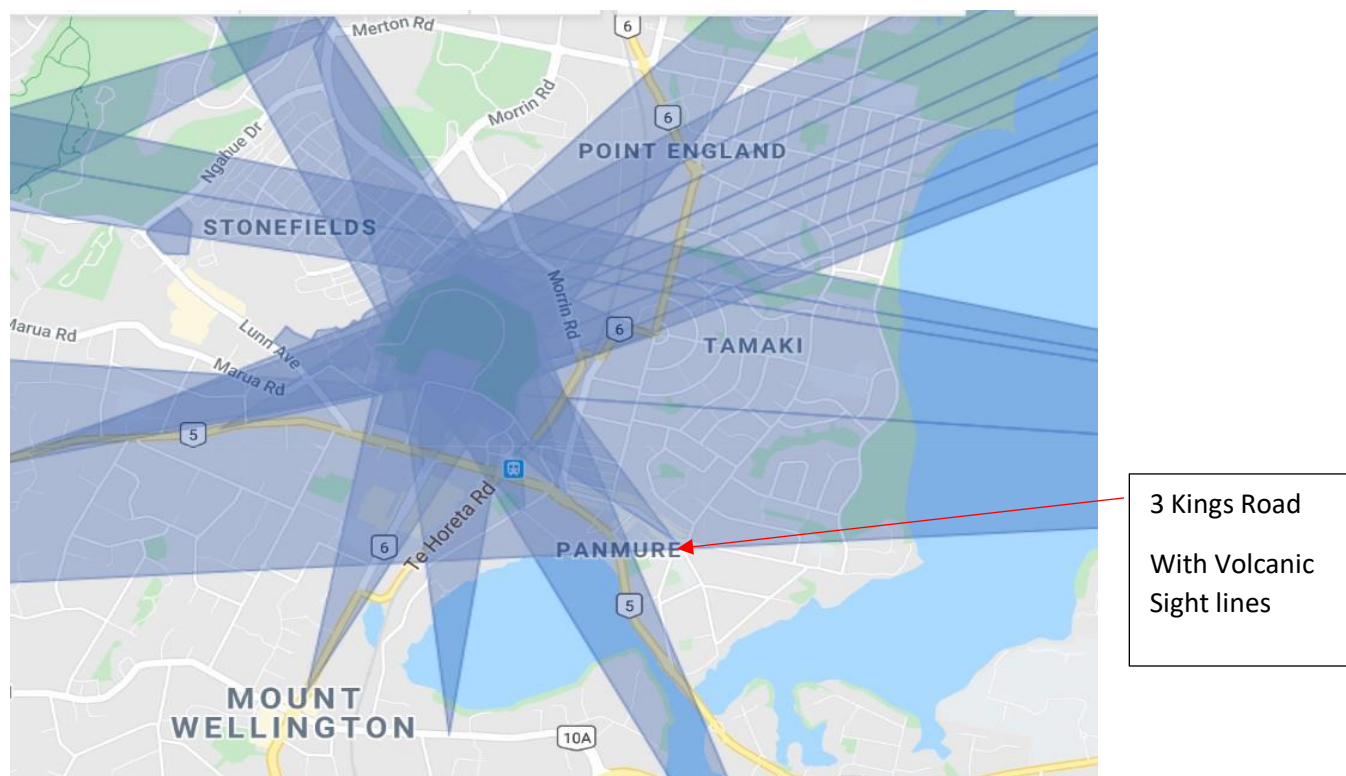
Objection on the following grounds

1. Volcanic Viewshaft
2. Heritage area and proposed new zoning
3. Tamaki Open Space Network Plan and Climate Change resilience
4. Current Use and area redevelopment

Volcanic Viewshaft

This site has one (1) regionally significant volcanic viewshaft; W26¹ (see map below). “Regionally significant volcanic viewshafts which protect regionally significant views to the Auckland maunga. Buildings that intrude into a regionally significant volcanic viewshaft require restricted discretionary activity consent up to 9m in height, beyond which they are a non-complying activity.”²

The current zoning for this site is Open Spaces- Informal Recreation which does allow for buildings however the maximum height is 8 metres per Table H7.11.1.1



Map of Panmure with Volcanic Viewshafts

The proposed changes to this site could see building heights up to five or six storeys as the Unitary plan indicated control heights of up to 27 metres in the town centre.

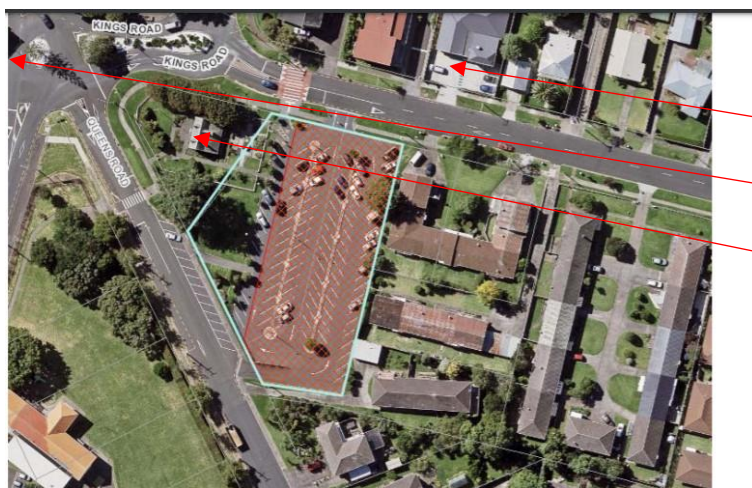
¹<https://unitaryplan.aucklandcouncil.govt.nz/Images/Auckland%20Unitary%20Plan%20Operative/Chapter%20M%20Appendices/Appendix%2020%20Volcanic%20Viewshafts%20and%20Height%20Sensitive%20Areas%20-%20Values%20Assessments.pdf>

²<https://unitaryplan.aucklandcouncil.govt.nz/Images/Auckland%20Unitary%20Plan%20Operative/Chapter%20D%20Overlays/2.%20Natural%20Heritage/D14%20Volcanic%20Viewshafts%20and%20Height%20Sensitive%20Areas%20Overlay.pdf>

Historic Heritage and proposed new zoning

Current 1 Kings Road – the Stone Cottage, has a Historic Heritage and Special Character with an A category - “historic heritage places of outstanding significance well beyond their immediate environs;”

Across from 1 Kings Road is the Panmure Tavern and diagonally opposite to 3 Kings road is number 8 site of Loombs Pub, both these buildings have Historic Heritage and Special Character with an B category –“historic heritage places that are of considerable significance to a locality or greater geographic area. (See map below)



- Loombs Pub Category B – Early Learning centre.
- Panmure Tavern Category B
- Fencible Stone Cottage Category A

* Subject area is outlined in blue above, area for rezoning hatched in red

The Proposed change to a new zone of Terrace Housing and Apartments in the unitary plan the new zone states the following:

“H6.6.5. Building height to manage the height of buildings to provide for terrace housing and apartments and achieve an urban built character of **predominantly five storeys or six or seven storeys in identified locations adjacent to centres**. If the site is subject to the Height Variation Control, buildings must not exceed the height in metres shown for the site on the planning maps.”³

This Proposed change for to Residential – Terrace Housing and Apartment for 3 Kings Road would allow for a modern urban built character of five to six storeys, which would greatly impact the heritage feel of the all three buildings and the whole site including 3 Kings Road. The setting of a historic heritage place includes the sea, sky, land, structures, features, backdrop, skyline and views to and from the place. It can also include landscapes, townscapes, streetscapes and relationships with other historic heritage places which contribute to the value of the place.”⁴

³<https://unitaryplan.aucklandcouncil.govt.nz/Images/Auckland%20Unitary%20Plan%20Operative/Chapter%20H%20Zones/H6%20Residential%20-%20Terrace%20Housing%20and%20Apartment%20Buildings%20Zone.pdf>

⁴<https://unitaryplan.aucklandcouncil.govt.nz/Images/Auckland%20Unitary%20Plan%20Operative/Chapter%20D%20Overlays/3.%20Built%20Heritage%20and%20Character/D17%20Historic%20Heritage%20Overlay.pdf>

Tamaki Open Spaces Network Plan (TOSNP)

The Proposal submission states “As part of the work at this site there will be a boundary realignment at the site that will result in an increase in the reserve area at 1 Kings Road.” However No 1 and 3 both have Open reserve – Informal Recreational status“ the overall impact will be a loss of 2000 square metres of open reserve status land.

The Panmure-Tamaki-Glen Innes area population is projected to increase to approximately 60,000 by 2043⁵, a threefold increase. Under the TOSNP, Panmure and Tamaki will loss approximately 6,000 square metres of valuable flat open reserve space, for potential housing development. The proposal to remove another 2,000 square metres from Panmure, when there is open space provision gap does not make sense. There is currently a second carpark in Panmure with Open reserve-Informal recreational approximately 1200 square metres in the review proceed for change of reserve status. Please note that the TOSNP document did not include reserve status land, that is currently carparks.

The Auckland Council’s Climate Change Report shows that the Maungakiekie-Tamaki Local Board will have high or very high impact levels in their coastal areas (Figure A15), which coincide with low or very low adaptive capacity (see map below). This reserve, 3 Kings Road is a flat open space which has a low flood risk, so in the future would provide the some adaptability or resilience in the Panmure area.

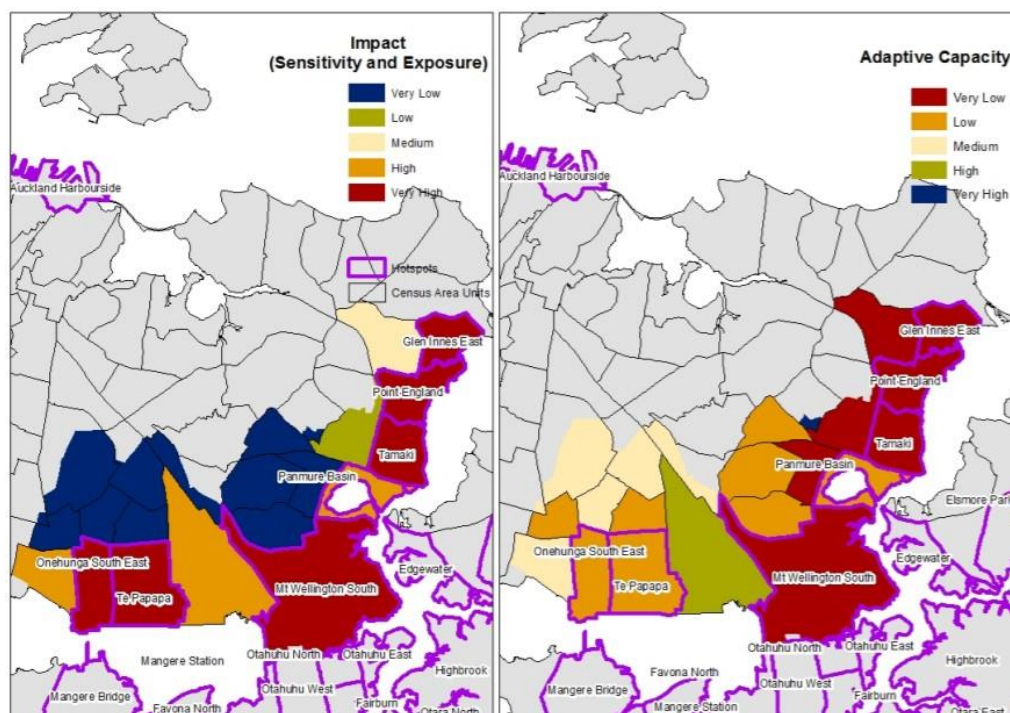


Figure 15A Impact of Climate Change and adaptability to climate change from Auckland Council RIMU Climate Change Risk Assessment series 2019⁶.

⁵ Source <https://www.tamakiregeneration.co.nz/regeneration-programme>

⁶ Source Fernanadez M.A, Golubiewski N.E (2019) , An Assessment of Vulnerability to Climate Change in Auckland, March 2019 Technical Report 2019/011 retrieved from <http://www.knowledgeauckland.org.nz/assets/publications/TR2019-011-Assessment-of-vulnerability-to-climate-change-Auckland-final.pdf>

Current Use

Currently 3 Kings road is a car park. The existing Panmure Medical Centre and the redevelopment of number 4-6 Kings road with four 3 storey apartment buildings and the conversion of Loombs Pub (8 Kings Road) to a Early Learning Centre, has meant that this car park is busy and greatly reduces traffic congestion on Kings Road. The Early Learning centre is licensed for 70 children and has 4 staff, with only has 6 onsite carparks. So it is important that the carpark remains.

If at a later date, the car park was deemed surplus, this space could be converted to a flat playground or could be developed into a garden. Given the proximity to St Patrick's School, and the early Learning centre, this would be an ideal location to teach children gardening. This site could be developed into a community garden specialising in heritage cottage gardens with herbs, flowers, vegetables and small fruit trees/bushes, so giving complimenting and giving life to the Fencible Stone Cottage.

Summary: We object to the proposed removal of the Open Spaces – Informal Recreation

Allyson Wood and Michael Savonije

29th January 2020

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Allyson Wood

Organisation name:

Agent's full name:

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Contact phone number: 0272620496

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3 McCulloch Road
Panmure
Auckland 1072

Submission details

This is a submission to:

Plan modification number: Plan change 36

Plan modification name: Open Space 2019

My submission relates to

Rule or rules:
Proposed plan change 36 Open Space (2019) Panuku land rationalisation

Property address: 28-30 Pilkington Road, Mount Wellington

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:
1. View shafts, 2. Reserve Open Space Gap, and 3. Current use see attached document

I or we seek the following decision by council: Decline the plan modification

Submission date: 29 January 2020

Supporting documents
Objection 28-30 Pilkington Road Panmure.pdf

Attend a hearing

| 16.1

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

Objection 28-30 Pilkington Road Panmure

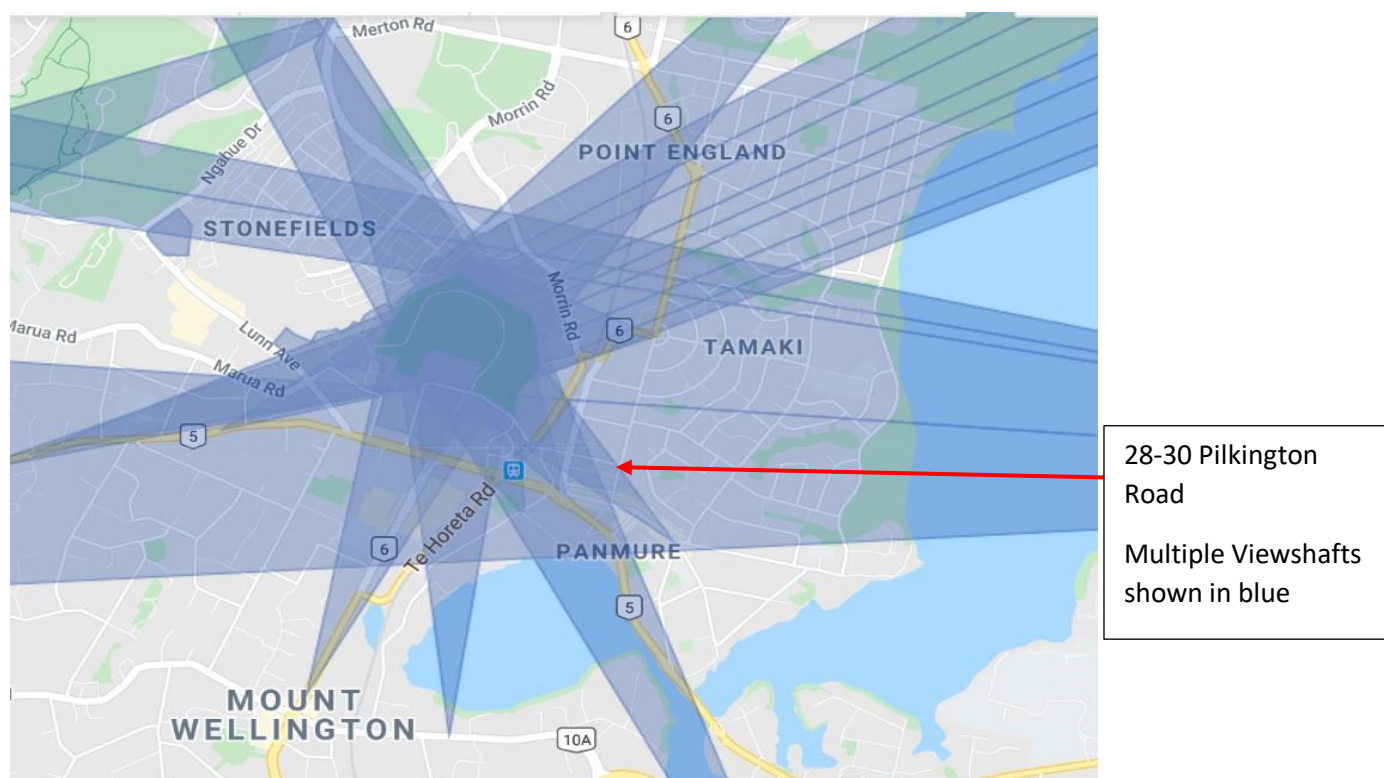
Objection on the following grounds

1. Viewshafts
2. Reserve Open Space Gap.
3. Current use

1. Viewshafts

This site has three (3) regionally significant volcanic viewshafts; W9, W24, and W26¹ (see map below). “Regionally significant volcanic viewshafts which protect regionally significant views to the Auckland maunga. Buildings that intrude into a regionally significant volcanic viewshaft require restricted discretionary activity consent up to 9m in height, beyond which they are a non-complying activity.”²

This location (28-20 Pilkington Road) and Pleasant View Road is a key local point to Maungarei and a wayfinder point to Panmure Lagoon, Otahuhu/Mt Richmond, Pakuranga and South Auckland.



Auckland Unitary Plan Volcanic Viewshafts

The current zoning for this site is Open Spaces- Informal Recreation which does allow for buildings however the maximum height is 8 metres per Table H7.11.1.1

¹<https://unitaryplan.aucklandcouncil.govt.nz/Images/Auckland%20Unitary%20Plan%20Operative/Chapter%20M%20Appendices/Appendix%2020%20Volcanic%20Viewshafts%20and%20Height%20Sensitive%20Areas%20-%20Values%20Assessments.pdf>

²<https://unitaryplan.aucklandcouncil.govt.nz/Images/Auckland%20Unitary%20Plan%20Operative/Chapter%20D%20Overlays/2.%20Natural%20Heritage/D14%20Volcanic%20Viewshafts%20and%20Height%20Sensitive%20Areas%20Overlay.pdf>

The Tupuna Maunga O Tamaki Makaurau Authority in October 2019, applied to the High Court in regards to Unitary Plan D14 Schedule 9, and the Auckland Council slow “creep” of building developments into the unitary plan viewshafts.³ This proposed change from Open Spaces Informal Recreational with a height restriction 8 metres is asking for a “creep” to 27 metres. Any viewshaft changes to the Unitary plan should be viewed with caution until the High court has make a decision. A 27 metre height control will greatly impact the Auckland regional viewpoint connection to Maungarei as well as Panmure’s community identify and character .

2. A) Tamaki Open Space Network Plan (TOSNP)

The Tamaki Open Spaces Network Plan (TOSNP) highlights there is an open space provision gap and a gap in civic space within Panmure. Specifically the areas indicated are Panmure Town centre and an area from the Panmure Train station to Clifton Court which includes Pleasant View Road and east along Jellicoe Road, until Dunn Road.) See map.

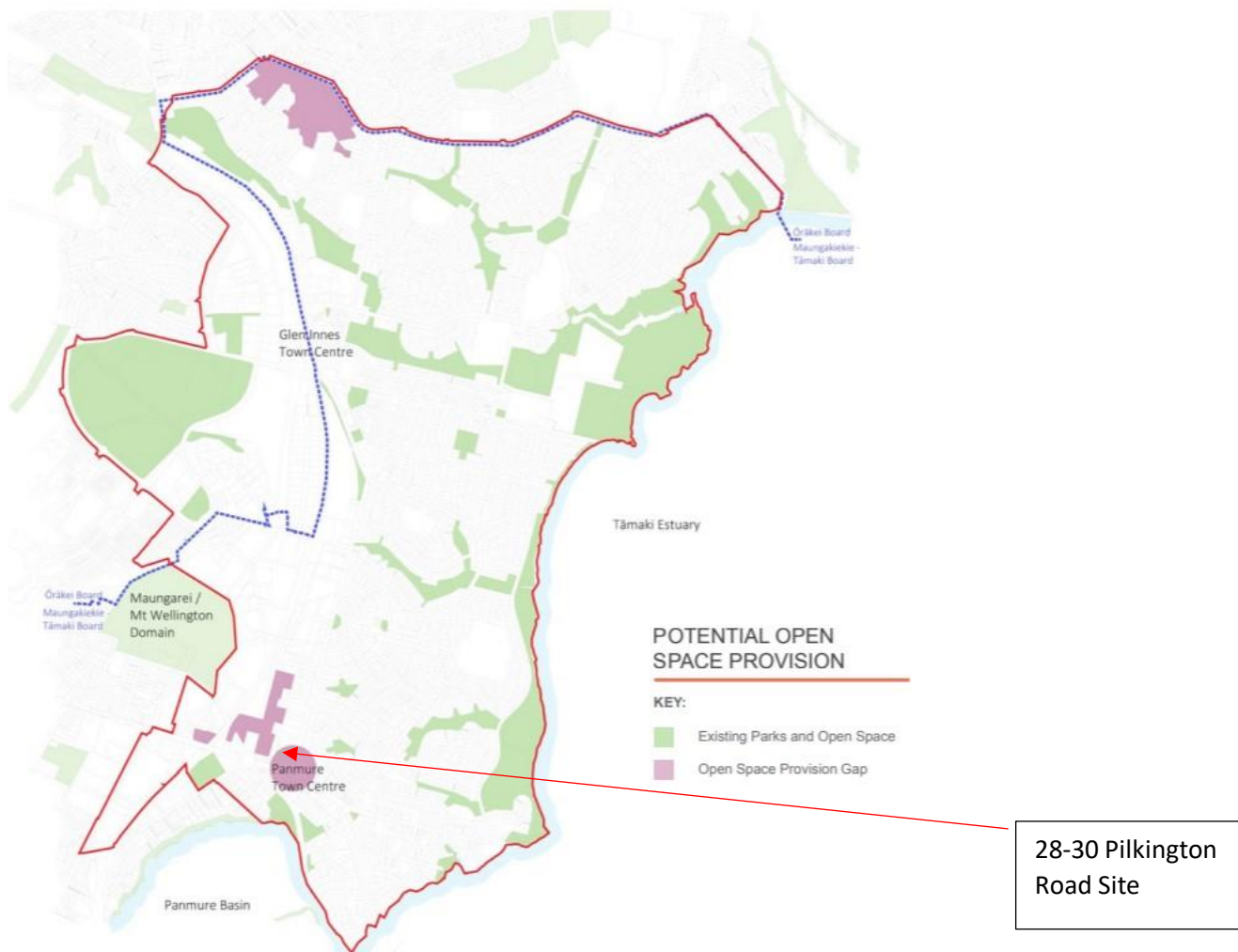


Figure 3.1 Potential Open Space Provision

³ Source <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/declaration-proceedings/Documents/affidavit-accompanying-application-for-declaration-by-tupuna-maunga-authority.PDF>

This site is on the corner of Pleasant View Road and Pilkington Road, and is

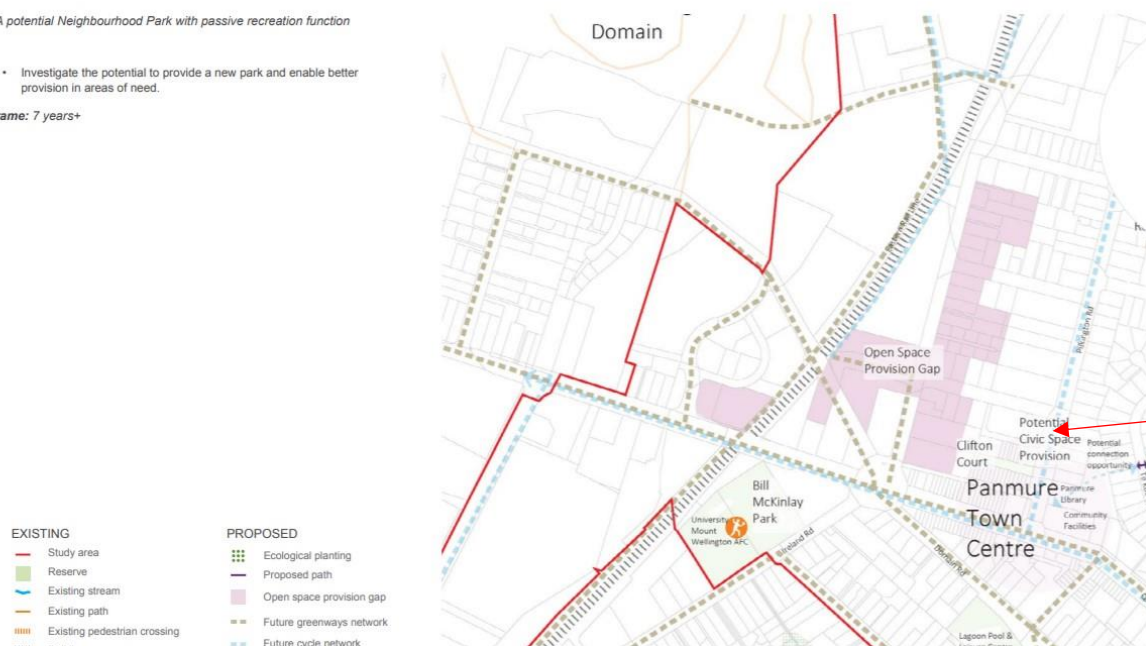
1. Beside the very area that indicates an open space provision gap(Section 3.1)⁴ and
2. Within the Potential civic space provision area (Section 4.47)⁵ indicated in the TOSNP document.

4.47 POTENTIAL OPEN SPACE PROVISION

Role: A potential Neighbourhood Park with passive recreation function

1.1 Investigate the potential to provide a new park and enable better provision in areas of need.

Timeframe: 7 years+



The Panmure-Tamaki-Glen Innes area population is projected to increase to approximately 60,000 by 2043⁶, a threefold increase. Under the TOSNP, Panmure and Tamaki will lose approximately 6,000 square metres of valuable flat open reserve space, for potential housing development. Please note that the TOSNP document did not include reserve status land, that is are carparks - no explanation has been given for the oversight.

The proposal to remove another 1,200 square metres of reserve status land from Panmure, when there is an open space provision gap does not make sense.

2.B) Auckland Council’s Parks and Open Space Acquisition Policy

While the need to develop a sustainable and liveable city is Auckland Council’s vision, many areas of Auckland are facing change, Panmure, is facing significant change. (See Map next page). The Auckland Council states that that parks and reserves are required to support Auckland’s growth⁷ and

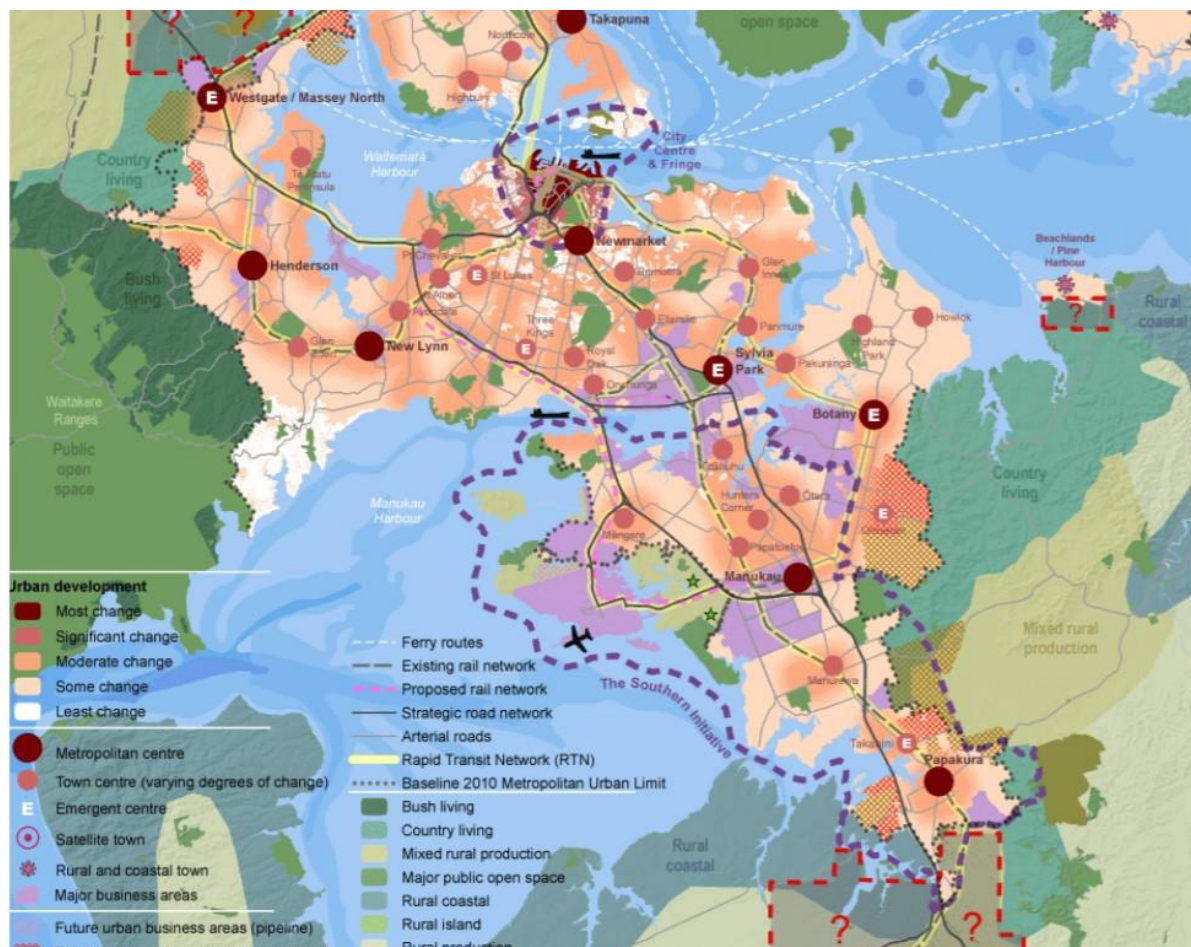
⁴ Source Tamaki Open Space Network Plan 2017-2032 Draft 8 August 2017, Page 29 3.1 Increase open space provision in areas of poor provision

⁵ Source Tamaki Open Space Network Plan 2017-2032 Draft 8 August 2017, Page 87 4.47 Potential Open Space Provision

⁶ Source <https://www.tamakiregeneration.co.nz/regeneration-programme>

⁷ Source: <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/auckland-plan/homes-places/Pages/focus-area-create-urban-spaces-future-focusing-investment.aspx>

the definition of Parks and open space, including streets and greenways, provide opportunities to move around the region for both leisure and commuting purposes.



Auckland Map areas of change

The Auckland Parks and Open Spaces Acquisition Policy states “disposing of public open space must be treated cautiously as parks and open space can be difficult and expensive to replace, and future demands difficult to predict.”⁸

2.C) Auckland Plan

Also the Auckland Plan 2050 clearly identifies that the cost to new acquire new land will be difficult for the whole region due to the increasing demand, so it is crucial that the Auckland considers “all publicly owned land as potential public space that is able to contribute to greening the city⁹”.

Given the Auckland Plan 2050 has six transformational shifts that Auckland **must deliver** this proposal will not delivery on Number 2: strongly commit to environmental action and green growth and Number 4: radically improve the quality of urban living as a community needs. In an area that is

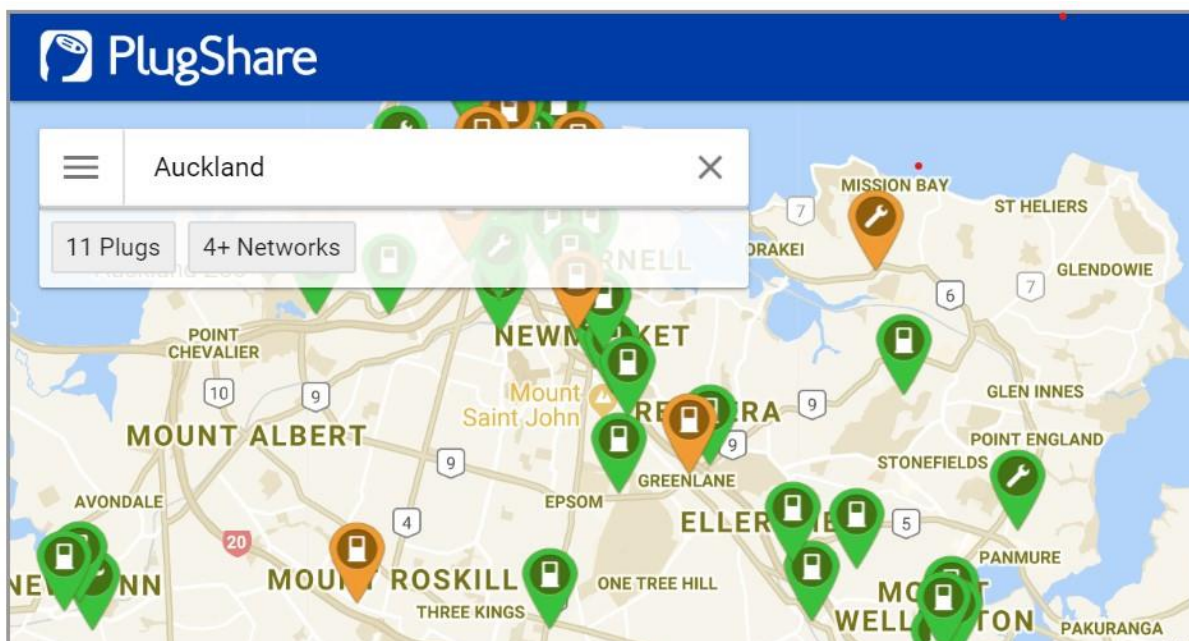
⁸ Source Page 26 <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-policies/Documents/parks-open-space-acquisition-policy.pdf>

⁹ Source <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/auckland-plan/homes-places/Pages/focus-area-create-urban-spaces-future-focusing-investment.aspx>

to see significant change, and loss of park/reserve status land, this proposed reserve status removal clearly is not in step with the council's strategic Auckland plan, parks policies and the TOSNP.

3.Current use

While this reserve space is currently used as a car park, it does provide easy parking access to Panmure Library, the town centre and train transport hub. It is one of only three electric vehicle charging stations which service the Auckland eastern isthmus from Orakei to Panmure.¹⁰ (See map below)



EV Plug Sharing in Auckland

As there is an open spaces provision gap and the site has been identified as potential civic space, the future of the space could see it developed into a stepped/tiered open space which could better meet Panmure and this community's future needs, rather than a 27 metre general commercial building.

Summary: We object to the proposed removal of the Open Spaces – Informal Recreation

Allyson Wood and Michael Savonije

29th January 2020

¹⁰ Source <https://www.leadingthecharge.org.nz/charging-sites>

The following customer has submitted a Unitary Plan online submission.

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Auckland 1072

Submission details

This is a submission to:

Plan modification number: Plan change 36

Plan modification name: Open Space 2019

My submission relates to

Rule or rules:

Property address: 3 Kings Road, Panmure

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

SUBMISSION ON KINGS ROAD CAR PARK Open Space Plan Change (2019) Proposed Plan Change 36 (PC36) Part 3 Kings Road Panmure. (The Kings Road Car Park) Lifting of Public Open Space Informal Recreation designation for rezoning to Residential Terrace Housing and Apartment Buildings. The Panmure Community Action Group opposes the lifting of the Public Open Space designation of 3 Kings Road, Panmure. Our reasons are as follows: The site in question has been a valuable public car parking asset for shoppers, business clients and other visitors to Panmure for decades and will be essential for future use as traffic volumes are expected to increase in the town centre. We cite three main reasons why this site should be maintained in its current zoning and continue to be used as a public car park. 1. Impact of AMETI Eastern Busway on Panmure. We disagree with Auckland Transport's claim that the Kings Road car park is surplus to requirements. While the car park may not be 100 per cent used at all times, it is still vital to the movement and accommodation of traffic in Panmure - especially to the businesses at the eastern end of the Queens Road shopping centre, where public parking is already at a premium. This will become even more

important when the AMETI Eastern Busway project is complete. The design of the busway is expected by Auckland Transport to result in traffic volume increases of nearly 30 per cent in the Panmure Town Centre due to the loss of half of the general traffic lanes on Lagoon Drive and the prevention of Jellicoe Road traffic from entering the new signalised intersection at the west end of Queens Road. Church Crescent alone is expected to take an extra 4400 more vehicle movements per day, and Panmure has already experienced near gridlock at the east end of town on a number of occasions as a result of the AMETI construction works. Auckland Transport's admission of significant future traffic increases in Panmure as a result of the busway design were given in evidence to the AMETI Stage 2A Notice of Requirement process in 2017. This is a situation that the Panmure Community Action Group had long predicted as a result of the design of the AMETI Eastern Busway project but could not quantify until Auckland Transport's traffic engineers themselves provided the relevant projected traffic count data to the NoR process. On being challenged on the impact of this extra traffic being pushed into the Panmure Town Centre, a proposition put forward by the AMETI planners was that the increase in traffic would likely benefit the town centre, as it would bring more shoppers and businesses to the town. If this is their genuine view, how can Auckland Transport then justify declaring the largest public car park at the east end of the Panmure shopping centre - where most of the expected extra traffic will be forced to flow - to be "surplus to requirements"? Especially when Panmure is facing the loss of many other public parking spaces in Lagoon Drive and Basin View Lane as a direct result of the AMETI Eastern Busway design. This position is known in some circles as "cognitive dissonance" - a position of attempting to accommodate two contradictory beliefs at the same time.

2. Historic effects of loss of public parking in Panmure. The progressive loss of public parking in Panmure can be demonstrated to have had a severely detrimental affect on the economic viability of the town centre. Over the past 20 years, it has been the mantra of Auckland City Council (now Auckland Council) planners that the future economic health and prosperity of the town centre would be assured by reducing the car parking and vehicle access to the town and replacing much of the town centre with residential development. However, Panmure's experience over those two decades has shown the exact opposite effect to that claimed by the planners. From 2002-2006, Panmure was subjected to a long drawn-out pedestrianisation "makeover" which the Council planners and consultants insisted would revitalise the shopping centre. This occurred at the same time that a number of apartment/town house developments were in process of planning or being built in Panmure. The upshot of the "makeover" was that the Queens Road shopping strip was narrowed, the footpaths widened, and some 40 parking spaces stripped out of the town. But instead of revitalising the town centre, the effect of the loss of parking proved steadily corrosive to businesses there - many struggled and some closed down, while others were picked off as new tenants in the rapidly-growing Sylvia Park shopping megamall, with its vast areas of free parking available to shoppers. It was only later that it transpired that the company of consultants that Auckland City Council had employed to design the Panmure "makeover" with its subsequent mass removal of parking spaces from the town centre was the same consultancy company that had been employed to design the vast areas of free parking for the Sylvia Park complex. The owners of Sylvia Park were the clear winners in that process. Today, Panmure is at its lowest ebb as a town centre, having lost all of its banks and the Post Office, plus its only supermarket among other businesses and facilities - all while Sylvia Park is undergoing yet another major expansion. This expansion includes a brand-new multi-storey car park, meaning that this megamall will have nearly 4000 free car parks available to shoppers, in addition to being served by public buses and its very own railway station. And yet, while that is happening, Auckland Council and Auckland Transport planners are coming back at Panmure with a vengeance, determined to strip even more of our town's public parking spaces away on the premise that Panmure doesn't need them. It is not difficult to imagine that Auckland Council planners have long favoured the continued growth and dominance of the privately-owned shopping megamalls at the planned expense of the traditional town centres such as Panmure, and that this latest move to strip Panmure of more public parking is all part of that strategy.

3. Kings Road housing development parking overflow. In 2010, the Auckland City Council approved the development of the new Housing New Zealand complex of 40 apartments for the elderly and disabled at 4 and 6 Kings Road, Panmure, directly opposite the Kings Road car park in question. The housing development was a substantial increase in dwellings on the previous facility and, under the operative district plan at the time, the design of the proposed new complex had a significant shortfall of parking spaces. In its request for the Council to allow this shortfall of parking spaces the applicant, Housing New Zealand, made specific reference to the availability of the Kings Road car park across the road, as the parking spaces onsite would be for residents only - not for visitors or care-givers. This came via evidence provided from a report by Karl Hancock, an Associate with Flow Transporation Specialists Ltd, in which he stated "There is also an adequate supply of available parking in the vicinity of the site for use of visitors if required, with the

ability to park on street both on Kings Road and Tripoli Road, as well as utilising the off street parking area about the Panmure Fencibles Cottage on Kings Road, opposite the proposed development". This evidence was foreshadowed in the application for resource consent dated 25 March 2010, and prepared on behalf of Housing New Zealand by Bentley & Co. Ltd, authored by Resource Management Planner Mark Arbuthnot. In this application, it was stated on p16, item 47, in relation to the shortfall of parking spaces that "In any event, there is a large public car park located directly opposite the subject site that is readily available for use at all times during the day to accommodate any additional visitor parking requirements". This evidence was not challenged by the Hearings Commissioners for the Resource Consent application, and as a result the application was approved with the shortfall of onsite parking spaces. Clearly, the Auckland City Council at the time anticipated the continued future availability and use of the Kings Road car park for this and many other purposes that would benefit the town and community of Panmure. They could not have anticipated that a future council body, Auckland Transport, would in a few years undermine this decision by declaring the Kings Road car park to be "surplus to requirements".

I or we seek the following decision by council: Decline the plan modification

17.1

Submission date: 29 January 2020

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Pamela Beckett

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Panmure
Auckland 1060

Submission details

This is a submission to:

Plan modification number: Plan change 36

Plan modification name: Open Space 2019

My submission relates to

Rule or rules:
plan change 36 Unitary Plan Publicly Notified plan change 36 (PC 36) open space 2019

Property address: 3 Kings Rd, Panmure

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

There has already been a huge loss of parking in Panmure , the Historic Stone house visitors use the parking available. With the already planned and consented shopping and apartment complex at the other end of Queens road and Ireland road and Lagoon Drive ,it means that the town centre will be bookended by big complexes adding to the parking and conjection. Businesses are already struggling and what was once a very vibrant shopping area is on a major decline.

I or we seek the following decision by council: Decline the plan modification

18.1

Submission date: 29 January 2020

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Alan Chung

Organisation name:

Agent's full name:

Email address: mr.alan.chung@gmail.com

Contact phone number:

Postal address:

Auckland
Auckland 1072

Submission details

This is a submission to:

Plan modification number: Plan change 36

Plan modification name: Open Space 2019

My submission relates to

Rule or rules:

Potential Open Space 2019: Attachment 2: Open Space Zone, Errors & Anomalies

Property address: 84 Hobsonville Road Hobsonville Auckland 0618

Map or maps: 206

Other provisions:

Legal Description SECT 2 SO 509537, SECT 4 SO 511858, SECT 5 SO 511858

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

This submission is in relation to Map 206, 84 Hobsonville Road. The land is current zoned Open Space - informal recreation and proposed to be Open Space - Conservation, under the proposed plan change. I do not support the rationale for the plan change for the reasons outlined below. The proposed change contradicts the rationale for the plan change for errors and anomalies as outlined in the Open Space Plan Change (2019) Proposed Plan Change 36 (PC36) Evaluation report document. The Evaluation report states that the main rationale is to fix errors and anomalies such as land that is typically zoned open space in error or land that requires open space zoning. This parcel of land was vested from private to the Council and is already currently - Zoned Open Space. It is fundamentally different to the other proposed Errors and Anomalies outlined in Attachment 1 under Error and Anomalies from Map 191 to 203 and 205. These typically consist of land that is an other zone for example Residential, Business, road proposed as an error or anomaly but should be zoned Open

Space. Or for Map 191 and 195 where they are currently Open Space zoned but are proposed for Future Urban and Residential respectfully. However the proposal for Map 206 is Open Space zoned to Open Space zone. Furthermore on under 5.3 of the Evaluation Report, what is in scope/out of scope the report discusses the different open space zoning for esplanade reserves and specifically states: "This plan change does not address the inconsistent application of land use zoning to esplanade reserves. This will require separate investigation and a possible plan change at a later point in time, most likely at the next review of the Unitary Plan." It is my opinion that the proposed plan change from Open Space - Informal Recreation Zone to Open Space - Conservation Zone is out of scope of this current plan change, as this will require an investigation and rationale for a different Open Space Zone, as well as consistent methodology and application across the Auckland Region for different Open Spaces/ reserves, which is out of scope of this proposed plan change. Further to support my point on inconsistent zoning of open space zone, is the proposed zone change for the adjacent site. Map Number 8. 100A HOBSONVILLE ROAD HOBSONVILLE is the adjacent property and was also previously private land vested to the council. It is currently zoned Future Urban is proposed to be Open Space - Informal Recreation as part of land vested for open space. Should this proceed, it's zoning would be consistent and the same as the current zoning of 84 Hobsonville Road (Map 206). However if Map 206 zone change also occurs, there will be two different zoning (Informal Recreation for Map 8, and Conservation Zone for Map 206) for the same esplanade. I believe this consequence is not the intent of this proposed plan change and instead will create misalignment and further errors and inconsistency in open space zoning without the appropriate investigation or process. for the reasons stated above I do not support a plan change for Map 206. I also note that Map 204 is similar case, however my submission is in relation for Map 206 only.

I or we seek the following decision by council: Decline the plan modification

19.1

Submission date: 30 January 2020

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Susan Andrews

Organisation name: Heritage New Zealand Pouhere Taonga

Agent's full name:

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Contact phone number: (09) 307 9940

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Auckland City
Auckland 1143

Submission details

This is a submission to:

Plan modification number: Plan change 36

Plan modification name: Open Space 2019

My submission relates to

Rule or rules:
Please see attached submission.

Property address: 619 Oruarangi Road, Mangere

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we support the specific provisions identified

Do you wish to have the provisions you have identified above amended? No

The reason for my or our views are:
Please see attached submission.

I or we seek the following decision by council: Accept the plan modification

Submission date: 30 January 2020

Supporting documents
HNZPT PC36 30 01 20.pdf

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

No

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.



30th January 2020

Auckland Council
Unitary Plan
Private Bag 92300
Auckland 1142
Attention: Planning Technician

Dear Sir or Madam

SUBMISSION OF HERITAGE NEW ZEALAND POUHERE TAONGA

PROPOSED PLAN CHANGE 36: OPEN SPACE (2019)

To: Auckland Council

Name of submitter: Heritage New Zealand Pouhere Taonga

1. This is a submission on the following proposed change to the Auckland Unitary Plan (Operative in Part) (the proposal):

Proposed Plan Change 36: to rezone land recently vested or acquired for open space/recreation purposes to an open space zone; correct some open space zoning errors and anomalies; and rezone 9 land parcels that are currently zoned as open space or shown as road in the Auckland Unitary Plan to either a residential or business zone (as part of Panuku Auckland's land disposal and rationalisation process).

2. Heritage New Zealand could not gain an advantage in trade competition through this submission.

3. The specific provisions of the proposal that Heritage New Zealand's submission relates to are:

The proposed rezoning of 619 Oruarangi Road, Mangere (Allot 177 Parish of Manurewa), from Future Urban to Open Space – Conservation.

4. Heritage New Zealand's submission is:

4.1. Heritage New Zealand is an autonomous Crown Entity with statutory responsibilities under the Heritage New Zealand Pouhere Taonga Act 2014 for the identification, protection, preservation and conservation of New Zealand's historical and cultural heritage.

4.2. Heritage New Zealand supports the plan change and the rezoning of 619 Oruarangi Road, Mangere (Allot 177 Parish of Manurewa), from Future Urban to Open Space – Conservation, in consultation with relevant parties, including associated iwi/hapū.

5. The reasons for Heritage New Zealand's position are as follows:

5.1. The entirety of the site at 619 Oruarangi Road, Mangere, described as Allotment 177, Parish of Manurewa, falls within an expanded extent proposed as part of a current review of the Ōtuataua Stonefields entry on the New Zealand Heritage List/Rārangī Kōrero (List No. 6055, Category 2 Historic Place). The review also proposes to elevate the listing to Category 1 Historic Place status. The review report was recently publicly notified for submissions, and the report and submissions are due to be considered by the Heritage New Zealand Board in making a final decision on the review.

- 5.2. Specifically the property was once part of the Rennie farmstead complex, and contains the circa 1905 Rennie Homestead, outbuildings and garden, and is enclosed on two sides by a drystone wall. Of particular significance amongst the surviving outbuildings is a cottage, brought to the site in the early 1900s from the Somerville Farmstead, located further to the east within stonefields, and which was re-used as a washhouse. The Somerville Farmhouse/Rennie Washhouse (circa late 1860s) is the last surviving farmhouse from the initial European occupation of the stonefields, and its scale in relation to the Rennie house demonstrates the humble nature of initial European farming on the lava fields before the prosperity brought about by dairying. The place contains other historical and archaeological remnants connected with the development of farming.
- 5.3. A portion of the site (containing the farmhouses and garden), is likewise scheduled in the Auckland Unitary Plan (Operative in part), Schedule 14.1 Schedule of Historic Heritage, ID 01416, Rennie Homestead, as a Category A* historic heritage place, in recognition of its previously identified historic heritage values.
- 5.4. Heritage New Zealand considers rezoning of the site from the current Future Urban Zone (being a transitional zone applied to greenfield land awaiting rezoning for urban purposes), to Open Space – Conservation Zone (applied to open spaces with natural, ecological, landscape, and cultural and historic heritage values, which limits activities and development in scale and intensity, and seeks to ensure that activities maintain Mana Whenua values) – accords with the historic heritage and cultural values attributable to this site in itself, and also with regard to the significant historic heritage and cultural values of the wider Ōtuataua Stonefields landscape, and will provide for land uses that are appropriate to this context.
- 6. Heritage New Zealand seeks the following decision from the local authority:**
- That the plan change be approved with regard to the rezoning of 619 Oruarangi Road to Open Space – Conservation as notified, in consultation with relevant parties, including associated iwi/hapū.
- 7. Heritage New Zealand wishes to be heard in support of our submission.**

Yours sincerely



Sherry Reynolds
Director Northern Region

Address for Service:

Susan Andrews
PO Box 105 291, Auckland
09 307 9920

sandrews@heritage.org.nz

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Jenni Fernandez

Organisation name:

Agent's full name:

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Contact phone number:

Postal address:

Mt Wellington
Auckland 1060

Submission details

This is a submission to:

Plan modification number: Plan change 36

Plan modification name: Open Space 2019

My submission relates to

Rule or rules:

Property address: Property address: 3 Kings Road, Panmure

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

SUBMISSION ON KINGS ROAD CAR PARK I oppose the lifting of the Public Open Space designation of 3 Kings Road, Panmure. The site is used as a car park for people coming to and using Panmure as their place to shop - do business and access essential services. I disagree with Auckland Transport's claim that the Kings Road car park is surplus to requirements. It is in fact used by people attending Drs surgeries in the local area. Currently there is not enough parking outside the Drs surgery - xray and Laboratory close by. There is currently a small carpark outside the Drs close to small roundabout- that is all that is available to service shops - dentists, Drs, landromat - xray, laboratory, dairy etc. It is usually full. There are not many other carparks around the vicinity for shoppers in Panmure. It is also one of the only flat areas people can park if there is no parking on main street. Other areas for public parking are in Basin View Lane - or by Jellicoe Court which are both on hills. The one outside Library is quite often full which is the only other flat area besides carparks by the train station. The latter carparks mentioned are full usually by people commuting into the area and parking all day using trains and buses. The Kings Road carpark is also being used

during the day by people who cannot fit their vehicles into the other areas around there. ie tradesmen with vans and trucks that attend Drs services etc and cannot fit or find parking in other areas. Panmure residents were also told that the Ameti project would also bring extra business to Panmure shops when finished. It does not make sense then to do away with parking - where are the extra people meant to park. Previous loss of carparks in the main street have had a detrimental affect on shopkeepers and businesses in the area. How can a further reduction in carparks help revive Panmure right now and in the future? Once said carparks are gone and the land used for other purposes it can not be regained. Nothing so far that the council has said or tried to sell residents has revived the centre. This will further detract and be of detriment. If the current carpark is replaced with housing how is that residential traffic from that housing ever going to be accommodated into the already congested round about and area around there. Also any housing that is built there will also use up car park space on the road worsening the problem. Other places built around that carpark were approved to go ahead ie pensioner flats, because the availability of the Kings Rd Carpark was used as a point to help sell the idea and the permissions granted. Totally object that this carpark should go.

I or we seek the following decision by council: Decline the plan modification

21.1

Submission date: 30 January 2020

Attend a hearing

Do you wish to be heard in support of your submission? No

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.

The following customer has submitted a Unitary Plan online submission.

Contact details

Full name of submitter: Chris Sutton

Organisation name: Panmure Business Association

Agent's full name: Chris Sutton

Email address: manager@panmure.net.nz

Contact phone number: 09 527 6389 027 527 6389

Postal address:
16 Clifton Court
Panmure
Auckland 1072

Submission details

This is a submission to:

Plan modification number: Plan change 36

Plan modification name: Open Space 2019

My submission relates to

Rule or rules: 22.1

22.2

3 Kings Road Panmure. (commonly known as the Kings Road car park) and 28-30 Pilkington Rd (commonly known as the Pleasant View Rd car park) Lifting of Public Open Space Informal Recreation designation for rezoning to Residential Terrace Housing and Apartment Buildings.

22.1
22.2

Property address: 3 Kings Road and 28 - 30 Pilkington Rd, Panmure.

Map or maps:

Other provisions:

Do you support or oppose the provisions you have specified? I or we oppose the specific provisions identified

Do you wish to have the provisions you have identified above amended? Yes

The reason for my or our views are:

I, Chris Sutton, work in a professional capacity as Town Centre Manager for the Panmure Business Association, which represents the Panmure Business Improvement District. This submission is on behalf of the Panmure Business Association (PBA). The membership consists of 350 building and business owners whose buildings and businesses are situated in a defined Business Improvement District (BID) area in and around the town centre. The role of the Business Association is to support and promote that businesses community. The Panmure Business Association does not support the proposed Plan Change to the Auckland Unitary Plan – Open Space. Part 3 Kings Road Panmure, (commonly known as the Kings Road car park) and 28-30 Pilkington Rd, Mount Wellington (commonly known as Pleasant View Rd car park) Lifting of Public Open Space Informal Recreation designation for rezoning to Residential Terrace Housing and Apartment Buildings. The Panmure

Business Association opposes the lifting of the Public Open Space designation of Part 3 Kings Road and 28-30 Pleasant View Rd, Panmure. Our reasons are as follows: Both areas are valuable public car parking for businesses in the Panmure town centre area. 3 Kings Rd car park: Opposite this car park is a 60-minute parking zone in the 'Slipway' area from 160 – 204 Queens Rd. Due to the nature of the commercial make up of mainly medical centres and a self-service laundromat, the Kings Rd car park is a perfect overflow area for customers to the Panmure town centre. The removal of the use of the car park will be extremely detrimental to those businesses. In 2010, the Auckland City Council approved the development of the new Housing New Zealand complex of 40 apartments for the elderly and disabled at 4 and 6 Kings Road, Panmure, directly opposite the Kings Road car park. The housing development increased the number of dwellings from 14 to 40 social housing apartments and even though the design of the proposed new complex had a significant shortfall of parking spaces consent was granted due to the large public car park located directly opposite to accommodate any additional visitor parking requirements. Resource Consent for Bright Beginnings Early Learning Centre, 8 Kings Rd, was granted as there was deemed to be plenty of spaces for their staff to park and the parents to drop off their children at the Kings Rd car park as they were unable to supply enough parking on the site at 8 Kings Rd. 28-30 Pilkington Rd car park: This car park is well used by customers to the Panmure town centre, in particular for the businesses nearby in Clifton Court, (especially the medical centre) Citizens Advice Bureau and the Panmure Library that are situated opposite the car park. During town centre upgrades in the early 1990's and again in 2004-9, car parking spaces in Queens Rd and side streets have been reduced in numbers, increasing the value of both the Kings Rd car park and Pleasant View Rd car park. Panmure town centre has been heavily impacted by the rapidly growing Sylvia Park shopping megamall, with its vast areas of FREE parking available to shoppers so stripping even more of the town's public parking spaces will have a huge detrimental effect on our business community. Consideration needs to be given to the perceived oversupply of parking within the town centre area without considering the population changes that have occurred by the removal of houses in the town centre's catchment areas of Derna Tobruk and Armein in May 2018 and further removals from Hinaki in 2019. The Tamaki Regeneration Company relocated approximately 200 families. As new houses are built, from 2021, we will see a steady increase in the population and unless public transport serves the new developments, we will continue to see a demand on the town centre car parks. We wish to thank Auckland Council for the opportunity to voice our concerns and a representative of our Association is willing to attend a hearing.

I or we seek the following decision by council: Decline the plan modification

22.1

22.2

Submission date: 30 January 2020

Attend a hearing

Do you wish to be heard in support of your submission? Yes

Would you consider presenting a joint case at a hearing if others have made a similar submission?
Yes

Declaration

Could you gain an advantage in trade competition through this submission? No

Are you directly affected by an effect of the subject matter of this submission that:

- Adversely affects the environment; and
- Does not relate to trade competition or the effects of trade competition.

Yes

I accept by taking part in this public submission process that my submission (including personal details, names and addresses) will be made public.