

Report for an application for resource consents under the Resource Management Act 1991



Restricted discretionary activity – land use (s9)

Restricted discretionary activity – water permit (s14)

1. Application description

Application numbers:	BUN60450091 (Council Reference) LUC60450092 (s9 land use consent) WAT60450093 (s14 water permit)
Applicant:	A & L Sargeant Limited
Site address:	147, 149, 151 and 153 Edgewater Drive, Pakuranga 33R Edgewater Drive, Pakuranga ¹
Legal description:	Lot 143 DP 56698 (147 Edgewater Drive) Lot 142 DP 56698 (149 Edgewater Drive) Lot 141 DP 56698 (151 Edgewater Drive) Lot 140 DP 56698 (153 Edgewater Drive)
Site area:	741m ² (147 Edgewater Drive) 716m ² (149 Edgewater Drive) 766m ² (151 Edgewater Drive) 764m ² (153 Edgewater Drive) 2,987m ² (total)
Lodgement date:	16 May 2025.
Auckland Unitary Plan (Operative in part) - 147 - 153 Edgewater Drive, Pakuranga	
Zoning and precinct:	Residential - Mixed Housing Suburban Zone
Overlays, controls, special features, designations, etc:	<i>Controls</i> Macroinvertebrate Community Index - Urban <i>Designations</i> Airspace Restriction Designations - ID 1102, Protection of aeronautical functions - obstacle limitation surfaces, Auckland International Airport Ltd
Proposed plan change 120:	
Zoning:	Residential - Mixed Housing Suburban Zone
Overlays:	N/A
Controls:	N/A
Management Layer:	Walkable Catchments - Policy 3(c)

¹ Works are proposed within the adjacent esplanade reserve, more specifically a stormwater outfall is proposed to discharge to Pakuranga Creek, where the earthworks and installation of a stormwater outfall is proposed within the part of the reserve legally described as Lot 189 DP 56698.

Qualifying Matters:

Airspace Restriction Designation

Coastal Erosion (coastal hazard areas 1, 2 and 3)

Coastal Environment

Auckland Unitary Plan (Operative in part) - 33R Edgewater Drive, Pakuranga

Zoning and precinct:

Coastal - General Coastal Marine Zone

Open Space - Informal Recreation Zone

Overlays, controls, special features,
designations, etc:

Controls: Coastal Inundation 1 per cent AEP Plus 1m
Control - 1m sea level rise

Controls: Macroinvertebrate Community Index – Urban

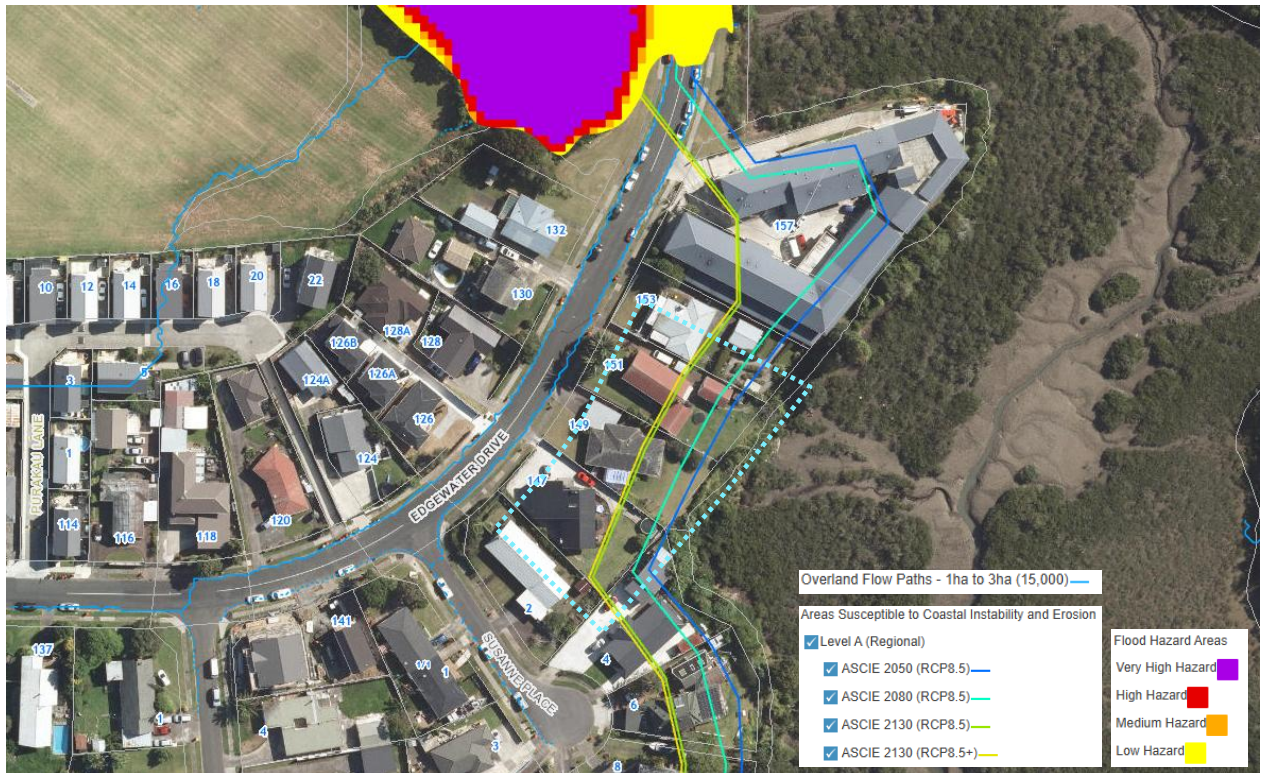
Designations: Airspace Restriction Designations - ID
1102, Protection of aeronautical functions - obstacle
limitation surfaces, Auckland International Airport Ltd

2. Locality Plan



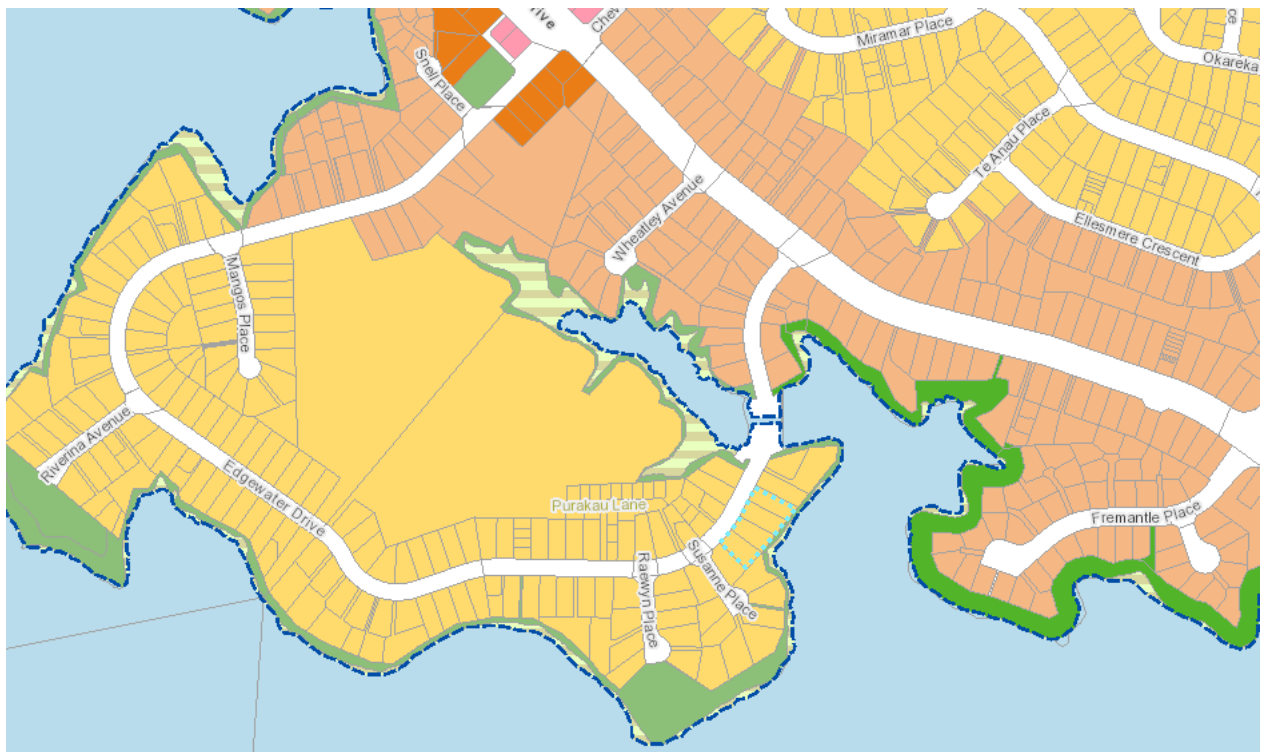
Source: Auckland Council GIS

Natural Hazards Plan



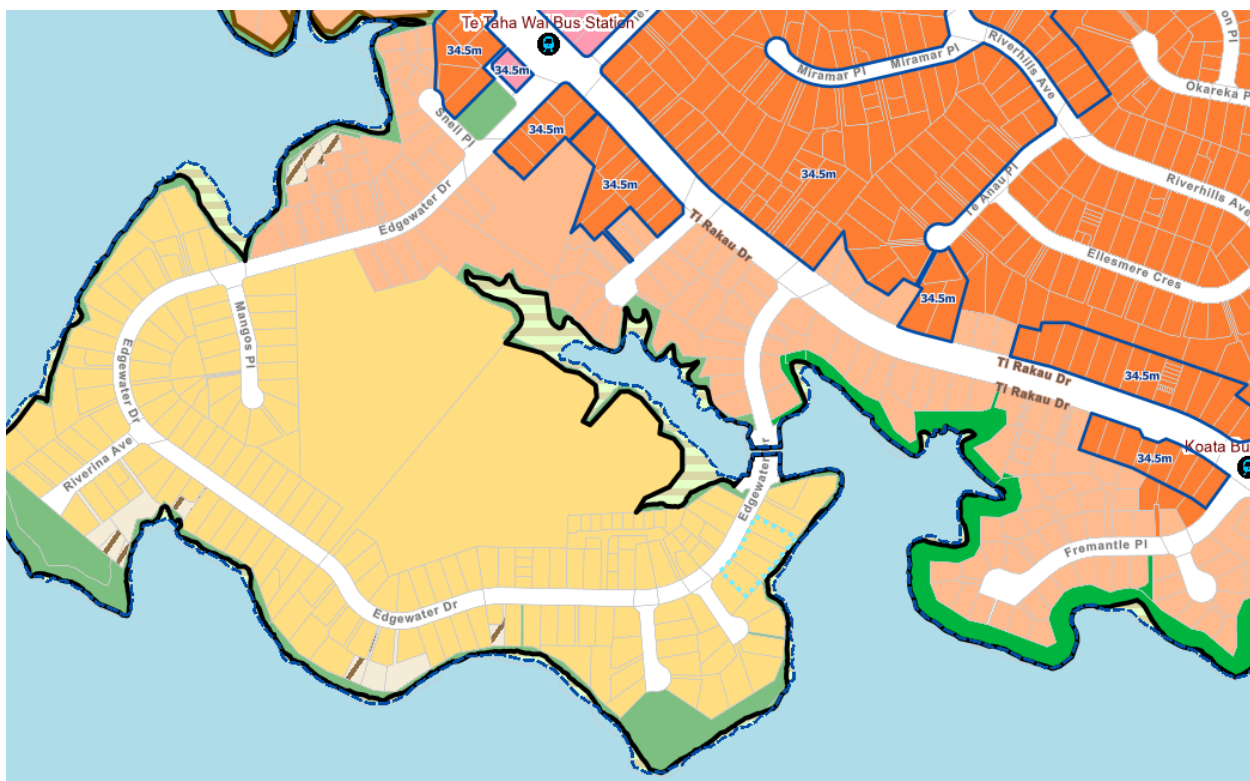
Source: Auckland Council GIS

Zoning Plan - Auckland Unitary Plan (Operative in part)



Source: Auckland Council GIS

Zoning Plan - Proposed plan change 120



Source: Auckland Council GIS

3. The proposal, site and locality description

Resource Consent - BUN60316621

Resource consent (BUN60316621²) was granted on 4 September 2018 at 149, 151 and 153 Edgewater Drive to consent a three-storey building with an underground basement and operate a retirement village on the subject sites (149, 151 and 153 Edgewater Drive), incorporating 39 retirement units. Further to this, the units were supported by 36 parking spaces and communal facilities located at the basement level.

Consent was also required for dewatering and diversion of groundwater associated with the development, together with the diversion and (private) discharge of stormwater runoff into Pakuranga Creek. Earthworks over approximately 2,246m² in area with a cut to fill volume of 7,880m³ were proposed. No application has not been made to extend this resource consent under section 125 of the Resource Management Act, and accordingly this resource consent lapsed on 4 September 2023.

² LUC60315664 – Land Use, WAT60324553 – Groundwater Diversion, DIS60316622 – Stormwater Diversion

Resource Consent – BUN60403972

Resource consent (BUN60316621³) was granted on 16 February 2024 at 147, 149, 151 and 153 Edgewater Drive for the construction of the construction of two three-storey building (Buildings A and B) as part of a Retirement Village (Integrated Housing Development), with associated earthworks and landscaping where these two buildings incorporated communal facilities (a lounge and dining area, media/library, games room, gym, and spa with supporting office, reception, hair salon and health and well-being services) as well as 41 residential units.

Part of the consent involved the works within the adjacent esplanade reserve to install stormwater infrastructure to enable the discharge of stormwater into Pakuranga Creek.

Relationship with adjoining properties

The subject 'site' comprises four residential properties owned by A & L Sargeant Limited, where the applicant is one of this company's two directors. The proposal as described involves works outside of the subject site including:

- The planting of specimen trees within the road reserve;
- The construction by way of a trench and installation of two stormwater outfalls discharging into Pakuranga Creek with works occurring within an esplanade reserve (33R Edgewater Drive) as approved (but not implemented) within the above-mentioned 2024 resource consent;
- The construction of a boardwalk on both 153 Edgewater Drive and 157 Edgewater Drive for access within 157 Edgewater Drive to the raised viewing platform to the rear of the subject site; and
- The construction of a ramp connecting the proposed basement carpark of Block A to the existing basement carpark within 157 Edgewater Drive where vehicles would enter and exit via 157 Edgewater Drive.

155-157 Edgewater Drive is also owned by A & L Sargeant Limited and is occupied by a private hospital and rest home 'Ambridge Rose Manor' which is discussed as part of section 3.5 of the below mentioned Assessment of Environmental Effects. Notwithstanding that access from the Block A basement via this property, and a proposed viewing platform will be constructed for the 'Ambridge Road Manor' residents only, this facility does not form part of the subject site.

Proposal

Tom Morgan of Tattico Limited has provided a description of the proposal in section 5 on pages 21-32 of the Assessment of Environmental Effects (AEE) titled: "*Ambridge Rose Retirement Village 147-153 Edgewater Drive, Pakuranga*", prepared by Tom Morgan of Tattico Limited, dated November 2025⁴.

³ LUC60403973 – Land Use, WAT60403974 – Groundwater Diversion

⁴ Updated as part of a response to requests for further information made under section 92.

I generally concur with this description, where in summary the proposed development relates to:

Land Use

- The demolition of all existing structures, and the construction of two six-storey buildings (Block A and B) as a Retirement Village, with associated earthworks and landscaping where:
 - *Block A* will provide ground floor communal facilities including: a lounge and dining area, bar/servery area, and private dining room, and supporting kitchen, reception and staff area, together with a further 24 independent two or three-bedroom residential units.
 - *Block B* will provide ground floor communal facilities including: a games area, flexible areas, together with a gym, hair and nails, wellness area, spa and sauna facilities, together with 27 independent one, two or three-bedroom residential units.

All of the residential units will be subject to an Occupation Licence, which gives residents a right to occupy their independent unit and use communal facilities.

Visual simulations of the proposed building have been taken from Edgewater Drive, Raewyn Place Esplanade Reserve and Fremantle Place Esplanade Reserve form part of this application.

- The outdoor living space are proposed in the form of balconies, some of which (referred to as Winter Gardens) are fully enclosed,
- The proposed outdoor communal areas relate to a concrete patio area adjoining the communal lounge and dining area within Block A, a bench seat, an outdoor dining table, and communal vegetable gardens where the latter three facilities face the communal accessway.

A raised viewing platform facing Pakuranga Creek to the south-east of Block A is accessed via a walkway that connects to the adjacent Ambridge Rose Manor and its use is limited to the rest home occupants only.

A Landscape Design package setting out these features and the associated landscaping has been prepared by Second Nature.

- Residents parking will be provided by way of:
 - *Block A*: 19 basement parking spaces, and a further 7 undercroft parking spaces, and
 - *Block B*: 24 at-grade parking spaces located towards the perimeter of the building accessed via the accessway.

The basement of Block A will be accessed through the basement of an existing building within the adjacent Ambridge Rose Manor.

No visitor spaces have been identified, and a loading zone is provided towards the front entrance of Block A. Specific storage for an unspecified number of bicycles have been provided within the basement.

- The proposed development will be serviced by the public wastewater, water, and stormwater networks, where stormwater will be discharged into Pakuranga Creek as part of the Network Regional Consent (generally consistent with the resource consent approved in 2024).



Site Plan – Ground Level (Source: Peddle Thorp)

Water Permit

- The creation of the basement within Block A will involve temporary and permanent dewatering and diversion of groundwater.

Notes:

- A Construction Noise and Vibration Assessment and Construction Noise and Vibration Management Plan have been prepared by Earcon and form part of the proposal.
- Upon obtaining consent, the application notes that the four land parcels will be amalgamated within one Record of Title and a condition is offered accordingly.
- Consent is sought for 'comprehensive signage', a single wall-mounted sign at the site's entrance. However as details are limited to an annotated visual simulation, there is insufficient information to assess this aspect of the proposal at this point. This is not considered to prevent notification, and further information will be sought following the notification period.

Site and surrounding environment description

Mr Morgan has provided a description of the subject site and surrounding environment in section 3.0 on pages 8 to 16 of the previously mentioned AEE.

Having undertaken a site visit including the surrounding environment on 4 August 2025, I concur with that description of the site and surrounding environment, and make the following comment:

- Given the subject site's location adjacent to an esplanade reserve adjoining Pakuranga Creek, the surrounding environment is also considered to include the area on the opposite side of Pakuranga Creek, proximate to Fremantle Place Esplanade Reserve identified in the Locality Plan within this report.

4. Background

Specialist Input

The proposal has been reviewed and assessed by the following specialists:

- Nicole Bitossi – Council’s Consultant Urban Design Specialist,
- Kathryn Cleary – Council’s Landscape Architect,
- Ameya More – Council’s Development Engineer,
- Bin Qiu – Council’s Senior Specialist (Contamination Air Noise),
- Gerard McCarten – Council’s Consultant Parks Planner,
- Tola Omidiji – Council’s Senior Coastal Specialist,
- Jeffrey Peng – Council’s Consultant Groundwater Specialist, and
- Ripul Sachdeva – Council’s Senior Traffic Engineer.

Changes since lodgement

Changes to the built form, layout, landscaping and engineering details of the proposal have been made since the application was lodged. These changes are limited in scale, and have been identified by a red cloud on documentation.

5. Reasons for the application

The relevant operative plan and proposed plan provisions

In assessing an application for resource consent, the relevant provisions requiring consideration are:

- those provisions of the AUP(OP) that are not subject to appeal and are operative (including treated as operative under s86F of the RMA);
- those provisions of the AUP(OP) that are identified as subject to appeal and therefore remain proposed plan provisions;
- the relevant provisions of any relevant plan that remain operative as a consequence of the appeals against certain provisions of the AUP(OP); and
- the relevant provisions of a plan change to the AUP(OP) (including a private plan adopted by the Council) or a variation to a plan change to the AUP(OP) where the relevant provisions have legal effect.

The task of identifying the relevant provisions as described above requires individual analysis of the provisions of the AUP(OP) and the relevant appeals, within the context of the specific resource consent application.

In this instance:

- The application was lodged on 17 May 2025. .
- Plan Change 120 (PC 120) was notified on 3 November 2025. The rules of PC120 where they have immediate legal effect under s86(B)(3) of the RMA are identified below.

Accordingly, resource consents are required for the following reasons:

Resource consents are required for the following reasons:

Land use consent (s9) – LUC60450092

Auckland Unitary Plan (Operative in part)

District land use (operative plan provisions)

Residential – Mixed Housing Suburban Zone

- To develop and operate an Integrated Residential Development, is a restricted discretionary activity under rule H4.4.1(A8).
- To develop new buildings (and/or any additions to existing), as the development of new buildings or any additions has the same activity status as the land use activity, is a restricted discretionary activity under rule H4.4.1(A34).
- The proposal involves use and development under rules H4.4.1(A8) and H4.4.1(A34) that fails to meet the following standards⁵ set out in Table H4.4.1 Activity table and is a restricted discretionary activity under rule C.1.9(2):

⁵ Further to the standards set out in Table H4.4.1, the proposed development also does not comply with the following standards:

- The proposal involves Building coverage of 1,299m² (43.5%) where Standard H4.6.9 Building coverage provides for a maximum permitted Building coverage of 1,945m² (40%), resulting in an infringement of 104m² (3.5%).
- The proposal involves Landscaped areas of 942.7m² (31.6%) where Standard H4.6.10 Landscaped area requires a minimum permitted landscaped area of 1,195m² (40%), resulting in a shortfall of 252m² (8.4%).
- **Block A:** 14 of the 24 units will not comply with Standard H4.6.11 Outlook space where:
 - The outlook space from the 14 principal bedrooms facing 157 Edgewater Drive will not meet the minimum 3m outlook depth with a shortfall of 1.22m,
 - The outlook space from the 4 principal living rooms facing 157 Edgewater Drive will not meet the minimum 6m outlook depth with a shortfall of 1.61m (where the outlook depth is also interrupted by the wintergarden windows) and will not achieve the minimum 4m outlook width.
- **Block B:** 14 of the 27 units will not comply with Standard H4.6.11 Outlook space where:
 - The outlook space from their principal living rooms will not meet the minimum 6m outlook depth as it will be interrupted by the wintergarden windows, and will not achieve the minimum 4m outlook width.
- **Block A:** None of the 24 units will comply with Standard H4.6.13 Outdoor living space where:
 - The outdoor living spaces of all units apart from Unit A-5-01 and Unit A 5-04 comprise wholly of a 'wintergarden' which is fully enclosed, and
 - Where the additional terraced areas of Unit A-5-01 and Unit A 5-04 are not free of buildings as they have roofs above them (Standard H4.6.13(1)(d)).
- **Block B:** 25 of the 27 units do not comply with Standard H4.6.13 Outdoor living space where either:
 - The outdoor living spaces of 15 units comprise wholly of a 'wintergarden' which is fully enclosed,
 - Balconies are not free of buildings where the 10 balconies have a balcony/roof directly above them (Standard H4.6.13(1)(d)). and
 - The balconies of the 10 first and second floor two- or three-bedroom residential unit configurations do not meet the minimum 8m² balcony size ((Standard H4.6.13(2)(b)).

The outdoor living spaces of a number of the units are south-facing and/or located south of other buildings. However, as Standard H4.6.13(3) relates to ground level outdoor living spaces located south of any building and technically these outdoor living spaces are recessed within the building envelope, this standard is not considered to apply to this development.

Block A

- The proposed building height is 20.41m, resulting in a 12.41m infringement where the maximum permitted height is 8m under standard H4.6.5(1). The building will have a maximum length of 35.4m and building footprint of 680m².
- The height in relation to boundary relative to the north-eastern boundary (adjoining 157 Edgewater Drive) is infringed to a maximum height of 15.6m along a length of 36.6m, which exceeds the 2.5m plus 45 degrees required under standard H4.6.5(1).
- The alternative height in relation to boundary relative to the north-eastern boundary (adjoining 157 Edgewater Drive) is infringed to a height of between 13.91m and 15.75m along a length of 36.61m, which exceeds one metre and then 0.3m for every additional metre in height (73.3 degrees) up to 6.9m and then one metre for every additional metre in height (45 degrees) required under standard H4.6.6(2).
- The height in relation to boundary relative to the south-eastern boundary (adjoining 33R Edgewater Drive) is infringed by the length of this elevation, some 19m relative to the boundary, and to maximum height of approximately 15.17m, which exceeds the 2.5m plus 45 degrees required under standard H4.6.5(1).

Block B

- The proposed building height is 20.41m, resulting in a 12.41m infringement where the maximum permitted height is 8m under standard H4.6.5(1). The building will have a maximum length of 25m, and building footprint of 618m².
- The height in relation to boundary relative to the south-eastern boundary (adjoining 33R Edgewater Drive) is infringed by the length of this elevation, some 18.37m relative to the boundary, and to maximum height of approximately 9.6m, which exceeds the 2.5m plus 45 degrees required under standard H4.6.5(1).
- Block B does not comply with H4.6.5 Height in relation to boundary but complies with H4.6.6 Alternative height in relation to boundary along its boundary with 2 and 4 Susanne Place. This is a restricted discretionary activity under rule H4.4.1(A34).

Land Disturbance – District

147-153 Edgewater Drive

- To undertake general earthworks of 3,791m³(cut) and 36m³(fill), over approximately 3,002m², as the earthworks are greater than 2,500m² and 2,500m³ in a residential zone, is a restricted discretionary activity under rules E12.4.1(A6) and (A10) respectively.

147-153 Edgewater Drive and 33R Edgewater Drive

- The proposal involves earthworks under rules E12.4.1(A6) and (A10) that fails to meet the following standards and is a restricted discretionary activity under rule C.1.9(2):
 - The proposed earthworks will involve earthworks within the coastal protection yard for releveling of the outdoor areas and accessway within the subject site, and the construction of stormwater arrangements within 33R Edgewater Drive. These earthworks are greater than the permitted earthworks of 5m² for general earthworks and 10m² for the installation of new network utilities under standards E12.6.2(1)(b) and (c) respectively.

Transport

- The proposal involves access(es) which fails to meet the following standards and is a restricted discretionary activity under rule E27.4.1(A2):
 - Two one-way 3.5m wide vehicle crossings provide entry and exit to 51 parking spaces, where standard E27.6.4.3(T151) requires that vehicle crossings that serve 10 or more parking spaces will have a minimum 5.5m width of crossing, a maximum 6m width of crossing and a minimum 5.5m formed access width.
 - The gradient of the exit driveway is 9.6% (1:10) raising up to a summit followed by a 11.4% (1:8.5) grade down at the site boundary, where standard E27.6.4.4(3) requires that all vehicle accesses must be designed so that where the access adjoins the road there is sufficient space onsite for a platform so that vehicles can stop safely and check for pedestrians and other vehicles prior to exiting, where the platform must have a maximum gradient no steeper than 1 in 20 (5 per cent) and a minimum length of 4m for residential activities and 6m for all other activities.

Coastal Erosion Hazard Area

- The proposal involves the construction of dwellings within a coastal erosion hazard area, where consent is required pursuant to rule E36.4.1(A4) as a restricted discretionary activity.
- The proposal involves the construction of infrastructure (stormwater structures) within a coastal erosion hazard area, which requires consent as a restricted discretionary activity under rule E36.4.1(A5).

District land use (proposed plan change 79)

The Proposed Plan Change 79 Decision Version (PC79 DV) was notified on 9 August 2024. This replaces the Proposed Plan 79 notified version. Resource consent(s) are required under PC79 DV for the following reasons:

Transport

- The proposal involves accessory parking and access that does not meet the following parking and access standards and is a restricted discretionary activity under rule E27.4.1(A2):
 - Standard E27.6.6(5) and rule E27.6.6(T156C) requires that pedestrian access (for 20 or more parking spaces or dwellings) must be provided to each parking space with a minimum width of 1.8m and vertically separated from trafficable areas. Vertically separated footpaths have not been provided to parking spaces.

District land use (Proposed Plan Change 120)

The application was lodged on 16 May 2025. Since then, the Proposed Plan Change 120 (PC120) was notified on 3 November 2025. While this application is afforded the same activity status as when it was lodged (s88A(1)), resource consent(s) are required under PC120 for the following reasons:

Natural hazards

- The proposal relates to activities where natural hazard risk is potentially tolerable in coastal erosion hazard areas 2 and 3, which are discretionary activities and restricted discretionary activities respectively under rule E36.4.1A(A58).

- The proposal involves the construction and use of stormwater pipes on land in coastal hazard areas 2 and 3, which is a restricted discretionary activity under E36.4.1A(A68).
- The proposal involves the construction of an accessway within coastal erosion hazard areas 2 and 3, which is a restricted discretionary activity under E36.4.1A(A69).
- The proposal involves the development of all other external additions and alterations to structures and buildings in coastal hazard areas 2 and 3, which is a restricted discretionary activity under E36.4.1A(A76).

Water permit (s14) – WAT60450093

Auckland Unitary Plan (Operative in part)

Taking, using, damming and diversion of water

- The proposal involves dewatering or groundwater level control associated with a groundwater diversion and the diversion of groundwater caused by excavation that does not the following permitted activity standards. This is a restricted discretionary activity under rules E7.4.1(A20) and (A28):
 - E7.6.1.6(2): Groundwater take will occur over a period of more than 30 days as the Block A basement construction duration is expected to exceed 30 days.
 - E7.6.1.6(3): Groundwater take will be permanent for the proposed Block A basement level.
 - E7.6.1.10(3): The natural groundwater level is expected to be reduced by more than 2 m along the site boundary due to the proposed Block A basement construction.
 - E7.6.1.10(4): The proposed Block A basement is expected to impede the flow of groundwater over a length of more than 20m and extend more than 2m below the natural groundwater level.
 - E7.6.1.10(5)(a): The proposed Block A basement is expected to extend below the natural groundwater level, and will be within a 1V:1H excavation depth to offset distance ratio with the adjacent rest home building to the north (157 Edgewater Drive).

The reasons for consent are considered together as a restricted discretionary activity overall.

6. Status of the resource consents

Where a proposal:

- consists of more than one activity specified in the plan(s); and
- involves more than one type of resource consent or requires more than one resource consent; and
- the effects of the activities overlap;

the activities may be considered together.

Where different activities within a proposal have effects which do not overlap, the activities will be considered separately.

In this instance, a water permit is required to enable the construction and continued use of the land use component of this application. In this regard, these activities are considered together.

7. Public notification assessment (sections 95A, 95C-95D)

Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These steps are addressed in the statutory order below.

Step 1: mandatory public notification in certain circumstances

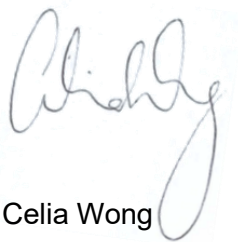
Mandatory notification is required as:

- the applicant has requested that the application is publicly notified (s95A(3)(a)).

8. Notification recommendation

For the above reason under section 95A this application must be processed with public notification.

Accordingly, I recommend that this application is processed non-notified.



Celia Wong
Senior Planner
Resource Consents

Date: 14 November 2025

9. Notification determination – LUC60450092 and WAT60450093

Acting under delegated authority, and for the reasons set out in the above assessment and recommendation, under sections 95A and 95C to 95D, and 95B and 95E to 95G of the RMA this application shall be processed non-notified.



John Kennedy
Team Leader
Resource Consents

Date: 14 November 2025