

**From:** [Joe Gray](#)  
**To:** [Colin Hopkins](#)  
**Cc:** [Daniel Lem](#)  
**Subject:** Fw: BUN60452273 at 1206 Great South Road, Drury - initial s92  
**Date:** 06 October 2025, 17:32:55  
**Attachments:** [image001.png](#)  
[image002.jpg](#)

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Hi Colin,

See below response to the final matter from AT. This was incorporated into the updated AEE that supported the revised proposal.

Happy to chat.

Cheers!  
Joe - 021 076 7668

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**From:** Michael Hall <michael.hall@ckl.co.nz>  
**Sent:** Tuesday, August 19, 2025 5:38 PM  
**To:** Joe Gray <joe@saddleback.nz>  
**Cc:** Daniel Lem <daniel.lem@pmgfunds.co.nz>; Luke Kinney <luke.kinney@pmgfunds.co.nz>; Toby Mandeno <tobym@maven.co.nz>; Matt <matt@ardosa.co.nz>; Will Clarke <will@saddleback.nz>; Aninda Das <aninda.das@ckl.co.nz>  
**Subject:** RE: BUN60452273 at 1206 Great South Road, Drury - initial s92

Hi Joe

Some comments in response to the extra item below:

The RTS6 design shows widening up to 2.5m wide on the opposite side of the carriageway. At present, there is a RTS6 describes the need for seal widening as:

“seal widening is not considered necessary, although it may be desirable, for low volume driveways unless they are frequently used by heavy vehicles, e.g. milk tankers, which need additional room and time to make manoeuvres compared with light vehicles.”

While the site may cater for large vehicles, the frequency of such vehicles is expected to be very low and unlikely to be as large as a milk tanker. In response to item 6 of the previous section 92 request, only 5-6 vehicles are expected to visit the site, not of all of which will necessarily be large trucks. Vehicle tracking shown in the original report shows that there is sufficient space for truck to turn into/out of the site without the need for widening on the opposite of the road.

However, the RTS6 design shows widening up to 2.5m wide on the opposite side of the carriageway. At present, Great South Road features a 1m sealed shoulder plus an additional 1.5m gravel shoulder. Practically, there is a 2.5m shoulder that is technically usable if absolutely required.

Based on the above, providing additional seal shoulder if not assessed as being necessary or improving access to the site.

#### Michael Hall

Transportation Engineering Manager-BE(Hons) MEngNZ CPEng  
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**From:** Joe Gray <joe@saddleback.nz>  
**Sent:** Wednesday, 13 August 2025 11:37 AM  
**To:** Michael Hall <michael.hall@ckl.co.nz>  
**Cc:** Daniel Lem <daniel.lem@pmgfunds.co.nz>; Luke Kinney <luke.kinney@pmgfunds.co.nz>; Toby Mandeno <tobym@maven.co.nz>; Matt <matt@ardosa.co.nz>; Will Clarke <will@saddleback.nz>  
**Subject:** Re: BUN60452273 at 1206 Great South Road, Drury - initial s92

Hi Michael,

Looks like we are almost there with AT. Just need one more bit of clarification:

Please provide further information on the potential effects of omitting seal widening on the opposite side of the road which would allow vehicles to pass a stopped truck waiting to turn

Happy to chat.

Cheers!  
Joe - 021 076 7668

---

**From:** Colin Hopkins <[colin@dcs.gen.nz](mailto:colin@dcs.gen.nz)>  
**Sent:** Tuesday, August 12, 2025 6:22 PM  
**To:** Joe Gray <[joe@saddleback.nz](mailto:joe@saddleback.nz)>  
**Subject:** Re: BUN60452273 at 1206 Great South Road, Drury - initial s92

Hi Joe,

Please see below from AT - just a further clarification for item 1.

Cheers, Colin

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Item	Query	Applicant Response	AT comment
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Item 1	The current proposed access design and tracking show that 19.45m trucks turning in and out of the site cannot do so without crossing the centreline. The tracking also shows that only single lane access can be accommodated inside the site and there is a concern that vehicles entering the site may be required to queue within the road reserve. Please provide an assessment on the safety risks of vehicles crossing the centreline of Great South Road, taking into account oncoming traffic speeds and the speeds of exiting vehicles. Advice note: Seal widening as per RTS 6 Figure 3 is recommended to cater for the truck turning movements in and out of the site. Road traffic standards 06 guidelines for visibility at driveways	We have reviewed the comment and amended the vehicle crossing design so that vehicle are not required to cross the centreline when turning left. This has resulted in the vehicle crossing being larger than the RTS 6 standard. Vehicle tracking is shown in Appendix A. The response to item 3 includes additional information about how a truck is able to wait in front of gates outside the road reserve and the response to item 6 includes information about how opposing vehicles are not expected to use the access at the same time.	Accept revision to vehicle crossing to accommodate left turn within la Please provide further information the potential effects of omitting seal widening on the opposite side of the road which would allow vehicles to pass a stopped truck waiting to tu
Item 2	Advice note: revising the vehicle tracking for the semi-truck to ensure left turn tracking does not cross the centreline on an arterial would help minimising the vehicle crossing width at the property boundary. Please delineate the edge of seal clearer on the vehicle crossing drawings provided in appendix D, Infrastructure Report. This is required so that Auckland Transport can fully understand the design on the vehicle crossing and how it will integrate with the current transport network.	As per Figure 1, the crossing has been redesigned to be in accordance with RTS 6 standards, the edge line is shown on the plans (as seen by the dashed line), and the tie-in with the crossing and edge of seal has been considered. Please refer to Figure 1 below.	Accept that the vehicle crossing width is required for vehicle tracking of semi-trucks. Accept proposed operational characteristics make t way vehicle conflict on the access highly unlikely. <b>Item closed.</b>
Item 3	Please confirm the location of an entrance control mechanism (gate). This is required as a closed gate too close to the property boundary may result in trucks queuing back into the carriageway.	Gates (shown in blue) have been proposed, as seen in Figure 2. These are set back from the property boundary to allow for a 19.5m truck to queue outside the road reserve.	Accept gate locations allow for queuing within the site. <b>Item closed.</b>
Item 4	Please confirm driver visibility to the south of the vehicle crossing. The current sightline goes across property boundary / fence which may be obstructed at any time. This is required so that Auckland Transport can fully understand any risks associated with limited visibility at the vehicle crossing. Advice note: A diagram can be used to demonstrate accuracy of any provided sightlines.	The visibility splay looking 214m to the south does partially encroach across the property boundary. At most, the sightline extends only 1.5m into the site and does not cross the property boundary of any neighbouring sites. All vegetation within the visibility splay will be removed as part of the proposal and no fences or other visual obstacles will be located along this frontage to ensure that sufficient visibility is maintained. This can be required by way of a consent condition to give additional comfort that the visibility splay will be maintained.	Accept management of sightlines can be reinforced by way of a condition of consent. <b>Item closed</b> but please include as consent condition.

Colin Hopkins, Planning Consultant (MPlanPrac)



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**From:** Colin Hopkins <[colin@dcs.gen.nz](mailto:colin@dcs.gen.nz)>  
**Sent:** Wednesday, 6 August 2025 11:00 am  
**To:** Joe Gray <[joe@saddleback.nz](mailto:joe@saddleback.nz)>  
**Subject:** Re: BUN60452273 at 1206 Great South Road, Drury - initial s92

Hi Joe,

Thanks for your time on the phone. As discussed, we have concerns with the proposed activity, particularly with respect to rural character and amenity, as well as how the proposal align with the objectives and policies of the AUP (OP). My initial view is that the proposal is likely to meet the threshold for public notification, and in its current form is unlikely to be able to be supported.

Please let me know how you wish to progress, I expect that the reviews by the council specialists should be complete shortly, so on your confirmation I expect we will be able to progress with the application. Noting too that my expectation is that Tommy would exercise his delegation for any notification decision.

Cheers, Colin

Colin Hopkins, Planning Consultant (MPlanPrac)



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**From:** Colin Hopkins <[colin@dcs.gen.nz](mailto:colin@dcs.gen.nz)>  
**Sent:** Tuesday, 5 August 2025 4:21 pm  
**To:** Joe Gray <[joe@saddleback.nz](mailto:joe@saddleback.nz)>  
**Cc:** Daniel Lem <[daniel.lem@pmgfunds.co.nz](mailto:daniel.lem@pmgfunds.co.nz)>; Luke Kinney <[luke.kinney@pmgfunds.co.nz](mailto:luke.kinney@pmgfunds.co.nz)>  
**Subject:** Re: BUN60452273 at 1206 Great South Road, Drury - initial s92

Yes, that works for me.

Colin Hopkins, Planning Consultant (MPlanPrac)



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**From:** Joe Gray <[joe@saddleback.nz](mailto:joe@saddleback.nz)>  
**Sent:** Tuesday, 5 August 2025 4:20 pm  
**To:** Colin Hopkins <[colin@dcs.gen.nz](mailto:colin@dcs.gen.nz)>  
**Cc:** Daniel Lem <[daniel.lem@pmgfunds.co.nz](mailto:daniel.lem@pmgfunds.co.nz)>; Luke Kinney <[luke.kinney@pmgfunds.co.nz](mailto:luke.kinney@pmgfunds.co.nz)>  
**Subject:** Re: BUN60452273 at 1206 Great South Road, Drury - initial s92

Thanks Colin,

Is 9:30am OK?

Cheers!  
Joe

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**From:** Colin Hopkins <[colin@dcs.gen.nz](mailto:colin@dcs.gen.nz)>  
**Sent:** Tuesday, August 5, 2025 4:14:50 PM  
**To:** Joe Gray <[joe@saddleback.nz](mailto:joe@saddleback.nz)>  
**Cc:** Daniel Lem <[daniel.lem@pmgfunds.co.nz](mailto:daniel.lem@pmgfunds.co.nz)>; Luke Kinney <[luke.kinney@pmgfunds.co.nz](mailto:luke.kinney@pmgfunds.co.nz)>  
**Subject:** Re: BUN60452273 at 1206 Great South Road, Drury - initial s92

Thanks for this Joe, I've passed that on to AT.

I have had a chance now to speak with Tommy - sorry I am tied up on another project today, how are you placed tomorrow morning to discuss? If you can let me know if you have a preferred time and I'll give you a call.

Cheers, Colin

Colin Hopkins, Planning Consultant (MPlanPrac)



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**From:** Joe Gray <[joe@saddleback.nz](mailto:joe@saddleback.nz)>  
**Sent:** Tuesday, August 5, 2025 7:14 AM  
**To:** Colin Hopkins <[colin@dcs.gen.nz](mailto:colin@dcs.gen.nz)>  
**Cc:** Daniel Lem <[daniel.lem@pmgfunds.co.nz](mailto:daniel.lem@pmgfunds.co.nz)>; Luke Kinney <[luke.kinney@pmgfunds.co.nz](mailto:luke.kinney@pmgfunds.co.nz)>  
**Subject:** RE: BUN60452273 at 1206 Great South Road, Drury - initial s92

Hi Colin,

See attached response from Michael at CKL re traffic queries.

Did you manage to catch up with Tommy?

I am free most of today if you are free to chat.

Cheers!  
Joe - 021 076 7668

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**From:** Colin Hopkins <[colin@dcs.gen.nz](mailto:colin@dcs.gen.nz)>  
**Sent:** Tuesday, July 29, 2025 9:44 AM  
**To:** Joe Gray <[joe@saddleback.nz](mailto:joe@saddleback.nz)>  
**Cc:** Toby Mandeno <[tobym@maven.co.nz](mailto:tobym@maven.co.nz)>; Luke Kinney <[luke.kinney@pmgfunds.co.nz](mailto:luke.kinney@pmgfunds.co.nz)>; Daniel Lem <[daniel.lem@pmgfunds.co.nz](mailto:daniel.lem@pmgfunds.co.nz)>  
**Subject:** Re: BUN60452273 at 1206 Great South Road, Drury - initial s92

Thanks for that, Joe — I've passed it on to the Council's specialist.

Please find attached the requests received from AT. Apologies for the delay in providing these; the Council's Development Engineer has been unwell and unfortunately missed the original email.

I have also followed up with the other specialists and am aiming to provide any additional information requests by the end of the week. I will be speaking with Tommy shortly and will confirm any planning related matters following that discussion.

Cheers, Colin

Colin Hopkins, Planning Consultant (MPlanPrac)



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**From:** Joe Gray <[joe@saddleback.nz](mailto:joe@saddleback.nz)>  
**Sent:** Monday, July 28, 2025 11:52 AM  
**To:** Colin Hopkins <[colin@dcs.gen.nz](mailto:colin@dcs.gen.nz)>  
**Cc:** Toby Mandeno <[tobym@maven.co.nz](mailto:tobym@maven.co.nz)>; Luke Kinney <[luke.kinney@pmgfunds.co.nz](mailto:luke.kinney@pmgfunds.co.nz)>; Daniel Lem <[daniel.lem@pmgfunds.co.nz](mailto:daniel.lem@pmgfunds.co.nz)>  
**Subject:** Fw: BUN60452273 at 1206 Great South Road, Drury - initial s92

Morning Colin,

Hope all is well. See attached Maven response to the earthworks queries.

Have you had any further feedback from other specialists, or do you have any planning related queries?

Happy to chat.

Cheers!

Joe - 021 076 7668

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**From:** Joe Gray <[joe@saddleback.nz](mailto:joe@saddleback.nz)>  
**Sent:** Tuesday, 15 July 2025 4:11 pm  
**To:** Toby Mandeno <[tobym@maven.co.nz](mailto:tobym@maven.co.nz)>  
**Cc:** Matt <[matt@ardosa.co.nz](mailto:matt@ardosa.co.nz)>; Will Clarke <[will@saddleback.nz](mailto:will@saddleback.nz)>  
**Subject:** Fw: BUN60452273 at 1206 Great South Road, Drury - initial s92

Hi Toby,

See below re earthworks plans.

Cheers!

Joe

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**From:** Colin Hopkins <[colin@dcs.gen.nz](mailto:colin@dcs.gen.nz)>  
**Sent:** Monday, July 14, 2025 10:42 AM  
**To:** Joe Gray <[joe@saddleback.nz](mailto:joe@saddleback.nz)>  
**Subject:** BUN60452273 at 1206 Great South Road, Drury - initial s92

Morning Joe,

Please see below requests from the Council's Earthworks Specialist for your review and comment. I have followed up with the other specialists and am working to get those other queries done this week.

Earthworks (Shanya Chand – Auckland Council)

1. Please clarify whether any retaining walls are proposed.
2. Please clarify whether the topsoil strip quantity is included in the cut earthworks volume.
3. Please amend 'Proposed Erosion and Sediment Control Plan' Drawing No.C230 Rev A to include how the subject site will be accessed i.e. stabilised accessway.
4. Please amend 'Proposed Erosion and Sediment Control Plan' Drawing No.C230 Rev A to demonstrate indicative stockpile locations.
5. Please amend 'Proposed Erosion and Sediment Control Plan' Drawing No.C230 Rev A to advise how the earthworks associated with the northwestern corner will be managed to minimise potential of unmanaged sediment laden discharge.
6. Please amend 'Proposed Erosion and Sediment Control Plan' Drawing No.C230 Rev A to include returns on silt fences, as per GD05 best practice.
7. Please amend 'Proposed Erosion and Sediment Control Plan' Drawing No.C230 Rev A to include contributing catchment to the SRP.
8. Please amend 'Proposed Erosion and Sediment Control Plan' Drawing No.C230 Rev A to include the following SRP design details; emergency spillway and stabilised outlet.
9. Please clarify why chemical treatment of the SRP is not proposed.
10. Please provide an expected duration of earthworks.

Cheers, Colin

Colin Hopkins, Planning Consultant (MPlanPrac)



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**From:** Colin Hopkins  
**Sent:** Wednesday, 2 July 2025 12:24 pm

To: Joe Gray <[joe@saddleback.nz](mailto:joe@saddleback.nz)>

Subject: BUN60452273 at 1206 Great South Road, Drury - s88 and s37

Kia ora Joe,

I've been engaged to assist with the processing of your application for Drury Partnership Limited at 1206 Great South Road, Drury.

We're currently undertaking our initial review. If you're happy for me to do so, I'll send through any requests as they arise and collate them into a full s92 request at the

Please also find attached confirmation that the application has been accepted under s88 of the RMA, and that the processing timeframe has been extended under s37.

Cheers,  
Colin

Colin Hopkins, Planning Consultant (MPlanPrac)



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