

Notification and substantive report for an application for resource consent under the Resource Management Act 1991



Discretionary activity

1. Application description

Application number(s): BUN60452273 (Council Reference)
LUC60452275 (s9 land use consent)
DIS60452274 (s15 stormwater permit)

Applicant: Drury Limited Partnership

Site address: 1206 Great South Road, Drury

Legal description: Pt Lot 1 Deeds Reg 167

Site area: 2.4ha (more or less)

Lodgement date: 13 June 2025.

Auckland Unitary Plan (Operative in part)

Zoning and precinct: Future Urban Zone

Overlays, controls, special features, designations, etc: Natural Resources: High-Use Stream Management Areas Overlay [rp]
Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Bombay Drury Kaawa Aquifer
Controls: Macroinvertebrate Community Index – Rural

Proposed plan change(s): 120

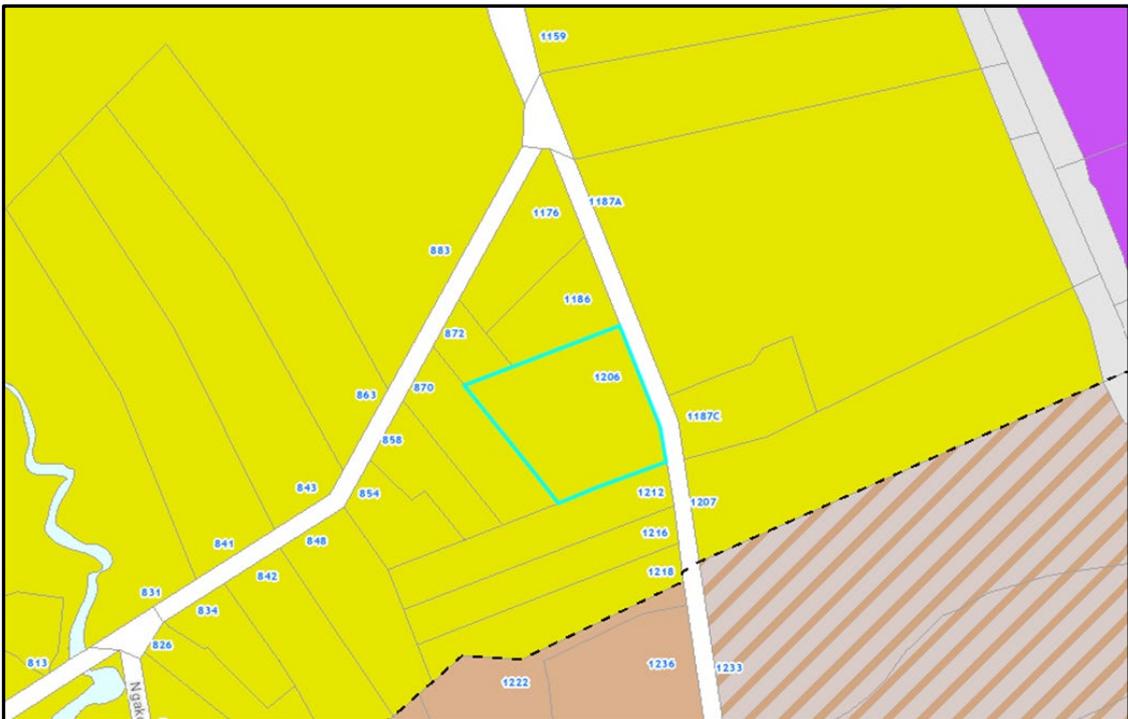
Note: Site subject to natural hazard provisions, however the land is excluded from the intensification provisions as it is within the Future Urban Zone.

2. Locality Plan

Figure 1 Aerial photograph - Source: Auckland Council GIS



Figure 2 Zoning Map - Source: Auckland Council GIS



3. The proposal, site and locality description

Proposal

The applicant, Drury Limited Partnership, seeks the necessary resource consents to establish and operate a civil contractor's yard at 1206 Great South Road, Drury. A description of the proposal is provided in section 4.0 of the submitted A.E.E (as clarified by the further information response, and in particular the amended proposal outlined in the response dated 27 November 2025).

In summary, the applicant proposes to:

- Authorise the use of the site as a civil contractor's yard storage providing for the storage of four trucks (of various sizes), trailers, four diggers, four steam rollers, and two bobcats.
- The storage area is proposed to be metalled hardstand, and is separated across two platforms, one either side of the existing buildings on the site.
- No new buildings are proposed, and the site will be unmanned.
- No signage or on-site retail are proposed as part of the proposal.
- Access to the site is proposed via a relocated 16.61m wide crossing (described as the northern crossing, and relocated approximately 15m to the north of the current location), located towards the southern have of the road frontage along Great South Road. A gate is proposed within the site that is set back to allow a 19.5m truck to queue within the site. The existing crossing that provides access to the existing dwelling at the southern boundary of the site will be retained.
- Parking and loading within the site are proposed on an informal and unmarked basis.
- Stormwater management for the storage facility is provided by means of grassed swales and a dry pond. In addition, a culvert is proposed under the northern crossing to ensure that flows along Great South Road are not impeded.
- A comprehensive site landscaping plan is proposed including:
 - A landscape buffer approximately 7m deep consisting of karo hedging and native planting along the western boundary
 - Native planting along the northern boundary adjacent to the proposed dry pond.
 - Planting along the road boundary with a mix of existing mature trees and shrubs. Karo hedging is also proposed for the first 50m of the primary vehicle access and on the northern side of the accessway.
 - A strip of native planting along the southwestern corner of the site. No other new landscaping is proposed along the southern boundary.
- Undertake land disturbance works across an area of 7,500m², with a volume of approximately 2,420m³ of cut and 2,430m³ of fill. It is proposed to manage the earthworks in accordance with Auckland Council Guidance Document GD05, including silt fences, clean and dirty water diversion bunds, and a chemically treated sediment retention pond.

- Consent is sought for a 5-year period.

For completeness, having considered the provisions of Plan Change 79 and Plan Change 120, the proposal is considered to be a permitted activity under both plan changes¹.

Site and surrounding environment description

A description of the site and surrounding environment is provided in section 3.0 of the submitted A.E.E. Having visited the site I can confirm that this assessment is accurate.

4. Background

Specialist Input

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

- David Russell – Senior Development Engineer - Regulatory Engineering (South)
- Emilee Scarborough – Development Planner – Auckland Transport
- Martin Meyer – Specialist (Stormwater) - Stormwater, Wastewater and Industrial and Trade Activities Team.
- Shanya Chand – Specialist (Earthworks) – Earth, Streams & Trees Team
- Peter Kensington – Consultant Landscape Architect, for Design Review, Tāmaki Makaurau Design Ope.

Compliance History

There is no relevant compliance history for this applicant with respect to these applications or the land that requires consideration.

Relevant Consenting History

There are no consents for the land that are of any relevance.

Changes since lodgement

During the processing of the application and following feedback from the council, the applicant amended the proposal and provided an updated A.E.E, reducing the scale of the activity to 5,000m² of hardstand within the southern portion of the site, confirming that the site will accommodate a civil contractor, and including a duration of 5 years.

Further, on 26 November 2025, the agent provided updated plan and confirmed that:

- The northern access is to be removed.
- A 20m front yard and 12m side yard setback was proposed, and conditions requiring a yard setback consistent with the FUZ zone for the storage of plant and materials is accepted.

¹ It is noted that the site is identified on Council's GIS as Very Low and Low susceptibility to landslides.

- That the activity no longer fits within the definition of a storage and lock up facility, and is an activity that is not specifically provided for within the Future Urban Zone.

With respect to notification, the agent advised that:

It is accepted that there could be a moderate degree of adverse effect on the occupants of 870 Runciman Road prior to vegetation being established. Given the above comment re precedent effect, there are no other persons that would be adversely affected to a low-moderate or moderate degree, in terms of the s95 assessment.

It is anticipated that the proposal would be limited notified to the owners of 870 Runciman Road. Therefore, it is requested that limited notification to 870 Runciman Road takes place immediately.

The applicant requested that the council progress with their notification decision on the basis of these changes. As such, the application as described in section 1 above reflects the amendments confirmed on the 26th of November, and the remaining relevant portions of the assessment in the updated A.E.E. It has been recommended to the applicant that the A.E.E. is updated to reflect these changes as part of the notification documentation.

Mana Whenua Engagement

Following the lodgement of the application and their review of the weekly consent list, Te Aakitai Waiohua requested further engagement with the applicant on the proposal. Following engagement and review of the proposal, Te Aakitai Waiohua have advised that:

The applicant has undertaken meaningful consultation with Te Aakitai Waiohua for all applicable RC applications - The applicant is seeking land use consents to undertake earthworks and establish a storage yard in the Future Urban Zone at 1206 Great South Road, Drury, Auckland. The storage yard activity will also require consent for stormwater discharge.

Note: The footprint has been reduced to 5,000m² of hardstand in the southern portion of the property, adjacent to the existing buildings on the site. The site will accommodate Eastern Earthmovers (civil contractor), and the proposed duration of the consent is now proposed to be limited to 5 years. The originally proposed dry pond is to be retained, providing over-sized flood storage and stormwater treatment.

Te Aakitai Waiohua do not oppose these applications providing the below outcomes outlined in this email thread are also offered as conditions of consent.

- 1. A cultural monitoring condition which can incorporate any accidental discovery protocols.*
- 2. A cultural induction condition (prior to commencement of any earthworks)*
- 3. A blessing condition (prior to commencement of any earthworks)*
- 4. All kowhatu / boulders currently onsite be retained onsite / meaningfully reintegrated within the landscape areas unless the previous owners wishes to take these with them to their new place of abode.*

These conditions are offered by the applicant.

5. Reasons for the application

Land use consent (s9) – LUC60452275

Auckland Unitary Plan (Operative in part)

Regional land use (operative plan provisions)

Chapter E11 – Land Disturbance (Regional)

- Earthworks greater than 2,500m² (being 7,500m²) where land has a slope exceeding 10 degrees require consent as a **restricted discretionary activity** in accordance with E11.4.1 (A8).

Chapter E12 – Land Disturbance (District)

- Earthworks of a volume greater than 2,500m³ over an area of greater than 2,500m² and consent is therefore required in accordance with E12.4.1 as **restricted discretionary activities** for earthworks greater than 2,500m² E12.4.1 (A6) and 2,500m³ E12.4.1 (A10).
- The proposal involves earthworks not meeting the general standards in 12.6.2, and as such consent is required as a **restricted discretionary activity** under rule C.1.9(2). In this case the following standards are not met:
 - Earthworks will be within a 100-year AEP flood plain with ground levels being raised more than 300mm (Standard E12.6.2(11))
 - Temporary land disturbance will occur within the 1 per cent AEP flood plain (Standard 12.6.2(13)).

Chapter E27 – 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) as follows:
 - The proposed vehicle crossing does not comply with E27.6.4.3.2 as it will have a width of 16.61m wide, exceeding the maximum of 6m for an access serving 10 or more parking spaces under (T153).
 - The whole area of parking and manoeuvring areas is not designed, formed, drained, or provided with an all-weather surface as required by E27.6.3.2, E27.6.3.3, and E27.6.3.6.
 - The parking and manoeuvring areas are not proposed to be lit as required by E27.6.3.7.
- The construction and use of a vehicle crossing where a Vehicle Access Restriction applies under Standards E27.6.4.1(3) requires consent as a **restricted discretionary activity** under E27.4.1(A5). In this case, the site access is from an arterial road (Great South Road).

Chapter H18 – Future Urban Zone

- The proposed contractors yard activity is not provided for within the Future Urban zone. In accordance with C1.7, consent is required as a **discretionary activity**.

Discharge permit (s15) – DIS60432707

Auckland Unitary Plan – Operative in Part (AUP OP)

Regional Land Use

Chapter E8 – Stormwater – Discharge and Diversion

- Consent is required as a **discretionary activity** for the diversion and discharge of stormwater runoff under rule E8.4.1 (A10) as the site is classified as rural with more than 1000m² of impervious area and the diversion and discharge of stormwater from the total site impervious areas is not authorised by other stormwater diversion and discharge rules.

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 the instance, the effects of the proposed resource consents will overlap and thus they are considered together as a **discretionary activity** overall.

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

No mandatory notification is required as:

- the applicant has not requested that the application is publicly notified (s95A(3)(a))
- there are no outstanding or refused requests for further information (s95C and s95A(3)(b)), and
- the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977 (s95A(3)(c)).

Step 2: if not required by step 1, public notification precluded in certain circumstances

The application is not precluded from public notification as:

- the activities are not subject to a rule or national environmental standard (NES) which precludes public notification (s95A(5)(a)); and
- the application does not exclusively involve one or more of the activities specified in s95A(5)(b).

Step 3: if not precluded by step 2, public notification required in certain circumstances

The application is not required to be publicly notified as the activities are not subject to any rule or a NES that requires public notification (s95A(8)(a)).

The following assessment addresses the adverse effects of the activities on the environment, as public notification is required if the activities will have or are likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

Adverse effects assessment (sections 95A(8)(b) and 95D)

Any effect on a person who has given written approval to the application

In this case, no written approvals have been provided with the application.

Effects on persons who are owners and occupiers of the land in, on or over which the application relates, or of land adjacent to that land

The council is to disregard any effects on the land in, on, or over which the activity will occur, and on persons who own or occupy any adjacent land (s95D(a)). In this case, I consider that adjacent land includes all those properties that directly adjoin or are opposite the subject site.

Effects that may be disregarded

Permitted baseline

The permitted baseline may be taken into account and the council has the discretion to disregard those effects (s95D(b)). In this case as the activity, earthworks, access, provision of informal parking and loading, and management of stormwater, all require consent, there is no particular aspect of the permitted baseline in respect to these aspects of the proposal that is considered relevant in this regard.

It is noted that the National Policy Statement – Highly Productive Land (NPS(HPL)) does not apply as the land is zoned for Future Urban purposes.

Assessment

Receiving environment

The receiving environment is made up of:

- the existing environment and associated effects from lawfully established activities;
- effects from any consents on the subject site (not impacted by proposal) that are likely to be implemented;
- the existing environment as modified by any resource consents granted and likely to be implemented; and
- the environment as likely to be modified by activities permitted in the plan.

In this case of particular relevance is that the surrounding receiving environment is mixture of activities consistent with a rural environment on the urban fringe, including rural lifestyle dwellings to the north, west, and south of the site, and commercial activities (consented storage and lock up activities) to the east between Great South Road and the Southern Motorway. The land surrounding the site is all zoned Future Urban. To the north of the site, 1186 Great South Road has consent for the storage of caravans on the site (Council Reference L09065), however there is an abatement notice for the current use of the site as a transport and storage yard, and consent is currently being processed seeking consent to authorise the activities on the site. As this consent has not been granted it does not form part of the receiving environment.

Under the Future Urban Land Supply Strategy 2017 (FULSS), the land is identified as being 'development ready' by 2028-2032. The Drury-Ōpaheke Structure Plan 2019 identifies the site and site and surrounding land as being suitable for light industrial activities (Business – Light Industry).

There are no other unimplemented consents that I am aware of that would be relevant to the proposal.

This is the reasonably foreseeable environment within which the adverse effects of the proposal are considered.

Adverse effects

Saddleback has provided, in accordance with schedule 4 of the RMA, an assessment of environmental effects in such detail as corresponds with the scale and significance of the effects that the activity may have on the environment, within section 6.0 of the submitted A.E.E (and as amended by the further information responses). This assessment, along with a specific notification summary in section 7.1 concludes that any adverse effects on the environment will be less than minor and that public notification is not required.

Having reviewed these assessments along with assessments of the Council Specialists and the relevant matters of the AUP (OP), I disagree with these conclusions and consider that there are elements of the proposal that will have adverse effects on the environment that are more than minor for the following reasons:

- In the context of the site and its surrounding receiving environment, the development and use of the site as a contractor's yard, which is not provided for within the Future Urban Zone, has the potential to impact on the character and amenity of the receiving environment.

In support of the application, a Landscape and Visual Assessment and Landscape Plan has been prepared by LA4, along with an Urban Design Memorandum by Weir Associates. The Landscape and Visual Assessment, which is based on the original proposal, concludes that the activity could be integrated into the site and surrounding landscape without adversely affecting landscape character, aesthetic values, or visual amenity. The Urban Design Memorandum considers the role of Great South Road as an edge and concludes that, from an urban design perspective, the proposal would not irrevocably or unduly change character, and that it is neither possible nor appropriate to seek to protect rural character on the opposite side of Great South Road in this location.

These assessments, along with the wider application material, have been peer reviewed by Council's Consultant Landscape architect, Mr Peter Kensington. In contrast to the applicant's conclusions, Mr Kensington identifies that the site currently exhibits rural character and amenity values consistent with the wider rural environment to the west of Great South Road and extending beyond the Rural Urban Boundary (RUB) to the south. He notes that the site contains existing attributes that contribute positively to rural character and amenity, and that these attributes are not present to the same extent on land to the east of Great South Road, which is more urban in appearance. Mr Kensington considers that the proposed contractor's yard would introduce an urbanised character to the site, more closely aligned (albeit at a different scale and intensity) with activities occurring on the eastern side of Great South Road. He also concludes that proposed planting would not be effective in mitigating adverse effects within a meaningful timeframe, and that Great South Road functions as a defining infrastructural element that "holds the line" between rural and urban character. Overall, Mr Kensington concludes that the proposal would result in a moderate level of adverse effects on rural character and amenity as experienced by the public and neighbouring residents.

In my opinion, the site sits within an area bounded generally by Great South Road to the east, Runciman Road to the west, and the Rural Urban Boundary (RUB) to the south. Within this area, land use is predominantly rural or rural-residential in nature, reflecting a working rural environment. It is acknowledged that to the north of the site, at 1186 Great South Road, consent is held for a caravan storage activity, and that this site exhibits a more urban character (noting that a separate abatement notice applies to the site and an application for resource consent relating to transport and storage yard activities is currently being considered for this site). Notwithstanding the consented and current activities on that site, and the more urban character they exhibit, that site is considered distinguishable from the surrounding properties, which otherwise retain a rural character and amenity.

To the east of Great South Road, between the road and the Southern Motorway, the land has established an urban character and contains consented commercial storage and lock-up activities at 1159, 1187A, and 1207 Great South Road respectively. Importantly, these activities are subject to landscaping requirements along Great South Road to mitigate effects on to the west, and no signage has been approved in association with those activities, reinforcing the sensitivity of this interface.

In this context, I agree with Mr Kensington that the site is located at the interface of rural and urban environments, and that its existing character is more closely aligned with the surrounding rural environment than with the urbanised land to the east of Great South Road. I also agree with Mr Kensington that the proposed development and establishment

of a contractor's yard would urbanise the site. It is therefore considered that the proposal, which would occur in advance of any plan change to give effect to an urban zoning, would introduce an urbanised form and intensity of activity that is inconsistent with the current rural environment. In this context, the proposed change in character and amenity would not be limited to the site itself, but has the potential to have a significant impact on the character and amenity of surrounding Future Urban Zoned land and the wider rural receiving environment.

It is noted that the applicant has proposed mitigation through the implementation of a comprehensive landscape plan that provides visual screening of the site. There is however uncertainty as to the timeframe for this planting to become an effective visual screen. Given the immediate change in character that would occur upon commencement of the activity, and the limited five-year duration of the proposal, I agree with Mr Kensington that it is unlikely that the planting would establish sufficiently within that timeframe to provide an effective visual screen that would sufficiently mitigate the adverse character or amenity effects arising.

Accordingly, having considered the applicant's specialist assessments alongside the peer review undertaken on behalf of Council, it is concluded that the proposed contractor's yard would result in a noticeable change to the character and amenity of the site and receiving environment. In light of the site's location at a clear rural-urban interface, the existing character and amenity values of the surrounding environment, and potential for this change to impact on the character and amenity beyond the site and wider Future Urban Land, it is considered that the proposal has the potential to generate more than minor adverse effects on rural character and amenity on the environment.

- Council's Senior Development Engineer Mr David Russell has reviewed the proposal, and consulted with Auckland Transport. Mr Russell has raised no concerns from an engineering perspective and noted that:
 - There are no geotechnical issues with the proposal. However, a report is required to detail what has occurred on site under this consent, and inform future land use assessments.
 - The stormwater pond has been designed to attenuate the flow to pre-development levels and meet the treatment requirements for runoff.
 - Whilst the estimated traffic is considered low, given the nature and scale of the proposal AT have raised no concerns.
 - AT accept the proposed vehicle crossing which provides for a 19.45m long vehicle accessing the site. A visibility splay and sightline required are recommended by AT and supported by Mr Russell.
 - No concerns are raised with respect to the management of flood hazards on the site.

Further to this assessment, I note that:

- Given the nature and scale of the activity and provision for on-site manoeuvring, any adverse effects associated with providing for unmarked parking and/or

loading, and not lighting the parking area are considered to be less than minor, and contained within the subject site.

Mr Russell has recommended that standard conditions be imposed, with respect to ensuring the detention basin is constructed in accordance with GD01, provision of Geotechnical Completion Reporting, management of construction traffic, and the construction of the vehicle crossings (including provision of visibility splays). Overall, having considered the assessments of Mr Russell, and on behalf of the application, it is considered that any adverse development engineering effects can be managed so that they are less than minor.

For completeness it is noted that whilst the condition recommended by AT may conflict with the proposed landscaping along Great South Road, should consent be granted, and assuming the proposed screening landscaping is accepted as mitigation of the visual effects and required, it is considered reasonable (noting also the accepted setback for the activity) that the applicant would be able to provide a finalised landscaping plan that demonstrates that the landscaping design works with the visibility sight line.

- Council's Stormwater Specialist Mr Meyer has reviewed the application material (as amended by the further information responses) with respect to the effects associated with the discharges of stormwater on the site. It is noted that Mr Meyer's assessment relates to the proposal as originally presented, rather than the amended proposal, however this notwithstanding, given the reduction in scale of the proposal (including the duration), and the proposed use of the same stormwater management, for the purpose of this notification assessment it is considered that this assessment can be relied upon.

Mr Meyer concludes that the proposed stormwater management of swales and dry detention basin are appropriate for the proposed activity, and provide appropriate management of any effects on stormwater quantity and quality so that any effects on the downstream environment are suitably managed. Mr Meyer has advised that standard stormwater conditions (which reflect the implementation of the stormwater system, and ongoing operation and maintenance of the proposed stormwater devices) will be appropriate to ensure that the discharge is appropriately managed.

Having considered the assessment of Mr Meyer, the relevant matters of the AUP (OP), and the application material, it is considered that any effects on the environment associated with the management of stormwater on site can be effectively and appropriately managed so that any adverse effects are less than minor.

- Given the nature of the proposed contractors yard activity, the activity is not considered to be sensitive to effects from surrounding rural activities (including dust and noise), and as such, the proposal is not anticipated to have any adverse effects with respect to reverse sensitivity.
- With respect to cultural effects, the applicant has outlined that they engaged with mana whenua, including Te Aakitai Waiohua, Ngāti Tamaoho, and Ngāti Te Ata. As outlined above, Te Aakitai Waiohua have responded and confirmed that they do not oppose the proposal subject to conditions. No request for further engagement has been received by the council from Ngāti Tamaho (who hold a Statutory Acknowledgement for the area), or Ngāti Te Ata. With these considerations in mind, the proposal is not considered to have any adverse cultural effects on the environment.

Step 4: public notification in special circumstances

If an application has not been publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)).

Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or
- circumstances which make notification desirable, notwithstanding the conclusion that the activities will have adverse effects on the environment that are more than minor.

In this instance I have turned my mind specifically to the existence of any special circumstances and conclude that there is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that public notification should occur.

Public notification conclusion

Having undertaken the s95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory.
- Under step 2, there is no rule or NES that specifically precludes public notification of the activities, and the application is for activities other than those specified in s95A(5)(b).
- Under step 3, public notification is required as while the applications are for activities that are not subject to a rule that specifically requires it, it is considered that the activities will have adverse effects on the environment that are more than minor.
- Under step 4, there are no special circumstances that warrant the application being publicly notified.

It is therefore recommended that these applications be processed with public notification.

8. Notification recommendation

Public notification

For the above reasons under section 95A, it is recommended that these applications must be processed with public notification. Accordingly, I recommend that these applications are processed publicly notified.



Colin Hopkins
Consultant Planner (DCS)
Resource Consents

Date: 5 February 2026

Approved for release

Sections 95A and 95B recommendation approved for release to the duty commissioner for determination.

Tommy Lai

Date: Click or tap to enter a date.

Team Leader

Resource Consents