

TO Kath Coombes, Acting Manager –
Regional, North, West, and Islands Planning


FROM Jo Hart, Senior Policy Planner –
Regional, North, West, and Islands Planning

DATE 26 November 2025

SUBJECT Update requested to the Auckland Unitary Plan
(Operative in Part 2016) (AUP)

I request an update to the AUP as outlined below:

Reason for update	Alteration to designation confirmed
Chapter(s)	Auckland Unitary Plan (OIP) GIS Viewer
Designation only	
Designation # 1476	Medallion Drive Link, Auckland Transport
Locations:	56 Fairview Avenue, Albany
Lapse Date	29 April 2026
Purpose	Road- Medallion Drive Link
Changes to text (shown in underline and strikethrough)	N/A
Changes to diagrams	N/A
Changes to spatial data	<p>Partial removal of Designation 1476 in the Auckland Unitary Plan map – Management Layer: Designations from the following properties:</p> <ul style="list-style-type: none"> • 56 Fairview Avenue, Fairview Heights (Section 1 SO 52184, Section 3 SO521484) • 135 Oteha Valley Road, Fairview Heights (Lot 1 DP 340400) • 131 Oteha Valley Road, Fairview Heights (Lot 2 DP 199126) • 135 Poppy Vale, Fairview Heights
Attachments	<p>Attachment 1: s182 partial removal report</p> <p>Attachment 2: AUP (OIP) GIS Viewer (Before/After)</p>

Maps prepared by: Mitesh Bhula Geospatial Specialist	Text Entered by: Planning Technician
Signature: 	Signature: N/A
Prepared by: Jo Hart Senior Policy Planner	Reviewed by: Eryn Shields Team Leader
Signature: 	Signature: 

Authorised by:

Kath Coombes

Acting Manager – Regional, North, West, and
Islands Planning

Signature:A handwritten signature in blue ink, appearing to read 'K. Coombes', is written over a light blue horizontal line.

Attachment 1

s182 Report D1476 Medallion Drive Link

Partial removal of a designation under section 182 of the Resource Management Act 1991



To: Kath Coombes, Acting Manager – Regional, North, West, and Islands Planning

From: Jo Hart, Senior Policy Planner – Regional, North, West, and Islands Planning

Date: 29 October 2025

Subject:

Partial removal: Designation 1476: Road - Medallion Drive Link in the Auckland Unitary Plan

Summary

Auckland Council has received a request from Auckland Transport under section 182 of the Resource Management Act 1991 (RMA), dated 3 June 2025 (and received after 5pm on 3 June 2025), to remove in part Designation 1476: Medallion Drive Link. There has been a delay in processing the request as the maps provided with the s182 notice were incorrect. An updated map showing the original designation and the amended designation boundary was received on 23 October 2025.

A section 182(1) request is required to uplift the existing designation in part from land which has been deemed surplus by Auckland Transport.

Auckland Council, as the territorial authority, is required to amend its district plan, without using the process in Schedule 1, as soon as reasonably practicable after receiving a section 182 request unless it considers that the effect of the removal of part of the designation on the remaining designation is more than minor.

It is recommended that the partial removal be accepted.

Recommendation

1. That the section 182 request from Auckland Transport for the partial removal of Designation 1476: Medallion Drive Link in the Auckland Unitary Plan be **accepted** for the following reasons:
 - a) Condition 3.2 of Designation 1476 requires that Auckland Transport:
 - a) identifies any areas of the designation that are no longer necessary for the on-going operation and maintenance of the Medallion Drive Link; and*
 - b) give notice to Auckland Council in accordance with section 182 of the RMA for the removal of those parts of the designation identified in a)*
 - b) the Medallion Drive Link is operational and the land subject to the parts of the designation to be removed are no longer required.
2. That Designation 1476: Medallion Drive Link be partially removed, as soon as reasonably practicable, in the Designation overlay in the Auckland Unitary Plan.

1. Description

Designation number:	1476: Medallion Drive Link
Lodgement date:	3 June 2025 – was on hold waiting for an updated shapefile which was received on 23 October 2025
Requiring authority:	Auckland Transport
Reporting officer:	Jo Hart, Senior Policy Planner
Site address:	56 Fairview Avenue, Albany
UP Zoning:	Residential – Terrace Housing and Apartment Zone, Business – Mixed Use Zone

2.0 Background

2.1 Details of designation

The designation for the Medallion Drive Link Project, and its conditions, were confirmed through an Environment Court decision dated 10 November 2016.¹ Designation 1476: Medallion Drive Link was incorporated into the Auckland Unitary Plan (Operative in Part 2016) (AUP) in July 2017.

The purpose of Designation 1476 is for 'Road – Medallion Drive Link' and the works provided for a two-way road with pedestrian and cycle facilities between Fairview Avenue, Fairview Heights and Medallion Drive, Oteha.

The Medallion Drive Link has been constructed and became operational around March 2022.

2.2 Land affected by removal

The designation is currently shown in the AUP maps as follows:

¹ *North Eastern Investments Ltd v Auckland Transport* [2016] NZEnvC 216.



Figure 1: Auckland Unitary Plan zone and designation information (Source: Auckland Council Geomaps 24 October 2025)

The parts of the designation that are no longer required relates to four properties, with street addresses and legal descriptions as shown in Table 2 of the section 182 notice (and provided below in Table 1). The remainder of the designation will be retained over the road corridor.

Street address	Legal description	Owner	Type of designation removal
56 Fairview Avenue, Fairview Heights 0632	SECT 1 SO 521484 SECT 3 SO 521484	Heritage Land Limited	Full removal
135 Oteha Valley Road, Fairview Heights 0632	Lot 1 DP 340400	Auckland Council	Full removal
131 Oteha Valley Road, Fairview Heights 0632	Lot 2 DP 199126	Auckland Council	Full removal
135 Poppy Vale, Fairview Heights 0632	Null	Fairview Lifestyle Village Limited and Fairview Lifestyle Village Two Limited	Full removal

Table 1: Properties subject to s182 removal

An updated map provided by Auckland Transport, on 23 October 2025, shows the extent of the designation in orange which is to be partially removed and the new area and boundary of the remaining parts of the designation in green (refer to **Figure 2** below).



Figure 2: Map showing original extent of designation (coloured orange) and new designation boundary (coloured green)

2.3 Delegated authority to consider alterations to designations

The Manager - Planning Regional, North, West and Islands (Planning and Resource Consents Tier 4) has delegated authority, in accordance with Schedule 2A of the Auckland Council Delegations: Chief Executive Officer (July 2025, Version 2.1), to exercise the Council's functions, powers, duties and discretions under the Resource Management Act 1991 in relation to section 182 to approve a removal of a designation.

The section 182 request to remove the designation can therefore be considered by the Manager – Planning Regional, North, West, and Islands (Planning and Resource Consents Tier 4) and accepted or declined.

2.4 Relevant Statutory Provisions

Section 182 of the RMA allows a requiring authority to remove a designation or part of a designation if it no longer wants it. This section also applies to a notice by a territorial authority, to withdraw its own designation or part of a designation within its own district.

Section 182(2) states that as soon as reasonably practicable the territorial authority shall, without using the process in Schedule 1, amend its district plan accordingly. If the territorial authority considers that the effect of the removal of part of a designation on the remaining designation is more than minor, it may, within 20 working days of receipt of a section 182 notice, decline to remove that part of the designation.

It is considered that Auckland Transport has provided sufficient justification for the partial removal of Designation 1476: Road – Medallion Drive Link for the following reasons:

- a) Condition 3.2 of Designation 1476 requires that Auckland Transport:
 - a) *identifies any areas of the designation that are no longer necessary for the on-going operation and maintenance of the Medallion Drive Link; and*
 - b) *give notice to Auckland Council in accordance with section 182 of the RMA for the removal of those parts of the designation identified in a) above [in Condition 3.2]*
- b) the Medallion Drive Link is operational and the land subject to the parts of the designation to be removed are no longer required.

Auckland Transport has also notified the owners and occupiers of the land subject to the parts of the designation which are to be removed as required by section 182(1)(b) of the RMA.

3.0 Recommendation

That pursuant to Section 182 of the Resource Management Act 1991 that the partial removal of Designation 1476: Road - Medallion Drive Link be **approved** and the Auckland Unitary Plan (Operative in part) designation overlay be amended accordingly.

Prepared by: Jo Hart
Senior Policy Planner
Regional, North, West, and
Islands Planning

Signature:



Approved by: Kath Coombes
Acting Manager
Regional, North, West, and
Islands Planning

Signature:



Date: 29 October 2025

SCHEDULE OF ATTACHMENTS:

Attachment A: Auckland Transport s182 Notice of Removal

**NOTICE OF REMOVAL OF PART OF DESIGNATION
UNDER SECTION 182 OF THE RESOURCE MANAGEMENT ACT 1991**

To: Auckland Council
Private Bag 92300
Victoria Street West
Auckland 1142

Attn: Jo Hart
Jo.Hart@aucklandcouncil.govt.nz
Senior Policy Planner
Plans and Places

And to: Auckland Council
Private Bag 92300
Victoria Street West
Auckland 1142

As owner of:

135 Oteha Valley Road, Fairview Heights
0632 (Lot 1 DP 340400)

131 Oteha Valley Road, Fairview Heights
0632 (Lot 2 DP 199126)

Heritage Land Limited
PO Box 813, Palmerston
North Central, Palmerston
North 4440

As owner of:

56 Fairview Avenue, Fairview Heights 0632
(SECT 1 SO 521484, SECT 3 SO 521484)

Fairview Lifestyle Village
Limited and Fairview
Lifestyle Village Two Limited
PO Box 300-212, Albany,
Auckland 0752

As owner of:

135 Poppy Vale, Fairview Heights 0632
(no legal description)

Horizon Surveying & Land
Development
135 Oteha Valley Road
Fairview Heights
0632

As occupier of:

135 Oteha Valley Road, Fairview Heights
0632

From: Auckland Transport
Private Bag 92250
Auckland 1010

03 June 2025

Removal of Part of Designation 1476 (Road – Medallion Drive Link) from the Auckland Unitary Plan (Operative in Part) 2016

Auckland Transport gives notice to Auckland Council that it no longer requires part of a designation, as set out in Table 1 below:

Table 1 – Details of Designation 1476

Designation number	1476
District Plan	Auckland Unitary Plan (Operative in Part) 2016
Requiring authority	Auckland Transport
Purpose	Road – Medallion Drive Link
Location	56 Fairview Avenue, Albany
Rollover designation	No
Lapse date	29 April 2026
Conditions	1-17 (refer Attachment 2)
Attachments	None

The parts of the designation that are no longer required relate to four properties, with street addresses and legal descriptions set out in **Table 2** below. The remainder of the designation will be retained over the road corridor.

Table 2 – Partial removal of AT Designation 1476

Street address	Legal description	Owner	Type of designation removal
56 Fairview Avenue, Fairview Heights 0632	SECT 1 SO 521484, SECT 3 SO 521484	Heritage Land Limited	Full removal
135 Oteha Valley Road, Fairview Heights 0632	Lot 1 DP 340400	Auckland Council	Full removal
131 Oteha Valley Road, Fairview Heights 0632	Lot 2 DP 199126	Auckland Council	Full removal

135 Poppy Vale, Fairview Heights 0632	Null	Fairview Lifestyle Village Limited and Fairview Lifestyle Village Two Limited	Full removal
---	------	--	--------------

Auckland Transport requests the territorial authority to amend the unitary/district plan accordingly as required by section 182 of the Resource Management Act 1991.

Yours sincerely,



Philip Lim

Acting Group Manager Strategic Development Programmes and Property

Infrastructure and

Place Auckland

Transport

Contact details as required by Form 23, Resource Management (Forms, Fees, and Procedure) Regulations 2003

Requiring authority for designation 1476	Auckland Transport
Contact person for designation 1476	Sonja Lister
Electronic address for service	sonja.lister@at.govt.nz
Postal address	Auckland Transport Private Bag 92250 Auckland 1142
Telephone:	(021) 964 104

1476 Medallion Drive Link

Designation Number	1476
Requiring Authority	Auckland Transport
Location	56 Fairview Avenue, Albany
Rollover Designation	No
Lapse Date	29 April 2026

Purpose

Road – Medallion Drive Link

Conditions

DEFINITIONS

Consented Development

Development in accordance with the resource consents granted to the Owners for two non-complying activity consents (set out in North Eastern Investments Ltd v Auckland Council [2016] NZEnvC 139).

Consult Consulting Consultation

The process of providing information about the design and the construction works, and receiving for consideration, information from stakeholders, directly affected and affected in proximity parties, regarding those effects and proposals for the management and mitigation of them.

Material change

Material change will include amendment to any base information informing the Construction Environmental Management Plan (CEMP) or other subsidiary Management Plans or any process, procedure or method of the CEMP or other Plan which has the potential to materially increase adverse effects on a particular receiver.

Owners

The owners of 56 Fairview Avenue and 129 Oteha Valley Road.

Subsidiary Management Plan

Management Plans that are required to be included with any Outline Plan. These include a:

- Construction Environmental Management Plan;
- Construction Noise and Vibration Management Plan;
- Public Realm and Landscape Plan.

CPTED guidelines

Parts 1 and 2 National Guidelines for Crime Prevention Through Environmental Design in New Zealand, Ministry of Justice, November 2005

ABBREVIATIONS

AN	Advice Note
ATCOP	Auckland Transport Code of Practice
CEMP	Construction Environmental Management Plan
CNVMP	Construction Noise and Vibration Management Plan
MDL	Medallion Drive Link
NoR	Notice of Requirement
PRLP	Public Realm and Landscape Plan
RMA	Resource Management Act 1991

GENERAL CONDITIONS

1

- 1.1 Except as modified by the conditions below, the MDL Project shall be undertaken in general accordance with the information provided by the Requiring Authority in the NoR and supporting documents being:
- a) 'Notice of Requirement for Designation under Section 168(2) of the Resource Management Act 1991 (RMA)', signed for Auckland Transport by John Schermbrucker, dated 2 November 2012;
 - b) The updated land requirement plan prepared by Beca Ltd titled 'Medallion Drive Link Land Requirement Plan', drawing number GIS-3810632-04, dated 4 November 2016;
 - c) Report prepared by Beca Ltd titled 'Medallion Drive Link (Oteha Valley Road to Fairview Avenue) Assessment of Environmental Effects to support Notice of Requirement, dated November 2012;
 - d) Letter from Catherine Richards of Beca Ltd titled 'Medallion Drive Link Notice of Requirement (DP North Shore 193) – Response to Request for Further Information, dated 10 December 2012;
 - e) Statement of evidence of Stephen Jack Peakall, dated 12 September 2013 (before the Auckland Council);
 - f) The updated plans titled, 'Project: Medallion Drive Link Oteha Valley Rd to Fairview Ave', Drawing No: 3818845-C-220-Rev A -Construction Site Layout Plan, dated 27 October 2016 and 3818845-C-210-Rev B - Designation Plan, dated 31 October 2016.
- 1.2 Parts (a), (c) and (d) above are expressly subject to consequential amendment resulting from parts (b) and (f).
- 1.3 Where there is a conflict between the documents listed above and these conditions, these conditions shall prevail.

2. Designation Lapse Date

In accordance with section 184(2)(b) of the RMA, this designation shall lapse on 29 April 2026.

3. Designation Boundary

- 3.1 If the Consented Development is constructed before the MDL Project, the designation boundary as shown on 'Project: Medallion Drive Link Oteha Valley Rd to Fairview Ave', Drawing No: 3818845-C-210 - Rev B – Designation Plan, prepared by Beca, dated 31 October 2016 will align with the building frontage of buildings A, P, Q, R, and S as shown on the Proarch plan reference number 5140-SK100-Z dated 24/05/2016.
- 3.2 As soon as reasonably practicable, and no later than 6 months from the date of the MDL Project becoming operational, the Requiring Authority shall:
- a) Identify any areas of the designation that are no longer necessary for the on-going operation, or maintenance of the MDL Project or for on-going mitigation measures, which will include (as a minimum) all of the areas of the designation outside of the area of the final (operational) designation boundary as shown on 'Project: Medallion Drive Link Oteha Valley Rd to Fairview Ave', Drawing No: 3818845-C-210 - Rev B – Designation Plan, prepared by Beca, dated 31 October 2016;
 - b) Give notice to the Auckland Council in accordance with section 182 of the RMA for the removal of those parts of the designation identified in (a) above.

4. Section 176 Approval

- 4.1 The Requiring Authority gives its approval under section 176(1)(b) of the RMA for the Owners to do anything provided:
- a) the activities are carried out in the area between the designation boundary and the final (operational) designation, and within the extent of the proposed building footprint shown on 'Project: Medallion Drive Link Oteha Valley Rd to Fairview Ave', Drawing No: 3818845-C-210 prepared by Beca, dated 31 October 2016;
 - b) the activities are carried out in accordance with the resource consents for the Consented Development and any building consents approved by Auckland Council for the Consented Development;
 - c) the Owners provide to the Requiring Authority any detailed design and plans required by the resource consents for the Consented Development or as part of a building consent application in relation to the foundations and interface of buildings A, P, Q, R and S (as shown on the Proarch plan reference number 5140-SK100-Z dated 24/05/2016) with the MDL, at least 20 working days before they are submitted to Auckland Council;
 - d) all utility services crossing the MDL are designed and installed in a manner to ensure that ATCOP standards and those of the utility service providers will be met when the MDL is constructed.
- 4.2 The Requiring Authority will not withhold its approval under section 176(1)(b) of the RMA to any building or structure on the southern side of the MDL which is designed and constructed in a way that accommodates the construction (structural integrity, vibration effects and sediment control) and operation of the finished MDL.

PRECONSTRUCTION CONDITIONS

5. Design of the MDL

The MDL is to be designed and constructed so that the existing ground levels are maintained along the interface of buildings A, P, Q, R, and S, with the MDL and Fairview Avenue as shown on the Proarch plan reference number 5140-SK100-Z dated 24/05/2016.

6. Pre-Construction Communication and Consultation with FLV and the Owners

- 6.1 The Requiring Authority shall prepare a Pre-Construction Communication and Consultation Plan.
- 6.2 This Pre-construction Communication and Consultation Plan shall set out how the Requiring Authority will:
- a) Inform the Fairview Lifestyle Village (FLV) and the Owners of Project progress and likely commencement of construction works and programme;
 - b) Seek feedback from the FLV and the Owners on:
 - i. All Outline Plan requirements and subsidiary Management Plans including detailed design;
 - ii. the proposed hours and duration of construction;
 - iii. the management of traffic;
 - iv. property access;
 - v. any proposed landscaping and urban design improvements proposed;
 - vi. provision for utility services beneath the finished level of the MDL operational road;
 - vii. construction methodology and staging;
 - viii. any changes proposed to the Outline Plan or subsidiary Management Plans to be submitted pursuant to Condition 10.

as those matters affect the FLV site and in the vicinity on Fairview Avenue and the site at 56 Fairview Avenue and 129 Oteha Valley Road and adjacent to that site.

7. Pre-Construction Consultation Report

7.1 The Requiring Authority shall submit a Consultation Report with the Outline Plan.

7.2 The Consultation Report shall include as a minimum, a summary of the consultation undertaken with FLV and the Owners and where this feedback has been incorporated shall be detailed in the Outline Plan. The Report shall also cover feedback from FLV and the Owners that was not incorporated into the works or CEMP and how this has been communicated to FLV and the Owners.

8. Vehicle Access Condition to 56 Fairview Avenue

8.1 The Requiring Authority shall construct a vehicle access from Fairview Avenue to 56 Fairview Avenue, in the location shown on the Thurlow Plan reference number EA-01 Rev 01 dated August 2016, or at such other location as agreed between the Requiring Authority and the Owners.

8.2 The Requiring Authority's obligations under this condition are subject to:

- a) any required resource consents being granted;
- b) the Owners providing at their cost any written approvals, agreement or inputs required to implement the condition (including to access the land and written approval under section 95E of the RMA).

CONSTRUCTION CONDITIONS

9. Outline Plan Requirements

9.1 Before construction is commenced, the Requiring Authority shall submit an Outline Plan to Auckland Council for the construction of the MDL Project in accordance with section 176A of the RMA.

The Outline Plan shall include:

- a) The CEMP (Conditions 12 & 13);
- b) The PRLP (Condition 16);
- c) The CNVMP (Condition 15);
- d) A plan demonstrating that provision has been made to enable the Owners to install utility services beneath the finished level of the MDL operational road;
- e) Any other information required by the conditions of this designation associated with the construction of the MDL Project.

9.2 The Requiring Authority may choose to give effect to the designation conditions associated with the construction of the MDL Project:

- a) Either at the same time or in parts;
- b) By submitting one or more Outline Plans and the subsidiary management plans (listed in Condition 9.1) in stages to reflect any proposed staging of the physical works.

9.3 Early engagement shall be undertaken with Auckland Council in relation to preparation and submission of the Outline Plan(s), and the subsidiary Management Plans to establish a programme to ensure achievable timeframes for both parties.

9.4 All works shall be carried out in accordance with the Outline Plan(s), and the subsidiary Management Plans required by this condition.

10. Outline Plan and Subsidiary Management Plan Review Process

If there is a material change to either the Outline Plan or subsidiary Management Plans, the Requiring Authority shall submit the updated or revised document to Council for certification at least 20 working days prior to or during construction, of the stage of the Project commencing (whichever is relevant) or as soon as reasonably practicable following identification of the need for the material change.

11. Monitoring of Construction Conditions

The Requiring Authority, its contractor team, and the Auckland Council Consent Monitoring officer(s) shall establish and implement a collaborative working process for dealing with day to day construction processes, including monitoring compliance with the designation conditions and with the CEMP and other Plans, and any material changes to these plans associated with construction of the MDL Project.

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP) AND SUBSIDIARY MANAGEMENT PLANS

12. Preparation, Compliance, Complaints and Monitoring

- 12.1 The CEMP and other subsidiary Management Plans shall be prepared, complied with and monitored by the Requiring Authority throughout the duration of construction of the MDL Project.
- 12.2 A summary of the review process shall be kept by the Requiring Authority, provided to the Auckland Council, and made available to the Auckland Council upon request.
- 12.3 Modifications to the CEMP and other subsidiary Management Plans as a result of such a review can be made through the Outline Plan process outlined in Condition 7.
- 12.4 The CEMP shall include a complaints management process setting out methods for capturing, recording and responding to complaints.

Advice Note

The CEMP and the PRLP can be prepared as a combined document that also addresses the matters required under any future Resource Consent conditions.

13. CEMP

- 13.1 The CEMP shall include the following information:
 - a) The site or Project Manager including their contact details (phone, email and postal address to enable appropriate communication and consultation with the stakeholders and affected parties during the construction of the MDL Project).
 - b) The methods for identifying, communicating and consulting with: the community; key stakeholders; directly affected landowners; and parties affected by proximity, during the construction of the MDL Project.
 - c) The document management system for administering the CEMP, including review and Requiring Authority / Constructor / Auckland Council requirements;
 - d) Environmental incident and emergency management procedures (including spills);
 - e) Environmental complaint management procedures (see also Condition 12.4);
 - f) An outline of the construction programme of the work, including construction hours of operation, indicating linkages to the other subsidiary Plans.
 - g) Methods to manage the potential adverse effects of construction on the transport network by:
 - i. Managing the road transport network for the duration of construction to manage congestion and minimise delays to road users;
 - ii. Informing the public about the traffic management on the road transport network;
 - iii. Protecting public safety including the safe passage of pedestrians and cyclists; and
 - iv. Maintaining pedestrian access to private property at all times.
 - h) Methods to avoid or minimise the effects of construction as far as practicable on land outside the final (operational) designation.

- 13.2 The CEMP will also include details and requirements in relation to all areas within the designation footprint where construction works are to occur, and / or where materials and construction machinery are to be used or stored:
- a) Where access points are to be located and procedures for managing construction vehicle ingress and egress to construction support and storage areas;
 - b) Methods for managing dust as a nuisance;
 - c) Methods for managing the control of silt and sediment within the construction area;
 - d) Methods for earthworks management (including depth and extent of earthworks and temporary, permanent stabilisation measures and monitoring of ground movement) for earthworks adjacent to buildings and structures;
 - e) Measures to adopt to keep the construction area in a tidy condition in terms of disposal / storage of rubbish and storage unloading of construction materials (including equipment). All storage of materials and equipment associated with the construction works shall take place within the boundaries of the designation;
 - f) How the construction areas and yards are to be fenced and kept secure from the public;
 - g) Measures to ensure all temporary boundary / security fences associated with the construction of the MDL Project are maintained in good order with any graffiti removed as soon as possible;
 - h) The location and specification of any temporary acoustic fences and visual barriers;
 - i) The location of any temporary buildings (including workers offices and portaloos) and vehicle parking (which should be located within the construction area and not on adjacent streets);
 - j) Methods to ensure the prevention and mitigation of adverse effects associated with the storage, use, disposal, or transportation of hazardous substances; and
 - k) Flood and riparian management.

NOISE AND VIBRATION

14. Project Standards – Construction Noise

Construction noise shall be measured and assessed in accordance with New Zealand Standard NZS 6803: 1999 “Acoustics – Construction Noise”, and shall, as far as practicable, comply with the guideline limits of that Standard. Methods to manage construction noise shall be implemented as required by Condition 15.

15. Construction Noise and Vibration Management Plan

- 15.1 No later than ten working days prior to the commencement of work on the Project, the Requiring Authority must submit a Construction Noise and Vibration Management Plan (CNVMP) to Auckland Council for certification. The certified CNVMP must be implemented and maintained throughout the construction periods of the works.
- 15.2 The CNVMP must describe the measures to be adopted, as far as practicable, to meet the requirements of NZS6803:1999 Acoustics – Construction Noise. The CNVMP must refer to the noise management measures set out in Annexure E of the NZS6803:1999 and as a minimum must address:
- a) Construction sequencing;
 - b) Machinery and equipment to be used;
 - c) Hours of operation, including times and days when noisy construction work will occur;
 - d) Construction noise limits for specific areas;
 - e) Development of alternative strategies where full compliance with NZS6803:1999 cannot be achieved, including consultation with residents and other occupiers to achieve acceptance outcomes;
 - f) Methods for monitoring construction noise.
- 15.3 The CNVMP must refer to vibration management measures set out in the vibration standards of the German Standard D1N4150-3:1999 and must address the following aspects:
- a) Vibration monitoring measures;
 - b) Vibration criteria;
 - c) Possible mitigation measures;

- d) Complaint response (refer condition 12);
- e) Reporting procedures;
- f) Notification and information for the community of the proposed works;
- g) Vibration testing of equipment to confirm vibration predictions;
- h) Location for vibration monitoring when construction activities are adjacent to critical buildings;
- i) Working hours;
- j) Preparation of building condition survey reports on critical buildings prior to, during and after completion of the works, if required.

URBAN DESIGN, LANDSCAPE AND PLANTING MITIGATION

16. Public Realm and Landscape Plan

- 16.1 The Requiring Authority shall prepare and submit a Public Realm and Landscape Plan (PRLP) prepared by a suitably qualified Landscape Architect or similar professional to Auckland Council with the Outline Plan.
- 16.2 The objective of the PRLP is to enable the integration of the MDL Project permanent works into the surrounding landscape and urban design context.
- 16.3 The PRLP shall include:
- a) An assessment of the existing public realm and landscape, and identification of any issues or opportunities at the time of construction;
 - b) Landscape plans to address any identified issues and include the details of the:
 - i. The design of public realm areas;
 - ii. The design of mitigation measures (if any) required for the project, which are to be located within the public realm;
 - iii. The design of the interface between the MDL and any buildings abutting the road (that are approved by resource consent), including any retaining walls, batters and landscaping;
 - iv. How areas within the designation footprint, used during construction of the MDL, are to be restored.
- 16.4 The PRLP shall be prepared taking into account the potential need of the Owners and residents of 56 Fairview Avenue to maintain buildings, services, structures and planting each side of the MDL.
- 16.5 The PRLP shall be prepared using the principles set out in the 'Urban Design and Landscape Analysis and Recommended Principles' submitted as part of the NoR (as Appendix C to the AEE – refer to Condition 1.1(c)). The PRLP shall show how these principles have been used to guide and influence the design of permanent works associated with the MDL, and how the design has responded or otherwise to these principles. In particular, the PRLP will outline how the following outcomes will be achieved:
- a) Planting
 - i. The design shall incorporate a native planting scheme for the areas around Lucas Creek.
 - b) Crossing of Lucas Creek
 - i. The crossing of Lucas Creek shall be constructed as a bridge with a pedestrian footpath on both sides.
 - c) Design of the road corridor and bridge elements
 - i. The bridge shall be designed so as not to preclude a future connection to the Lucas Creek walkway under the bridge.

- ii. The design of the bridge shall take into account, as far as practicable, that any future walkway will be required to be designed in accordance with CPTED guidelines.
- d) Pedestrian and Cycle Network
 - i. A shared path shall be provided on the eastern side of MDL.
 - ii. A prioritised pedestrian crossing point shall be provided at the intersection of the MDL and Oteha Valley Road.
 - iii. A dedicated cycle facility shall be provided leading into and across Oteha Valley Road from Fairview and Medallion Drive.
- e) Earthworks
 - i. Wherever retaining walls are located, they shall be designed so that they integrate into the adjoining existing landform when viewed from public and private places.
- f) Lighting
 - i. The design shall minimise light spill into existing and future residential areas.
 - ii. Both pedestrian and vehicle lighting shall be provided.

OPERATIONAL TRAFFIC NOISE

17

- 17.1 The Requiring Authority shall engage a suitably qualified acoustic specialist to undertake a review of the assessment of operational noise undertaken for the NoR ('the Assessment'), which comprised the following:
 - a) The report prepared by Marshall Day Acoustics, entitled, "Medallion Drive Traffic Noise Assessment, Rp 001 r002012241A" dated 25 October 2012 (refer to Condition 1.1(c));
 - b) The Statement of evidence presented by Stephen Peakall on 12 September 2013 and the accompanying plans (refer to Condition 1.1(e)).
- 17.2 The objective of the review is to confirm what, if any, noise mitigation is required. The review shall take into account the Consented Development and shall specifically identify any noise mitigation required to be undertaken by the Requiring Authority in relation to the Consented Development.
- 17.3 The review of the Assessment shall be included with the Outline Plan for the MDL Project, which is submitted to Auckland Council.

Advice notes

AN1

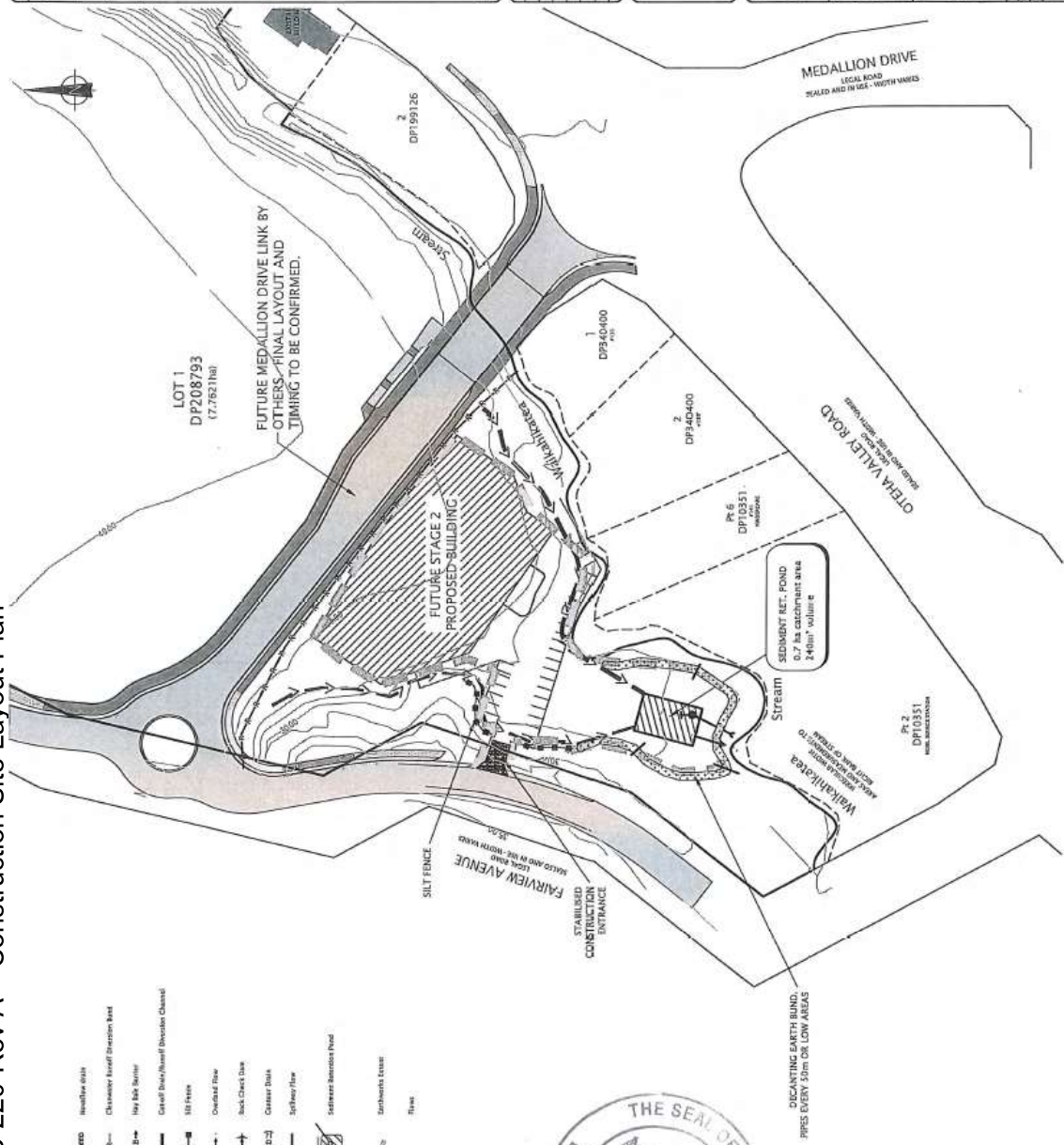
The Requiring Authority is responsible for obtaining all necessary consents, permits and licences, including those under the Heritage New Zealand Pouhere Taonga Act 2014.

In the event of unanticipated archaeological sites or koiwi being uncovered the Requiring Authority should cease activity in the vicinity until it has the relevant approvals, and consulted with the Heritage New Zealand and the relevant iwi interests.

LEGEND

Figure 1 illustrates the 12-step process for creating a 3D model of a human foot. The steps are as follows:

- Headless shoe
- Character head/feet direction band
- Key pose frame
- Create Body/Head direction channel
- Set Feet
- Overlay flow
- Back Check Done
- Create Shells
- Splitway flow
- Software Simulation Panel
- Earthworks Terrain
- Flow



GENERAL NOTES:

1. ALL AREAS AND MEASUREMENTS ARE SUBJECT TO LAND TARIFFS SURVEY AND LAND INFORMATION REFERENCE APPROVAL.
2. THE INFORMATION PROVIDED HEREIN IS FOR CONSULTANT SURVEY AREAS STATED OTHERWISE, OUTSIDE INTERNAL 1:10.
3. LOCATIONS OF HERMES TO BE CONFIRMED ON THE GROUND AND APPROVED BY THE CONSTRUCTION.
4. THESE NOTES ARE AN INTERNAL PART OF THIS PLAN.

© THE INFORMATION PROVIDED HEREIN IS FOR CONSULTANT SURVEY AREAS STATED OTHERWISE, OUTSIDE INTERNAL 1:10.

1	18/10	ACCESS	3607
2	07/06	FOR COT-INT?	104
REV	DATE	AMENDMENT	BY

Thurlow
Manufacturing Engineers in Europe Ltd
135 Cliffe Valley Road, Albany, Auckland
PO Box 35-405 Browns Bay, Auckland
Phone: 091 478 4305
091 478 4305
091 427 4606
091 379 5853
Chasechurch
E-mail: tc@thurlow.co.nz
www.thurlow.co.nz
Web site:

CURT
NORTH EASTERN
INVESTMENTS LIMITED

CONTRACT/DBE TITLE
STORMWATER POND ACCESS
& FUTURE STAGE 2
PROPOSED BUILDING
56 FAIRVIEW AVENUE, ALBANY

**SEDIMENT & EROSION
CONTROL PLAN**

SEASON	EPH	GATE	CLIENT REF NO.
1999	1000	11/11/16	04017
APPROVED			
SCALE:	DRAWING NO.		
1:500 (P&A)	EA-01		
1:1000 (P&A)	SHEET 1 OF 1		

Attachment 2
AUP GIS Viewer (Before/After)

BEFORE



AFTER



0 15 30 60 M

Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information.

Date: 8/12/2025

**1476, Road – Medallion Drive Link,
(Medallion Drive Link),
Auckland Transport**

Auckland Council
Te Kaunihera o Tāmaki Makaurau



Plans and Places