

Date received: 20 Apr 2022 12:00:07 PM

BUN60400973

Property address

34 Sandspit Road Warkworth 0982
NA35C/478 - Lot 1 DP 66360

APPLICATION DETAILS

What type of application is this for? Select all the options necessary to cover your proposal.

- Coastal permit
- Discharge permit
- Land use
- Streamworks
- Subdivision
- Water permit

Provide sub-type for discharge permit

- Contaminated site
- Landfills
- To air
- Other

Provide sub-type for land use

- Residential
- Non-residential
- Tree works
- Minor site works, retaining walls, signs, skylights, solar tubes, roof window
- Earthworks residential
- Earthworks non-residential
- Drill or alter a bore

Provide sub-type for subdivision

- Cross lease, unit title or boundary adjustment
- Freehold subdivision
- Right of way

The application will be assessed under the Auckland Unitary Plan (operative in part). If there are any other relevant regional plan provisions, please indicate.

- Air, land, water
- Coastal
- Farm dairy discharges
- Not applicable

The application will be assessed under the Auckland Unitary Plan (operative in part). If there are any other relevant legacy district plan provisions, please indicate.

Not applicable

Are you a Qualified Partner Customer or are you lodging on behalf of a Qualified Partner Customer?

- Yes
- No

Is consent required under a National Environmental Standard (NES)?

- Yes
- No

Resource Consent Form

Which National Environmental Standard (NES) applies to this application?

- [National Environmental Standards for Air Quality](#)
- [National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health](#)
- [National Environmental Standards for Electricity Transmission Activities](#)
- [National Environmental Standards for Freshwater](#)
- [National Environmental Standards for Marine Aquaculture \[MPI website\]](#)
- [National Environmental Standards for Plantation Forestry](#)
- [National Environmental Standards for Sources of Drinking Water](#)
- [National Environmental Standards for Telecommunication Facilities](#)

Are any additional resource consent(s) required for this proposal but not being applied for under this application?

- Yes
- No

Do you have any existing consent(s) relevant to this application?

- Yes
- No

Have you had a pre-application meeting with us regarding your proposal?

- Yes
- No

WHO IS APPLYING?

In relation to this application, are you:

- [The agent](#)
- [The applicant](#)

Agent details

Are you applying as an individual, registered company or other organisation?

- [Individual](#)
- [Registered company](#)
- [Organisation](#)

Company details

Company name

THE PLANNING COLLECTIVE 2021 LIMITED

Registration number

9429048815130

Trading name (optional)

Provide trading name if different from company name.

Contact person details

Legal first and middle name

Burnette

Legal last name

O'Connor

Email address

burnette@thepc.co.nz

Mailing address

Resource Consent Form

What is the address type?

- Street address
- Rural address
- PO Box
- Private Bag
- Counter delivery
- International

PO Box number

591

Area

Warkworth

City

Auckland

Postcode

0941

Physical address (if different from mailing address)

Contact number - day time

021422346

Contact number - after hours (optional)

Fax number (optional)

Mobile (optional)

Website address (optional)

Do you want us to remember these details for future use?

- Yes
- No

Applicant details

Is the applicant an individual, registered company or other organisation?

- Individual
- Registered company
- Organisation

Company details

Company name

THE KILNS LIMITED

Registration number

9429048949255

Trading name (optional)

Provide trading name if different from company name.

Contact person details

Resource Consent Form

Legal first and middle name

Denis

Legal last name

Horner

Email address

horners@xtra.co.nz

Mailing address

What is the address type?

- Street address
- Rural address
- PO Box
- Private Bag
- Counter delivery
- International

PO Box number

307

Area

Matakana

City

Auckland

Postcode

0948

Physical address (if different from mailing address)

Contact number - day time

021949132

Contact number - after hours (optional)

Fax number (optional)

Mobile (optional)

Website address (optional)

Do you want us to remember these details for future use?

- Yes
- No

OWNER INFORMATION

Is the applicant the owner of the site?

- Yes
- No

Are there any other owners or occupiers of the site?

- Yes
- No

CONTACT INFORMATION

Who is the first point of contact for communication with council or consent authority?

Company name : THE PLANNING COLLECTIVE 2021 LIMITED

Trading name : Not applicable

Name : Burnette O'Connor

Contact number : 021422346

Email address : burnette@thepc.co.nz

Company name : THE KILNS LIMITED

Trading name : Not applicable

Name : Denis Horner

Contact number : 021949132

Email address : horners@xtra.co.nz

Other

Who should invoices be billed to?

Company name : THE PLANNING COLLECTIVE 2021 LIMITED

Trading name : Not applicable

Name : Burnette O'Connor

Contact number : 021422346

Email address : burnette@thepc.co.nz

Company name : THE KILNS LIMITED

Trading name : Not applicable

Name : Denis Horner

Contact number : 021949132

Email address : horners@xtra.co.nz

Other

Customer reference (optional)

What is your preferred method of billing?

By email

By post

ACTIVITY DETAILS

What type of activity will you carry out for your discharge permit?

Animal waste

Contaminated site

Comprehensive stormwater

Dairy

Industrial or trade activity

Landfill discharge

Other

Rural

Stormwater

To air

Wastewater

Resource Consent Form

What type of activity will you carry out for your land use?

- Additions & alterations
- Accessory building
- Business activity - alterations
- Change to existing business
- Business activity - new
- Billboard
- Change of use
- Carpark
- Drill or alter bore
- Demolition
- Dwelling(s)
- Earthworks non-residential
- Earthworks residential
- Industrial or trade activity
- Minor household unit
- Network utilities/infrastructure
- Plantation forestry
- Quarry
- Relocatable dwelling
- Signs
- Skylights / solar tubes
- Stormwater
- Vegetation removal

What type of activity will you carry out for your subdivision?

- 226 Certificate
- Boundary adjustment
- Combo - 1-10 lots
- Combo - 11+ lots
- Crosslease complete stage
- Crosslease first stage
- Crosslease second stage
- Freehold
- Staged survey (s223) & completion certificate
- Unit title complete stage
- Unit title first stage
- Unit title second stage

Describe the proposed activity in detail

Provide a summary of your proposed activity. Keep the description concise but ensure that it describes the nature of the activity. (250 character maximum)

For example: The construction of a new dwelling and associated earthworks on a residential zoned vacant site.

To subdivide the land in stages and to construct 49 new dwellings with associated earthworks, impervious surfaces, and servicing at 34 and 36 Sandspit Road, Warkworth

Are there any other activities that are part of the proposal to which this application relates to?

- Yes
- No

What is the number of existing lots?

3

What is the proposed number of lots?

65

What is the volume of earthworks?

100,000

What is the map reference of proposed works?

1749119, 5970890

Are you providing any discharge point(s)?

- Yes
- No

Resource Consent Form

What is the map reference of proposed discharge or take?

Is the discharge/take location on the same property as the application site?

- Yes
 No

Does the application involve any stream, river or lake?

- Yes
 No

Is the stream, river or lake named?

- Yes
 No

What is the name of the stream, river or lake?

Indicate the duration for which you are requesting a permit (optional)

SITE VISIT REQUIREMENTS

Is there a locked gate, security system, or dog(s) restricting access to the site by council staff?

- Yes
 No

Are there any other hazard or entry restrictions that council staff should be aware of, e.g. health and safety, organic farm, measures to inhibit transfer of PSA-V etc?

- Yes
 No

CONTRIBUTIONS

When granting certain consents, the council may levy a monetary contribution. Development contributions are levied under the Local Government Act 2002 in accordance with the council's Development Contribution Policy. Financial or reserve contributions are levied under the RMA under the relevant District Plan. When such contributions are due, the consent holder is responsible for their payment. Unless otherwise advised, the name and contact address of the person responsible for payment will be taken as the applicant.

Who should contributions be billed to?

- Company name : THE PLANNING COLLECTIVE 2021 LIMITED
Trading name : Not applicable
Name : Burnette O'Connor
Contact number : 021422346
Email address : burnette@thepec.co.nz
- Company name : THE KILNS LIMITED
Trading name : Not applicable
Name : Denis Horner
Contact number : 021949132
Email address : homers@xtra.co.nz
- Other

NOTIFICATION

Are you requesting the application to be publicly notified?

- Yes
 No

MANA WHENUA DETAILS

Resource Consent Form

Is your proposal located within a "site and place of significance to Mana Whenua" as identified in the Auckland Unitary Plan (operative in part)?

- Yes
 No

Is your proposal an activity that has the potential to generate effects on Mana Whenua and their relationship with their ancestral land, water, site, waahi tapu and other taonga?

- Yes
 No

Have you contacted all the relevant Mana Whenua groups to establish whether their values are affected by your proposal?

- Yes
 No

ATTACHMENTS

Application plans

App 5 - Block Elevations.pdf
App 5 - RC Plans.pdf
App 5 - Typology Plans.pdf
App 4 - Scheme Plans.pdf
App 4 - Topo Constraints.pdf

Certificate of title (less than 3 months old)

App 1 - CT 231304.pdf
App 1- CT 33528.pdf

Assessment of Environmental Effects (AEE)

AEE_34 and 36 Sandspit Road_Final.pdf

Locality plan or aerial photo (If not included in AEE)

App 1 - Aerial Photograph.pdf

Specialist report(s)

App 6 - Eng Plan.pdf
App 6 - Infrastructure Rpt.pdf
App 6 - Stormwater Mgmt Rpt.pdf
App 7 - Landscape and Visual.pdf
App 8 - Landscape Plan.pdf
App 9 - Ecology.pdf
App 11 - Traffic Impact Assessment.pdf
App 12 - Heritage Impact Assmt.pdf
App 13 - Urban Design Rpt.pdf
App 14 - DSI.pdf
App 15 - Arborist Report.pdf
App 10 - Rev 0 Supplementary Geotech.pdf

Additional documents

App 16 - Objectives and Policies.pdf
App 17 - Cover letter for Open Day flyer drop.pdf
App 17 - Mahurangi Matters excerpt.pdf
App 17 - Mail Drop Properties.pdf
App 17 - Open Day Flyer.pdf
App 2 - LUC60378963 Approved Plans.pdf
App 2 - LUC60378963 Decision.pdf
App 2 - PH Monitoring 12-01-22.pdf
App 2 - PH Monitoring 13-01-22.pdf
App 2 - PH Monitoring 14-01-22.pdf

TERMS AND CONDITIONS

Once I submit my application, I accept that:

- a deposit will be charged upon receipt of the application
- I may have to pay additional charges for processing, administration and inspections
- I may receive a refund if the actual costs are lower than the deposit paid
- I can object to and appeal costs relating to the processing, as set out in sections 357B and 358 of the Resource Management Act 1991, up to 15 days after receiving the decision or invoice/debit note
- if any steps, including the use of debt collectors and/or lawyers, are necessary to recover unpaid processing costs, the applicant agrees to pay all collection costs
- if this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company, the applicant binds the trust, society or company to pay all the costs and guarantee to pay all the costs in their personal capacity
- I understand that, when granting consent to certain activities, the council may levy a development contribution under the Local Government Act 2002. When these are due, the consent holder is responsible for the payment, unless otherwise advised
- by submitting this form, I confirm that the council may undertake a site inspection
- the application may be returned if all information under Section 88 of the RMA is not supplied.

I agree to Auckland Council's [terms and conditions](#) and [privacy policy](#).

Deposit: \$20,000.00