

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



Non-complying activity – land use (s9)

Discretionary activity – subdivision (s11)

Discretionary activity – coastal permit (s12)

Restricted discretionary activity – water permit (s14)

## 1. Application description

Application numbers: BUN60393017 (Council Reference)  
LUC60393019 (s9 land use consent)  
SUB60393031 (s11 subdivision consent)  
CST60415231 (s12 coastal permit)  
WAT60418965 (s14 water permit)

Applicant: SCOTT RD JIXIANG GARDEN LIMITED

Site address: 14A Scott Road Hobsonville 0618  
14 Scott Road Hobsonville 0618

Legal description: LOT 1 DP 99250  
LOT 2 DP 99250

Site area: 4.8332 Ha  
3345 m<sup>2</sup>

### Auckland Unitary Plan (Operative in part)

Zoning and precinct: Residential - Mixed Housing Suburban Zone  
Residential - Single House Zone  
Scott Point, Precinct

Overlays, controls, special features, designations, etc: Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Kumeu Waitemata Aquifer  
Controls: Macroinvertebrate Community Index – Rural  
Designations: Airspace Restriction Designations - ID 4311, Defence purposes - protection of approach and departure paths (Whenuapai Air Base), Minister of Defence  
Previous horticultural contamination  
Overland flow paths  
Flood plain

## 2. Locality Plan



Source: Auckland Council GIS

## 3. The proposal, site and locality description

### Proposal, site and surrounding environment description

Gyanendra Datt of Avant has provided a description of the proposal and subject site on pages 21- 39 of the Assessment of Environmental Effects (AEE) titled: "FRAMEWORK PLAN, BUILDING AND SUBDIVISION IN ACCORDANCE WITH THE FRAMEWORK PLAN, COASTAL PERMIT".

Having undertaken a site visit, I concur with that description of the proposal and the site and have no further comment.

The proposal can be summarised as per below;

#### Land use

- To develop a framework plan for the subject site;
- To construct 203 dwellings and two commercial units, one for a laundromat and the other for a dairy;
- A total of 20 units are proposed to be affordable units (on Lots 39, 40, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 161 (ground floor and first floor apartments), 162 (first floor apartment) Lots 177 (first floor apartment), 178 (ground floor and first floor apartments))
- To replant vegetation within the adjacent esplanade reserve owned by Council, LOT 3 DP 206422, LOT 4 DP 89750, LOT 3 DP 91914, LOT 3 DP 128652, ("the Scott Esplanade").

This is subject to a Landowner Approval. This area will be cleared out under its underlying consent, LUC60388218.

- Comprehensive soft and hard landscape treatment plans have been prepared for the residential units, public and private roads, pedestrian walkways, the proposed drainage reserve, the esplanade reserve top up area as well as within the adjacent esplanade reserve owned by Council, LOT 3 DP 206422, LOT 4 DP 89750, LOT 3 DP 91914, LOT 3 DP 128652, (“the Scott Esplanade”). Any works within the Scott Esplanade will be subject to a Landowner Approval.

	Site size	Building Coverage	Impervious area	Landscaped area
Single House Zone	5023m <sup>2</sup>	20.4% (1026.5 m <sup>2</sup> )	23.7% (1190.5 m <sup>2</sup> )	76.3% (3832.8 m <sup>2</sup> )
Mixed Housing Suburban Zone	466640 m <sup>2</sup>	31.8% (14811.1 m <sup>2</sup> )	41.8% (19515.7 m <sup>2</sup> )	58.2% (27124.8 m <sup>2</sup> )

## Transport

- Four new public roads are proposed as part of the development.
  - Road 1 - Main north-south link connecting Scott Road and extension of Limestone Drive (Road 4).
  - Road 2 - A local road serving the western half of the development, connecting Road 1 and Road 4.
  - Road 3 – A local road extending Road 2 from the west to the east. A temporary turning head is proposed at its eastern end.
  - Road 4 – an extension of Limestone Drive connecting the south-west to the north-east of the site, connected to Road 3. A temporary turning head is proposed at its western end.
  - A temporary turning head is proposed at the southern-west end of the road.
- The turning heads will remain in place until such time that the adjoining sites, 12 and 16 Scott Road, are developed as per the Precinct Plan and the roads are connected through.
- A half of Scott Road frontage to be upgraded.
- Provision of recessed street parking is proposed. Further details are to be finalised at a future Engineering Plan Approval stage.
- 11 cycle parking spaces have been provided at the drainage reserve.
- A drainage reserve (Lot 2) is proposed. This will provide a pedestrian/cyclist link from Road 1 to the coastal walkway.
- Five Commonly Owned Access Lots (COALs) (Lots 401 – 405) are also proposed, containing parking lots for those units who do not have an internal garage.
- All residential units will have at least one car parking space, either in a form of an internal garage or a parking pad.
- No additional parking spaces are proposed for the two commercial units.
- The proposed dwellings are proposed to be served by public waste collection. The site has sufficient frontage for each unit to locate the waste bin, recycle bin, and food waste bin.

## **Infrastructure and flooding**

- At source treatment for contaminants removal for all COALs and public roads will be provided. The stormwater runoff from the COALs will be treated through the proposed private SW360 System and the runoff from the public roads within the subject site will be treated via Hynds First Defence Units and the proposed Bottom of Catchment Bioretention Device (BCBRD). The proposed stormwater system will be designed to meet the requirements of the Scott Point Stormwater Management Plan.
- A new stormwater outlet structure for the development will be constructed within the Scott Esplanade area. This is subject to a separate Landowner Approval.
- Extension of the public wastewater system is proposed to serve the dwellings. The wastewater is proposed to be pumped to the north-west before discharging into the gravity transmission main located at 2 Scott Road, Hobsonville.
- Extension of the public watermain from the existing 180mm line within Scott Road to service the site. Individual connections and meters will be provided to serve each Lot from the proposed main.
- A new hydrant is proposed, complying with the firefighting requirement. Further details are to be assessed at a future EPA stage.
- Power and telecommunications service will be provided to all dwellings.
- The existing overland flow paths will be diverted to the proposed roads. The applicant had identified a minimum freeboard level for each dwellings, which is proposed to be met.

## **Earthworks**

- 34,712.9m<sup>3</sup> of cut, 9,978.2m<sup>3</sup> of fill and the removal offsite of 24,734.7m<sup>3</sup> of excess material would take place. A total excavation area of 56,722m<sup>2</sup> (5.6722ha) with 52,722m<sup>2</sup> being on the subject site, and a further 4,000m<sup>2</sup> within the esplanade reserve for coastal remediation works.
- Erosion and sediment controls are proposed and will be in accordance with the Council's guide, GD05, "Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region".

## **Works within the Scott Esplanade and the Coastal Marine Area**

- The proposal includes a rock revetment structure at the coastline of the Scott Esplanade. The structure would be located within the Coastal Marine Area. The revetment structure comprises an armoured rock wall. One set of stairs are proposed through the revetment in order to provide access to the water. Additional access point(s) may be provided if required at a Landowner Approval stage. This is subject to Landowner Approval.
- A new public stormwater outfall will also be constructed and occupied within the Coastal Marine Area. This is also subject to Landowner Approval.

## **Subdivision**

- To undertake a subdivision to place dwellings on freehold lots. Associated lots including Commonly Owned Access Lots and parking lots are also proposed. This is to be in accordance with an approved land use consent and the Framework Plan.
- A number of easements are proposed as outlined in the memorandum on the scheme plan. These relate to access, provisions of services, parking, maintenance, party walls and stormwater disposal arrangements. Amalgamation conditions are also proposed.

- The proposed roads and the drainage reserve will be constructed under the land use consent and vested to Council.
- An esplanade reserve top up to 20m is proposed where the proposed residential lots adjoins. A drainage reserve (Lot 2) and additional esplanade reserve parcel is proposed at the south-eastern corner of the site, Lot 1. This parcel will sit between the proposed drainage reserve and the existing Scott Esplanade to the east.
- The staging of the subdivision must be carried out in the following order:
  - Stage 1:** Creation of Lots 3-38 (residential lots), Lot 300 (Road to vest), Lot 2 (Reserve (drainage) to vest), Lots 1 & 600 (Reserve (esplanade) to vest), Lots 500-503 (Superlots)
  - Stage 2:** Creation of Lots 39-72 (residential lots), Lot 1-8 (parking lots), Lot 303 (Road to vest), Lot 404 (Commonly Owned Access Lot) within Lot 500 created under Stage 1.
  - Stage 3:** Creation of Lots 73-104 (residential lots), Lot 301 (Road to vest), within Lot 501 created under Stage 1.
  - Stage 4:** Creation of Lots 105-162 (residential lots), Lot 9-27 (parking lots), Lot 302 (Road to vest), Lots 401, 402 & 405 (Commonly Owned Access Lots) within Lot 502 created under Stage 1.
  - Stage 5:** Creation of Lots 163-200 (residential lots), Lot 28-34 (parking lots), Lot 403 (Commonly Owned Access Lot) within Lot 505 created under Stage 1.

## 4. Background

### Specialist Input

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

- Development Engineer: Ethan Fu
- Geotechnical Engineer: Frank Havel
- Healthy Waters Specialist: Richard Challis
- Watercare Service Limited Engineer: Nick Odhiambo
- Traffic Engineer: Sam Shumane
- Auckland Transport: Nagaraj Prabhakara
- Regional Earthworks and Freshwater/wetland Specialist: Glenn Pope
- Ecologist: Sandy Huang
- Contaminated Soil Specialist: Fiona Rudsits
- Heritage Advisor: Mica Plowman
- Urban Design Specialist: Frank Pierard
- Landscape Architect: Paul Murphy
- Parks Planner: James Hendra
- Coastal Specialist: Kala Sivaguru
- Subdivision Specialist: Nitya Reddy
- Waste Solution: Elizabeth Driver

### Relevant plan changes

*Proposed Plan Change 78*

This proposed plan change responds to the government's National Policy Statement on Urban Development 2020 (amended in 2022) and requirements of the Resource Management Act. The plan change includes provision to enable more development in the city centre and at least six-storey buildings within walkable catchments, enable development in and around neighbourhood, local and town centres, incorporate Medium Density Residential Standards (MDRS) that enable three storey housing in relevant residential zones, implement qualifying matters, where full intensification is not appropriate.

The subject site, however, is excluded for this proposed plan change, given that the Scott Point Precinct is a Special Housing Area. No further assessment is required in this regard.

#### *Proposed Plan Change 79*

It is a proposal that seeks to manage the impacts of development on Auckland's transport network, with a focus on pedestrian safety, accessible car parking, loading and heavy vehicle management, and catering for EV-charging and cycle parking. It is a plan change that is complementary to PC 78. Similar to PC 78, the rules under the PC 79 that are relevant to the proposal do not have immediate legal effect. I do not consider that the proposed objectives and policies are liberalising provisions, unlike PC 78. Further assessment is to be provided under s104 assessment.

#### **Iwi consultation**

The applicant had contacted the relevant iwi groups including Ngāti Manuhiri, Ngāti Maru, Ngāti Pāoa, Ngāti Tamaterā, Ngāti Te Ata, Ngāti Whātua o Kaipara, Ngāti Whātua Ōrākei, Te Kawerau ā Maki and Te Rūnanga o Ngāti Whātua, and have not received any comments in relation to the application.

#### **Marine and Coastal Area (Takutai Moana) Act 2011**

The Marine and Coastal Area (Takutai Moana) Act 2011 (MACA) created a no-ownership regime over the marine and coastal area and introduced mechanisms to recognise customary rights of Māori in that area. These mechanisms include "protected customary rights" (PCRs) and "customary marine title" (CMT). Iwi, hapū and whānau can apply to have PCRs or CMT recognised either through High Court proceedings or by engaging directly with the Crown.

Section 62 of MACA requires applicants applying for resource consent in the common marine and coastal area to notify and seek the views of any group that has applied for recognition of CMT in that area.

The applicant has provided confirmation that they have emailed the application documentation to all of the customary marine title applicants and received no comments in relation to the proposal.

#### **Framework Plan**

I note that traditionally in this Precinct, the framework plans were created prior to any residential development or include few buildings as part of the framework plans, showing the types or number of dwellings permitted per site. This was mainly because at the time of the formal framework plans being created, the precinct had no proper infrastructural connections and roading and each site contained over 100 lots per framework plans. The main purpose of the

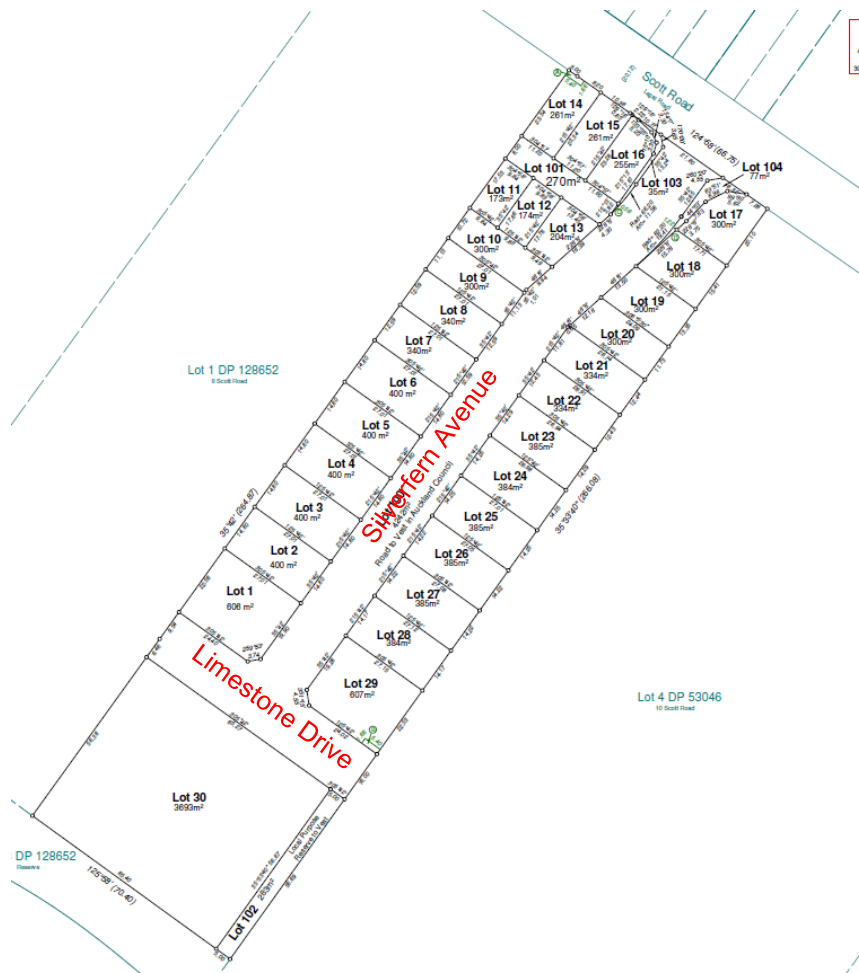
framework plans was to deliver vacant lots and infrastructural services including public roadings that match with the adjacent sites' layout and services and the Precinct Plans.

The southern part of Scott Road, where the subject site sits in, is relatively underdeveloped, when compared to the northern part. However, there are a number of resource consents that have recently been implemented, are currently being implemented or likely to be implemented. This includes the following;

- 4 Scott Road: Brickfields, Scott Road Development - Fastrack consent under Schedule 27 to the COVID-19 Recovery (Fast-track Consenting) Referred Projects Order 2020; for construction and use of 418 dwellings, with supporting infrastructure and roads, as well as creating an esplanade reserve with a coastal walkway and associated coastal erosion mitigation works and subdivision.

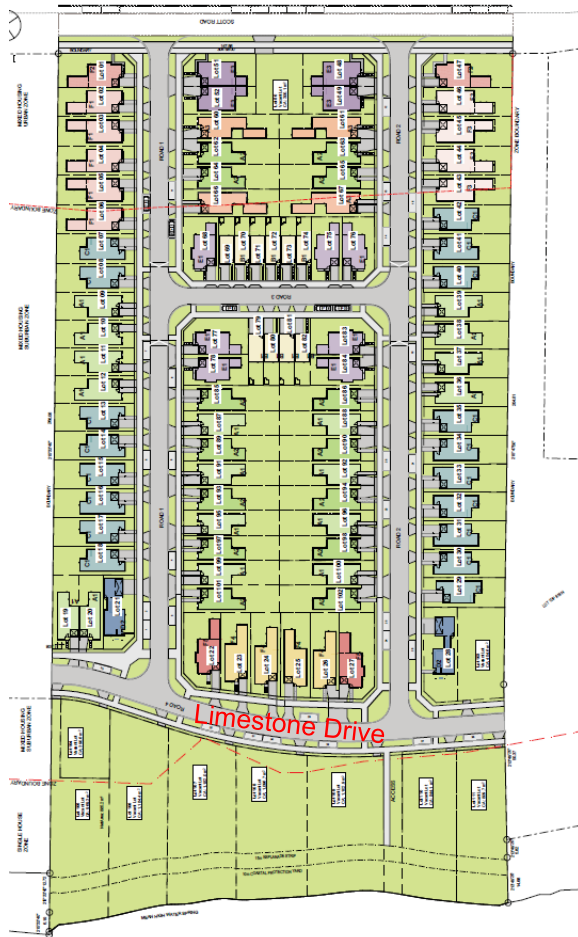


- 8A Scott Road (BUN60322357): a residential subdivision development at 8A Scott Road in Hobsonville, comprising the creation of 30 fee simple residential lots with 10 dwellings constructed. Two public roads, including Limestone Drive, are to be under this consent. Coastal erosion mitigation works were also proposed.

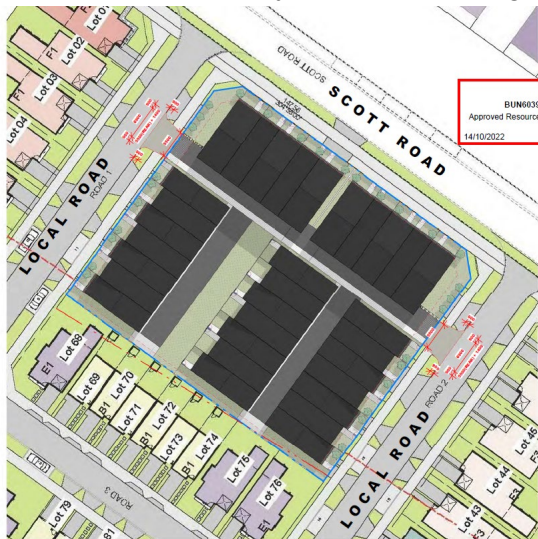


- The former 10 Scott Road (BUN60315456): construction and use of 96 new dwellings and associated works, including coastal erosion mitigation works., construction of public roads, Limestone Drive, Coast Garden Drive, Pilot Drive and Landing Path Drive, and infrastructural services, and creating an esplanade strip.

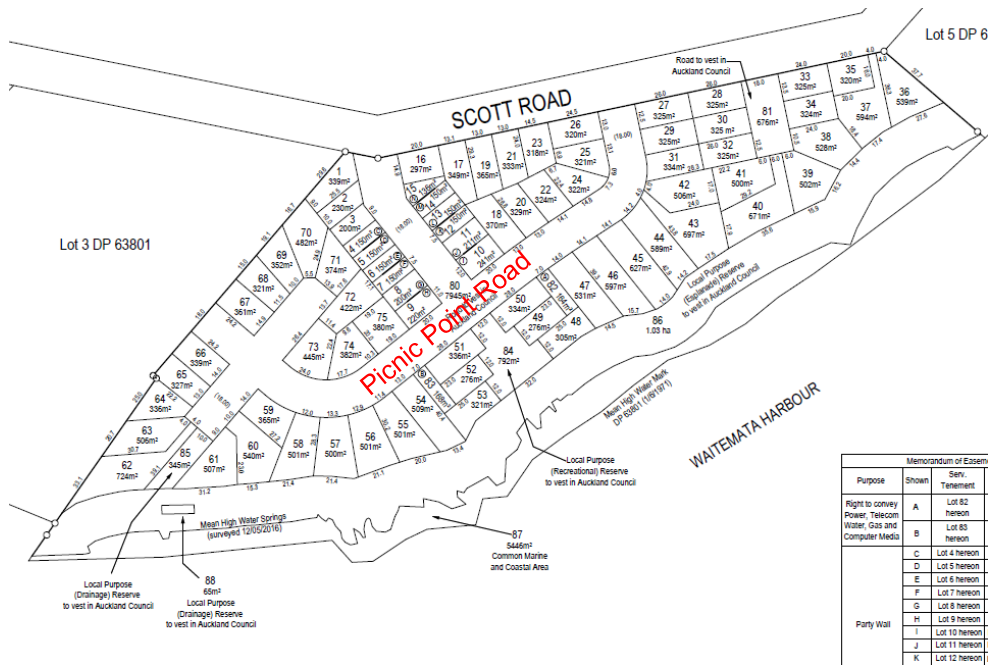




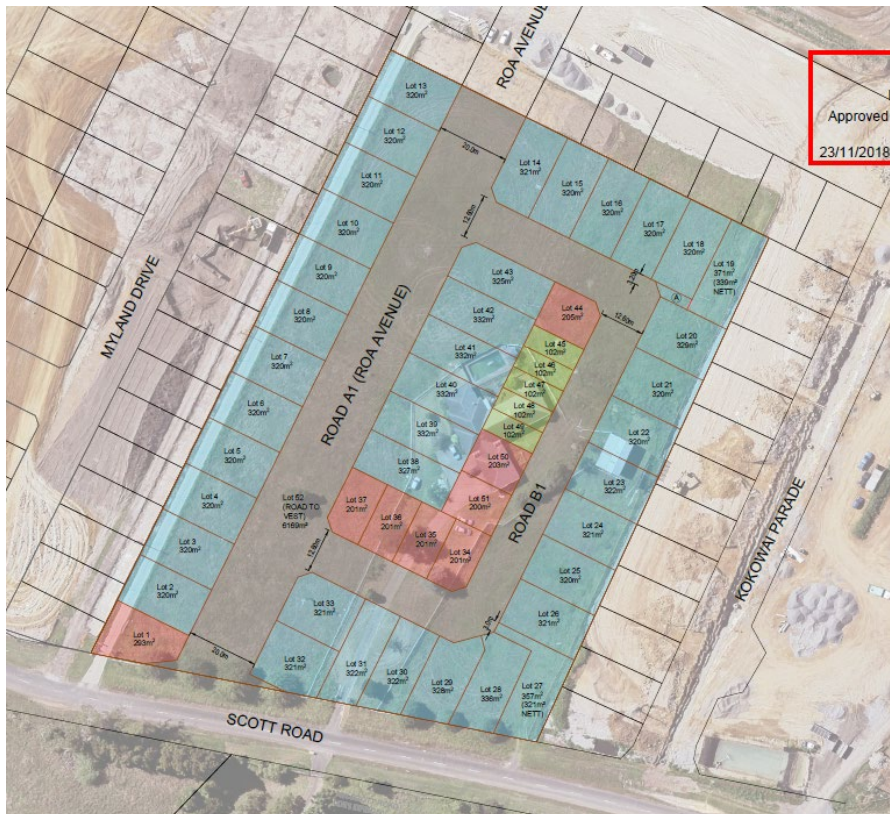
- A further consent was undertaken across 15 of the sites created at 10 Scott Road to increase the yield to 31 dwellings under BUN60395297.



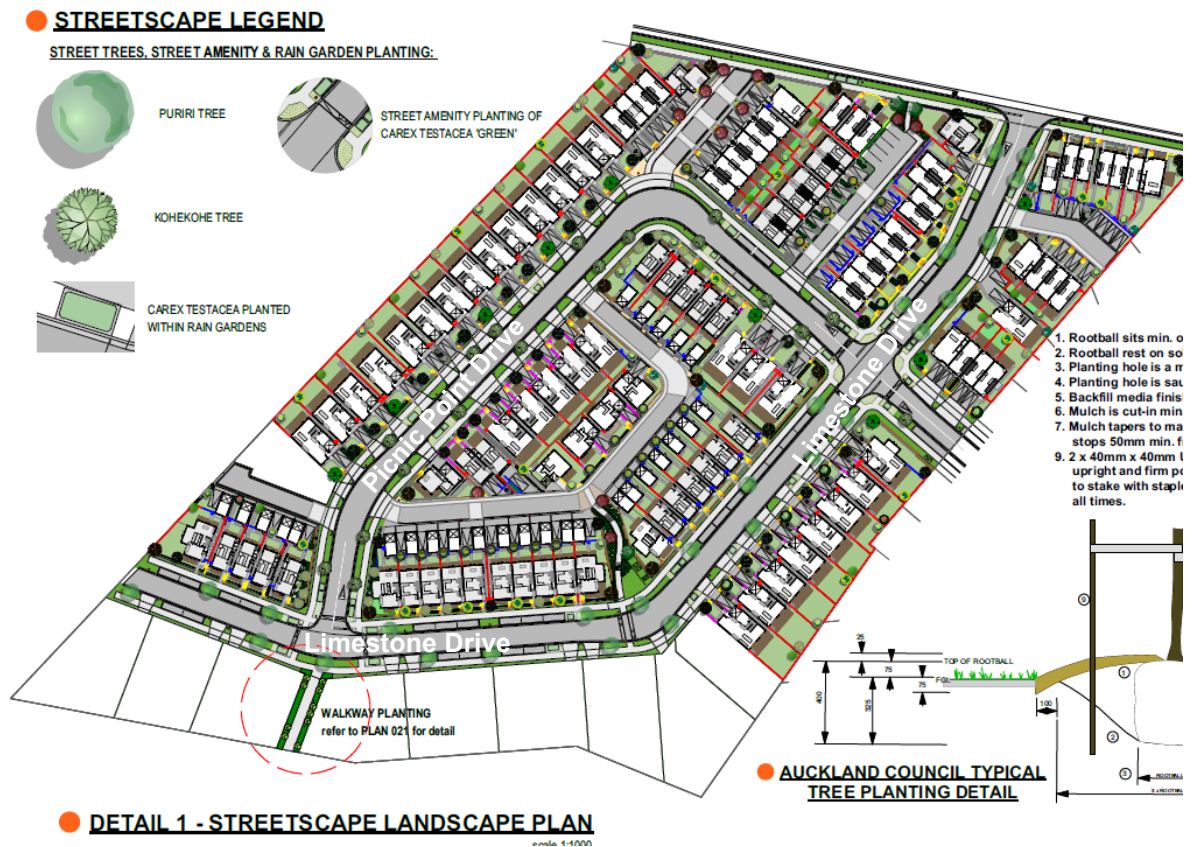
- The former 20 Scott Road: Subdivision of the site into 75 residential lots, with the establishment of dwellings on 15 of these lots. It also included construction of public road, including Picnic Point Road and coastal erosion mitigation works. Originally an esplanade strip was proposed, however, this was further amended under its variation consents and is now an esplanade reserve.



- 17B Scott Road (BUN60306421): Consent was granted for construction of 13 new dwellings and creating 51 freehold residential lots. Extension of Roa Avenue and establishment of a Framework Plan were proposed.



- 18 Scott Road (BUN60393007): Consent was granted for construction of 112 new dwellings and a new Framework Plan for the site and subdivision around the approved buildings, roads, pedestrian access as well as creating 10 vacant lots. Extension of Picnic Point Drive and Limestone Drive were proposed.



**Permitted activities**

*E30 Contaminated Land*

- Council’s Contamination Specialist, Fiona Rudsits, considers that the rules of AUP(OP) Chapter E30 do not apply to the proposal as the PSI/DSI identified that there is arsenic present on site elevated above the levels scheduled in Table E30.6.4.1 of the AUP(OP), however, less than 200 m<sup>3</sup> of this contaminated soil is proposed to be disturbed as part of the RAP, which complies with the Permitted Activity threshold of E30.6.1.2.
- The RAP includes proposed management measures to minimise discharges of contaminants to the environment in accordance with standard E30.6.1.2(2). Further, contaminated soils are proposed to be disposed of at a facility authorised to accept such material, in accordance with standard E30.6.1.2(5).
- Provided that the SVR demonstrates that the site has been adequately remediated in accordance with the goals of the RAP, so that soil contaminant levels comply with the Permitted Activity criteria in Table E30.6.1.4.1, a long-term discharge consent under Chapter E30 of the AUP(OP) is not required for this site.

*E25 Noise and vibration*

- The AEE confirmed that the proposed works would comply with E25 of the AUP:OP standards via email. This effectively forms part of the proposal.

*The Regionwide Network Discharge Consent and E8 Stormwater – Discharge and diversion*

- The Regionwide Network Discharge Consent (NDC) authorises the diversion and discharge of stormwater from the current and future stormwater network and although it does not identify specific future discharge locations it has specific processes in place for the assessment of future discharges to ensure those still meet the authorised outcomes. In this case, the original stormwater diversion and discharge consent for Scott Point has not yet (even though the Stormwater Management Plan has been adopted into the Regionwide NDC) been surrendered so it is very clear that the discharge of stormwater from development of that particular catchment is already authorised.
- The NDC (being a discharge permit) prevails over the NES:FW because the NDC allows for future discharges and diversions, these will be covered (provided they meet the terms of the NDC). This will be the case until, pursuant to section 43B(6A)(b), a review of the conditions of the permit or consent under section 128(1)(ba) results in some or all of the NES:FW prevailing over the NDC.”
- Mr Challis confirmed that the proposal generally meets the NDC requirements and therefore I consider no consents are required for the proposed stormwater discharge via the proposed stormwater outlet. However, the Regionwide NDC only authorises the diversion and discharge of stormwater. Any other activities in relation to physical works such as outfall construction in or near a wetland or stream are not authorised by the NDC so assessments against the AUP and NES in this regard are still required.

### *H3 – Single House Zone and H4 -Mixed Housing Suburban Zone - Building height*

- The standards states that buildings must not exceed 8m in height except that 50 per cent of a building’s roof in elevation. Chapter J1 Definitions allows two methods to measure the height, the rolling height method and the average ground level method. The applicant showed that the proposal meets the standard when using the average height method but not meeting it when using the rolling height method for the proposed units 3, 4, 6, 7, 8 and 9. Given the Plan gives an option to choose the height measuring method and that the buildings meet the height rule using the average ground level method, I consider the proposal meets Standard H3.6.4 Building height.
- In addition, the proposed Units 25, 60, 106, 119-128 will meet H4.6.4.1, utilising roof exception rule.

### *E7 Taking, using, damming and diversion of water and drilling*

- The groundwater diversion is expected to meet AUP Standard E7.6.1.10, and hence the diversion is a Permitted Activity under AUP E7.4.1 (A27).

## **Landowner Approval and Departure from Standards**

As noted in the proposal section, some of the proposed works require additional approvals, including a Landowner Approval for works within the Scott Esplanade and Engineering Plan Approvals for any public assets to be vested.

With regards to works within the Scott Esplanade, as noted above, this esplanade will provide key open/recreational spaces for the community, and a critical consideration in determining the appropriateness of any proposed works and structures within the existing esplanade reserve will be required at a Landowner Approval (LoA). Council, as a landowner, may have certain

outcomes they wish to achieve on this land, with regard to a number of aspects, including but not limited to; its function and use, and visual, ecological, recreational, financial and funding aspects and to allow such structures to be constructed within their land, Council may request a certain design to meet their envisioned outcomes of this land. The need for LoA has been expressly communicated to the applicant who accepts the associated risks.

In addition, the applicant proposes the revetment structures to be maintained by Council. This is subject to a separate approval process. No works within the esplanade reserve or any subdivision works cannot be given effect to until such approval has been obtained. This is a critical consideration as failure to secure the relevant approvals will necessitate a variation to the consent.

### **Relevant consent**

The relevant vegetation removal within the Scott Esplanade will be undertaken under LUC60388218. Associated mitigations including lizard management, provision of landscaping maintenance plan and avoidance of any works during the native bird nesting seasons.

An augier condition has been added and accepted by the applicant to ensure that the site preparatory works occur in a comprehensive manner with the proposed works under this application.

### **Airspace Restriction Designations - ID 4311, Defence purposes - protection of approach and departure paths (Whenuapai Air Base), Minister of Defence**

The above designation applies to the subject site, which includes the following two conditions:

- i. The approval in writing of the New Zealand Defence Force is required prior to the erection of any building, change in use of any land or building, or any subdivision of land, and prior to any building or resource consent application for such works/activities, within the areas of the designation shown on the planning maps as 'land use and subdivision subject to NZDF approval'. These areas are generally within 1,000 metres of the runways.
- ii. No obstacle must penetrate the approach and departure path obstacle limitation surfaces shown on the planning maps and explained by the text "Explanation of Protection Surfaces Whenuapai Airfield" and Diagram MD1A below without the prior approval in writing of the New Zealand Defence Force. This restriction must not apply to any building being erected which has a height of not more than 9.0 metres above natural ground level.

The subject site is located within the Inner Horizontal Surface with a maximum RL limit of 76.3m and the proposed buildings have a height of not more than this and will not protrude through the Inner Horizontal Surface limit.

Advice notes have been placed to manage any temporary machinery or cranes which will also need to adhere to these limits.

### **Interested Parties**

Council received email communication from Danny P of 'antscottdevelopment@gmail.com' - Danny Selak/ Marie Posa/ Anthony Zvonko Tisot/ Te Uri-o-Hau, Te Roroa, Te Taou, et Ngāti Whātua ki Ōrākei dated 21 February 2023. The email noted the below:

*KIA ORA. We are the local public of 14 14a SCOTT ROAD HOBSONVILLE . We are writing together to request public notification of 14 SCOTT ROAD HOBSONVILLE due to the high density where it is located at a **Single house and Suburban zone**. An application must be publicly notified if the applicant requests public notification if public notification is required under section 95C (request for further information).*

*The scope of public notification assessment includes but is not limited to*

- 1. Heavy traffic effects to the our local network;*
- 2. Plan integrity is poor (e.g. the proposal is contrary to the objective and policy of the single house and suburban zone);*
- 3. Significant earthworks effects;*
- 4. Infrastructure capacity effects.*
- 5. Very bulk, ugly, boxing elevation to the local community.*
- 6. Not enough public facility, e.g. no shops, kindergartens, parks, etc.*

*We urge public notification ASAP. If we don't receive any feedback from council by the end of next week, we will contact Journalists of NZ herald, Stuff NZ, Newsrooms, Scoop, the Civilian by the next steps.*

*Regards*

*Affected group: Danny Selak/ Marie Posa/ Anthony Zvonko Tisot/ Te Uri-o-Hau, Te Roroa, Te Taou, et Ngāti Whātua ki Ōrākei*

**“He tangata, he tangata, he tangata”**

Council responded on the 21 February 2023 and confirmed the applicant had not sought that the consent be publicly notified and no decision had been made regarding notification at that stage as the consent at the time was still on hold under s92 of the RMA. Council also noted that Ngāti Whātua Ōrākei had been contacted and no comments had been formally received.

No further communication was received from Danny P, and the concerns raised will be addressed in the following public notification assessment undertaken.

### **Local Board member notification comment on proposed application**

Local Board member comment on the proposed application was sought from Margaret Miles, Deputy Chair Upper Harbour Local Board at the time the comments were provided, the planning spokesperson for Upper Harbour Local Board, and has been received by the council's processing planner on 02/02/2022. The Local Board member raised the following issue, noting;

- Building coverage exceeds the permitted coverage which in some cases is exceeded by as much as 20% and 30% for one unit
- There is height to boundary infringements for the majority of units
- Front yard setbacks do not comply
- Impervious areas are exceeded on most units
- The provision of landscaped areas in some lots falls short by as much as 40%

- There is a significant shortfall of outdoor living spaces
- Scott Road infringements with the roading design, cycle path and front berm widths is inappropriate
- Roads 1-4 have infringements to the footpath and carriageway widths and no back berm and 0.5 metre infringement to the road reserve width
- It is noted that there is to be removal of protected trees within the esplanade reserve and cliff areas
- There is proposed earthworks within the esplanade reserve with placement of fill from excavations from the sites
- It is proposed to construct the stormwater network outlet pipe in the CMA and esplanade reserve
- It is noted that the application states that the vegetation removal from the esplanade reserve will be considered in a separate consent application
- It is for the reasons outlined above that I am of the view that this development will not provide appropriate housing for residents due to the many infringements.
- The application states that Scott Road traffic movements are expected to be 8,000 – 12,000 per day which in my view makes it essential to have full compliance with road, footpath and cycle way widths.

The proposal has been updated since the comments were provided. I note that the footpath, carriageway widths and back berms width are generally consistent with the Auckland Transport's relevant code of practice. Further details will be finalised at a future Engineering Plan Approval stage. The height to boundary infringements are now limited to Units 12, 61, 104, 118 and 119. This will be discussed further at the notification assessment below.

With regard to the comments regarding vegetation removal, as noted in the above section, this has been considered and approved by LUC60388218. Only replanting is proposed as part of the proposal.

With regard to the earthworks within the existing esplanade reserve and the stormwater outlet within the CMA, as noted above, the local board will be able to determine its appropriateness of the proposed works within the esplanade reserves. Without their approval, the applicant will not be able to give effect to this consent. This has been communicated to the applicant who accepts the associated risks.

The rest of the matters raised by local Board member have been specifically addressed within the notification assessment below.

## 5. Reasons for the application

Resource consents are required for the following reasons:

Land use consent (s9) – LUC60393019

Auckland Unitary Plan (Operative in part)

**District land use (operative plan provisions)**

*Scott Point Precinct*

- A framework plan, amendments to a framework plan, or a replacement framework plan complying with clause 3.2 below is restricted discretionary activity under Activity Table I.5.61.
- Buildings on a site complying with an approved framework plan requires consent as a restricted discretionary activity under Activity Table I.5.61.1.

*H3. Residential – Single House Zone*

- To construct and use more than one dwelling per site is a non-complying activity under rule H3.4.1 (A6). The proposal involves seven new dwellings on those parts of the site within the Residential – Single House Zone.
- To develop new buildings, as the development of new buildings or any additions has the same activity status as the land use activity, is a non-complying activity under rule H3.4.1 (A36).

*Other Matters*

*Although not standards to be complied with for more than one dwelling per site under H3.4.1 (A6) it is noted that the following standards will not be met in relation the dwellings within the Residential – Single House Zone:*

- *Standard H3.6.8 Yards;*
  - *Retaining walls located within 1.5m of the boundary of a public place meet the definition of a 'building'. The proposal involves a cut retaining wall adjoining the esplanade reserve.*
- *H3.6.12. Front, side and rear fences and walls*
  - *Fence and wall combined height Wall A is 3.06m is defined as a 'building' under J1 Definitions and exceeds the maximum height under H3.6.12, by 1.06m.*
- *H3.6.7 Height in relation to boundary:*
  - *Unit 12 infringes the western HiRB recession plane by a maximum height 340mm along a length of 2780mm.*

*H4. Residential – Mixed Housing Suburban Zone*



- To construct and use four or more dwellings on a site is a restricted discretionary activity under H4.4.1 (A4). The proposal involves 197 new dwellings on the part of the site within the Residential – Mixed Housing Urban Zone.
- Dairies up to 100m<sup>2</sup> gross floor area per site is a restricted discretionary activity under rule H4.4.1 (A15). The proposal includes a dairy, which has 50m<sup>2</sup> of GFA.
- Activities not provided for under the table H4.4.1 is a non-complying activity under rule H4.4.1 (A1). The proposal includes a laundromat which is a commercial activity not provided for in Activity Table H4.4.1.
- To develop new buildings, as the development of new buildings or any additions has the same activity status as the land use activity, is a non-complying activity under rule H5.4.1 (A34).
- The proposal involves use and development under rules H4.4.1(A4) and H4.4.1(A34) that fails to meet the following core standards and is a restricted discretionary activity under rule C.1.9(2):
  - H4.6.4 Building height;
    - Unit 90 infringes the maximum height by a maximum height of 940mm.
  - H4.6.5 Height in relation to boundary:
    - Unit 61 infringes the eastern HiRB recession plane by a maximum height of 2840mm along a length of 11120mm.
    - Unit 104 infringes the eastern HiRB recession plane by a maximum height of 1530mm along a length of 7000mm.
    - Unit 118 infringes the southern HiRB recession plane by a maximum height of 1640mm along a length of 11210mm.
    - Unit 119 infringes the western HiRB recession plane by a maximum height of 1640mm along a length of 15510mm.
  - H4.6.7 Yards:
    - Retaining walls within 1.5m of the boundary of a public place meet the definition of a 'building' under J1 Definitions. The proposal involves a fill retaining wall along the eastern boundary of the application site with a maximum height of 1.34m.
    - Retaining walls over 1.5m in height meet the definition of a 'building' under J1 Definitions. The proposal involves a fill retaining wall along the western boundary of the application site with a maximum height of 1.86m

#### *Other Matters*

*Although not standards to be complied with for more than four dwelling per site under H4.4.1 (A4) it is noted that the following standards will not be met in relation the dwellings within the Residential – Mixed Housing Suburban Zone*

- *Standard H4.6.11 Outlook space;*
  - *Units 14-16, 91, 92, 93, 95-98, 131-134,*
- *Standard H4.6.13 Outdoor living space*
  - *Dimension/area standards; Units 10, 11, 13, 23, 25, 38-42, 90, 91, 94, 99, 103, 112, 139-141, 143, 161, 161-1, 178-180.*

- *South wall standards; Units 10, 11, 13, 22-25, 105, 106, 128, 129*
- *Standard H4.6.14 Front, side and rear fences and walls*
  - *Fence and wall combined height Wall M is 2.84m exceeds the maximum height under H4.6.14, by 0.84m.*

*It is also noted that whilst the front yard standard applies to the Scott Road frontage only, as at the time of this land use consent being implemented, the agent in their AEE has included a table of future yard infringements from the units with respect to the proposed roads. The merits of these have been assessed by Council's Urban Designer as part of the overall design.*

#### *Land disturbance – District*

- General earthworks greater than 2500m<sup>2</sup> and 2500m<sup>3</sup> in a residential zone are a restricted discretionary activity under rules E12.4.1 (A6) and (A10) respectively. The land disturbance within the site totals 56,722m<sup>2</sup>, 23,993.2m<sup>3</sup>.
- General earthworks greater than 2500m<sup>2</sup> and 2500m<sup>3</sup> in the Open Space – Conservation zone are a restricted discretionary activity under rules E12.4.1 (A6) and (A10) respectively. The land disturbance within the esplanade reserve totals 4000m<sup>2</sup> with a total cut volume of 134m<sup>3</sup> and total fill volume of 2,308.5m<sup>3</sup>.
- The proposal involves earthworks under rules E12.4.1 (A6) and (A10) which do not meet the following general standards to be complied with and therefore is a restricted discretionary activity under rule C.1.9(2);
  - E12.6.2 (1) - General earthworks and earthworks for installation of walking track is proposed within the coastal protection yard, which exceeds the maximum permitted area and volumes, 5m<sup>2</sup> and 5m<sup>3</sup>.
  - E12.6.2 (11) - Earthworks (including filling) within a 100-year annual exceedance probability (AEP) flood plain exceeds the maximum permitted volume of 10m<sup>3</sup>.
  - E12.6.2 (12) - Earthworks (including filling) within overland flow paths is proposed which will result in diverting the entry and exit point of the existing overland flow path.

#### *Infrastructure*

- Any stormwater detention/retention ponds/wetland is a controlled activity under rule E26.2.3.1.

#### *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).
  - No loading spaces has been provided and therefore does not meet E27.6.2. (8).
  - Crossings serving the following proposed adjacent sites will be separated by less than 2m as required under standard E27.6.4.2.1(T146):
    - Units 11 and 12, 14 and 15, 16 and 17, 18 and 19, 20 and 21, 26 and 27, 28 and 29, 30 and 31, 32 and 33, 34 and 35, 36 and 37, 41 and 42, 78 and 79, 80 and 81, 82 and 83, 86 and 87, 84 and 85, 86 and 87, 88 and 89, 90 and 91, 99 and 100, 101 and 102, 107 and 108, 120 and 121, 122 and 123, 124

and 125, 126 and 127, 128 and 131, 133 and 134, 148 and 149, 179 and 180\*

(\* This is included as a reason for consent for avoidance of doubt for future owners/occupiers at building consent stage)

- Any activity or subdivision which exceeds the trip generation standards set out in Standard E27.6.1 are a restricted discretionary activity under E27.4.1 (A3). The proposal exceeds the new development thresholds for dwellings and involves 203 dwellings on the site.
- Construction or use of a vehicle crossing where a Vehicle Access Restriction applied under Standards E27.6.4.1(2) or E27.6.4.1(3) is a restricted discretionary activity under rule E27.4.1 (A5). The following vehicle crossings will be established within 10m of proposed intersections:
  - Units 5, 6, 7 and 8 at intersection of proposed Road 4 and Road 2
  - Unit 3 at intersection of proposed Road 4 and Road 1
  - Units 43 and 181 of proposed Road 1 and Scott Road

(\* This is included as a reason for consent for avoidance of doubt for future owners/occupiers at building consent stage)

#### *Natural hazards and flooding*

- Dwellings and rock revetment on land in the coastal erosion hazard area is a Restricted Discretionary Activity under rule E36.4.1 (A4).
- Stormwater pipes in the coastal erosion hazard area is proposed. This is a Restricted Discretionary Activity under rule E36.4.1 (A5).
- All other buildings and structures on land in the coastal storm inundation 1 per cent AEP area is a Restricted Discretionary Activity under rule E36.4.1 (A9).. Construction and use of seawall on land within the coastal storm inundation area is proposed.
- Hard protection structures not otherwise provided for, is a Discretionary Activity under rule E36.4.1 (A22).
- Diverting the entry or exit point, piping or reducing the capacity of any part of an overland flow path requires consideration as a restricted discretionary activity under rule E36.4.1 (A41). The proposed development would alter the entry and exit points of the overland flow path.
- All infrastructure structures within the coastal erosion hazard area not otherwise provided for, is a Restricted Discretionary Activity under rule E36.4.1 (A56).

#### **Regional land use (operative plan provisions)**

##### *Land Disturbance - Regional*

- General earthworks greater than 10,000m<sup>2</sup> up to 50,000m<sup>2</sup> in a residential zone where the land has a slope equal to or greater than 10 degrees outside the Sediment Control Protection Area (SCPA) are a controlled activity under E11.4.1 (A4). The land disturbance within the site totals 52,722m<sup>2</sup>, with a cut of 31,934m<sup>2</sup> and fill of 12,632m<sup>3</sup>. The total area of earthworks on the flatter parts of the site outside the SCPA will be less than 50,000m<sup>2</sup>.
- General earthworks greater than 2,500m<sup>2</sup> within the SCPA in a residential zone are a restricted discretionary activity under E12.4.1 (A9). The land disturbance within the site totals 52,722m<sup>2</sup>, with a cut of 31,934m<sup>2</sup> and fill of 12,632m<sup>3</sup>. The total area of earthworks within the SCPA on the site will exceed 2,500m<sup>2</sup>.

- General earthworks greater than 2500m<sup>2</sup> within the SCPA in the Open Space – Conservation zone are a restricted discretionary activity under E12.4.1 (A9). The land disturbance within the esplanade reserve totals 4000m<sup>2</sup> with a total cut volume of 134m<sup>3</sup> and total fill volume of 2,308.5m<sup>3</sup>.

### National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS)

- Consent for a restricted discretionary activity is required under Regulation 10 of the NES as the proposed change of use, subdivision and soil disturbance do not meet the requirements of a permitted activity under Regulation 8 of the NES:CS.

## Subdivision consent (s11) – SUB60393031

### Auckland Unitary Plan (Operative in part)

#### **Subdivision (operative plan provisions)**

##### *Subdivision - Urban*

- Subdivision of a site with two or more zones requires consent as a restricted discretionary activity under rule E38.4.1 (A7).
- Subdivision establishing an esplanade reserve is a restricted discretionary under rule E38.4.1 (A8).
- Any reduction of esplanade reserves is a discretionary activity under rule E38.4.1 (A10). The proposal involves part of the esplanade reserve top up area (totalling 184m<sup>2</sup>) being vested as a drainage reserve to vest instead of an esplanade reserve to vest. This reduction is proposed to be offset by vesting an additional area (formerly Lot 1 – totalling 173m<sup>2</sup>) to the existing eastern esplanade reserve.
- Subdivision of land within the natural hazard areas is a restricted discretionary activity under rule E38.4.1 (A11). The subdivision will be within the 1 per cent annual exceedance probability floodplain; coastal erosion hazard area; and on land which may be subject to land instability.
- Any subdivision listed in this activity table not meeting the permitted, controlled, or restricted discretionary activities standards in E38.7 Standards for subdivision for specific purposes is a discretionary activity under rule E38.4.1 (A13). The proposal include subdivision for a network utility (drainage reserve – Lot 2) and no consent notice or covenant, requiring it to be amalgamated with the adjoining land will be placed for this lot and therefore does not meet E38.7.1.2 (2).
- Subdivision that does not the standards in E38.8 Standards for subdivision in residential zones is a discretionary activity under E38.4.2(A31). Specifically, the proposal will not meet standard E38.8.1.2(1) as the proposed Commonly Owned Access Lots serve more than 10 proposed rear lots.
- Subdivision not otherwise provided for in Tables E38.4.1 and E38.4.2 is a discretionary activity under rule E38.4.2(A32). The proposed subdivision is not in accordance with an approved land use resource consent as required under standard E38.8.2.1 as it creates new infringements to Standard H4.6.11 Outlook space not consented at land use stage.

### *Scott Point Precinct*

- Subdivision on a site complying with an approved framework plan requires consent as a restricted discretionary activity under Activity Table I.5.61.1.
- Subdivision creating new sites (including those created around existing development or development approved by a land use consent) located directly adjacent to the coast or esplanade reserve must not have a net site area less than 400m<sup>2</sup> under development standard I.5.61.4.8(4). The proposal includes Lots 1, 3 -8 which will be adjacent to the esplanade reserve and have site sizes less than 400m<sup>2</sup> (355m<sup>2</sup> – 388m<sup>2</sup>). This is a discretionary activity under I.5.61.4 (2).

### National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS)

- Consent for a restricted discretionary activity is required under Regulation 10 of the NES as the proposed change of use, subdivision and soil disturbance do not meet the requirements of a permitted activity under Regulation 8 of the NES:CS.

### Coastal permit (s12) - CST60415231

#### *General Coastal Marine Zone*

- Infrastructure coastal marine area structures not otherwise provided for, within the General Coastal Marine zone and SEA-M2 overlay not otherwise provided for, is a Discretionary Activity under rule F2.19.10(A133).
- Hard protection structures within the General Coastal Marine zone and SEA-M2 overlay, is a Discretionary Activity under rule F2.19.10(A142).

### Water permit (s14) - WAT60418965

#### *Taking, using, damming and diversion of water and drilling*

- The associated water take from the groundwater diversion, albeit small is permanent and cannot meet standards E7.6.1.6 (2) and (3) and is a Restricted Discretionary Activity under rule E7.4.1(A20).

## **6. Status of the resource consents**

Where a proposal:

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

the activities may be considered together.

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

In this instance, the applicant has proposed subdivision around an approved development and therefore the land use component of this application needs to be granted and given effect to before the subdivision can proceed on the basis proposed.

The effects of the two resource consent types do not overlap. The land use consent could be given effect to without a subsequent subdivision. While the subdivision as applied for is reliant on the land use consent being granted, it is not a pre-requisite to apply for the two consents concurrently, and they could be applied for and considered separately.

On the other hand, the applicant has proposed groundwater take associated with the proposed land use works. The effects of the two resource consent types overlap as the groundwater take will occur when the land use works (earthworks and installation of retaining walls) are undertaken.

Similarly, the coastal permit is required in order for the applicant to give effect to the land use and therefore the effects of the two resource consent types overlap.

Therefore, the activities for the land use, the coastal permit and the water permit will be considered together and therefore is considered as a non-complying activity overall.

The subdivision components will be considered separately, as a discretionary activity, for notification under s95 and decision-making under s104.

The activity status of the activities are as follows:

- Land use (s9): non-complying activity
- Subdivision (s11): discretionary activity
- Coastal permit (s12) – discretionary activity
- Water permit (s14) – restricted discretionary activity

Overall, the land use, the coastal permit and the water permit is considered as a non-complying activity.

The subdivision is a discretionary activity.

## **Land use consent (s9) – LUC60393019**

## **Coastal permit (s12) - CST60415231**

## **Water permit (s14) - WAT60418965**

All references below to application shall be taken as relating only to the proposed land use consent, coastal permit and water permit.

### **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)

Effects that must be disregarded

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 persons who own or occupy the land in, on, or over which the activity will occur, and on persons who own or occupy any adjacent land (s95D(a)). The land adjacent to the subject site is listed in the following table:

**Table 1**

Address
12, 1, 2, 3, 4 & 5/15 and 16 Scott Road Hobsonville
1 & 2 Pihoihoi Place Hobsonville
5 Parara Way Hobsonville
2 Rapunga Drive Hobsonville
1 & 2 Greenfinch Road Hobsonville



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

No persons have given written approvals to the application.



## Effects that may be disregarded

### Permitted baseline

The permitted baseline refers to the effects of permitted activities on the subject site. The permitted baseline may be taken into account and the council has the discretion to disregard those effects where an activity is not fanciful. In this case

- the construction and use of the proposed buildings any development within Scott Point Precinct requires resource consent;
- The proposal exceeds the permitted level of earthworks and duration of the groundwater take;
- Any dwellings within the area subject to natural hazards also require resource consent; and
- any new structure and occupation within the coastal marine area requires a consent other than those located below the surface of the foreshore and seabed and temporary coastal marine structure;

and therefore the permitted baseline is not considered relevant for the assessment associated with the above.

With regard to construction noise, however, the AEE notes that the proposed works will comply with all the relevant permitted activity standards under E25 Noise and Vibration in the AUP. I therefore consider that the effects from such activities are anticipated by the Plan. I applied my discretion under s95E(2)(a) of the RMA to disregard the associated adverse effects in this regard. Any non-compliance would be subject to enforcement action and require additional consent(s) from the Council.

## Assessment

### Receiving environment

The receiving environment beyond the subject site includes permitted activities under the relevant plans, lawfully established activities (via existing use rights or resource consent), and any unimplemented resource consents that are likely to be implemented. The effects of any unimplemented consents on the subject site that are likely to be implemented (and which are not being replaced by the current proposal) also form part of this reasonably foreseeable receiving environment. This is the environment within which the adverse effects of this application must be assessed.

### **Consents that are likely to be implemented**

- LUC60388218, for vegetation removal within the Scott Esplanade, forms part of the receiving environment and cumulative effects must be taken into account. The proposal is to undertake replanting after the approved vegetation removal.
- There are a number of resource consents that are likely to be implemented as noted in the background.

## Plan and site context

Case law has established that an effects assessment on a resource consent application under the RMA must be made in the “context of the legislation and the district plan” (*Discount Brands Ltd v Westfield (New Zealand) Ltd*). Particularly comments above in relation to the permitted baseline and receiving environment, where all new dwellings in the Precinct (including both the use and development aspects) require resource consent as a restricted discretionary activity, it is helpful to set out what I consider to be the correct plan context for my assessment.

### *Scott Point Precinct:*

The precinct is to be developed as a sustainable community with a compatible mix of residential and ancillary activities (Objective 1) that seeks to enable different types of housing and varying levels of intensification to provide a choice of living environments for a range of household needs (Objective 2). New residential development is expected to occur and will alter the existing character of these areas.

The Precinct rules allow much higher density in the Mixed Housing Urban Zone and the Terraced Housing and Apartment Zone than their zone rules (for example, the maximum building coverage allows in this precinct for the Mixed Housing Urban Zone is 75% of a site whereas the zone rule allows only up to 45% building coverage). This shows a clear expectation that in this Precinct, these zones are to be developed with a higher density than what the zones allow for as the precinct rule takes precedence over the zone rules (under 5.61.4 of the Scott Point Precinct chapter).

Whereas for the Single House Zone and Mixed Housing Suburban Zone, there are no rules other than the garage rules in the precinct plans and therefore the underlying zone rules apply. The Precinct, however, encourages higher density when it is appropriate (Objective 6). I consider the appropriate settings are the following;

- When it is inland (away from the coast), or in central locations or adjacent to amenity features and public transports routes (Objective 5 and Policies 9 and 10);
- When the higher density is integrated with public transport networks, cycle and pedestrian networks (Policy 6)
- When it is complementary to the character of adjacent development and maintaining amenity (adequate sunlight access and minimised bulk and dominance) for adjoining sites (Policies 7 and 9).

### *Mixed Housing Suburban:*

The zone also enables intensification, while retaining the neighbourhood’s suburban built character (Objective 1 and 2). The followings are how I interpret what the planned suburban built character means in the context of the zone rules;

- Height:
  - Predominantly two storey building, in a variety of forms (attached and detached) and provides quality on-site residential amenity for residents and adjoining sites and the street (Objective 2 and 3 and Policy 2). By the definition from the Oxford Dictionary, “predominantly” means; “Mainly”; “For the most part”.

- The wording, “predominantly”, are commonly used in the Plan in other residential zones, namely the Single House Zone (“predominantly one to two storeys buildings” H3.2.2.), the Mixed Housing Urban Zone (“predominantly three-storey buildings” H5.2.2.), and the Terraced Housing and Apartment Zone (“predominantly five, six or seven storey buildings” H6.2.2).
- It is also understood that the Plan does not preclude three-storeys buildings development in the Mixed Housing Suburban Zone. For example, the zone rule allows a building height of 8m with an additional 1m for the roof area. Generally, a residential dwelling has a floor-to-floor height of 2.7m and therefore with the additional roof area, a three storeys building can comfortably meet the height rule, being 8.1m in height. Although the objectives and policies specify that 2 storeys buildings are of a character of the zone, the height rule is more generous, allowing 3 storeys in height.
- This explains the wording “predominantly”. In many situations, with the Height in relation to boundary rule (HIRB), 2 storeys buildings safely fit in the zone. However, where the contour allows or if designed appropriately (using the roof height rule), a three-storey building can be built by right and this forms part of the receiving environment.
- Other built form controls:
  - Other built form controls also play important roles in what makes a proposal achieve the look of “the planned suburban built character”. The standards that directly relate to the planned suburban character, other than the height-related rules, are; Standard H4.6.7 Yards; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area, evident by the purpose of the standards directly referring to the planned suburban character.
- Intensity:
  - Up to three dwellings per site is permitted under the zone rule H4.4.1 (A3). However, noting the site size, other approved framework plans, development patterns as well as the precinct’s description, objectives and policies and the precinct plans, it is reasonable to expect that the site will be developed with more than 3 dwellings and will have a similar pattern of residential development to that of recent developments in the neighbourhood, noted in the Background section.

#### *Single House Zone*

- Intensity:
  - Up to one dwelling and a minor dwelling per site is permitted under the zone rule H3.4.1 (A3) and (5). However, noting the site size, other approved framework plans, development patterns as well as the precinct’s description, objectives and policies and the precinct plans, it is reasonable to expect that the site will be developed with more than one dwelling and a minor dwelling and will have a similar pattern of residential development to that of recent developments in the neighbourhood, noted in the Background section.
- Development controls:

- Similar to the Suburban Zone, it is expected that any buildings will meet the relevant development controls.
- Further, I note the wording, “predominantly” in the Single House Zone (“predominantly one to two storeys buildings” H3.2.2.) and the zone does not preclude three-storeys buildings development in the Single House Zone.

*Site context:*

This is addressed in the Background section of the report. There are a number of unimplemented consents that are being or likely to be implemented on the neighbouring sites. This forms part of the receiving environment.

The neighbourhood has a mixture of detached and attached building typologies, which are mostly two-storeys.

It is observed that sites located south to Scott Road generally have been and will be developed with a higher density (a mixture of attached and detached forms) than those located north to Scott Road (generally detached houses). The sites zoned as Single House zone appear to have the common single house zone character, a two storey dwelling on a larger lot, being more than 400m<sup>2</sup> generally.

Adverse effects

**Neighbourhood character and amenity**

In this aspect, the Council’s urban design specialist, Mr Pierard, the Council’s landscape architect, Mr Murphy, and the parks planner, Mr Hendra reviewed the application materials and supports the proposal. Detailed assessments are provided in their memos, which form part of the decisions. I have summarised their assessments as per below.

*Precinct Plan*

- Mr Pierard notes that the proposal includes a primary north to south connection, two east west connections and two additional minor internalised north-south connections. Whilst the exact alignments slightly differ to what is stipulated within the Precinct Plan, it is considered that they will still provide a good level of connectivity between sites and will result in the anticipated outcomes associated with the Precinct Plan.
- Scott Road is a major transport route as per the Precinct Plan and the proposal responds to this by orientating house to front the road and serve by common accessways from the rear side. This avoids a proliferation of driveways and garage doors which could reduce the quality of the streetscape.
- The proposal provides works within the existing reserve. This, in principal, aligns with the anticipated outcomes of the reserve, as confirmed by Mr Hendra.

*Connectivity*

- Mr Pierard notes that the required east-west connections will be fully connected once the adjacent properties develop their lands, the proposed road connections within the subject site respond logically to the opportunities and constraints associated with the site.
- The primary north/south road provides a clear, legible and direct connection to Scott esplanade from Scott Road. This north south connection represents the ‘spine’ of the

development and provides direct sightlines through to Scott Esplanade along with a stormwater facility (Lot 2) effectively opening up the development to the coast.

#### *Site layout and building design and appearance*

- Mr Pierard noted that the block arrangement typically enables a 'fronts' facing 'fronts' and 'backs' facing 'backs' arrangement. This enables dwellings to front the street with clear and legible entrances, contributing to the opportunities for passive surveillance over the public streets. With a combination of public facing first floor balconies along with a cohesive glazing strategy, a good level of legibility and activation over the streetscape which is supported from an urban design perspective.
- The proposal comprises a combination of attached and detached typologies which is an expected built form outcome of the Mixed Housing Suburban zone. Large detached dwellings have been provided within the Single Housing zoned portion of the site which is also an expected built form outcome associated with the underlying zone.
- A variety of building materials have been integrated within the architectural strategy including vertical and horizontal weatherboards, timber facia, aluminium joinery and brick veneer in a variety of colours.
- Four of the proposed dwellings infringe the 45% garage door and frontage ratio rule under the Scott Point Precinct (once the roads are created). This is not a technical infringement, as at the time of this land use consent being implemented, the only road frontage is Scott Rod frontage and no garages are proposed to face Scott Road. In addition, they are all detached dwellings which are generally spacious and include side yard setbacks, room for additional soft landscaping within their front yards along with a prominent front entrance including a front door facing the street and separated pedestrian footpath.
- Similar to above, the front yard standard applies to the Scott Road frontage only, as at the time of this land use consent being implemented, the proposed roads would not have been vested. Mr Pierard however provided his assessments as this relates to the streetscape amenity, noting that the majority of these infringements are small in nature and / or relate to the first floor of the dwelling only. The proposed front yard landscaping has also been well considered and contains sufficient detail and a level of quality that should ensure the planting proposed will positively contribute to the streetscape amenity. The proposed landscape plans include front yard specimen tree planting and low shrub planting creating a 'layered' effect which is supported from an urban design perspective.
- Unit 90 infringes the maximum height limit by 0.94m. I consider that this will be indiscernible in the environment, especially because the infringement is limited to the roof only. Mr Pierard did not raise any concerns in this regard.
- The proposal meets the relevant development controls, including the building coverage, impervious area, and landscaped area standards under the Mixed Housing Suburban Zone and the Single House Zone. It is noted that the Local Board raised concerns about the proposed units not meeting the relevant standards. As discussed above, the relevant Council's specialists reviewed the application and consider that the proposal, as a whole, is consistent with the anticipated outcomes for the respective zones. A comprehensive landscaping strategies will be implemented to mitigate any potential adverse effects. The above elements cumulatively contribute to the overall articulation of the built form and help to create a degree of visual interest as viewed from the public realm and neighbouring properties.

### *Landscaping and walls*

- Both Mr Pierard and Mr Murphy noted that appropriate soft and hard landscaping strategies are proposed to minimise any visual adverse effects from the development. The plant palette includes suitable coastal native species which will contribute to the character sought by the Precinct Plan.
- The use of a predominantly native plant palette in the public realm and along the coastal edge is an appropriate response to the coastal location, while the scale and range of the proposed exotic planting within lots is also considered an appropriate response.
- Due to the change in elevation within the site, retaining is required to achieve level building platforms and compliant road gradients. Many of the walls are low level (less than 1m in height) and do not raise concerns from a visual or amenity perspective. The walls have also largely been internalised within the relevant development blocks, away from the streetscape.
- Some of the walls within the southern portion of the sites are relatively higher and will have adverse effects to the streets. A number of mitigation strategies via hard and soft landscaping were proposed by the applicant's urban designer and Mr Pierard considers that these mitigations are appropriate and will reduce any associated adverse effects.

Overall,

- I agree with Mr Pierard's professional opinions on the proposal's consistency with the Precinct Plan. While the roading layout is not exactly what is shown on the Precinct Plan, the required north to south and east to west connections are provided, while reflecting the receiving environment. The proposal is therefore considered to be generally consistent with the Precinct Plan.
- I rely on Mr Pierard's and Mr Murphy's professional opinions and consider that appropriate landscaping and building design strategies have been provided to mitigate any visual adverse effects to the public. The actual and potential adverse effects from the retaining walls will adequately be mitigated.
- Having reviewed the site and plan context, I also agree with Mr Pierard's opinion that the proposal meets the expected built form outcome of the zone and the precinct. Similar types of developments are easily seen at the neighbouring sites located south to Scott Road. I also note that the proposal meets the relevant development controls, including the building coverage, impervious area and landscaped area rules as taken across the respective zone areas.
- In terms of the relevant policy framework in relation to the Residential – Single House zoned land should be developed for stand-alone single dwellings on large (i.e., 600m<sup>2</sup>) sites, and that there should be a transition in the scale and density of dwellings from the most intense at the Scott Road edge, to the least intense at the Single House zoned area, my view is this aspect of the proposal is not contrary to the relevant objectives and policies. I consider it achieves an integrated and successful built form outcome that is consistent with the policy aspirations of the AUP because:
  - a. There is a wide variety of housing types and densities across the Scott Point Precinct area, and Hobsonville generally, such that the Project will not be 'out of character';
  - b. The establishing 'single house' built form character along the coastal edge in this location typically is on sites greater than 400m<sup>2</sup> as is evident from the previous 20 Scott Road development, 10 Scott Road development and consented development at

18 Scott Road. However, the Covid19 Fast Track consent issued by the EPA for 4 Scott Road did introduce a greater intensity of development with terrace style housing partly within the Residential – Single House Zone with dwellings on sites of down to 86m<sup>2</sup>. There are still large undeveloped sites at 6 and 16 /16A Scott Road so this character will still develop. Overall, the framework plan and associated dwelling design represents a clear transition to a lower density and more spacious character in the single house zone/esplanade edge and will be complementary to the establishing coastal edge character.

- c. The use of most of the Single House zoned land on the site for a large area of drainage and esplanade reserves achieves both the low density built form and the transition considered desirable for this zone by the Council's experts
- With respect to built form the proposed dwellings within the single house zone represent a two-storey typology as viewed from the proposed road, with the three level height only being apparent from the esplanade reserve. This is not considered to be out of character with similar coastal edge properties which are built into the slope of the land.

I therefore consider that there are less than minor adverse effects to the neighbourhood character and street and neighbourhood amenity.

### **Intensity**

I note the proposal is located within a greenfield development area. As such, no pre-established residential character beyond what is outlined in the AUP:OP exists. I consider that only the planned residential character is relevant in this assessment.

I consider that the proposed development is consistent with the planned character and intensity outlined in the Residential – Mixed Housing Suburban and Single House zones. The proposed intensity proposed by the framework plan, I consider that it is consistent with scale of development found establishing under other adjacent framework plans within the Scott Point Precinct.

### **Effects to the public infrastructure and the receiving freshwater bodies**

- The Council's development engineer, Mr Fu, has reviewed the application materials and confirmed that appropriate public infrastructure connections have been proposed. Mr Fu also confirmed in his memo that the asset owner, Watercare Services Limited, has confirmed that the existing network can cater the proposed development.
- In addition, the applicant has proposed a number of mitigation measures, including the provision of the Bottom of Catchment Bioretention Device (BCBRD) and stormwater mitigation tanks, to mitigate the adverse effects from stormwater runoff from the newly proposed impervious area. Mr Fu and the Healthy Waters specialist, Mr Challis, have confirmed that this has been designed in accordance with the Scott Point Stormwater Management Plan and the underlying Regionwide Stormwater Network Discharge Consent requirements. Further design details are to be reviewed at an EPA stage.

Given the above, I consider that the proposal is appropriately designed in a way any adverse effects to the existing public infrastructural system and the receiving freshwater systems will be less than minor.

### **Effects on transport networks and connectivity**

*Traffic generation, road safety and Scott Road upgrade*

- Both Auckland Transport and the Council's traffic engineer, Mr Shumane, reviewed the provided Integrated Transport Assessment and consider that the local existing and proposed road networks have the capacity to accommodate the anticipated vehicle movements during peak hours (up to 172 peak hour movements).
- Mr Shumane and Auckland Transport overall support the design and concept of the proposed public roads, access and vehicle crossing and consider that the proposal will not compromise safety of the local roading networks. Detailed designs for the public roads and the Scott Road upgrades will be provided at an Engineering Plan Approval stage. The applicant noted that the proposed road cross sections will be generally in accordance with the existing roads. The Local Board noted that it is essential to have full compliance with road, footpath and cycle way widths. This will be further assessed at the Engineering Approval Stage. At this stage, Auckland Transport, Mr Hendra and Mr Shumane satisfied with the proposed road details and layout.
- For the loading spaces, given that for residential areas, loading spaces are generally for rubbish collections or moving trucks, I consider that the proposed public roads can accommodate any potential loading space demand. The proposed laundromat and dairy are small in scale and any potential demand can be accommodated within the proposed public roads.
- Public bicycle parking spaces are proposed near the proposed stormwater reserve.
- The proposed dwellings can be supported by the public rubbish collection service. The Waste Management specialist confirmed that bins from the dwellings can be accommodated within the proposed berms.
- With regard to any actual and potential construction effects, Mr Shumane noted that that the effects will be acceptable and temporary by nature provided that time restrictions apply if requested by Auckland Transport at the time the Construction Traffic Management Plan is reviewed, this is covered by the offered condition of consent.

Overall, I rely on Auckland Transport's and Mr Shumane's professional opinion and consider that any adverse effects from the proposal on the existing and future transport network will be less than minor.

### **Flooding and land instability**

#### *Flooding/overland flow path*

- In terms of the flooding hazard, the flood flow for 100 years ARI (Average Recurrence Interval) rainfall event will be directed to the public roads and discharge to the coast environment via the proposed outfall. Mr Fu considers that the proposed roads network will be designed to cater such overland flows and therefore the flood hazard of the neighbourhood will not be exacerbated.

#### *Land instability issue*

- The Council's geotechnical specialist, Mr Havel, has reviewed the provided geotechnical assessment and considers that the site can be safely developed from a geotechnical/stability perspective, if the recommended conditions are adopted. The applicant accepted the consent conditions.



## **Coastal erosion hazard and effects to the coastal environment**

The Regulatory Coastal Specialist, Ms Sivaguru, the Parks specialist, Mr Hendra, the landscape specialist, Mr Murphy and the Healthy Waters specialist, Mr Challis have reviewed the proposal and supporting documents and provided the following assessments;

### *Coastal processes including hazards*

- Ms Sivaguru reviewed the submitted site specific Coastal Hazard assessment and accepts the provided Areas Susceptible to Coastal Instability and Erosion (ASCIE) calculations. Subject to appropriate construction and ongoing maintenance, Ms Sivaguru notes that the proposed rock revetment would reduce the erosion and instability risk to the area of the proposed development such that the proposed development is likely to be outside the ASCIE line calculated for the 100 year period to 2130.
- Ms Sivaguru noted that the armouring design would help dissipate wave energy, thereby reducing the potential for reflection of waves to cause beach face scour. The proposed rock rip rap design is also suited to situations where a more flexible structure is required to take into account differential settlement of parts of the structure. It will however require on-going maintenance to manage this settlement. This will be done by the consent holder . Overall, the interaction of coastal processes with the proposed seawall and stormwater outlet is unlikely to have any more than minor effects on coastal landforms.
- There are a number of assets to be vested to Council within the existing esplanade reserve and the proposed drainage reserve and the top up. In addition, the applicant intends to transfer the ownership of the rock revetment to the Council. The Council's Parks planner, Mr Hendra, noted that design outcomes in the development and the existing esplanade reserve have been considered in the whole and are supported by Parks Planning. He however notes that this is subject to a separate process, such as an Engineering Plan Approval and a Landowner Approval. It is understood that if the applicant is unable to obtain the relevant approvals, the applicant will not be able to give effect to the consent fully.
- With regard to the stormwater outfall, Mr Hendra, Ms Sivaguru and the Council's healthy water specialist, Mr Challis, did not raise any concerns. They note that further details are to be reviewed at a later stage (LOA and EPA).
- The detailed design and specific inputs and outcomes that are necessary for appropriate coastal solution will be necessary to refine through the Detailed Engineering Design review process which will need to incorporate any design implications triggered by a Landowners Approval. Given this, we have imposed a set of consent conditions to make sure that the structures are designed, constructed and maintained appropriately and therefore mitigate any coastal hazard erosion issues. No works (excluding earthworks) within the area that is susceptible to the coastal hazard erosion hazard can commence prior to receiving an approval from Council on the detailed designs. The applicant has accepted these consent conditions and therefore I consider that any adverse coastal hazard erosion effects to the public will be less than minor.

### *Coastal Ecology*

- The subject site is within SEA-M2 in the AUP (OIP). Ms Sivaguru notes that Ecological values attributed to the overlay being the wide intertidal mudflats providing feeding habitats mainly for wading birds. The rock revetment and outlet proposed would be mainly in the upper intertidal area where the species biodiversity and abundance are likely to be limited.

However, there would be additional disturbance and minor effects to the upper intertidal benthic fauna and avifauna during the construction of the rock revetment structure. This would be confined to the construction period. Birds using this area would continue using the area once the construction is complete. As such, those effects are small scale in the wider context.

- The stormwater runoff from the development will be appropriately treated before it is discharged to the coastal environment, as confirmed by Mr Fu.
- Appropriate construction management measures will be in place by adopting recommended consent conditions (which are accepted by the applicant). Therefore, any adverse ecological effects from the proposed structures are considered to be less than minor.

#### *Coastal natural characters*

- As noted above, Ms Sivaguru notes that the proposed seawall would be a significant structure, and is quite different to the natural rock/soil materials of the site. However, a number of residential developments that have been consented along this coastline are supported by similar rock rip rap seawalls. The coastal landscape is already modified with the existing authorised and unauthorised rock armouring and outfalls. Accordingly, the proposed armouring would not distract the character with the surrounding coastal environment.
- In addition to Ms Sivaguru's assessments, Mr Murphy agrees and considers that the proposed rock revetment will be in keeping with the existing coastal environment where other similar walls are found. The visibility of the wall will be limited to a small viewing audience and generally not visible from inland.

#### *Provision of public access to the Coastal Marine Area*

- The current proposal provides one access point (a staircase) from the top of the revetment to the foreshore. It is clear from the RMA and the Policy Statement that maintaining and providing public access to and along the coastal marine area is a matter of the national significance and any development in the coastal environment must,
  - enhance public access to and along the coastal marine area;
  - be designed to minimise impacts on public use of and access to and along the coastal marine area; be set back to protect public open space values and access;
  - and not compromise access for future generations. It is acknowledged that the proposal is providing one access point, which is an enhancement when compared to the status quo where no formed access point is provided.
- Mr Hendra reviewed the application materials and considered that the design outcomes for the esplanade reserve are supported by the Parks planning team. One access point connecting from the proposed Limestone Drive Extension to the foreshore via the pedestrian path proposed within the drainage reserve is proposed as per the recommendations from Mr Hendra. In the Precinct Plan, the esplanade reserve is a key recreational public space for the community and Council may have the desired recreational outcomes with regard to access to the foreshore and the revetment may restrict what Council wants to do in the future in this area. This is to be discussed at a Landowner Approval (LoA) stage. The need for an LoA has been expressly communicated to the applicant who accepts that any consent to establish coastal revetment within the esplanade reserve cannot be given effect to until

such Approval has been obtained. This is a critical consideration as failure to secure Landowner Approval through the Local board may necessitate a new consent/variation to the consent. From a resource management perspective, Mr Hendra satisfied with the design outcomes.

- In addition to Mr Hendra's assessment, Ms Sivaguru recognised that the seawall would act as an impediment to public access to the coast. She however notes that a number of residential developments that have been consented along this coastline are supported by similar rock rip rap seawalls. In that context the proposed rock rip rap seawall is not unusual in the local context and it would appear as a continuation of these already authorised seawalls and therefore, the site would demonstrate a level of consistency in terms of this structure.

Overall, I rely on the specialists' assessments and consider that the proposed works near and within the Coastal Marine Area will have less than minor adverse effects to the environment. In addition, any actual and potential adverse effects from coastal erosion hazards will be mitigated by the proposed seawalls, provided that they are designed and maintained appropriately, to a less than minor level.

### **Groundwater effects**

The Council's groundwater specialist, Ms France, reviewed the submitted geotechnical assessments and provided the following comments which I have summarised below and detailed assessments can be found in her memo, dated 6<sup>th</sup> March 2023.

- Sufficient geotechnical investigation data is available for assessing the likely ground and groundwater conditions to inform consenting.
- There will be some permanent groundwater diversion due to excavation dewatering, which could result in some limited consolidation settlement of the surrounding area, however the risk of associated damage from ground settlement is considered low.
- Some settlement at the existing wastewater line is expected. Overall, the risk of adverse effects is low to moderate, and should damage or notable impact on operation occur than this can be remediated.
- A pre and post construction survey of the wastewater line and a ground settlement monitoring are recommended by Ms France, which the applicant agreed to adopt.
- Overall, I rely on Ms France's assessments and consider that there will be less than minor adverse effects from the groundwater diversion.

### **Contaminated land and effects to human health**

- The Council's contamination specialist, Ms Rudsits, has confirmed that the provided Detailed Site Investigation report is prepared in a manner that accepted by Council and fulfils the requirement of Regulation 9(1) of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES:CS). She further notes that the soil contamination profile of the site is suitable for the proposed development and there will be a low risk to human health of human as a result of disturbing soils. Due to a number of reported soil concentrations exceeding the applicable background concentrations, Remediation Action Plan responds to many of the risks posed by soil contamination and outlines a general approach to the works that is sufficient to control these risks.
- Appropriate sediment and erosion controls will be in place.

- I adopt Ms Rudsits's professional opinion and consider that any adverse effects to human health and to the wider environment, including the receiving waterbodies, will be less than minor.

### **Construction effects**

- The proposal is to undertake earthworks within the site, Scott Road and the esplanade reserve to provide stable platforms for the roads, buildings and the coastal revetment structures.
- The Council's regional earthworks specialist, Mr Pope, reviewed the proposed erosion and sediment control mitigations and consider that these will appropriately mitigate any adverse effects from the proposal during the construction.
- Dust, noise and vibration effects will be effectively managed through the recommended conditions. The site will be progressively stabilised against erosion at all stages of the earthwork activity.
- Given the current complex roading situation due to a large number of construction activities happening in the neighbourhood, it was agreed that a finalised construction traffic management plan approved by Auckland Transport is to be submitted to Council by way of condition of consent.
- Appropriate mitigation measures will be provided to ensure that any construction effects to the environment are less than minor. A number of consent conditions are recommended to ensure that the erosion and sediment controls and other mitigation measures, including the provision of CTMP, are prepared and in place in a comprehensive manner.

As such, considering the receiving environment, I consider that any adverse construction effects from the proposed works will be appropriately mitigated to a less than minor level through a set of consent conditions.

### **Archaeological values**

- An Archaeological survey has also been conducted which concludes that the risk of encountering any new archaeological sites is reasonably low, and can be managed by the Accidental Discovery Protocol. The proposed earthworks will adhere to the protocol.

### **Adverse effects conclusions**

Overall, any adverse effects from the proposal will be adequately mitigated to a less than minor level.

## **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 not 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 not required as the application is for activities that are not subject to a rule that specifically requires it, and it is considered that the activities will not 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 this application be processed without public notification.

## 8. Limited notification assessment (sections 95B, 95E-95G)

If the application is not publicly notified under s95A, the council must follow the steps set out in s95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

### Step 1: certain affected protected customary rights groups must be notified

There are no protected customary rights groups or customary marine title groups affected by the proposed activities (s95B(2)).

In addition, the council must determine whether the proposed activities are on or adjacent to, or may affect, land that is subject of a statutory acknowledgement under schedule 11, and whether the person to whom the statutory acknowledgement is made is an affected person (s95B(3)).

Within the Auckland region the following statutory acknowledgements are relevant:

- Te Uri o Hau Claims Settlement Act 2002
- Ngāti Manuhiri Claims Settlement Act 2012
- Ngāti Whātua Ōrākei Claims Settlement Act 2012
- Ngāti Whātua o Kaipara Claims Settlement Act 2013
- Te Kawerau ā Maki Claims Settlement Act 2015
- Ngāti Tamaoho Claims Settlement Act 2018
- Ngāi Tai Ki Tāmaki Claims Settlement Act 2018

In this instance, the proposal will occur adjacent to land that is subject to a statutory acknowledgement. However the proposal will not result in adversely affected persons in this regard because

- Accidental discovery protocols will be adhered to.
- It was found that any adverse effects from the groundwater diversions were determined to be less than minor.
- Any adverse effects from sediment and erosion will be effectively mitigated.
- The stormwater runoff from the proposed impervious area will be appropriated treated before it is discharged to the environment.
- With regard to the coastal works, the proposal will have less than minor adverse effects to the coastal environment, as discussed in the public notification assessment.
- With regard to the works within the Marine and Coastal Area, the applicant notified to seek the views of the groups that has applied for recognition of customary marine title in that area under the Marine and Coastal Area (Takutai Moana) Act 2011. No parties have raised concerns.
- The applicant also engaged the relevant iwi groups, who did not raise any concerns at the time of writing the report.
- Effects from the vegetation removal and earthworks within the esplanade reserve were reviewed by Ngāti Whātua o Kaipara and their recommendations will be adopted as part of the underlying land use consent LUC60388218. The applicant contacted Ngāti Whātua o Kaipara again for further comments on the proposal under this application (BUN60393017), however they received no responses in this regard.

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

The application is not precluded from limited notification as:

- the application is not for one or more activities that are exclusively subject to a rule or NES which preclude limited notification (s95B(6)(a)); and
- the application is not exclusively for a controlled activity, other than a subdivision, that requires consent under a district plan (s95B(6)(b)).

## Step 3: if not precluded by step 2, certain other affected persons must be notified

As this application is not for a boundary activity, there are no affected persons related to that type of activity (s95B(7)).

The following assessment addresses whether there are any affected persons that the application is required to be limited notified to (s95B(8)).

In determining whether a person is an affected person:

- a person is affected if adverse effects on that person are minor or more than minor (but not less than minor);
- adverse effects permitted by a rule in a plan or NES (the permitted baseline) may be disregarded; and
- the adverse effects on those persons who have provided their written approval must be disregarded.

## Adversely affected persons assessment (sections 95B(8) and 95E)

No persons are considered to be adversely affected by the proposal because:

### *Amenity effects:*

- Whilst the development of the proposed framework plan will introduce associated activity that occurs alongside, including traffic movements and general residential noise and activities, these will remain residential in nature with the additional activities being able to be absorbed within the road network (as noted in the public notification assessment) and compliant with residential noise standards. Given that the neighbourhood's character has not been fully established yet and that the proposal is consistent with the Precinct's desired outcome, with the provided services and new roads. Such development pattern is easily observed in the Precinct as the neighbouring sites were also developed through a number of framework plans, creating more than 50-100 vacant lots/dwellings per site, namely the former 4, 8A, 10, 18 and 20 Scott Road developments.
- There will be less than minor visual effects to persons at the neighbouring sites. The proposed dwellings are in a form and scale that is anticipated within the neighbourhood and the Precinct, as confirmed by Mr Pierard. As mitigations, the proposed architectural strategies, use of glazing, different materials and colours for the façade, and different roof forms, as well as soft and hard landscaping are designed to appropriately respond to the adjacent sites.
- With regard to the proposed retaining walls, they are mostly cut retaining walls and therefore they will not be visible from the neighbouring sites. I note that some of the cut retaining walls could still be visible. Appropriately fencing and landscaping are proposed to screen the retaining walls when viewed from the neighbouring sites.
- The retaining walls A and M (shown in the Civil plans) are fill retaining walls which will be located along the boundaries between the subject site and the adjacent sites. The maximum height of the retaining wall "A" is 1.86m and 1.34m for the retaining wall "M". Mr Pierard and Mr Murphy reviewed the proposal and consider that appropriate landscaping strategies will be provided to soften the visual bulk from the proposed retaining walls. In addition, to reduce any potential shading and visual effects, the Council specialists agreed with the recommendations provided by the applicant's urban designer, Mr Munroe, and included as consent conditions requiring the height of the fencing atop those retaining walls are low in height and/or permeable.
- With regard to the proposal's infringement to the Height in relation to boundary standard, Mr Pierard noted that the large majority of infringements relate to portions of the roof form only and raise little concern pertaining to privacy, overlooking, visual dominance or shading and as such it is considered reasonable sunlight access is retained for adjacent persons. Portions of the upper-level glazing associated with Lots 60 and 61 infringe along the eastern boundary. The glazing is from non-active habitable rooms only. These lots will be adjacent

to the northern part of 16 Scott Road, where are currently vegetated and are not near any buildings or main outdoor areas for the dwelling. The glazing is from non-active habitable rooms only. The primary outdoor living space and outlook associated with these dwellings is located at the ground floor. I rely on Mr Pierard's professional opinions.

- Similarly, Lots 118 and 119 infringe along the western boundary. The primary outdoor living space and outlook associated with these dwellings is located at the ground floor. All other outlooks from bedrooms are contained well within the site. The relevant bedroom outlooks have been orientated away from the site with the exception of one single bedroom within Lot 118, however, this 1m x 1m outlook is also still well contained within the site. The shading diagrams were reviewed by Mr Pierard who did not raise any concerns and as such it is considered reasonable sunlight access is retained for adjacent persons. I rely on Mr Pierard's professional opinions.

#### *Construction effects*

- I note that works within Scott Road may require detours for the residents of these sites, however, this will be temporary in nature and will eventually benefit those residents as the Scott Road upgrade will provide safe and efficient connections to their properties. The CTMP will be submitted to Auckland Transport and Council for review at the monitoring stage.
- The proposed earthworks and construction works will be expected to be undertaken in accordance with the citywide and best practice construction noise standards and any potential adverse noise effects are anticipated to be less than minor. The level of construction work is anticipated by the AUP (OIP) within the area given the urban zoning.
- Appropriate site management methods to mitigate any adverse effects from disturbing potentially contaminated soil will be implemented during the construction work to ensure that any adverse effects to persons' at the adjacent sites are less than minor.

#### *Natural hazards*

- The existing overland flowpaths will be appropriately diverted within the site and discharged through the proposed public system. There will be no flooding hazards effects exacerbated by the proposal.
- With regard to the land stability, the council's engineers reviewed the application materials and did not raise any concerns. A number of consent conditions were imposed by the specialists, which were accepted by the applicant, to ensure that the proposed construction works are undertaken in a manner that it does not cause any stability issues within the adjacent sites.
- A detailed construction methodology will also be provided to support this consent prior to undertaking any works. A consent condition in this regard is imposed and accepted by the applicant.
- The applicant proposes permanent structures (partially) and revegetation within Council's land, Scott Esplanade. At this stage, the Council's Parks Planner, Mr Hendra does not have any issues with the proposed works. As discussed in the public notification assessment, further discussion and investigation on the revetment structures and the landscaping works are to be undertaken at a separate approval stage. When viewed from the adjacent sites, the structure will not be visible and with the proposed revegetation, removing the existing pest and undesired plants, there will be less than minor visual effects to persons at the



adjacent site. The adverse effects to the landowner of this land, i.e. Council are addressed in the public notification assessment.

#### *Infrastructure capacity*

- Mr Fu confirms that Watercare Services Ltd has reviewed the application and confirmed that the proposal is supported with adequate capacity of wastewater network and water supply system. Other infrastructure networks are also considered appropriate and therefore there will be less than minor adverse effects to persons at the neighbouring sites in this regard.

#### *Effects to the relevant iwi groups*

- As discussed in Step 1, the applicant had consulted with the relevant iwi groups and the groups that has applied for recognition of customary marine title in that area under the Marine and Coastal Area (Takutai Moana) Act 2011, who did not raise any concerns. The applicant will adopt accidental discovery protocols.

#### *Roading connections*

- The subject site is adjacent to two undeveloped sites, namely 12 and 16 Scott Road. By constructing the two horizontal roads, the proposal will pose certain expectations on extending these two roads through these sites. I however consider that this is an expected outcome clearly shown in the Precinct Plan as well as from the surrounding developments, the former 10 Scott Road development and 18 Scott Road. How these roads will be connected through these sites are not within the scope of this application. I therefore consider that any adverse effects from the proposal in this regard will be no more than what is anticipated by the Plan and therefore are less than minor.
- There are no transport related concerns as the vehicle entrances for the proposal is away from the adjacent sites' vehicle entrances.

### **Step 4: further notification in special circumstances**

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant it being notified to any other persons not already determined as eligible for limited notification (excluding persons assessed under section 95E as not being affected persons).

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 limited notification to any other person desirable, notwithstanding the conclusion that no other person has been considered eligible.

In this instance I have turned my mind specifically to the existence of any special circumstances under s95B(10) 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 notification to any other persons should occur.

## Limited notification conclusion

Having undertaken the s95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory.
- Under step 2, there is no rule or NES that specifically precludes limited notification of the activities, and the application is for activities other than that specified in s95B(6)(b).
- Under step 3, limited notification is not required as it is considered that the activities will not result in any adversely affected persons.
- Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons.

It is therefore recommended that this application be processed without limited notification.

## 9. Notification recommendation – LUC60393019, CST60415231 & WAT60418965

### Non-notification

For the above reasons under section 95A this application may be processed without public notification.

In addition, under section 95B, limited notification is not required.

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



Hailey Kim  
Senior Planner  
Resource Consents

Date: 3 July 2023

## 10. Notification determination – LUC60393019, CST60415231 & WAT60418965

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



Brogan McQuoid

Date: 13 July 2023

Team Leader

Resource Consents

## **Subdivision consent (s11) – SUB60393031**

All references below to application shall be taken as relating only to the proposed subdivision consent.

### **11. 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)l).

#### **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)**

##### **Effects that must be disregarded**

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 persons who own or occupy the land in, on, or over which the activity will occur, and on persons who own or occupy any adjacent land

(s95D(a)). This is addressed in the notification assessment of LUC60393019, CST60415231 & WAT60418965 and will not be repeated here.

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

No persons have given written approval to the application.

## Effects that may be disregarded

### Permitted baseline

The permitted baseline refers to the effects of permitted activities on the subject site. The permitted baseline may be taken into account and the council has the discretion to disregard those effects where an activity is not fanciful.

In regard to the proposed subdivision, there is no relevant permitted baseline as all subdivision activities (with the exception of some long-term leases, and subdivision around a network utility) require resource consent under the Auckland Unitary Plan (Operative in Part)]. While the proposal includes subdivision for a network utility, Lot 2, this does not meet the relevant standard as E38.7.1.2.(2) is not met. This however will be a useful guide to the anticipated development outcome under E38.

## Assessment

### Receiving environment

The receiving environment beyond the subject site includes permitted activities under the relevant plans, lawfully established activities (via existing use rights or resource consent), and any unimplemented resource consents that are likely to be implemented. The effects of any unimplemented consents on the subject site that are likely to be implemented (and which are not being replaced by the current proposal) also form part of this reasonably foreseeable receiving environment. This is the environment within which the adverse effects of this application must be assessed.

This is addressed in the notification assessment of LUC60393019 and will not be repeated here.

### Adverse effects

- Appropriate services and a physical and legal access with appropriate easements have been provided to each lot.
- The provided roading and pedestrian connections are considered appropriate. Both Auckland Transport and Mr Shumane support the proposed roading layout. The proposed roads will be appropriately designed to ensure the road safety and cater the expected traffic volumes of the neighbourhood.
- Esplanade top ups have been provided. The stormwater drainage reserve is partially located within the 20m from the Mean High Water Spring line. As a mitigation, the applicant provided Lot 1 as an additional top up area. This is a triangular lot (originally proposed as a residential lot) east of the drainage reserve which provides a connecting parcel to the existing parcel of Scott Esplanade located east of the site boundary. The Council's parks planner has reviewed this and consider that the reduced width in certain locations can be offset by an increase in width in other locations or areas.

- There are a number of assets proposed to be vested to Council. This will be reviewed by the relevant asset owners at separate approval stages.
- The proposed subdivision will occur around a proposed residential development, the amenity values and character of which have been assessed above and found to be consistent with the anticipations of the precinct and the AUP (OP). The proposed subdivision with residential lot sized between 55m<sup>2</sup> and 321m<sup>2</sup>, in a form and layout that comfortably sit within the Precinct.
- The lots within the Single House Zone are between 355m<sup>2</sup> and 422m<sup>2</sup>. While lots along the coastal environment and/or within the zone are generally over 400m<sup>2</sup>, it is considered that the proposed lot patterns will still comfortably sit in the receiving environment. This is because the width of the lots are consistent with the other lot patterns along this area, noting that whilst the lots are not as deep they have a similar width character to lots within the framework plans from historic 10 and 20 Scott Road and as consented at 18 Scott Road. With the proposed buildings, which appear typical single house zone dwellings, as confirmed by Mr Pierard, the proposed lot patterns will not look out of character. In addition, the proposal includes two reserves to be vested to Council, which will appear a continuation of the existing Scott Esplanade located east to the subject site. This will offer additional visual relief from the proposal. Both Mr Pierard and Mr Murphy reviewed the proposal and did not raise any concerns in this regard.
- Whilst the subdivision will result in lots adjacent to the esplanade reserve which are less than 400m<sup>2</sup>, the departure from this standard is considered negligible with only 6 lots not achieving this requirement, with these lots still achieving an average site size of 373m<sup>2</sup>, being only 27m<sup>2</sup> less than the standard anticipates. This is considered to be mitigated through the proposed adjacent drainage and esplanade reserve top up areas which maintain the low density and spacious character adjacent to the existing esplanade reserve.
- Although the proposed subdivision will result in new non-compliance with the zone rules (outlook spaces), any associated adverse effects have been addressed and assessed as a whole under the SUB60393031, which concluded that any adverse effects to the planned streetscape and character of the area would be less than minor.
- Adequate infrastructure including roads, water, stormwater, and wastewater networks will be provided to support development and would be in place and vested at the time of subdivision and creation of new lots, as confirmed by Mr Fu and the Council's subdivision specialist, Mr Reddy.
- With regard to the proposed drainage reserve, the Council's parks planner, Mr Hendra, reviewed the application and considers that a consent notice requiring this lot to be amalgamated with the adjoining land is not necessary as Lot 2 is to be vested to the council contiguous with road reserve and esplanade reserve, and the use is unlikely to change until the whole site is redeveloped in the distant future. Even then, it would remain as reserve regardless of the status and the Council will have controls over the outcome of this land.
- The risks of the known natural hazards, of the site including the coastal erosion, flooding and land instability, will not be exacerbated by the proposed subdivision as confirmed by the Council's specialists. The applicant accepted a set of consent condition to ensure that the required mitigation works are completed prior to issue of a title for the lots and vesting the proposed roads. This will ensure that any adverse effects to the public from the natural hazards are adequately mitigated.

- There are no effects to public from subdividing a land with contaminated soil. A Site Validation Report will be submitted prior to issue of a title for the lots. This will ensure that required mitigation works under SUB60393031 are completed.

#### *Adverse effects conclusions*

Any adverse effects from the proposed subdivision will be less than minor.

### 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 not 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 not required as the application is for activities that are not subject to a rule that specifically requires it, and it is considered that the activities will not 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 this application be processed without public notification.

## **12. Limited notification assessment (sections 95B, 95E-95G)**

If the application is not publicly notified under s95A, the council must follow the steps set out in s95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

## Step 1: certain affected protected customary rights groups must be notified

There are no protected customary rights groups or customary marine title groups affected by the proposed activities (s95B(2)).

In addition, the council must determine whether the proposed activities are on or adjacent to, or may affect, land that is subject of a statutory acknowledgement under schedule 11, and whether the person to whom the statutory acknowledgement is made is an affected person (s95B(3)).

Within the Auckland region the following statutory acknowledgements are relevant:

- Te Uri o Hau Claims Settlement Act 2002
- Ngāti Manuhiri Claims Settlement Act 2012
- Ngāti Whātua Ōrākei Claims Settlement Act 2012
- Ngāti Whātua o Kaipara Claims Settlement Act 2013
- Te Kawerau ā Maki Claims Settlement Act 2015
- Ngāti Tamaoho Claims Settlement Act 2018
- Ngāi Tai Ki Tāmaki Claims Settlement Act 2018

In this instance, the proposal will occur adjacent to land that is subject to a statutory acknowledgement, however the proposal will not result in adversely affected persons as noted in LUC60393019. The relevant iwi groups did not raise any specific concerns on the proposed subdivision. No groups that have applied for recognition of customary marine title in that area under the Marine and Coastal Area (Takutai Moana) Act 2011 raised any concerns at the time of writing the report.

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

The application is not precluded from limited notification as:

- the application is not for one or more activities that are exclusively subject to a rule or NES which preclude limited notification (s95B(6)(a)); and
- the application is not exclusively for a controlled activity, other than a subdivision, that requires consent under a district plan (s95B(6)(b)).

## Step 3: if not precluded by step 2, certain other affected persons must be notified

As this application is not for a boundary activity, there are no affected persons related to that type of activity (s95B(7)).

The following assessment addresses whether there are any affected persons that the application is required to be limited notified to (s95B(8)).

In determining whether a person is an affected person:

- a person is affected if adverse effects on that person are minor or more than minor (but not less than minor);



- adverse effects permitted by a rule in a plan or NES (the permitted baseline) may be disregarded; and
- the adverse effects on those persons who have provided their written approval must be disregarded.

## Adversely affected persons assessment (sections 95B(8) and 95E)

No persons are considered to be adversely affected by the proposal because:

- The proposed public roads and infrastructural systems will be appropriately vested by Council. The design and location of these infrastructures are considered to be appropriate. Further design details will be reviewed by the relevant asset owners, who will determine if these assets are designed up to their standards.
- The amenity values and character of which have been assessed above in the land use consent assessment and found to be consistent with the anticipations of the precinct and the AUP (OP). The sites will be integrated with the wider residential developments anticipated within the zone. As noted in the above public notification assessment, I do not consider that the lots within the SHZ being less than 400m<sup>2</sup> will adversely affect the adjacent neighbours. With the proposed buildings on these lots and the reserve areas, which will offer visual spaciousness, the proposed subdivision pattern will not appear out of character when viewed by the adjacent neighbours.
- Appropriate and safe access is provided for each lot with all lots having access from the public roads and this will not adversely affect persons at the adjacent sites.
- As assessed under LUC60393019, the Council's specialists have confirmed that the proposal will not exacerbate the risks of the natural hazards of the area or the neighbouring sites. The subdivision will only occur if the required mitigation measures are in place and therefore there will be less than minor adverse effects to persons at the adjacent site in this regard.

## Step 4: further notification in special circumstances

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrant it being notified to any other persons not already determined as eligible for limited notification (excluding persons assessed under section 95E as not being affected persons).

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 limited notification to any other person desirable, notwithstanding the conclusion that no other person has been considered eligible.

In this instance I have turned my mind specifically to the existence of any special circumstances under s95B(10) 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 notification to any other persons should occur.

## Limited notification conclusion

Having undertaken the s95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory.
- Under step 2, there is no rule or NES that specifically precludes limited notification of the activities, and the application is for activities other than that specified in s95B(6)(b).
- Under step 3, limited notification is not required as it is considered that the activities will not result in any adversely affected persons.
- Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons.

It is therefore recommended that this application be processed without limited notification.

## 13. Notification recommendation – SUB60393031

### Non-notification

For the above reasons under section 95A this application be processed without public notification.

In addition, under section 95B, limited notification is not required.

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



Hailey Kim  
Senior Planner  
Resource Consents

Date: 3 July 2023

## 14. Notification determination – SUB60393031

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



Brogan McQuoid  
Team Leader Resource Consents

Date: 13 July 2023

# Decision on an application for resource consents under the Resource Management Act 1991



Decision one

Non-complying activity land use consent (s9)

Discretionary activity coastal permit (s12)

Restricted discretionary activity water permit (s14)

**Application numbers:** BUN60393017 (Council Reference)  
LUC60393019 (s9 land use consent)  
CST60415231 (s12 coastal permit)  
WAT60418965 (s14 water permit)

**Applicant:** SCOTT RD JIXIANG GARDEN LIMITED

**Site address:** 14A Scott Road Hobsonville 0618  
14 Scott Road Hobsonville 0618

**Legal description:** LOT 1 DP 99250  
LOT 2 DP 99250

## Proposal:

### Land use

- To develop a framework plan for the subject site;
- To construct 203 dwellings and two commercial units, one for a laundromat and the other for a dairy;
- A total of 20 units are proposed to be affordable units (on Lots 39, 40, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 161 (ground floor and first floor apartments), 162 (first floor apartment) Lots 177 (first floor apartment), 178 (ground floor and first floor apartments))
- To replant vegetation within the adjacent esplanade reserve owned by Council, LOT 3 DP 206422, LOT 4 DP 89750, LOT 3 DP 91914, LOT 3 DP 128652, (“the Scott Esplanade”). This is subject to a Landowner Approval. This area will be cleared out under its underlying consent, LUC60388218.
- Comprehensive soft and hard landscape treatment plans have been prepared for the residential units, public and private roads, pedestrian walkways, the proposed drainage reserve, the esplanade reserve top up area as well as within the adjacent esplanade reserve owned by Council, LOT 3 DP 206422, LOT 4 DP 89750, LOT 3 DP 91914, LOT 3 DP 128652, (“the Scott Esplanade”). Any works within the Scott Esplanade will be subject to a Landowner Approval.

### **Transport**

- Four new public roads are proposed as part of the development.

- Road 1 - Main north-south link connecting Scott Road and extension of Limestone Drive (Road 4).
- Road 2 - A local road serving the western half of the development, connecting Road 1 and Road 4.
- Road 3 – A local road extending Road 2 from the west to the east. A temporary turning head is proposed at its eastern end.
- Road 4 – an extension of Limestone Drive connecting the south-west to the north-east of the site, connected to Road 3. A temporary turning head is proposed at its western end.
- A temporary turning head is proposed at the southern-west end of the road.
- The turning heads will remain in place until such time that the adjoining sites, 12 and 16 Scott Road, are developed as per the Precinct Plan and the roads are connected through.
- A half of Scott Road frontage to be upgraded.
- Provision of recessed street parking is proposed. Further details are to be finalised at a future Engineering Plan Approval stage.
- 11 cycle parking spaces have been provided at the drainage reserve.
- A drainage reserve (Lot 2) is proposed. This will provide a pedestrian/cyclist link from Road 1 to the coastal walkway.
- Five Commonly Owned Access Lots (COALs) (Lots 401 – 405) are also proposed, containing parking lots for those units who do not have an internal garage.
- All residential units will have at least one car parking space, either in a form of an internal garage or a parking pad.
- No additional parking spaces are proposed for the two commercial units.
- The proposed dwellings are proposed to be served by public waste collection. The site has sufficient frontage for each unit to locate the waste bin, recycle bin, and food waste bin.

### **Infrastructure and flooding**

- At source treatment for contaminants removal for all COALs and public roads will be provided. The stormwater runoff from the COALs will be treated through the proposed private SW360 System and the runoff from the public roads within the subject site will be treated via Hynds First Defence Units and the proposed Bottom of Catchment Bioretention Device (BCBRD). The proposed stormwater system will be designed to meet the requirements of the Scott Point Stormwater Management Plan.
- A new stormwater outlet structure for the development will be constructed within the Scott Esplanade area. This is subject to a separate Landowner Approval.
- Extension of the public wastewater system is proposed to serve the dwellings. The wastewater is proposed to be pumped to the north-west before discharging into the gravity transmission main located at 2 Scott Road, Hobsonville.
- Extension of the public watermain from the existing 180mm line within Scott Road to service the site. Individual connections and meters will be provided to serve each Lot from the proposed main.

- A new hydrant is proposed, complying with the firefighting requirement. Further details are to be assessed at a future EPA stage.
- Power and telecommunications service will be provided to all dwellings.
- The existing overland flow paths will be diverted to the proposed roads. The applicant had identified a minimum freeboard level for each dwellings, which is proposed to be met.

### **Earthworks**

- 34,712.9m<sup>3</sup> of cut, 9,978.2m<sup>3</sup> of fill and the removal offsite of 24,734.7m<sup>3</sup> of excess material would take place. A total excavation area of 56,7222m<sup>2</sup> (5.6722ha) with 52,722m<sup>2</sup> being on the subject site, and a further 4,000m<sup>2</sup> within the esplanade reserve for coastal remediation works.
- Erosion and sediment controls are proposed and will be in accordance with the Council's guide, GD05, "Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region".

### **Works within the Scott Esplanade and the Coastal Marine Area**

- The proposal includes a rock revetment structure at the coastline of the Scott Esplanade. The structure would be located within the Coastal Marine Area. The revetment structure comprises an armoured rock wall. One set of stairs are proposed through the revetment in order to provide access to the water. Additional access point(s) may be provided if required at a Landowner Approval stage. This is subject to Landowner Approval.
- A new public stormwater outfall will also be constructed and occupied within the Coastal Marine Area. This is also subject to Landowner Approval.

Resource consents required for the following reasons:

Land use consent (s9) – LUC60393019

#### Auckland Unitary Plan (Operative in part)

#### **District land use (operative plan provisions)**

##### *Scott Point Precinct*

- A framework plan, amendments to a framework plan, or a replacement framework plan complying with clause 3.2 below is restricted discretionary activity under Activity Table I.5.61.
- Buildings on a site complying with an approved framework plan requires consent as a restricted discretionary activity under Activity Table I.5.61.1.

##### *H3. Residential – Single House Zone*

- To construct and use more than one dwelling per site is a non-complying activity under rule H3.4.1 (A6). The proposal involves seven new dwellings on those parts of the site within the Resident–al - Single House Zone.

- To develop new buildings, as the development of new buildings or any additions has the same activity status as the land use activity, is a non-complying activity under rule H3.4.1 (A36).

#### *Other Matters*

*Although not standards to be complied with for more than one dwelling per site under H3.4.1 (A6) it is noted that the following standards will not be met in relation the dwellings within the Residential – Single House Zone:*

- *Standard H3.6.8 Yards;*
  - *Retaining walls located within 1.5m of the boundary of a public place meet the definition of a 'building'. The proposal involves a cut retaining wall adjoining the esplanade reserve.*
- *H3.6.12. Front, side and rear fences and walls*
  - *Fence and wall combined height Wall A is 3.06m is defined as a 'building' under J1 Definitions and exceeds the maximum height under H3.6.12, by 1.06m.*
- *H3.6.7 Height in relation to boundary:*
  - *Unit 12 infringes the western HiRB recession plane by a maximum height 340mm along a length of 2780mm.*

#### *H4. Residential – Mixed Housing Suburban Zone*

- To construct and use four or more dwellings on a site is a restricted discretionary activity under H4.4.1 (A4). The proposal involves 197 new dwellings on the part of the site within the Resident–al - Mixed Housing Urban Zone.
- Dairies up to 100m<sup>2</sup> gross floor area per site is a restricted discretionary activity under rule H4.4.1 (A15). The proposal includes a dairy, which has 50m<sup>2</sup> of GFA.
- Activities not provided for under the table H4.4.1 is a non-complying activity under rule H4.4.1 (A1). The proposal includes a laundromat which is a commercial activity not provided for in Activity Table H4.4.1.
- To develop new buildings, as the development of new buildings or any additions has the same activity status as the land use activity, is a non-complying activity under rule H5.4.1 (A34).
- The proposal involves use and development under rules H4.4.1(A4) and H4.4.1(A34) that fails to meet the following core standards and is a restricted discretionary activity under rule C.1.9(2):
  - H4.6.4 Building height;
    - Unit 90 infringes the maximum height by a maximum height of 940mm.
  - H4.6.5 Height in relation to boundary:
    - Unit 61 infringes the eastern HiRB recession plane by a maximum height of 2840mm along a length of 11120mm.
    - Unit 104 infringes the eastern HiRB recession plane by a maximum height of 1530mm along a length of 7000mm.

- Unit 118 infringes the southern HiRB recession plane by a maximum height of 1640mm along a length of 11210mm.
- Unit 119 infringes the western HiRB recession plane by a maximum height of 1640mm along a length of 15510mm.
- H4.6.7 Yards:
  - Retaining walls within 1.5m of the boundary of a public place meet the definition of a 'building' under J1 Definitions. The proposal involves a fill retaining wall along the eastern boundary of the application site with a maximum height of 1.34m.
  - Retaining walls over 1.5m in height meet the definition of a 'building' under J1 Definitions. The proposal involves a fill retaining wall along the western boundary of the application site with a maximum height of 1.86m

#### *Other Matters*

*Although not standards to be complied with for more than four dwelling per site under H4.4.1 (A4) it is noted that the following standards will not be met in relation the dwellings within the Residential – Mixed Housing Suburban Zone*

- *Standard H4.6.11 Outlook space;*
  - *Units 14-16, 91, 92, 93, 95-98, 131-134,*
- *Standard H4.6.13 Outdoor living space*
  - *Dimension/area standards; Units 10, 11, 13, 23, 25, 38-42, 90, 91, 94, 99, 103, 112, 139-141, 143, 161, 161-1, 178-180.*
  - *South wall standards; Units 10, 11, 13, 22-25, 105, 106, 128, 129*
- *Standard H4.6.14 Front, side and rear fences and walls*
  - *Fence and wall combined height Wall M is 2.84m exceeds the maximum height under H4.6.14, by 0.84m.*

*It is also noted that whilst the front yard standard applies to the Scott Road frontage only, as at the time of this land use consent being implemented, the agent in their AEE has included a table of future yard infringements from the units with respect to the proposed roads. The merits of these have been assessed by Council's Urban Designer as part of the overall design.*

#### *Land disturbance – District*

- General earthworks greater than 2500m<sup>2</sup> and 2500m<sup>3</sup> in a residential zone are a restricted discretionary activity under rules E12.4.1 (A6) and (A10) respectively. The land disturbance within the site totals 56,722m<sup>2</sup>, 23,993.2m<sup>3</sup>.
- General earthworks greater than 2500m<sup>2</sup> and 2500m<sup>3</sup> in the Open Space – Conservation zone are a restricted discretionary activity under rules E12.4.1 (A6) and (A10) respectively. The land disturbance within the esplanade reserve totals 4000m<sup>2</sup> with a total cut volume of 134m<sup>3</sup> and total fill volume of 2,308.5m<sup>3</sup>.
- The proposal involves earthworks under rules E12.4.1 (A6) and (A10) which do not meet the following general standards to be complied with and therefore is a restricted discretionary activity under rule C.1.9(2);

- E12.6.2 (1) - General earthworks and earthworks for installation of walking track is proposed within the coastal protection yard, which exceeds the maximum permitted area and volumes, 5m<sup>2</sup> and 5m<sup>3</sup>.
- E12.6.2 (11) - Earthworks (including filling) within a 100-year annual exceedance probability (AEP) flood plain exceeds the maximum permitted volume of 10m<sup>3</sup>.
- E12.6.2 (12) - Earthworks (including filling) within overland flow paths is proposed which will result in diverting the entry and exit point of the existing overland flow path.

#### *Infrastructure*

- Any stormwater detention/retention ponds/wetland is a controlled activity under rule E26.2.3.1.

#### *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).
  - No loading spaces has been provided and therefore does not meet E27.6.2. (8).
  - Crossings serving the following proposed adjacent sites will be separated by less than 2m as required under standard E27.6.4.2.1(T146):
    - Units 11 and 12, 14 and 15, 16 and 17, 18 and 19, 20 and 21, 26 and 27, 28 and 29, 30 and 31, 32 and 33, 34 and 35, 36 and 37, 41 and 42, 78 and 79, 80 and 81, 82 and 83, 86 and 87, 84 and 85, 86 and 87, 88 and 89, 90 and 91, 99 and 100, 101 and 102, 107 and 108, 120 and 121, 122 and 123, 124 and 125, 126 and 127, 128 and 131, 133 and 134, 148 and 149, 179 and 180\*
- (*\* This is included as a reason for consent for avoidance of doubt for future owners/occupiers at building consent stage*)
- Any activity or subdivision which exceeds the trip generation standards set out in Standard E27.6.1 are a restricted discretionary activity under E27.4.1 (A3). The proposal exceeds the new development thresholds for dwellings and involves 203 dwellings on the site.
- Construction or use of a vehicle crossing where a Vehicle Access Restriction applied under Standards E27.6.4.1(2) or E27.6.4.1(3) is a restricted discretionary activity under rule E27.4.1 (A5). The following vehicle crossings will be established within 10m of proposed intersections:
  - Units 5, 6, 7 and 8 at intersection of proposed Road 4 and Road 2
  - Unit 3 at intersection of proposed Road 4 and Road 1
  - Units 43 and 181 of proposed Road 1 and Scott Road
- (*\* This is included as a reason for consent for avoidance of doubt for future owners/occupiers at building consent stage*)

#### *Natural hazards and flooding*

- Dwellings and rock revetment on land in the coastal erosion hazard area is a Restricted Discretionary Activity under rule E36.4.1 (A4).
- Stormwater pipes in the coastal erosion hazard area is proposed. This is a Restricted Discretionary Activity under rule E36.4.1 (A5).



- All other buildings and structures on land in the coastal storm inundation 1 per cent AEP area is a Restricted Discretionary Activity under rule E36.4.1 (A9).. Construction and use of seawall on land within the coastal storm inundation area is proposed.
- Hard protection structures not otherwise provided for, is a Discretionary Activity under rule E36.4.1 (A22).
- Diverting the entry or exit point, piping or reducing the capacity of any part of an overland flow path requires consideration as a restricted discretionary activity under rule E36.4.1 (A41). The proposed development would alter the entry and exit points of the overland flow path.
- All infrastructure structures within the coastal erosion hazard area not otherwise provided for, is a Restricted Discretionary Activity under rule E36.4.1 (A56).

### **Regional land use (operative plan provisions)**

#### *Land Disturbance - Regional*

- General earthworks greater than 10,000m<sup>2</sup> up to 50,000m<sup>2</sup> in a residential zone where the land has a slope equal to or greater than 10 degrees outside the Sediment Control Protection Area (SCPA) are a controlled activity under E11.4.1 (A4). The land disturbance within the site totals 52,722m<sup>2</sup>, with a cut of 31,934m<sup>2</sup> and fill of 12,632m<sup>3</sup>. The total area of earthworks on the flatter parts of the site outside the SCPA will be less than 50,000m<sup>2</sup>.
- General earthworks greater than 2,500m<sup>2</sup> within the SCPA in a residential zone are a restricted discretionary activity under E12.4.1 (A9). The land disturbance within the site totals 52,722m<sup>2</sup>, with a cut of 31,934m<sup>2</sup> and fill of 12,632m<sup>3</sup>. The total area of earthworks within the SCPA on the site will exceed 2,500m<sup>2</sup>.
- General earthworks greater than 2500m<sup>2</sup> within the SCPA in the Open Space – Conservation zone are a restricted discretionary activity under E12.4.1 (A9). The land disturbance within the esplanade reserve totals 4000m<sup>2</sup> with a total cut volume of 134m<sup>3</sup> and total fill volume of 2,308.5m<sup>3</sup>.

#### National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS)

- Consent for a restricted discretionary activity is required under Regulation 10 of the NES as the proposed change of use, subdivision and soil disturbance do not meet the requirements of a permitted activity under Regulation 8 of the NES:CS.

### **Coastal permit (s12) - CST60415231**

#### *General Coastal Marine Zone*

- Infrastructure coastal marine area structures not otherwise provided for, within the General Coastal Marine zone and SEA-M2 overlay not otherwise provided for, is a Discretionary Activity under rule F2.19.10(A133).
- Hard protection structures within the General Coastal Marine zone and SEA-M2 overlay, is a Discretionary Activity under rule F2.19.10(A142).

## Water permit (s14) - WAT60418965

### *Taking, using, damming and diversion of water and drilling*

- The associated water take from the groundwater diversion, albeit small is permanent and cannot meet standards E7.6.1.6 (2) and (3) and is a Restricted Discretionary Activity under rule E7.4.1(A20).

## Decision

I have read the application, supporting documents, and the report and recommendations on the application for resource consents. I am satisfied that I have adequate information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104D, 104B, 105 and 107 and Part 2 of the RMA, the resource consents are **GRANTED**.

## Reasons

The reasons for this decision are:

1. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA the actual and potential effects from the proposal will be acceptable as:
  - a. The framework plan is prepared in a manner that is accepted by Council. The proposal is to create a framework plan and construct the proposed buildings and the public infrastructures at the same time. I consider that the proposal appropriately responds to the current situation in the Precinct and achieves the Plan's desired outcomes, providing a north to south and an east to west connections. Soft and hard landscaping is proposed within the esplanade reserve. This also aligns with the Precinct's desired outcome.
  - b. The nature and intensity of the proposed development is of the intended use and design of the zone and in keeping with the planned suburban characters for the following reasons:
    - i. The area is in transition from rural to residential and currently contains a number of vacant lots and therefore the character of this neighbourhood has not been fully established. This provides flexibilities on the form and scale of developments where appropriate.
    - ii. As confirmed by the Council's urban designer and landscape architect, the proposal is generally in consistent with the receiving environment as well as the anticipated outcomes within the Zones and the Precinct. The buildings are generally two-storeys, in both detached and attached forms. Within the Single House Zone, the buildings are three-storeys but when they are viewed from the streets, it will appear as two storeys due to the topography. Mr Pierard, the Council's urban designer, confirms that the proposed building designs are consistent with the typical Single House Zone developments. An acceptable height transition following the nature contours are proposed as per the Precinct's plan directions. The proposed building

designs and site layouts are easily seen in this neighbourhood and the respective zones.

- iii. It was found in the notification assessment that the proposal's infringements to the height in relation to boundary standards and the maximum height standards will have less than minor effects. The associated shading, overlooking and privacy effects and visual dominance effects were assessed and considered to be less than minor, as assessed by the Council's urban designer. The buildings are appropriately designed and with the proposed landscaping, any amenity-related effects to persons at the neighbouring sites will be within an acceptable level. Also, to ensure that the buildings are built in accordance with the approved plans, consent conditions requiring surveyor's certificate at the foundation and roof framing stage will form part of the decision.
- iv. The proposed dwellings are appropriately set back from the coastal environment by the existing esplanade reserve and the provided esplanade top up. An acceptable height and density transition following the nature contours and the zones are proposed.
- v. The dwellings near the public reserves are designed appropriately. The Council's parks planner reviewed the applications and did not raise any concerns in this regard.
- vi. In addition, to meet the desired and safe platforms for the proposed roads and dwellings, a number of retaining walls are proposed, among which are fill retaining, located within the yards. The Council's urban designer and landscape architect reviewed this and consider that the provided soft landscaping and limiting the height of the fences on the top of those retaining walls will mitigate any potential visual and shading effects to an acceptable level. Consent conditions are imposed by the relevant specialists and accepted by the applicant.
- vii. The proposed landscaping across the site is considered acceptable, as confirmed by Mr Hendra and Mr Murphy. A detailed plan is to be provided to Council at the monitoring stage. It is noted that further planting details and works will be finalised at a separate Landowners Approval stage. With the offered conditions, it is considered that any adverse effects to the ecological value of the site and its surrounding area will be appropriately mitigated to an acceptable level. The proposal is to replant the area with more desired and native plants. This will mitigate any adverse effects to the ecological system while enhancing the area's aesthetic and cultural values.
- viii. A good pedestrian access from the site to the Scott Esplanade has been provided. Further details are to be reviewed at the EPA stage. Mr Hendra supports the proposed pedestrian connection from the drainage reserve to the foreshore.
- ix. With regard to the proposed hard structures within the coastal environment, the Council's landscape architect, Mr Murphy, and the coastal specialist, Ms Sivaguru had reviewed the provided visual assessment and considers that it will be in keeping with the existing coastal environment where other similar walls are found. The visibility of the wall will be limited to a small viewing audience and generally not visible from inland. Also, as explained in the public notification decision, the proposal will provide an access (one set of staircases) from the top of the esplanade to the

foreshore. This is a positive effect, when compared to the status quo, where the foreshore is currently not easily accessible. A legible public access route is provided from the proposed Limestone Drive Extension to Scott Esplanade via the proposed drainage reserve and down onto the foreshore. The site is located adjacent to the future neighbourhood reserve (part of Scott Esplanade) and this will be the primary access point into the Scott Esplanade for the general public and onto the foreshore and therefore, overall, I consider any adverse effects from constructing a hard protection structure will be acceptable.

- x. Good opportunities for passive surveillance over the public spaces and the common driveways are provided. Mr Pierard recommended a set of consent conditions, requiring the final soft and hard landscaping (including the lightings) is reviewed at the monitoring stage. The applicant accepts the conditions.
  - xi. The two proposed retail units will support the community. They are small in scale and associated effects will be minimal. The Council's noise specialist reviewed the proposal and considered that a fit-out plan and an acoustic report are provided at the building consent to ensure that the activities meet the relevant requirements under E25 of the AUP. The applicant accepts this condition.
- c. The proposed layout and design and location of the vehicle access and roads were reviewed by the Council's traffic engineer, Shumane, and Auckland Transport, who consider the development's appropriateness for the site for the following reasons;
- i. All the dwellings are served by at least one vehicle parking and a cycle parking space. The drivers from these dwellings will be able to safely manoeuvre onto the public roads or their shared driveways. Mr Shumane noted in his memo that while he does not expect safety to be compromised along any of the proposed shared accessways, two of them are exceptionally long which will create inconvenience to residents. He however notes the positive outcome from such design, vehicles of units fronting the accessways using a few crossings rather than creating constant crossings along public roads, which typically interrupt the movement of pedestrians. Whilst I agree with Mr Shumane that this is not an ideal arrangement for the units served by a long accessways, I also acknowledge that the Precinct Plan has a strong emphasis on the CPTED concepts and minimising any visual dominance from cars and garage doors, which is evident by the Policy 11.d. *"...encouraging vehicle access to the rear of dwellings along major transport routes to reduce the number of individual driveway accesses on the main movement network and to avoid garage dominance of the streetscape"* as well as standard 4.3.1 of the Scott Point Precinct chapter. Such arrangement is easily seen in the neighbourhood. In addition, such arrangement would help reducing the overall use of impervious area. The dwellings served by the shared accessways all have a street frontage and therefore they are easily accessible via public roads.
  - ii. Mr Shumane notes that a few design aspects including manoeuvring at bends, additional pedestrian path within the shared accessway, and crossfalls will be examined further at the detailed design stage (Common Access Way Approval). Mr Pierard also suggested that soft landscaping can be incorporated into the shared accessway design. A consent condition is added in this regard.

- iii. Mr Shumane notes that the design and location of the vehicle accesses and crossings are acceptable, if a clear visibility is achieved in both directions. A consent condition is added to ensure this.
  - iv. The proposed extension of the public roads will extend the current roading layouts and a half of the Scott Road frontage will be upgraded. A detailed design of these roadings will be provided at the Engineering Plan Approval stage, which was agreed by the Council and Auckland Transport.
  - v. The volume of vehicle movements generated from the proposed development is anticipated in this area. Auckland Transport and the Council's traffic engineer consider that the existing transport system can cater such increase in volume.
  - vi. For the loading spaces, the proposed public roads and the common driveways can accommodate any potential loading space demand. Given the small scale of the two retail units and that these will be mostly used by the nearby residents, it is considered that the proposed street parking spaces will be able to cater any potential demands.
- d. Any actual and potential adverse effects from natural hazards to persons at the neighbouring sites and on the wider environment were found to be less than minor for the following reasons;
- i. The diverted overland flowpaths will be contained within the site and appropriately discharged to the coast. In addition, it was found that the proposed earthworks will have less than minor adverse effects to persons at the neighbouring sites and to the wider environment, as confirmed by Mr Havel, the Council's geotechnical engineer. Therefore, the proposal will not exacerbate the risks of natural hazard in the neighbouring sites or the wider area. Mr Fu, the Council's development engineer and Mr Havel have recommended consent conditions to ensure that the risks of natural hazards from the proposed works within an acceptable level. The applicant accepted the consent conditions.
  - ii. An acceptable coastal hazard mitigation has been provided to mitigate any adverse effects from potential coastal erosion for at least a 100-year time, provided that the seawalls are appropriately maintained. Further details of the proposed rock revetment are subject to a Landowners Approval and Engineering Plan Approval. Given that this structure will be located partially within the neighbour's land (i.e. Council's esplanade reserve), the owner of the site has not agreed to the proposal (through a LOA process), and therefore there is a risk that the proposed mitigation structure cannot be built, a consent condition restricting any works within the land subject to the Coastal Erosion Hazards forms part of the decision. This will ensure that no dwellings or road are constructed before the Council has an assurance that the structure can be built and mitigate the effects as per its proposal. A set of consent conditions recommended by the Council's coastal specialists will ensure that the structure is appropriately designed, installed and maintained. These conditions will also form part of the decision.
- e. The proposal will achieve a reasonable level of on-site living amenity because;

- i. The proposed outdoor living spaces are considered to be usable and functional and have adequate access to the daylight and sunlight. Mr Pierard noted that there are several south facing primary outdoor living spaces located throughout the proposal. He noted this has been proposed in response to sloping landform and the desire to avoid collocating these spaces adjacent to boundary retaining walls on their northern sides which would incur additional shading effects. Whilst this is not an optimal outcome from an amenity perspective, the proposed dwellings also have supplementary outdoor spaces that do receive access to sunlight which can be utilised by future residents. Of those units with south facing outdoor living the applicant has provided a shadowing table at the September Equinox which demonstrates that only eight units would receive less than 4 hours of sunlight access between the hours of 9am – 4pm which is acceptable. The eight units that receive less than 4 hours sunlight access (19, 25, 37, 102, 110, 131, 148 and 149), the following is noted and for these reasons are considered acceptable:
  - Unit 19 has a supplementary space to the east which has a minimum dimension of approximately 3.5m is directly off a secondary living space and receives over 4 hours sunlight access.
  - Units 25 and 37 have supplementary spaces to the east which have a minimum dimension of approximately 3.5m are directly off a secondary living space and receive over 4 hours sunlight access.
  - Unit 102 has a supplementary space to the east which has a minimum dimension of approximately 3.5m is directly off a secondary living space and receives over 4 hours sunlight access.
  - Unit 110 will have access to sunlight over most of its outdoor living space which exceeds 20m<sup>2</sup> until midday.
  - Unit 131 has in excess of 20m<sup>2</sup> ground level outdoor space and has an additional balcony at first floor level off the dining space.
  - Units 148 and 149 have supplementary spaces to the west which have a minimum dimension of approximately 3.5m are directly off secondary living spaces and receive over 4 hours sunlight access.
- ii. No principal outlook spaces are directly facing each other and if they do, they have an adequate setback from their boundaries. Mr Pierard notes that there are a number of proposed infringements to the 6m x 4m primary outlook space. For the most part, the proposed infringements are small in nature and do not raise concerns pertaining to visual privacy or dominance effects or the sense of spaciousness achieved. Units 94 and 95 however infringe the standard by over 1m at their widest point along the eastern boundary. Whilst the relevant outlook controls could have been oriented toward the street (in a similar configuration to Lot 93), this would have resulted in a lesser degree of privacy for their primary outdoor living space. Overall He considers that the arrangement associated with these two dwellings still achieve the purpose of the standard.
- iii. Each dwelling has at least one parking space and adequate space to accommodate a bicycle.

- iv. Adequate landscaping across the residential lots and the streets will be provided to mitigate any visual effects.
  - v. The proposed dwellings will have an easy access to the Scott Reserve (a within 5 minute walking distance). This will positively affect future residential amenity.
  - vi. As confirmed by the Watercare Services Limited and Mr Fu, the proposed dwellings are serviceable.
- f. With respect to impacts on marine ecology, it was determined that the associated effects are considered localised and short-term/temporary (i.e., during construction), and less than minor to insignificant due to the depauperate ecology of the site.
  - g. Ms Sivaguru noted that the rock revetment and outlet proposed would be mainly in the upper intertidal area where the species biodiversity and abundance are likely to be limited. However, there would be additional disturbance and minor effects to the upper intertidal benthic fauna and avifauna during the construction of the rock revetment structure. This would be confined to the construction period. Birds using this area would continue using the area once the construction is complete. As such, those effects are small scale in the wider context. Therefore, any adverse ecological effects from the proposed structures are considered to be less than minor and hence acceptable.
  - h. A number of consent conditions were recommended by the Council's specialists to mitigate any construction effects, including effects from noise, vibration, dust and traffic movements. These were accepted by the applicant. In terms of any erosion and sediment effects, appropriate mitigation measures have been proposed, as confirmed by Mr Pope.
  - i. A Remediation Action Plan is proposed. This will ensure that the proposed land disturbance activities do not pose a risk to human health. The Council's specialist, Ms Rudsits, has recommended a number of consent conditions to manage the risks. These were also accepted by the applicant.
  - j. The Council's waste management specialist has reviewed the proposal and consider that there will be adequate space within the future berms for bins on the collection days.
  - k. Appropriate stormwater mitigation devices will be designed, installed and maintained. A number of consent conditions will form part of the recommendation in this regard.
  - l. In terms of positive effects, the proposal will provide 203 new dwellings among which 20 of them will be affordable dwellings. In addition, the proposal will provide protection against coastal erosion of the site as well as the Scott Esplanade. With the proposed drainage reserve and works within the esplanade reserve, the community will have a better access to the coastal environment.
  - m. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.
2. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents, insofar as they relate to the matters over which discretion is restricted. In particular the followings are considered relevant;

#### 5.61 Scott Point Precinct

This chapter requires the precinct is developed in a comprehensive and integrated way to provide for a compatible mix of residential living and ancillary activities in order to increase housing supply. The proposal is consistent with the objectives (O) and policies (P) of this chapter for the following reasons;

- a. The application involves the implementation of framework plans over the site as set out in the architectural plans, landscape plans, subdivision plans, roading layout and infrastructure plans, which matches with the existing roading and site layout existing infrastructural systems (P1, P2 and P4).
- b. The proposal contributes to establishment of new dwellings including provision of affordable dwellings in the Precinct (O1, O2, O15, O16, P24, and P25).
- c. With the reasons addressed above, the development is in a form, scale and design that is accepted within the Precinct. The architectural and landscaping strategies were reviewed by the Council's specialists who consider the development to the suburban character anticipated by the zone (O2, O3, P9 and P11).
- d. The provided public roads are generally in accordance with the Precinct Plans, except for the direct connection between Observation Green and Scott Road. A good pedestrian/cycle connection between these roads are provided, which connect the neighbourhood to the public open space. Good level of opportunities for passive surveillance is provided over the public spaces. Safe and efficient roading and vehicle access arrangement are proposed (O8, O14, P1, P11, P15 and P21).
- e. Stormwater mitigation measures meeting the underlying Network Discharge Consent and Stormwater Management Plan are proposed. Appropriate infrastructural connections will be provided. The service provider confirmed that there is adequate capacity within the existing system to cater the proposed density (O6, O7, O13 P1, P5, P18, P22, P23).
- f. The proposal is to construct a new coastal erosion prevention device. At least one access point from the top of the esplanade to the foreshore will be provided. This is however subject to the Landowner, who may have envisioned what this area should look like in the future and therefore is to be dealt under a separate approval stage. A good buffer from the coastal environment to the proposed dwellings are proposed by the Single House Zone lots and the road. (O4, O5, P16, P17, P19, P21).
- g. The two retail activities, a laundromat and a dairy, will support local residents (O11, O12, P8)

#### H4 Mixed Housing Suburban Zone

- a. The proposal contributes to establishment of new dwellings, increasing housing capacity, intensity and choice of the area while in keeping with the neighbourhood's planned suburban built character of predominantly two-storey buildings in both attached and detached forms (O1, O2, P1, P2 and P4)
- b. As explained above, the proposal will provide quality on-site residential amenity for residents and adjoining sites, by maintaining a reasonable standard of sunlight access



and privacy and providing outlooks and outdoor living spaces. Visual dominance effects to adjoining sites are minimised through architectural and landscaping strategies (O3, P2, P4 and P5).

- c. Good landscaping strategies and good level of opportunities for engagement with the public streets are provided along the front yards. By utilising common driveways, any visual dominance effects of garage doors have been minimised where appropriate (P3)
- d. The use of impervious area is mostly limited to roads, driveways and buildings. Appropriate stormwater mitigation measures and landscaping are provided to mitigate any adverse effects on water quality, quantity and amenity values. (P7)

### H3 Single House Zone

- a. The proposal will provide attractive and safe streets and public open spaces by providing good opportunities for passive surveillance through the architectural and landscaping strategies. The applicant also proposes a good pedestrian connection via providing a public pedestrian path and roads. (P3)
- b. The proposed dwellings within this zone are in keeping with the neighbourhood's existing suburban character, as confirmed by Mr Pierard. (O1, O2, P1, P2)
- c. Quality on-site residential amenity for residents and for adjoining sites and the streets are provided (O3, P4, P5)

### Proposed Plan Change 78 (PC 78) for H4 and H3

- a. As noted in the above assessment, it is considered that the proposed development responds logically to the site's context as well as the urban built form character sought within the zone and precinct. Given residential activities are anticipated in this neighbourhood, I consider the proposal contributes to creating a well-function urban environment, by proposing appropriate use of the site. The objectives and policies under the PC 78 are considered liberalising provisions when compared to the operative plan provision contemplate. Given that the proposal is consistent with the current provisions under H3 and H4, I consider that the proposal is also consistent with the provisions under PC 78 and therefore no further assessment or weighting exercise is required.

### AUP: E12 – Land disturbance – district & E11 – Land disturbance – regional

### Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES:CS)

*O1 & 2 and P1, 2, 4, 5, 6, and 7 of E11*

*O1 and P1, 2, 3, 5, and 6 of E12*

- a. These objectives and policies seek to ensure that earthworks are undertaken in a manner that protects people and the environment, does not exacerbate natural hazards and minimises sediment generation. The proposal provides for preparatory earthworks on a site which is to be developed in the future. Mr Fu, who consulted with Mr Havel, notes that the proposed earthworks will not cause any stability effects to the neighbouring sites as well as the roads. Erosion and sedimentation will be appropriately managed through various sediment control measures as confirmed by Mr Pope. The proposed mitigation controls will be in accordance with Auckland Council's Guidance Document 05

- Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05). Any noise, vibration, traffic and dust effects will be effectively managed by the recommended consent conditions, which had been accepted by the applicant.
- b. The applicant prepared for an Archaeological Survey, noting that the risk of encountering archaeology is reasonably low. Accidental Discovery Rule will be applied during the construction phase. The applicant accepted a set of consent conditions, recommended by the Council's heritage specialist and the relevant iwi groups to ensure that any adverse effects to cultural values are avoided and managed

### E36 – Natural Hazards and flooding

#### F2 - General Coastal Marine Zone

#### the New Zealand Coastal Policy Statement 2010 (NZCPS)

- a. The existing overland flows will be appropriately diverted, conveyed, and drained within the proposed road carriageway. The proposal will not exacerbate any adverse effects to people, property and the environment resulting from land instability, coastal erosion and flooding hazards (O1-O5, P1-P9 P13-15, P21-33 of E36).
- b. We note that;
  - The Scott Point coastline is not identified as having any significant natural character or landscape values under the AUP. The coastline is currently modified with consented and unconsented coastal protection structures (revetments and groynes).
  - When considering the receiving environment, the proposed seawall is not unusual in this neighbourhood and would appear as a continuation of these already authorised seawalls.
  - It was determined that any adverse effects on natural character will be less than minor given that there are similar habitats in the vicinity of the application area, and the established maritime character at the site already.
  - The proposed seawalls and stormwater outfall are likely to result in some 'placement loss', of access and use of the upper beach space (as with other existing similar structures along this coastline).
  - However, the applicant has provided a good pedestrian link from the top of the site to the foreshore via the newly proposed drainage reserve and works within the existing esplanade reserve. At least one set of staircases will be provided. While the Parks team supports the proposal in principle at the resource consent stage, they note that the Landowner, the Council, have their own envisioned outcomes with regard to the reserve's recreational function, maintenance cost and so on. It was therefore agreed that further works and details with regard to the seawalls and the stormwater outfall will be further investigated and assessed at a separate approval stage.
  - Taking into account climate change, the seawalls will also provide protection from the coastal hazard erosion risks for the existing esplanade reserve and therefore provide opportunities for this area to be developed as open space area with public access. This is particularly important as the current CMA is not accessible by the public.
  - The stormwater from the newly developed impervious area will be appropriated treated prior to discharge to the coastal environment.

- It was found that any adverse effects to the coastal ecology would be less than minor. The construction effects will be temporary.
- The applicant has consulted widely with local iwi groups. In addition, the applicant notified to seek the views of the groups that has applied for recognition of customary marine title in that area under the Marine and Coastal Area (Takutai Moana) Act 2011. No parties have raised concerns.

I therefore consider that the proposal will be consistent with the relevant objectives and policies with the imposed conditions, which the applicant has accepted to adopt.

#### E27 – Transport

- a. Safe and efficient roading, parking and access arrangements are proposed. Walking and cycling are encouraged. Recognising the limited alternatives to private vehicle travel in the area, on-site and on-street car parking spaces will be provided (O1-O5, P2, P4, P8, P14, P17, P18, P20 and P21).
- b. With regard to the Proposed Plan Change 79, weighting only becomes relevant in the event different outcomes arise from assessments of objectives and policies under both the operative and proposed plans. Outcomes under both plans are similar, other than the EV charging and accessible parking related objective and policy, under E27, recognising that the quality and compact urban environment and that cycling, and walking are encouraged (E24 and E27). Furthermore, the preceding assessment has already concluded that any adverse effects will be acceptable as the scale and design of the proposed development will be in keeping with the context of existing development on the site and in the locale.

I note that the proposal is inconsistent with the objective and policy related to electric vehicle and accessible parking spaces. I do not think it is appropriate to give any weight to this provision at this stage, given that the Proposed Plan Change 79 was notified only a few weeks ago (at the time of writing the report) and it is a significant shift in Council's policy as provisions for EV had never been included in the past and current Council's plan provisions. With regard to the provision for accessible parking, this was previously included under E27 but removed from it via a Plan Change process. It is also noted that the associated rules are not operative, and there are no guidelines and rules for decision makers to assess or applicants to follow to give effect to such objective and policy.

On this basis, I am satisfied with the proposal being not consistent with some of the PC 79 provision and consider that it is consistent with the relevant statutory documents.

#### E7. Taking, using, damming and diversion of water and drilling

- a. There will be some permanent groundwater diversion due to excavation dewatering, which could result in some limited consolidation settlement of the surrounding area, however the risk of associated damage from ground settlement is considered low.
- b. Some settlement at the existing wastewater line is expected. Overall, the risk of adverse effects is low to moderate, and should damage or notable impact on operation occur than this can be remediated. The applicant accepted a set of consent conditions, recommended by the Council's groundwater specialist. No iwi group representatives raised issues. I therefore consider that the proposal is consistent with Objective E7.2 (1) and policies E7.3.(1-2).

### Hauraki Gulf Marine Park Act (HGMPA) 2000

As the receiving environment of the proposed activity is the Hauraki Gulf, the HGMPA is considered relevant to this application. For the coastal environment of the Hauraki Gulf, sections 7 and 8 of the HGMPA must be treated as the New Zealand Coastal Policy Statement. Section 7 seeks to recognise the national significance of the Hauraki Gulf, its islands and catchments. Section 8 outlines the management objectives of the Hauraki Gulf, intended to protect, maintain and where possible enhance the life-supporting capacity of the Hauraki Gulf along with enhancing its natural, historic and physical resources.

Similar to above, the proposal is consistent with the Act as any erosion and sediment effects will be effectively mitigated by the proposed controls.

### National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES:CS)

The submitted Detailed Site Investigation report has been prepared in a manner that accepted by Council and demonstrated that the proposal meets Regulation 9 of the NES:CS. Given the low level of contamination identified, it is considered unlikely that the proposed land disturbance activities will pose a risk to human health, if the conditions recommended by Ms Rudsits are implemented. The applicant has accepted the conditions and therefore the proposal is consistent with the NES:CS.

3. In accordance with an assessment under s104(1)(c) of the RMA the following other matters are considered appropriate, no other matters are considered relevant.
4. It is considered that the provisions of section 105 of the RMA have been met subject to appropriate conditions of consent to ensure there is no significant effect on the receiving environment. Regard has been had to the nature of the discharge and the sensitivity of the environment. It is considered the applicant's reasons for the proposed choice are appropriate in the circumstances and regard has been had to alternative methods of discharge applicable in this case.
5. It is considered the proposal satisfies the provisions of section 107 of the RMA because the proposed discharge will not result in discharge to water that will cause, after reasonable mixing, any of the effects listed in Section 107(1) (c – g).
6. In accordance with s123 of the RMA a duration of consent for the regional earthworks component of the land use consent LUC60393019 of five years from the date of issue is deemed appropriate and commensurate with the activity proposed.
7. In accordance with s123 of the RMA a duration of consent for the water permit WAT60418965 of five years from the date of issue is deemed appropriate and commensurate with the activity proposed.
8. In accordance with s123 of the RMA a duration of consent for the discharge consent CST60415231 of thirty-five years from the date of issue is deemed appropriate and commensurate with the activity proposed.
9. There is no prohibition under s104D of the RMA on granting this non-complying activity. This is because the proposal is not contrary to the objectives and policies of the relevant plan and/or proposed plan, and/or will have only minor adverse effects on the environment.

10. In the context of this proposal for a non-complying activity land use, water permit and coastal permit, where the objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.
11. Overall, the proposal is consistent with the relevant statutory frameworks and any associated adverse effects will be acceptable.

## Conditions

Under sections 108 and 108AA, of the RMA, these consents are subject to the following conditions:

### General conditions

These conditions apply to all resource consents.

1. These consents must be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent numbers BUN60393017 (LUC60393019, SUB60393031, CST60415231 & WAT60418965).
  - Application Form and Assessment of Environmental Effects prepared by Avant, dated 13 July 2023 and Coastal works and coastal permit associated with Landuse and subdivision, 14 & 14A Scott Road, Hobsonville, prepared by AVANT, dated 10 February 2023.
  - All email correspondences from Gyanendra Datt and Mike Yu, Avant, and John Sia, Candor3, with attachments via email, dated between 22/12/2021 and 13/07/2023

Report title and reference	Author	Rev	Dated
Infrastructure report - #1492	Candor <sup>3</sup>	F	26/03/2023
Archaeological Assessment	Clough & Associates Ltd.	-	August 2021
Ecological Assessment	Bioresearchers	1	22/09/2021
Coastal Processes/Hazards and Ecological Assessment	eCoast	3	25/04/2022
Re: 14-14a Scott Road Stormwater Outlet Impact Assessment.	eCoast		09/02/2023
Combined Preliminary and Detailed Site Investigation	ENGEO	-	18/11/2021
Cultural Impact Assessment	Te Kawerau A Maki	2	04/11/2021
Geotechnical Investigation Report	ENGEO	2	12/08/2022

Integrated Transport Assessment Report	Candor <sup>3</sup>	2	04/10/2022
Stormwater Management Plan	Candor <sup>3</sup>	D	13/02/2022
Urban Design Assessment	Ian Munro	-	February 2023
Waste Management Plan	Rubbish Direct	-	01/02/2023

<b>Drawing title and reference</b>	<b>Author</b>	<b>Rev</b>	<b>Dated</b>
A-0100 ROAD FRAMEWORK DIAGRAM	Basalt Architecture	2	24/04/2023
A-0101 AERIAL MAP	Basalt Architecture	2	24/04/2023
A-1000 EXISTING SITE PLAN	Basalt Architecture	2	24/04/2023
A-1001 SITE MASTER PLAN	Basalt Architecture	2	24/04/2023
A-1002 SITE TYPOLOGY PLAN	Basalt Architecture	2	24/04/2023
A-1003 SITE SCHEME PLAN BY BASALT ARCHITECTURE	Basalt Architecture	2	24/04/2023
A-1004 SITE LOT NUMBER PLAN	Basalt Architecture	2	24/04/2023
A-1005 SITE FFL PLAN	Basalt Architecture	2	24/04/2023
A-1010 SITE COVERAGE CALCULATION - MHSU ZONE	Basalt Architecture	2	24/04/2023
A-1011 SITE COVERAGE CALCULATION - SINGLE HOUSE ZONE	Basalt Architecture	2	24/04/2023
A-1100 SITE COMPLIANCE PLAN - GROUND FLOOR	Basalt Architecture	2	24/04/2023
A-1101 SITE COMPLIANCE PLAN - FIRST FLOOR	Basalt Architecture	2	24/04/2023
A-1102 SITE COMPLIANCE SCHEDULE - ODLS / OUTLOOK	Basalt Architecture	2	24/04/2023
A-1120 SITE COMPLIANCE PLAN - YARD SETBACK	Basalt Architecture	2	24/04/2023
A-1130 SITE COMPLIANCE PLAN - GARAGE / FRONTAGE	Basalt Architecture	2	24/04/2023
A-1131 SITE COMPLIANCE SCHEDULE - GARAGE / FRONTAGE	Basalt Architecture	2	24/04/2023
A-1150-0 SITE COMPLIANCE SCHEDULE - SHADING EQUINOX	Basalt Architecture	2	24/04/2023

A-1150-1 SHADING DIAGRAMS - EQUINOX 9AM	Basalt Architecture	2	24/04/2023
A-1150-2 SHADING DIAGRAMS - EQUINOX 10AM	Basalt Architecture	2	24/04/2023
A-1150-3 SHADING DIAGRAMS - EQUINOX 11AM	Basalt Architecture	2	24/04/2023
A-1150-4 SHADING DIAGRAMS - EQUINOX 12PM	Basalt Architecture	2	24/04/2023
A-1150-5 SHADING DIAGRAMS - EQUINOX 1PM	Basalt Architecture	2	24/04/2023
A-1150-6 SHADING DIAGRAMS - EQUINOX 2PM	Basalt Architecture	2	24/04/2023
A-1150-7 SHADING DIAGRAMS - EQUINOX 3PM	Basalt Architecture	2	24/04/2023
A-1150-8 SHADING DIAGRAMS - EQUINOX 4PM	Basalt Architecture	2	24/04/2023
A-1151-0 SITE COMPLIANCE SCHEDULE - SHADING WINTER SOLSTICE	Basalt Architecture	2	24/04/2023
A-1151-1 SHADING DIAGRAMS - WINTER SOLSTICE 9AM	Basalt Architecture	2	24/04/2023
A-1151-2 SHADING DIAGRAMS - WINTER SOLSTICE 10AM	Basalt Architecture	2	24/04/2023
A-1151-3 SHADING DIAGRAMS - WINTER SOLSTICE 11AM	Basalt Architecture	2	24/04/2023
A-1151-4 SHADING DIAGRAMS - WINTER SOLSTICE 12PM	Basalt Architecture	2	24/04/2023
A-1151-5 SHADING DIAGRAMS - WINTER SOLSTICE 1PM	Basalt Architecture	2	24/04/2023
A-1151-6 SHADING DIAGRAMS - WINTER SOLSTICE 2PM	Basalt Architecture	2	24/04/2023
A-1151-7 SHADING DIAGRAMS - WINTER SOLSTICE 3PM	Basalt Architecture	2	24/04/2023
A-1151-8 SHADING DIAGRAMS - WINTER SOLSTICE 4PM	Basalt Architecture	2	24/04/2023
A-1160 SITE FENCING PLAN	Basalt Architecture	2	24/04/2023
A-1161 SITE FENCING SECTIONS	Basalt Architecture	2	24/04/2023
A-1200 SITE HIRB 3D DIAGRAMS	Basalt Architecture	2	24/04/2023
A-1201 SITE HIRB 3D DIAGRAMS	Basalt Architecture	2	24/04/2023
A-1241 STREET RENDER	Basalt Architecture	2	24/04/2023

A-1242 STREET RENDER	Basalt Architecture	2	24/04/2023
A-1251 STREET RENDER	Basalt Architecture	2	24/04/2023
A-1252 STREET RENDER	Basalt Architecture	2	24/04/2023
A-1253 STREET RENDER	Basalt Architecture	2	24/04/2023
A-1254 STREET RENDER	Basalt Architecture	2	24/04/2023
A-1255 STREET RENDER	Basalt Architecture	2	24/04/2023
A-1256 STREET RENDER	Basalt Architecture	2	24/04/2023
A-1257 STREET RENDER	Basalt Architecture	2	24/04/2023
A-1258 STREET RENDER	Basalt Architecture	2	24/04/2023
A-1259 STREET RENDER	Basalt Architecture	2	24/04/2023
A-1260 STREET RENDER	Basalt Architecture	2	24/04/2023
A-1261 STREET RENDER	Basalt Architecture	2	24/04/2023
A-1262 STREET RENDER	Basalt Architecture	2	24/04/2023
A-1263 STREET RENDER	Basalt Architecture	2	24/04/2023
A-1264 STREET RENDER	Basalt Architecture	2	24/04/2023
A-1265 STREET RENDER	Basalt Architecture	2	24/04/2023
A-1266 STREET RENDER	Basalt Architecture	2	24/04/2023
A-1267 STREET RENDER	Basalt Architecture	2	24/04/2023
A-1268 STREET RENDER	Basalt Architecture	2	24/04/2023
A-1269 STREET RENDER	Basalt Architecture	2	24/04/2023
A-1300 SITE BLOCKS PLAN	Basalt Architecture	2	24/04/2023
A-1310 GL FLOOR PLAN - BLOCK A	Basalt Architecture	2	24/04/2023
A-1311 FL FLOOR PLAN - BLOCK A	Basalt Architecture	2	24/04/2023



A-1312 ROOF PLAN - BLOCK A	Basalt Architecture	2	24/04/2023
A-1313 ELEVATIONS - BLOCK A	Basalt Architecture	2	24/04/2023
A-1320 GL FLOOR PLAN - BLOCK B	Basalt Architecture	2	24/04/2023
A-1321 FL FLOOR PLAN - BLOCK B	Basalt Architecture	2	24/04/2023
A-1322 ROOF PLAN - BLOCK B	Basalt Architecture	2	24/04/2023
A-1323 ELEVATIONS - BLOCK B	Basalt Architecture	2	24/04/2023
A-1330 FLOOR PLANS - BLOCK C1	Basalt Architecture	2	24/04/2023
A-1331 ELEVATIONS - BLOCK C1	Basalt Architecture	2	24/04/2023
A-1340 FLOOR PLANS - BLOCK C2	Basalt Architecture	2	24/04/2023
A-1341 ELEVATIONS - BLOCK C2	Basalt Architecture	2	24/04/2023
A-1350 GL FLOOR PLAN - BLOCK D1	Basalt Architecture	2	24/04/2023
A-1351 FL FLOOR PLAN - BLOCK D1	Basalt Architecture	2	24/04/2023
A-1352 ROOF PLAN - BLOCK D1	Basalt Architecture	2	24/04/2023
A-1353 ELEVATIONS - BLOCK D1	Basalt Architecture	2	24/04/2023
A-1360 GL FLOOR PLAN - BLOCK D2	Basalt Architecture	2	24/04/2023
A-1361 FL FLOOR PLAN - BLOCK D2	Basalt Architecture	2	24/04/2023
A-1362 ROOF PLAN - BLOCK D2	Basalt Architecture	2	24/04/2023
A-1363 ELEVATIONS - BLOCK D2	Basalt Architecture	2	24/04/2023
A-1370 GL FLOOR PLAN - BLOCK E1	Basalt Architecture	2	24/04/2023
A-1371 FL FLOOR PLAN - BLOCK E1	Basalt Architecture	2	24/04/2023
A-1372 ROOF PLAN - BLOCK E1	Basalt Architecture	2	24/04/2023
A-1373 GL FLOOR PLAN - BLOCK E2	Basalt Architecture	2	24/04/2023
A-1374 FL FLOOR PLAN - BLOCK E2	Basalt Architecture	2	24/04/2023

A-1375 ROOF PLAN - BLOCK E2	Basalt Architecture	2	24/04/2023
A-1376 ELEVATIONS - BLOCK E	Basalt Architecture	2	24/04/2023
A-1380 GL FLOOR PLAN - BLOCK F	Basalt Architecture	2	24/04/2023
A-1381 FL FLOOR PLAN - BLOCK F	Basalt Architecture	2	24/04/2023
A-1382 ROOF PLAN - BLOCK F	Basalt Architecture	2	24/04/2023
A-1383 ELEVATIONS - BLOCK F	Basalt Architecture	2	24/04/2023
A-1390 FLOOR PLANS - BLOCK G1	Basalt Architecture	2	24/04/2023
A-1391 FLOOR PLANS - BLOCK G2	Basalt Architecture	2	24/04/2023
A-1392 ELEVATIONS - BLOCK G	Basalt Architecture	2	24/04/2023
A-2000 SECTIONS - HIRB INFRINGEMENT	Basalt Architecture	2	12/07/2023
A-2100 SECTIONS - COASTAL	Basalt Architecture	2	12/07/2023
A-2200 SECTIONS - COASTAL OUTDOOR LIVING	Basalt Architecture	2	12/07/2023
A-2201 SECTIONS - COASTAL OUTDOOR LIVING	Basalt Architecture	2	24/04/2023
A-5000 TYPE APT-A&RA - UNIT PLAN	Basalt Architecture	1	24/02/2023
A-5001 TYPE APT-A&RA - ELEVATIONS	Basalt Architecture	1	24/02/2023
A-5000 TYPE APT-A&RB - UNIT PLAN	Basalt Architecture	1	24/02/2023
A-5001 TYPE APT-A&RB - ELEVATIONS	Basalt Architecture	1	24/02/2023
A-5000 TYPE APT-A - UNIT PLAN	Basalt Architecture	1	24/02/2023
A-5001 TYPE APT-A - ELEVATIONS	Basalt Architecture	1	24/02/2023
A-5000 TYPE D-A1 - UNIT PLAN	Basalt Architecture	1	24/04/2023
A-5001 TYPE D-A1 - ELEVATIONS	Basalt Architecture	1	24/04/2023
A-5000 TYPE D-A2 - UNIT PLAN	Basalt Architecture	1	24/04/2023
A-5001 TYPE D-A2 - ELEVATIONS	Basalt Architecture	1	24/04/2023

A-5000 TYPE D-B1 - UNIT PLAN	Basalt Architecture	1	24/04/2023
A-5001 TYPE D-B1 - ELEVATIONS	Basalt Architecture	1	24/04/2023
A-5000 TYPE D-B2 - UNIT PLAN	Basalt Architecture	1	24/04/2023
A-5001 TYPE D-B2 - ELEVATIONS	Basalt Architecture	1	24/04/2023
A-5000 TYPE D-B3 - UNIT PLAN	Basalt Architecture	1	24/04/2023
A-5001 TYPE D-B3 - ELEVATIONS	Basalt Architecture	1	24/04/2023
A-5000 TYPE D-B4 - UNIT PLAN	Basalt Architecture	1	24/04/2023
A-5001 TYPE D-B4 - ELEVATIONS	Basalt Architecture	1	24/04/2023
A-5000 TYPE D-H1 - UNIT PLAN	Basalt Architecture	1	01/02/2023
A-5001 TYPE D-H1- ELEVATIONS	Basalt Architecture	1	01/02/2023
A-5000 TYPE D-H2 - UNIT PLAN	Basalt Architecture	0	27/10/2022
A-5001 TYPE D-H2 - ELEVATIONS	Basalt Architecture	0	27/10/2022
A-5000 TYPE D-H3 - UNIT PLAN	Basalt Architecture	0	27/10/2022
A-5001 TYPE D-H3- ELEVATIONS	Basalt Architecture	0	27/10/2022
A-5000 TYPE D-H4 - UNIT PLAN	Basalt Architecture	0	27/10/2022
A-5001 TYPE D-H4- ELEVATIONS	Basalt Architecture	0	27/10/2022
A-5000 TYPE D-H5 - UNIT PLAN	Basalt Architecture	1	24/04/2023
A-5001 TYPE D-H5 - ELEVATIONS	Basalt Architecture	1	24/04/2023
A-5000 TYPE D-H6 - UNIT PLAN	Basalt Architecture	0	27/10/2022
A-5001 TYPE D-H6 - ELEVATIONS	Basalt Architecture	0	27/10/2022
A-5000 TYPE D-H7 - UNIT PLAN	Basalt Architecture	1	24/04/2023
A-5001 TYPE D-H7 - ELEVATIONS	Basalt Architecture	1	24/04/2023
A-5000 TYPE D-H8 - UNIT PLAN	Basalt Architecture	0	27/10/2022

A-5001 TYPE D-H8 - ELEVATIONS	Basalt Architecture	0	27/10/2022
A-5000 TYPE D-H9 - UNIT PLAN	Basalt Architecture	1	01/02/2023
A-5001 TYPE D-H9 - ELEVATIONS	Basalt Architecture	1	01/02/2023
A-5000 TYPE D-H10 - UNIT PLAN	Basalt Architecture	0	27/10/2022
A-5001 TYPE D-H10- ELEVATIONS	Basalt Architecture	0	27/10/2022
A-5000 TYPE D-H11 - UNIT PLAN	Basalt Architecture	0	27/10/2022
A-5001 TYPE D-H11- ELEVATIONS	Basalt Architecture	0	27/10/2022
A-5000 TYPE D-H12 - UNIT PLAN	Basalt Architecture	0	27/10/2022
A-5001 TYPE D-H12- ELEVATIONS	Basalt Architecture	0	27/10/2022
A-5000 TYPE D-H13 - UNIT PLAN	Basalt Architecture	0	27/10/2022
A-5001 TYPE D-H13 - ELEVATIONS	Basalt Architecture	0	27/10/2022
A-5000 TYPE D-H14 - UNIT PLAN	Basalt Architecture	0	27/10/2022
A-5001 TYPE D-H14 - ELEVATIONS	Basalt Architecture	0	27/10/2022
A-5000 TYPE D-H15 - UNIT PLAN	Basalt Architecture	0	27/10/2022
A-5001 TYPE D-H15 - ELEVATIONS	Basalt Architecture	0	27/10/2022
A-5000 TYPE D-H16 - UNIT PLAN	Basalt Architecture	1	24/04/2023
A-5001 TYPE D-H16 - ELEVATIONS	Basalt Architecture	1	24/04/2023
A-5000 TYPE D-H17 - UNIT PLAN	Basalt Architecture	1	24/04/2023
A-5001 TYPE D-H17 - ELEVATIONS	Basalt Architecture	1	24/04/2023
A-5000 TYPE D-H18 - UNIT PLAN	Basalt Architecture	0	27/10/2022
A-5001 TYPE D-H18- ELEVATIONS	Basalt Architecture	0	27/10/2022
A-5000 TYPE D-H19 - UNIT PLAN	Basalt Architecture	0	27/10/2022
A-5001 TYPE D-H19- ELEVATIONS	Basalt Architecture	0	27/10/2022

A-5000 TYPE D-S1 - UNIT PLAN	Basalt Architecture	1	24/02/2023
A-5001 TYPE D-S1 - ELEVATIONS	Basalt Architecture	1	24/02/2023
A-5000 TYPE D-S2 - UNIT PLAN	Basalt Architecture	1	24/02/2023
A-5001 TYPE D-S2 - UNIT PLAN	Basalt Architecture	1	24/02/2023
A-5002 TYPE D-S2 - ELEVATIONS	Basalt Architecture	1	24/02/2023
A-5000 TYPE D-S3 - UNIT PLAN	Basalt Architecture	1	24/02/2023
A-5001 TYPE D-S3 - UNIT PLAN	Basalt Architecture	1	24/02/2023
A-5002 TYPE D-S3 - ELEVATIONS	Basalt Architecture	1	24/02/2023
A-5000 TYPE D-S4 - UNIT PLAN	Basalt Architecture	1	24/02/2023
A-5001 TYPE D-S4 - UNIT PLAN	Basalt Architecture	1	24/02/2023
A-5002 TYPE D-S4 - ELEVATIONS	Basalt Architecture	1	24/02/2023
A-5000 TYPE D-S5 - UNIT PLAN	Basalt Architecture	1	24/02/2023
A-5001 TYPE D-S5 - ELEVATIONS	Basalt Architecture	1	24/02/2023
A-5000 TYPE T-A1 - UNIT PLAN	Basalt Architecture	0	27/10/2022
A-5001 TYPE T-A1 - ELEVATIONS	Basalt Architecture	0	27/10/2022
A-5000 TYPE T-A1L - UNIT PLAN	Basalt Architecture	0	27/10/2022
A-5001 TYPE T-A1L - ELEVATIONS	Basalt Architecture	0	27/10/2022
A-5000 TYPE T-A2 - UNIT PLAN	Basalt Architecture	0	27/10/2022
A-5001 TYPE T-A2 - ELEVATIONS	Basalt Architecture	0	27/10/2022
A-5000 TYPE T-A2L - UNIT PLAN	Basalt Architecture	0	27/10/2022
A-5001 TYPE T-A2L - ELEVATIONS	Basalt Architecture	0	27/10/2022
A-5000 TYPE T-A3 - UNIT PLAN	Basalt Architecture	0	27/10/2022
A-5001 TYPE T-A3 - ELEVATIONS	Basalt Architecture	0	27/10/2022

A-5000 TYPE T-A3L - UNIT PLAN	Basalt Architecture	0	27/10/2022
A-5001 TYPE T-A3L - ELEVATIONS	Basalt Architecture	0	27/10/2022
A-5000 TYPE T-A4 - UNIT PLAN	Basalt Architecture	0	27/10/2022
A-5001 TYPE T-A4 - ELEVATIONS	Basalt Architecture	0	27/10/2022
A-5000 TYPE T-A4L - UNIT PLAN	Basalt Architecture	0	27/10/2022
A-5001 TYPE T-A4L - ELEVATIONS	Basalt Architecture	0	27/10/2022
A-5000 TYPE T-B1 - UNIT PLAN	Basalt Architecture	0	27/10/2022
A-5001 TYPE T-B1 - ELEVATIONS	Basalt Architecture	0	27/10/2022
A-5000 TYPE T-B2 - UNIT PLAN	Basalt Architecture	0	27/10/2022
A-5001 TYPE T-B2 - ELEVATIONS	Basalt Architecture	0	27/10/2022
A-5000 TYPE T-C1 - UNIT PLAN	Basalt Architecture	1	24/04/2023
A-5001 TYPE T-C1 - ELEVATIONS	Basalt Architecture	1	24/04/2023
A-5000 TYPE T-C2 - UNIT PLAN	Basalt Architecture	1	24/04/2023
A-5001 TYPE T-C2 - ELEVATIONS	Basalt Architecture	1	24/04/2023
A-5000 TYPE T-C3 - UNIT PLAN	Basalt Architecture	0	27/10/2022
A-5001 TYPE T-C3 - ELEVATIONS	Basalt Architecture	0	27/10/2022
A-5000 TYPE T-D1D2 - UNIT PLAN	Basalt Architecture	0	27/10/2022
A-5001 TYPE T-D1D2 - ELEVATIONS	Basalt Architecture	0	27/10/2022
A-5000 TYPE GARAGE - UNIT PLAN	Basalt Architecture	0	27/10/2022
A-5001 TYPE GARAGE - ELEVATIONS	Basalt Architecture	0	27/10/2022
1-050 MHWS PLAN	Candor <sup>3</sup>	-	17/04/2023
1-100 SCHEME PLAN - STAGING OVERVIEW	Candor <sup>3</sup>	E	17/04/2023
1-101 SCHEME PLAN - STAGE 1 - SHEET OVERVIEW	Candor <sup>3</sup>	E	17/04/2023

1-102 SCHEME PLAN - STAGE 1 (SHEET 1/3)	Candor <sup>3</sup>	D	17/04/2023
1-103 SCHEME PLAN - STAGE 1 (SHEET 2/3)	Candor <sup>3</sup>	E	17/04/2023
1-104 SCHEME PLAN - STAGE 1 (SHEET 3/3)	Candor <sup>3</sup>	E	17/04/2023
1-105 EASEMENT PLAN - STAGE 1 (SHEET 1/2)	Candor <sup>3</sup>	D	17/04/2023
1-106 EASEMENT PLAN - STAGE 1 (SHEET 2/2)	Candor <sup>3</sup>	D	17/04/2023
1-107 SCHEME PLAN - STAGE 2 (SHEET 1/1)	Candor <sup>3</sup>	D	17/04/2023
1-108 EASEMENT PLAN - STAGE 2 (SHEET 1/2)	Candor <sup>3</sup>	D	17/04/2023
1-109 EASEMENT PLAN - STAGE 2 (SHEET 2/2)	Candor <sup>3</sup>	D	17/04/2023
1-110 SCHEME PLAN - STAGE 3 (SHEET 1/1)	Candor <sup>3</sup>	D	17/04/2023
1-111 EASEMENT PLAN - STAGE 3 (SHEET 1/2)	Candor <sup>3</sup>	D	17/04/2023
1-112 EASEMENT PLAN - STAGE 3 (SHEET 2/2)	Candor <sup>3</sup>	D	17/04/2023
1-113 SCHEME PLAN - STAGE 4 - SHEET OVERVIEW	Candor <sup>3</sup>	D	17/04/2023
1-114 SCHEME PLAN - STAGE 4 (SHEET 1/2)	Candor <sup>3</sup>	E	17/04/2023
1-115 SCHEME PLAN - STAGE 4 (SHEET 2/2)	Candor <sup>3</sup>	F	17/04/2023
1-116 EASEMENT PLAN - STAGE 4 (SHEET 1/3)	Candor <sup>3</sup>	E	17/04/2023
1-117 EASEMENT PLAN - STAGE 4 (SHEET 2/3)	Candor <sup>3</sup>	E	17/04/2023
1-118 EASEMENT PLAN - STAGE 4 (SHEET 3/3)	Candor <sup>3</sup>	E	17/04/2023
1-119 SCHEME PLAN - STAGE 5 (SHEET 1/1)	Candor <sup>3</sup>	E	17/04/2023
1-120 EASEMENT PLAN - STAGE 5 (SHEET 1/2)	Candor <sup>3</sup>	E	17/04/2023
1-121 EASEMENT PLAN - STAGE 5 (SHEET 2/2)	Candor <sup>3</sup>	E	17/04/2023
1-150 SCHEMET PLAN   EXISTING EASEMENTS TO BE SURRENDERED	Candor <sup>3</sup>	-	17/04/2023
2-100 EARTHWORKS EXISTING CONTOURS - OVERVIEW	Candor <sup>3</sup>	B	17/04/2023
2-101 EARTHWORKS EXISTING CONTOURS (SHEET 1 OF 6)	Candor <sup>3</sup>	B	17/04/2023

2-102 EARTHWORKS EXISTING CONTOURS (SHEET 2 OF 6)	Candor <sup>3</sup>	B	17/04/2023
2-103 EARTHWORKS EXISTING CONTOURS (SHEET 3 OF 6)	Candor <sup>3</sup>	B	17/04/2023
2-104 EARTHWORKS EXISTING CONTOURS (SHEET 4 OF 6)	Candor <sup>3</sup>	B	17/04/2023
2-105 EARTHWORKS EXISTING CONTOURS (SHEET 5 OF 6)	Candor <sup>3</sup>	B	17/04/2023
2-106 EARTHWORKS EXISTING CONTOURS (SHEET 6 OF 6)	Candor <sup>3</sup>	B	17/04/2023
2-120 EROSION AND SEDIMENT CONTROL PLAN - OVERALL LAYOUT	Candor <sup>3</sup>	D	17/04/2023
2-121 EROSION AND SEDIMENT RETENTION POND DETAILS	Candor <sup>3</sup>	C	17/04/2023
2-122 STORMWATER - ENABLING WORK LONG SECTIONS (SHEET 1 OF 1)	Candor <sup>3</sup>	B	17/04/2023
2-123 SEDIMENT CONTROL TYPICAL DETAILS (SHEET 1 OF 2)	Candor <sup>3</sup>	B	17/04/2023
2-124 SEDIMENT CONTROL TYPICAL DETAILS (SHEET 2 OF 2)	Candor <sup>3</sup>	B	17/04/2023
2-130 EARTHWORKS DESIGN CONTOURS - OVERVIEW	Candor <sup>3</sup>	D	17/04/2023
2-131 EARTHWORKS DESIGN CONTOURS (SHEET 1 OF 6)	Candor <sup>3</sup>	C	17/04/2023
2-132 EARTHWORKS DESIGN CONTOURS (SHEET 2 OF 6)	Candor <sup>3</sup>	D	17/04/2023
2-133 EARTHWORKS DESIGN CONTOURS (SHEET 3 OF 6)	Candor <sup>3</sup>	C	17/04/2023
2-134 EARTHWORKS DESIGN CONTOURS (SHEET 4 OF 6)	Candor <sup>3</sup>	C	17/04/2023
2-135 EARTHWORKS DESIGN CONTOURS (SHEET 5 OF 6)	Candor <sup>3</sup>	C	17/04/2023
2-136 EARTHWORKS DESIGN CONTOURS (SHEET 6 OF 6)	Candor <sup>3</sup>	C	17/04/2023
2-140 EARTHWORKS CUT - FILL CONTOURS - OVERVIEW	Candor <sup>3</sup>	D	17/04/2023
2-141 EARTHWORKS CUT - FILL CONTOURS (SHEET 1 OF 6)	Candor <sup>3</sup>	C	17/04/2023
2-142 EARTHWORKS CUT - FILL CONTOURS (SHEET 2 OF 6)	Candor <sup>3</sup>	E	17/04/2023
2-143 EARTHWORKS CUT - FILL CONTOURS (SHEET 3 OF 6)	Candor <sup>3</sup>	C	17/04/2023
2-144 EARTHWORKS CUT - FILL CONTOURS (SHEET 4 OF 6)	Candor <sup>3</sup>	C	17/04/2023



2-145 EARTHWORKS CUT - FILL CONTOURS (SHEET 5 OF 6)	Candor <sup>3</sup>	C	17/04/2023
2-146 EARTHWORKS CUT - FILL CONTOURS (SHEET 6 OF 6)	Candor <sup>3</sup>	C	17/04/2023
2-150 SITE CLEARANCE - OVERVIEW	Candor <sup>3</sup>	B	17/04/2023
2-151 SITE CLEARANCE (SHEET 1 OF 6)	Candor <sup>3</sup>	A	17/04/2023
2-152 SITE CLEARANCE (SHEET 2 OF 6)	Candor <sup>3</sup>	B	17/04/2023
2-153 SITE CLEARANCE (SHEET 3 OF 6)	Candor <sup>3</sup>	A	17/04/2023
2-154 SITE CLEARANCE (SHEET 4 OF 6)	Candor <sup>3</sup>	A	17/04/2023
2-155 SITE CLEARANCE (SHEET 5 OF 6)	Candor <sup>3</sup>	A	17/04/2023
2-156 SITE CLEARANCE (SHEET 6 OF 6)	Candor <sup>3</sup>	A	17/04/2023
2-160 PROPOSED PALISADE WALL - OVERALL	Candor <sup>3</sup>	B	17/04/2023
2-161 PROPOSED PALISADE WALL LAYOUT (SHEET 1 OF 2)	Candor <sup>3</sup>	B	17/04/2023
2-162 PROPOSED PALISADE WALL LAYOUT (SHEET 2 OF 2)	Candor <sup>3</sup>	B	17/04/2023
2-163 PROPOSED PALISADE WALL LONG SECTIONS (SHEET 1 OF 2)	Candor <sup>3</sup>	B	17/04/2023
2-164 PROPOSED PALISADE WALL LONG SECTIONS (SHEET 2 OF 2)	Candor <sup>3</sup>	B	17/04/2023
2-200 RETAINING WALL LAYOUT - OVERALL	Candor <sup>3</sup>	B	17/04/2023
2-201 RETAINING WALL LAYOUT (SHEET 1 OF 5)	Candor <sup>3</sup>	B	17/04/2023
2-202 RETAINING WALL LAYOUT (SHEET 2 OF 5)	Candor <sup>3</sup>	B	17/04/2023
2-203 RETAINING WALL LAYOUT (SHEET 3 OF 5)	Candor <sup>3</sup>	B	17/04/2023
2-204 RETAINING WALL LAYOUT (SHEET 4 OF 5)	Candor <sup>3</sup>	B	17/04/2023
2-205 RETAINING WALL LAYOUT (SHEET 5 OF 5)	Candor <sup>3</sup>	B	17/04/2023
2-220 RETAINING WALL GENERIC DETAILS	Candor <sup>3</sup>	B	17/04/2023
2-250 RETAINING WALL LONG SECTIONS (SHEET 1 OF 10)	Candor <sup>3</sup>	B	17/04/2023
2-251 RETAINING WALL LONG SECTIONS (SHEET 2 OF 10)	Candor <sup>3</sup>	B	17/04/2023

2-252 RETAINING WALL LONG SECTIONS (SHEET 3 OF 10)	Candor <sup>3</sup>	B	17/04/2023
2-253 RETAINING WALL LONG SECTIONS (SHEET 4 OF 10)	Candor <sup>3</sup>	C	17/04/2023
2-254 RETAINING WALL LONG SECTIONS (SHEET 5 OF 10)	Candor <sup>3</sup>	B	17/04/2023
2-255 RETAINING WALL LONG SECTIONS (SHEET 6 OF 10)	Candor <sup>3</sup>	B	17/04/2023
2-256 RETAINING WALL LONG SECTIONS (SHEET 7 OF 10)	Candor <sup>3</sup>	B	17/04/2023
2-257 RETAINING WALL LONG SECTIONS (SHEET 8 OF 10)	Candor <sup>3</sup>	B	17/04/2023
2-258 RETAINING WALL LONG SECTIONS (SHEET 9 OF 10)	Candor <sup>3</sup>	B	17/04/2023
2-259 RETAINING WALL LONG SECTIONS (SHEET 10 OF 10)	Candor <sup>3</sup>	B	17/04/2023
2-400 RETAINING WALL DETAILS - SUBSOIL OUTLET TO RIP RAP	Candor <sup>3</sup>	B	17/04/2023
3-100 ROAD LAYOUT - OVERALL	Candor <sup>3</sup>	C	17/04/2023
3-101 ROAD LAYOUT (SHEET 1 OF 6)	Candor <sup>3</sup>	C	17/04/2023
3-102 ROAD LAYOUT (SHEET 2 OF 6)	Candor <sup>3</sup>	C	17/04/2023
3-103 ROAD LAYOUT (SHEET 3 OF 6)	Candor <sup>3</sup>	C	17/04/2023
3-104 ROAD LAYOUT (SHEET 4 OF 6)	Candor <sup>3</sup>	C	17/04/2023
3-105 ROAD LAYOUT (SHEET 5 OF 6)	Candor <sup>3</sup>	C	17/04/2023
3-106 ROAD LAYOUT (SHEET 6 OF 6)	Candor <sup>3</sup>	C	17/04/2023
3-130 REFUSE BIN LAYOUT - OVERVIEW	Candor <sup>3</sup>	C	17/04/2023
3-131 REFUSE BIN LAYOUT (SHEET 1 OF 6)	Candor <sup>3</sup>	C	17/04/2023
3-132 REFUSE BIN LAYOUT (SHEET 2 OF 6)	Candor <sup>3</sup>	D	17/04/2023
3-133 REFUSE BIN LAYOUT (SHEET 3 OF 6)	Candor <sup>3</sup>	C	17/04/2023
3-134 REFUSE BIN LAYOUT (SHEET 4 OF 6)	Candor <sup>3</sup>	C	17/04/2023
3-135 REFUSE BIN LAYOUT (SHEET 5 OF 6)	Candor <sup>3</sup>	C	17/04/2023
3-136 REFUSE BIN LAYOUT (SHEET 6 OF 6)	Candor <sup>3</sup>	C	17/04/2023
3-150 ROADING LAYOUT DETAILS - OVERVIEW	Candor <sup>3</sup>	C	17/04/2023
3-151 ROADING LAYOUT DETAILS (SHEET 1 OF 8)	Candor <sup>3</sup>	C	17/04/2023

3-152 ROADING LAYOUT DETAILS (SHEET 2 OF 8)	Candor <sup>3</sup>	C	17/04/2023
3-153 ROADING LAYOUT DETAILS (SHEET 3 OF 8)	Candor <sup>3</sup>	C	17/04/2023
3-154 ROADING LAYOUT DETAILS (SHEET 4 OF 8)	Candor <sup>3</sup>	C	17/04/2023
3-155 ROADING LAYOUT DETAILS (SHEET 5 OF 8)	Candor <sup>3</sup>	C	17/04/2023
3-156 ROADING LAYOUT DETAILS (SHEET 6 OF 8)	Candor <sup>3</sup>	C	17/04/2023
3-157 ROADING LAYOUT DETAILS (SHEET 7 OF 8)	Candor <sup>3</sup>	C	17/04/2023
3-158 ROADING LAYOUT DETAILS (SHEET 8 OF 8)	Candor <sup>3</sup>	C	17/04/2023
3-180 ROADING LAYOUT DETAILS - OVERVIEW	Candor <sup>3</sup>	C	17/04/2023
3-181 ROADING LAYOUT DETAILS - JOAL 401 (SHEET 1 OF 1)	Candor <sup>3</sup>	C	17/04/2023
3-182 ROADING LAYOUT DETAILS - JOAL 402 (SHEET 1 OF 2)	Candor <sup>3</sup>	D	17/04/2023
3-183 ROADING LAYOUT DETAILS - JOAL 402 (SHEET 2 OF 2)	Candor <sup>3</sup>	C	17/04/2023
3-184 ROADING LAYOUT DETAILS - JOAL 403 (SHEET 1 OF 2)	Candor <sup>3</sup>	C	17/04/2023
3-185 ROADING LAYOUT DETAILS - JOAL 403 (SHEET 2 OF 2)	Candor <sup>3</sup>	C	17/04/2023
3-186 ROADING LAYOUT DETAILS - JOAL 404 (SHEET 1 OF 2)	Candor <sup>3</sup>	C	17/04/2023
3-187 ROADING LAYOUT DETAILS - JOAL 404 (SHEET 2 OF 2)	Candor <sup>3</sup>	C	17/04/2023
3-200 ROADING LAYOUT KERB TYPES - OVERVIEW	Candor <sup>3</sup>	B	17/04/2023
3-201 ROADING LAYOUT KERB TYPES (SHEET 1 OF 6)	Candor <sup>3</sup>	B	17/04/2023
3-202 ROADING LAYOUT KERB TYPES (SHEET 2 OF 6)	Candor <sup>3</sup>	B	17/04/2023
3-203 ROADING LAYOUT KERB TYPES (SHEET 3 OF 6)	Candor <sup>3</sup>	B	17/04/2023
3-204 ROADING LAYOUT KERB TYPES (SHEET 4 OF 6)	Candor <sup>3</sup>	B	17/04/2023
3-205 ROADING LAYOUT KERB TYPES (SHEET 5 OF 6)	Candor <sup>3</sup>	B	17/04/2023
3-206 ROADING LAYOUT KERB TYPES (SHEET 6 OF 6)	Candor <sup>3</sup>	B	17/04/2023
3-300 ROADING LONG SECTIONS (SHEET 1 OF 5)	Candor <sup>3</sup>	B	17/04/2023

3-301 ROADING LONG SECTIONS (SHEET 2 OF 5)	Candor <sup>3</sup>	B	17/04/2023
3-302 ROADING LONG SECTIONS (SHEET 3 OF 5)	Candor <sup>3</sup>	B	17/04/2023
3-303 ROADING LONG SECTIONS (SHEET 4 OF 5)	Candor <sup>3</sup>	B	17/04/2023
3-304 ROADING LONG SECTIONS (SHEET 5 OF 5)	Candor <sup>3</sup>	B	17/04/2023
3-350 ROADING JOAL LONG SECTIONS (SHEET 1 OF 2)	Candor <sup>3</sup>	B	17/04/2023
3-351 ROADING JOAL LONG SECTIONS (SHEET 2 OF 2)	Candor <sup>3</sup>	B	17/04/2023
3-500 ROADING TYPICAL SECTIONS - EXISTING - SCOTT ROAD	Candor <sup>3</sup>	A	17/04/2023
3-501 ROADING TYPICAL SECTIONS - ROADS 1 TO 4	Candor <sup>3</sup>	B	17/04/2023
3-502 ROADING TYPICAL SECTIONS - ROADS 2, 3, AND 4	Candor <sup>3</sup>	B	17/04/2023
3-503 ROADING TYPICAL SECTIONS - JOALS 1, 2, 3, AND 4	Candor <sup>3</sup>	A	17/04/2023
3-504 ROADING TYPICAL SECTIONS - RAISED ASPHALT INTERSECTION	Candor <sup>3</sup>	C	17/04/2023
3-600 ROADING LAYOUT - TRACKING - OVERVIEW	Candor <sup>3</sup>	B	17/04/2023
3-601 ROADING LAYOUT - TRACKING (SHEET 1 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-602 ROADING LAYOUT - TRACKING (SHEET 2 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-603 ROADING LAYOUT - TRACKING (SHEET 3 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-604 ROADING LAYOUT - TRACKING (SHEET 4 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-605 ROADING LAYOUT - TRACKING (SHEET 5 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-606 ROADING LAYOUT - TRACKING (SHEET 6 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-607 ROADING LAYOUT - TRACKING (SHEET 7 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-608 ROADING LAYOUT - TRACKING (SHEET 8 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-609 ROADING LAYOUT - TRACKING (SHEET 9 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-610 ROADING LAYOUT - TRACKING (SHEET 10 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-611 ROADING LAYOUT - TRACKING (SHEET 11 OF 37)	Candor <sup>3</sup>	B	17/04/2023

3-612 ROADING LAYOUT - TRACKING (SHEET 12 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-613 ROADING LAYOUT - TRACKING (SHEET 13 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-614 ROADING LAYOUT - TRACKING (SHEET 14 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-615 ROADING LAYOUT - TRACKING (SHEET 15 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-616 ROADING LAYOUT - TRACKING (SHEET 16 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-617 ROADING LAYOUT - TRACKING (SHEET 17 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-618 ROADING LAYOUT - TRACKING (SHEET 18 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-619 ROADING LAYOUT - TRACKING (SHEET 19 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-620 ROADING LAYOUT - TRACKING (SHEET 20 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-621 ROADING LAYOUT - TRACKING (SHEET 21 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-622 ROADING LAYOUT - TRACKING (SHEET 22 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-623 ROADING LAYOUT - TRACKING (SHEET 23 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-624 ROADING LAYOUT - TRACKING (SHEET 24 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-625 ROADING LAYOUT - TRACKING (SHEET 25 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-626 ROADING LAYOUT - TRACKING (SHEET 26 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-627 ROADING LAYOUT - TRACKING (SHEET 27 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-628 ROADING LAYOUT - TRACKING (SHEET 28 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-629 ROADING LAYOUT - TRACKING (SHEET 29 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-630 ROADING LAYOUT - TRACKING (SHEET 30 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-631 ROADING LAYOUT - TRACKING (SHEET 31 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-632 ROADING LAYOUT - TRACKING (SHEET 32 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-633 ROADING LAYOUT - TRACKING (SHEET 33 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-634 ROADING LAYOUT - TRACKING (SHEET 34 OF 37)	Candor <sup>3</sup>	B	17/04/2023

3-635 ROADING LAYOUT - TRACKING (SHEET 35 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-636 ROADING LAYOUT - TRACKING (SHEET 36 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-637 ROADING LAYOUT - TRACKING (SHEET 37 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-638 ROADING LAYOUT - TRACKING - S92 (SHEET 1 OF 6)	Candor <sup>3</sup>	B	17/04/2023
3-639 ROADING LAYOUT - TRACKING - S92 (SHEET 2 OF 6)	Candor <sup>3</sup>	B	17/04/2023
3-640 ROADING LAYOUT - TRACKING - S92 (SHEET 3 OF 6)	Candor <sup>3</sup>	B	17/04/2023
3-641 ROADING LAYOUT - TRACKING - S92 (SHEET 4 OF 6)	Candor <sup>3</sup>	B	17/04/2023
3-642 ROADING LAYOUT - TRACKING - S92 (SHEET 5 OF 6)	Candor <sup>3</sup>	B	17/04/2023
3-643 ROADING LAYOUT - TRACKING - S92 (SHEET 6 OF 6)	Candor <sup>3</sup>	B	17/04/2023
3-680 ROADING - JOAL TRACKING - OVERVIEW	Candor <sup>3</sup>	B	17/04/2023
3-681 ROADING - JOAL TRACKING - JOAL 401 (SHEET 1 OF 3)	Candor <sup>3</sup>	B	17/04/2023
3-682 ROADING - JOAL TRACKING - JOAL 401 (SHEET 2 OF 3)	Candor <sup>3</sup>	B	17/04/2023
3-683 ROADING - JOAL TRACKING - JOAL 401 (SHEET 3 OF 3)	Candor <sup>3</sup>	B	17/04/2023
3-684 ROADING - JOAL TRACKING - JOAL 402 (SHEET 1 OF 2)	Candor <sup>3</sup>	B	17/04/2023
3-685 ROADING - JOAL TRACKING - JOAL 402 (SHEET 2 OF 2)	Candor <sup>3</sup>	B	17/04/2023
3-686 ROADING - JOAL TRACKING - JOAL 403 (SHEET 1 OF 2)	Candor <sup>3</sup>	B	17/04/2023
3-687 ROADING - JOAL TRACKING - JOAL 403 (SHEET 2 OF 2)	Candor <sup>3</sup>	B	17/04/2023
3-688 ROADING - JOAL TRACKING - JOAL 404 (SHEET 1 OF 3)	Candor <sup>3</sup>	B	17/04/2023
3-689 ROADING - JOAL TRACKING - JOAL 404 (SHEET 2 OF 3)	Candor <sup>3</sup>	B	17/04/2023
3-690 ROADING - JOAL TRACKING - JOAL 404 (SHEET 3 OF 3)	Candor <sup>3</sup>	B	17/04/2023
3-800 ROADING VEHICLE SIGHT TRIANGLES - OVERVIEW	Candor <sup>3</sup>	B	17/04/2023
3-801 ROADING VEHICLE SIGHT TRIANGLES (SHEET 1 OF 11)	Candor <sup>3</sup>	B	17/04/2023
3-802 ROADING VEHICLE SIGHT TRIANGLES (SHEET 2 OF 11)	Candor <sup>3</sup>	B	17/04/2023

3-803 ROADING VEHICLE SIGHT TRIANGLES (SHEET 3 OF 11)	Candor <sup>3</sup>	B	17/04/2023
3-804 ROADING VEHICLE SIGHT TRIANGLES (SHEET 4 OF 11)	Candor <sup>3</sup>	B	17/04/2023
3-805 ROADING VEHICLE SIGHT TRIANGLES (SHEET 5 OF 11)	Candor <sup>3</sup>	B	17/04/2023
3-806 ROADING VEHICLE SIGHT TRIANGLES (SHEET 6 OF 11)	Candor <sup>3</sup>	B	17/04/2023
3-807 ROADING VEHICLE SIGHT TRIANGLES (SHEET 7 OF 11)	Candor <sup>3</sup>	B	17/04/2023
3-808 ROADING VEHICLE SIGHT TRIANGLES (SHEET 8 OF 11)	Candor <sup>3</sup>	B	17/04/2023
3-809 ROADING VEHICLE SIGHT TRIANGLES (SHEET 9 OF 11)	Candor <sup>3</sup>	B	17/04/2023
3-810 ROADING VEHICLE SIGHT TRIANGLES (SHEET 10 OF 11)	Candor <sup>3</sup>	B	17/04/2023
3-811 ROADING VEHICLE SIGHT TRIANGLES (SHEET 11 OF 11)	Candor <sup>3</sup>	B	17/04/2023
3-812 ROADING VEHICLE SIGHT TRIANGLES - SSID CALCULATION	Candor <sup>3</sup>	B	17/04/2023
3-850 PEDESTRIAN SIGHT TRIANGLES - OVERVIEW	Candor <sup>3</sup>	C	17/04/2023
3-851 PEDESTRIAN SIGHT TRIANGLES - (SHEET 1 OF 6)	Candor <sup>3</sup>	C	17/04/2023
3-852 PEDESTRIAN SIGHT TRIANGLES - (SHEET 2 OF 6)	Candor <sup>3</sup>	C	17/04/2023
3-853 PEDESTRIAN SIGHT TRIANGLES - (SHEET 3 OF 6)	Candor <sup>3</sup>	C	17/04/2023
3-854 PEDESTRIAN SIGHT TRIANGLES - (SHEET 4 OF 6)	Candor <sup>3</sup>	C	17/04/2023
3-855 PEDESTRIAN SIGHT TRIANGLES - (SHEET 5 OF 6)	Candor <sup>3</sup>	C	17/04/2023
3-856 PEDESTRIAN SIGHT TRIANGLES - (SHEET 6 OF 6)	Candor <sup>3</sup>	C	17/04/2023
3-857 PEDESTRIAN SIGHT TRIANGLES - ASD/CSD CALCULATION	Candor <sup>3</sup>	C	17/04/2023
4-000 STORMWATER (STAGING) LAYOUT - OVERVIEW	Candor <sup>3</sup>	D	17/04/2023
4-001 STORMWATER (STAGE 1) LAYOUT - OVERVIEW	Candor <sup>3</sup>	C	17/04/2023
4-002 STORMWATER (STAGE 1) LAYOUT (SHEET 1 OF 4)	Candor <sup>3</sup>	C	17/04/2023
4-003 STORMWATER (STAGE 1) LAYOUT (SHEET 2 OF 4)	Candor <sup>3</sup>	C	17/04/2023
4-004 STORMWATER (STAGE 1) LAYOUT (SHEET 3 OF 4)	Candor <sup>3</sup>	C	17/04/2023

4-005 STORMWATER (STAGE 1) LAYOUT (SHEET 4 OF 4)	Candor <sup>3</sup>	C	17/04/2023
4-006 STORMWATER (STAGE 2) LAYOUT - OVERVIEW	Candor <sup>3</sup>	C	17/04/2023
4-007 STORMWATER (STAGE 2) LAYOUT (SHEET 1 OF 1)	Candor <sup>3</sup>	C	17/04/2023
4-008 STORMWATER (STAGE 3) LAYOUT - OVERVIEW	Candor <sup>3</sup>	C	17/04/2023
4-009 STORMWATER (STAGE 3) LAYOUT (SHEET 1 OF 2)	Candor <sup>3</sup>	C	17/04/2023
4-010 STORMWATER (STAGE 3) LAYOUT (SHEET 2 OF 2)	Candor <sup>3</sup>	C	17/04/2023
4-011 STORMWATER (STAGE 4) LAYOUT - OVERVIEW	Candor <sup>3</sup>	C	17/04/2023
4-012 STORMWATER (STAGE 4) LAYOUT (SHEET 1 OF 3)	Candor <sup>3</sup>	C	17/04/2023
4-013 STORMWATER (STAGE 4) LAYOUT (SHEET 2 OF 3)	Candor <sup>3</sup>	C	17/04/2023
4-014 STORMWATER (STAGE 4) LAYOUT (SHEET 3 OF 3)	Candor <sup>3</sup>	C	17/04/2023
4-015 STORMWATER (STAGE 5) LAYOUT - OVERVIEW	Candor <sup>3</sup>	C	17/04/2023
4-016 STORMWATER (STAGE 5) LAYOUT (SHEET 1 OF 1)	Candor <sup>3</sup>	C	17/04/2023
4-100 STORMWATER LAYOUT - OVERVIEW	Candor <sup>3</sup>	D	17/04/2023
4-101 STORMWATER LAYOUT (SHEET 1 OF 6)	Candor <sup>3</sup>	C	17/04/2023
4-102 STORMWATER LAYOUT (SHEET 2 OF 6)	Candor <sup>3</sup>	D	17/04/2023
4-103 STORMWATER LAYOUT (SHEET 3 OF 6)	Candor <sup>3</sup>	C	17/04/2023
4-104 STORMWATER LAYOUT (SHEET 4 OF 6)	Candor <sup>3</sup>	D	17/04/2023
4-105 STORMWATER LAYOUT (SHEET 5 OF 6)	Candor <sup>3</sup>	C	17/04/2023
4-106 STORMWATER LAYOUT (SHEET 6 OF 6)	Candor <sup>3</sup>	D	17/04/2023
4-150 STORMWATER DETAILS (SHEET 1 OF 4)	Candor <sup>3</sup>	C	17/04/2023
4-151 STORMWATER DETAILS (SHEET 2 OF 4)	Candor <sup>3</sup>	C	17/04/2023
4-152 STORMWATER DETAILS (SHEET 3 OF 4)	Candor <sup>3</sup>	C	17/04/2023
4-153 STORMWATER DETAILS (SHEET 4 OF 4)	Candor <sup>3</sup>	C	17/04/2023



4-160 STORMWATER LAYOUT - LOCATION OF EXISTING MHWS	Candor <sup>3</sup>	D	17/04/2023
4-200 10 YEAR ARI STORWATER CATCHMENTS - OVERVIEW	Candor <sup>3</sup>	C	17/04/2023
4-250 STORMWATER OVERLAND 100 YEAR FLOW PATH - OVERVIEW	Candor <sup>3</sup>	B	17/04/2023
4-300 STORMWATER LONG SECTIONS (SHEET 1 OF 10)	Candor <sup>3</sup>	D	17/04/2023
4-301 STORMWATER LONG SECTIONS (SHEET 2 OF 10)	Candor <sup>3</sup>	C	17/04/2023
4-302 STORMWATER LONG SECTIONS (SHEET 3 OF 10)	Candor <sup>3</sup>	C	17/04/2023
4-303 STORMWATER LONG SECTIONS (SHEET 4 OF 10)	Candor <sup>3</sup>	D	17/04/2023
4-304 STORMWATER LONG SECTIONS (SHEET 5 OF 10)	Candor <sup>3</sup>	C	17/04/2023
4-305 STORMWATER LONG SECTIONS (SHEET 6 OF 10)	Candor <sup>3</sup>	C	17/04/2023
4-306 STORMWATER LONG SECTIONS (SHEET 7 OF 10)	Candor <sup>3</sup>	C	17/04/2023
4-307 STORMWATER LONG SECTIONS (SHEET 8 OF 10)	Candor <sup>3</sup>	B	17/04/2023
4-308 STORMWATER LONG SECTIONS (SHEET 9 OF 10)	Candor <sup>3</sup>	B	17/04/2023
4-309 STORMWATER LONG SECTIONS (SHEET 10 OF 10)	Candor <sup>3</sup>	D	17/04/2023
4-500 STORMWATER TREATMENT DETAILS (SHEET 1 OF 3)	Candor <sup>3</sup>	B	17/04/2023
4-501 STORMWATER TREATMENT DETAILS (SHEET 2 OF 3)	Candor <sup>3</sup>	A	17/04/2023
4-502 STORMWATER TREATMENT DETAILS (SHEET 3 OF 3)	Candor <sup>3</sup>	A	17/04/2023
4-503 STORMWATER BYPASS MANHOLE (SHEET 1 OF 3)	Candor <sup>3</sup>	A	17/04/2023
4-504 STORMWATER BYPASS MANHOLE (SHEET 2 OF 3)	Candor <sup>3</sup>	A	17/04/2023
4-505 STORMWATER BYPASS MANHOLE (SHEET 3 OF 3)	Candor <sup>3</sup>	A	17/04/2023
4-800 MINIMUM FLOOR LEVEL LAYOUT - OVERVIEW	Candor <sup>3</sup>	B	17/04/2023
4-801 MINIMUM FLOOR LEVEL LAYOUT (SHEET 1 OF 4)	Candor <sup>3</sup>	B	17/04/2023
4-802 MINIMUM FLOOR LEVEL LAYOUT (SHEET 2 OF 4)	Candor <sup>3</sup>	A	17/04/2023
4-803 MINIMUM FLOOR LEVEL LAYOUT (SHEET 3 OF 4)	Candor <sup>3</sup>	A	17/04/2023

4-804 MINIMUM FLOOR LEVEL LAYOUT (SHEET 4 OF 4)	Candor <sup>3</sup>	B	17/04/2023
4-805 MINIMUM FLOOR LEVEL SHEET (SHEET 1 OF 3)	Candor <sup>3</sup>	A	17/04/2023
4-806 MINIMUM FLOOR LEVEL SHEET (SHEET 2 OF 3)	Candor <sup>3</sup>	A	17/04/2023
4-807 MINIMUM FLOOR LEVEL SHEET (SHEET 3 OF 3)	Candor <sup>3</sup>	B	17/04/2023
4-810 STORMWATER OVERLAND FLOW PATH CALCULATIONS (SHEET 1 OF 4)	Candor <sup>3</sup>	B	17/04/2023
4-811 STORMWATER OVERLAND FLOW PATH CALCULATIONS (SHEET 2 OF 4)	Candor <sup>3</sup>	B	17/04/2023
4-812 STORMWATER OVERLAND FLOW PATH CALCULATIONS (SHEET 3 OF 4)	Candor <sup>3</sup>	B	17/04/2023
4-813 STORMWATER OVERLAND FLOW PATH CALCULATIONS (SHEET 4 OF 4)	Candor <sup>3</sup>	B	17/04/2023
5-000 WASTEWATER (OVERALL) LAYOUT - OVERVIEW	Candor <sup>3</sup>	C	17/04/2023
5-001 WASTEWATER (STAGE 1) LAYOUT - OVERVIEW	Candor <sup>3</sup>	B	17/04/2023
5-002 WASTEWATER (STAGE 1) LAYOUT (SHEET 1 OF 4)	Candor <sup>3</sup>	B	17/04/2023
5-003 WASTEWATER (STAGE 1) LAYOUT (SHEET 2 OF 4)	Candor <sup>3</sup>	C	17/04/2023
5-004 WASTEWATER (STAGE 1) LAYOUT (SHEET 3 OF 4)	Candor <sup>3</sup>	B	17/04/2023
5-005 WASTEWATER (STAGE 1) LAYOUT (SHEET 4 OF 4)	Candor <sup>3</sup>	B	17/04/2023
5-006 WASTEWATER (STAGE 2) LAYOUT - OVERVIEW	Candor <sup>3</sup>	B	17/04/2023
5-007 WASTEWATER (STAGE 2) LAYOUT (SHEET 1 OF 1)	Candor <sup>3</sup>	B	17/04/2023
5-008 WASTEWATER (STAGE 3) LAYOUT - OVERVIEW	Candor <sup>3</sup>	B	17/04/2023
5-009 WASTEWATER (STAGE 3) LAYOUT (SHEET 1 OF 2)	Candor <sup>3</sup>	B	17/04/2023
5-010 WASTEWATER (STAGE 3) LAYOUT (SHEET 2 OF 2)	Candor <sup>3</sup>	B	17/04/2023
5-011 WASTEWATER (STAGE 4) LAYOUT - OVERVIEW	Candor <sup>3</sup>	B	17/04/2023
5-012 WASTEWATER (STAGE 4) LAYOUT (SHEET 1 OF 3)	Candor <sup>3</sup>	B	17/04/2023

5-013 WASTEWATER (STAGE 4) LAYOUT (SHEET 2 OF 3)	Candor <sup>3</sup>	B	17/04/2023
5-014 WASTEWATER (STAGE 4) LAYOUT (SHEET 3 OF 3)	Candor <sup>3</sup>	B	17/04/2023
5-015 WASTEWATER (STAGE 5) LAYOUT - OVERVIEW	Candor <sup>3</sup>	B	17/04/2023
5-016 WASTEWATER (STAGE 5) LAYOUT (SHEET 1 OF 1)	Candor <sup>3</sup>	B	17/04/2023
5-100 WASTEWATER LAYOUT - OVERVIEW	Candor <sup>3</sup>	C	17/04/2023
5-101 WASTEWATER LAYOUT (SHEET 1 OF 6)	Candor <sup>3</sup>	B	17/04/2023
5-102 WASTEWATER LAYOUT (SHEET 2 OF 6)	Candor <sup>3</sup>	C	17/04/2023
5-103 WASTEWATER LAYOUT (SHEET 3 OF 6)	Candor <sup>3</sup>	B	17/04/2023
5-104 WASTEWATER LAYOUT (SHEET 4 OF 6)	Candor <sup>3</sup>	B	17/04/2023
5-105 WASTEWATER LAYOUT (SHEET 5 OF 6)	Candor <sup>3</sup>	B	17/04/2023
5-106 WASTEWATER LAYOUT (SHEET 6 OF 6)	Candor <sup>3</sup>	B	17/04/2023
5-300 WASTEWATER LONG SECTIONS (SHEET 1 OF 6)	Candor <sup>3</sup>	B	17/04/2023
5-301 WASTEWATER LONG SECTIONS (SHEET 2 OF 6)	Candor <sup>3</sup>	B	17/04/2023
5-302 WASTEWATER LONG SECTIONS (SHEET 3 OF 6)	Candor <sup>3</sup>	B	17/04/2023
5-303 WASTEWATER LONG SECTIONS (SHEET 4 OF 6)	Candor <sup>3</sup>	B	17/04/2023
5-304 WASTEWATER LONG SECTIONS (SHEET 5 OF 6)	Candor <sup>3</sup>	-	17/04/2023
5-305 WASTEWATER LONG SECTIONS (SHEET 6 OF 6)	Candor <sup>3</sup>	A	17/04/2023
6-100 WATER LAYOUT - OVERVIEW	Candor <sup>3</sup>	D	17/04/2023
6-101 WATER LAYOUT (SHEET 1 OF 6)	Candor <sup>3</sup>	C	17/04/2023
6-102 WATER LAYOUT (SHEET 2 OF 6)	Candor <sup>3</sup>	D	17/04/2023
6-103 WATER LAYOUT (SHEET 3 OF 6)	Candor <sup>3</sup>	C	17/04/2023
6-104 WATER LAYOUT (SHEET 4 OF 6)	Candor <sup>3</sup>	C	17/04/2023
6-105 WATER LAYOUT (SHEET 5 OF 6)	Candor <sup>3</sup>	C	17/04/2023
6-106 WATER LAYOUT (SHEET 6 OF 6)	Candor <sup>3</sup>	C	17/04/2023
8868 – 1 ROADWAY LIGHTING PLAN - ISOLUX PLOTS (SHEET 1 OF 8)	Candor <sup>3</sup>	D	17/04/2023

8868 – 2 ROADWAY LIGHTING PLAN - ISOLUX PLOTS (SHEET 2 OF 8)	Candor <sup>3</sup>	D	17/04/2023
8868 – 3 ROADWAY LIGHTING PLAN - ISOLUX PLOTS (SHEET 3 OF 8)	Candor <sup>3</sup>	D	17/04/2023
8868 – 4 ROADWAY LIGHTING PLAN - ISOLUX PLOTS (SHEET 4 OF 8)	Candor <sup>3</sup>	D	17/04/2023
8868 – 5 ROADWAY LIGHTING PLAN - ISOLUX PLOTS (SHEET 5 OF 8)	Candor <sup>3</sup>	D	17/04/2023
8868 – 6 ROADWAY LIGHTING PLAN - ISOLUX PLOTS (SHEET 6 OF 8)	Candor <sup>3</sup>	D	17/04/2023
8868 – 7 ROADWAY LIGHTING PLAN - ISOLUX PLOTS (SHEET 7 OF 8)	Candor <sup>3</sup>	D	17/04/2023
8868 – 8 ROADWAY LIGHTING PLAN - ISOLUX PLOTS (SHEET 8 OF 8)	Candor <sup>3</sup>	D	17/04/2023
1.0 Masterplan	PBM	D	4/05/2023
2.0 Street Tree Plan	PBM	D	4/05/2023
3.0 Street Tree Details	PBM	D	4/05/2023
4.0 Esplanade Plan	PBM	B	4/05/2023
5.0 Esplanade Contour Plan	PBM	B	4/05/2023
6.0 Esplanade Material Palette	PBM	E	4/05/2023
7.0 Esplanade Plant Palette	PBM	B	4/05/2023
8.0 Material Images 1.0	PBM	B	4/05/2023
9.0 Material Images 2.0	PBM	-	4/05/2023
10.0 Plant Palette 1.0	PBM	-	4/05/2023
11.0 Plant Palette 2.0	PBM	-	4/05/2023
12.0 Plant Palette 3.0	PBM	-	4/05/2023
13.0 Landscape Key Plan	PBM	B	4/05/2023
13.1 Landscape Plan 01	PBM	C	4/05/2023
13.2 Landscape Plan 02	PBM	B	4/05/2023
13.3 Landscape Plan 03	PBM	C	4/05/2023
13.4 Landscape Plan 04	PBM	B	4/05/2023
13.5 Landscape Plan 05	PBM	B	4/05/2023
13.6 Landscape Plan 06	PBM	E	4/05/2023
13.7 Landscape Plan 07	PBM	B	4/05/2023
13.8 Landscape Plan 08	PBM	E	4/05/2023
13.9 Landscape Plan 09	PBM	B	4/05/2023
14.0 Landscape Plan 10	PBM	B	4/05/2023
15.0 Typical Lot Layout	PBM	-	4/05/2023
16.0 Maintenance Schedule	PBM	-	4/05/2023

**Advice Note:**

- *The engineering assessment of this resource consent is limited to an effects-based assessment allowed by the Unitary Plan. Plans approved under Resource Consent do not constitute an Engineering Plan Approval. A separate engineering approval will be required for the design of any infrastructure that is to vest in council.*
2. Under section 125 of the RMA, these consents lapse five years after the date they are granted unless:
    - a. The consents are given effect to; or
    - b. The council extends the period after which the consents lapse.
  3. The consent holder must pay the council an initial consent compliance monitoring charge of \$1,116 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to these consents.

**Advice note:**

*The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consent(s). In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.*

**Pre-start meeting**

4. Prior to the commencement of any works on the site, the consent holder must hold a pre-start meeting that:
  - is located on the subject site;
  - is scheduled not less than five days before the anticipated commencement of earthworks;
  - includes Auckland Council officer[s]; and
  - includes representation from the contractors who will undertake the works.

The meeting must discuss the erosion and sediment control measures, the earthworks methodology and must ensure all relevant parties are aware of and familiar with the necessary conditions of this consent.

The following information must be made available at the pre-start meeting:

- Timeframes for key stages of the works authorised under this consent;
- Resource consent conditions;
- The final construction methodology for the SRP outlet structure, generally in accordance with the construction methodology provided with the application;

- Adaptive Management Plan;
- Chemical Treatment Management Plan; and
- Erosion and Sediment Control Plan.
- Construction Traffic Management Plan
- Construction Management Plan

A pre-start meeting must be held prior to the commencement of the earthworks activity in each period between October 1 and April 30 that this consent is exercised.

*Advice Note:*

*To arrange the pre-start meeting required by conditions of consent please contact the Council. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided 2 days prior to the meeting.*

5. The Council must be notified at least ten (10) working days prior to earthwork activities commencing on the subject site.

### **Construction Management Plan**

6. A minimum of 10 working days prior to the commencement of works, the consent holder must submit a Construction Management Plan (CMP) for the proposed works, for the approval of the Council.

The construction management plan should specify, but not necessarily be limited to the following matters:

- a. Construction timetable
- b. Construction methodology, including:
  - Final design drawings
  - Sediment Control measures
  - details of any temporary structures in the CMA (e.g. silt fences).
  - methods to remedy any disturbance resulting from works.
- c. Site management, including details of:
  - site access, including methods to clearly identify and delineate all entry and exit points to the common marine and coastal area.
  - bunding or containment of fuels and lubricants to prevent the discharge of contaminants.
  - maintenance of machinery and plant to minimise the potential for leakage of fuel or lubricants.
  - a spill contingency plan in the event that there is any discharge of contaminants to the common marine and coastal area.
  - methods to ensure compliance with noise standards.

- restrictions and methods necessary to maintain public health and safety, including means for restricting and notifying the public of any restrictions on public access to and along the coastal marine area.
  - management of public access to and along the coastal marine area while the activities are being carried out.
  - methods to minimise disturbance of the foreshore and/or seabed, including minimising siltation and discoloration.
  - removal of all spoils from the CMA.
- d. Site reinstatement upon completion of activities.

The Construction Management Plan must need to be signed off by the Council prior to commencement of works on site.

## Specific conditions – land use consent LUC60393019

### Duration of the consent

7. LUC60393019 in relation to the regional earthworks component of the consent must expire five (5) years from the date it has been granted unless it has been surrendered or cancelled at an earlier date pursuant to the RMA.

### Augier condition

8. The consent holder must not undertake any works proposed under this consent prior to giving effect to the associated vegetation removal consented under LUC60388218.

The proposed works can occur concurrently with the works proposed under LUC60388218. The consent holder must meet all the conditions under LUC60388218 and the conditions under BUN60393017 (LUC60393019) below. The consent holder must submit a statement at the pre-start meeting required by condition 4 demonstrating that the vegetation removal has been carried out in accordance with the conditions of LUC60388218. If the proposed works are to be undertaken concurrently, the consent holder must provide a statement of how the conditions under both LUC60388218 and BUN60393017 (LUC60393019) will be met.

## Before works

### Erosion and sediment controls

9. Prior to the commencement of earthworks activity, all required erosion and sediment control measures on the subject site must be constructed and carried out in accordance with the approved Erosion and Sediment Control Management Plan referenced in condition 1 above.

*Advice Note:*

*For the avoidance of doubt, the Sediment Retention Pond, dirty water diversions and any cleanwater diversions must be constructed and operational prior to the stripping of any topsoil, other than that required for the construction of those devices.*

10. Prior to the commencement of earthworks activity on the subject site, a Chemical Treatment Management Plan (CTMP) must be prepared in accordance with GD05 and submitted to the Council for certification. No earthwork activities must commence until certification is provided by the Council that the CTMP meets the requirements of GD05, and the measures referred to in that plan have been put in place for the sediment retention ponds and decanting earth bunds.

The CTMP must include as a minimum:

- Specific design details of chemical treatment system based on a rainfall activated dosing methodology for the site's sediment retention ponds and decanting earth bunds;
  - Monitoring, maintenance (including post-storm) and contingency programme (including a record sheet);
  - Details of optimum dosage (including assumptions);
  - Results of initial chemical treatment trial;
  - A spill contingency plan; and
  - Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.
11. For the avoidance of doubt, all decanting earth bunds utilised during earthworks must be designed to ensure that they:
- have a two percent storage capacity, being at least two cubic metres of impoundment volume for every 100m<sup>2</sup> of contributing catchment;
  - have a level invert and two layers of geotextile covering and pinned securely to the emergency spillway to prevent erosion;
  - use floating decant devices that discharge at a rate of 3 litres per second, per hectare of contributing catchment;

### **Geotechnical condition – Settlement Monitoring Plan**

12. A Settlement Monitoring Plan (SMP) for consolidation settlement due to placement of fill must be submitted to the Council for review and approval prior to commencement of earthworks onsite. The SMP must be prepared by a suitably qualified geotechnical engineering professional. Any proposed amendment to the SMP must also be submitted to the Council for written approval. The SMP must include, as a minimum, the following information:
- A monitoring location plan showing the layout and type of all settlement monitoring stations within the fill areas.
  - The timing and frequency of survey of the settlement monitoring stations.
  - Define the settlement criteria to be met on completion of earthworks.

### **Construction Traffic Management Plan**

13. Prior to the commencement of any works on the site, the consent holder must submit to and have approved by the Council, a Construction Traffic Management Plan (CTMP). The CTMP must be prepared in accordance with the Council's requirements for traffic management plans or CTMP's (as applicable) and New Zealand Transport Authority's



Code of Practice for Temporary Traffic Management and must address the surrounding environment including pedestrian and bicycle traffic. No construction activity must commence until the CTMP has been approved by the Council and all construction traffic must be managed at all times in accordance with the approved CTMP.

The CTMP must also:

- a. Provide a parking management plan for construction traffic.
- b. Address the transportation and parking of oversize vehicles (if any).
- c. Provide appropriate loading / working areas to minimise disruption to traffic.
- d. Provide cleaning facilities within the site to thoroughly clean all vehicles prior to exit to prevent mud or other excavated material from being dropped on the road. In the event that material is dropped on the road, resources should be on hand to clean-up as soon as possible.
- e. Provide traffic management plans in compliance with the latest edition of the NZTA “Code of Practice for Temporary Traffic Management” (COPTTM) document.
- f. Ensure the site access point must be clearly signposted.
- g. Include measures that are to be adopted to ensure that pedestrian access on the public footpaths in the vicinity of the site is safe during construction works.
- h. Detail how the works will be undertaken to maintain access to properties adjacent to the work site during construction and address the duration time frame for sites with no-vehicle access during the works.
- i. Detail how the works will be undertaken to minimise the impact on public transport.
- j. Identify proposed numbers and timing of heavy vehicle movements throughout the day.
- k. Identify the location of vehicle and construction machinery access during the period of site works.
- l. Identify the storage and loading areas for materials and vehicles.
- m. For each construction phase, identify the location and duration of any road or lane closures, division of road closures into segments, duration of works in each closure, indication of detour routes for each closure and assessment of the effects on the Auckland Transport’s managed road network of any road closures and a plan to mitigate these effects.
- n. Detail how communication with drivers that they should divert, be done and how it would be monitored to ensure that the expected level of diversion is achieved.
- o. Identify the relevant Auckland Transport approvals.
- p. The approved CTMP must be implemented and maintained throughout the entire period of earthworks and construction activity on site to the satisfaction of Council Team Leader North-Western Monitoring. Where modelling has been done and

monitoring shows it deviates adversely from the modelled performance, the applicant be required to take corrective action as required by Council.

*Advice Notes:*

*It is the responsibility of the applicant to seek approval for the Traffic Management Plan from Auckland Transport. Please contact Auckland Transport on (09) 355 3553 and review [www.beforeudig.co.nz](http://www.beforeudig.co.nz) before you begin works.*

## **Engineering plans**

14. Prior to the commencement of any engineering works, excluding earthworks, the consent holder must submit engineering plans approval application(s) (including engineering calculations and specifications) to the Council for approval in writing. The engineering plans must include, but not be limited to, the information regarding the detailed design of all roads and road network activities provided for by this resource consent approval.
  - a) Pedestrian facilities across the proposed road network, including pedestrian refuge, footpath width, alignment, surface treatment and pram crossings.
  - b) Location of service lines. Services must be located outside of the carriageway and service lids must not be located within footpaths.
  - c) Provision of front berms and back berms within the road reserve.
  - d) Detailed design of any street lighting, future and other structures / facilities on the roads to be vested with Auckland Transport, including any traffic calming devices, road markings and street signs
  - e) Vehicle tracking for all roads and intersections.
  - f) Visibility assessment of all proposed roads, in particular, the visibility at intersections and forward visibility around bends must be designed in accordance with Auckland Transport's current code of practice.
  - g) Upgrade the Scott Road up to the centreline of the road along the site frontage.
15. As part of the application for Engineering Plan Approval, a registered engineer must:
  - a. Certify that all public roads and associated structures/facilities or access ways have been designed in accordance with the Auckland Transport's Transport Design Manual.
  - b. Provide a statement that the proposed infrastructure has been designed for the long-term operation and maintenance of the asset.
  - c. Confirm that all practical measures are included in the design to facilitate safe working conditions in and around the asset.

*Advice Note:*

*If the Engineering Plan Application (EPA) drawings require any permanent traffic or parking restrictions, then the consent holder must submit a resolution report for approval by Auckland Transport Traffic Control Committee to legalise these restrictions. The resolutions, prepared by a qualified traffic engineer, will need to be approved so that the*

*changes to the road reserve can be legally implemented and enforced. The resolution process requires external consultation to be undertaken in accordance with Auckland Transport's standard procedures. It is the responsibility of the consent holder to prepare and submit a permanent Traffic and Parking Changes report to Auckland Transport Traffic Control Committee (TCC) for review and approval.*

*The engineering plan application forms including fees can be found at the following Auckland Council website:*

<https://www.aucklandcouncil.govt.nz/building-and-consents/engineering-approvals/Pages/default.aspx>

16. Prior to commencement of any proposed works within the land subject to the coastal erosion hazard area shown in the provided Coastal Erosion Hazard Risks assessment dated 19/09/2021, 25/04/2022, 02/08/2022, 09/02/2023, prepared by eCoast Marine Consulting and Research, the consent holder must submit an Engineering Plan Approval (EPA) application for the proposed coastal revetment to the Council. The EPA application must include detailed engineering plans for the coastal revetment structures to enable development of the proposed coastal protection within the Esplanade Reserve and the Coastal Marine Area to be undertaken.

The structure will be required to have a service life of 50 years in terms of the Building Code and at least 100 years in terms of planning horizons for the hazard under the RMA. The proposed revetment must mitigate the erosion and instability risk over the required 100-year assessment period and render the roads and dwellings outside the 2130 ASCIE line. The plan(s) and supporting assessments, to be submitted for approval, must include;

- (i) Detailed engineering design of the proposed coastal revetment structure within the esplanade reserve that is consistent with applicable standards, such as AS 4997-2005, and international guidelines.
- (ii) Be prepared by a suitably qualified chartered engineer.
- (iii) Producer Statements (PS1) provided by the designer, with council reserving the right to appoint a Design Reviewer (PS2).
- (iv) Safe public access to and from the Esplanade Reserve and the foreshore.

The consent holder must not undertake any works, including earthworks, within the area subject to the coastal erosion hazard prior to receiving the EPA approval for the coastal revetment structure.

*Advice note:*

*The proposed works within the esplanade reserve and construction are subject to a separate approval process, including a Landowner Approval. If the Landowner Approval is not provided for the proposed works, the applicant should apply for a new resource consent or an amendment to this resource consent under section 127 of the RMA to address the coastal erosion hazards issue.*

## **Finalised architectural drawings**

17. Prior to commencement of works (other than preparatory earthworks and civil infrastructure works), a finalised set of architectural detail drawings and materials specifications must be submitted to Council for written certification by the Council. The information must include the following:

- details of the building's façade treatment / architectural features;
- materials schedule and specification, sample palette of materials, surface finishes, and colour schemes (including colour swatches) referenced on the architectural elevations; and

The finalised set of drawings must ensure that the building's proposed architectural treatment and finished appearance is consistent with the plans and information referenced at condition 1.

All works must then be carried out with the details certified by council, and thereafter retained and maintained, to the satisfaction of the Council.

*Advice note:*

*As part of the condition monitoring process, Council's monitoring inspectors will liaise with members of the Council's Urban Design Unit to ensure that the submitted details are consistent with the approved plans and information.*

## **Finalised landscape plans**

18. Prior to commencement of works (other than preparatory earthworks and civil infrastructure works), the consent holder must provide to the Council for approval, a finalised set of detailed landscape design drawings and supporting written documentation which have been prepared by a landscape architect or suitably qualified professional. The submitted information must be consistent with the consented landscape concept plan(s) prepared by PBM Arboriculture Landscape Environment dated 18.04.2023 which have been submitted as part of the fast-track consent and, at a minimum, must include landscape design drawings, specifications and maintenance requirements including:

- An annotated planting plan(s) which communicate the proposed location and extent of all areas of planting, including any revegetation, reinstatement planting, mitigation planting and natural revegetation (if relevant)
- A plant schedule based on the submitted planting plan(s) which details specific plant species, plant sourcing, the number of plants, height and/or grade (litre) / Pb size at time of planting, and estimated height / canopy spread at maturity.
- Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation and mulching requirements.
- An annotated driveway and hard landscape plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing and retaining walls.
- An annotated plan detailing all fences, storage areas, retaining walls and fences in line with the landscape and architectural plans submitted at resource consent stage.

- A landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:
  - Irrigation
  - Soil preparation, staking, watering, drainage, mulching and fertiliser requirements.
  - Weed and pest control
  - Plant replacement covering a minimum three years for poorly performing or dead plants, including specimen trees.
  - Maintenance methodology and frequencies, inspection timeframes
  - Contractor responsibilities for ongoing maintenance.

The finalised landscape design must be consistent with the landscape design intent / objectives identified in the conceptual plans and information referenced at condition 1 and confirm responsibilities for ongoing maintenance requirements.

*Advice note:*

*It is recommended that the consent holder consider a minimum three-year management / maintenance programme for plant establishment and provide, in particular, details of maintenance methodology and frequency, allowance for fertilising, weed removal / spraying, replacement of plants, including specimen trees in case plants are severely damaged / die over the first five years of the planting being established and watering to maintain soil moisture. As part of the approval process, the Council's monitoring team will liaise with landscape architects from the Council's Urban Design Unit in Plans and Places to ensure that the submitted drawings and related information are consistent with the originally consented landscape concept plan(s).*

### **Fencing/Retaining Walls/Gates**

19. Prior to commencement of works (other than preparatory earthworks and civil infrastructure works), the consent holder must submit to Council for confirmation of design compliance a finalised set of finalised design details of all proposed retaining walls, fencing and gates, including locations, heights and materials. The finalised details must be consistent with the plans and information referenced at condition 1. The finalised design details certified by Council must be established prior to the development hereby consented being first occupied, and thereafter retained and maintained, to the Council. In particular, the finalised retaining wall and fence design details must be in accordance with the followings;
  - a. The fence located along the top of Wall A should be a maximum height of 1.2m to mitigate potential visual dominance effects.
  - b. The fence located along the top of Wall C within Lot 105 should be a 1.1m tall, pool-type open rail fence to mitigate any potential visual dominance effects.
  - c. A 1.1m tall pool rail type fence should be provided along the top of Wall F on the northern side of Lots 128, 129, 10 and 11 to mitigate potential visual dominance effects.

- d. In terms of privacy effects, the north facing windows of Lots 128, 129, 10 and 11 should be fitted with privacy louvres. The north facing balcony balustrades should also be of a solid / visually opaque material.
- e. Wall G: the boundary fence should be solid but limited to 1.5m maximum height. Where the wall returns and runs along the northern boundary of Lots 130 and 131, the fence should be limited to a maximum height of 1.1m.
- f. A 1m deep hedge should be planted on Lot 132 immediately north of the boundary and along the length of the outdoor living space to 800mm of the corner of the dwelling to enhance the amenity of the lower outdoor space associated with this lot.
- g. Lots 132 – 136: the retaining wall should be split into a stepped type by pulling the first 1.2m of height west 1.1m.
- h. Wall I: Which runs along the northern boundary of Lots 22, 23, 23 and 25, a 1.1m tall, pool rail type fence should be provided along the top of the wall to mitigate visual dominance effects.
- i. In terms of visual privacy effects, the north facing windows of Lots 23 and 24 should be fitted with privacy louvres and the associated north-facing balcony balustrades should be of a solid / visually opaque material. For Lots 89 and 26, a 1m-deep hedge should be planted along their southern boundaries adjacent to the outdoor living spaces.
- j. Wall L: Along Lots 90 to 92, the boundary fence should be limited to 1.5m in height.
- k. Wall M: A 1.5m fence atop this structure should be provided to mitigate potential visual dominance and privacy effects on the Site and the neighbouring site.
- l. Wall P: The fence atop this wall should be limited to a 1.1m tall pool type rail fence to maintain the visual amenity and quality of the street.
- m. Wall Q: Along the western and southern boundaries of Lot 128, a 1.1m tall pool type rail fence should be used to maintain the visual amenity and quality of the street. Along the eastern boundary of Lot 128, a 1.5m tall solid fence should be provided.
- n. Wall S: The part of the wall which runs north-south between Lots 24 and 25 a maximum 1.5m fence should be provided.
- o. Any fencing along boundaries or within 2m of boundaries of local purpose (esplanade) reserve lot 600 and local purpose (drainage) reserve lot 2 must be low height (no more than 1.5m) and at least 50% visually permeable. The Council is exempt from sharing costs.

*Advice note:*

*As part of the design compliance process, Council's monitoring officers will liaise with the Council's Urban Design Unit to ensure that the submitted details are consistent with the approved plans and information. The confirmation of design compliance does not relate to Building Act 2004 or Building Code compliance.*

## Lighting plans

20. Prior to commencement of works (other than preparatory earthworks and civil infrastructure works), the consent holder must provide a Lighting Plan and Certification/ Specifications prepared by a qualified Lighting Engineer, to the Council. The purpose of this condition is to provide adequate lighting for the safety of people residing, working or visiting the premises and its immediate environs outside of daylight hours. The Lighting Plan must:
- include all accessible areas of the premises where movement of people are expected. Such locations include, but are not limited to all rear lanes future COALs, building frontages, the primary pedestrian accessway associated with Units 137 - 142 or any other common access areas.
  - include proposed locations, lux levels and types of lighting (i.e. manufacturer's specifications once a lighting style has been determined) and any light support structures required to control timing, level of lighting, or to minimise light spill, glare, and loss of night time viewing.
  - Demonstrate compliance with the relevant standards in E24.6.1 Lighting of the Auckland Unitary Plan (Operative in Part).
  - Demonstrate compliance with the AS/NZS 1158 P requirements and clearly specify what P Category the lighting design will achieve. The selection criteria for the chosen lighting category should also be presented (i.e. pedestrian/cycle activity, risk of crime etc.).
  - Demonstrate the vertical illuminance by means of lux contours or a similar method to assess light spill on neighbouring properties where relevant. The limits of the vertical illuminance should comply with Auckland Unitary Plan (Operative in Part) Standard E24.6.1.3.
  - Include an executive summary of the above information in plain English that outlines the relevant requirements to their application and their design response to them.

The finalised design details certified by the qualified Lighting Engineer must be established prior to the development hereby consented being first occupied, and thereafter retained and maintained, to the satisfaction of the Council.

### *Advice Note:*

*The purpose of this condition is to ensure that adequate lighting is provided to frequently used areas within the proposed development for the safety of users. Adequate lighting is the amount of lighting at eye level for a person with average eyesight so they can identify any potential threat approaching them from at least a 15-metre distance.*

## Acoustic report

21. An acoustic report prepared by a suitably qualified acoustic expert should be submitted to the Council at the building consent stage for fit out of each retail shop (unit 162 – ground floor, Unit 177 – ground floor) for certification that the noise emission from each retail shop will comply with the relevant noise limits of AUP E25.

## Street landscaping

22. At Engineering Plan Approval stage, the consent holder must submit a detailed streetscape landscaping plan(s) for berms, swales, footpath crossings, and street trees for approval by the Parks Planning Team Leader. In particular, the plans must:
- a. Be prepared by a suitably qualified landscape architect.
  - b. Be in general accordance with the “14 + 14A SCOTT ROAD HOBSONVILLE AUCKLAND, LANDSCAPE PLAN - S92 RESPONSE, drawings by PBM, except as modified by conditions to follow.
  - c. Specify street trees to be a minimum grade of 160L. The street tree species will be subject to approval.
  - d. The species for Scott Road must match the existing adjacent species on Scott Road.
  - e. The species for the new road which may connect to Limestone Drive to the west must match the existing street trees on Limestone Drive.
  - f. *Rhopalostylis sapida* and *Dysoxylum spectabile* must be removed from the schedule and replaced with a suitable species.
  - g. Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, the overall material palette, location of streetlights and other service access points.
  - h. Show all streetlight pole locations and demonstrate the adequate separation from street trees is achieved.
  - i. Ensure that selected species can maintain appropriate separation distances from paths, roads, streetlights and vehicle crossings in accordance with the Auckland Transport Code of Practice.
  - j. Include planting methodology.
  - k. Comply with The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape June 2021 Version 1.

### **Park and Reserve Development (Lot 101)**

23. At Engineering Plan Approval stage, the consent holder must submit for the approval of the Parks Planning Team Leader detailed engineering and landscaping plans for reserve development to be undertaken within Lots 1, 2 and 600. The plan(s) and supporting planting methodology, to be submitted for approval, must;
- a. Be in general accordance with the “14 + 14A SCOTT ROAD HOBSONVILLE AUCKLAND, LANDSCAPE PLAN - S92 RESPONSE, drawings by PBM:
  - b. Be prepared by suitably qualified person/s.
  - c. Include a weed management plan detailing weed eradication and control methods for the park, prior to and after planting.
  - d. Identify all new planting to be undertaken on the site including details of the intended species, spacing, quantities, location, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged and established.



- e. Include specifications for plant condition and a written specification detailing the planting methodologies to be used.
- f. Identify the existing species to be retained.
- g. Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.

## During works

### Seasonal Restrictions and Monitoring

24. No earthworks on the subject site must be undertaken between 01 May and 30 September in any year, without the submission of a 'Request for winter works' for approval to Council. All requests must be renewed annually prior to the approval expiring and no works must occur until written approval has been received from Council. All winter works will be re- assessed monthly or as required to ensure that adverse effects are not occurring in the receiving environment and approval may be revoked by Council upon written notice to the consent holder.

### Erosion and sediment controls

25. The sediment retention ponds and decanting earth bunds must be chemically treated in accordance with the approved Chemical Treatment Management Plan (CTMP). All measures required by the CTMP must be put in place prior to commencement of the earthworks activity and be maintained for the duration of the earthworks activity.
26. Within ten (10) working days following implementation and completion of the specific erosion and sediment control works referred to in condition 9, and prior to the commencement of earthworks activity on the subject site, a suitably qualified and experienced person must provide written certification that the erosion and sediment control measures have been constructed and completed in accordance with the approved Erosion and Sediment Control Plan and GD05 guidelines to the Council. Written certification must be in the form of a report or any other form acceptable to the council.

#### *Advice Note:*

*Certification of the sediment and erosion control structure(s) required should contain sufficient details to address the following matters:*

- *Details on the contributing catchment area*
  - *Retention volume of structure (dead storage and live storage measured to the top of the primary spillway)*
  - *Dimensions and shape of structure*
  - *Position of inlets/outlets*
  - *Details regarding the stabilisation of the structure*
27. Notice must be provided to the Council at least two (2) working days prior to the removal of any erosion and sediment control works specifically required as a condition of resource consent or by the approved Erosion and Sediment Control Plan.

28. All earthworks must be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water beyond the subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works must cease immediately, and the discharge must be mitigated and/or rectified to the satisfaction of the Council.
29. Earthworks must be managed to avoid deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it must immediately be removed. In no instance must roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

*Advice Note:*

*In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:*

- *provision of a stabilised entry and exit(s) point for vehicles*
- *provision of wheel wash facilities*
- *ceasing of vehicle movement until materials are removed*
- *cleaning of road surfaces using street-sweepers*
- *silt and sediment traps*
- *catchpit protection*

*In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned.*

30. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the approved Erosion and Sediment Control Plan must be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to the Council on request.
31. The site must be progressively stabilised against erosion at all stages of the earthwork activity and must be sequenced to minimise the discharge of contaminants to groundwater or surface water in accordance with the approved Erosion and Sediment Control Plan.

*Advice Note:*

*In accordance with condition 31 earthworks shall be progressively stabilised against erosion during all stages of the earthwork activity. Interim stabilisation measures may include:*

- *the use of waterproof covers, geotextiles, or mulching*
- *top-soiling and grassing of otherwise bare areas of earth*
- *aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward*

### **Adaptive Management Plan**

32. The consent holder must implement and comply with the Adaptive Management Plan referenced in condition 1, or any subsequent revisions certified by the council for the

duration of the earthworks. Any proposed revisions of the Adaptive Management Plan must be submitted to the council for written certification at least 10 working days prior to formalising and implementing the revision.

33. Any earthworks areas which have been reduced (by stabilisation) as a management response implemented through the Adaptive Management Plan may only be increased on the written approval of the Council.
34. If in the Council's opinion, there are changes required to be made to the Adaptive Management Plan as a result of observed inefficiencies on site or identified within the site reporting, Council may request that the Adaptive Management Plan be updated to address those inefficiencies. If such a request is made by the Council, the revised plan must be submitted to the Council within 5 working days of the request. The revision may not be implemented without the Council's approval.

*Advice Note:*

*Management responses/actions should be identified when a trigger event occurs in the AMP. These responses should not be mistaken for business and usual site management and maintenance. The default position may be to stabilise some or all the contributing catchment unless the reporting and investigations demonstrate that there were other / better solutions than a catchment shut down, and there was agreement with council.*

35. Upon request by the Council, the consent holder must make available any monitoring results and data recorded in accordance with the Adaptive Management Plan.

*Advice Note:*

*A report containing sampling and monitoring results may be requested by Council. This report is expected to contain the following details:*

- *the results of all monitoring within that period;*
- *a summary of receiving environment effects, including any ecological changes and subsequent ecological response;*
- *a summary of any event trigger levels exceedance that occurred and any subsequent change of the AMP.*

36. Immediately upon completion or abandonment of earthworks on the subject site, all areas of bare earth must be permanently stabilised against erosion in accordance with Auckland Council Guideline Document 2016/005 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region'.

*Advice Note:*

*In accordance with condition 36 measures to stabilise against erosion may include:*

- *the use of mulching*
- *top-soiling and grassing of otherwise bare areas of earth*
- *aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward*

*The on-going monitoring of these measures is the responsibility of the consent holder.*

*It is recommended that you discuss any potential measures with the Council who will guide you on the most appropriate approach to take. Please contact the Council for more details.*

*Alternatively, please refer to “GD05 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region”*

### **Including Unrecorded Archaeological Sites within the Cultural Heritage Inventory**

37. If any unrecorded archaeological sites are exposed as a result of consented work on the site, then these sites must be recorded by the consent holder for inclusion within the Auckland Council Cultural Heritage Inventory. The consent holder must prepare documentation suitable for inclusion in the Cultural Heritage Inventory and forward the information to the Team Leader (for the Manager: Heritage Unit, heritageconsents@aucklandcouncil.govt.nz) within twenty working days of discovery of these sites.

### **Noise associated with construction activities**

38. All noise generating activities associated with the implementation of this resource consent on, or in the vicinity of, the subject site (which can include (but is not limited to) any demolition, earthworks and construction activities, and ancillary activities (such as deliveries, loading and unloading goods, transferring tools, etc)) must not exceed the noise limits stipulated within NZS 6803:1999 Acoustics - Construction Noise (or any subsequent revision), and may only be carried out:
- between the hours of 7:30 am and 18:00 pm, Monday to Saturday; and
  - must not be carried out on any Sunday or public holiday (and any following Monday on which that public holiday is observed)

### **Ensure construction and earthworks activities do not obstruct access.**

39. There must be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the earthworks activity. All materials and equipment must be stored within the subject site's boundaries.

### **Avoid damaging assets**

40. There must be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks and construction activity. In the event that such damage does occur, the Council will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition must be met by the consent holder

### **Vibration during earthworks/demolition**

41. Where works on the site are creating vibrations, that in the opinion of the Council, constitute an unreasonable disturbance beyond the boundaries of the subject site, the consent holder must cease works until a suitably qualified expert has been engaged to undertake monitoring of the works and provide confirmation that peak particle velocities measured on any foundation or uppermost full storey of any building not located on the

subject site, do not exceed the limits set out in Table 1 of German Standard DIN 4150 Part 3:1986 “Structural Vibration in Buildings – Effects on Structures.”

### **Dust management**

42. There must no airborne or deposited dust beyond the subject site as a result of the earthworks activity that in the opinion of Auckland Council is noxious, offensive or objectionable.

#### *Advice Notes*

*In the event that such damage does occur, the Team Leader, Auckland Council, will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the consent holder.*

*In order to prevent damage occurring during the earthwork activity, the consent holder should consider placing protective plates over footpaths, kerbs, and drains.*

*Where necessary, prior to works commencing, photographing or video recording of roads, paths and drains may be appropriate.*

*If you would like further details or suggestions on how to protect public assets during the earthwork phase, please contact the Auckland Council on +64 9 301 0101*

### **Geotechnical conditions**

43. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse affecting either the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must immediately be rectified.
44. Earthworks and construction of foundation and retaining walls must be supervised by a suitably qualified geotechnical engineering professional (who is familiar with Geotechnical Investigation by ENGEO (reference: 17516.000.001\_11, dated: 28 October 2022) and Letter RE: Section 92 Cover Letter - 14 & 14A Scott Road, Hobsonville, Auckland from ENGEO (reference: 17516.000.001\_08, dated: 4 May 2022)). In supervising the works, the suitably qualified geotechnical engineering professional must ensure that they are constructed and otherwise completed in accordance with the engineering plans and geotechnical recommendations, relevant engineering codes of practice and detailed plans forming part of the application. The supervising engineer’s contact details must be provided in writing to the Council at least two weeks prior to earthworks commencing on site.
45. Earthworks, foundations and retaining construction must follow the recommendations of Geotechnical Investigation by ENGEO (reference: 17516.000.001\_11, dated: 28 October 2022) and Letter RE: Section 92 Cover Letter - 14 & 14A Scott Road, Hobsonville, Auckland from ENGEO (reference: 17516.000.001\_08, dated: 4 May 2022). The consent holder must provide verification in writing from an engineer to the Council, that the recommendations of the Geotechnical Investigation by ENGEO (reference: 17516.000.001\_11, dated: 28 October 2022) and Letter RE: Section 92 Cover Letter - 14 & 14A Scott Road, Hobsonville, Auckland from ENGEO (reference: 17516.000.001\_08, dated: 4 May 2022) have been implemented on site. This must be provided no later than

two weeks after foundation/retaining construction have been completed. All details in the written statement must be to the satisfaction of the Council.

### **Contaminated soil**

46. Earthworks must be undertaken in accordance with the Remedial Action Plan – 14 & 14a Scott Road, Hobsonville, prepared by ENGEO Limited, dated 16 December 2021 ('the RAP'). Any substantial variations to the RAP must be submitted to the council for review and certification that it appropriately manages actual and potential soil contamination effects and is within the scope of this consent, prior to implementation.

*Advice Note:*

*The council acknowledges that the RAP is intended to provide flexibility of the management of the works and contaminant discharges. Accordingly, the management plan may need to be updated. Any updates should be limited to the scope of this consent and be consistent with the conditions of this consent. If you would like to confirm that any proposed updates are within scope, please contact the council. The council's certification of the RAP relates only to those aspects of the plans that are relevant under the RMA. The certification does not amount to an approval or acceptance of suitability by the council of any elements of the management plan that relate to other legislation, for example, the Building Act 2004 or the Health and Safety at Work Act 2015.*

47. Discharges of dust must not cause offensive or objectionable effects at any location beyond the boundary of the Site, in the opinion of an enforcement officer when assessed in accordance with the Good Practice Guide for Assessing and Managing Dust (Ministry for the Environment, 2016). The consent holder must ensure that dust management during the works generally complies with the recommendations of this Good Practice Guide and minimises dust generation as far as practicable. This includes having sufficient water to dampen exposed soil and unsealed areas, and/or other dust suppressing measures, available as necessary.
48. In the event of the accidental discovery of contamination during earthworks which has not been previously identified, including asbestos material, the consent holder must immediately cease the works in the vicinity of the contamination, notify the council, and engage a Suitably Qualified and Experienced contaminated land Practitioner (SQEP) to assess the situation (including possible sampling and revision of the RAP) and decide on the best option for managing the material.

*Advice Note:*

*Where unanticipated contamination is discovered during the works, a revision of the RAP may be required to ensure that the contamination is appropriately managed. Any revision of the RAP is required to be submitted to Council for certification prior to its implementation.*

49. Any excavated material that is not re-used on site must be disposed of at an appropriate facility or site authorised to accept the levels of contamination identified. Evidence of the locations where excavated material has been disposed of must be retained by the consent holder during the works and made available to the council on request.

50. The contamination level of any soil imported to the site must comply with the definition of 'Cleanfill material', as set out in the AUP(OP). Evidence of the locations where imported material has been sourced from must be retained by the consent holder during the works and made available to the council on request.

#### **Timber retaining walls and fences**

51. All timber retaining walls and fences which are visible from the public or communal realm should be painted or stained in a dark recessive colour or a colour which is in accordance with the proposed architecture. This is required to ensure these elements do not detract from the visual quality of the public realm.

#### **Implementation of streetscape works (Roads to vest and Scott Road)**

52. All street landscaping must be implemented in accordance with the approved streetscape plans and to the satisfaction of the Parks Planning Team Leader and landscaped in accordance with The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape June 2021 Version 1, and in particular the following:
- a. The street must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition.
  - b. Should site factors preclude compliance with any of these conditions, the Parks Planning Team Leader must be advised in writing as soon as practicable and, in any case, prior to planting, and an alternative soil improvement methodology proposed to the satisfaction of the Advisor.
  - c. Grassing must only be undertaken when the weather is suitable i.e. mild, dull and moist, and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Parks Planning Team Leader immediately.

#### **Implementation of Reserve Development (Lots 1, 2 and 600)**

53. All hard and soft landscape works within the proposed reserve areas (Lots 1, 2 and 600) must be implemented in accordance with the approved landscape plans to the satisfaction of the Parks Planning Team Leader and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscaping, and in particular:
- a. All areas of the reserve that have been grassed must have a 90 percent strike rate, in a mowable condition, and be weed and rubbish free.
  - b. Planted slopes to be a maximum 1:3 grade and grassed slopes to be a maximum 1:5 grade.
  - c. Lots 1, 2 and 600 must be free of possible health and safety hazards such as large holes, dangerous trees, unstable retaining walls etc.
  - d. Removal of all invasive weed species as listed in the Regional Pest Management Strategy (Auckland Regional Council).
  - e. Removal of all pest animal species as listed in the Auckland Regional Pest Management Plan 2020-2030.

- f. Grassing and planting must be carried out by a suitably qualified landscape contractor in the planting season (April to September) and when the weather is suitable (mild, dull and moist) and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Parks Planning Team Leader immediately.
- g. At practical completion auditing, a chartered professional engineer engaged by the applicant must provide certificates of compliance and producer statements as relevant and certify that the parks construction works have been carried out in accordance with the approved plans and comply with the requirements in condition (s) – above). Written manufacturers guarantee must be supplied for any products where warranties are available or applicable.
- h. Any defects identified at the practical completion audit are to be remedied by the applicant. The practical completion of the works will be determined by the Parks Planning Team Leader to their satisfaction and this indicates the commencement of the maintenance period.

*Advice note:*

*All works in the existing Scott Esplanade Reserve must obtain require Landowner Approval prior to any works being undertaken.*

#### **Maintenance – Streetscape (Roads to vest and Scott Road)**

- 54. The consent holder must provide for the approval of the Parks Planning Team Leader a Maintenance Plan, for all planting and landscaping to be established on the streetscape. The Maintenance Plan must include:
  - a. Mowing methodology and frequency.
  - b. Weed control.
  - c. Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
  - d. Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.
  - e. Vandalism eradication policies.
  - f. Design strategy, specification and management plans for the maintenance relating to the streetscape.
- 55. The consent holder must undertake maintenance, in accordance with the approved Maintenance Plan. Maintenance of the streetscape must be for a 2-year period. Any maintenance issues deemed unsuitable by the Parks Planning Team Leader during this period must be remedied by the consent holder at their expense.
- 56. If any damage/theft to the planting occurs during within the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of two years following the replacement planting, to the satisfaction of the Parks Planning Team Leader.



57. The consent holder must prepare and provide a Monitoring Maintenance Report (the Monitoring Report), prepared by a suitably qualified and experienced person, to the Parks Planning Team Leader, and provide updated Monitoring Reports at six-monthly intervals thereafter until the completion of the maintenance period. The purpose of the Maintenance Report is to ensure compliance with the matters contained in the approved Maintenance Plan. The Monitoring Report must include, but is not limited to, the following matters:
- A description of the area being maintained by the consent holder.
  - Photographic evidence of the area being maintained by the consent holder.
  - An assessment outlining whether compliance is being achieved with the approved Maintenance Plan.
  - Any issues, rectifications or comments relating to the maintenance.

#### **Monitoring Report – Streetscape (Roads to vest and Scott Road)**

58. The consent holder must submit a Monitoring Report to the Parks Planning Team Leader, for approval every 3 months for the duration of the 2 years maintenance period. The Monitoring Report must include but is not to be limited to the following information in respect of Lot 100:
- Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);
  - State of protection barriers where required;
  - Canopy closure, beginnings of natural ecological processes - natural regeneration in understorey, use by native birds, etc;
  - A running record of fertilisation, animal and weed pest control and replacement of dead plants;
  - Details on the condition of, and recommendations for maintenance of, the fencing and
  - Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).

Any recommended remediation work must include a start date for replanting.

The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.

*Advice Note:*

*This condition requires monitoring reports to be submitted for a minimum of 2 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.*

#### **Maintenance in Reserves - (Lots 1, 2 and 600)**

59. The consent holder must provide for the approval of the Parks Planning Team Leader a Maintenance Plan, for all planting and landscaping to be established on lots 1, 2 and 600. The Maintenance Plan must include:

- a. Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
  - b. Weed control.
  - c. Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.
  - d. Vandalism eradication policies.
  - e. All invasive pest plants and pest animals must be controlled in accordance with the pest management plan prior to planting (site preparation) and following planting for the plant maintenance period.
60. Maintenance in accordance with the approved planting/revegetation plan must occur until 80% canopy closure has occurred and a minimum survival rate of the plants (being 90% of the original density through the entire planting area(s)) has been achieved. The maintenance period must be a minimum of five years and must commence once the planting completion report has been approved by the Team Leader Parks Planning in accordance with condition above. Plant maintenance includes ongoing replacement of plants that do not survive. All invasive pest plants and pest animals must be controlled in accordance with the EMP/pest management plan prior to planting (site preparation) and following planting the plant maintenance period.
61. If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained following the replacement planting, to the satisfaction of the Parks Planning Team Leader.

**Monitoring Report - Reserves (Lots 1, 2 and 600)**

62. The consent holder must submit a Monitoring Report to the Parks Planning Team Leader, for approval every 3 months for the first 18 months, then 6 monthly thereafter for a duration of five years. The Monitoring Report must include but is not to be limited to the following information in respect of Lots 1, 2 and 600:
- a. Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);
  - b. State of protection barriers where required;
  - c. Canopy closure, beginnings of natural ecological processes - natural regeneration in understorey, use by native birds, etc;
  - d. A running record of fertilisation, animal and weed pest control and replacement of dead plants;
  - e. Details on the condition of, and recommendations for maintenance of, the fencing and
  - f. Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).

Any recommended remediation work must include a start date for replanting.

The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.

*Advice Note:*

*This condition requires monitoring reports to be submitted for a minimum of 5 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.*

**Reserve boundary treatment (Fencing adjoining Scott Esplanade boundary, Lot 600 and Lot 2)**

63. Any fencing along boundaries or within 2m of boundaries of local purpose (esplanade) reserve lot 600 and local purpose (drainage) reserve lot 2 must be low height (no more than 1.5m) and at least 50% visually permeable. The Council is exempt from sharing costs.

**As-built plans – all streetscape and reserve landscaping**

64. The consent holder must provide to the Development Engineer and Parks Planning Team Leader as-built plans for landscape works (hard and soft) within all proposed parks, reserves and streets in the following format:
- a. For vested assets from a new development, as-built plans must be provided in digital format (DWG, DXF or GIS shape files on CD or via e-mail) as well as pdf copy of the signed as-built plan(s).
  - b. The following requirements apply to digital formats:
    - All dimensions are to be in millimetres, and all levels and lengths in metres.
    - All locational data must be plotted in New Zealand Transverse Mercator 2000 (NZTM 2000) coordinates in terms of New Zealand Geodetic Datum 2000 (NZGD 2000) datum as approved by Land Information New Zealand (LINZ).
  - c. All graphical data to be located/plotted to the following accuracy:
    - X & Y coordinates +/-100mm
    - Z coordinates +/-50mm (e.g. lid level) in terms of the NZTM 2000 coordinates
    - Invert levels +/- 20mm.
    - Digital plans must show all required information, including specific asset information shown in the Legend of the as-built files. If external reference files, overlay or non-standard font shape files are required for this, then these should also be provided.
  - d. The as-built plan (generated from the digital format) and structural drawings must include a signed certification statement by a Licenced Cadastral Surveyor or a Registered Surveyor responsible for the as-built.
  - e. The as-built plans must be submitted on standard ISO metric plan sheets, drawn at scales 1:100, 200, 250, 500 or 1:1000 as appropriate or as specified by the Council.

The information should fit on one sheet where possible. If this is not possible at A3 size, multiple plan sheets must be submitted with an index sheet. On agreement with Auckland Council, hard copy plans may be saved and submitted in portable document format (pdf) for ease of transmission.

- f. Existing assets must be validated by providing asset information demonstrating appropriate dimensions of the existing known assets via sketch, aerial photo, and location of the assets
- g. Details of tree and plant types, including new and established trees and plants on land to vest in Council, using scientific (latin) names and referencing any cultivars
- h. Existing assets and assets to be removed or abandoned must be shown on as-built plans.
- i. Copies of the following documents are required, where these assets will be maintained by Auckland Council.
  - All assets | Operation and maintenance manuals or asset owner manuals, and any other documentation provided by a supplier for use by an asset owner, e.g. warranty, guarantee.
  - Additional documentation will be required for project records. These will be specified in project contract documents or Auckland Council project management manuals.

#### **Completion of roading works**

65. Prior to the occupation of any residential unit and retail units, all proposed public roads, pedestrian path and Scott Road upgrade works must be completed to the satisfaction of the Council.

#### **Traffic and parking conditions**

66. Prior to the occupation of residential and retail units, all access, pedestrian paths, parking and manoeuvring areas and speed-calming measures must be formed, sealed with an all-weather surface, marked out, sign posted and drained in accordance with the approved plans in Condition 1, to the satisfaction of the Council.
  - a. Design, form and construct the common accessways in accordance with Council's "Code of Practice for City Infrastructure and Land Development". The design is to provide for stormwater catchpits and/or slot drains within the boundaries of the common area (or elsewhere within the site, if appropriate). Where necessary the provision of kerbing or similar to prevent water flowing on to other properties must be provided.
  - b. Provide an "as built" plans from a Licensed Cadastral Surveyor identifying and certifying that all services and common area formations have been located in accordance with the locations on registered easements, or within legal boundaries to the satisfaction of the Council.

*Advice note:*

*Parking areas should be marked out in accordance with the approved site plan to ensure appropriate parking supply, access, signage, directions and vehicle manoeuvring. This includes the allocation of specific parking spaces to each dwelling where relevant.*

*Right of ways, Commonly Owned Access Lots and common access ways require a Common Access Way Plan Approval prior to construction. For more details refer to [Common access way approval \(aucklandcouncil.govt.nz\)](http://aucklandcouncil.govt.nz)*

*Plans approved under Resource Consent do not constitute a Common Access Way/ Engineering Plan Approval and should not be used for the purposes of constructing common access ways.*

*The consent holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) and the LINZ Guidelines for Addressing In-fill Developments 2019 – LINZ OP G 01245 require consideration to be given to the naming of any private roads (rights of way or Commonly Owned Access Lots / common access ways) that serve six or more lots that are being created under a subdivision consent. All road names must be approved by the Council. In order to minimise disruption to construction and survey works, the consent holder is advised to take advice from their surveyor as to whether a road name will be required for any private roads and obtain any road name before [applying for a section 223 certificate](#).*

*The engineering approval for the accessway can also be included in the Engineering Plan Approval application required for the installation of public assets (wastewater, water, stormwater and public roads).*

### **Reinstatement of kerbing**

67. Prior to the operation of the activity, all redundant vehicle crossings must be removed and reinstated as kerbing and verge/footpath to the most recent version of Auckland Transport Code of Practice, including a regrade of the footpath along the entire frontage of the site to 2% cross-fall. This must be undertaken at the consent holder's expense and to the satisfaction of the Council.

*Advice note:*

*Works within the road reserve require prior approval from Auckland Transport. This includes vehicle crossings, reinstatement of kerbing and temporary occupation of the footpath/verge/berm during construction. The consent holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.*

### **New Vehicle Crossings**

68. All new vehicle crossings must be designed and formed in accordance with the most recent version of Auckland Transport Code of Practice. The new crossing must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing.

*Advice note:*

*Works within the road reserve require prior approval from Auckland Transport. The consent holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.*

69. Any boundary fencing and/or landscaping within the visibility splay areas of 5m x 2m (5m on either side of the driveway within the site and 2m on both sides of the front boundary from the edge of the crossing) must not exceed 900mm or, alternatively must be at least 80% visually permeable. Landscaping in the visibility splay area will need to be trimmed and maintained in perpetuity to comply with the stipulated height.

### **Bicycle Parking Areas**

70. The units that do not have a dedicated garage must provide at least one bicycle parking space. In addition, 11 bicycle parking spaces must be provided within the drainage reserve. A confirmation must be provided to Council that the location, layout, quantity, design and security of bicycle parking facilities located either in public or private areas, meet the minimum requirements of the most recent version of Auckland Transport Code of Practice, Part 13.6 for Cycle Parking.

### **Resolutions**

71. The consent holder must submit a Resolution report for approval by Auckland Transport Traffic Control Committee to legalise the proposed traffic control devices (e.g. (No stopping at all time (**NSAAT**) road markings, intersections and traffic calming measures throughout the development). A copy of the Resolution from Traffic Control Committee must be submitted to the Council prior to the commencement the activity provided for by this consent approval.

Advice note:

Further information on the resolution process can be found in the following the link:  
<https://at.govt.nz/about-us/working-with-at/traffic-and-parking-controls>.

72. Specific details of the turning facility at the end of Limestone Drive must be provided demonstrating that a 10.3 m refuse truck can complete the turn safely for Council's approval.

*Advice note:*

*The applicant must submit the details as part of their Engineering Plan Approval process.*

73. There must be no retaining / palisade walls within the road reserve.

### **Corridor Access Request**

74. It will be the responsibility of the applicant to determine the presence of any underground services that may be affected by the applicants work in the road reserve. Should any services exist, the applicant must contact the owners of those and agree on the service owner's future access for maintenance and upgrades. Services information may be obtained from <http://www.beforeudig.co.nz/>
75. All work in the road reserve must be carried out in accordance with the general requirements of The National Code of Practice for Utility Operators' Access to Transport

Corridors <http://nzuag.org.nz/national-code/ApprovedNationalCodeFeb13.pdf> and the Transport Design Manual.

### **Stormwater Network**

76. The consent holder must design and construct an extension of the public stormwater reticulation network to serve the development in accordance with the requirements of the stormwater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided.

*Advice notes:*

- *Alterations to the public stormwater reticulation network require Engineering Approval.*
  - *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
  - *Public drainage is to be constructed in accordance with the Stormwater Code of Practice.*
  - *Stormwater utility provider is the Auckland Council Healthy Waters Department.*
  - *Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*
77. The consent holder must provide and install an on-site stormwater management system to serve the proposed development in accordance with the Auckland Council standards and approved infrastructure report prepared by Candor.

*Advice note:*

*Final stormwater management designs must be submitted through Building Consent process. The consent holder must also provide a final operation and maintenance manual for the system including an as-built plan.*

78. The stormwater management device or system must be fully operational before the use of the impervious area.

### **Public Outfalls**

79. The consent holder must design and construct a stormwater outfall structure in accordance with the requirements of the utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided.

**Advice Note:**

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Utility service provider is the Auckland Council Healthy Waters Department*
- *Construction of public outfall structures require Engineering Plan Approval.*

- *Engineering Plans approved under Resource Consent do not constitute an Engineering Plan Approval and **should not be used** for the purposes of constructing public reticulation works in the absence of that approval.*
- *Please be aware of any other conditions and requirements pertaining to this outfall, including regional consenting conditions and requirements.*
- *A stormwater outfall within the Council's reserve is subject to a Landowner Approval.*

### **Water Supply**

80. The consent holder must design and construct an extension of the water supply network to provide potable water and fire supply the proposed dwellings in accordance with the requirements of the water utility provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided.

*Advice notes:*

- *Alterations to the public water reticulation network require Engineering Approval. Additional approval is required from Watercare as part of the Engineering Approval Process.*
- *Acceptable forms of evidence include an Engineering Approval Completion Certificate.*
- *Public water supply is required to ensure an acceptable water supply for each lot, including for fire-fighting purposes.*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*

*Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*

### **Wastewater**

81. The consent holder must design and construct an extension of the public wastewater reticulation network to serve the development in accordance with the requirements of the wastewater utility provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided. The consent holder must ensure that all practical steps are taken to ensure that the network design provides gravity service to all dwellings, or as many dwellings as possible.

*Advice notes:*

- *Alterations to the public wastewater reticulation network require Engineering Approval. Additional approval is required from Watercare as part of the Engineering Approval Process.*
- *Acceptable forms of evidence include an Engineering Approval Completion Certificate.*



- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*

### **Overland flowpaths**

82. The consent holder must divert and form the 1% Annual Exceedance Probability overland flow path in accordance with the approved infrastructure report. Changes to the overland flowpath design must be submitted to Council for approval prior to construction.

### **Surveyor foundation check**

83. No building works on dwellings must proceed beyond the foundation stage until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder, has provided written certification to the Council that the works completed:
- a. have been completed in accordance with the approved plans as referred to in condition 1 of this consent; or
  - b. do not exceed the vertical or horizontal extent of any breach, infringement, or non-compliance approved under this consent.

#### *Advice Note:*

*The person providing the written certification should ensure that the finished floor level is clearly marked on the subject site before the foundations are put in place.*

*The purposes of certification at the foundation stage of construction are to:*

- *provide assurance that the building works, to that point, have been undertaken in accordance with the consent*
- *reduce the risk of non-compliance as the works continue.*

*Written certification should include the following:*

- *the finished ground level is clearly marked on the subject site*
- *the relevant consent reference number and site address*
- *levels, calculations, plans and drawings of the structure(s) that are the subject of certification*
- *the quantification of the extent of any breach, infringement or non-compliance identified at the time of survey, where this has occurred.*

*Written certification is to be provided directly to the officer specified in this condition.*

### **Surveyor roof framing check**

84. No building works must proceed beyond the roof framing stage until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder, has provided written certification to Council that the works completed:

- have been completed in accordance with the approved plans as referred to in condition 1 of this consent, or
- do not exceed the vertical or horizontal extent of any breach, infringement, or non-compliance approved under this consent.

*Advice Note:*

*The purposes of certification at the roof framing stage of construction are to:*

- *provide assurance that the building works, to that point, have been undertaken in accordance with the consent*
- *reduce the risk of non-compliance as the works are completed.*

*Written certification should include the following:*

- *the finished ground level is clearly marked on the subject site*
- *the relevant consent reference number and site address*
- *levels, calculations, plans and drawings of the structure(s) that are the subject of certification*
- *the quantification of the extent of any breach, infringement or non-compliance identified at the time of survey, where this has occurred.*

*Written certification is to be provided directly to the officer specified in this condition.*

### **Hours of operation**

85. The Dairy located Unit 162 (ground floor) must be restricted to between the hours of:

Monday to Sunday: 7am – 7pm

Public Holidays: 7am – 7pm

86. The Laundromat located Unit 177 (ground floor) must be restricted to between the hours of:

Monday to Sunday: 7am – 7pm

Public Holidays: 7am – 7pm

### **Coastal revetment structures**

87. Prior to occupation of any dwellings and operation of the public roads, the consent holder must construct the coastal revetment structure in accordance with the approved design under CST60415231 and provide to Council Producer Statements PS1, PS2, and PS3 together with construction monitoring records satisfying Construction Monitoring level CM3, as defined by Engineering New Zealand.

## After works

### Geotechnical completion report

88. Within 20 working days from the completion of earthworks, a Geotechnical Completion Report (including a statement of professional opinion for the suitability of the site for the intended development) signed by the Chartered Professional Geotechnical Engineer or Chartered Engineering Geologist must be provided to the Council. The Geotechnical Completion Report must include (but not to be limited to):

- Earthworks operations (e.g. fill compaction, excavations, benching etc)
- Testing
- Inspections
- Results of settlement monitoring
- Certified as-built plans for earthworks and counterfort drainage

The Geotechnical Completion Report must also confirm soil expansivity, foundation requirements and settlement criteria defined in the SMP (as required by 12

) has been met. The Geotechnical Completion Report must be to the satisfaction of the Council.

#### *Advice Notes*

*Additional geotechnical input may be required for final design for Building Consent including finalised details and locations of counterfort drainage and stormwater outlet.*

*Further investigation/testing may be required to determine soil expansivity.*

*Please send documents required as a condition of consent for 'The Council' to: [monitoring@aucklandcouncil.govt.nz](mailto:monitoring@aucklandcouncil.govt.nz)*

### Site Validation Report

89. Within three months of the completion of earthworks on the site, a Site Validation Report (SVR) must be submitted to the council for review and certification. The SVR must be prepared by a SQEP in accordance with the Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand (Ministry for the Environment, revised 2011) and contain sufficient detail to address the following matters:

- a. A summary of the works undertaken, including the location and dimensions of the excavations carried out and the volume of soil excavated.
- b. Details and results of any testing, including validation testing, undertaken and interpretation of the results in the context of the NES:CS and the AUP(OP);
- c. Records/evidence of the appropriate disposal for any material removed from the site;
- d. Records of any unexpected contamination encountered during the works and response actions, if applicable;
- e. Conditions of the final site ground surface and details of any validation sampling undertaken on materials re-used on site or imported to site;

- f. Reports of any complaints, health and safety incidents related to contamination, and/or contingency events during the earthworks; and
- g. A statement certifying that all works have been carried out in accordance with the requirements of the RAP and consent, otherwise providing details of relevant breaches, if applicable.

*Advice Note:*

*If you are demolishing any building that may have asbestos containing materials (ACM) in it:*

- *You have obligations under the relevant regulations for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence or absence of any ACM.*
- *Work may have to be carried out under the control of a person holding a WorkSafe NZ Certificate of Competence (CoC) for restricted works.*
- *If any ACM is found, removal or demolition will have to meet the Health and Safety at Work (Asbestos) Regulations 2016.*
- *Information on asbestos containing materials and your obligations can be found at [www.worksafe.govt.nz](http://www.worksafe.govt.nz).*

*If ACM is found on site following the demolition or removal of the existing buildings you may be required to remediate the site and carry out validation sampling. Dependent on the amount of soil disturbance a further consent application may be required.*

### **Implementation and maintenance of approved landscape design**

90. Within the first planting season following the completion of works, the consent holder must implement the landscape design which has been certified by Council under condition 17 - 19 and thereafter retain and maintain this landscape in accordance with the landscape management and maintenance plan which has been certified under condition 18 and thereafter maintain this to the satisfaction of Council.

*Advice note:*

*The preference is for the approved landscape design to be implemented prior to the occupation of any dwellings. Should the landscape planting be implemented outside of the recognised planting season (May-September) the consent holder must provide to Council a programme detailing irrigation, maintenance and replacement of any plant losses to reflect the out of season works.*

*Landscape planting implementation:*

*As part of the condition monitoring process, Council's monitoring inspectors will liaise with members of the Council's Urban Design Unit to Provide confirmation of design compliance in relation to landscape drawings and materials specifications under this condition. The confirmation of design compliance does not relate to Building Act 2004 or Building Code compliance.*

*Hard Landscape elements:*

*As part of the design compliance process, Council's monitoring officers will liaise with the Council's Urban Design Unit to ensure that the submitted details are consistent with the approved plans and information. The confirmation of design compliance does not relate to Building Act 2004 or Building Code compliance.*

*A separate building consent application is required, and all building work must comply with the provisions of the Building Act and Building Code. We recommend that you seek appropriate specialist advice to ensure coordination between compliance with design requirements and Building Act and Building Code compliance.*

### **Covenant to be registered**

91. The consent holder must enter into a section 108 Resource Management Act 1991 covenant in favour of Auckland Council for LOT 1 and 2 DP 99250. The consent holder must contact Council to initiate the preparation of the covenant. A copy of the updated Computer Register (Record of Title) showing that the covenant has been registered must be provided to Council prior to commencement of the activity.

The covenant must:

- Ensure that the landscaping on this site is maintained in perpetuity in accordance with the approved landscape plan and fencing, retaining walls and gate plans maintenance plan approved under condition 18 and 19 of LUC60393019;
- be drafted by the council's nominated Solicitor at the consent holder's cost; and
- be registered against the [Computer Register](#)(s) (record of title) to the affected land by the consent holder at their cost; and
- require the consent holder to:
  - be responsible for all legal fees, disbursements and other expenses incurred by the council in connection with the covenant, and procure its solicitor to give an undertaking to the council for payment of the same; and
  - indemnify the council for costs, fees, disbursements and other expenses incurred by the council as a direct or indirect result of the council being a party to this covenant.

*Advice note:*

*Should the subdivision consent proceed and be given effect to simultaneously with the land use consent, then the Covenant required by Condition 91 above must be superseded by the respective Consent Notice as required under SUB60393031 Condition 37, 38, 39, 40, 71, 72, 73, 100, 101, 102, 151, 152, 153, 175 & 176.*

### **Stormwater management device**

92. Within three months of the practical completion of the works, the consent holder must provide the following to the council:
- a. Written evidence in the form of a validation report that the stormwater management device or system was installed or built generally in accordance with the design specifications condition 76, and by a suitably qualified service provider; and

- b. As-built plans of the stormwater management device or system, certified (signed) by a suitably qualified service provider as a true record of the stormwater management system.
93. The stormwater management device or system must be operated and maintained in accordance with best practice for the device or system.
94. Details of all inspections and maintenance for the stormwater management system, for the preceding three years, must be retained by the consent holder. These records must be provided to the council on request.
95. Within 20 working day from completion of the works, a Coastal Erosion Protection Works Report, signed by a Chartered Engineer, must be provided to Council. The report must include:
- As built drawings
  - Construction monitoring reports (Level CM3 as defined by Engineering New Zealand)
  - Rock testing certificates, including density, durability, and size grading.
  - Photographic records of construction progress.
  - Records, such as interim surveys, of toe excavation depth and earthworks slopes.
  - Producer statements PS1 and PS3.
  - Records of defects and rectifications undertaken during the works.

## **Specific conditions – Water permit WAT60418965**

### **Definitions**

96. Words in the ground dewatering (take) and groundwater diversion consent conditions have specific meanings as outlined in the table below.

Alarm Level	Specific levels at which actions are required as described in the relevant conditions.
Alert Level	Specific levels at which actions are required as described in the relevant conditions.
Bulk Excavation	Includes all excavation that affects groundwater excluding minor enabling works and piling less than 1.5m in diameter.
Commencement of Dewatering	Means commencement of Bulk Excavation and/or the commencement of the taking or diversion of groundwater.

Completion of Dewatering	Means, in the case of a permanently drained site, the stage where the permanent drainage system(s) are in place and no further groundwater is being taken for the temporary / construction dewatering of the excavations.
	Means, in the case of pipe infrastructure, the stage when all pipework and pipe seals (and where required trench stops (collars) have been installed and all back filling is completed within 50 metres and effectively no further groundwater is being taken for the construction of the network at that location.
Commencement of Excavation	Means commencement of Bulk Excavation.
Completion of Construction	Means when the Code Compliance Certificate (CCC) is issued by Auckland Council
Completion of Excavation	Means the stage when all Bulk Excavation has been completed and all foundation/footing excavations within 10 meters of the perimeter retaining wall have been completed.
Condition Survey	Means an external visual inspection or a detailed condition survey (as defined in the relevant conditions).
Damage	Includes Aesthetic, Serviceability, Stability, but does not include Negligible Damage. Damage as described in the table below.
External visual inspection	A condition survey undertaken for the purpose of detecting any new external Damage or deterioration of existing external Damage. Includes as a minimum a visual inspection of the exterior and a dated photographic record of all observable exterior Damage.
GSMCP	Means Groundwater and Settlement Monitoring and Contingency Plan
Monitoring Station	Means any monitoring instrument including a ground or building deformation station, inclinometer, groundwater monitoring bore, retaining wall deflection station, or other monitoring device required by this consent.
RL	Means Reduced Level.
Seasonal Low Groundwater Level	Means the annual lowest groundwater level – which typically occurs in summer.

Services Include fibre optic cables, sanitary drainage, stormwater drainage, gas and water mains, power and telephone installations and infrastructure, road infrastructure assets such as footpaths, kerbs, catch-pits, pavements and street furniture.

SQEP Means Suitably Qualified Engineering Professional

SQBS Means Suitably Qualified Building Surveyor

<b>Category of Damage</b>	<b>Normal Degree of Severity</b>	<b>Description of Typical Damage</b> <i>(Building Damage Classification after Burland (1995), and Mair et al (1996))</i>	<b>General Category</b> <i>(after Burland –</i>
0	Negligible	Hairline cracks.	<b>Aesthetic Damage</b>
1	Very Slight	Fine cracks easily treated during normal redecoration. Perhaps isolated slight fracture in building. Cracks in exterior visible upon close inspection. Typical crack widths up to 1mm.	
2	Slight	Cracks easily filled. Redecoration probably required. Several slight fractures inside building. Exterior cracks visible, some repainting may be required for weather-tightness. Doors and windows may stick slightly. Typically crack widths up to	
3	Moderate	Cracks may require cutting out and patching. Recurrent cracks can be masked by suitable linings. Brick pointing and possible replacement of a small amount of exterior brickwork may be required. Doors and windows sticking. Utility services may be interrupted. Weather tightness often impaired. Typical crack widths are 5mm to 15mm or several greater than 3mm.	<b>Serviceability Damage</b>
4	Severe	Extensive repair involving removal and replacement of walls especially over door and windows required. Window and door frames distorted. Floor slopes noticeably. Walls lean or bulge noticeably. Some loss of bearing in beams. Utility services disrupted. Typical crack widths are 15mm to 25mm but also depend on the number of cracks.	



5	Very Severe	Major repair required involving partial or complete reconstruction. Beams lose bearing, walls lean badly and require shoring. Windows broken by distortion. Danger of instability. Typical crack widths are greater than 25mm but depend on the number of cracks.	<b>Stability Damage</b>
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*Table 1: Building Damage Classification*

Advice Note:

*In the table above the column headed “Description of Typical Damage” applies to masonry buildings only and the column headed “General Category” applies to all buildings.*

**Duration of the consent**

97. The take (dewatering) and groundwater diversion consent WAT60418965 must expire thirty-five years after commencement unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

**Provide for a review under section 128**

98. Under section 128 of the RMA the conditions of this consent may be reviewed by the Manager Resource Consents at the consent holder’s cost:

At intervals of not less than six months from Commencement of Dewatering, and after Completion of Dewatering at intervals of not less than five years, in order to vary the monitoring and reporting requirements and performance standards, in order to take account of information, including the results of previous monitoring and changed environmental knowledge on:

- ground conditions;
- aquifer parameters;
- groundwater levels; and
- ground surface movement.

**Design of Excavations, Drainage and Retaining Walls**

99. The design and construction of the excavations, associated drainage and retaining walls must be undertaken in accordance with the specifications contained in the report titled “Geotechnical Investigation 14 & 14A Scott Road, Hobsonville, Auckland” prepared by ENGEO Ltd for Scott Road Jixiang Garden Limited, dated 28 November 2021, or as updated by the s92 correspondence.

**Excavation Limit**

100. The Bulk Excavation and associated drainage measures must not extend below the levels indicated in the project drawing set titled “Project Drawings 14 & 14A Scott Road Jixiang Garden Limited for Resource Consent” prepared by Candor for Scott Rd Jixiang Garden Limited, 295 A3 sheets numbered 1-100-122 to 6-100-606 and dated 5 November 2021, rev B.

## Trench Stops

101. Low permeability trench stops (collars) must be constructed along trenched sections of the pipeline, to best practice standard or at a minimum of one collar for every one vertical metre change in gradient as measured with respect to the immediately previous trench stop.

## Damage Avoidance

102. All excavation, dewatering systems, retaining structures and works associated with the diversion or taking of groundwater, must be designed, constructed and maintained so as to avoid Damage to buildings, structures and Services on the site or adjacent properties, outside that considered as part of the application process unless otherwise agreed in writing with the asset owner.

## Alert and Alarm Levels

103. The activity must not cause any settlement or movement greater than the Alarm Level thresholds specified in Schedule A below. Alert and Alarm Levels are triggered when the following Alert and Alarm Trigger thresholds are exceeded:D

Schedule A: Alarm and Alert Levels			
Movement		Trigger Thresholds (+/-)	
		Alarm	Alert
a)	Differential vertical settlement between any two Ground Surface Deformation Stations (the Differential Ground Surface Settlement Alarm or Alert Level)	1:700	1:100
b)	Total vertical settlement from the pre-excavation baseline level at any Ground Surface Deformation Station (the Total Ground Surface Settlement Alarm or Alert Level):	10 mm	7 mm

The locations of the Monitoring Stations listed in Schedule A are shown on the sketch titled "SMCP Location Plan" prepared by ENGEO dated 07 November 2022, as included in Appendix 6 of the s92 response letter with the inclusion of a fourth monitoring marker on the boundary near the house at 16 Scott Road.

These levels may be amended subject to approval by the Council as part of the Groundwater Settlement Monitoring and Contingency Plan (GSMCP) approval process, and, after the receipt of pre-dewatering monitoring data, condition surveys and recommendations from a suitably qualified engineering professional (SQEP), but only to the extent that avoidance of Damage to building, structures and Services can still be achieved.

There are conditions below that must be complied with when the Alert and Alarm Level triggers are exceeded. These include actions that must be taken immediately including seeking the advice of a SQEP.

## **Alert Level Actions**

104. In the event of any Alert Level being exceeded the Consent Holder must:-
- a. Notify the Council within 24 hours.
  - b. Re-measure all Monitoring Stations to confirm the extent of apparent movement
  - c. Ensure the data is reviewed, and advice provided, by a SQEP on the need for mitigation measures or other actions necessary to avoid further deformation. Where mitigation measures or other actions are recommended those measures must be implemented.
  - d. Submit a written report, prepared by the SQEP responsible for overseeing the monitoring, to the Council within five working days of Alert Level exceedance. The report must provide an analysis of all monitoring data relating to the exceedance, actions taken to date to address the issue, recommendations for additional monitoring (i.e. the need for increased frequency or repeat condition survey(s) of building or structures) and recommendations for future remedial actions necessary to prevent Alarm Levels being exceeded.
  - e. Measure and record all Monitoring Stations within 50 metres of the location of any Alert Level exceedance every two days until such time the written report referred to above has been submitted to the Council.

## **Alarm Level Actions**

105. In the event of any Alarm Level being exceeded at any ground surface deformation monitoring station the Consent Holder must:
- a. Immediately halt construction activity, including excavation, dewatering or any other works that may result in increased deformation, unless halting the activity is considered by a SQEP to be likely to be more harmful (in terms of effects on the environment) than continuing to carry out the activity.
  - b. Notify the Council within 24 hours of the Alarm Level exceedance being detected and provide details of the measurements taken.
  - c. Undertake a condition survey (this could comprise either a detailed condition survey or an external visual inspection at the discretion of the SQEP responsible for overseeing the monitoring) by a SQEP or suitably qualified building surveyor (SQBS) of any building or structure located adjacent to any Monitoring Station where the Alarm Level has been exceeded.
  - d. Take advice from the author of the Alert Level exceedance report (if there was one) on actions required to avoid, remedy or mitigate adverse effects on ground, buildings or structures that may occur as a result of the exceedance.
  - e. Not resume construction activities (or any associated activities), halted in accordance with paragraph (a) above, until any mitigation measures (recommended in accordance with paragraphs (d) above) have been implemented to the satisfaction of a SQEP.

- f. Submit a written report, prepared by the SQEP responsible for overseeing the monitoring, to the Council, on the results of the condition survey(s), the mitigation measures implemented and any remedial works and/or agreements with affected parties within five working days of recommencement of works.

### **Pre-Dewatering Services Condition Survey**

106. Prior to the Commencement of Dewatering, a condition survey of the existing wastewater line must be undertaken in consultation with the relevant service provider.

This condition does not apply to any service where written evidence is provided to the Council that the owner of that service has confirmed they do not require a condition survey.

### **Completion of Dewatering - Building, Structure and Services Condition Surveys**

107. Between six and twelve months after Completion of Dewatering a detailed condition survey of all previously surveyed wastewater lines, must be undertaken by a SQEP or SQBS and a written report must be prepared. The report is to be reviewed by the SQEP responsible for overseeing the monitoring and then submitted to the Council, within one month of completion of the survey.

The condition survey report must make specific comment on those matters identified in the pre-dewatering condition survey. It must also identify any new Damage that has occurred since the pre-dewatering condition survey was undertaken and provide an assessment of the likely cause of any such Damage.

This condition does not apply to any building, structure or Service where written evidence is provided to the Council confirming that the owner of that building, structure, or Service does not require a condition survey to be undertaken.

### **Additional Surveys**

108. Additional condition surveys of any building, structure, or Service within 50 m of the site boundary must be undertaken, if requested by the Council, for the purpose of investigating any Damage potentially caused by ground movement resulting from dewatering or retaining wall deflection. A written report of the results of the survey must be prepared and/or reviewed by the SQEP responsible for overseeing the monitoring. The report must be submitted to the Council.

The requirement for any such additional condition survey will cease six months after the Completion of Dewatering unless ground settlement or building deformation monitoring indicates movement is still occurring at a level that may result in Damage to buildings, structures, or Services. In such circumstances the period where additional condition surveys may be required will be extended until monitoring shows that movement has stabilised and the risk of Damage to buildings, structures and Services as a result of the dewatering is no longer present.

### **Ground Surface and Building Deformation Monitoring**

109. A minimum of four (4) Ground Surface Deformation Monitoring Stations must be established and maintained long the south-eastern boundary, between the esplanade reserve and the building at 16 Scott Road. The Monitoring Stations will be monitored at

the frequency set out in Schedule D. The purpose of the Monitoring Stations is to record any vertical movement. Benchmark positions must be established no less than 50 metres away from the excavated area.

Schedule D: Ground Surface and Building Monitoring			
Monitoring Station and type	Frequency		
	Pre-Commencement of Dewatering	Commencement to Completion of Dewatering	Post-Completion of Dewatering
GS1 to GS4	Twice to a vertical accuracy of +/- 2mm (achieved by precise levelling)	Weekly	Monthly for 6 months

The monitoring frequency may be changed, if approved by the Council.

### Access to Third Party Property

110. Where any monitoring, inspection or condition survey in this consent requires access to property/ies owned by a third party, and access is declined or subject to what the consent holder considers to be unreasonable terms, the Consent Holder must provide a report to the Council prepared by a SQEP identifying an alternative monitoring programme. The report must describe how the monitoring will provide sufficient early detection of deformation to enable measures to be implemented to prevent Damage to buildings, structures or Services. Written approval from the Council must be obtained before an alternative monitoring option is implemented.

### Contingency Actions

111. If the consent holder becomes aware of any Damage to buildings, structures or Services potentially caused wholly, or in part, by the exercise of this consent, the Consent Holder must:
- a. Notify the Council and the asset owner within two working days of the consent holder becoming aware of the Damage.
  - b. Provide a report prepared by a SQEP (engaged by the Consent Holder at their cost) that describes the Damage; identifies the cause of the Damage; identifies methods to remedy and/or mitigate the Damage that has been caused; identifies the potential for further Damage to occur and, describes actions that will be taken to avoid further Damage.
  - c. Provide a copy of the report prepared under (b) above, to the Council and the asset owner within 10 working days of notification under (a) above.

*Advice Note:*

*It is anticipated the Consent Holder will seek the permission of the damaged asset to access the property and asset to enable the inspection/investigation. It is understood that if access is denied the report will be of limited extent.*

### **Building, Structure, and Services Surveys and Inspections**

112. A copy of all pre-dewatering condition surveys required by this consent must be submitted to the Council with the GSMCP. All other condition surveys and photographic records required by this consent must be provided to the Council upon request.

### **Reporting of Monitoring Data**

113. At two monthly intervals, a report containing all monitoring data required by conditions of this consent must be submitted to Council. This report must include a construction progress timeline, the monitoring data (including the results of condition surveys) recorded in that period, and a comparison of that data with previously recorded data and with the Alert and Alarm Levels for each Monitoring Station.

Upon Completion of Construction, one electronic data file (excel workbook) containing digital data for all groundwater monitoring bores must be provided to the Council. Data should include the monitoring bore name, type, location (NZTM easting / northing and elevation), screened depth for groundwater monitoring bores, absolute and relative readings (and their units of measure) and the date / time of each reading. The worksheets should contain data values only (no formulas, circular references or links to other sheets)

### **Notice of Completion**

114. The Council must be advised in writing within 10 working days of when excavation and dewatering have been completed.

### **Permanent Drainage**

115. After Completion of Construction, any drainage systems must not cause groundwater levels adjacent to the site to be reduced below pre-existing seasonal low levels.

### **Groundwater Maintenance Program**

116. At the Completion of Dewatering, the Council must be provided with a maintenance program for any permanent groundwater drainage system used to manage groundwater levels.

*Advice Note:*

*The Consent Holder is advised that the discharge of pumped groundwater to a stormwater system or waterbody will need to comply with any other regulations, bylaws or discharge rules that may apply.*

## **Specific conditions – Coastal permit CST60415231**

### **Extent of Occupation**

117. The occupation of the common marine and coastal area by the authorised structures is not an exclusive right of occupancy. The general public or any person(s) may not be excluded from the areas or any part of the areas to which this consent applies, unless

necessary for the primary purpose of the structures, and only to the extent necessary to enable the primary purpose of the structures.

### **Post-development**

118. The consent holder must, reinstate the site within one week following the completion of works, remove all machinery and materials from the coastal marine area to the satisfaction of the Council.

### **Maintenance Requirements**

119. The rock revetment seawall, and stormwater outlet consented by this consent must be maintained in a structurally sound condition for the duration of the consent.

### **Duration**

120. The consent to occupy the CMCA with the rock revetment and stormwater outlet must expire on 13/07/2058 (35 years) unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the Resource Management Act 1991.

## **Advice notes**

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
2. *For the purpose of compliance with the conditions of consent, “the council” refers to the council’s monitoring officer unless otherwise specified. Please email [monitoring@aucklandcouncil.govt.nz](mailto:monitoring@aucklandcouncil.govt.nz) to identify your allocated officer.*
3. *For more information on the resource consent process with Auckland Council see the council’s website: [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz). General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment’s website: [www.mfe.govt.nz](http://www.mfe.govt.nz).*
4. *If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*
5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
6. *No permanent or temporary obstacle (including but not limited to structures, construction equipment, cranes and trees) may penetrate the Obstacle Limitation Surface for RNZAF Base Whenuapai (as identified in Designation 4311 - Whenuapai Airfield Approach and Departure Path Protection) without the prior approval in writing*

*of the New Zealand Defence Force. It is recommended that applicants contact the New Zealand Defence Force to discuss requirements (email: [environment@nzdf.mil.nz](mailto:environment@nzdf.mil.nz)).*

- 7. Civil Aviation Authority (CAA) rules and regulations apply in relation to the height of permanent and temporary obstacles (including but not limited to structures, construction equipment, cranes and trees) within the Obstacle Limitation Surface for RNZAF Base Whenuapai. All persons carrying out work under this resource consent and any related building consent must therefore comply with all obligations arising under CAA rules and regulations, including obligations to notify the Director CAA as outlined in CAA Rules Part 77. Parties are advised to contact CAA for further information or to refer to [www.caa.govt.nz/airspace/airspace-hazard](http://www.caa.govt.nz/airspace/airspace-hazard).*
- 8. The proposed development is seeking to rely on the Healthy Waters NDC consent for diversions and discharge of stormwater. Consent Holder approval from Auckland Council's Healthy Waters department has not been obtained. The consent holder is advised that this will be required before the EPA process can be completed. This may require a s127 RMA consent, or a new consent, depending on the outcome of further discussions with Healthy Waters. It is noted that the applicant is aware of this risk and has accepted this risk.*

*The granting of this, or any other, resource consent does not fetter the ability of Healthy Waters to fully assess and provide (or withhold) its written approval in terms of the Totara Creek Network Discharge Consent.*
- 9. The granting of this, or any other, resource consent does not fetter the ability of Healthy Waters to fully assess and provide (or withhold) its written approval in terms of the Totara Creek Network Discharge Consent.*
- 10. Details and specifications for the provision of infrastructure (e.g. public/ private drainage, location, and types of connections) and access (including drainage of accessways, construction standards etc) are subject to a separate EPA and/or Building Consent approval process.*
- 11. Should it become apparent during the EPA and/or Building Consent process that a component of the granted resource consent cannot be implemented changes to the proposal will be required. This may require either a variation to this subdivision consent or a new consent. Similarly, should the detailed design stage demonstrate that additional reasons for consent under the AUP are triggered (e.g. after detailed survey the access gradient increases to now infringe or increase an approved infringement to a standard in the plan), a new or varied resource consent is required.*
- 12. It is the responsibility of the consent holder to ensure that all information submitted and assessed as part of the subdivision consent is correct and can be implemented as per the subdivision consent (without requiring additional reasons for consent). Any subsequent approval processes (such as the EPA) do not override the necessity to comply with the conditions of this resource consent.*
- 13. Be clear that EPA approval = Bylaw approval (refer to NDC consent conditions) and approval under the Building Act.*



Delegated decision maker:

Name: Brogan McQuoid

Title: Team Leader, Resource Consents

Signed: 

Date: 13 July 2023

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# Decision on an application for resource consents under the Resource Management Act 1991



## Decision two – non-complying activity subdivision consent (s11)

**Application numbers:** BUN60393017 (Council Reference)  
SUB60393031 (s11 subdivision consent)

**Applicant:** SCOTT RD JIXIANG GARDEN LIMITED

**Site address:** 14A Scott Road Hobsonville 0618  
14 Scott Road Hobsonville 0618

**Legal description:** LOT 1 DP 99250  
LOT 2 DP 99250

### Proposal:

- To undertake a subdivision to place dwellings on freehold lots. Associated lots including Commonly Owned Access Lots and parking lots are also proposed. This is to be in accordance with an approved land use consent and the Framework Plan.
- A number of easements are proposed as outlined in the memorandum on the scheme plan. These relate to access, provisions of services, parking, maintenance, party walls and stormwater disposal arrangements. Amalgamation conditions are also proposed.
- The proposed roads and the drainage reserve will be constructed under the land use consent and vested to Council.
- An esplanade reserve top up to 20m is proposed where the proposed residential lots adjoins. A drainage reserve (Lot 2) and additional esplanade reserve parcel is proposed at the south-eastern corner of the site, Lot 1. This parcel will sit between the proposed drainage reserve and the existing Scott Esplanade to the east.
- The staging of the subdivision must be carried out in the following order:

**Stage 1:** Creation of Lots 3-38 (residential lots), Lot 300 (Road to vest), Lot 2 (Reserve (drainage) to vest), Lots 1 & 600 (Reserve (esplanade) to vest), Lots 500-503 (Superlots)

**Stage 2:** Creation of Lots 39-72 (residential lots), Lot 1-8 (parking lots), Lot 303 (Road to vest), Lot 404 (Commonly Owned Access Lot) within Lot 500 created under Stage 1.

**Stage 3:** Creation of Lots 73-104 (residential lots), Lot 301 (Road to vest), within Lot 501 created under Stage 1.

**Stage 4:** Creation of Lots 105-162 (residential lots), Lot 9-27 (parking lots), Lot 302 (Road to vest), Lots 401, 402 & 405 (Commonly Owned Access Lots) within Lot 502 created under Stage 1.

**Stage 5:** Creation of Lots 163-200 (residential lots), Lot 28-34 (parking lots), Lot 403 (Commonly Owned Access Lot) within Lot 505 created under Stage 1.

Resource consent is required for the following reasons:

## Subdivision consent (s11) – SUB60393031

### Auckland Unitary Plan (Operative in part)

#### **Subdivision (operative plan provisions)**

##### *Subdivision - Urban*

- Subdivision of a site with two or more zones requires consent as a restricted discretionary activity under E38.4.1 (A7).
- Subdivision establishing an esplanade reserve is a restricted discretionary under E38.4.1 (A8).
- Any reduction of esplanade reserves is a discretionary activity under Rule E38.4.1 (A10). The proposal involves part of the esplanade reserve top up area (totalling 184m<sup>2</sup>) being vested as a drainage reserve to vest instead of an esplanade reserve to vest. This reduction is proposed to be offset by vesting an additional area (formerly Lot 1 – totalling 173m<sup>2</sup>) to the existing eastern esplanade reserve. The proposal also involves weed clearance and replanting within the neighbouring area of esplanade reserve totalling approximately 100m<sup>2</sup>).
- Subdivision of land within the natural hazard areas is a restricted discretionary activity under E38.4.1 (A11). The subdivision will be within the 1 per cent annual exceedance probability floodplain; coastal erosion hazard area; and on land which may be subject to land instability.
- Any subdivision listed in this activity table not meeting the permitted, controlled, or restricted discretionary activities standards in E38.7 Standards for subdivision for specific purposes is a discretionary activity under rule E38.4.1(A13). The proposal include subdivision for a network utility (drainage reserve – Lot 2) and no consent notice or covenant, requiring it to be amalgamated with the adjoining land will be placed for this lot and therefore does not meet E38.7.1.2 (2).
- Subdivision that does not meet E38.8.1.2 as the proposed Commonly Owned Access Lots serve more than 10 proposed rear lots requires a discretionary activity consent under E38.4.2(A31)
- Subdivision not otherwise provided for in Tables E38.4.1 and E38.4.2 is a discretionary activity. The proposed subdivision is not in accordance with an approved land use resource consent as it creates new infringements to Standard H4.6.11 Outlook space.

##### *Scott Point Precinct*

- Subdivision on a site complying with an approved framework plan requires consent as a restricted discretionary activity under Activity Table I.5.61.1.
- Subdivision creating new sites (including those created around existing development or development approved by a land use consent) located directly adjacent to the coast or esplanade reserve must not have a net site area less than 400m<sup>2</sup> under development standard I.5.61.4.8(4). The proposal includes Lots 1, 3 -8 which will be adjacent to the

esplanade reserve and have site sizes less than 400m<sup>2</sup> (355m<sup>2</sup> – 388m<sup>2</sup>). This is a discretionary activity under I.5.61.4 (2).

### National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS)

- Consent for a restricted discretionary activity is required under Regulation 10 of the NES as the proposed change of use, subdivision and soil disturbance do not meet the requirements of a permitted activity under Regulation 8 of the NES:CS.

## Decision

I have read the application, supporting documents, and the report and recommendations on the application for resource consents. I am satisfied that I have adequate information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104D, 104B, 106 and Part 2 of the RMA, the resource consent is **GRANTED**.

## Reasons

The reasons for this decision are:

1. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA the actual and potential effects from the proposal will be acceptable as:
  - a. The potential adverse effects with respect to earthworks and geotechnical matters, flooding, stormwater and natural hazards, transport networks and infrastructure matters, have been assessed by the relevant specialists and are considered acceptable under the notification assessment.
  - b. The proposal does result in a new non-compliance with the zone rules, however, any potential adverse effects on the environment in terms of pedestrian and vehicle safety and amenity values, have been assessed and determined to be acceptable and subsequently LUC60393019 has been granted to establish 112 dwellings on the proposed lots. A consent notice condition requiring future development to be in accordance with the land use consent forms part of the recommendation to ensure that any effects from the subdivision remains the same as assessed under the land use consent.
  - c. The proposed subdivision will not exacerbate the risks of flooding, land instability and coastal hazards. Any associated adverse effects from the physical works were assessed in LUC60393019, CST60415231 & WAT60418965 and considered acceptable.
- Ms Sivaguru, the Council's coastal specialist, note that the subdivision will occur within an area susceptible to coastal erosion and instability. Subject to appropriate construction and ongoing maintenance, the rock revetment proposed in LUC60393019 and CST60415231 will reduce the erosion and instability risk area such that the

proposed private lots and roads are likely to be outside the ASCIE line calculated for the 100 year period to 2130. Consent conditions to ensure that the mitigation structure is designed, constructed and maintained will form part of the decision.

- Mr Fu, the Council's development engineer, notes that the existing overland flowpath will be appropriately diverted and discharged as part of LUC60393019. The proposed subdivision will ensure that these diverted overland flowpaths are appropriately diverted via public drainages. The proposed finished floor level for each dwelling was reviewed by Mr Fu, who confirms that sufficient freeboard will be provided to ensure that any future dwellings are free from any flooding hazards. Mr Fu. A consent condition is added in this regard.
  - It is noted that the proposed subdivision cannot be fully given effect without completing the required geotechnical works under LUC60393019. A Geotechnical Completion Report will be registered under each title as a consent notice to inform future owners of lots on any potential geotechnical issues. This will effectively manage any associated adverse effects to an acceptable level.
  - The recommended consent conditions by Ms Sivagru, Mr Fu and Mr Havel have been accepted by the applicant and therefore it is considered that future buildings and the mitigation structures/measures are designed, installed and maintained to mitigate any adverse effects from the known hazards.
- d. The proposed roadings, the drainage reserve and the esplanade top up will be vested to Council. In addition, works within the existing esplanade reserve and construction of the seawalls and the outfall will require separate approvals the relevant asset owners.. Further details are to be reviewed, assessed and approved at a separate Approval stage, as per each relevant asset owner's standards.
- e. As per precinct requirement for affordability, affordable units will be created as part of the subdivision and consent notice relating to this matter is imposed on the consent.
- f. There are no effects to public from subdividing a land with contaminated soil. A Site Validation Report will be submitted prior to issue of a title for the lots. This will ensure that required mitigation works under SUB60393031 are completed.
- g. The Council's parks planner, Mr Hendra, reviewed the application and considered that a consent notice is not required for this land as the land is to be vested to the council contiguous with road reserve and esplanade reserve, and the use is unlikely to change until the whole site is redeveloped in the distant future. Even then it could remain as reserve regardless of the status.
- h. In terms of positive effects, the proposal will enable the creation of residential lots to provide and prepare for future residential development for the area, and to ultimately increase the housing supply and land for Auckland Region.
- i. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.
2. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular, the proposal is consistent with the

objectives and policies of E38 Subdivision - Urban and 5.61 Scott Point chapters under the Auckland Unitary Plan Operative in Part, given the reasons addressed above.

3. In accordance with an assessment under s104(1)(c) of the RMA the following other matters are considered appropriate, no other matters are considered relevant.
4. There is no prohibition under s104D of the RMA on granting this non-complying activity. This is because the proposal is not contrary to the objectives and policies of the relevant plan and/or proposed plan, and/or will have only minor adverse effects on the environment.
5. In terms of s106 of the RMA, the proposal is not considered to give rise to a significant risk from natural hazards, and sufficient provision has been made for legal and physical access to the proposed allotments. Accordingly, council is able to grant this subdivision consent subject to the conditions below.
6. In the context of this non-complying activity subdivision, where the objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.
7. Overall, the proposal is considered acceptable and will meet the relevant provisions of the statutory documents.

## Conditions

All conditions contained in this decision must be complied with at time of s224(c). The conditions have been separated into 'General', 'section 223' and 'section 224(c)' conditions in order to assist the consent holder in identifying the conditions that must be completed at the respective stages of implementing the resource consent for subdivision.

Under sections 108, 108AA and 220 of the RMA, this consent is subject to the following conditions:

### General conditions

1. The five stage residential lot subdivision activity including esplanade reserve, drainage reserve, roads to vest, commonly owned access lots, parking lots and associated works must be as described in the application form and assessment of environmental effects prepared by Avant Planning and any other information relating to the description of the activity], and must be carried out in accordance with the plans and information detailed below, and all referenced by the Council as consent number BUN60393017 (SUB60393031)

(1) Application Form and Assessment of Environmental Effects prepared by Avant, dated 13 July 2023 and Coastal works and coastal permit associated with Landuse and subdivision, 14 & 14A Scott Road, Hobsonville, prepared by AVANT, dated 10 February 2023.

(2) All email correspondences from Gyanendra Datt and Mike Yu, Avant, and John Sia, Candor3, with attachments via email, dated between 22/12/2021 and 13/07/2023

<b>Report title and reference</b>	<b>Author</b>	<b>Rev</b>	<b>Dated</b>
Infrastructure report - #1492	Candor <sup>3</sup>	F	26/03/2023
Archaeological Assessment	Clough & Associates Ltd.	-	August 2021
Ecological Assessment	Bioresearchers	1	22/09/2021
Coastal Processes/Hazards and Ecological Assessment	eCoast	3	25/04/2022
Re: 14-14a Scott Road Stormwater Outlet Impact Assessment.	eCoast		09/02/2023
Combined Preliminary and Detailed Site Investigation	ENGEO	-	18/11/2021
Cultural Impact Assessment	Te Kawerau A Maki	2	04/11/2021
Geotechnical Investigation Report	ENGEO	2	12/08/2022
Integrated Transport Assessment Report	Candor <sup>3</sup>	2	04/10/2022
Stormwater Management Plan	Candor <sup>3</sup>	D	13/02/2022
Urban Design Assessment	Ian Munro	-	February 2023
Waste Management Plan	Rubbish Direct	-	01/02/2023

<b>Drawing title and reference</b>	<b>Author</b>	<b>Rev</b>	<b>Dated</b>
3-154 ROADING LAYOUT DETAILS (SHEET 4 OF 8)	Candor <sup>3</sup>	C	17/04/2023
3-155 ROADING LAYOUT DETAILS (SHEET 5 OF 8)	Candor <sup>3</sup>	C	17/04/2023
3-156 ROADING LAYOUT DETAILS (SHEET 6 OF 8)	Candor <sup>3</sup>	C	17/04/2023
3-157 ROADING LAYOUT DETAILS (SHEET 7 OF 8)	Candor <sup>3</sup>	C	17/04/2023
3-158 ROADING LAYOUT DETAILS (SHEET 8 OF 8)	Candor <sup>3</sup>	C	17/04/2023
3-180 ROADING LAYOUT DETAILS - OVERVIEW	Candor <sup>3</sup>	C	17/04/2023
3-181 ROADING LAYOUT DETAILS - JOAL 401 (SHEET 1 OF 1)	Candor <sup>3</sup>	C	17/04/2023
3-182 ROADING LAYOUT DETAILS - JOAL 402 (SHEET 1 OF 2)	Candor <sup>3</sup>	D	17/04/2023
3-183 ROADING LAYOUT DETAILS - JOAL 402 (SHEET 2 OF 2)	Candor <sup>3</sup>	C	17/04/2023

3-184 ROADING LAYOUT DETAILS - JOAL 403 (SHEET 1 OF 2)	Candor <sup>3</sup>	C	17/04/2023
3-185 ROADING LAYOUT DETAILS - JOAL 403 (SHEET 2 OF 2)	Candor <sup>3</sup>	C	17/04/2023
3-186 ROADING LAYOUT DETAILS - JOAL 404 (SHEET 1 OF 2)	Candor <sup>3</sup>	C	17/04/2023
3-187 ROADING LAYOUT DETAILS - JOAL 404 (SHEET 2 OF 2)	Candor <sup>3</sup>	C	17/04/2023
3-200 ROADING LAYOUT KERB TYPES - OVERVIEW	Candor <sup>3</sup>	B	17/04/2023
3-201 ROADING LAYOUT KERB TYPES (SHEET 1 OF 6)	Candor <sup>3</sup>	B	17/04/2023
3-202 ROADING LAYOUT KERB TYPES (SHEET 2 OF 6)	Candor <sup>3</sup>	B	17/04/2023
3-203 ROADING LAYOUT KERB TYPES (SHEET 3 OF 6)	Candor <sup>3</sup>	B	17/04/2023
3-204 ROADING LAYOUT KERB TYPES (SHEET 4 OF 6)	Candor <sup>3</sup>	B	17/04/2023
3-205 ROADING LAYOUT KERB TYPES (SHEET 5 OF 6)	Candor <sup>3</sup>	B	17/04/2023
3-206 ROADING LAYOUT KERB TYPES (SHEET 6 OF 6)	Candor <sup>3</sup>	B	17/04/2023
3-300 ROADING LONG SECTIONS (SHEET 1 OF 5)	Candor <sup>3</sup>	B	17/04/2023
3-301 ROADING LONG SECTIONS (SHEET 2 OF 5)	Candor <sup>3</sup>	B	17/04/2023
3-302 ROADING LONG SECTIONS (SHEET 3 OF 5)	Candor <sup>3</sup>	B	17/04/2023
3-303 ROADING LONG SECTIONS (SHEET 4 OF 5)	Candor <sup>3</sup>	B	17/04/2023
3-304 ROADING LONG SECTIONS (SHEET 5 OF 5)	Candor <sup>3</sup>	B	17/04/2023
3-350 ROADING JOAL LONG SECTIONS (SHEET 1 OF 2)	Candor <sup>3</sup>	B	17/04/2023
3-351 ROADING JOAL LONG SECTIONS (SHEET 2 OF 2)	Candor <sup>3</sup>	B	17/04/2023
3-500 ROADING TYPICAL SECTIONS - EXISTING - SCOTT ROAD	Candor <sup>3</sup>	A	17/04/2023
3-501 ROADING TYPICAL SECTIONS - ROADS 1 TO 4	Candor <sup>3</sup>	B	17/04/2023
3-502 ROADING TYPICAL SECTIONS - ROADS 2, 3, AND 4	Candor <sup>3</sup>	B	17/04/2023
3-503 ROADING TYPICAL SECTIONS - JOALS 1, 2, 3, AND 4	Candor <sup>3</sup>	A	17/04/2023
3-504 ROADING TYPICAL SECTIONS - RAISED ASPHALT INTERSECTION	Candor <sup>3</sup>	C	17/04/2023



3-600 ROADING LAYOUT - TRACKING - OVERVIEW	Candor <sup>3</sup>	B	17/04/2023
3-601 ROADING LAYOUT - TRACKING (SHEET 1 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-602 ROADING LAYOUT - TRACKING (SHEET 2 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-603 ROADING LAYOUT - TRACKING (SHEET 3 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-604 ROADING LAYOUT - TRACKING (SHEET 4 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-605 ROADING LAYOUT - TRACKING (SHEET 5 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-606 ROADING LAYOUT - TRACKING (SHEET 6 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-607 ROADING LAYOUT - TRACKING (SHEET 7 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-608 ROADING LAYOUT - TRACKING (SHEET 8 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-609 ROADING LAYOUT - TRACKING (SHEET 9 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-610 ROADING LAYOUT - TRACKING (SHEET 10 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-611 ROADING LAYOUT - TRACKING (SHEET 11 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-612 ROADING LAYOUT - TRACKING (SHEET 12 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-613 ROADING LAYOUT - TRACKING (SHEET 13 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-614 ROADING LAYOUT - TRACKING (SHEET 14 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-615 ROADING LAYOUT - TRACKING (SHEET 15 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-616 ROADING LAYOUT - TRACKING (SHEET 16 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-617 ROADING LAYOUT - TRACKING (SHEET 17 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-618 ROADING LAYOUT - TRACKING (SHEET 18 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-619 ROADING LAYOUT - TRACKING (SHEET 19 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-620 ROADING LAYOUT - TRACKING (SHEET 20 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-621 ROADING LAYOUT - TRACKING (SHEET 21 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-622 ROADING LAYOUT - TRACKING (SHEET 22 OF 37)	Candor <sup>3</sup>	B	17/04/2023

3-623 ROADING LAYOUT - TRACKING (SHEET 23 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-624 ROADING LAYOUT - TRACKING (SHEET 24 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-625 ROADING LAYOUT - TRACKING (SHEET 25 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-626 ROADING LAYOUT - TRACKING (SHEET 26 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-627 ROADING LAYOUT - TRACKING (SHEET 27 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-628 ROADING LAYOUT - TRACKING (SHEET 28 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-629 ROADING LAYOUT - TRACKING (SHEET 29 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-630 ROADING LAYOUT - TRACKING (SHEET 30 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-631 ROADING LAYOUT - TRACKING (SHEET 31 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-632 ROADING LAYOUT - TRACKING (SHEET 32 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-633 ROADING LAYOUT - TRACKING (SHEET 33 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-634 ROADING LAYOUT - TRACKING (SHEET 34 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-635 ROADING LAYOUT - TRACKING (SHEET 35 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-636 ROADING LAYOUT - TRACKING (SHEET 36 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-637 ROADING LAYOUT - TRACKING (SHEET 37 OF 37)	Candor <sup>3</sup>	B	17/04/2023
3-638 ROADING LAYOUT - TRACKING - S92 (SHEET 1 OF 6)	Candor <sup>3</sup>	B	17/04/2023
3-639 ROADING LAYOUT - TRACKING - S92 (SHEET 2 OF 6)	Candor <sup>3</sup>	B	17/04/2023
3-640 ROADING LAYOUT - TRACKING - S92 (SHEET 3 OF 6)	Candor <sup>3</sup>	B	17/04/2023
3-641 ROADING LAYOUT - TRACKING - S92 (SHEET 4 OF 6)	Candor <sup>3</sup>	B	17/04/2023
3-642 ROADING LAYOUT - TRACKING - S92 (SHEET 5 OF 6)	Candor <sup>3</sup>	B	17/04/2023
3-643 ROADING LAYOUT - TRACKING - S92 (SHEET 6 OF 6)	Candor <sup>3</sup>	B	17/04/2023
3-680 ROADING - JOAL TRACKING - OVERVIEW	Candor <sup>3</sup>	B	17/04/2023
3-681 ROADING - JOAL TRACKING - JOAL 401 (SHEET 1 OF 3)	Candor <sup>3</sup>	B	17/04/2023

3-682 ROADING - JOAL TRACKING - JOAL 401 (SHEET 2 OF 3)	Candor <sup>3</sup>	B	17/04/2023
3-683 ROADING - JOAL TRACKING - JOAL 401 (SHEET 3 OF 3)	Candor <sup>3</sup>	B	17/04/2023
3-684 ROADING - JOAL TRACKING - JOAL 402 (SHEET 1 OF 2)	Candor <sup>3</sup>	B	17/04/2023
3-685 ROADING - JOAL TRACKING - JOAL 402 (SHEET 2 OF 2)	Candor <sup>3</sup>	B	17/04/2023
3-686 ROADING - JOAL TRACKING - JOAL 403 (SHEET 1 OF 2)	Candor <sup>3</sup>	B	17/04/2023
3-687 ROADING - JOAL TRACKING - JOAL 403 (SHEET 2 OF 2)	Candor <sup>3</sup>	B	17/04/2023
3-688 ROADING - JOAL TRACKING - JOAL 404 (SHEET 1 OF 3)	Candor <sup>3</sup>	B	17/04/2023
3-689 ROADING - JOAL TRACKING - JOAL 404 (SHEET 2 OF 3)	Candor <sup>3</sup>	B	17/04/2023
3-690 ROADING - JOAL TRACKING - JOAL 404 (SHEET 3 OF 3)	Candor <sup>3</sup>	B	17/04/2023
3-800 ROADING VEHICLE SIGHT TRIANGLES - OVERVIEW	Candor <sup>3</sup>	B	17/04/2023
3-801 ROADING VEHICLE SIGHT TRIANGLES (SHEET 1 OF 11)	Candor <sup>3</sup>	B	17/04/2023
3-802 ROADING VEHICLE SIGHT TRIANGLES (SHEET 2 OF 11)	Candor <sup>3</sup>	B	17/04/2023
3-803 ROADING VEHICLE SIGHT TRIANGLES (SHEET 3 OF 11)	Candor <sup>3</sup>	B	17/04/2023
3-804 ROADING VEHICLE SIGHT TRIANGLES (SHEET 4 OF 11)	Candor <sup>3</sup>	B	17/04/2023
3-805 ROADING VEHICLE SIGHT TRIANGLES (SHEET 5 OF 11)	Candor <sup>3</sup>	B	17/04/2023
3-806 ROADING VEHICLE SIGHT TRIANGLES (SHEET 6 OF 11)	Candor <sup>3</sup>	B	17/04/2023
3-807 ROADING VEHICLE SIGHT TRIANGLES (SHEET 7 OF 11)	Candor <sup>3</sup>	B	17/04/2023
3-808 ROADING VEHICLE SIGHT TRIANGLES (SHEET 8 OF 11)	Candor <sup>3</sup>	B	17/04/2023
3-809 ROADING VEHICLE SIGHT TRIANGLES (SHEET 9 OF 11)	Candor <sup>3</sup>	B	17/04/2023
3-810 ROADING VEHICLE SIGHT TRIANGLES (SHEET 10 OF 11)	Candor <sup>3</sup>	B	17/04/2023
3-811 ROADING VEHICLE SIGHT TRIANGLES (SHEET 11 OF 11)	Candor <sup>3</sup>	B	17/04/2023
3-812 ROADING VEHICLE SIGHT TRIANGLES - SSID CALCULATION	Candor <sup>3</sup>	B	17/04/2023
3-850 PEDESTRIAN SIGHT TRIANGLES - OVERVIEW	Candor <sup>3</sup>	C	17/04/2023

3-851 PEDESTRIAN SIGHT TRIANGLES - (SHEET 1 OF 6)	Candor <sup>3</sup>	C	17/04/2023
3-852 PEDESTRIAN SIGHT TRIANGLES - (SHEET 2 OF 6)	Candor <sup>3</sup>	C	17/04/2023
3-853 PEDESTRIAN SIGHT TRIANGLES - (SHEET 3 OF 6)	Candor <sup>3</sup>	C	17/04/2023
3-854 PEDESTRIAN SIGHT TRIANGLES - (SHEET 4 OF 6)	Candor <sup>3</sup>	C	17/04/2023
3-855 PEDESTRIAN SIGHT TRIANGLES - (SHEET 5 OF 6)	Candor <sup>3</sup>	C	17/04/2023
3-856 PEDESTRIAN SIGHT TRIANGLES - (SHEET 6 OF 6)	Candor <sup>3</sup>	C	17/04/2023
3-857 PEDESTRIAN SIGHT TRIANGLES - ASD/CSD CALCULATION	Candor <sup>3</sup>	C	17/04/2023
4-000 STORMWATER (STAGING) LAYOUT - OVERVIEW	Candor <sup>3</sup>	D	17/04/2023
4-001 STORMWATER (STAGE 1) LAYOUT - OVERVIEW	Candor <sup>3</sup>	C	17/04/2023
4-002 STORMWATER (STAGE 1) LAYOUT (SHEET 1 OF 4)	Candor <sup>3</sup>	C	17/04/2023
4-003 STORMWATER (STAGE 1) LAYOUT (SHEET 2 OF 4)	Candor <sup>3</sup>	C	17/04/2023
4-004 STORMWATER (STAGE 1) LAYOUT (SHEET 3 OF 4)	Candor <sup>3</sup>	C	17/04/2023
4-005 STORMWATER (STAGE 1) LAYOUT (SHEET 4 OF 4)	Candor <sup>3</sup>	C	17/04/2023
4-006 STORMWATER (STAGE 2) LAYOUT - OVERVIEW	Candor <sup>3</sup>	C	17/04/2023
4-007 STORMWATER (STAGE 2) LAYOUT (SHEET 1 OF 1)	Candor <sup>3</sup>	C	17/04/2023
4-008 STORMWATER (STAGE 3) LAYOUT - OVERVIEW	Candor <sup>3</sup>	C	17/04/2023
4-009 STORMWATER (STAGE 3) LAYOUT (SHEET 1 OF 2)	Candor <sup>3</sup>	C	17/04/2023
4-010 STORMWATER (STAGE 3) LAYOUT (SHEET 2 OF 2)	Candor <sup>3</sup>	C	17/04/2023
4-011 STORMWATER (STAGE 4) LAYOUT - OVERVIEW	Candor <sup>3</sup>	C	17/04/2023
4-012 STORMWATER (STAGE 4) LAYOUT (SHEET 1 OF 3)	Candor <sup>3</sup>	C	17/04/2023
4-013 STORMWATER (STAGE 4) LAYOUT (SHEET 2 OF 3)	Candor <sup>3</sup>	C	17/04/2023
4-014 STORMWATER (STAGE 4) LAYOUT (SHEET 3 OF 3)	Candor <sup>3</sup>	C	17/04/2023
4-015 STORMWATER (STAGE 5) LAYOUT - OVERVIEW	Candor <sup>3</sup>	C	17/04/2023

4-016 STORMWATER (STAGE 5) LAYOUT (SHEET 1 OF 1)	Candor <sup>3</sup>	C	17/04/2023
4-100 STORMWATER LAYOUT - OVERVIEW	Candor <sup>3</sup>	D	17/04/2023
4-101 STORMWATER LAYOUT (SHEET 1 OF 6)	Candor <sup>3</sup>	C	17/04/2023
4-102 STORMWATER LAYOUT (SHEET 2 OF 6)	Candor <sup>3</sup>	D	17/04/2023
4-103 STORMWATER LAYOUT (SHEET 3 OF 6)	Candor <sup>3</sup>	C	17/04/2023
4-104 STORMWATER LAYOUT (SHEET 4 OF 6)	Candor <sup>3</sup>	D	17/04/2023
4-105 STORMWATER LAYOUT (SHEET 5 OF 6)	Candor <sup>3</sup>	C	17/04/2023
4-106 STORMWATER LAYOUT (SHEET 6 OF 6)	Candor <sup>3</sup>	D	17/04/2023
4-150 STORMWATER DETAILS (SHEET 1 OF 4)	Candor <sup>3</sup>	C	17/04/2023
4-151 STORMWATER DETAILS (SHEET 2 OF 4)	Candor <sup>3</sup>	C	17/04/2023
4-152 STORMWATER DETAILS (SHEET 3 OF 4)	Candor <sup>3</sup>	C	17/04/2023
4-153 STORMWATER DETAILS (SHEET 4 OF 4)	Candor <sup>3</sup>	C	17/04/2023
4-160 STORMWATER LAYOUT - LOCATION OF EXISTING MHWS	Candor <sup>3</sup>	D	17/04/2023
4-200 10 YEAR ARI STORWATER CATCHMENTS - OVERVIEW	Candor <sup>3</sup>	C	17/04/2023
4-250 STORMWATER OVERLAND 100 YEAR FLOW PATH - OVERVIEW	Candor <sup>3</sup>	B	17/04/2023
4-300 STORMWATER LONG SECTIONS (SHEET 1 OF 10)	Candor <sup>3</sup>	D	17/04/2023
4-301 STORMWATER LONG SECTIONS (SHEET 2 OF 10)	Candor <sup>3</sup>	C	17/04/2023
4-302 STORMWATER LONG SECTIONS (SHEET 3 OF 10)	Candor <sup>3</sup>	C	17/04/2023
4-303 STORMWATER LONG SECTIONS (SHEET 4 OF 10)	Candor <sup>3</sup>	D	17/04/2023
4-304 STORMWATER LONG SECTIONS (SHEET 5 OF 10)	Candor <sup>3</sup>	C	17/04/2023
4-305 STORMWATER LONG SECTIONS (SHEET 6 OF 10)	Candor <sup>3</sup>	C	17/04/2023
4-306 STORMWATER LONG SECTIONS (SHEET 7 OF 10)	Candor <sup>3</sup>	C	17/04/2023
4-307 STORMWATER LONG SECTIONS (SHEET 8 OF 10)	Candor <sup>3</sup>	B	17/04/2023

4-308 STORMWATER LONG SECTIONS (SHEET 9 OF 10)	Candor <sup>3</sup>	B	17/04/2023
4-309 STORMWATER LONG SECTIONS (SHEET 10 OF 10)	Candor <sup>3</sup>	D	17/04/2023
4-500 STORMWATER TREATMENT DETAILS (SHEET 1 OF 3)	Candor <sup>3</sup>	B	17/04/2023
4-501 STORMWATER TREATMENT DETAILS (SHEET 2 OF 3)	Candor <sup>3</sup>	A	17/04/2023
4-502 STORMWATER TREATMENT DETAILS (SHEET 3 OF 3)	Candor <sup>3</sup>	A	17/04/2023
4-503 STORMWATER BYPASS MANHOLE (SHEET 1 OF 3)	Candor <sup>3</sup>	A	17/04/2023
4-504 STORMWATER BYPASS MANHOLE (SHEET 2 OF 3)	Candor <sup>3</sup>	A	17/04/2023
4-505 STORMWATER BYPASS MANHOLE (SHEET 3 OF 3)	Candor <sup>3</sup>	A	17/04/2023
4-800 MINIMUM FLOOR LEVEL LAYOUT - OVERVIEW	Candor <sup>3</sup>	B	17/04/2023
4-801 MINIMUM FLOOR LEVEL LAYOUT (SHEET 1 OF 4)	Candor <sup>3</sup>	B	17/04/2023
4-802 MINIMUM FLOOR LEVEL LAYOUT (SHEET 2 OF 4)	Candor <sup>3</sup>	A	17/04/2023
4-803 MINIMUM FLOOR LEVEL LAYOUT (SHEET 3 OF 4)	Candor <sup>3</sup>	A	17/04/2023
4-804 MINIMUM FLOOR LEVEL LAYOUT (SHEET 4 OF 4)	Candor <sup>3</sup>	B	17/04/2023
4-805 MINIMUM FLOOR LEVEL SHEET (SHEET 1 OF 3)	Candor <sup>3</sup>	A	17/04/2023
4-806 MINIMUM FLOOR LEVEL SHEET (SHEET 2 OF 3)	Candor <sup>3</sup>	A	17/04/2023
4-807 MINIMUM FLOOR LEVEL SHEET (SHEET 3 OF 3)	Candor <sup>3</sup>	B	17/04/2023
4-810 STORMWATER OVERLAND FLOW PATH CALCULATIONS (SHEET 1 OF 4)	Candor <sup>3</sup>	B	17/04/2023
4-811 STORMWATER OVERLAND FLOW PATH CALCULATIONS (SHEET 2 OF 4)	Candor <sup>3</sup>	B	17/04/2023
4-812 STORMWATER OVERLAND FLOW PATH CALCULATIONS (SHEET 3 OF 4)	Candor <sup>3</sup>	B	17/04/2023
4-813 STORMWATER OVERLAND FLOW PATH CALCULATIONS (SHEET 4 OF 4)	Candor <sup>3</sup>	B	17/04/2023
5-000 WASTEWATER (OVERALL) LAYOUT - OVERVIEW	Candor <sup>3</sup>	C	17/04/2023
5-001 WASTEWATER (STAGE 1) LAYOUT - OVERVIEW	Candor <sup>3</sup>	B	17/04/2023
5-002 WASTEWATER (STAGE 1) LAYOUT (SHEET 1 OF 4)	Candor <sup>3</sup>	B	17/04/2023

5-003 WASTEWATER (STAGE 1) LAYOUT (SHEET 2 OF 4)	Candor <sup>3</sup>	C	17/04/2023
5-004 WASTEWATER (STAGE 1) LAYOUT (SHEET 3 OF 4)	Candor <sup>3</sup>	B	17/04/2023
5-005 WASTEWATER (STAGE 1) LAYOUT (SHEET 4 OF 4)	Candor <sup>3</sup>	B	17/04/2023
5-006 WASTEWATER (STAGE 2) LAYOUT - OVERVIEW	Candor <sup>3</sup>	B	17/04/2023
5-007 WASTEWATER (STAGE 2) LAYOUT (SHEET 1 OF 1)	Candor <sup>3</sup>	B	17/04/2023
5-008 WASTEWATER (STAGE 3) LAYOUT - OVERVIEW	Candor <sup>3</sup>	B	17/04/2023
5-009 WASTEWATER (STAGE 3) LAYOUT (SHEET 1 OF 2)	Candor <sup>3</sup>	B	17/04/2023
5-010 WASTEWATER (STAGE 3) LAYOUT (SHEET 2 OF 2)	Candor <sup>3</sup>	B	17/04/2023
5-011 WASTEWATER (STAGE 4) LAYOUT - OVERVIEW	Candor <sup>3</sup>	B	17/04/2023
5-012 WASTEWATER (STAGE 4) LAYOUT (SHEET 1 OF 3)	Candor <sup>3</sup>	B	17/04/2023
5-013 WASTEWATER (STAGE 4) LAYOUT (SHEET 2 OF 3)	Candor <sup>3</sup>	B	17/04/2023
5-014 WASTEWATER (STAGE 4) LAYOUT (SHEET 3 OF 3)	Candor <sup>3</sup>	B	17/04/2023
5-015 WASTEWATER (STAGE 5) LAYOUT - OVERVIEW	Candor <sup>3</sup>	B	17/04/2023
5-016 WASTEWATER (STAGE 5) LAYOUT (SHEET 1 OF 1)	Candor <sup>3</sup>	B	17/04/2023
5-100 WASTEWATER LAYOUT - OVERVIEW	Candor <sup>3</sup>	C	17/04/2023
5-101 WASTEWATER LAYOUT (SHEET 1 OF 6)	Candor <sup>3</sup>	B	17/04/2023
5-102 WASTEWATER LAYOUT (SHEET 2 OF 6)	Candor <sup>3</sup>	C	17/04/2023
5-103 WASTEWATER LAYOUT (SHEET 3 OF 6)	Candor <sup>3</sup>	B	17/04/2023
5-104 WASTEWATER LAYOUT (SHEET 4 OF 6)	Candor <sup>3</sup>	B	17/04/2023
5-105 WASTEWATER LAYOUT (SHEET 5 OF 6)	Candor <sup>3</sup>	B	17/04/2023
5-106 WASTEWATER LAYOUT (SHEET 6 OF 6)	Candor <sup>3</sup>	B	17/04/2023
5-300 WASTEWATER LONG SECTIONS (SHEET 1 OF 6)	Candor <sup>3</sup>	B	17/04/2023
5-301 WASTEWATER LONG SECTIONS (SHEET 2 OF 6)	Candor <sup>3</sup>	B	17/04/2023

5-302 WASTEWATER LONG SECTIONS (SHEET 3 OF 6)	Candor <sup>3</sup>	B	17/04/2023
5-303 WASTEWATER LONG SECTIONS (SHEET 4 OF 6)	Candor <sup>3</sup>	B	17/04/2023
5-304 WASTEWATER LONG SECTIONS (SHEET 5 OF 6)	Candor <sup>3</sup>	-	17/04/2023
5-305 WASTEWATER LONG SECTIONS (SHEET 6 OF 6)	Candor <sup>3</sup>	A	17/04/2023
6-100 WATER LAYOUT - OVERVIEW	Candor <sup>3</sup>	D	17/04/2023
6-101 WATER LAYOUT (SHEET 1 OF 6)	Candor <sup>3</sup>	C	17/04/2023
6-102 WATER LAYOUT (SHEET 2 OF 6)	Candor <sup>3</sup>	D	17/04/2023
6-103 WATER LAYOUT (SHEET 3 OF 6)	Candor <sup>3</sup>	C	17/04/2023
6-104 WATER LAYOUT (SHEET 4 OF 6)	Candor <sup>3</sup>	C	17/04/2023
6-105 WATER LAYOUT (SHEET 5 OF 6)	Candor <sup>3</sup>	C	17/04/2023
6-106 WATER LAYOUT (SHEET 6 OF 6)	Candor <sup>3</sup>	C	17/04/2023
8868 – 1 ROADWAY LIGHTING PLAN - ISOLUX PLOTS (SHEET 1 OF 8)	Candor <sup>3</sup>	D	17/04/2023
8868 – 2 ROADWAY LIGHTING PLAN - ISOLUX PLOTS (SHEET 2 OF 8)	Candor <sup>3</sup>	D	17/04/2023
8868 – 3 ROADWAY LIGHTING PLAN - ISOLUX PLOTS (SHEET 3 OF 8)	Candor <sup>3</sup>	D	17/04/2023
8868 – 4 ROADWAY LIGHTING PLAN - ISOLUX PLOTS (SHEET 4 OF 8)	Candor <sup>3</sup>	D	17/04/2023
8868 – 5 ROADWAY LIGHTING PLAN - ISOLUX PLOTS (SHEET 5 OF 8)	Candor <sup>3</sup>	D	17/04/2023
8868 – 6 ROADWAY LIGHTING PLAN - ISOLUX PLOTS (SHEET 6 OF 8)	Candor <sup>3</sup>	D	17/04/2023
8868 – 7 ROADWAY LIGHTING PLAN - ISOLUX PLOTS (SHEET 7 OF 8)	Candor <sup>3</sup>	D	17/04/2023
8868 – 8 ROADWAY LIGHTING PLAN - ISOLUX PLOTS (SHEET 8 OF 8)	Candor <sup>3</sup>	D	17/04/2023
1.0 Masterplan	PBM	D	4/05/2023
2.0 Street Tree Plan	PBM	D	4/05/2023
3.0 Street Tree Details	PBM	D	4/05/2023
4.0 Esplanade Plan	PBM	B	4/05/2023
5.0 Esplanade Contour Plan	PBM	B	4/05/2023
6.0 Esplanade Material Palette	PBM	E	4/05/2023
7.0 Esplanade Plant Palette	PBM	B	4/05/2023
8.0 Material Images 1.0	PBM	B	4/05/2023
9.0 Material Images 2.0	PBM	-	4/05/2023
10.0 Plant Palette 1.0	PBM	-	4/05/2023
11.0 Plant Palette 2.0	PBM	-	4/05/2023



12.0 Plant Palette 3.0	PBM	-	4/05/2023
13.0 Landscape Key Plan	PBM	B	4/05/2023
13.1 Landscape Plan 01	PBM	C	4/05/2023
13.2 Landscape Plan 02	PBM	B	4/05/2023
13.3 Landscape Plan 03	PBM	C	4/05/2023
13.4 Landscape Plan 04	PBM	B	4/05/2023
13.5 Landscape Plan 05	PBM	B	4/05/2023
13.6 Landscape Plan 06	PBM	E	4/05/2023
13.7 Landscape Plan 07	PBM	B	4/05/2023
13.8 Landscape Plan 08	PBM	E	4/05/2023
13.9 Landscape Plan 09	PBM	B	4/05/2023
14.0 Landscape Plan 10	PBM	B	4/05/2023
15.0 Typical Lot Layout	PBM	-	4/05/2023
16.0 Maintenance Schedule	PBM	-	4/05/2023

**Advice Note:**

- *This consent has been granted on the basis of all the documents and information provided by the consent holder, demonstrating that the new lot(s) can be appropriately serviced (infrastructure and access).*
- *The engineering assessment of this resource consent is limited to an effects-based assessment allowed by the Unitary Plan. Plans approved under Resource Consent do not constitute an Engineering Plan Approval. A separate engineering approval will be required for the design of any infrastructure that is to vest in council.*
- *Details and specifications for the provision of infrastructure (e.g., public/ private drainage, location, and types of connections) and access (including drainage of accessways, construction standards etc) are subject to a separate Engineering Plan Approval (EPA) and/or Building Consent approval process.*
- *Should it become apparent during the EPA and/or Building Consent process that a component of the granted resource consent cannot be implemented (e.g., detailed tests for soakage fail to achieve sufficient soakage rates, or sufficient gradients for drainage cannot be achieved in accordance with engineering standards/ bylaws etc), changes to the proposal will be required. This may require either a variation to this subdivision consent (under section 127 of the Resource Management Act 1991) or a new consent.*
- *Similarly, should the detailed design stage demonstrate that additional reasons for consent are triggered (e.g., after detailed survey the access gradient increases to now infringe or increase an approved infringement to a standard in the plan), a new or varied resource consent is required.*
- *It is the responsibility of the consent holder to ensure that all information submitted and assessed as part of the subdivision consent is correct and can be implemented*

*as per the subdivision consent (without requiring additional reasons for consent). Any subsequent approval processes (such as the EPA) do not override the necessity to comply with the conditions of this resource consent.*

2. Under section 125 of the RMA, this consent lapses five years after the date it is granted (“the lapse date”) unless:
  - a. A survey plan is submitted to Council for approval under section 223 of the RMA before the lapse date, and that plan is deposited within three years of the date of approval of the survey plan in accordance with section 224(h) of the RMA; or
  - b. An application under section 125 of the RMA is made to the Council before the lapse date to extend the period after which the consent lapses and the Council grants an extension.
3. The staging of the subdivision must be carried out in the following order:

**Stage 1:** *Creation of Lots 3-38 (residential lots), Lot 300 (Road to vest), Lot 2 (Reserve (drainage) to vest), Lots 1 & 600 (Reserve (esplanade) to vest), Lots 500-503 (Superlots)*

**Stage 2:** *Creation of Lots 39-72 (residential lots), Lot 1-8 (parking lots), Lot 303 (Road to vest), Lot 404 (Commonly Owned Access Lot) within Lot 500 created under Stage 1.*

**Stage 3:** *Creation of Lots 73-104 (residential lots), Lot 301 (Road to vest), within Lot 501 created under Stage 1.*

**Stage 4:** *Creation of Lots 105-162 (residential lots), Lot 9-27 (parking lots), Lot 302 (Road to vest), Lots 401, 402 & 405 (Commonly Owned Access Lots) within Lot 502 created under Stage 1.*

**Stage 5:** *Creation of Lots 163-200 (residential lots), Lot 28-34 (parking lots), Lot 403 (Commonly Owned Access Lot) within Lot 505 created under Stage 1.*

The consent holder must provide a letter setting out how each relevant condition has been met at the time an application for a section 223 and a section 224(c) certificate for each stage is made. The consent holder must first commence and complete subdivision Stage 1 to provide legal access and services for the remaining stages. Stage 2, 3 and 4 can be undertaken concurrently or not according to sequential orders set out in the staged conditions below. For Stage 5, the consent holder must first commence and complete Stage 4 to provide legal access and services to the Lots in Stage 5.

In the event Stages 1-5 are undertaken concurrently, the consent holder must give effect to all consent conditions that are set out below for Stages 1 to 5 (inclusive) to ensure works are completed to the satisfaction of the Council and other infrastructure providers (including the works associated with the subdivision approved and conditioned for the site for stages 1-5). The consent holder must submit to Council a comprehensive set of engineer plan approval drawings, all relevant supporting information and technical documentation, and amended staging scheme plans (including all relevant easements and amalgamation conditions to be created) to reflect the changes to the staged works.

## **Stage 1 (Lots 3-38 (residential lots), Lot 300 (Road to vest), Lot 2 (Reserve (drainage) to vest), Lots 1 & 600 (Reserve (esplanade) to vest), Lots 500-503 (Superlots))**

### **Survey plan approval (s223) conditions**

#### Survey plan approval

4. The consent holder must submit a survey plan in accordance with the approved resource consent subdivision scheme plan(s) titled "14/14A SCOTT ROAD HOBSONVILLE SCHEME PLAN, DWG 1-101-106 and 150", rev E, prepared by Candor3, dated 02.03.2023. The survey plan must show all lots to vest in Council (including roads, parks and land in lieu of reserves), all easements, any amalgamation conditions, required by this subdivision consent.

#### Memorandum of easements

5. The maintenance and any services easements over parts of Lot(s) 10, 12-36, 501, 502 must be included in a memorandum of easements endorsed on the survey plan and must be created, granted or reserved as necessary. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.

#### Cancellation of easements

6. The existing easement(s) for the purpose of drainage created by the easement instrument B242459.4 over Lot 1 DP 99250 must be cancelled under section 243(e) of the RMA.

#### *Advice Note:*

*Certification will occur when it is demonstrated that the easement is no longer necessary. This requires a separate application under section 243(e) to the Council.*

#### Roads to vest

7. All of the proposed roads shown as Lot 300 on the approved plan(s) "14/14A SCOTT ROAD HOBSONVILLE SCHEME PLAN, DWG 1-101-106" must vest in the Council as public roads. The consent holder must meet all costs associated with the vesting of the roads.

#### Reserves and/or land in lieu of reserves to vest

8. Proposed Lot(s) 1 & 600 must vest in the Council as local purpose (esplanade) reserve(s). The consent holder must meet all costs associated with the vesting of the reserve(s).
9. Proposed Lot 2 must vest in the Council as local purpose (drainage) reserve(s). The consent holder must meet all costs associated with the vesting of the reserve(s).

## Section 224(c) compliance conditions

10. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a suitably qualified and experienced surveyor or engineering professional that all the conditions of subdivision consent SUB60393031 have been complied with, and identify all those conditions that have not been complied with and are subject to the following:
  - a. a consent notice to be issued in relation to any conditions of this consent to which section 221 applies.
  - b. a bond, as required by conditions of this consent, to be entered into by the subdividing owner in compliance with the relevant conditions of this subdivision consent.
  - c. a completion certificate has been issued in relation to any conditions to which section 222 applies.
11. Prior to the lodgement of a s224 application, the consent holder must submit engineering plans (including engineering calculations and specifications) to the Council for approval in writing. The engineering plans must include, but not be limited to, the information regarding the detailed design of the coastal revetment structures provided for by this resource consent approval. Specifically, the consent holder must include the following elements as part of the engineering plans submitted for approval:
  - i) Detailed engineering design of the proposed coastal revetment structure within the esplanade reserve that is consistent with applicable standards, such as AS 4997-2005, and international guidelines.
  - ii) Be prepared by a suitably qualified chartered engineer.
  - iii) Producer Statements (PS1) provided by the designer, with council reserving the right to appoint a Design Reviewer (PS2).
  - iv) Construction monitoring must be undertaken to at least level CM3
  - v) Safe access from within the Esplanade Reserve to the foreshore;
  - vi) An engineering completion certificate certifying that the coastal revetment and / or the ancillary structures have been constructed to mitigate adverse effects from the coastal erosion hazard for at least a 100 years time period (2130) must be provided when applying for a certificate under section 224(c) of the RMA to Council.

Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

### *Advice note:*

*The proposed works within the esplanade reserve and construction and taking the ownership of the proposed revetment are subject to a separate approval process(s), including the Landowner Approval and Engineering Plan Approval Processes. If the Landowner Approval and/or Engineering Plan Approval is not provided for the proposed works, the applicant should apply for a new resource consent or an amendment to this resource consent under section 127 of the RMA to address the coastal erosion hazards issue.*

## Infrastructural connections

### **Stormwater Network**

12. The consent holder must design and construct connections to the public stormwater reticulation network to (including an extension of the public stormwater reticulation network) to serve Lots 1, 2, 3-38 & 500-503 in accordance with the requirements of the stormwater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

#### *Advice notes:*

- *Alterations to the public stormwater reticulation network require Engineering Approval.*
- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Public drainage is to be constructed in accordance with the Stormwater Code of Practice.*
- *Stormwater utility provider is the Auckland Council Healthy Waters Department (HW). HW input shall be sought for the details of pipe network inletting to, and exiting from, the bottom of catchment bioretention device (BCBRD) shall be addressed under EPA stage.*
- *Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*

### **Public Outfalls**

13. The consent holder must design and construct a stormwater outfall structure in accordance with the requirements of the utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

#### **Advice Note:**

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Utility service provider is the Auckland Council Healthy Waters Department*
- *Construction of public outfall structures require Engineering Plan Approval.*
- *Engineering Plans approved under Resource Consent do not constitute an Engineering Plan Approval and **should not be used** for the purposes of constructing public reticulation works in the absence of that approval.*
- *Please be aware of any other conditions and requirements pertaining to this outfall, including regional consenting conditions and requirements.*

### **Water Supply**

14. The consent holder must make provision for a water connection to be made to the public water reticulation network for to Lots 3-38 & 500-503 in accordance with the requirements of the water utility provider. Certification from a suitably qualified and experienced surveyor or engineering professional that this provision has been made must be provided when applying for a certificate under the section 224(c) of the RMA.

*Advice notes:*

- *Acceptable forms of evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public water reticulation network require Engineering Plan Approval. Additional approval is required from Watercare/ Veolia as part of the Engineering Plan Approval Process.*
- *Public water supply is required to ensure an acceptable water supply for each lot, including for fire-fighting purposes.*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *The water supply connection shall be done as per the submitted infrastructure report (i.e., Connection will be done vide the existing DN180 and DN63 watermain running along the south side of Scott Road, along the frontage of 14 / 14A Scott Road. Further, it is proposed that for the proposed residential lots that front Scott Road will saddle their DN25 lot connections onto the existing DN63 pipe)*

**Wastewater**

15. The consent holder must design and construct connections to the public wastewater reticulation network (including an extension of the public wastewater reticulation network) to serve Lots 3-38 & 500-503 in accordance with the requirements of the wastewater utility provider. The consent holder must ensure that all practical steps are taken to ensure that the network design provides gravity service to all lots, or as many lots as possible. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

*Advice notes:*

- *Acceptable forms of Evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public wastewater reticulation network require Engineering Plan Approval. Additional approval is required from Watercare/Veolia as part of the Engineering Plan Approval Process.*
- *The wastewater connection shall be done as proposed in the provided infrastructure report (i.e. As part of #10 Scott Road's development, #10 Scott Road constructed a trunk line (BWW) that would serve the multiple properties situated on the south side of Scott Road, which would allow new development*

*reticulations to discharge into the existing pump station (reference is made to previous Engineering Approvals: ENG60337054 / ENG6030158))*

- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*

## **Utilities**

16. The consent holder must make provision for telecommunications and electricity to Lots 3-38 & 500-503 in accordance with the requirements of the respective utility operators. If reticulated, these utilities must be underground. Certification from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

- *The consent holder may also provide gas servicing to the lot(s), but this is not a requirement and no proof is required at time of section 224(c). Any gas lines are required to be installed underground, or they may otherwise require a further resource consent*

## Roading and Transportation (Accessways and Vehicle Crossings)

### **Vehicle Crossing**

17. The consent holder must provide new vehicle crossing(s) to serve Lot(s) 2 and 3-38. The crossing(s) must be designed and formed in accordance with the requirements of Auckland Transport under the most recent version and date of Auckland Transport Code of Practice. The new crossing(s) must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

**Advice Note:**

- *An approval letter and completion certificate from Auckland Transport is required to be submitted to the Council as a verification that Auckland Transport has completed approval and a final vehicle crossing inspection before this condition is considered fulfilled.*
- *Works within the road reserve require prior approval from Auckland Transport. The consent holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.*
- *A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works. For more details refer to [Vehicle crossing application \(Auckland Transport\)](#)*

- *Please note that any redundant vehicle crossings are required to be reinstated as berm and/or footpath and the kerbs replaced.*

### **Lighting plans**

18. The consent holder must provide a Lighting Plan and Certification/ Specifications prepared by a qualified Lighting Engineer, to the Council. The purpose of this condition is to provide adequate lighting for the safety of people residing, working or visiting the premises and its immediate environs outside of daylight hours. The Lighting Plan must:
- include all accessible areas of the premises where movement of people are expected. Such locations include, but are not limited to the esplanade reserves Lot 1, 600 and the existing Scott Esplanade, and the drainage reserve, Lot 2.
  - include proposed locations, lux levels and types of lighting (i.e. manufacturer's specifications once a lighting style has been determined) and any light support structures required to control timing, level of lighting, or to minimise light spill, glare, and loss of night time viewing.
  - Demonstrate compliance with the relevant standards in E24.6.1 Lighting of the Auckland Unitary Plan (Operative in Part).
  - Demonstrate compliance with the AS/NZS 1158 P requirements and clearly specify what P Category the lighting design will achieve. The selection criteria for the chosen lighting category should also be presented (i.e. pedestrian/cycle activity, risk of crime etc.).
  - Demonstrate the vertical illuminance by means of lux contours or a similar method to assess light spill on neighbouring properties where relevant. The limits of the vertical illuminance should comply with Auckland Unitary Plan (Operative in Part) Standard E24.6.1.3.
  - Include an executive summary of the above information in plain English that outlines the relevant requirements to their application and their design response to them.

The finalised design details certified by the qualified Lighting Engineer must be established prior to the development hereby consented being first occupied, and thereafter retained and maintained, to the satisfaction of the Council.

*Advice Note:*

*The purpose of this condition is to ensure that adequate lighting is provided to frequently used areas within the proposed development for the safety of users. Adequate lighting is the amount of lighting at eye level for a person with average eyesight so they can identify any potential threat approaching them from at least a 15-metre distance.*

### **Public Roads**

19. The consent holder must design and construct a new public road, Lot 300 and upgrade Scott Road up to the centreline of the road along the site frontage in accordance with the requirements of Auckland Transport under the most recent version and date of Auckland Transport Code of Practice. Certification from Auckland Transport that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

**Advice Note:**



- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Construction of public roading requires an Engineering Plan Approval.*
- *Design of public roads must include (but is not limited to), road pavement, pedestrian footpaths, cycle ways, street lighting, street furniture, road marking, traffic calming devices, road stormwater drainage, raingardens, etc. where required.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.*
- *The consent holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) requires all new public roads and all extensions to existing roads to have a road name. All road names must be approved by the Council. In order to minimise disruption to construction and survey works, the consent holder is advised to obtain any road name approval before applying for a section 223 certificate.*

### **Engineering Approval - Transport**

20. Prior to applying for a certificate under section 224(c) of the RMA, the consent holder must submit engineering plans (including engineering calculations and specifications) to the Council for approval in writing. The engineering plans must include, but not be limited to, the information regarding the detailed design of all roads and road network activities provided for by this resource consent approval.
- a) Pedestrian facilities across the proposed road network, including pedestrian refuge, footpath width, alignment, surface treatment and pram crossings.
  - b) Location of service lines. Services must be located outside of the carriageway and service lids must not be located within footpaths.
  - c) Provision of front berms and back berms within the road reserve.
  - d) Detailed design of any street lighting, future and other structures / facilities on the roads to be vested with Auckland Transport, including any traffic calming devices, road markings and street signs
  - e) Vehicle tracking for all roads and intersections.
  - f) Visibility assessment of all proposed roads, in particular, the visibility at intersections and forward visibility around bends must be designed in accordance with Auckland Transport's current code of practice.
  - g) Upgrade the Scott Road up to the centreline of the road along the site frontage.
21. As part of the application for Engineering Plan Approval, a registered engineer must:
- 1) Certify that all public roads and associated structures/facilities or access ways have been designed in accordance with the Auckland Transport's Transport Design Manual.
  - 2) Provide a statement that the proposed infrastructure has been designed for the long-term operation and maintenance of the asset.

- 3) Confirm that all practical measures are included in the design to facilitate safe working conditions in and around the asset.

#### *Advice Notes*

*If the Engineering Plan Application (EPA) drawings require any permanent traffic or parking restrictions, then the consent holder must submit a resolution report for approval by Auckland Transport Traffic Control Committee to legalise these restrictions. The resolutions, prepared by a qualified traffic engineer, will need to be approved so that the changes to the road reserve can be legally implemented and enforced. The resolution process requires external consultation to be undertaken in accordance with Auckland Transport's standard procedures. It is the responsibility of the consent holder to prepare and submit a permanent Traffic and Parking Changes report to Auckland Transport Traffic Control Committee (TCC) for review and approval. A copy of the resolution from Traffic Control Committee must be submitted to Council prior to applying for a certificate under section 224(c) of the RMA.*

*The engineering plan application forms including fees can be found at the following Auckland Council website:*

*<https://www.aucklandcouncil.govt.nz/building-and-consents/engineering-approvals/Pages/default.aspx>*

22. An engineering completion certificate certifying that the proposed roads and/ or the ancillary structures on the roads to be vested in Auckland Council have been constructed in accordance with EPA requirements must be provided when applying for a certificate under section 224(c) of the RMA (if there is 224c component) to Council.

#### **Engineering Plan approval Streetscape landscaping (Roads to vest – Lot 300 and Scott Road)**

23. Prior to applying for a certificate under section 224(c) of the RMA, at Engineering Plan Approval Stage, the consent holder must submit a detailed streetscape landscaping plan(s) for berms, swales, footpath crossings, and street trees for approval by the Parks Planning Team Leader. In particular, the plans must:
  - 1) Be prepared by a suitably qualified landscape architect.
  - 2) Be in general accordance with the "14 + 14A SCOTT ROAD HOBSONVILLE AUCKLAND, LANDSCAPE PLAN - S92 RESPONSE, drawings by PBM, except as modified by conditions to follow.
  - 3) Specify street trees to be a minimum grade of 160L. The street tree species will be subject to approval.
  - 4) The species for Scott Road must match the existing adjacent species on Scott Road.
  - 5) The species for the new road which may connect to Limestone Drive to the west must match the existing street trees on Limestone Drive.
  - 6) *Rhopalostylis sapida* and *Dysoxylum spectabile* must be removed from the schedule and replaced with a suitable species.

- 7) Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, the overall material palette, location of streetlights and other service access points.
  - 8) Show all streetlight pole locations and demonstrate the adequate separation from street trees is achieved.
  - 9) Ensure that selected species can maintain appropriate separation distances from paths, roads, streetlights and vehicle crossings in accordance with the Auckland Transport Code of Practice.
  - 10) Include planting methodology.
  - 11) Comply with The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape June 2021 Version 1.
24. Prior to issuing of section 224(c) certification, all street landscaping must be implemented in accordance with the approved streetscape plans and to the satisfaction of the Parks Planning Team Leader and landscaped in accordance with The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape June 2021 Version 1, and in particular the following:
- 1) The street must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition.
  - 2) Should site factors preclude compliance with any of these conditions, the Parks Planning Team Leader must be advised in writing as soon as practicable and, in any case, prior to planting, and an alternative soil improvement methodology proposed to the satisfaction of the Advisor.
  - 3) Grassing must only be undertaken when the weather is suitable i.e. mild, dull and moist, and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Parks Planning Team Leader immediately.

*Advice note:*

*Practical completion will be determined by Parks prior to the issue of the certificate required under 224(c) to demonstrate reserve development has been satisfactorily implemented and to formalise the commencement of the maintenance period.*

25. Prior to the issue of the section 224(c) certificate, the consent holder must provide for the approval of the Parks Planning Team Leader a Maintenance Plan, for all planting and landscaping to be established on the streetscape. The Maintenance Plan must include:
- 1) Mowing methodology and frequency.
  - 2) Weed control.
  - 3) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.

- 4) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.
- 5) Vandalism eradication policies.
- 6) Design strategy, specification and management plans for the maintenance relating to the streetscape.

The consent holder must undertake maintenance, in accordance with the approved Maintenance Plan commencing on the date that the section 224(c) certificate is issued. Maintenance of the streetscape must be for a 2-year period. Any maintenance issues deemed unsuitable by the Parks Planning Team Leader during this period must be remedied by the consent holder at their expense.

If any damage/theft to the planting occurs during within the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of two years following the replacement planting, to the satisfaction of the Parks Planning Team Leader.

26. The consent holder must prepare and provide a Monitoring Maintenance Report (the Monitoring Report), prepared by a suitably qualified and experienced person, to the Parks Planning Team Leader, no later than three months after the approval of the s 224(c) certificate, and provide updated Monitoring Reports at six-monthly intervals thereafter until the completion of the maintenance period. The purpose of the Maintenance Report is to ensure compliance with the matters contained in the approved Maintenance Plan. The Monitoring Report must include, but is not limited to, the following matters:
  - A description of the area being maintained by the consent holder.
  - Photographic evidence of the area being maintained by the consent holder.
  - An assessment outlining whether compliance is being achieved with the approved Maintenance Plan.
  - Any issues, rectifications or comments relating to the maintenance.

#### **Monitoring Report – Streetscape (Roads to vest and Scott Road)**

27. Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Parks Planning Team Leader, for approval every 3 months for the duration of the 2 years maintenance period. The Monitoring Report must include but is not to be limited to the following information in respect of Lot 100:
  - Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);
  - State of protection barriers where required;
  - Canopy closure, beginnings of natural ecological processes - natural regeneration in understorey, use by native birds, etc;
  - A running record of fertilisation, animal and weed pest control and replacement of dead plants;

- Details on the condition of, and recommendations for maintenance of, the fencing and
- Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).
- Any recommended remediation work must include a start date for replanting.
- The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.

*Advice Note:*

*This condition requires monitoring reports to be submitted for a minimum of 2 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.*

### **Park and Reserve Development**

28. Prior to applying for a certificate under section 224(c) of the RMA, at Engineering Plan Approval Stage, the consent holder must submit for the approval of the Parks Planning Team Leader detailed engineering and landscaping plans for reserve development to be undertaken within Lots 1, 2, 600 and the existing Scott Esplanade, LOT 3 DP 206422, LOT 4 DP 89750, LOT 3 DP 91914, LOT 3 DP 128652. The plan(s) and supporting planting methodology, to be submitted for approval, must;
- 1) Be in general accordance with the ""14 + 14A SCOTT ROAD HOBSONVILLE AUCKLAND, LANDSCAPE PLAN - S92 RESPONSE, drawings by PBM:
  - 2) Be prepared by suitably qualified person/s.
  - 3) Include a weed management plan detailing weed eradication and control methods for the park, prior to and after planting.
  - 4) Identify all new planting to be undertaken on the site including details of the intended species, spacing, quantities, location, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged and established.
  - 5) Include specifications for plant condition and a written specification detailing the planting methodologies to be used.
  - 6) Identify the existing species to be retained.
  - 7) Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscape.
29. Prior to the issue of section 224(c) certification, all hard and soft landscape works within Lots 1, 2, 600 and the existing Scott Esplanade, LOT 3 DP 206422, LOT 4 DP 89750, LOT 3 DP 91914, LOT 3 DP 128652 must be implemented in accordance with the approved landscape plans to the satisfaction of the Parks Planning Team Leader and landscaped in accordance with the Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscaping, and in particular:
- 1) All areas of the reserve that have been grassed must have a 90 percent strike rate, in a mowable condition, and be weed and rubbish free.

- 2) Planted slopes to be a maximum 1:3 grade and grassed slopes to be a maximum 1:5 grade.
- 3) Lots 1, 2 and 600 must be free of possible health and safety hazards such as large holes, dangerous trees, unstable retaining walls etc.
- 4) Removal of all invasive weed species as listed in the Regional Pest Management Strategy (Auckland Regional Council).
- 5) Removal of all pest animal species as listed in the Auckland Regional Pest Management Plan 2020-2030.
- 6) Grassing and planting must be carried out by a suitably qualified landscape contractor in the planting season (April to September) and when the weather is suitable (mild, dull and moist) and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Parks Planning Team Leader immediately.
- 7) At practical completion auditing, a chartered professional engineer engaged by the applicant must provide certificates of compliance and producer statements as relevant and certify that the parks construction works have been carried out in accordance with the approved plans and comply with the requirements in condition (s) – above). Written manufacturers guarantee must be supplied for any products where warranties are available or applicable.
- 8) Any defects identified at the practical completion audit are to be remedied by the applicant. The practical completion of the works will be determined by the Parks Planning Team Leader to their satisfaction and this indicates the commencement of the maintenance period.

*Advice note:*

*Practical completion will be determined by Parks prior to the issue of the certificate required under 224(c) to demonstrate reserve development has been satisfactorily implemented and to formalise the commencement of the maintenance period.*

*All works in the existing Scott Esplanade Reserve must obtain require Landowner Approval prior to any works being undertaken.*

30. Prior to the issue of the section 224(c) certificate, the consent holder must provide for the approval of the Parks Planning Team Leader a Maintenance Plan, for all planting and landscaping to be established on lots 1, 2 and 600 and the existing esplanade reserve: LOT 3 DP 206422, LOT 4 DP 89750, LOT 3 DP 91914, LOT 3 DP 128652. The Maintenance Plan must include:
  - 1) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
  - 2) Weed control.
  - 3) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.

- 4) Vandalism eradication policies.
- 5) All invasive pest plants and pest animals must be controlled in accordance with the pest management plan prior to planting (site preparation) and following planting for the plant maintenance period.

Maintenance in accordance with the approved planting/revegetation plan must occur until 80% canopy closure has occurred and a minimum survival rate of the plants (being 90% of the original density through the entire planting area(s)) has been achieved. The maintenance period must be a minimum of five years and must commence once the planting completion report has been approved by the Team Leader Parks Planning in accordance with condition above. Plant maintenance includes ongoing replacement of plants that do not survive. All invasive pest plants and pest animals must be controlled in accordance with the EMP/pest management plan prior to planting (site preparation) and following planting the plant maintenance period.

If any damage/theft to the planting occurs during the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained following the replacement planting, to the satisfaction of the Parks Planning Team Leader.

#### **Monitoring Report - Reserves (Lots 1, 2 and 600)**

31. Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Parks Planning Team Leader, for approval every 3 months for the first 18 months, then 6 monthly thereafter for a minimum period of five years. The Monitoring Report must include but is not to be limited to the following information in respect of Lots 1, 2 and 600 and the existing esplanade reserve: LOT 3 DP 206422, LOT 4 DP 89750, LOT 3 DP 91914, LOT 3 DP 128652:

- 1) Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);
- 2) State of protection barriers where required;
- 3) Canopy closure, beginnings of natural ecological processes - natural regeneration in understorey, use by native birds, etc;
- 4) A running record of fertilisation, animal and weed pest control and replacement of dead plants;
- 5) Details on the condition of, and recommendations for maintenance of, the fencing and
- 6) Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).

Any recommended remediation work must include a start date for replanting.

The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.

*Advice Note:*

*This condition requires monitoring reports to be submitted for a minimum of 5 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.*

**As-built plans – all streetscape and reserve landscaping**

32. Prior to the issue of the 224(c) certificate, the consent holder will provide to the Development Engineer and Parks Planning Team Leader as-built plans for landscape works (hard and soft) within all proposed parks, reserves and streets in the following format:
- a. For vested assets from a new development, as-built plans must be provided in digital format (DWG, DXF or GIS shape files on CD or via e-mail) as well as pdf copy of the signed as-built plan(s).
  - b. The following requirements apply to digital formats:
    - i. All dimensions are to be in millimetres, and all levels and lengths in metres.
    - ii. All locational data must be plotted in New Zealand Transverse Mercator 2000 (NZTM 2000) coordinates in terms of New Zealand Geodetic Datum 2000 (NZGD 2000) datum as approved by Land Information New Zealand (LINZ).
  - c. All graphical data to be located/plotted to the following accuracy:
    - i. X & Y coordinates +/-100mm
    - ii. Z coordinates +/-50mm (e.g. lid level) in terms of the NZTM 2000 coordinates
    - iii. Invert levels +/- 20mm.
    - iv. Digital plans must show all required information, including specific asset information shown in the Legend of the as-built files. If external reference files, overlay or non-standard font shape files are required for this, then these should also be provided.
  - d. The as-built plan (generated from the digital format) and structural drawings must include a signed certification statement by a Licenced Cadastral Surveyor or a Registered Surveyor responsible for the as-built.
  - e. The as-built plans must be submitted on standard ISO metric plan sheets, drawn at scales 1:100, 200, 250, 500 or 1:1000 as appropriate or as specified by the Council. The information should fit on one sheet where possible. If this is not possible at A3 size, multiple plan sheets must be submitted with an index sheet. On agreement with Auckland Council, hard copy plans may be saved and submitted in portable document format (pdf) for ease of transmission.
  - f. Existing assets must be validated by providing asset information demonstrating appropriate dimensions of the existing known assets via sketch, aerial photo, and location of the assets



- g. Details of tree and plant types, including new and established trees and plants on land to vest in Council, using scientific (latin) names and referencing any cultivars
- h. Existing assets and assets to be removed or abandoned must be shown on as-built plans.
- i. Copies of the following documents are required, where these assets will be maintained by Auckland Council.
  - All assets | Operation and maintenance manuals or asset owner manuals, and any other documentation provided by a supplier for use by an asset owner, e.g. warranty, guarantee.
  - Additional documentation will be required for project records. These will be specified in project contract documents or Auckland Council project management manuals.

### **Streetscape Maintenance Bonds**

33. Prior to the issue of the 224(c) certificate, and in accordance with section 108(2)(b) of the RMA, the consent holder will provide the Council a refundable bond in respect of the maintenance of the landscaping works required by the conditions of this consent. The maintenance bond will be held for a period of two years from the issues of the certificate under s224(c). The amount of the bond will be 1.5 x the contracted rate for maintenance and must be agreed in consultation with the Parks Planning Team Leader.

### **Reserve Maintenance Bonds**

34. Prior to the issue of the 224(c) certificate, and in accordance with section 108(2)(b) of the RMA, the consent holder will provide the Council a refundable bond in respect of the maintenance of the landscaping works required by the conditions of this consent for Lot 101. The maintenance bond will be held for a period of five years from the issues of the certificate under s224(c). The amount of the bond will be 1.5 x the contracted rate for maintenance and must be agreed in consultation with the Parks Planning Team Leader.

### **Retaining Walls**

35. Prior to the release of 224c the consent holder must certify that any retaining wall(s) and ancillary and supporting structures must be entirely located within the residential lots or road and must be clear of the boundary of any existing or proposed reserve(s). A certificate from a licensed cadastral surveyor must be provided certifying the compliance with this requirement at the lodgement of the survey plan for approval.

### **Site Validation Report**

36. Within three months of the completion of remediation earthworks on the site and prior to issuing approval for the subdivision under s224(c) of the RMA, a Site Validation Report (SVR) must be submitted to the council for review and certification. The SVR must be prepared by a suitably qualified and experienced practitioner, in accordance with the Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand, Ministry for the Environment (revised 2011) and must contain sufficient detail to address the following matters:

- A summary of the works undertaken, including the location and dimensions of the excavations carried out and the volume of soil excavated.
- Details and results of any testing, including validation testing, undertaken and interpretation of the results in the context of the NES:CS and the AUP(OP);
- Records/evidence of the appropriate disposal for any material removed from the site;
- Records of any unexpected contamination encountered during the works and response actions, if applicable;
- Conditions of the final site ground surface and details of any validation sampling undertaken on materials re-used on site or imported to site;
- Reports of any complaints, health and safety incidents related to contamination, and/or contingency events during the earthworks; and
- A statement certifying that all works have been carried out in accordance with the requirements of the RAP and consent, otherwise providing details of relevant breaches, if applicable.

*Advice Note:*

*The SVR enables the council to update the property file information relating to soil contamination, including the files of any newly created lots. If newly created lots have differing soil contamination profiles, the SVR should specifically detail this. Until an SVR is submitted and certified by the council, the Land Information Memorandum for the property will not be updated to reflect any soil contamination remediation work undertaken.*

*If any contamination exceeding the Permitted Activity soil acceptance criteria, set out in Chapter E30 of the AUP(OP), is retained within the site upon the completion of the proposed land-disturbance activity, a long-term contaminant discharge consent under Chapter E30 of the AUP(OP) may be required for the site.*

**Subdivision in accordance with an approved land use resource consent**

37. The subdivision of Lots 3-38 must be undertaken in accordance with the land use resource consent referenced as BUN60393017 and LUC60393019. To ensure that this condition is complied with on a continuing basis, the following must be registered as a consent notice on the record(s) of title to be issued for Lots 3-38;

*“This Lot has been created in accordance with approved land use resource consent BUN60393017 and LUC60393019. All development on this lot must be in accordance with the approved land use resource consent referenced as BUN60393017 and LUC60393019 (unless varied by any subsequent consent), including all its conditions. If this land use resource consent lapses prior to being given effect to, then a new land use resource consent will be required, unless the proposed use and development of the lot is otherwise able to be undertaken as a permitted activity.”*

*“The landscaping on this lot must be maintained in perpetuity in accordance with the*

*maintenance plan approved under condition 18 of LUC60393019.”*

### **Consent notice – fencing and landscaping**

38. Reserve boundary treatment: Any fencing along boundaries or within 2m of boundaries of local purpose (esplanade) reserve Lot 600 and local purpose (drainage) reserve Lot 2 must be low height (no more than 1.2m) and at least 50% visually permeable. The council is exempt from sharing costs.

This condition must be registered as a consent notice on the record(s) of title to be issued for Lots 3-9 to ensure that it is complied with on a continuing basis.

39. Any landscaping or fencing within 2m from both sides of the vehicle crossings for all lots must be limited to no more than 900mm in height above ground level or be 80% visually permeable.

This condition must be registered as a consent notice on the record(s) of title to be issued for Lots 3-38 to ensure that it is complied with on a continuing basis.

40. Any fencing requires to meet the followings;

- a. The fence located along the top of Wall A should be a maximum height of 1.2m to mitigate potential visual dominance effects.
- b. Wall I: Which runs along the northern boundary of Lots 22, 23, 23 and 25, a 1.1m tall, pool rail type fence should be provided along the top of the wall to mitigate visual dominance effects.
- c. Wall L: For Lot 26, a 1m-deep hedge should be planted along their southern boundaries adjacent to the outdoor living spaces.
- d. Wall P: The fence atop this wall should be limited to a 1.1m tall pool type rail fence to maintain the visual amenity and quality of the street.
- e. Wall S: The part of the wall which runs north-south between Lots 24 and 25 a maximum 1.5m fence should be provided.
- f. Wall F: A 1.1m tall pool rail type fence should be provided along the top of Wall F on the northern side of Lots 10 and 11 to mitigate potential visual dominance effects.

This condition must be registered as a consent notice on the record(s) of title to be issued for Lots 3-38 to ensure that it is complied with on a continuing basis.

### **Geotechnical Completion Report**

41. A Geotechnical Completion Report from a suitably qualified and experienced geo-professional to confirm that Lots 1-38 & 600 are stable and suitable for development must be provided when applying for a certificate under section 224(c) of the RMA.

Development on Lots 1-38 & 600 must be undertaken in accordance with the recommendations of this Geotechnical Completion Report.

This condition must be registered as a consent notice on the record(s) of title to be issued for Lots 1-38 & 600 to ensure that it is complied with on a continuing basis. The specific

name and date of the Geotechnical Completion Report provided must be referenced in the consent notice.

### **Rock Revetment and Stormwater Outlet**

42. Prior to the issue of the 224(c) certificate, the proposed rock revetment and the stormwater outlet must be established in accordance with the approved documents in condition 1 to mitigate any future coastal hazard risks of the proposed lots for the 100 year period. A construction completion report from a suitably qualified and experienced coastal specialist and “as-built” plans, including the location, the area of occupation, structure dimensions and cross-sections, to confirm that Lots 1-38, 500-503 & 600 are stable and suitable for development must be provided for the Council’s approval.

## **Stage 2 (Lots 39-72 (residential lots), Lot 1-8 (parking lots), Lot 303 (Road to vest), Lot 404 (Commonly Owned Access Lot) within Lot 500 created under Stage 1)**

### **Survey plan approval (s223) conditions**

#### Survey plan approval

43. The consent holder must submit a survey plan in accordance with the approved resource consent subdivision scheme plan(s) titled "14/14A SCOTT ROAD HOBSONVILL SCHEME PLAN, DWG 1-107-109", rev E, prepared by Candor3, dated 02.03.2023. The survey plan must show all lots to vest in Council (including roads, parks and land in lieu of reserves), all easements, any amalgamation conditions, required by this subdivision consent.

#### Memorandum of easements

44. The party wall, maintenance and any services easements over parts of Lot(s) 39-72, 1-8, 404 must be included in a memorandum of easements endorsed on the survey plan and must be created, granted or reserved as necessary. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.

#### Roads to vest

45. All of the proposed roads shown as Lot 303 on the approved plan(s) "14/14A SCOTT ROAD HOBSONVILL SCHEME PLAN, DWG 1-101-106" must vest in the Council as public roads. The consent holder must meet all costs associated with the vesting of the roads.

#### Amalgamation condition (COAL)

46. Pursuant to section 220(1)(b)(iv) of the RMA, the appropriate amalgamation condition for the COAL, Lot 404, being held by Lots 39-40, 44-72 and 1-8 must be shown on the survey plan.

#### Amalgamation condition (Parking)

47. Pursuant to section 220(1)(b)(ii) of the RMA, Lot(s) 40 and 8 & 7 must be endorsed on the survey plan to be held together, and one record of title must be issued to include all parcels.
48. Pursuant to section 220(1)(b)(ii) of the RMA, Lot(s) 39 and 6 & 5 must be endorsed on the survey plan to be held together, and one record of title must be issued to include all parcels.

49. Pursuant to section 220(1)(b)(ii) of the RMA, Lot 502 of Stage 1 and Lots 1 -4 must be endorsed on the survey plan to be held together, and one record of title must be issued to include all parcels.

## **Section 224(c) compliance conditions**

50. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a suitably qualified and experienced surveyor or engineering professional that all the conditions of subdivision consent SUB60393031 have been complied with, and identify all those conditions that have not been complied with and are subject to the following:
- a. a consent notice to be issued in relation to any conditions of this consent to which section 221 applies.
  - b. a bond, as required by conditions of this consent, to be entered into by the subdividing owner in compliance with the relevant conditions of this subdivision consent.
  - c. a completion certificate has been issued in relation to any conditions to which section 222 applies.

### Infrastructural connections

#### **Stormwater Network**

51. The consent holder must design and construct connections to the public stormwater reticulation network to (including an extension of the public stormwater reticulation network) to serve Lots 39-72 & 404 in accordance with the requirements of the stormwater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

#### *Advice notes:*

- *Alterations to the public stormwater reticulation network require Engineering Approval.*
- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Public drainage is to be constructed in accordance with the Stormwater Code of Practice.*
- *Stormwater utility provider is the Auckland Council Healthy Waters Department (HW).*
- *Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*

#### **Water Supply**

52. The consent holder must make provision for a water connection to be made to the public water reticulation network for to Lots 39-72 & 404 in accordance with the requirements of the water utility provider. Certification from a suitably qualified and experienced surveyor or engineering professional that this provision has been made must be provided when applying for a certificate under the section 224(c) of the RMA.

*Advice notes:*

- *Acceptable forms of evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public water reticulation network require Engineering Plan Approval. Additional approval is required from Watercare/ Veolia as part of the Engineering Plan Approval Process.*
- *Public water supply is required to ensure an acceptable water supply for each lot, including for fire-fighting purposes.*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *The water supply connection shall be done as per the submitted infrastructure report (i.e., Connection will be done vide the existing DN180 and DN63 watermain running along the south side of Scott Road, along the frontage of 14 / 14A Scott Road. Further, it is proposed that for the proposed residential lots that front Scott Road will saddle their DN25 lot connections onto the existing DN63 pipe)*

**Wastewater**

53. The consent holder must design and construct connections to the public wastewater reticulation network (including an extension of the public wastewater reticulation network) to serve Lots 39-72 & 404 in accordance with the requirements of the wastewater utility provider. The consent holder must ensure that all practical steps are taken to ensure that the network design provides gravity service to all lots, or as many lots as possible. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

*Advice notes:*

- *Acceptable forms of Evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public wastewater reticulation network require Engineering Plan Approval. Additional approval is required from Watercare/Veolia as part of the Engineering Plan Approval Process.*
- *The wastewater connection shall be done as proposed in the provided infrastructure report (i.e. As part of #10 Scott Road's development, #10 Scott Road constructed a trunk line (BWW) that would serve the multiple properties situated on the south side of Scott Road, which would allow new development*

*reticulations to discharge into the existing pump station (reference is made to previous Engineering Approvals: ENG60337054 / ENG6030158))*

- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*

## **Utilities**

54. The consent holder must make provision for telecommunications and electricity to Lots 39-72 & 404 in accordance with the requirements of the respective utility operators. If reticulated, these utilities must be underground. Certification from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

### **Advice Note:**

- *The consent holder may also provide gas servicing to the lot(s), but this is not a requirement and no proof is required at time of section 224(c). Any gas lines are required to be installed underground, or they may otherwise require a further resource consent*

## **Roading and Transportation (Accessways and Vehicle Crossings)**

### **Vehicle Access**

55. The consent holder must design and construct a vehicle accessway to serve Lots 39-72 & 1-8 in accordance with the approved plans noted in Condition 1. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

### **Advice Note:**

- *Right of ways, Commonly Owned Access Lots and common access ways require a Common Access Way Plan Approval prior to construction. For more details refer to [Common access way approval \(aucklandcouncil.govt.nz\)](http://aucklandcouncil.govt.nz)*
- *Please contact the Council to obtain the current engineering requirements for the construction of the type of vehicle accessway proposed.*
- *Plans approved under Resource Consent do not constitute a Common Access Way/ Engineering Plan Approval and should not be used for the purposes of constructing common access ways.*
- *The consent holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) and the LINZ Guidelines for Addressing In-fill Developments 2019 – LINZ OP G 01245 require consideration to be given to the naming of any private roads (rights of way or Commonly Owned Access Lots / common access ways) that serve six or more lots that are being created under a subdivision consent. All road names*



*must be approved by the Council. In order to minimise disruption to construction and survey works, the consent holder is advised to take advice from their surveyor as to whether a road name will be required for any private roads and obtain any road name before [applying for a section 223 certificate](#).*

### **Vehicle Crossing**

56. The consent holder must provide new vehicle crossing(s) to serve Lot(s) Lots 39-72, 1-8 & 404. The crossing(s) must be designed and formed in accordance with the requirements of Auckland Transport under the most recent version and date of Auckland Transport Code of Practice. The new crossing(s) must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

#### **Advice Note:**

- *An approval letter and completion certificate from Auckland Transport is required to be submitted to the Council as a verification that Auckland Transport has completed approval and a final vehicle crossing inspection before this condition is considered fulfilled.*
- *Works within the road reserve require prior approval from Auckland Transport. The consent holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.*
- *A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works. For more details refer to [Vehicle crossing application \(Auckland Transport\)](#)*
- *Please note that any redundant vehicle crossings are required to be reinstated as berm and/or footpath and the kerbs replaced.*

### **Lighting plans**

57. The consent holder must provide a Lighting Plan and Certification/ Specifications prepared by a qualified Lighting Engineer, to the Council. The purpose of this condition is to provide adequate lighting for the safety of people residing, working or visiting the premises and its immediate environs outside of daylight hours. The Lighting Plan must:

- include all accessible areas of the premises where movement of people are expected. Such locations include, but are not limited to all rear lanes / COALs, building frontages, the primary pedestrian accessway or any other common access areas.
- include proposed locations, lux levels and types of lighting (i.e. manufacturer's specifications once a lighting style has been determined) and any light support structures required to control timing, level of lighting, or to minimise light spill, glare, and loss of night time viewing.
- Demonstrate compliance with the relevant standards in E24.6.1 Lighting of the Auckland Unitary Plan (Operative in Part).

- Demonstrate compliance with the AS/NZS 1158 P requirements and clearly specify what P Category the lighting design will achieve. The selection criteria for the chosen lighting category should also be presented (i.e. pedestrian/cycle activity, risk of crime etc.).
- Demonstrate the vertical illuminance by means of lux contours or a similar method to assess light spill on neighbouring properties where relevant. The limits of the vertical illuminance should comply with Auckland Unitary Plan (Operative in Part) Standard E24.6.1.3.
- Include an executive summary of the above information in plain English that outlines the relevant requirements to their application and their design response to them.

The finalised design details certified by the qualified Lighting Engineer must be established prior to the development hereby consented being first occupied, and thereafter retained and maintained, to the satisfaction of the Council.

*Advice Note:*

*The purpose of this condition is to ensure that adequate lighting is provided to frequently used areas within the proposed development for the safety of users. Adequate lighting is the amount of lighting at eye level for a person with average eyesight so they can identify any potential threat approaching them from at least a 15-metre distance.*

**Public Roads**

58. The consent holder must design and construct a new public road, Lot 303 in accordance with the requirements of Auckland Transport under the most recent version and date of Auckland Transport Code of Practice. Certification from Auckland Transport that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

**Advice Note:**

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Construction of public roading requires an Engineering Plan Approval.*
- *Design of public roads must include (but is not limited to), road pavement, pedestrian footpaths, cycle ways, street lighting, street furniture, road marking, traffic calming devices, road stormwater drainage, raingardens, etc. where required.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.*
- *The consent holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) requires all new public roads and all extensions to existing roads to have a road name. All road names must be approved by the Council. In order to minimise disruption to construction and survey works, the consent holder is advised to obtain any road name approval before applying for a section 223 certificate.*

## Engineering Approval - Transport

59. Prior to applying for a certificate under section 224(c) of the RMA, the consent holder must submit engineering plans (including engineering calculations and specifications) to the Council for approval in writing. The engineering plans must include, but not be limited to, the information regarding the detailed design of all roads and road network activities provided for by this resource consent approval.
- h) Pedestrian facilities across the proposed road network, including pedestrian refuge, footpath width, alignment, surface treatment and pram crossings.
  - i) Location of service lines. Services must be located outside of the carriageway and service lids must not be located within footpaths.
  - j) Provision of front berms and back berms within the road reserve.
  - k) Detailed design of any street lighting, future and other structures / facilities on the roads to be vested with Auckland Transport, including any traffic calming devices, road markings and street signs
  - l) Vehicle tracking for all roads and intersections.
  - m) Visibility assessment of all proposed roads, in particular, the visibility at intersections and forward visibility around bends must be designed in accordance with Auckland Transport's current code of practice.
60. As part of the application for Engineering Plan Approval, a registered engineer must:
- 1) Certify that all public roads and associated structures/facilities or access ways have been designed in accordance with the Auckland Transport's Transport Design Manual.
  - 2) Provide a statement that the proposed infrastructure has been designed for the long-term operation and maintenance of the asset.
  - 3) Confirm that all practical measures are included in the design to facilitate safe working conditions in and around the asset.

### *Advice Notes*

*If the Engineering Plan Application (EPA) drawings require any permanent traffic or parking restrictions, then the consent holder must submit a resolution report for approval by Auckland Transport Traffic Control Committee to legalise these restrictions. The resolutions, prepared by a qualified traffic engineer, will need to be approved so that the changes to the road reserve can be legally implemented and enforced. The resolution process requires external consultation to be undertaken in accordance with Auckland Transport's standard procedures. It is the responsibility of the consent holder to prepare and submit a permanent Traffic and Parking Changes report to Auckland Transport Traffic Control Committee (TCC) for review and approval. A copy of the resolution from Traffic Control Committee must be submitted to Council prior to applying for a certificate under section 224(c) of the RMA.*

*The engineering plan application forms including fees can be found at the following Auckland Council website:*

<https://www.aucklandcouncil.govt.nz/building-and-consents/engineering-approvals/Pages/default.aspx>

61. An engineering completion certificate certifying that the proposed roads and/ or the ancillary structures on the roads to be vested in Auckland Council have been constructed in accordance with EPA requirements must be provided when applying for a certificate under section 224(c) of the RMA (if there is 224c component) to Council.

**Engineering Plan approval Streetscape landscaping (Roads to vest – Lot 300 and Scott Road)**

62. Prior to applying for a certificate under section 224(c) of the RMA, at Engineering Plan Approval Stage, the consent holder must submit a detailed streetscape landscaping plan(s) for berms, swales, footpath crossings, and street trees for approval by the Parks Planning Team Leader. In particular, the plans must:
- 1) Be prepared by a suitably qualified landscape architect.
  - 2) Be in general accordance with the “14 + 14A SCOTT ROAD HOBSONVILLE AUCKLAND, LANDSCAPE PLAN - S92 RESPONSE, drawings by PBM, except as modified by conditions to follow.
  - 3) Specify street trees to be a minimum grade of 160L. The street tree species will be subject to approval.
  - 4) *Rhopalostylis sapida* and *Dysoxylum spectabile* must be removed from the schedule and replaced with a suitable species.
  - 5) Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, the overall material palette, location of streetlights and other service access points.
  - 6) Show all streetlight pole locations and demonstrate the adequate separation from street trees is achieved.
  - 7) Ensure that selected species can maintain appropriate separation distances from paths, roads, streetlights and vehicle crossings in accordance with the Auckland Transport Code of Practice.
  - 8) Include planting methodology.
  - 9) Comply with The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape June 2021 Version 1.
63. Prior to issuing of section 224(c) certification, all street landscaping must be implemented in accordance with the approved streetscape plans and to the satisfaction of the Parks Planning Team Leader and landscaped in accordance with The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape June 2021 Version 1, and in particular the following:
- 1) The street must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition.

- 2) Should site factors preclude compliance with any of these conditions, the Parks Planning Team Leader must be advised in writing as soon as practicable and, in any case, prior to planting, and an alternative soil improvement methodology proposed to the satisfaction of the Advisor.
- 3) Grassing must only be undertaken when the weather is suitable i.e. mild, dull and moist, and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Parks Planning Team Leader immediately.

*Advice note:*

*Practical completion will be determined by Parks prior to the issue of the certificate required under 224(c) to demonstrate reserve development has been satisfactorily implemented and to formalise the commencement of the maintenance period.*

64. Prior to the issue of the section 224(c) certificate, the consent holder must provide for the approval of the Parks Planning Team Leader a Maintenance Plan, for all planting and landscaping to be established on the streetscape. The Maintenance Plan must include:
  - 1) Mowing methodology and frequency.
  - 2) Weed control.
  - 3) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
  - 4) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.
  - 5) Vandalism eradication policies.
  - 6) Design strategy, specification and management plans for the maintenance relating to the streetscape.

The consent holder must undertake maintenance, in accordance with the approved Maintenance Plan commencing on the date that the section 224(c) certificate is issued. Maintenance of the streetscape must be for a 2-year period. Any maintenance issues deemed unsuitable by the Parks Planning Team Leader during this period must be remedied by the consent holder at their expense.

If any damage/theft to the planting occurs during within the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of two years following the replacement planting, to the satisfaction of the Parks Planning Team Leader.

65. The consent holder must prepare and provide a Monitoring Maintenance Report (the Monitoring Report), prepared by a suitably qualified and experienced person, to the Parks Planning Team Leader, no later than three months after the approval of the s 224(c) certificate, and provide updated Monitoring Reports at six-monthly intervals thereafter until the completion of the maintenance period. The purpose of the Maintenance Report is to

ensure compliance with the matters contained in the approved Maintenance Plan. The Monitoring Report must include, but is not limited to, the following matters:

- A description of the area being maintained by the consent holder.
- Photographic evidence of the area being maintained by the consent holder.
- An assessment outlining whether compliance is being achieved with the approved Maintenance Plan.
- Any issues, rectifications or comments relating to the maintenance.

Monitoring Report – Streetscape (Roads to vest and Scott Road)

66. Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Parks Planning Team Leader, for approval every 3 months for the duration of the 2 years maintenance period. The Monitoring Report must include but is not to be limited to the following information in respect of Lot 100:
- Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);
  - State of protection barriers where required;
  - Canopy closure, beginnings of natural ecological processes - natural regeneration in understorey, use by native birds, etc;
  - A running record of fertilisation, animal and weed pest control and replacement of dead plants;
  - Details on the condition of, and recommendations for maintenance of, the fencing and
  - Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).
  - Any recommended remediation work must include a start date for replanting.
  - The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.

*Advice Note:*

*This condition requires monitoring reports to be submitted for a minimum of 2 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.*

#### **As-built plans – all streetscape and reserve landscaping**

67. Prior to the issue of the 224(c) certificate, the consent holder will provide to the Development Engineer and Parks Planning Team Leader as-built plans for landscape works (hard and soft) within all proposed parks, reserves and streets in the following format:

- a. For vested assets from a new development, as-built plans must be provided in digital format (DWG, DXF or GIS shape files on CD or via e-mail) as well as pdf copy of the signed as-built plan(s).
- b. The following requirements apply to digital formats:
  - iii. All dimensions are to be in millimetres, and all levels and lengths in metres.
  - iv. All locational data must be plotted in New Zealand Transverse Mercator 2000 (NZTM 2000) coordinates in terms of New Zealand Geodetic Datum 2000 (NZGD 2000) datum as approved by Land Information New Zealand (LINZ).
- c. All graphical data to be located/plotted to the following accuracy:
  - i. X & Y coordinates +/-100mm
  - ii. Z coordinates +/-50mm (e.g. lid level) in terms of the NZTM 2000 coordinates
  - iii. Invert levels +/- 20mm.
  - iv. Digital plans must show all required information, including specific asset information shown in the Legend of the as-built files. If external reference files, overlay or non-standard font shape files are required for this, then these should also be provided.
- d. The as-built plan (generated from the digital format) and structural drawings must include a signed certification statement by a Licenced Cadastral Surveyor or a Registered Surveyor responsible for the as-built.
- e. The as-built plans must be submitted on standard ISO metric plan sheets, drawn at scales 1:100, 200, 250, 500 or 1:1000 as appropriate or as specified by the Council. The information should fit on one sheet where possible. If this is not possible at A3 size, multiple plan sheets must be submitted with an index sheet. On agreement with Auckland Council, hard copy plans may be saved and submitted in portable document format (pdf) for ease of transmission.
- f. Existing assets must be validated by providing asset information demonstrating appropriate dimensions of the existing known assets via sketch, aerial photo, and location of the assets
- g. Details of tree and plant types, including new and established trees and plants on land to vest in Council, using scientific (latin) names and referencing any cultivars
- h. Existing assets and assets to be removed or abandoned must be shown on as-built plans.
- i. Copies of the following documents are required, where these assets will be maintained by Auckland Council.
  - All assets | Operation and maintenance manuals or asset owner manuals, and any other documentation provided by a supplier for use by an asset owner, e.g. warranty, guarantee.

- Additional documentation will be required for project records. These will be specified in project contract documents or Auckland Council project management manuals.

### **Streetscape Maintenance Bonds**

68. Prior to the issue of the 224(c) certificate, and in accordance with section 108(2)(b) of the RMA, the consent holder will provide the Council a refundable bond in respect of the maintenance of the landscaping works required by the conditions of this consent. The maintenance bond will be held for a period of two years from the issues of the certificate under s224(c). The amount of the bond will be 1.5 x the contracted rate for maintenance and must be agreed in consultation with the Parks Planning Team Leader.

### **Retaining Walls**

69. Prior to the release of 224c the consent holder must certify that any retaining wall(s) and ancillary and supporting structures must be entirely located within the residential lots or road and must be clear of the boundary of any existing or proposed reserve(s). A certificate from a licensed cadastral surveyor must be provided certifying the compliance with this requirement at the lodgement of the survey plan for approval.

### **Subdivision in accordance with an approved land use resource consent**

70. The subdivision of Lots 39-72, 1-8, & 404 must be undertaken in accordance with the land use resource consent referenced as BUN60393017 and LUC60393019. To ensure that this condition is complied with on a continuing basis, the following must be registered as a consent notice on the record(s) of title to be issued for Lots 3-38;

*“This Lot has been created in accordance with approved land use resource consent BUN60393017 and LUC60393019. All development on this lot must be in accordance with the approved land use resource consent referenced as BUN60393017 and LUC60393019 (unless varied by any subsequent consent), including all its conditions. If this land use resource consent lapses prior to being given effect to, then a new land use resource consent will be required, unless the proposed use and development of the lot is otherwise able to be undertaken as a permitted activity.”*

*“The landscaping on this lot must be maintained in perpetuity in accordance with the maintenance plan approved under condition 18 of LUC60393019.”*

### **Consent notice – fencing and landscaping**

71. Any landscaping or fencing within 2m from both sides of the vehicle crossings for all lots must be limited to no more than 900mm in height above ground level or be 80% visually permeable.

This condition must be registered as a consent notice on the record(s) of title to be issued for Lots 3-38 to ensure that it is complied with on a continuing basis.

72. Any fencing requires to meet the followings;

Wall M: A maximum 1.5m fence atop this structure should be provided to mitigate potential visual dominance and privacy effects on the Site and the neighbouring site.



This condition must be registered as a consent notice on the record(s) of title to be issued for Lots 60, 61 & 404 to ensure that it is complied with on a continuing basis.

### **Geotechnical Completion Report**

73. A Geotechnical Completion Report from a suitably qualified and experienced geotechnical professional to confirm that Lots 39-72 are stable and suitable for development must be provided when applying for a certificate under section 224(c) of the RMA.

Development on Lots 39-72 must be undertaken in accordance with the recommendations of this Geotechnical Completion Report.

This condition must be registered as a consent notice on the record(s) of title to be issued for Lots 39-72 to ensure that it is complied with on a continuing basis. The specific name and date of the Geotechnical Completion Report provided must be referenced in the consent notice.

### **Asset(s) owned by Incorporated Society**

74. Lot(s) 39-40, 44-72 & 1-8 share common asset(s), private road, stormwater collection, treatment and detention system, all lighting infrastructure located within the private road, the water main and associated fittings, landscaping, which are located within Lot(s) 404. To ensure that Lot(s) 39-40, 44-72 & 1-8 remain adequately serviced, connected and maintained, an Incorporated Society must be created by the consent holder to own, and be responsible and liable for the ongoing operation, maintenance and repair of the common asset(s) within Lot 404.

The following requirements must be met in order to satisfy this condition:

- a. Ownership of the common assets must be transferred to the Incorporated Society before any Lot(s) 39-40, 44-72 & 1-8 are transferred to new owners. The assets are required to remain in the ownership of the Incorporated Society, except with the prior approval of the Council.
- b. The Incorporated Society must not be disestablished without the prior written consent of the Council.
- c. The structure, functions and rules of the Incorporated Society must include provision for the following items ;
  - Requirements for all lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of a Lot;
  - Requirement that the Incorporated Society must not be disestablished without the prior written consent of the Council;
  - Requirements for all lot owners to fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;
  - Details of how the common assets will be managed and maintained, including reference to any operation manuals or management plans;
  - Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council;
  - An acceptable method of management of the Incorporated Society's future affairs, and for the raising of funds from members from time to time to adequately finance

any future maintenance and renewal obligations. The Rules should identify a process for setting, collecting and enforcing the payment of levies;

- d. All costs associated with the establishment and maintenance of the Incorporated Society must be borne by the consent holder.
- e. A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society must be provided to the Council for certification. The document(s) must evidence each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.

Further, to ensure that future owner(s) maintain membership of the Incorporated Society, the following must be registered as a consent notice on the record(s) of title to be issued for Lot(s) 39-40, 44-72 & 1-8 :

*“Lot(s) 39-40, 44-72 & 1-8 are served or serviced by common asset(s), private road, stormwater collection, treatment and detention system, all lighting infrastructure located within the private road, the water main and associated fittings, landscaping, which is located within Lot 404. For so long as they are a registered proprietor of that Lot, the owners of Lot(s) 39-40, 44-72 & 1-8 must be members of the established Incorporated Society that jointly owns and is responsible and liable for the ongoing operation, maintenance and repair of the common assets located within Lot 404.”*

#### **Affordable Units**

- 75. Lots 39 (2 units) and 40 (2 units) and their associated accessway and parking spaces are deemed to form part of the affordable dwellings/units that meet the required percentage of affordable dwellings set out in the affordability criteria in the Scott Point Precinct of Auckland Unitary Plan Operative in Part. A total of 4 affordable units are to be provided.

The price at which these units (both principle and accessory) may be sold must not exceed 75% of the Auckland Region Median House Price published by the Real Estate Institute New Zealand for the most recent full month of September of the year at the time of signing the statutory Declaration. Any changes to the particular affordable house allocation must be to the approval of the Council.

This condition must be registered as a consent notice on the record(s) of title to be issued for Lots 39 and 40 to ensure that it is complied with on a continuing basis.

## **Stage 3 (Lots 73-104 (residential lots), Lot 301 (Road to vest), within Lot 501 created under Stage 1.)**

### **Survey plan approval (s223) conditions**

#### Survey plan approval

76. The consent holder must submit a survey plan in accordance with the approved resource consent subdivision scheme plan(s) titled "14/14A SCOTT ROAD HOBSONVILL SCHEME PLAN, DWG 1-110-112", rev E, prepared by Candor3, dated 02.03.2023. The survey plan must show all lots to vest in Council (including roads, parks and land in lieu of reserves), all easements, any amalgamation conditions, required by this subdivision consent.

#### Memorandum of easements

77. The party wall, maintenance and any services easements over parts of Lot(s) 73-102 must be included in a memorandum of easements endorsed on the survey plan and must be created, granted or reserved as necessary. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.

#### Roads to vest

78. All of the proposed roads shown as Lot 301 on the approved plan(s) "14/14A SCOTT ROAD HOBSONVILL SCHEME PLAN, DWG 1-110-112" must vest in the Council as public roads. The consent holder must meet all costs associated with the vesting of the roads.

### **Section 224(c) compliance conditions**

79. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a suitably qualified and experienced surveyor or engineering professional that all the conditions of subdivision consent SUB60393031 have been complied with, and identify all those conditions that have not been complied with and are subject to the following:
- a. a consent notice to be issued in relation to any conditions of this consent to which section 221 applies.
  - b. a bond, as required by conditions of this consent, to be entered into by the subdividing owner in compliance with the relevant conditions of this subdivision consent.
  - c. a completion certificate has been issued in relation to any conditions to which section 222 applies.

#### Infrastructural connections

##### **Stormwater Network**

80. The consent holder must design and construct connections to the public stormwater reticulation network to (including an extension of the public stormwater reticulation network) to serve Lots 173-104 in accordance with the requirements of the stormwater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

*Advice notes:*

- *Alterations to the public stormwater reticulation network require Engineering Approval.*
- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Public drainage is to be constructed in accordance with the Stormwater Code of Practice.*
- *Stormwater utility provider is the Auckland Council Healthy Waters Department (HW).*
- *Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*

## **Water Supply**

81. The consent holder must make provision for a water connection to be made to the public water reticulation network for to Lots 73-104 in accordance with the requirements of the water utility provider. Certification from a suitably qualified and experienced surveyor or engineering professional that this provision has been made must be provided when applying for a certificate under the section 224(c) of the RMA.

*Advice notes:*

- *Acceptable forms of evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public water reticulation network require Engineering Plan Approval. Additional approval is required from Watercare/ Veolia as part of the Engineering Plan Approval Process.*
- *Public water supply is required to ensure an acceptable water supply for each lot, including for fire-fighting purposes.*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *The water supply connection shall be done as per the submitted infrastructure report (i.e., Connection will be done vide the existing DN180 and DN63 watermain running along the south side of Scott Road, along the frontage of 14 / 14A Scott*

*Road. Further, it is proposed that for the proposed residential lots that front Scott Road will saddle their DN25 lot connections onto the existing DN63 pipe)*

## **Wastewater**

82. The consent holder must design and construct connections to the public wastewater reticulation network (including an extension of the public wastewater reticulation network) to serve Lots 73-104 in accordance with the requirements of the wastewater utility provider. The consent holder must ensure that all practical steps are taken to ensure that the network design provides gravity service to all lots, or as many lots as possible. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

### *Advice notes:*

- *Acceptable forms of Evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public wastewater reticulation network require Engineering Plan Approval. Additional approval is required from Watercare/Veolia as part of the Engineering Plan Approval Process.*
- *The wastewater connection shall be done as proposed in the provided infrastructure report (i.e. As part of #10 Scott Road's development, #10 Scott Road constructed a trunk line (BWW) that would serve the multiple properties situated on the south side of Scott Road, which would allow new development reticulations to discharge into the existing pump station (reference is made to previous Engineering Approvals: ENG60337054 / ENG6030158))*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*

## **Utilities**

83. The consent holder must make provision for telecommunications and electricity to Lots 73-104 and 301 for electricity in accordance with the requirements of the respective utility operators. If reticulated, these utilities must be underground. Certification from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

### *Advice Note:*

- *The consent holder may also provide gas servicing to the lot(s), but this is not a requirement and no proof is required at time of section 224(c). Any gas lines are required to be installed underground, or they may otherwise require a further resource consent*

## Roading and Transportation (Accessways and Vehicle Crossings)

### **Vehicle Crossing**

84. The consent holder must provide new vehicle crossing(s) to serve Lots 73-104 . The crossing(s) must be designed and formed in accordance with the requirements of Auckland Transport under the most recent version and date of Auckland Transport Code of Practice. The new crossing(s) must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

#### **Advice Note:**

- *An approval letter and completion certificate from Auckland Transport is required to be submitted to the Council as a verification that Auckland Transport has completed approval and a final vehicle crossing inspection before this condition is considered fulfilled.*
- *Works within the road reserve require prior approval from Auckland Transport. The consent holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.*
- *A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works. For more details refer to [Vehicle crossing application \(Auckland Transport\)](#)*
- *Please note that any redundant vehicle crossings are required to be reinstated as berm and/or footpath and the kerbs replaced.*

### **Public Roads**

85. The consent holder must design and construct a new public road, Lot 301 in accordance with the requirements of Auckland Transport under the most recent version and date of Auckland Transport Code of Practice. Certification from Auckland Transport that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

#### **Advice Note:**

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Construction of public roading requires an Engineering Plan Approval.*
- *Design of public roads must include (but is not limited to), road pavement, pedestrian footpaths, cycle ways, street lighting, street furniture, road marking, traffic calming devices, road stormwater drainage, raingardens, etc. where required.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.*

- *The consent holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) requires all new public roads and all extensions to existing roads to have a road name. All road names must be approved by the Council. In order to minimise disruption to construction and survey works, the consent holder is advised to obtain any road name approval before applying for a section 223 certificate.*

### **Engineering Approval - Transport**

86. Prior to applying for a certificate under section 224(c) of the RMA, the consent holder must submit engineering plans (including engineering calculations and specifications) to the Council for approval in writing. The engineering plans must include, but not be limited to, the information regarding the detailed design of all roads and road network activities provided for by this resource consent approval.
- n) Pedestrian facilities across the proposed road network, including pedestrian refuge, footpath width, alignment, surface treatment and pram crossings.
  - o) Location of service lines. Services must be located outside of the carriageway and service lids must not be located within footpaths.
  - p) Provision of front berms and back berms within the road reserve.
  - q) Detailed design of any street lighting, future and other structures / facilities on the roads to be vested with Auckland Transport, including any traffic calming devices, road markings and street signs
  - r) Vehicle tracking for all roads and intersections.
  - s) Visibility assessment of all proposed roads, in particular, the visibility at intersections and forward visibility around bends must be designed in accordance with Auckland Transport's current code of practice.
87. As part of the application for Engineering Plan Approval, a registered engineer must:
- 1) Certify that all public roads and associated structures/facilities or access ways have been designed in accordance with the Auckland Transport's Transport Design Manual.
  - 2) Provide a statement that the proposed infrastructure has been designed for the long-term operation and maintenance of the asset.
  - 3) Confirm that all practical measures are included in the design to facilitate safe working conditions in and around the asset.

#### *Advice Notes*

*If the Engineering Plan Application (EPA) drawings require any permanent traffic or parking restrictions, then the consent holder must submit a resolution report for approval by Auckland Transport Traffic Control Committee to legalise these restrictions. The resolutions, prepared by a qualified traffic engineer, will need to be approved so that the changes to the road reserve can be legally implemented and enforced. The resolution process requires external consultation to be undertaken in accordance with Auckland Transport's standard procedures. It is the responsibility of the consent holder to prepare and submit a permanent Traffic and Parking Changes report to Auckland Transport Traffic*

*Control Committee (TCC) for review and approval. A copy of the resolution from Traffic Control Committee must be submitted to Council prior to applying for a certificate under section 224(c) of the RMA.*

*The engineering plan application forms including fees can be found at the following Auckland Council website:*

*<https://www.aucklandcouncil.govt.nz/building-and-consents/engineering-approvals/Pages/default.aspx>*

88. An engineering completion certificate certifying that the proposed roads and/ or the ancillary structures on the roads to be vested in Auckland Council have been constructed in accordance with EPA requirements must be provided when applying for a certificate under section 224(c) of the RMA (if there is 224c component) to Council.

### **Engineering Plan approval Streetscape landscaping (Roads to vest – Lot 301)**

89. Prior to applying for a certificate under section 224(c) of the RMA, at Engineering Plan Approval Stage, the consent holder must submit a detailed streetscape landscaping plan(s) for berms, swales, footpath crossings, and street trees for approval by the Parks Planning Team Leader. In particular, the plans must:
- 1) Be prepared by a suitably qualified landscape architect.
  - 2) Be in general accordance with the “14 + 14A SCOTT ROAD HOBSONVILLE AUCKLAND, LANDSCAPE PLAN - S92 RESPONSE, drawings by PBM, except as modified by conditions to follow.
  - 3) Specify street trees to be a minimum grade of 160L. The street tree species will be subject to approval.
  - 4) *Rhopalostylis sapida* and *Dysoxylum spectabile* must be removed from the schedule and replaced with a suitable species.
  - 5) Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, the overall material palette, location of streetlights and other service access points.
  - 6) Show all streetlight pole locations and demonstrate the adequate separation from street trees is achieved.
  - 7) Ensure that selected species can maintain appropriate separation distances from paths, roads, streetlights and vehicle crossings in accordance with the Auckland Transport Code of Practice.
  - 8) Include planting methodology.
  - 9) Comply with The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape June 2021 Version 1.
90. Prior to issuing of section 224(c) certification, all street landscaping must be implemented in accordance with the approved streetscape plans and to the satisfaction of the Parks Planning Team Leader and landscaped in accordance with The Auckland Code of



Practice for Land Development and Subdivision Chapter 7: Landscape June 2021 Version 1, and in particular the following:

- 1) The street must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition.
- 2) Should site factors preclude compliance with any of these conditions, the Parks Planning Team Leader must be advised in writing as soon as practicable and, in any case, prior to planting, and an alternative soil improvement methodology proposed to the satisfaction of the Advisor.
- 3) Grassing must only be undertaken when the weather is suitable i.e. mild, dull and moist, and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Parks Planning Team Leader immediately.

*Advice note:*

*Practical completion will be determined by Parks prior to the issue of the certificate required under 224(c) to demonstrate reserve development has been satisfactorily implemented and to formalise the commencement of the maintenance period.*

91. Prior to the issue of the section 224(c) certificate, the consent holder must provide for the approval of the Parks Planning Team Leader a Maintenance Plan, for all planting and landscaping to be established on the streetscape. The Maintenance Plan must include:
  - 1) Mowing methodology and frequency.
  - 2) Weed control.
  - 3) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
  - 4) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.
  - 5) Vandalism eradication policies.
  - 6) Design strategy, specification and management plans for the maintenance relating to the streetscape.

The consent holder must undertake maintenance, in accordance with the approved Maintenance Plan commencing on the date that the section 224(c) certificate is issued. Maintenance of the streetscape must be for a 2-year period. Any maintenance issues deemed unsuitable by the Parks Planning Team Leader during this period must be remedied by the consent holder at their expense.

If any damage/theft to the planting occurs during within the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of two years following the replacement planting, to the satisfaction of the Parks Planning Team Leader.

92. The consent holder must prepare and provide a Monitoring Maintenance Report (the Monitoring Report), prepared by a suitably qualified and experienced person, to the Parks Planning Team Leader, no later than three months after the approval of the s 224(c) certificate, and provide updated Monitoring Reports at six-monthly intervals thereafter until the completion of the maintenance period. The purpose of the Maintenance Report is to ensure compliance with the matters contained in the approved Maintenance Plan. The Monitoring Report must include, but is not limited to, the following matters:
- A description of the area being maintained by the consent holder.
  - Photographic evidence of the area being maintained by the consent holder.
  - An assessment outlining whether compliance is being achieved with the approved Maintenance Plan.
  - Any issues, rectifications or comments relating to the maintenance.

### **Monitoring Report – Streetscape (Roads to vest)**

93. Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Parks Planning Team Leader, for approval every 3 months for the duration of the 2 years maintenance period. The Monitoring Report must include but is not to be limited to the following information in respect of Lot 100:
- Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);
  - State of protection barriers where required;
  - Canopy closure, beginnings of natural ecological processes - natural regeneration in understorey, use by native birds, etc;
  - A running record of fertilisation, animal and weed pest control and replacement of dead plants;
  - Details on the condition of, and recommendations for maintenance of, the fencing and
  - Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).
  - Any recommended remediation work must include a start date for replanting.
  - The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.

#### *Advice Note:*

*This condition requires monitoring reports to be submitted for a minimum of 2 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.*

## **As-built plans – all streetscape and reserve landscaping**

94. Prior to the issue of the 224(c) certificate, the consent holder will provide to the Development Engineer and Parks Planning Team Leader as-built plans for landscape works (hard and soft) within all proposed parks, reserves and streets in the following format:
- a. For vested assets from a new development, as-built plans must be provided in digital format (DWG, DXF or GIS shape files on CD or via e-mail) as well as pdf copy of the signed as-built plan(s).
  - b. The following requirements apply to digital formats:
    - i. All dimensions are to be in millimetres, and all levels and lengths in metres.
    - ii. All locational data must be plotted in New Zealand Transverse Mercator 2000 (NZTM 2000) coordinates in terms of New Zealand Geodetic Datum 2000 (NZGD 2000) datum as approved by Land Information New Zealand (LINZ).
  - c. All graphical data to be located/plotted to the following accuracy:
    - i. X & Y coordinates +/-100mm
    - ii. Z coordinates +/-50mm (e.g. lid level) in terms of the NZTM 2000 coordinates
    - iii. Invert levels +/- 20mm.
    - iv. Digital plans must show all required information, including specific asset information shown in the Legend of the as-built files. If external reference files, overlay or non-standard font shape files are required for this, then these should also be provided.
  - d. The as-built plan (generated from the digital format) and structural drawings must include a signed certification statement by a Licenced Cadastral Surveyor or a Registered Surveyor responsible for the as-built.
  - e. The as-built plans must be submitted on standard ISO metric plan sheets, drawn at scales 1:100, 200, 250, 500 or 1:1000 as appropriate or as specified by the Council. The information should fit on one sheet where possible. If this is not possible at A3 size, multiple plan sheets must be submitted with an index sheet. On agreement with Auckland Council, hard copy plans may be saved and submitted in portable document format (pdf) for ease of transmission.
  - f. Existing assets must be validated by providing asset information demonstrating appropriate dimensions of the existing known assets via sketch, aerial photo, and location of the assets
  - g. Details of tree and plant types, including new and established trees and plants on land to vest in Council, using scientific (latin) names and referencing any cultivars
  - h. Existing assets and assets to be removed or abandoned must be shown on as-built plans.

- i. Copies of the following documents are required, where these assets will be maintained by Auckland Council.
  - All assets | Operation and maintenance manuals or asset owner manuals, and any other documentation provided by a supplier for use by an asset owner, e.g. warranty, guarantee.
  - Additional documentation will be required for project records. These will be specified in project contract documents or Auckland Council project management manuals.

### **Streetscape Maintenance Bonds**

95. Prior to the issue of the 224(c) certificate, and in accordance with section 108(2)(b) of the RMA, the consent holder will provide the Council a refundable bond in respect of the maintenance of the landscaping works required by the conditions of this consent. The maintenance bond will be held for a period of two years from the issues of the certificate under s224(c). The amount of the bond will be 1.5 x the contracted rate for maintenance and must be agreed in consultation with the Parks Planning Team Leader.

### **Retaining Walls**

96. Prior to the release of 224c the consent holder must certify that any retaining wall(s) and ancillary and supporting structures must be entirely located within the residential lots or road and must be clear of the boundary of any existing or proposed reserve(s). A certificate from a licensed cadastral surveyor must be provided certifying the compliance with this requirement at the lodgement of the survey plan for approval.

### **Subdivision in accordance with an approved land use resource consent**

97. The subdivision of Lots 73-104 must be undertaken in accordance with the land use resource consent referenced as *BUN60393017 and LUC60393019*. To ensure that this condition is complied with on a continuing basis, the following must be registered as a consent notice on the record(s) of title to be issued for Lots 73-104 ;

*“This Lot has been created in accordance with approved land use resource consent BUN60393017 and LUC60393019. All development on this lot must be in accordance with the approved land use resource consent referenced as BUN60393017 and LUC60393019 (unless varied by any subsequent consent), including all its conditions. If this land use resource consent lapses prior to being given effect to, then a new land use resource consent will be required, unless the proposed use and development of the lot is otherwise able to be undertaken as a permitted activity.”*

*“The landscaping on this lot must be maintained in perpetuity in accordance with the maintenance plan approved under condition 18 of LUC60393019.”*

### **Consent notice – fencing and landscaping**

98. Any landscaping or fencing within 2m from both sides of the vehicle crossings for all lots must be limited to no more than 900mm in height above ground level or be 80% visually permeable.

This condition must be registered as a consent notice on the record(s) of title to be issued for Lots 73-104 to ensure that it is complied with on a continuing basis.

99. Any fencing requires to meet the followings;
- a. Wall L: For Lot 89, a 1m-deep hedge should be planted along their southern boundaries adjacent to the outdoor living spaces.
  - b. Wall L: Along Lots 90 to 92, the boundary fence should be limited to 1.5m in height.

This condition must be registered as a consent notice on the record(s) of title to be issued for Lots 89, 90, 91 & 92 to ensure that it is complied with on a continuing basis.

### **Geotechnical Completion Report**

100. A Geotechnical Completion Report from a suitably qualified and experienced geotechnical professional to confirm that Lots 73-104 are stable and suitable for development must be provided when applying for a certificate under section 224(c) of the RMA.

Development on Lots 73-104 must be undertaken in accordance with the recommendations of this Geotechnical Completion Report.

This condition must be registered as a consent notice on the record(s) of title to be issued for Lots 73-104 to ensure that it is complied with on a continuing basis. The specific name and date of the Geotechnical Completion Report provided must be referenced in the consent notice.

## **Stage 4 (Lots 105-162 (residential lots), Lot 9-27 (parking lots), Lot 302 (Road to vest), Lots 401, 402 & 405 (Commonly Owned Access Lots) within Lot 502 created under Stage 1.)**

### **Survey plan approval (s223) conditions**

#### Survey plan approval

101. The consent holder must submit a survey plan in accordance with the approved resource consent subdivision scheme plan(s) titled "14/14A SCOTT ROAD HOBSONVILL SCHEME PLAN, DWG 1-113-118", rev E, prepared by Candor3, dated 02.03.2023. The survey plan must show all lots to vest in Council (including roads, parks and land in lieu of reserves), all easements, any amalgamation conditions, required by this subdivision consent.

#### Memorandum of easements

102. The party wall, maintenance and any services easements over parts of Lot(s) 105-162, 9-27, 401, 402 & 405 must be included in a memorandum of easements endorsed on the survey plan and must be created, granted or reserved as necessary. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.

#### Roads to vest

103. All of the proposed roads shown as Lot 302 on the approved plan(s) "14/14A SCOTT ROAD HOBSONVILL SCHEME PLAN, DWG 1-113-118" must vest in the Council as public roads. The consent holder must meet all costs associated with the vesting of the roads.

#### Amalgamation condition (COAL)

104. Pursuant to section 220(1)(b)(iv) of the RMA, the appropriate amalgamation condition for the COAL, Lot 401, being held by Lots 109-118 must be shown on the survey plan.

105. Pursuant to section 220(1)(b)(iv) of the RMA, the appropriate amalgamation condition for the COAL, Lot 402, being held by Lots 137-147 and 151-161 must be shown on the survey plan.

106. Pursuant to section 220(1)(b)(iv) of the RMA, the appropriate amalgamation condition for the COAL, Lot 405, being held by Lots 137-142 must be shown on the survey plan.

### Amalgamation condition (Parking)

107. Pursuant to section 220(1)(b)(ii) of the RMA, Lot(s) 9 and 137 must be endorsed on the survey plan to be held together, and one record of title must be issued to include both parcels.
108. Pursuant to section 220(1)(b)(ii) of the RMA, Lot(s) 10 and 138 must be endorsed on the survey plan to be held together, and one record of title must be issued to include both parcels.
109. Pursuant to section 220(1)(b)(ii) of the RMA, Lot(s) 11 and 139 must be endorsed on the survey plan to be held together, and one record of title must be issued to include both parcels.
110. Pursuant to section 220(1)(b)(ii) of the RMA, Lot(s) 12 and 140 must be endorsed on the survey plan to be held together, and one record of title must be issued to include both parcels.
111. Pursuant to section 220(1)(b)(ii) of the RMA, Lot(s) 13 and 141 must be endorsed on the survey plan to be held together, and one record of title must be issued to include both parcels.
112. Pursuant to section 220(1)(b)(ii) of the RMA, Lot(s) 14, 15 and 136 must be endorsed on the survey plan to be held together, and one record of title must be issued to include all parcels.
113. Pursuant to section 220(1)(b)(ii) of the RMA, Lot(s) 17 and 142 must be endorsed on the survey plan to be held together, and one record of title must be issued to include both parcels.
114. Pursuant to section 220(1)(b)(ii) of the RMA, Lot(s) 18 and 112 must be endorsed on the survey plan to be held together, and one record of title must be issued to include all / both parcels.
115. Pursuant to section 220(1)(b)(ii) of the RMA, Lot(s) 19 and 111 must be endorsed on the survey plan to be held together, and one record of title must be issued to include both parcels.
116. Pursuant to section 220(1)(b)(ii) of the RMA, Lot(s) 20 and 110 must be endorsed on the survey plan to be held together, and one record of title must be issued to include both parcels.
117. Pursuant to section 220(1)(b)(ii) of the RMA, Lot(s) 21 and 109 must be endorsed on the survey plan to be held together, and one record of title must be issued to include both parcels.
118. Pursuant to section 220(1)(b)(ii) of the RMA, Lot(s) 22 and 118 must be endorsed on the survey plan to be held together, and one record of title must be issued to include both parcels.
119. Pursuant to section 220(1)(b)(ii) of the RMA, Lot(s) 23 and 117 must be endorsed on the survey plan to be held together, and one record of title must be issued to include both parcels.

120. Pursuant to section 220(1)(b)(ii) of the RMA, Lot(s) 24 and 116 must be endorsed on the survey plan to be held together, and one record of title must be issued to include both parcels.
121. Pursuant to section 220(1)(b)(ii) of the RMA, Lot(s) 25 and 115 must be endorsed on the survey plan to be held together, and one record of title must be issued to include both parcels.
122. Pursuant to section 220(1)(b)(ii) of the RMA, Lot(s) 26 and 114 must be endorsed on the survey plan to be held together, and one record of title must be issued to include both parcels.
123. Pursuant to section 220(1)(b)(ii) of the RMA, Lot(s) 27 and 113 must be endorsed on the survey plan to be held together, and one record of title must be issued to include both parcels.
124. Pursuant to section 220(1)(b)(ii) of the RMA, Lot(s) 161 and Lot 1 (Stage 2) and Lot 2 (Stage 2) must be endorsed on the survey plan to be held together, and one record of title must be issued to include all parcels.
125. Pursuant to section 220(1)(b)(ii) of the RMA, Lot(s) 162 and Lot 3 (Stage 2) and Lot 4 (Stage 2) must be endorsed on the survey plan to be held together, and one record of title must be issued to include all parcels

## **Section 224(c) compliance conditions**

126. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a suitably qualified and experienced surveyor or engineering professional that all the conditions of subdivision consent SUB60393031 have been complied with, and identify all those conditions that have not been complied with and are subject to the following:
  - a. a consent notice to be issued in relation to any conditions of this consent to which section 221 applies.
  - b. a bond, as required by conditions of this consent, to be entered into by the subdividing owner in compliance with the relevant conditions of this subdivision consent.
  - c. a completion certificate has been issued in relation to any conditions to which section 222 applies.

### Infrastructural connections

#### **Stormwater Network**

127. The consent holder must design and construct connections to the public stormwater reticulation network to (including an extension of the public stormwater reticulation network) to serve Lots 105-162, 401, 402 & 405 in accordance with the requirements of the stormwater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.



*Advice notes:*

- *Alterations to the public stormwater reticulation network require Engineering Approval.*
- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Public drainage is to be constructed in accordance with the Stormwater Code of Practice.*
- *Stormwater utility provider is the Auckland Council Healthy Waters Department (HW).*
- *Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*

### **Water Supply**

128. The consent holder must make provision for a water connection to be made to the public water reticulation network for to Lots 105-162, 401, 402 & 405 in accordance with the requirements of the water utility provider. Certification from a suitably qualified and experienced surveyor or engineering professional that this provision has been made must be provided when applying for a certificate under the section 224(c) of the RMA.

*Advice notes:*

- *Acceptable forms of evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public water reticulation network require Engineering Plan Approval. Additional approval is required from Watercare/ Veolia as part of the Engineering Plan Approval Process.*
- *Public water supply is required to ensure an acceptable water supply for each lot, including for fire-fighting purposes.*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *The water supply connection shall be done as per the submitted infrastructure report (i.e., Connection will be done vide the existing DN180 and DN63 watermain running along the south side of Scott Road, along the frontage of 14 / 14A Scott Road. Further, it is proposed that for the proposed residential lots that front Scott Road will saddle their DN25 lot connections onto the existing DN63 pipe)*

### **Wastewater**

129. The consent holder must design and construct connections to the public wastewater reticulation network (including an extension of the public wastewater reticulation network) to serve Lots 105-162, 401, 402 & 405 in accordance with the requirements of the

wastewater utility provider. The consent holder must ensure that all practical steps are taken to ensure that the network design provides gravity service to all lots, or as many lots as possible. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

130.

*Advice notes:*

- *Acceptable forms of Evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public wastewater reticulation network require Engineering Plan Approval. Additional approval is required from Watercare/Veolia as part of the Engineering Plan Approval Process.*
- *The wastewater connection shall be done as proposed in the provided infrastructure report (i.e. As part of #10 Scott Road's development, #10 Scott Road constructed a trunk line (BWW) that would serve the multiple properties situated on the south side of Scott Road, which would allow new development reticulations to discharge into the existing pump station (reference is made to previous Engineering Approvals: ENG60337054 / ENG6030158))*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*

## **Utilities**

131. The consent holder must make provision for telecommunications and electricity to Lots 105-162, 401, 402 & 405 and 302 for electricity in accordance with the requirements of the respective utility operators. If reticulated, these utilities must be underground. Certification from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

*Advice Note:*

- *The consent holder may also provide gas servicing to the lot(s), but this is not a requirement and no proof is required at time of section 224(c). Any gas lines are required to be installed underground, or they may otherwise require a further resource consent*

## **Roading and Transportation (Accessways and Vehicle Crossings)**

### **Vehicle Access**

132. The consent holder must design and construct vehicle accessways (Lots 401, 402 & 405) to serve Lots 105-162, 9-27 in accordance with the approved plans noted in Condition 1. Certification from a suitably qualified and experienced surveyor or engineering

professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

**Advice Note:**

- *Right of ways, Commonly Owned Access Lots and common access ways require a Common Access Way Plan Approval prior to construction. For more details refer to [Common access way approval \(aucklandcouncil.govt.nz\)](http://aucklandcouncil.govt.nz)*
- *Please contact the Council to obtain the current engineering requirements for the construction of the type of vehicle accessway proposed.*
- *Plans approved under Resource Consent do not constitute a Common Access Way/ Engineering Plan Approval and should not be used for the purposes of constructing common access ways.*
- *The consent holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) and the LINZ Guidelines for Addressing In-fill Developments 2019 – LINZ OP G 01245 require consideration to be given to the naming of any private roads (rights of way or Commonly Owned Access Lots / common access ways) that serve six or more lots that are being created under a subdivision consent. All road names must be approved by the Council. In order to minimise disruption to construction and survey works, the consent holder is advised to take advice from their surveyor as to whether a road name will be required for any private roads and obtain any road name before [applying for a section 223 certificate](#).*

**Vehicle Crossing**

133. The consent holder must provide new vehicle crossing(s) to serve Lot(s) Lots 105-162, 9-27, 401, 402, 405. The crossing(s) must be designed and formed in accordance with the requirements of Auckland Transport under the most recent version and date of Auckland Transport Code of Practice. The new crossing(s) must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

**Advice Note:**

- *An approval letter and completion certificate from Auckland Transport is required to be submitted to the Council as a verification that Auckland Transport has completed approval and a final vehicle crossing inspection before this condition is considered fulfilled.*
- *Works within the road reserve require prior approval from Auckland Transport. The consent holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.*
- *A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works. For more details refer to [Vehicle crossing application \(Auckland Transport\)](#)*

- *Please note that any redundant vehicle crossings are required to be reinstated as berm and/or footpath and the kerbs replaced.*

### **Lighting plans**

134. The consent holder must provide a Lighting Plan and Certification/ Specifications prepared by a qualified Lighting Engineer, to the Council. The purpose of this condition is to provide adequate lighting for the safety of people residing, working or visiting the premises and its immediate environs outside of daylight hours. The Lighting Plan must:
- include all accessible areas of the premises where movement of people are expected. Such locations include, but are not limited to all rear lanes / COALs, building frontages, the primary pedestrian accessway or any other common access areas.
  - include proposed locations, lux levels and types of lighting (i.e. manufacturer's specifications once a lighting style has been determined) and any light support structures required to control timing, level of lighting, or to minimise light spill, glare, and loss of night time viewing.
  - Demonstrate compliance with the relevant standards in E24.6.1 Lighting of the Auckland Unitary Plan (Operative in Part).
  - Demonstrate compliance with the AS/NZS 1158 P requirements and clearly specify what P Category the lighting design will achieve. The selection criteria for the chosen lighting category should also be presented (i.e. pedestrian/cycle activity, risk of crime etc.).
  - Demonstrate the vertical illuminance by means of lux contours or a similar method to assess light spill on neighbouring properties where relevant. The limits of the vertical illuminance should comply with Auckland Unitary Plan (Operative in Part) Standard E24.6.1.3.
  - Include an executive summary of the above information in plain English that outlines the relevant requirements to their application and their design response to them.

The finalised design details certified by the qualified Lighting Engineer must be established prior to the development hereby consented being first occupied, and thereafter retained and maintained, to the satisfaction of the Council.

#### *Advice Note:*

*The purpose of this condition is to ensure that adequate lighting is provided to frequently used areas within the proposed development for the safety of users. Adequate lighting is the amount of lighting at eye level for a person with average eyesight so they can identify any potential threat approaching them from at least a 15-metre distance.*

### **Public Roads**

135. The consent holder must design and construct a new public road, Lot 303 in accordance with the requirements of Auckland Transport under the most recent version and date of Auckland Transport Code of Practice. Certification from Auckland Transport that the works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

#### **Advice Note:**

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Construction of public roading requires an Engineering Plan Approval.*
- *Design of public roads must include (but is not limited to), road pavement, pedestrian footpaths, cycle ways, street lighting, street furniture, road marking, traffic calming devices, road stormwater drainage, raingardens, etc. where required.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public works in the absence of that approval.*
- *The consent holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) requires all new public roads and all extensions to existing roads to have a road name. All road names must be approved by the Council. In order to minimise disruption to construction and survey works, the consent holder is advised to obtain any road name approval before applying for a section 223 certificate.*

### **Engineering Approval - Transport**

136. Prior to applying for a certificate under section 224(c) of the RMA, the consent holder must submit engineering plans (including engineering calculations and specifications) to the Council for approval in writing. The engineering plans must include, but not be limited to, the information regarding the detailed design of all roads and road network activities provided for by this resource consent approval.
- a) Pedestrian facilities across the proposed road network, including pedestrian refuge, footpath width, alignment, surface treatment and pram crossings.
  - b) Location of service lines. Services must be located outside of the carriageway and service lids must not be located within footpaths.
  - c) Provision of front berms and back berms within the road reserve.
  - d) Detailed design of any street lighting, future and other structures / facilities on the roads to be vested with Auckland Transport, including any traffic calming devices, road markings and street signs
  - e) Vehicle tracking for all roads and intersections.
  - f) Visibility assessment of all proposed roads, in particular, the visibility at intersections and forward visibility around bends must be designed in accordance with Auckland Transport's current code of practice.
137. As part of the application for Engineering Plan Approval, a registered engineer must:
- 1) Certify that all public roads and associated structures/facilities or access ways have been designed in accordance with the Auckland Transport's Transport Design Manual.
  - 2) Provide a statement that the proposed infrastructure has been designed for the long-term operation and maintenance of the asset.
  - 3) Confirm that all practical measures are included in the design to facilitate safe working conditions in and around the asset.

## Advice Notes

*If the Engineering Plan Application (EPA) drawings require any permanent traffic or parking restrictions, then the consent holder must submit a resolution report for approval by Auckland Transport Traffic Control Committee to legalise these restrictions. The resolutions, prepared by a qualified traffic engineer, will need to be approved so that the changes to the road reserve can be legally implemented and enforced. The resolution process requires external consultation to be undertaken in accordance with Auckland Transport's standard procedures. It is the responsibility of the consent holder to prepare and submit a permanent Traffic and Parking Changes report to Auckland Transport Traffic Control Committee (TCC) for review and approval. A copy of the resolution from Traffic Control Committee must be submitted to Council prior to applying for a certificate under section 224(c) of the RMA.*

*The engineering plan application forms including fees can be found at the following Auckland Council website:*

*<https://www.aucklandcouncil.govt.nz/building-and-consents/engineering-approvals/Pages/default.aspx>*

138. An engineering completion certificate certifying that the proposed roads and/ or the ancillary structures on the roads to be vested in Auckland Council have been constructed in accordance with EPA requirements must be provided when applying for a certificate under section 224(c) of the RMA (if there is 224c component) to Council.

### **Engineering Plan approval Streetscape landscaping (Roads to vest – Lot 300 and Scott Road)**

139. Prior to applying for a certificate under section 224(c) of the RMA, at Engineering Plan Approval Stage, the consent holder must submit a detailed streetscape landscaping plan(s) for berms, swales, footpath crossings, and street trees for approval by the Parks Planning Team Leader. In particular, the plans must:
- 1) Be prepared by a suitably qualified landscape architect.
  - 2) Be in general accordance with the "14 + 14A SCOTT ROAD HOBSONVILLE AUCKLAND, LANDSCAPE PLAN - S92 RESPONSE, drawings by PBM, except as modified by conditions to follow.
  - 3) Specify street trees to be a minimum grade of 160L. The street tree species will be subject to approval.
  - 4) *Rhopalostylis sapida* and *Dysoxylum spectabile* must be removed from the schedule and replaced with a suitable species.
  - 5) Show all planting including details of intended species, location, plant sizes at time of planting and likely heights on maturity, tree pit specifications, the overall material palette, location of streetlights and other service access points.
  - 6) Show all streetlight pole locations and demonstrate the adequate separation from street trees is achieved.

- 7) Ensure that selected species can maintain appropriate separation distances from paths, roads, streetlights and vehicle crossings in accordance with the Auckland Transport Code of Practice.
  - 8) Include planting methodology.
  - 9) Comply with The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape June 2021 Version 1.
140. Prior to issuing of section 224(c) certification, all street landscaping must be implemented in accordance with the approved streetscape plans and to the satisfaction of the Parks Planning Team Leader and landscaped in accordance with The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape June 2021 Version 1, and in particular the following:
- 1) The street must be cleared of any construction material, rubbish and surplus soil, and must be maintained in a neat and tidy condition.
  - 2) Should site factors preclude compliance with any of these conditions, the Parks Planning Team Leader must be advised in writing as soon as practicable and, in any case, prior to planting, and an alternative soil improvement methodology proposed to the satisfaction of the Advisor.
  - 3) Grassing must only be undertaken when the weather is suitable i.e. mild, dull and moist, and when the ground is moist and workable. Where delays occur in the agreed programme which prevents areas being planted, the consent holder must inform the Parks Planning Team Leader immediately.

*Advice note:*

*Practical completion will be determined by Parks prior to the issue of the certificate required under 224(c) to demonstrate reserve development has been satisfactorily implemented and to formalise the commencement of the maintenance period.*

141. Prior to the issue of the section 224(c) certificate, the consent holder must provide for the approval of the Parks Planning Team Leader a Maintenance Plan, for all planting and landscaping to be established on the streetscape. The Maintenance Plan must include:
- 1) Mowing methodology and frequency.
  - 2) Weed control.
  - 3) Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
  - 4) Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.
  - 5) Vandalism eradication policies.
  - 6) Design strategy, specification and management plans for the maintenance relating to the streetscape.

The consent holder must undertake maintenance, in accordance with the approved Maintenance Plan commencing on the date that the section 224(c) certificate is issued. Maintenance of the streetscape must be for a 2-year period. Any maintenance issues deemed unsuitable by the Parks Planning Team Leader during this period must be remedied by the consent holder at their expense.

If any damage/theft to the planting occurs during within the maintenance period, the consent holder must replace damaged/stolen plants with the same species and height, and must be maintained for a period of two years following the replacement planting, to the satisfaction of the Parks Planning Team Leader.

142. The consent holder must prepare and provide a Monitoring Maintenance Report (the Monitoring Report), prepared by a suitably qualified and experienced person, to the Parks Planning Team Leader, no later than three months after the approval of the s 224(c) certificate, and provide updated Monitoring Reports at six-monthly intervals thereafter until the completion of the maintenance period. The purpose of the Maintenance Report is to ensure compliance with the matters contained in the approved Maintenance Plan. The Monitoring Report must include, but is not limited to, the following matters:

- A description of the area being maintained by the consent holder.
- Photographic evidence of the area being maintained by the consent holder.
- An assessment outlining whether compliance is being achieved with the approved Maintenance Plan.
- Any issues, rectifications or comments relating to the maintenance.

#### **Monitoring Report – Streetscape (Roads to vest)**

143. Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Parks Planning Team Leader, for approval every 3 months for the duration of the 2 years maintenance period. The Monitoring Report must include but is not to be limited to the following information in respect of Lot 502:

- Success rates, including growth rates and number of plants lost (including an analysis of the distribution of losses);
- State of protection barriers where required;
- Canopy closure, beginnings of natural ecological processes - natural regeneration in understorey, use by native birds, etc;
- A running record of fertilisation, animal and weed pest control and replacement of dead plants;
- Details on the condition of, and recommendations for maintenance of, the fencing and
- Recommendations for replacement of dead plants and implementation of these recommendations (remediation work).
- Any recommended remediation work must include a start date for replanting.



- The first measure of the survival rate of plants must not be measured any sooner than 12 months following planting.

*Advice Note:*

*This condition requires monitoring reports to be submitted for a minimum of 2 years following planting. This condition will be deemed satisfied upon a satisfactory final inspection after the maintenance period and subsequent bond release.*

**As-built plans – all streetscape and reserve landscaping**

144. Prior to the issue of the 224(c) certificate, the consent holder will provide to the Development Engineer and Parks Planning Team Leader as-built plans for landscape works (hard and soft) within all proposed parks, reserves and streets in the following format:
- a. For vested assets from a new development, as-built plans must be provided in digital format (DWG, DXF or GIS shape files on CD or via e-mail) as well as pdf copy of the signed as-built plan(s).
  - b. The following requirements apply to digital formats:
    - i. All dimensions are to be in millimetres, and all levels and lengths in metres.
    - ii. All locational data must be plotted in New Zealand Transverse Mercator 2000 (NZTM 2000) coordinates in terms of New Zealand Geodetic Datum 2000 (NZGD 2000) datum as approved by Land Information New Zealand (LINZ).
  - c. All graphical data to be located/plotted to the following accuracy:
    - i. X & Y coordinates +/-100mm
    - ii. Z coordinates +/-50mm (e.g. lid level) in terms of the NZTM 2000 coordinates
    - iii. Invert levels +/- 20mm.
    - iv. Digital plans must show all required information, including specific asset information shown in the Legend of the as-built files. If external reference files, overlay or non-standard font shape files are required for this, then these should also be provided.
  - d. The as-built plan (generated from the digital format) and structural drawings must include a signed certification statement by a Licenced Cadastral Surveyor or a Registered Surveyor responsible for the as-built.
  - e. The as-built plans must be submitted on standard ISO metric plan sheets, drawn at scales 1:100, 200, 250, 500 or 1:1000 as appropriate or as specified by the Council. The information should fit on one sheet where possible. If this is not possible at A3 size, multiple plan sheets must be submitted with an index sheet. On agreement with Auckland Council, hard copy plans may be saved and submitted in portable document format (pdf) for ease of transmission.

- f. Existing assets must be validated by providing asset information demonstrating appropriate dimensions of the existing known assets via sketch, aerial photo, and location of the assets
- g. Details of tree and plant types, including new and established trees and plants on land to vest in Council, using scientific (latin) names and referencing any cultivars
- h. Existing assets and assets to be removed or abandoned must be shown on as-built plans.
- i. Copies of the following documents are required, where these assets will be maintained by Auckland Council.
  - All assets | Operation and maintenance manuals or asset owner manuals, and any other documentation provided by a supplier for use by an asset owner, e.g. warranty, guarantee.
  - Additional documentation will be required for project records. These will be specified in project contract documents or Auckland Council project management manuals.

### **Streetscape Maintenance Bonds**

145. Prior to the issue of the 224(c) certificate, and in accordance with section 108(2)(b) of the RMA, the consent holder will provide the Council a refundable bond in respect of the maintenance of the landscaping works required by the conditions of this consent. The maintenance bond will be held for a period of two years from the issues of the certificate under s224(c). The amount of the bond will be 1.5 x the contracted rate for maintenance and must be agreed in consultation with the Parks Planning Team Leader.

### **Retaining Walls**

146. Prior to the release of 224c the consent holder must certify that any retaining wall(s) and ancillary and supporting structures must be entirely located within the residential lots or road and must be clear of the boundary of any existing or proposed reserve(s). A certificate from a licensed cadastral surveyor must be provided certifying the compliance with this requirement at the lodgement of the survey plan for approval.

### **Subdivision in accordance with an approved land use resource consent**

147. The subdivision of Lots 105-162, 9-27, 401, 402, 405, must be undertaken in accordance with the land use resource consent referenced as *BUN60393017 and LUC60393019*. To ensure that this condition is complied with on a continuing basis, the following must be registered as a consent notice on the record(s) of title to be issued for Lots 105-162, 9-27, 401, 402, 405;

*“This Lot has been created in accordance with approved land use resource consent BUN60393017 and LUC60393019. All development on this lot must be in accordance with the approved land use resource consent referenced as BUN60393017 and LUC60393019 (unless varied by any subsequent consent), including all its conditions. If this land use resource consent lapses prior to being given effect to, then a new land use resource consent will be required, unless the proposed use and development of the*

*lot is otherwise able to be undertaken as a permitted activity.”*

*“The landscaping on this lot must be maintained in perpetuity in accordance with the maintenance plan approved under condition 18 of LUC60393019.”*

### **Consent notice – fencing and landscaping**

148. Any landscaping or fencing within 2m from both sides of the vehicle crossings for all lots must be limited to no more than 900mm in height above ground level or be 80% visually permeable.

This condition must be registered as a consent notice on the record(s) of title to be issued for Lots 105-162, 401, 402, 405 to ensure that it is complied with on a continuing basis.

149. Any fencing requires to meet the followings;

- a. The fence located along the top of Wall C within Lot 105 should be a 1.1m tall, pool-type open rail fence to mitigate any potential visual dominance effects.
- b. A 1.1m tall pool rail type fence should be provided along the top of Wall F on the northern side of Lots 128, 129 to mitigate potential visual dominance effects.
- c. Wall G: the boundary fence should be solid but limited to 1.5m maximum height. Where the wall returns and runs along the northern boundary of Lots 130 and 131, the fence should be limited to a maximum height of 1.1m.
- d. A 1m deep hedge should be planted on Lot 132 immediately north of the boundary and along the length of the outdoor living space to 800mm of the corner of the dwelling to enhance the amenity of the lower outdoor space associated with this lot.
- e. Lots 132 – 136: the retaining wall should be split into a stepped type by pulling the first 1.2m of height west 1.1m.
- f. Wall T: Along the western and southern boundaries of Lot 128, a 1.1m tall pool type rail fence should be used to maintain the visual amenity and quality of the street. Along the eastern boundary of Lot 128, a 1.5m tall solid fence should be provided.

This condition must be registered as a consent notice on the record(s) of title to be issued for Lots 39-72, 1-8, & 404 to ensure that it is complied with on a continuing basis.

### **Geotechnical Completion Report**

150. A Geotechnical Completion Report from a suitably qualified and experienced geo-professional to confirm that Lots 105-162 are stable and suitable for development must be provided when applying for a certificate under section 224(c) of the RMA.

Development on Lots 105-162 must be undertaken in accordance with the recommendations of this Geotechnical Completion Report.

This condition must be registered as a consent notice on the record(s) of title to be issued for Lots 105-162 to ensure that it is complied with on a continuing basis. The specific name and date of the Geotechnical Completion Report provided must be referenced in the consent notice.

### **Common ownership of infrastructure / asset(s) (401)**

151. Lot(s) 109-118 share common asset(s), private road, stormwater collection, treatment and detention system, all lighting infrastructure located within the private road, the water main and associated fittings, landscaping, which are located within Lot(s) 401. To ensure that Lot(s) 109-118 remain adequately serviced, connected and maintained, the consent holder must create a common entity to represent and ensure that future owners of Lot(s) 109-118 are jointly responsible and liable for the ongoing operation, maintenance and repair of the shared drainage systems.

A copy of the document(s) describing the functions, powers, duties and liabilities of the common entity must be provided to the Council for certification. The document(s) must evidence that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.

Further, to ensure that future owner(s) maintain membership of the common entity, the following must be registered as a consent notice on the record(s) of title to be issued for Lot(s) 109-118:

*“Lot(s) 109-118 are served or serviced by common asset(s), private road, stormwater collection, treatment and detention system, all lighting infrastructure located within the private road, the water main and associated fittings, landscaping, which is located within Lot(s) 401. For so long as they are a registered proprietor of that Lot, the owners of Lot(s) 109-118 must be members of the established common entity that is jointly responsible and liable for the ongoing operation, maintenance and repair of the shared common assets located within Lot 401.”*

### **Common ownership of infrastructure / asset(s) (405)**

152. Lot(s) 137-142 share common asset(s), private road, stormwater collection, treatment and detention system, all lighting infrastructure located within the private road, the water main and associated fittings, landscaping, which are located within Lot(s) 405. To ensure that Lot(s) 137-142 remain adequately serviced, connected and maintained, the consent holder must create a common entity to represent and ensure that future owners of Lot(s) 137-142 are jointly responsible and liable for the ongoing operation, maintenance and repair of the shared drainage systems.

A copy of the document(s) describing the functions, powers, duties and liabilities of the common entity must be provided to the Council for certification. The document(s) must evidence that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.

Further, to ensure that future owner(s) maintain membership of the common entity, the following must be registered as a consent notice on the record(s) of title to be issued for Lot(s) 137-142:

*“Lot(s) 137-142 are served or serviced by common asset(s), private road, stormwater collection, treatment and detention system, all lighting infrastructure located within the private road, the water main and associated fittings, landscaping, which is located within Lot(s) 405. For so long as they are a registered proprietor of that Lot, the owners of Lot(s) 137-142 must be members of the established common entity that is jointly*

*responsible and liable for the ongoing operation, maintenance and repair of the shared common assets located within Lot 405.”*

**Asset(s) owned by Incorporated Society (402)**

153. Lot(s) 137-147 and 151-161 share common asset(s), private road, stormwater collection, treatment and detention system, all lighting infrastructure located within the private road, the water main and associated fittings, landscaping, which are located within Lot(s) 402. To ensure that Lot(s) 137-147 and 151-161 remain adequately serviced, connected and maintained, an Incorporated Society must be created by the consent holder to own, and be responsible and liable for the ongoing operation, maintenance and repair of the common asset(s) within Lot 402.

The following requirements must be met in order to satisfy this condition:

- a. Ownership of the common assets must be transferred to the Incorporated Society before any Lot(s) 137-147 and 151-161 are transferred to new owners. The assets are required to remain in the ownership of the Incorporated Society, except with the prior approval of the Council.
- b. The Incorporated Society must not be disestablished without the prior written consent of the Council.
- c. The structure, functions and rules of the Incorporated Society must include provision for the following items;
  - Requirements for all lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of a Lot;
  - Requirement that the Incorporated Society must not be disestablished without the prior written consent of the Council;
  - Requirements for all lot owners to fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;
  - Details of how the common assets will be managed and maintained, including reference to any operation manuals or management plans;
  - Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council;
  - An acceptable method of management of the Incorporated Society’s future affairs, and for the raising of funds from members from time to time to adequately finance any future maintenance and renewal obligations. The Rules should identify a process for setting, collecting and enforcing the payment of levies;
  - Other [specify]
- d. All costs associated with the establishment and maintenance of the Incorporated Society must be borne by the consent holder.
- e. A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society must be provided to the Council for certification. The document(s) must evidence each of the requirements above and that the ongoing

operation, maintenance and repair obligations of this condition will be adequately provided for.

Further, to ensure that future owner(s) maintain membership of the Incorporated Society, the following must be registered as a consent notice on the record(s) of title to be issued for Lot(s) 137-147 and 151-161:

*“Lot(s) 137-147 and 151-161 are served or serviced by common asset(s), private road, stormwater collection, treatment and detention system, all lighting infrastructure located within the private road, the water main and associated fittings, landscaping, which is located within Lot 402. For so long as they are a registered proprietor of that Lot, the owners of Lot(s) 137-147 and 151-161 must be members of the established Incorporated Society that jointly owns and is responsible and liable for the ongoing operation, maintenance and repair of the common assets located within Lot 402.”*

### **Affordable Units**

154. Lots 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 161 (2 units), 162 and their associated accessway and parking spaces are deemed to form part of the affordable dwellings/units that meet the required percentage of affordable dwellings set out in the affordability criteria in the Scott Point Precinct of Auckland Unitary Plan Operative in Part. A total of 13 affordable units are to be provided

The price at which these units (both principle and accessory) may be sold must not exceed 75% of the Auckland Region Median House Price published by the Real Estate Institute New Zealand for the most recent full month of September of the year at the time of signing the statutory Declaration. Any changes to the particular affordable house allocation must be to the approval of the Council.

This condition must be registered as a consent notice on the record(s) of title to be issued for Lots 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 161, 162 to ensure that it is complied with on a continuing basis.

## **Stage 5 (Lots 163-200 (residential lots), Lot 28-34 (parking lots), Lot 403 (Commonly Owned Access Lot) within Lot 505 created under Stage 1.)**

### **Survey plan approval (s223) conditions**

#### Survey plan approval

155. The consent holder must submit a survey plan in accordance with the approved resource consent subdivision scheme plan(s) titled "14/14A SCOTT ROAD HOBSONVILL SCHEME PLAN, DWG 1-119-121", rev E, prepared by Candor3, dated 02.03.2023. The survey plan must show all lots to vest in Council (including roads, parks and land in lieu of reserves), all easements, any amalgamation conditions, required by this subdivision consent.

#### Memorandum of easements

156. The party wall, maintenance and any services and maintenance easements over parts of Lot(s) 163-200, 28-34, 403 must be included in a memorandum of easements endorsed on the survey plan and must be created, granted or reserved as necessary. The consent holder must meet the costs for the preparation, review, and registration of the easement instruments on the relevant records of title.

#### Amalgamation condition (COAL)

157. Pursuant to section 220(1)(b)(iv) of the RMA, the appropriate amalgamation condition for the COAL, Lot 403, being held by Lots 163-178, 182-200, 28-34 must be shown on the survey plan.

#### Amalgamation condition (Parking)

158. Pursuant to section 220(1)(b)(ii) of the RMA, Lot(s) 33, 34 & 178 must be endorsed on the survey plan to be held together, and one record of title must be issued to include all parcels.

159. Pursuant to section 220(1)(b)(ii) of the RMA, Lot(s) 30, 31 & 177 must be endorsed on the survey plan to be held together, and one record of title must be issued to include all parcels.

160. Pursuant to section 220(1)(b)(ii) of the RMA, Lot(s) 28 & 177 must be endorsed on the survey plan to be held together, and one record of title must be issued to include both parcels.

### **Section 224(c) compliance conditions**

161. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a suitably qualified and experienced surveyor or engineering professional that all the conditions of subdivision consent SUB60393031 have been complied with, and

identify all those conditions that have not been complied with and are subject to the following:

- a. a consent notice to be issued in relation to any conditions of this consent to which section 221 applies.
  - b. a bond, as required by conditions of this consent, to be entered into by the subdividing owner in compliance with the relevant conditions of this subdivision consent.
  - c. a completion certificate has been issued in relation to any conditions to which section 222 applies.

### Infrastructural connections

#### **Stormwater Network**

162. The consent holder must design and construct connections to the public stormwater reticulation network to (including an extension of the public stormwater reticulation network) to serve Lots 163-200 & 403 in accordance with the requirements of the stormwater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

*Advice notes:*

- *Alterations to the public stormwater reticulation network require Engineering Approval.*
- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Public drainage is to be constructed in accordance with the Stormwater Code of Practice.*
- *Stormwater utility provider is the Auckland Council Healthy Waters Department (HW).*
- *Plans approved under Resource Consent do not constitute an Engineering Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*

#### **Water Supply**

163. The consent holder must make provision for a water connection to be made to the public water reticulation network for to Lots 163-200 & 403 in accordance with the requirements of the water utility provider. Certification from a suitably qualified and experienced surveyor or engineering professional that this provision has been made must be provided when applying for a certificate under the section 224(c) of the RMA.

*Advice notes:*

- *Acceptable forms of evidence from the Utility Providers include a Certificate of Acceptance.*



- *Alterations to the public water reticulation network require Engineering Plan Approval. Additional approval is required from Watercare/ Veolia as part of the Engineering Plan Approval Process.*
- *Public water supply is required to ensure an acceptable water supply for each lot, including for fire-fighting purposes.*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *The water supply connection shall be done as per the submitted infrastructure report (i.e., Connection will be done vide the existing DN180 and DN63 watermain running along the south side of Scott Road, along the frontage of 14 / 14A Scott Road. Further, it is proposed that for the proposed residential lots that front Scott Road will saddle their DN25 lot connections onto the existing DN63 pipe)*

## **Wastewater**

164. The consent holder must design and construct connections to the public wastewater reticulation network (including an extension of the public wastewater reticulation network) to serve Lots 163-200 & 403 in accordance with the requirements of the wastewater utility provider. The consent holder must ensure that all practical steps are taken to ensure that the network design provides gravity service to all lots, or as many lots as possible. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

### *Advice notes:*

- *Acceptable forms of Evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public wastewater reticulation network require Engineering Plan Approval. Additional approval is required from Watercare/Veolia as part of the Engineering Plan Approval Process.*
- *The wastewater connection shall be done as proposed in the provided infrastructure report (i.e. As part of #10 Scott Road's development, #10 Scott Road constructed a trunk line (BWW) that would serve the multiple properties situated on the south side of Scott Road, which would allow new development*

*reticulations to discharge into the existing pump station (reference is made to previous Engineering Approvals: ENG60337054 / ENG6030158))*

- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and should not be used for the purposes of constructing public reticulation works in the absence of that approval.*

## **Utilities**

165. The consent holder must make provision for telecommunications and electricity to Lots 163-200 & 403 in accordance with the requirements of the respective utility operators. If reticulated, these utilities must be underground. Certification from the utility providers that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

Advice Note:

- *The consent holder may also provide gas servicing to the lot(s), but this is not a requirement and no proof is required at time of section 224(c). Any gas lines are required to be installed underground, or they may otherwise require a further resource consent*

## Roading and Transportation (Accessways and Vehicle Crossings)

### **Vehicle Access**

166. The consent holder must design and construct vehicle accessways (Lots 403) to serve Lots 163-178, 182-200, 28-34 in accordance with the approved plans noted in Condition 1. Certification from a suitably qualified and experienced surveyor or engineering professional that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

**Advice Note:**

- *Right of ways, Commonly Owned Access Lots and common access ways require a Common Access Way Plan Approval prior to construction. For more details refer to [Common access way approval \(aucklandcouncil.govt.nz\)](http://aucklandcouncil.govt.nz)*
- *Please contact the Council to obtain the current engineering requirements for the construction of the type of vehicle accessway proposed.*
- *Plans approved under Resource Consent do not constitute a Common Access Way/ Engineering Plan Approval and should not be used for the purposes of constructing common access ways.*
- *The consent holder is advised that the New Zealand Addressing Standard (AS/NZS 4819:2011) and the LINZ Guidelines for Addressing In-fill Developments 2019 – LINZ OP G 01245 require consideration to be given to the naming of any private roads (rights of way or Commonly Owned Access Lots / common access ways) that serve six or more lots that are being created under a subdivision consent. All road names*

*must be approved by the Council. In order to minimise disruption to construction and survey works, the consent holder is advised to take advice from their surveyor as to whether a road name will be required for any private roads and obtain any road name before [applying for a section 223 certificate](#).*

### **Vehicle Crossing**

167. The consent holder must provide new vehicle crossing(s) to serve Lot(s) Lots 163-200, 28-34, 403. The crossing(s) must be designed and formed in accordance with the requirements of Auckland Transport under the most recent version and date of Auckland Transport Code of Practice. The new crossing(s) must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing. Certification that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.

#### **Advice Note:**

- *An approval letter and completion certificate from Auckland Transport is required to be submitted to the Council as a verification that Auckland Transport has completed approval and a final vehicle crossing inspection before this condition is considered fulfilled.*
- *Works within the road reserve require prior approval from Auckland Transport. The consent holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.*
- *A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works. For more details refer to [Vehicle crossing application \(Auckland Transport\)](#)*
- *Please note that any redundant vehicle crossings are required to be reinstated as berm and/or footpath and the kerbs replaced.*

### **Lighting plans**

168. The consent holder must provide a Lighting Plan and Certification/ Specifications prepared by a qualified Lighting Engineer, to the Council. The purpose of this condition is to provide adequate lighting for the safety of people residing, working or visiting the premises and its immediate environs outside of daylight hours. The Lighting Plan must:

- include all accessible areas of the premises where movement of people are expected. Such locations include, but are not limited to all rear lanes / COALs, building frontages, the primary pedestrian accessway or any other common access areas.
- include proposed locations, lux levels and types of lighting (i.e. manufacturer's specifications once a lighting style has been determined) and any light support structures required to control timing, level of lighting, or to minimise light spill, glare, and loss of night time viewing.
- Demonstrate compliance with the relevant standards in E24.6.1 Lighting of the Auckland Unitary Plan (Operative in Part).

- Demonstrate compliance with the AS/NZS 1158 P requirements and clearly specify what P Category the lighting design will achieve. The selection criteria for the chosen lighting category should also be presented (i.e. pedestrian/cycle activity, risk of crime etc.).
- Demonstrate the vertical illuminance by means of lux contours or a similar method to assess light spill on neighbouring properties where relevant. The limits of the vertical illuminance should comply with Auckland Unitary Plan (Operative in Part) Standard E24.6.1.3.
- Include an executive summary of the above information in plain English that outlines the relevant requirements to their application and their design response to them.

The finalised design details certified by the qualified Lighting Engineer must be established prior to the development hereby consented being first occupied, and thereafter retained and maintained, to the satisfaction of the Council.

*Advice Note:*

*The purpose of this condition is to ensure that adequate lighting is provided to frequently used areas within the proposed development for the safety of users. Adequate lighting is the amount of lighting at eye level for a person with average eyesight so they can identify any potential threat approaching them from at least a 15-metre distance.*

### **Retaining Walls**

169. Prior to the release of 224c the consent holder must certify that any retaining wall(s) and ancillary and supporting structures must be entirely located within the residential lots or road and must be clear of the boundary of any existing or proposed reserve(s). A certificate from a licensed cadastral surveyor must be provided certifying the compliance with this requirement at the lodgement of the survey plan for approval.

### **Subdivision in accordance with an approved land use resource consent**

170. The subdivision of Lots 163-200, 28-34, 403, must be undertaken in accordance with the land use resource consent referenced as *BUN60393017 and LUC60393019*. To ensure that this condition is complied with on a continuing basis, the following must be registered as a consent notice on the record(s) of title to be issued for Lots 163-200, 28-34, 403;

*“This Lot has been created in accordance with approved land use resource consent BUN60393017 and LUC60393019. All development on this lot must be in accordance with the approved land use resource consent referenced as BUN60393017 and LUC60393019 (unless varied by any subsequent consent), including all its conditions. If this land use resource consent lapses prior to being given effect to, then a new land use resource consent will be required, unless the proposed use and development of the lot is otherwise able to be undertaken as a permitted activity.”*

*“The landscaping on this lot must be maintained in perpetuity in accordance with the maintenance plan approved under condition 18 of LUC60393019.”*

### **Consent notice – fencing and landscaping**

171. Any landscaping or fencing within 2m from both sides of the vehicle crossings for all lots must be limited to no more than 900mm in height above ground level or be 80% visually permeable.

This condition must be registered as a consent notice on the record(s) of title to be issued for Lots 163-200, 403 to ensure that it is complied with on a continuing basis.

### **Geotechnical Completion Report**

172. A Geotechnical Completion Report from a suitably qualified and experienced geotechnical professional to confirm that Lots 163-200 are stable and suitable for development must be provided when applying for a certificate under section 224(c) of the RMA.

Development on Lots 163-200 must be undertaken in accordance with the recommendations of this Geotechnical Completion Report.

This condition must be registered as a consent notice on the record(s) of title to be issued for Lots 163-200 to ensure that it is complied with on a continuing basis. The specific name and date of the Geotechnical Completion Report provided must be referenced in the consent notice.

### **Asset(s) owned by Incorporated Society (403)**

173. Lot(s) 163-178 and 182-200 share common asset(s), private road, stormwater collection, treatment and detention system, all lighting infrastructure located within the private road, the water main and associated fittings, landscaping, which are located within Lot(s) 402. To ensure that Lot(s) 163-178 and 182-200 remain adequately serviced, connected and maintained, an Incorporated Society must be created by the consent holder to own, and be responsible and liable for the ongoing operation, maintenance and repair of the common asset(s) within Lot 402.

The following requirements must be met in order to satisfy this condition:

- a. Ownership of the common assets must be transferred to the Incorporated Society before any Lot(s) 163-178 and 182-200 are transferred to new owners. The assets are required to remain in the ownership of the Incorporated Society, except with the prior approval of the Council.
- b. The Incorporated Society must not be disestablished without the prior written consent of the Council.
- c. The structure, functions and rules of the Incorporated Society must include provision for the following items ;
  - Requirements for all lot owners to automatically be and remain a member of the Incorporated Society for so long as they are a registered proprietor of a Lot;
  - Requirement that the Incorporated Society must not be disestablished without the prior written consent of the Council;
  - Requirements for all lot owners to fulfil the obligations of a member, as set out in the Rules of the Incorporated Society;
  - Details of how the common assets will be managed and maintained, including reference to any operation manuals or management plans;
  - Ongoing compliance with the relevant resource consent, bylaw, or other requirements of Auckland Council;
  - An acceptable method of management of the Incorporated Society's future affairs, and for the raising of funds from members from time to time to adequately finance

- any future maintenance and renewal obligations. The Rules should identify a process for setting, collecting and enforcing the payment of levies;
  - Other [specify]
- d. All costs associated with the establishment and maintenance of the Incorporated Society must be borne by the consent holder.
- e. A copy of the document(s) describing the functions, powers, duties and liabilities of the Incorporated Society must be provided to the Council for certification. The document(s) must evidence each of the requirements above and that the ongoing operation, maintenance and repair obligations of this condition will be adequately provided for.

Further, to ensure that future owner(s) maintain membership of the Incorporated Society, the following must be registered as a consent notice on the record(s) of title to be issued for Lot(s) 163-178 and 182-200:

*“Lot(s) 163-178 and 182-200 are served or serviced by common asset(s), private road, stormwater collection, treatment and detention system, all lighting infrastructure located within the private road, the water main and associated fittings, landscaping, which is located within Lot 403. For so long as they are a registered proprietor of that Lot, the owners of Lot(s) 163-178 and 182-200 must be members of the established Incorporated Society that jointly owns and is responsible and liable for the ongoing operation, maintenance and repair of the common assets located within Lot 403.”*

### **Affordable Units**

174. Lot 107 and 178 (2 units) and their associated accessway and parking spaces are deemed to form part of the affordable dwellings/units that meet the required percentage of affordable dwellings set out in the affordability criteria in the Scott Point Precinct of Auckland Unitary Plan Operative in Part. A total of three affordable units are to be provided.

The price at which these units (both principle and accessory) may be sold must not exceed 75% of the Auckland Region Median House Price published by the Real Estate Institute New Zealand for the most recent full month of September of the year at the time of signing the statutory Declaration. Any changes to the particular affordable house allocation must be to the approval of the Council.

This condition must be registered as a consent notice on the record(s) of title to be issued for Lots 177 and 178 to ensure that it is complied with on a continuing basis.

### **Advice notes**

1. Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.
2. For more information on the resource consent process with Auckland Council see the council's website: [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz). General information on resource consents, including making an application to vary or cancel consent

conditions can be found on the Ministry for the Environment's website:

[www.mfe.govt.nz](http://www.mfe.govt.nz).

3. *If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*
4. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
5. *Permanent traffic and parking controls (Road markings, No Stopping At All Times lines and signage posts etc) are subject to a Resolution approval from Auckland Transport. Changes to traffic / parking controls on the road reserve will require Auckland Transport Traffic Control Committee (TCC) resolutions. The resolutions, prepared by a qualified traffic engineer, will need to be approved so that the changes to the road reserve can be legally implemented and enforced. The resolution process requires external consultation to be undertaken in accordance with Auckland Transport's standard procedures. It is the responsibility of the consent holder to prepare and submit a permanent Traffic and Parking Changes report to Auckland Transport Traffic Control Committee (TCC) for review and approval. No changes to the traffic and parking controls will be allowed before the resolution is approved by the Auckland Transport Traffic Control Committee (TCC). All costs shall be borne by the consent holder. Application details and can be found from the following Auckland Transport website link: <https://at.govt.nz/about-us/working-with-at/traffic-and-parking-controls>*
6. *A copy of the Resolution from the Traffic Control Committee shall be submitted to the Council prior to the commencement of the activity provided for by this consent approval.*
7. *Encroachment licences are required for any private retaining walls or works within the road corridor. The licence process is managed by Auckland Transport as the road controlling authority. If the consent holder proposes to undertake works which would require a licence, they will need to apply for approval and complete the Road Encroachment Licences Application Form. All applications are dealt with on a case-by-case basis and needs to be in line with the requirements in Road Encroachment Guidelines. Download the Guidelines for Road Encroachment Licences (PDF 45KB).*
8. *As noted on the application form the owner will be required to pay all costs and disbursements associated with the application and provide detailed plans of the proposed encroachment. The application fees are set out on the AT website <https://at.govt.nz/about-us/working-on-the-road/road-processes-for-property-owners/road-encroachment-licences-or-leases/> which include Auckland Transport*

*staff time for processing the application. Additionally, the owner will need to cover all legal fees related to preparing the licence and registration of the encumbrance against the Owners' Record of Title to the adjoining land. Some encroachment use also attracts an ongoing rental as noted in the guidelines.*

9. *It will be the responsibility of the consent holder to determine the presence of any underground services that may be affected by the applicants work in the road reserve. Should any services exist, the applicant shall contact the owners of those and agree on the service owners' future access for maintenance and upgrades. Services information may be obtained from <https://www.beforeudig.co.nz/>.*
10. *All work in the road reserve shall be carried out in accordance with the general requirements of The National Code of Practice for Utility Operators' Access to Transport Corridors <http://nzuag.org.nz/national-code/ApprovedNationalCodeFeb13.pdf> and Auckland Transport Design Manual <https://at.govt.nz/about-us/manuals-guidelines/transport-design-manual/>*
11. *Prior to carrying out any work in the road corridor, the consent holder shall submit to Auckland Transport a Corridor Access Request (CAR) and temporary traffic management plan (TMP), the latter prepared by an NZ Transport Agency qualified person and work shall not commence until such time as the applicant has approval in the form of a Works Access Permit (WAP). The application may be made at <https://at.govt.nz/about-us/working-on-the-road/corridor-access-requests/apply-for-a-car/> and 15 working days should be allowed for approval.*

**Delegated decision maker:**

Name: Brogan McQuoid

Title: Team Leader, Resource Consents

Signed:

*B.S. McQuoid*

Date:



## Resource Consent Notice of Works Starting

Please email this form to [monitoring@aucklandcouncil.govt.nz](mailto:monitoring@aucklandcouncil.govt.nz) at least 5 days prior to work starting on your development or post it to the address at the bottom of the page.

<b>Site address:</b>				
<b>AREA (please tick the box)</b>	<b>Auckland CBD</b> <input type="checkbox"/>	<b>Auckland Isthmus</b> <input type="checkbox"/>	<b>Hauraki Gulf Islands</b> <input type="checkbox"/>	<b>Waitakere</b> <input type="checkbox"/>
<b>Manukau</b> <input type="checkbox"/>	<b>Rodney</b> <input type="checkbox"/>	<b>North Shore</b> <input type="checkbox"/>	<b>Papakura</b> <input type="checkbox"/>	<b>Franklin</b> <input type="checkbox"/>
<b>Resource consent number:</b>			<b>Associated building consent:</b>	
<b>Expected start date of work:</b>			<b>Expected duration of work:</b>	

Primary contact	Name	Mobile / Landline	Address	Email address
Owner				
Project manager				
Builder				
Earthmover				
Arborist				
Other (specify)				

<b>Signature:</b> Owner / Project Manager (indicate which)	<b>Date:</b>
------------------------------------------------------------	--------------

Once you have been contacted by the Monitoring Officer, all correspondence should be sent directly to them.

### SAVE \$\$\$ minimise monitoring costs!

The council will review your property for start of works every three months from the date of issue of the resource consent and charge for the time spent. You can contact your Resource Consent Monitoring Officer on 09 301 0101 or via [monitoring@aucklandcouncil.govt.nz](mailto:monitoring@aucklandcouncil.govt.nz) to discuss a likely timetable of works before the inspection is carried out and to avoid incurring this cost.