

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



## Discretionary activity for a subdivision consent

|                            |                                                                                                                        |
|----------------------------|------------------------------------------------------------------------------------------------------------------------|
| <b>Application number:</b> | BUN60437609 (Council Reference)<br>SUB60437650 (s11 subdivision consent)<br>LUC60437651 (s9 land use consent)          |
| <b>Applicant:</b>          | Hugh Green Limited                                                                                                     |
| <b>Site address:</b>       | 1 Dunlop Road, Massey                                                                                                  |
| <b>Legal description:</b>  | Parent site: Lot 1, 4 DP 537938<br>Subject portion: 'Lot 109', to be created by way of subdivision consent BUN60376072 |

### Proposal:

To authorise a vacant lot subdivision of Lot 109, creating six lots ranging from 338m<sup>2</sup> to 368m<sup>2</sup>, and allowance for vehicle crossings for each site from Road 4 (Whakanoho Road) to be constructed after completion of the proposed subdivision.

Resource consent is required for the following reasons:

## Subdivision consent (s11) – SUB60437650

### Auckland Unitary Plan (Operative in part)

#### *Subdivision – Urban*

- The proposal involves the creation of six vacant lots, ranging in size from 338m<sup>2</sup> to 368m<sup>2</sup>, over an area of 2,106m<sup>2</sup>, where the lot being subdivided is not currently serviced. All subdivision activities that cannot comply with the servicing requirements in Standard E38.6 require consideration as a *Discretionary Activity* pursuant to Rule E38.4.2(A12).<sup>3</sup>

## Land use consent (s9) – LUC60437651

### Auckland Unitary Plan (Operative in part)

#### *Transport*

- The proposed subdivision involves the construction and use of vehicle crossings<sup>4</sup> where a Vehicle Access Restriction will apply under Standard E27.6.4.1(3)(a). Three vehicle crossings

<sup>3</sup> The applicant initially applied for this as a restricted discretionary activity; however, as the water supply to the underlying subdivision is yet to be completed, the application site is not fully serviced.

<sup>4</sup> The applicant does not propose to construct the crossing prior to completing s224c for the subdivision and has offered conditions in this regard.

(for Lots 4 - 6) will be within 10m of the intersection of two roads (Whakanoho Road and Road 5), which are to be constructed as part of BUN60376072. This requires consideration as a *Restricted Discretionary Activity* pursuant to Rule E27.4.1(A5).

- The proposed subdivision involves the formation of vehicle crossings for each of the six lots where two (Lots 4 - 6) will be subject to a Vehicle Access Restriction (within 10m of a road intersection) and where on-site reverse manoeuvring is not anticipated to be provided. For Lots 4 – 6, this requires consideration as a *Restricted Discretionary Activity* pursuant to Rule E27.4.1(A2).

The reasons for consent are considered together as a discretionary activity overall.

## Decision

I have read the application, supporting documents, and the report and recommendations on the application for resource consent. 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, 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 avoided, remedied, or mitigated as:
  - a. The six lots will be connected to and supported by three waters infrastructure that is being completed as part of the underlying subdivision (BUN60437609). This infrastructure will ensure there is adequate capacity to accommodate the development anticipated by the six lots, while specific conditions will ensure that future development on the six lots achieves compliance with the Red Hills Network Discharge Consent.
  - b. The roading network surrounding, and supporting, the six lots is also being completed as part of the underlying subdivision and given the localised nature of these roads, are anticipated to have low traffic volumes that can safely accommodate the anticipated vehicle movements and use of the road for reverse manoeuvring. Ongoing provision of adequate sightlines for each crossing will be secured through enduring consent notice requirements.
  - c. Adverse natural hazard effects, and flooding effects specifically, will be avoided and mitigated, respectively, through the land contouring to be completed as part of the underlying subdivision, and through ensuring future residential use of the six lots achieves compliance with minimum freeboard requirements.
  - d. In terms of positive effects, the creation of six vacant lots will enable this part of the Rua Hills neighbourhood to develop in an efficient and effective manner and deliver on a range of residential living opportunities in a well-connected urban extension.

- e. 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 following is noted:
- a. The proposal is consistent with the relevant objectives, policies and assessment criteria of the Unitary Plan in relation to E27 Transport, E36 Natural hazards and flooding, E38 Subdivision – urban, H5 Residential – Mixed Housing Urban Zone; and the I610 Redhills Precinct Plan of the Unitary Plan.
  - b. In addition to the matters identified at point a above, the works are complementary to and supportive of the realisation of Redhills as a high-quality residential environment with stormwater management outcomes that are integrated with enhanced stream and riparian environments. The subdivision will create six vacant lots that will be of a regular size and shape that provides flexibility around future residential uses and in a manner that will be safely accommodated by the surrounding roading network and three waters infrastructure, both of which will be created through the completion of the underlying subdivision.
- Ongoing conditions of consent will ensure that stormwater management, natural hazard management and vehicle access/egress are undertaken without detriment to the wider environment and nearby uses. Finally, the subdivision will contribute to the achieving of the outcomes of the Redhills Precinct.
3. In accordance with an assessment under s104(1)(c) of the RMA, no other matters have been identified as relevant.
4. In terms of s106 of the RMA, the proposal does not provide certain circumstances to refuse the subdivision consent. The application site is to be created out of the underlying subdivision and conditions of consent will ensure that the application site is capable of further subdivision and not subject to any unmanaged geotechnical issues and create or exacerbate any subsidence, stability or erosion risks. Finally, sufficient provision has been made for legal and physical access to each lot created by the subdivision.
5. In the context of this discretionary activity subdivision application, where the relevant objectives and policies and other relevant provisions in 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.
6. Overall, the proposal is concluded to be acceptable subject to the conditions of consent and consistency with the relevant objectives, policies and assessment criteria has been achieved, such that consent should be granted.

## 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 6 residential lot subdivision must be as described in the application form and assessment of environmental effects prepared by CivilPlan Consultants Limited dated September 2024 and must be carried out in accordance with the plans and information detailed below, and all referenced by the council as consent SUB60437650 and LUC60437651 of BUN60437609 .

| Report title and reference                              | Author                             | Dated             |
|---------------------------------------------------------|------------------------------------|-------------------|
| Traffic Report – Raphoe Subdivision, Lot 109, Red Hills | Commute Transportation Consultants | 13 September 2024 |

| Drawing title and reference                                                      | Author                        | Rev | Dated    |
|----------------------------------------------------------------------------------|-------------------------------|-----|----------|
| Subdivision Plan of Lot 109 Stage 5, Drawing No. 100-1                           | CivilPlan Consultants Limited | C1  | 10.09.24 |
| Lot 109 Overland Flow Sections                                                   | CivilPlan Consultants Limited | C2  | 15.11.24 |
| Specification Notes Sheet 1 of 3, Drawing No. 2110707-11-002                     | Harrison Grierson             | B   | 20.06.24 |
| Specification Notes Sheet 2 of 3, Drawing No. 2110707-11-003                     | Harrison Grierson             | B   | 20.06.24 |
| Specification Notes Sheet 2 of 3, Drawing No. 2110707-11-004                     | Harrison Grierson             | B   | 20.06.24 |
| Roading Layout, Drawing No. 2110707-11-301                                       | Harrison Grierson             | D   | 03.09.24 |
| Stormwater Layout Plan, Drawing No. 2110707-11-401                               | Harrison Grierson             | D   | 27.08.24 |
| Stormwater Longsections Sheet 1 of 2, Drawing No. 2110707-11-430                 | Harrison Grierson             | D   | 20.08.24 |
| Stormwater Longsections Sheet 2 of 2, Drawing No. 2110707-11-431                 | Harrison Grierson             | C   | 21.06.24 |
| Wastewater Longsections, Drawing No. 2110707-11-450                              | Harrison Grierson             | A   | 20.08.24 |
| 100-Year Overland Flowpath Overall Layout Plan, Drawing No. 2110707-11-465       | Harrison Grierson             | C   | 21.06.24 |
| 100-Year Overland Flowpath Overall Layout Plan, Drawing No. 2110707-11-466       | Harrison Grierson             | C   | 21.06.24 |
| Watermain Layout Plan, Drawing No. 2110707-11-551                                | Harrison Grierson             | D   | 20.08.24 |
| Typical Common Services Trench Details, Sheet 1 of 2, Drawing No. 2110707-11-700 | Harrison Grierson             | C   | 21.06.24 |

|                                                                                                                            |                   |   |            |
|----------------------------------------------------------------------------------------------------------------------------|-------------------|---|------------|
| Typical Common Services Trench Details,<br>Sheet 2 of 2, Drawing No. 2110707-11-701                                        | Harrison Grierson | A | 21.06.24   |
| 80 Fred Taylor Drive Massey<br>EPA:ENG60326494 As-Built Survey:<br>Wastewater Drainage – Overview, Drawing<br>No. AB11/001 | Earthco Civil     |   | 28.09.2020 |
| 80 Fred Taylor Drive Massey<br>EPA:ENG60326494 As-Built Survey:<br>Wastewater Drainage – Overview, Drawing<br>No. AB11/002 | Earthco Civil     |   | 28.09.2020 |
| 80 Fred Taylor Drive Massey<br>EPA:ENG60326494 As-Built Survey:<br>Wastewater Drainage – Overview, Drawing<br>No. AB11/003 | Earthco Civil     |   | 28.09.2020 |

| Other additional information                                                                                                            | Author     | Dated            |
|-----------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|
| Letter entitled “Subject: Response to Request for Further Information – BUN60437609– 1 Dunlop Road, Massey, CivilPlan Project No: 1845” | CivilPlan  | 22 October 2024  |
| Overland Flow Path Capacity Calculation (Mannings Flow) A-A                                                                             | CivilPlan  | April 2022       |
| Email entitled “RE: BUN60437609 - 1 Dunlop Road Massey - Lot 109 - RFI Response”                                                        | Emma Bayly | 26 November 2024 |

#### 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 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 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.*
  - *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 unless:
    - a. A survey plan is submitted to council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or
    - b. An application under section 125 of the RMA is made to the council before the consent lapses (five years) to extend the period after which the consent lapses and the council grants an extension.

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

3. The consent holder must submit a survey plan in accordance with the approved resource consent subdivision scheme plan(s) titled 'Subdivision Plan of Lot 109 Stage 5', Drawing No. 100-1, prepared by CivilPlan Consultants, dated 10 September 2024. The survey plan must show all lots to vest or dedicate to Council (including roads, parks and reserves), all easements, required by this subdivision consent.

### **Vehicle Crossing Conditions**

4. Vehicle crossings for proposed Lots 4, 5, and 6 may be constructed within 10 m of the adjacent road intersection, subject to the following:
  - a. The vehicle crossing must only serve one dwelling;
  - b. The vehicle crossing must be no greater than 3m in width at the site boundary; and
  - c. Further to the rules that apply to the site under the Auckland Unitary Plan (or a succeeding district plan), any fences within 2.5m of the road boundary and within 2m of the vehicle crossing must not exceed a height of 900mm.
5. Where compliance with condition 4 is achieved, development on proposed Lots 4, 5, and 6 are not required to provide on-site reverse manoeuvring space.

### **Section 224(c) compliance conditions**

6. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of

subdivision consent SUB60437650 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

### **Geotechnical Reports**

7. A Geotechnical Completion Report (GCR) from experienced geo-professional is required for the underlying bulk earthworks within parent Lot 109 to confirm that proposed Lots 1 to 6 stable and suitable for development must be provided when applying for a certificate under section 224(c) of the RMA.
8. Development on Lots 1 to 6 must be undertaken in accordance with the recommendations of this Geotechnical Completion Report.

#### **Advice note:**

*The preceding paragraph must be registered as a consent notice on the record(s) of title to be issued for Lots 1 to 6 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.*

### **Wastewater Reticulation**

#### **Connection to Public Network**

9. The consent holder must design and construct public wastewater reticulation and connections to the public wastewater reticulation network to serve Lots 1 to 6 in accordance with the requirements of the wastewater utility 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 will be Engineering Approval Completion Certificate (EACC).*
- *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.*

### **Water Reticulation**

#### **Connection to Public Network**

10. The consent holder must install water reticulation, water fittings, fire-hydrant and provide water connection to the public water reticulation network to serve Lots 1 to 6 in accordance with the requirements of the water utility provider. This will require the trunk watermain through 88 Fred Taylor Drive to be complete and operational. Certification from the utility provider that works have been satisfactorily undertaken and confirmation that the

development can have water supply must be provided when applying for a certificate under the section 224(c) of the RMA.

**Advice Note:**

- *The trunk watermain through 88 Fred Taylor Drive (along the Green Road / Tarapuka Road alignment), will need to be complete and operational in order to complete the trunk main connection between the subject site and the bulk supply point in Fred Taylor Drive to provide suitable water supply to this development and to satisfy condition 10.*
- *Acceptable forms of Evidence will be Engineering Approval Completion Certificate (EACC).*
- *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 Plan Approval and **should not be used** for the purposes of constructing public reticulation works in the absence of that approval.*

**Stormwater Reticulation**

**Connection to Public Network**

11. The consent holder must design and construct public stormwater reticulation and connections to the public stormwater reticulation network to serve Lots 1 to 6 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 Note:**

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Stormwater utility provider is the Auckland Council Healthy Waters Department.*
- *Public connections are to be constructed in accordance with the Stormwater Code of Practice.*
- *Alterations to the public stormwater reticulation network require Engineering Plan Approval.*
- *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.*

**Single ownership of asset**

12. Future buildings on Lots 1 to 6 will require providing stormwater management device for providing 95<sup>th</sup> percentile rainfall depth hydrology mitigation including both retention and detention volumes. Retention volume equivalent of 5mm rainfall depth times impervious area must be re-used onsite by non-potable use (laundry or toilet flushing). The owners of



Lots 1 to 6 are responsible and liable for the ongoing operation, maintenance and repair of the stormwater management device located within their individual site.

#### **Minimum finished floor levels**

13. Lots 1 to 6 are subject to roadside 1 in 100-year overland flow. To avoid water ingress into the buildings from the road via vehicle crossing, the consent holder is required to establish buildings on Lot 1 to 6 at least 500mm above the 1% AEP flood water depth within road corridor considering 3.8°C climate change. A Licensed Cadastral Surveyor certified 1% AEP (with 3.8°C climate change) overland flow path as-built plan must be provided showing flow path alignment, cross-sections, 1% AEP flood water depth, minimum finished floor levels with freeboard. All levels must be in terms of NZVD 2016 Datum.

#### **Consent Notice – Engineering**

14. Pursuant to Section 221 of RMA, a consent notice on the records of title to be issued on Lots 1 to 6 to ensure that it is complied with on a continuing basis.
  - a) Future development on Lots 1 to 6 must be undertaken in accordance with the recommendations of the Geotechnical Completion Report required under condition 7. Further conditions might be registered on the titles as consent notice upon review of the Geotechnical Completion Report.
  - b) Future buildings on Lots 1 to 6 will require providing stormwater management device for providing 95th percentile rainfall depth hydrology mitigation including both retention and detention volumes. Retention volume equivalent of 5mm rainfall depth times impervious area must be re-used onsite by non-potable use (laundry or toilet flushing). The owners of Lots 1 to 6 are responsible and liable for the ongoing operation, maintenance and repair of the stormwater management device located within their individual site.
  - c) Lots 1 to 6 are subject to roadside 1 in 100-year overland flow. To avoid water ingress into the buildings from the road via vehicle crossing, the consent holder is required to establish buildings on Lot 1 to 6 at least 500mm above the 1% AEP flood water depth within road corridor considering 3.8°C climate change.

#### **Consent Notice – Vehicle Crossings**

15. A consent notice shall be registered with the Registrar-General of Land against the Records of Title of Lots 4, 5, and 6, pursuant to section 221 of the Resource Management Act 1991, recording the following condition, which shall be complied with on a continuing basis, all at no cost to Council:

The construction and/or use of vehicle crossings for Lots 4, 5, and 6 that are within 10 m of an intersection must comply with condition 4 of resource consent BUN60437609, unless another resource consent authorises this activity.

Condition 4 of resource consent BUN60437609 requires that:

- a) The vehicle crossing must only serve one dwelling;
- b) The vehicle crossing must be no greater than 3m in width at the site boundary; and

- c) Further to the rules that apply to the site under the Auckland Unitary Plan (or a succeeding district plan), any fences within 2.5m of the road boundary and within 2m of the vehicle crossing must not exceed a height of 900mm).

Condition 5 of resource consent BUN60437609 specifies that, when compliance with condition 4 is achieved, on-site reverse manoeuvring space is not required to be provided.

## 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.

## Delegated decision maker:

Name: Russell Butchers

Title: Principal Project lead – Planning, Resource Consents

Signed:



Date: 27 March 2025

S133A reissue on 27 March 2025 due to an error in the wording of conditions 10 and 11.

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



Non-complying activity

## 1. Application description

|                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Application numbers:                             | BUN60438703 (Council Reference)<br>LUC60438705 (s9 land use consent)<br>SUB60438704 (s11 subdivision consent)<br>VCN70026893 (consent notice variation)                                                                                                                                                                                                                                                                                                                                                                                                  |
| Applicant:                                       | Hugh Green Limited                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Site address:                                    | 78 Fred Taylor Drive, Massey (formerly known as 1 Dunlop Road)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Legal description:                               | Lot 5002 DP 590200                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Site area:                                       | 19.96 hectares                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Auckland Unitary Plan (Operative in part)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Zoning:                                          | Residential - Terrace Housing and Apartment Building Zone<br>Residential - Mixed Housing Urban Zone                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Precinct:                                        | Redhills Precinct                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Overlays:                                        | Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Kumeu Waitemata Aquifer                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Controls:                                        | Macroinvertebrate Community Index – Exotic<br>Macroinvertebrate Community Index – Rural<br>Macroinvertebrate Community Index - Urban                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Special features                                 | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Designations:                                    | Designations - 4669, Primary School, Arohanui Special School, Northern Health School and ECE, Designations, Minister of Education – does not affect site subject to this application<br>Designations - 1483, The construction, operation and maintenance of a transport corridor (Redhills East-West Arterial Transport Corridor – Dunlop Road), Designations, Auckland Transport<br>Designations - Airspace Restriction Designations - ID 4311, Defence purposes - protection of approach and departure paths (Whenuapai Air Base), Minister of Defence |

## 2. Locality Plan



**Figure 1:** Aerial Photograph detailing location of application site  
Source: Auckland Council Geomaps (2025)

## 3. The proposal, site and locality description

### Proposal

This application seeks consent to authorise subdivision of Stages 5 and 8A of the Rua Hills development (Lots 107, 108 and 110 authorised under BUN60376072). The applicant's Assessment of Environmental Effects (**AEE**) sets out in detail the proposal on pages 7-15 and is not repeated here; however, the following are the key components:

- The vacant lot subdivision of previously approved Lots 107, 108 and 110 creating in total 165 individual residential sites. Initially five superlots were proposed, but in changes made after lodgement, those superlots have been made into individual lots, and therefore the number of individual lots increased from 125 to 165.
- The creation of four local roads, pedestrian paths and bridges, cycleways, drainage reserves and an esplanade reserve;
- Infrastructure and servicing for the development;
- Stormwater management via bio-retention swales, devices and detention tanks;
- Allowance is made for vehicle crossings for each site to be constructed after completion of the proposed subdivision, with consent sought for those lots that will be located with vehicle access restrictions.

Since the lodgement of the application, adjustment was made to formally apply for extra earthworks on the site beyond what had previously been approved through bulk earthworks consents approved for the site.

The applicant identified the need to cancel two consent notice conditions required by BUN60376072:

- Condition 48: as a through site access is to be provided by a proposed JOAL 609; and
- Condition 56: As it will be replaced for further versions under this application.

They currently read as follows:

*Condition 48 – Urban Design:*

*Pursuant to Section 221 a Consent Notice is required on Lots 106, 110 and 111, that requires at the time of subdivision and / or development of Lots 106, 110 and 111 public through-block access from the adjacent road to the adjacent stream must be provided for pedestrians and cyclists. This should include at least one through-block access per site and must be designed to provide safe and legible public access.*

*Condition 56 – Reserve Boundary Treatment*

*Any facing, hedging or planting along boundaries or within 2 metres of boundaries of Lots 201, 202, 203, 204, 205, 206, 207, 208, 209 and 210 must be either low height (1.2m) or at least 50% visually permeable (max height 1.8m) and must be finished in a dark/visually recessive colour. Landscape planting may be implemented on either side of the fence and must be maintained to ensure 50% visual permeability where over 1.2m in height. The council is exempt from sharing costs. A consent notice will be required to be registered on Lots 101, 106, 107, 108, 110 and 111. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.*

The applicant has sought that the conditions be cancelled given that what is proposed by this current application will effectively overtake the requirements set out in the consent notices. In particular Condition 56 is offered to be replaced with another condition applying to certain individual lots where a combination of retaining and fencing is proposed.

## Site and surrounding environment description

David Clouston of CivilPlan Consultants Limited has provided a description of the subject site on pages 3 - 4 of the AEE entitled: *Rua Hills: Stage 5 & 8A Subdivision Application at 1 Dunlop Road, Massey* dated December 2025 (being an update version of the AEE lodged in October 2024).

Having undertaken a site visit as part of other consenting on 21 August 2024, and then again on 4 December 2025, I concur with that description of the proposal and the site and note the applicant's commentary to be accurate for the time at which the application was lodged. The applicant has continued to progress establishing the land in accordance with its approved consents, with roading now more completed and works underway for the establishment of the local school.

## 4. Background

### Post Lodgement Changes

As noted above, changes have occurred to the proposal since lodgement. Principal amongst those has been the removal of balance lots, and instead proposing individual residential lots throughout the three underlying lots of 107, 108 and 110.



Other changes have occurred in response to queries raised through questions from Council, with adjustments to proposed levels to address earthworks, flooding and urban design/landscape queries, primarily in instances where lots were to adjoin esplanade/riparian areas, with the changes seeking to address the concerns raised by Council specialists. Of note, there were adjustments to proposed ground levels through some lots that are adjacent to esplanade reserves where retaining walls were proposed. The ground level adjustments have meant that the extent and height of retaining has been reduced since lodgement.

### **Specialist Input**

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

- Irshaad Chawdhary – Development Engineering
- James Hendra – Consultant Parks Planner
- Sam Shumane – Traffic Engineer
- Siva Jegadeeswaran – Development Planner, Auckland Transport
- David Ferrari – Landscape Architecture
- Chris Butler – Urban Design

## **5. Reasons for the application**

Land use consent (s9) – LUC60438705

Auckland Unitary Plan (Operative in part)

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

*H5 Residential - Mixed Housing Urban*

- The proposal includes the construction of a series of retaining walls. Standard H5.6.8 requires a side/rear yard setback of 1.0m, which will be infringed as the retaining walls within Lots 67-68, 114-115, 121-122, and 132-136 will be built to the boundary adjoining the NS14 drainage reserve, therefore infringing the Standard by 1.0m. This requires consideration as a *Restricted Discretionary Activity* pursuant to Rule C1.9(2).
- The proposal includes construction of a series of retaining walls where fencing will be constructed on top of the retaining walls. Standard H5.6.15 requires that the combined height of such structures be permitted to a height of 2.0m. The proposal will infringe for the following retaining walls:
  - Retaining wall 2 which is to be situated in Lots 67 and 68, where the combined retaining and fencing will have a maximum height of 2.6m, infringing the by a maximum of 0.6m tapering over a distance of 5.5m.
  - Retaining Wall 5 on Lot 114 will have a combined maximum height of 2.25m, infringing by a maximum height of 0.25m where it adjoins the southern side boundary tapering to comply over a distance of approximately 3m.
  - Retaining Wall 5 on Lot 114 will also have a combined maximum height of 2.16m infringing by 0.16m where it adjoins the western side boundary tapering to comply over a distance of approximately 1m.

This requires consideration as a *Restricted Discretionary Activity* pursuant to Rule C1.9(2).

### *E12 Land Disturbance – District*

- The proposal involves general earthworks where the proposed earthworks affect an area of land greater than 2,500m<sup>2</sup> (with 8,550m<sup>2</sup> proposed), and a volume of material greater than 2,500m<sup>3</sup> (with cut of 200m<sup>3</sup>, fill of 500m<sup>3</sup> proposed). This requires consideration as a *Restricted Discretionary Activity* pursuant to Rules E12.4.1 (A6) and E12.4.1(A10).
- Earthworks are proposed within the 1% AEP floodplain that will raise ground levels by more than 300mm, consisting of fill of more than 10m<sup>3</sup> per Standard E12.6.2(11), as the Earthworks within the 1% AEP floodplain will consist of 425m<sup>3</sup> of fill. This requires consideration as a *Restricted Discretionary Activity* pursuant to Rule C1.9(2).

### *E27 Transport*

- The proposal includes consent for the construction and use of vehicle crossings where a vehicle access restriction applies under Rule E27.6.4.1(3)(a). The proposed vehicle crossings are within 10m of an intersection are:
  - Lot 34 - 9 m from Road 01/ Road 04 intersection.
  - Lot 45 - 4 m from Road 01 loop road intersection.
  - Lot 46 - within the Road 01 loop road intersection.
  - Lot 47 - 1 m from Road 01 loop road intersection.
  - Lot 48 - 8 m from Road 01 loop road intersection.
  - Lot 75 - 9 m from Road 02 loop road intersection.This requires consideration as a *Restricted Discretionary Activity* pursuant to Rule E27.4.1(A5).

## **Plan Change 79**

### *E27 Transport*

- The proposal provides access that does not comply with the following access standards:
  - Standard E27.6.4.3(1)(c), as JOALs 600, 601, 603 and 604 have lengths exceeding 30m and do not provide a speed management measure within 10m of the road boundary.
  - Standard E27.6.6.1.(1)(T156B), as a 1.4m minimum formed primary pedestrian access width and vertical separation where adjacent to vehicles access is not provided. A shared vehicle/pedestrian access for JOALs 600, 601, 602, and 603 is proposed.

This requires consideration as a *Restricted Discretionary Activity* pursuant to Rule E27.4.1(A2)

## **Plan Change 120**

### *E36 Natural Hazards and flooding*

- The proposal includes structures and buildings (including retaining walls) within in the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas, with the structures in the floodplain areas to provide for pedestrian bridges. This requires consideration as a *Restricted Discretionary Activity*, pursuant to E36.4.1A (A98).
- The proposal includes the construction of pedestrian bridges and associated structures that will traverse overland flowpaths within the stream corridors. This requires consent as a *Restricted Discretionary Activity* pursuant to E36.4.1A (A101) for any buildings or structures located within an overland flow path with a catchment greater than 4,000m<sup>2</sup>.

*Note: Information was supplied by the applicant which allowed a determination to be made that the proposal was a permitted activity in respect of landslide matters under Chapter E36.*

## Subdivision consent (s11) – SUB60438704

### Auckland Unitary Plan (Operative in part)

#### *Subdivision – Urban*

- The proposal includes the subdivision of land establishing an esplanade reserve. This requires consideration as a *Restricted Discretionary Activity* pursuant to Rule E38.4.1(A8).
- The proposal includes the subdivision of land within the 1% AEP floodplain. This requires consideration as a *Restricted Discretionary Activity* pursuant to Rule E38.4.1(A11).
- The proposal is for a subdivision listed in Activity Tables E38.4.1 and E38.4.2, but that does not meet the standards in E38.6 General standards for subdivision. The proposed subdivision does not comply with E38.6.2, as vehicle crossings (formed access) will not be provided at the time of subdivision for the vacant allotments. This requires consideration as a *Discretionary Activity*, pursuant to Rules E38.4.1(A12) and E38.4.2(A30).
- The proposal is for creating vacant sites by subdivision involving parent sites of 1 ha or greater and not complying with Standard E38.8.3.1(6) as the number of rear sites proposed exceeds 5% of the total number of vacant sites proposed. 34 out of 125 sites are rear sites equating to 27%. This requires consideration as a *Non-Complying Activity* pursuant to Rule E38.4.2(A19).

#### *Redhills Precinct*

- The proposal is for subdivision in respect of E38.4.1(A7), E38.4.1(A8) and E38.4.1(A11) but that does not comply with the following applicable Redhills Precinct subdivision standards.
  - Standard I610.6.4.1.(1), as Riparian margins must be planted either side of the banks of an intermittent stream to a minimum width of 10m measures from the bank of the stream, or from the centreline of the stream. The proposed riparian margins are less than 10m in some areas.
  - Standard I610.4.2(1)(c), for Local Roads as:
    - The carriageway width (excluding parking) of Roads 1, 2 and 3 is proposed to be 6.4m and footpath width 2m, rather than the 5.8 m and 1.8m widths respectively specified by Table I610.6.4.2.1.
    - The carriageway width (excluding parking) of Road 4 is proposed to be 6m, rather than the 5.8m width specified by Table I610.6.4.2.1.
    - The legal width of the reserve edge lengths of Roads 1, 2 and 3 is 11.85m, rather than the 14m legal width specified by Table I610.6.4.2.1.

These require consideration as a *Restricted Discretionary Activity* pursuant to Rule C1.9(2).

## Consent notice cancellation (s221) – VCN70026823

Pursuant to s87B in accordance with Section 221 of the RMA, the application requires a **discretionary activity** consent to delete conditions 48 and 56 of Consent Notice 13180063.4.



## 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 effects of the proposed resource consents will overlap and thus they are considered together as a non-complying activity overall.

For the purposes of the s95 recommendation, as the implementation of one resource consent will affect the other, the land use and subdivision components of the application will be bundled. As such, the notification decision is considered as a discretionary activity overall.

For the purposes of the s104 decision, the decision is considered sequentially, with a decision on the land use consent first under s9 of the RMA, and then the subdivision consent under s11 of the RMA in light of the approved resource consent, and the consent notice variation to follow that sequentially. As such, the application decisions are overall considered as follows:

1. Land use (s9): restricted discretionary activity
2. Subdivision (s11): non-complying activity
3. S221 variation: discretionary activity.

## 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 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 activities 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                                         |                                                                                    |
|-------------------------------------------------|------------------------------------------------------------------------------------|
| 2 & 4 Spring Garden Avenue, Massey              | 35, 37, 39, 41, 43, 45, 47 & 49 Greenway Lane, Westgate                            |
| 21 Rua Hills Parade, Westgate                   | Whare Lane, Westgate (access lot)                                                  |
| 100 Rua Hills Parade, Westgate                  | 27, 29, 31, 33, & 35 Porowha Road                                                  |
| 120 Rua Hills Parade, Westgate                  | 23, 25, 27, 29, & 34 Houhora Street                                                |
| 1 Dunlop Road, Massey                           | 34 Tarapuka Road, Westgate                                                         |
| 101 Dunlop Road, Massey                         | 82 – 106 (even numbered only) Tarapuka Road, Westgate                              |
| 31 & 31A Stockyards Drive, Massey               | 100 Kerepi Street, Westgate                                                        |
| 122 Henwood Road, Taupaki                       | 101 Kerepi Street, Westgate                                                        |
| 40 Tahetoka Street, Westgate                    | 103 Waekahu Road, Westgate                                                         |
| 1/55 Tahetoka Street, Westgate                  | 104 Waekahu Road, Westgate                                                         |
| 2/55 Tahetoka Street, Westgate                  | 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, and 38 Berba Lane |
| 2, 4, 6, 8, 10, 12, 14, 16 Jashi Lane, Westgate | Lot 505 DP 523160 (open space at end of Berba Lane)                                |
| 17 Greenway Lane, Westgate                      |                                                                                    |



**Figure 2:** Location of land assessed to be 'adjacent' (red stars are indicative)  
**Source:** Auckland Council GIS

## 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 permitted baseline is considered the following below:

- E12.4.1.(A3) and (A7) of the AUP for earthworks up to 250m<sup>3</sup> and 500m<sup>2</sup>.
- E27.6 for access meeting permitted standards.
- E27.6 for new subdivision that does not exceed 100 dwellings.
- I610 Redhills Precinct for movement network standards for roads.
- Subdivision of a site requires resource consent and therefore the permitted baseline is limited to earthworks, transport and Redhills Precinct activities that meet permitted standards.

## 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.

In this instance the receiving environment is made up of the site that is currently having earthworks carried out on it and roading that is being constructed consistent with underlying super lot and bulk earthwork consents.

### **Subdivision Layout**

The applicant comments that the minimum vacant net site area of the zone of 240m<sup>2</sup> is met with six proposed lots ranging from 295m<sup>2</sup> to 565m<sup>2</sup> in area. Noting this it is considered that the proposed vacant lots are of a size and shape that complies with the requirements for the Residential – Mixed Housing Urban zone and will provide for future dwellings on these lots that are anticipated to be consistent with the zoning.

Noting the consenting triggers include the number of rear sites proposed, the applicant comments:

*Whilst the subdivision achieves a higher percentage of rear sites than permitted, this is due largely to the underlying roading framework and the location of streams within the site and resulting block widths between them. Where rear sites are proposed, JOAL accesses have been designed with widths sufficient to incorporate landscaping (particularly where lots are accessed off both sides of the lots) providing high amenity access to the lots, with spaces created for communal recreational use. Pedestrian access and connectivity are also facilitated along the JOALs providing connectivity between roads and the riparian walking and cycling network.*

The above is concurred with, and it is considered that the proposed lots will provide a relatively standard opportunity for development of dwellings in the future at a scale that is reflective of the pattern of residential activity emerging in the Precinct.

Overall, it is considered that any adverse effects of the pattern of subdivision will be less than minor.

The application includes the subdivision of land to establish publicly accessible esplanade areas and streets, with these assets intended for long-term management by Council's Parks and Community Facilities department. The Parks Planning team has reviewed the application, and their consultant parks planner, James Hendra, has assessed the proposed subdivision. In his memo dated 5 December 2025, Mr Hendra identifies the key outcomes that are envisaged for this part of the Redhills Precinct, particularly the public realm outcomes (reserves and streets).

In relation to streetscapes, Mr Hendra notes the density of street tree planting reflects maximum possible given the requirement for the road to also accommodate underground services, street lighting, vehicle crossings and raingardens (34 in total). Berms are to be grassed only, except for when adjacent to reserves. While the latter is not desired from a whole of life operational perspective, the outcome of securing a consistent and complementary landscaped treatment with the reserves is supported.

Overall Mr Hendra notes:

*the streetscape landscape within roads to vest is supported dependent upon imposition of recommend conditions of consent which address the matters noted, and include standard conditions related to the provision of detailed EPA landscape plans and maintenance plans for approval, implementation, maintenance, as-built drawings and bonds.*

In relation to reserves, Mr Hendra confirms the two types that would form a single public realm network – drainage and esplanade reserves. These are to be largely landscaped, with public access along and within, inclusive of pedestrian bridges in three locations. These bridges are assessed as being functionally and visually appropriate. The riparian planting is generally to the 10m width that is anticipated for the Redhills Precinct, save for discrete locations where public access formation reduces the planted extent.

Of critical interest to Mr Hendra, overlapping with urban design and landscape specialists, has been the treatment of edges of private property to the reserves – retaining wall heights, fencing and landscaping. In certain locations, Mr Hendra notes that the retaining walls are closer than anticipated and may potentially result in adverse visual amenity and dominance effects and reduce the ability for passive surveillance over the public spaces. Mr Hendra also notes that the edge treatment arrangement deviates from previously established requirements in consent notices applying to the land (which is the subject of the consent notice variation).

In relation to this aspect of the application, Mr Hendra raises concerns with the intent as he considers that the proposed consent notice condition would establish a ‘maximum envelope’ of infringement rather than a specific infringement which represents the actual retaining wall design shown on the engineering drawings. He also commented:

*I note that the infringements as noted in the reasons for consent by the applicant seek an ‘envelope of infringement’ which would apply over many sites, rather than discrete and limited infringements shown on the retaining wall elevations.*

Conversely, Mr Hendra notes that the engineering plans themselves set out a more nuanced arrangement that is acceptable from a design perspective and that the applicant’s revised consent notice condition could be supported with modifications, particularly as it relates to discrete edge treatment details.

Mr Hendra’s assessment is acknowledged. However, regarding his concerns, the applicant had already provided an updated AEE prior to Mr Hendra completing his review, and this updated AEE was made available to him. The updated AEE specifies the maximum extent of infringements and identifies the lots where these occur. It also confirms that site levels and the construction of retaining walls will be implemented as part of the subdivision works. Accordingly, the new consent notice primarily serves to specify the fencing treatment and the extent of landscaping to be provided and maintained in perpetuity. In this context, while Mr Hendra’s concerns are noted, the updated material provided by the applicant addresses these matters and provides certainty.

While the original consent notice limited the height to 1.8m, and the proposal does seek additional height, the instances where this is sought relates to instances where there is a crossfall. Through adjustment to the ground levels proposed by the applicant (and in turn reductions made to the retaining heights), the instances of additional height will be balanced against portions where the combined height is less than 1.8m. Likewise, while the retaining will be at the boundary, rather than inset and with landscaping between the retaining and the boundary with the esplanade areas, the instances are sufficiently limited within the subdivision to mean that the balance of landscaping within the riparian areas, coupled with the landscaping within the individual lots will provide an appropriate degree of mitigation to the effects of the infringements to the yard requirements for the zone.

In this context, it is considered that the proposed public realm and edge treatment aspects are appropriate for the location and context, and that any adverse visual amenity and dominance effects will be adequately avoided and mitigated to a less than minor level.

### **Urban Design and Landscape and Amenity Effects**

The applicant has assessed the layout of the proposal, commenting:

*The change of land use to residential will ultimately result in a change to the visual character of the landscape (a change to urban roads and residential lots, with new dwellings constructed on them). Given the site has been zoned for residential urban development as MHU and residential urban development has already occurred on other sites within the Redhills Precinct (such as to the north), it is considered the proposed effects of subdivision can reasonably be expected by the community and will not be, in the long term, out of character with the amenity of the emerging surrounding area and zoning.*

*The subdivision and road layout has been specifically designed to provide a pattern that maximises the potential for dwellings to face the road and maximises convenient, direct and legible access to future public transport routes and the proposed open space areas including the esplanade reserve along Ngongetepara Stream and public paths along NS14 and NS15.*

The assessment goes on to note that access to the planted streams provides further amenity and will offer views across the site aligning with the planned urban built character of the neighbourhood. The applicant places a high deal of value on the planting and enhancement works in riparian areas, and the provisioning of walking and cycling paths throughout the development (including beyond the application site).

The proposal has been reviewed by Council's Urban Design Team Leader Chris Butler, and Council's Principal Landscape Architect, David Ferrari.

In his memo dated 4 November 2025, Mr Butler acknowledges the consenting history for the application, the Red Hills Masterplan context, and urban design assessment carried out for the applicant by Harrison Grierson.

Mr Butler identifies the principal urban design issues to be site layout, movement and connectivity, and interfaces (lot and open spaces):

- In relation to site layout, the block layout is heavily informed by the existing streams and their (to be protected and enhanced) riparian margins. Mr Butler considers the applicant has successfully responded to this and the topographical constraints, noting the vacant lots within the blocks have been the subject of layout testing to ensure that they are of an adequate size and configuration.
- In relation to movement and connectivity, and linked with the above, the development involves a logical hierarchy of movement corridors and 'multi-modal connectivity'. This includes the use of commonly owned access lots within blocks, pedestrian bridges across streams, and more than one connection with the wider roading network.
- In relation to interfaces, Mr Butler notes that the matter of interface design has been the subject of focussed discussion between Council and applicant representatives. A key aspect has been the timing of delivery of landscaped interface elements (as part of

subdivision or when subsequent development occurs). In accepting the applicant's intention for the latter milestone, the need for a tighter and greater oversight approach from Council is identified as necessary to ensure enduring public realm outcomes.

Overall, Mr Butler is supportive of the application, subject to recommended measures to ensure adverse effects are appropriately avoided and mitigated. His assessment is relied upon for this assessment. On the basis that the recommended measures have been reviewed and adopted by the applicant, it is my view that the adverse urban design related effects will likely be less than minor in nature.

Complementary to the above urban design assessment, the application package (including Landscape Concept Plans prepared by LandLAB) was reviewed by Council's Principal Landscape Architect, David Ferrari (refer memorandum ,dated 4 December 2025). In his memorandum, Mr Ferrari advises the key landscape matters to be the interfaces between public and private realms, as well as streetscape and JOAL environments.

Mr Ferrari assesses that the development is acceptable from a landscape character and visual amenity perspective on the basis that:

- The *'overall landscape design philosophy and approach is clearly considered of the sites evolving and planned character'* and this is reflected in species selection and strategy, as well as how hard landscape features are incorporated into the subdivision.
- The interface of private lots with public realm areas (esplanade areas principally) has been subject to a considered approach, while the location, design and heights of bridges within and retaining walls near public realm areas have been the subject of detailed assessment. This extends to the use of planting around these hard / built features to ensure their visual impact is softened.

Mr Ferrari recommends measures to ensure adverse effects are avoided and mitigated. The applicant has reviewed and adopted these measures. For the purpose of this notification assessment, Mr Ferrari's assessment and conclusions are relied upon and on this basis, it is considered that any adverse landscape effects will be less than minor in nature.

### **Development Engineering**

The applicant has provided an Infrastructure report with the application. Therein, the infrastructure report confirms that the existing wastewater trunk line has capacity to accommodate the proposed subdivision. The existing trunk watermain servicing the site is currently being upgraded, and when those works are complete, will have sufficient capacity to service the development.

The stormwater network and associated treatment devices will be installed and connect with existing development.

The application was reviewed in terms of infrastructure capacity and delivery by Council's Development Engineer Irshaad Chawdhary (refer memorandum dated 18 November 2025). Mr Chawdhary acknowledges that as a greenfield subdivision in a live-zoned area, there is a significant level of new infrastructure to be established alongside vacant lot subdivision.

With respect to the key infrastructure assets, Mr Chawdhary notes:



- **Water Supply:** New local water supply connections are to be laid out as part of the subdivision, and in accordance with Redhills Precinct requirements. This network will connect with the Redhills trunk water line. There is a timing issue in relation to capacity provided to this trunk line, in relation to both potable supply and firefighting supply. The applicant acknowledges this timing issue and has accepted a restriction on titles being created until Watercare's scheduled capacity increases come on line.
- **Wastewater:** The subdivision will involve establishing local networks that will then connect to the public network that services the Redhills Precinct. Watercare have revised the wastewater networks proposed and confirmed no objection to the associated increase in demand.
- **Stormwater management:** In addition to stormwater networks to support the subdivision for 10% AEP events, the subdivision involves multiple outlets into the stream network that extends through the locality. It is noted that the outlets will be partially submerged during 1% AEP events affecting the streams, but that this impedence of flow will unlikely result in significant effects. As part of the subdivision, there is an expectation that private stormwater management devices will be required at the time of development (and this will be managed), alongside road surface water treatment devices (rain gardens and swales).
- **Natural hazards:** The site is primarily subject to localised flooding / overland flowpath natural hazards, as well as small, isolated areas of indicative landslide susceptibility (considered in more detailed under construction / land disturbance below). In relation to the flooding aspects the subdivision allows for intentional use of the local streams for conveyancing of flood flows, but it is noted that there will be spillage into the parts of the esplanade areas. Given these areas involve some limited public use (including pedestrian bridges) there is a risk to manage particularly around finished heights. Mr Chawdhary subsequently advised by email dated 21 November 2025 that he considered the maximum depth of any flows to be limited in length and therefore a low risk over an extremely short duration.

Mr Chawdhary's assessment is relied upon, and it is considered that any adverse infrastructure effects will be less than minor. There is an issue of timing for availability of access to water supply as works on the supply line are yet to start (necessary consents are understood to be in place); however, conditions agreed to will ensure that individual titles will be provided until water supply is delivered to the subdivision.

### **Construction / land disturbance effects**

The application was also reviewed in terms of land development effects by Irshaad Chawdhary. Mr Chawdhary notes the immediate consenting history relevant to his assessment, noting that bulk earthworks to enable the subdivision are the subject of a separate resource consent being given effect to now and close to completion (but not reflected in a Geotechnical Completion Report (**GCR**) certified by Council). Further land disturbance / benching has been identified during the processing of this application.

Mr Chawdhary identifies that this overlap does present certification issues in terms of being able to conclusively assess that land stability and integrity effects are being adequately assessed and addressed. In that regard, there is a need to ensure that GCR requirements of other consenting processes are relied upon as compliance requirements for this subdivision.

With respect to the scale and extent of the land disturbances that are the subject of this consent, Mr Chawdhary is of the view that on the presumption of the GCR being received and certified, their effects can be adequately managed in accordance with conventional erosion and sediment control measures.

Finally, Mr Chawdhary notes that the site's susceptibility to landslides is generally considered to be 'low' but that this needs to be confirmed through site specific assessment. Measures to capture this confirmation are recommended.

Overall, Mr Chawdhary's assessment is relied upon and on the basis that his recommended measures have been adopted by the applicant, it is considered that any adverse construction / land disturbance effects will be less than minor. In all other respects, appropriate sediment control measures have been proposed by the applicant to ensure that there will be no adverse effects beyond the application site.

The applicant has raised concerns in respect of the need to resolve GCR requirements for the previously approved bulk earthworks prior to undertaking works associated with this application. The applicant has ultimately agreed to the conditions (per email dated 16 December 2025). It should be noted that the Council development engineer and I consider that it is important that the previously approved bulk earthworks are completed and necessary GCR reporting is supplied to Council for those works in order to ensure that the ground is suitable for this current application to be given effect to.

### **Transport Effects**

The development's traffic generation and roading network effects were assessed by Sam Shumane, traffic engineer, with additional input from Siva Jegadeeswaran of Auckland Transport. Mr Shumane's assessment is contained in his memo dated 28 November 2025, and Mr Jegadeeswaran's memo is dated 27 November 2025.

In relation to Auckland Transport matters for consideration, Mr Jegadeeswaran notes that the application involves four local roads being created and vested, all being 14m in legal width and between 5.8m and 7.8m in formed width (dependent on the presence of parking bays) and with 1.8m footpaths on one side where the roads abut reserves, and both sides otherwise. These roads will also include stormwater treatment and management devices. He also notes the wider Precinct and consenting context for this particular application.

Overall, Mr Jegadeeswaran is supportive of the proposed roads to vest arrangement, inclusive of form and design, and proximity of vehicle crossings to junctions, given the localised traffic volumes that the roads will accommodate. Conventional construction management and road design, construct and vest processes are identified as being appropriate.

In relation to traffic engineering matters generally, Mr Shumane identifies that the key issues to address are traffic generation, construction management, parking demand, servicing and loading (including waste collection) and road design.

By way of summary, Mr Shumane is supportive of the development on the basis of the following, noting his assessment is cognisant of and incorporates the AT assessment:

- Traffic generation: The applicant submitted an Integrated Transport Assessment (ITA) prepared by Commute and the findings in the ITA are agreed with and adopted. Traffic

generation is likely to be consistent with what has been previously assessed at earlier superlot subdivision stages.

- Construction traffic: Adherence to a conventional Construction Traffic Management Plan (CTMP) regime is broadly acceptable, noting that the emerging roading network (formation, role in roading hierarchy), will determine where the most appropriate entry/egress points for different types of vehicles.
- Parking demand: The design and layout provides for targeted on-street parking, limited to approximately 18 spaces throughout the application site. While this is lower than ideal, there is no strict requirement and lot sizes are such that off-street parking space will typically be available. The potential for NSAAT restrictions will need to be confirmed and finalised at engineering approval stage.
- Servicing and loading: The layout provides for sufficient frontage (or short distance) to public roads to support public collection, which the road design and configuration also enables. The use of private roads and access lots for intermittent loading / unloading is likely despite not being preferred. However, it is not deemed sufficient to require specific loading bays within formed roads and will likely only provide an inconvenience to users but not compromise safety outcomes.
- The detailed audit of the proposed roads has highlighted some minor matters but these are technical and can be addressed at the engineering approval stage. This is inclusive of the incorporation of raingardens into the road design, which has been the subject of detailed review from a whole of life operational costs perspective. The proportion of public / private roads is noted to reflect the stream and topography constraints that the site exhibits and while not ideal, is acceptable.

Mr Shumane's analysis is relied upon and noting that his specific measures have been adopted by the applicant, it is considered that traffic generation, roading and servicing loading effects will be less than minor.

### **Consent Notice Variation**

The applicant seeks to remove two consent notice conditions that apply to the superlots.

The applicant has outlined that the requirements of pedestrian and cycling as required by Condition 48 are met by the layout proposed by the current resource consent application, such that the Consent Notice is no longer required. This is agreed with, and the removal of Condition 48 of the Consent Notice will no longer give rise to any potential adverse effects for the pedestrian/cycling movement of people through the subdivision.

Condition 56, which required specific fencing/landscaping requirements for all lots that adjoin reserves. The current resource consent application has proposed Edge Treatment Plans prepared by Harrison Grierson, which confirms the nature of all fencing treatments for lots that adjoin reserves within Lots 107, 108 and 110 (the lots that make up this application). Because of this detail, the applicant considers that Consent Notice condition 56 is no longer required.

Further to address the concerns of Council about the ongoing maintenance of the Edge Treatment proposal, a new consent notice condition has been offered. On the basis that the Edge Treatment plan provide a form of edge treatment to the reserves that is considered appropriate to the

environment, and that the form of the treatment will be secured by a new consent notice condition, the removal of Condition 56 is not considered to result in any additional adverse effects.

Overall, and it is considered that any adverse effects of the changes proposed will be less than minor.

### **Adverse effects conclusions**

The potential adverse effects of the proposal have been carefully considered by the applicant and will be appropriately avoided or mitigated by measures proposed and the general layout of the subdivision. Council's specialists have reviewed the application and endorsed the applicant's mitigation measures. Overall, adverse effects are considered to be less than minor in relation to engineering, urban design, landscape, transport, natural hazards and subdivision effects.

### **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 is not on or adjacent to and will not affect land that is subject to a statutory acknowledgement and will not result in adversely affected persons 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)

The consultant has provided in accordance with schedule 4 of the RMA, an assessment of adversely affected persons in such detail as corresponds with the scale and significance of the effects that the activities may have on persons in the surrounding environment.

The AEE concludes that:

- *The subdivision is consistent with the outcomes anticipated by the MHU zoning and the Redhills Precinct. Lot boundaries are in suitable positions so as not to adversely affect adjoining residential sites to the north of 1 Dunlop Road.*
- *There are no notable adverse effects occurring at the boundaries of sites, which may affect the owners and/or occupiers of adjacent sites, specifically noting that the roading ties into existing development.*
- *No land uses are proposed, with all sites vacant until further consents are obtained.*
- *The proposed sediment and erosion control measures will be implemented to avoid, mitigate and manage adverse effects on adjacent sites.*
- *Earthworks have been designed to marry into the existing ground levels along site boundaries, and the Geotechnical Assessment attached within Appendix 3 confirms there will be no adverse stability impacts on adjoining sites.*

The above is concurred with. In addition, the following comments are made:

- The pattern of subdivision is consistent with what is seen in the recently established residential blocks to the north and east, which the application site will back on to. These are on Whakanoho Road, Houhora Street, Berba Lane, Kerepi Street, and Tarapuka Road.
- The sites are of a reasonable size, shape and (anticipated) topography such that their development in accordance with permitted activity requirements will result in undue adverse effects on owners and occupiers of these northern/eastern neighbours.
- Construction/earthworks build on current site works being carried out, with the greatest additional work internal within the site, and sufficiently distances from neighbouring person to ensure any adverse construction or earthwork related effects will be less than minor for any neighbouring person.
- The location of the yard infringements are internal within the site, away from the external boundaries and any neighbouring person, such that no persons will be adversely affected by these infringements.
- No other existing, or future, residential properties are of such proximity that could result in their owners and occupiers experiencing any adverse effects.

- The changes to the consent notices is not considered to give rise to any adverse effects for adjoining neighbours.

Overall, it is considered that no persons (residential owners or occupiers) will be adversely affected to a minor or more than minor degree.

#### 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 warrants 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.

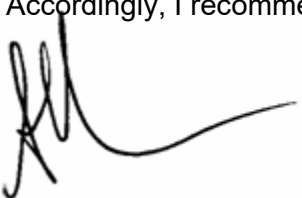
## 9. Notification recommendation

#### 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.





Andrew Wilkinson

Date: 17 December 2025

Consultant Planner, Scott Wilkinson Planning

## 10. Notification determination

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.

A handwritten signature in black ink that reads "R Butchers". The "R" is large and stylized, followed by "Butchers" in a cursive script.

Russell Butchers

Date: 18 December 2025

Principal Project Lead – Premium Resource  
Consents

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



## Decision 1 – Restricted Discretionary activity land use consent (s9)

|                             |                                                                      |
|-----------------------------|----------------------------------------------------------------------|
| <b>Application numbers:</b> | BUN60438703 (Council Reference)<br>LUC60438705 (s9 land use consent) |
| <b>Applicant:</b>           | Hugh Green Limited                                                   |
| <b>Site address:</b>        | 78 Fred Taylor Drive, Massey                                         |
| <b>Legal description:</b>   | Lot 5002 DP 590200                                                   |

### Proposal:

For land use consent to be able to establish the subdivision of Stages 5 and 8A of the Rua Hills development (Lots 107, 108 and 110 authorised under BUN60376072).

Resource consents are required for the following reasons:

### Land use consent (s9) – LUC60438705

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

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

##### *H5 Residential - Mixed Housing Urban*

- The proposal includes the construction of a series of retaining walls. Standard H5.6.8 requires a side/rear yard setback of 1.0m, which will be infringed as the retaining walls within Lots 67-68, 114-115, 121-122, and 132-136 will be built to the boundary adjoining the NS14 drainage reserve, therefore infringing the Standard by 1.0m. This requires consideration as a *Restricted Discretionary Activity* pursuant to Rule C1.9(2).
- The proposal includes construction of a series of retaining wall where fencing will be constructed on top of the retaining walls. Standard H5.6.15 requires that the combined height of such structures a permitted to a height of 2.0m. The proposal will infringe for the following retaining walls:
  - Retaining wall 2 which is to be situated in Lots 67 and 68, where the combined retaining and fencing will have a maximum height of 2.6m, infringing the by a maximum of 0.6m tapering over a distance of 5.5m.
  - Retaining Wall 5 on Lot 114 will have a combined maximum height of 2.25m, infringing by a maximum height of 0.25m where it adjoins the southern side boundary tapering to comply over a distance of approximately 3m.
  - Retaining Wall 5 on Lot 114 will also have a combined maximum height of 2.16m infringing by 0.16m where it adjoins the western side boundary tapering to comply over a distance of approximately 1m.

This requires consideration as a *Restricted Discretionary Activity* pursuant to Rule C1.9(2).

#### *E12 Land Disturbance – District*

- The proposal involves general earthworks where the proposed earthworks affect an area of land greater than 2,500m<sup>2</sup> (with 8,550m<sup>2</sup> proposed) , and a volume of material greater than 2,500m<sup>3</sup> (with cut of 200m<sup>3</sup>, fill of 500m<sup>3</sup> proposed). This requires consideration as a *Restricted Discretionary Activity* pursuant to Rules E12.4.1 (A6) and E12.4.1(A10).
- Earthworks are proposed within the 1% AEP floodplain that will raise ground levels by more than 300mm, consisting of fill of more than 10m<sup>3</sup> per Standard E12.6.2(11), as the Earthworks within the 1% AEP floodplain will consist of 425m<sup>3</sup> of fill. This requires consideration as a *Restricted Discretionary Activity* pursuant to Rule C1.9(2).

#### *E27 Transport*

- The proposal includes consent for the construction and use of a vehicle crossings where a vehicle access restriction applies under Rule E27.6.4.1(3)(a). The proposed vehicle crossings are within 10m of an intersection are:
  - Lot 34 - 9 m from Road 01/ Road 04 intersection.
  - Lot 45 - 4 m from Road 01 loop road intersection.
  - Lot 46 - within the Road 01 loop road intersection.
  - Lot 47 - 1 m from Road 01 loop road intersection.
  - Lot 48 - 8 m from Road 01 loop road intersection.
  - Lot 75 - 9 m from Road 02 loop road intersection.

This requires consideration as a *Restricted Discretionary Activity* pursuant to Rule E27.4.1(A5).

### **Plan Change 79**

#### *E27 Transport*

- The proposal provides access that does not comply with the following access standards:
  - Standard E27.6.4.3(1)(c), as JOALs 600, 601, 603 and 604 have lengths exceeding 30m and do not provide a speed management measure within 10m of the road boundary.
  - Standard E27.6.6.1.(1)(T156B), as a 1.4m minimum formed primary pedestrian access width and vertical separation where adjacent to vehicles access is not provided. A shared vehicle/pedestrian access for JOALs 600, 601, 602, and 603 is proposed.

This requires consideration as a *Restricted Discretionary Activity* pursuant to Rule E27.4.1(A2)

### **Plan Change 120**

#### *E36 Natural Hazards and flooding*

- The proposal includes structures and buildings (including retaining walls) within in the 1 per cent annual exceedance probability (AEP) floodplain and flood prone areas, with the structures in the floodplain areas to provide for pedestrian bridges. This requires consideration as a *Restricted Discretionary Activity*, pursuant to E36.4.1A (A98).
- The proposal includes the construction of pedestrian bridges and associated structures that will traverse overland flowpaths within the stream corridors. This requires consent as a *Restricted Discretionary Activity* pursuant to E36.4.1A (A101) for any buildings or structures located within an overland flow path with a catchment greater than 4,000m<sup>2</sup>.

## Decision

I have read the application, supporting documents, and the report and recommendations on the application for resource consent. 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, 104C, 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 lots will be connected to and supported by three waters infrastructure that is being completed as part of the underlying subdivision (BUN60437609). This infrastructure will ensure there is adequate capacity to accommodate the development anticipated.
  - b. The provision of retaining and fencing within yards has been kept to a minimum relative to the land contours in the locality. Where retaining structures are proposed, 1.2m fencing is proposed only on top of such retaining structures, and landscaping has been offered to provide a degree of mitigation to these elements.
  - c. The roading layout proposed is such that the arrangements of the JOALs and locations of the planned vehicle crossing for lots closest to intersections can be accommodated without significant adverse effects arising. The roading network will connect to other roads being established within the wider subdivision and given the localised nature of these roads, are anticipated to have low traffic volumes that can safely accommodate the anticipated vehicle movements and use of the road for reverse manoeuvring.
  - d. Adverse natural hazard effects, and flooding effects specifically, will be avoided and mitigated, respectively, through the land contouring to be completed as part of the underlying subdivision.
  - e. In terms of positive effects, the creation of Stage 5 & 8A will enable this part of the Rua Hills neighbourhood to develop in an efficient and effective manner and deliver on a range of residential living opportunities in a well-connected urban extension.
  - f. 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 following is noted:
  - a. The proposal is consistent with the relevant objectives, policies and assessment criteria of the Unitary Plan in relation to E27 Transport, E36 Natural Hazards and Flooding, E38 Subdivision – Urban, H5 Residential – Mixed Housing Urban Zone; and the I610 Redhills Precinct Plan of the Auckland Unitary Plan.

- b. In addition to the matters identified at point a above, the works are complementary to and supportive of the realisation of Redhills as a high-quality residential environment with stormwater management outcomes that are integrated with enhanced stream and riparian environments. The subdivision will create four vacant lots that will be of a regular size and shape that provides flexibility around future residential uses and in a manner that will be safely accommodated by the surrounding roading network and three waters infrastructure, both of which will be created through the completion of the underlying subdivision.
- Ongoing conditions of consent will ensure that stormwater management, natural hazard management and vehicle access/egress are undertaken without detriment to the wider environment and nearby uses. Finally, the subdivision will contribute to achieving the outcomes of the Redhills Precinct.
- c. The provision of vehicle and pedestrian access on site is considered sufficient for the proposal, consistent with both the operative provisions as well as those of PC79.
- d. Information supplied with the application indicates that the diversion of the overland flowpath is appropriate, and that site stability can be achieved, consistent with both the operative plan requirements as well as those of PC120.
3. In accordance with an assessment under s104(1)(c) of the RMA, no other matters are considered relevant.
4. In the context of this non-complying activity application for land use and 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.
5. Overall, the proposal is concluded to be acceptable subject to the conditions of consent and consistency with the relevant objectives, policies and assessment criteria has been achieved, such that consent should be granted.

## Conditions

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

1. This consent 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 LUC60438705 of BUN60438703.
  - Application Form and Assessment of Environmental Effects prepared by CivilPlan Consultants, dated December 2025 reference PR02v5.

| Report title and reference                            | Author                | Dated          |
|-------------------------------------------------------|-----------------------|----------------|
| Raphoe Subdivision Consent – Flood Hazard Assessment  | Harrison Grierson     | 5 October 2024 |
| Stage 5 & 8 1 Dunlop Rd, Massey Infrastructure Report | CivilPlan Consultants | October 2024   |

|                                                                                 |                                    |                  |
|---------------------------------------------------------------------------------|------------------------------------|------------------|
| Traffic Report – Raphoe Subdivision, Lot 107-110, Redhills                      | Commute Transportation Consultants | 4 October 2024   |
| Urban Design Statement – Raphoe Subdivision, Stage 2 Rua Hills, Auckland        | Harrison Grierson                  | 4 October 2024   |
| Assessment of Ecological Effects: Raphoe Site – Red Hills Green                 | Bioresearches                      | 3 September 2020 |
| Geotechnical Completion Report for Stage 1A, 1B, 1C and works to September 2024 | LDE                                | 19 February 2025 |
| Stormwater and Pipe Flow Calculator                                             | CivilPlan Consultants              | 11/10/2024       |
| Rain Garden Design for Water Quality Treatment only to GD01 Section C3          | CivilPlan Consultants              | 11/04/2025       |
| Geotechnical Investigation Report                                               | Lander Geotechnical                | 7 April 2020     |
| Technical Memo                                                                  | Harrison Grierson                  | 07 April 2025    |

| Drawing title and reference                      | Author                | Rev | Dated      |
|--------------------------------------------------|-----------------------|-----|------------|
| 010-1 Projectwide General Notes Sheet 1          | CivilPlan Consultants | C13 | 25/11/2025 |
| 050-1 General Layout Plan                        | CivilPlan Consultants | C13 | 25/11/2025 |
| 200-1 Design Contours Plan                       | CivilPlan Consultants | C13 | 25/11/2025 |
| 200-2 Design Contours Plan Detail Sheet 1        | CivilPlan Consultants | C13 | 25/11/2025 |
| 200-3 Design Contours Plan Detail Sheet 2        | CivilPlan Consultants | C13 | 25/11/2025 |
| 200-4 Design Contours Plan Detail Sheet 3        | CivilPlan Consultants | C13 | 25/11/2025 |
| 221-1 Depth Contours Plan Detail Overall Layout  | CivilPlan Consultants | C13 | 25/11/2025 |
| 221-2 Depth Contours Plan Detail Sheet 1         | CivilPlan Consultants | C13 | 25/11/2025 |
| 221-3 Depth Contours Plan Detail Sheet 2         | CivilPlan Consultants | C13 | 25/11/2025 |
| 270-1 Retaining Wall Plan and Elevations Sheet 1 | CivilPlan Consultants | C13 | 25/11/2025 |
| 270-2 Retaining Wall Plan and Elevations Sheet 2 | CivilPlan Consultants | C13 | 25/11/2025 |
| 270-3 Retaining Wall Plan and Elevations Sheet 3 | CivilPlan Consultants | C13 | 25/11/2025 |
| 270-4 Retaining Wall Plan and Elevations Sheet 4 | CivilPlan Consultants | C13 | 25/11/2025 |
| 270-5 Retaining Wall Plan and Elevations 5       | CivilPlan Consultants | C13 | 25/11/2025 |

|                                                    |                       |     |            |
|----------------------------------------------------|-----------------------|-----|------------|
| 270-6 Retaining Wall Plan and Elevations Sheet 6   | CivilPlan Consultants | C13 | 25/11/2025 |
| 270-7 Retaining Wall Plan and Elevations Sheet 7   | CivilPlan Consultants | C13 | 25/11/2025 |
| 275-1 Retaining Wall Details Rawe Stone Gabions    | CivilPlan Consultants | C13 | 25/11/2025 |
| 275-2 Retaining Wall Details I-Beam retaining wall | CivilPlan Consultants | C13 | 25/11/2025 |
| 280-1 Site Cross Sections Sheet 1                  | CivilPlan Consultants | C13 | 25/11/2025 |
| 280-2 Site Cross Sections Sheet 2                  | CivilPlan Consultants | C13 | 25/11/2025 |
| 280-3 Site Cross Sections Sheet 3                  | CivilPlan Consultants | C13 | 25/11/2025 |
| 280-4 Site Cross Sections Sheet 4                  | CivilPlan Consultants | C13 | 25/11/2025 |
| 280-5 Site Cross Sections Sheet 5                  | CivilPlan Consultants | C13 | 25/11/2025 |
| 280-6 Site Cross Sections Sheet 6                  | CivilPlan Consultants | C13 | 25/11/2025 |
| 300-1 Road Layout Plan Overall Layout              | CivilPlan Consultants | C13 | 25/11/2025 |
| 300-2 Road Layout Plan Detail Sheet 1              | CivilPlan Consultants | C13 | 25/11/2025 |
| 300-3 Road Layout Plan Detail Sheet 2              | CivilPlan Consultants | C13 | 25/11/2025 |
| 300-4 Road Layout Plan Detail Sheet 3              | CivilPlan Consultants | C13 | 25/11/2025 |
| 305-1 Road Pavement Plan Overall Layout            | CivilPlan Consultants | C13 | 25/11/2025 |
| 305-2 Road Pavement Plan Detail Sheet 1            | CivilPlan Consultants | C13 | 25/11/2025 |
| 305-3 Road Pavement Plan Detail Sheet 2            | CivilPlan Consultants | C13 | 25/11/2025 |
| 305-4 Road Pavement Plan Detail Sheet 3            | CivilPlan Consultants | C13 | 25/11/2025 |
| 306-1 Road Pavement Details Sheet 1                | CivilPlan Consultants | C13 | 25/11/2025 |
| 306-2 Road Pavement Details Sheet 2                | CivilPlan Consultants | C13 | 25/11/2025 |
| 310-1 Vehicle Sight Lines-CSD                      | CivilPlan Consultants | C13 | 25/11/2025 |
| 311-1 Vehicle Sight Lines - ASD                    | CivilPlan Consultants | C13 | 25/11/2025 |
| 312-1 Vehicle Sight Lines - SISD                   | CivilPlan Consultants | C13 | 25/11/2025 |

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|-----------------------------------------------------------|-----------------------|-----|------------|
| 315-1 Vehicle Tracking Curves-Sheet 1                     | CivilPlan Consultants | C13 | 25/11/2025 |
| 315-2 Vehicle Tracking Curves-Sheet 2                     | CivilPlan Consultants | C13 | 25/11/2025 |
| 315-3 Vehicle Tracking Curves-Sheet 3                     | CivilPlan Consultants | C13 | 25/11/2025 |
| 315-4 Vehicle Tracking Curves-Sheet 4                     | CivilPlan Consultants | C13 | 25/11/2025 |
| 317-1 Access Lot 600/601 Vehicle Tracking Plan            | CivilPlan Consultants | C13 | 25/11/2025 |
| 317-2 Access Lot 602 & 603 Vehicle Tracking Plan          | CivilPlan Consultants | C13 | 25/11/2025 |
| 317-3 Access Lot 608 & 603 Vehicle Tracking Plan          | CivilPlan Consultants | C13 | 25/11/2025 |
| 317-4 Access Lot 606 & 605 Vehicle Tracking Plan          | CivilPlan Consultants | C13 | 25/11/2025 |
| 320-1 Road Longitudinal Sections - Sheet 1                | CivilPlan Consultants | C13 | 25/11/2025 |
| 320-2 Road Longitudinal Sections - Sheet 2                | CivilPlan Consultants | C13 | 25/11/2025 |
| 330-1 Typical Road Cross Sections Sheet 1                 | CivilPlan Consultants | C13 | 25/11/2025 |
| 330-2 Typical Road Cross Sections Sheet 2                 | CivilPlan Consultants | C13 | 25/11/2025 |
| 330-3 Typical Road Cross Sections Sheet 3                 | CivilPlan Consultants | C13 | 25/11/2025 |
| 350-1 Access Lot Plan and Longitudinal Section Lot 600    | CivilPlan Consultants | C13 | 25/11/2025 |
| 350-2 Access Lot Plan and Longitudinal Section Lot 601    | CivilPlan Consultants | C13 | 25/11/2025 |
| 350-3 Access Lot Plan and Longitudinal Section Lot 602    | CivilPlan Consultants | C13 | 25/11/2025 |
| 350-4 Access Lot Plan and Longitudinal Section Lot 603    | CivilPlan Consultants | C13 | 25/11/2025 |
| 350-5 Access Lot Plan and Longitudinal Section Lot 604    | CivilPlan Consultants | C13 | 25/11/2025 |
| 350-6 Access Lot Plan and Longitudinal Section Lot 605    | CivilPlan Consultants | C13 | 25/11/2025 |
| 350-7 Access Lot Plan and Longitudinal Section Lot 606    | CivilPlan Consultants | C13 | 25/11/2025 |
| 350-8 Access Lot Plan and Longitudinal Section Lot 607    | CivilPlan Consultants | C13 | 25/11/2025 |
| 350-9 Access Lot Plan and Longitudinal Section Lot 608    | CivilPlan Consultants | C13 | 25/11/2025 |
| 350-10 Access Lot Plan and Longitudinal Section Lot 609-1 | CivilPlan Consultants | C13 | 25/11/2025 |



|                                                           |                       |     |            |
|-----------------------------------------------------------|-----------------------|-----|------------|
| 350-11 Access Lot Plan and Longitudinal Section Lot 609-2 | CivilPlan Consultants | C13 | 25/11/2025 |
| 355-1 Access Lot Details                                  | CivilPlan Consultants | C13 | 25/11/2025 |
| 361-1 Parking Bay Details                                 | CivilPlan Consultants | C13 | 25/11/2025 |
| 380-1 Road Marking Plan - Sheet 1                         | CivilPlan Consultants | C13 | 25/11/2025 |
| 380-2 Road Marking Plan - Sheet 2                         | CivilPlan Consultants | C13 | 25/11/2025 |
| 390-1 Roding Standard Details Sheet 1                     | CivilPlan Consultants | C13 | 25/11/2025 |
| 390-2 Roding Standard Details Sheet 2                     | CivilPlan Consultants | C13 | 25/11/2025 |
| 390-3 Roding Standard Details Sheet 2                     | CivilPlan Consultants | C13 | 25/11/2025 |
| 400-1 Drainage Reticulation Plan Overall Layout           | CivilPlan Consultants | C13 | 25/11/2025 |
| 400-2 Drainage Reticulation Plan Detail Sheet 1           | CivilPlan Consultants | C13 | 25/11/2025 |
| 400-3 Drainage Reticulation Plan Detail Sheet 2           | CivilPlan Consultants | C13 | 25/11/2025 |
| 400-4 Drainage Reticulation Plan Detail Sheet 3           | CivilPlan Consultants | C13 | 25/11/2025 |
| 420-1 Overland Flowpath Plan - Sheet 1                    | CivilPlan Consultants | C13 | 25/11/2025 |
| 420-2 Overland Flowpath Plan                              | CivilPlan Consultants | C13 | 25/11/2025 |
| 420-3 Overland Flowpath Plan                              | CivilPlan Consultants | C13 | 25/11/2025 |
| 430-1 Stormwater Longitudinal Sections Sheet 1            | CivilPlan Consultants | C13 | 25/11/2025 |
| 430-2 Stormwater Longitudinal Sections Sheet 2            | CivilPlan Consultants | C13 | 25/11/2025 |
| 430-3 Stormwater Longitudinal Sections Sheet 3            | CivilPlan Consultants | C13 | 25/11/2025 |
| 430-4 Stormwater Longitudinal Sections Sheet 4            | CivilPlan Consultants | C13 | 25/11/2025 |
| 430-5 Stormwater Longitudinal Sections Sheet 5            | CivilPlan Consultants | C13 | 25/11/2025 |
| 430-6 Stormwater Longitudinal Sections Sheet 6            | CivilPlan Consultants | C13 | 25/11/2025 |
| 430-7 Stormwater Longitudinal Sections Sheet 7            | CivilPlan Consultants | C13 | 25/11/2025 |
| 430-8 Stormwater Longitudinal Sections Sheet 8            | CivilPlan Consultants | C13 | 25/11/2025 |

|          |                                     |              |             |     |            |
|----------|-------------------------------------|--------------|-------------|-----|------------|
| 430-9    | Stormwater                          | Longitudinal | CivilPlan   | C13 | 25/11/2025 |
| Sections | Sheet 9                             |              | Consultants |     |            |
| 430-10   | Stormwater                          | Longitudinal | CivilPlan   | C13 | 25/11/2025 |
| Sections | Sheet 10                            |              | Consultants |     |            |
| 450-1    | Wastewater                          | Longitudinal | CivilPlan   | C13 | 25/11/2025 |
| Sections | Sheet 1                             |              | Consultants |     |            |
| 450-2    | Wastewater                          | Longitudinal | CivilPlan   | C13 | 25/11/2025 |
| Sections | Sheet 2                             |              | Consultants |     |            |
| 450-3    | Wastewater                          | Longitudinal | CivilPlan   | C13 | 25/11/2025 |
| Sections | Sheet 3                             |              | Consultants |     |            |
| 450-4    | Wastewater                          | Longitudinal | CivilPlan   | C13 | 25/11/2025 |
| Sections | Sheet 4                             |              | Consultants |     |            |
| 450-5    | Wastewater                          | Longitudinal | CivilPlan   | C13 | 25/11/2025 |
| Sections | Sheet 5                             |              | Consultants |     |            |
| 450-6    | Wastewater                          | Longitudinal | CivilPlan   | C13 | 25/11/2025 |
| Sections | Sheet 6                             |              | Consultants |     |            |
| 450-7    | Wastewater                          | Longitudinal | CivilPlan   | C13 | 25/11/2025 |
| Sections | Sheet 7                             |              | Consultants |     |            |
| 450-8    | Wastewater                          | Longitudinal | CivilPlan   | C13 | 25/11/2025 |
| Sections | Sheet 8                             |              | Consultants |     |            |
| 450-9    | Wastewater                          | Longitudinal | CivilPlan   | C13 | 25/11/2025 |
| Sections | Sheet 9                             |              | Consultants |     |            |
| 450-10   | Wastewater                          | Longitudinal | CivilPlan   | C13 | 25/11/2025 |
| Sections | Sheet 10                            |              | Consultants |     |            |
| 450-11   | Wastewater                          | Longitudinal | CivilPlan   | C13 | 25/11/2025 |
| Sections | Sheet 11                            |              | Consultants |     |            |
| 460-1    | Stormwater Outlet Details           |              | CivilPlan   | C13 | 25/11/2025 |
|          |                                     |              | Consultants |     |            |
| 472-1    | Road Rain Garden Detail Sheet 1     |              | CivilPlan   | C13 | 25/11/2025 |
|          |                                     |              | Consultants |     |            |
| 472-2    | Road Rain Garden Detail Sheet 2     |              | CivilPlan   | C13 | 25/11/2025 |
|          |                                     |              | Consultants |     |            |
| 472-3    | Road Rain Garden Detail Sheet 3     |              | CivilPlan   | C13 | 25/11/2025 |
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| 480-1    | Stormwater Manhole Details Sheet 1  |              | CivilPlan   | C13 | 25/11/2025 |
|          |                                     |              | Consultants |     |            |
| 480-2    | Stormwater Manhole Details Sheet 2  |              | CivilPlan   | C13 | 25/11/2025 |
|          |                                     |              | Consultants |     |            |
| 480-3    | Stormwater Manhole Details Sheet 3  |              | CivilPlan   | C13 | 25/11/2025 |
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| 490-1    | Stormwater Standard Details Sheet 1 |              | CivilPlan   | C13 | 25/11/2025 |
|          |                                     |              | Consultants |     |            |
| 490-2    | Stormwater Standard Details Sheet 2 |              | CivilPlan   | C13 | 25/11/2025 |
|          |                                     |              | Consultants |     |            |
| 490-3    | Stormwater Standard Details Sheet 3 |              | CivilPlan   | C13 | 25/11/2025 |
|          |                                     |              | Consultants |     |            |

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| 490-4 Stormwater Standard Details Sheet 4         | CivilPlan Consultants | C13 | 25/11/2025 |
| 495-1 Wastewater Standard Details Sheet 1         | CivilPlan Consultants | C13 | 25/11/2025 |
| 495-2 Wastewater Standard Details Sheet 2         | CivilPlan Consultants | C13 | 25/11/2025 |
| 500-1 Water Reticulation Plan Overall Layout      | CivilPlan Consultants | C13 | 25/11/2025 |
| 500-2 Water Reticulation Plan Detail Sheet 1      | CivilPlan Consultants | C13 | 25/11/2025 |
| 500-3 Water Reticulation Plan Detail Sheet 2      | CivilPlan Consultants | C13 | 25/11/2025 |
| 500-4 Water Reticulation Plan Detail Sheet 3      | CivilPlan Consultants | C13 | 25/11/2025 |
| 501-1 Water Reticulation Details Overall Layout   | CivilPlan Consultants | C13 | 25/11/2025 |
| 590-1 Water Reticulation Standard Details Sheet 1 | CivilPlan Consultants | C13 | 25/11/2025 |
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| 600-1 Combined Services Plan Detail Sheet 1       | CivilPlan Consultants | C13 | 25/11/2025 |
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| 600-5 Combined Services Plan Detail Sheet 5       | CivilPlan Consultants | C13 | 25/11/2025 |
| 600-6 Combined Services Plan Detail Sheet 6       | CivilPlan Consultants | C13 | 25/11/2025 |
| 600-7 Combined Services Plan Detail Sheet 7       | CivilPlan Consultants | C13 | 25/11/2025 |
| 600-8 Combined Services Plan Detail Sheet 8       | CivilPlan Consultants | C13 | 25/11/2025 |
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| 620-1 Service Ducting Plan Detail Sheet 1         | CivilPlan Consultants | C13 | 25/11/2025 |
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| 620-5 Service Ducting Plan Detail Sheet 5   | CivilPlan Consultants | C13 | 25/11/2025 |
| 620-6 Service Ducting Plan Detail Sheet 6   | CivilPlan Consultants | C13 | 25/11/2025 |
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| 600-5 Combined Services Plan Detail Sheet 5 | CivilPlan Consultants | C13 | 25/11/2025 |
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| 620-7 Service Ducting Plan Detail Sheet 7   | CivilPlan Consultants | C13 | 25/11/2025 |
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| Bridge Types & Locations                    | LandLAB               | 007 | 28.11.2025 |
| Detail Plan 01                              | LandLAB               | 007 | 28.11.2025 |
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| Stream Planting – Dryland Zone<br>Planting                                       | LandLAB | 007 | 28.11.2025 |
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| Detail Plan – JOAL 6                                                             | LandLAB | 007 | 28.11.2025 |
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| Edge Treatment Location Plan UD301        | Harrison Grierson | -   | 25.11.2025 |
| Potential Edge Treatment – Diagrams UD302 | Harrison Grierson | -   | 5.12.2025  |
| Potential Edge Treatment – Diagrams UD303 | Harrison Grierson | -   | 5.12.2025  |
| Public Lighting Design 1                  | Advanced          | 2-2 | 26.09.2024 |
| Public Lighting Design 2                  | Advanced          | 2-2 | 26.09.2024 |
| Private Lighting Design 1                 | Advanced          | 2-1 | 26.09.2024 |
| Private Lighting Design 2                 | Advanced          | 2-1 | 26.09.2024 |

| Other additional information                                           | Author                 | Rev | Dated            |
|------------------------------------------------------------------------|------------------------|-----|------------------|
| Addendum to AEE – Rua Hills: Stage 5 & 8A Subdivision at 1 Dunlop Road | Civil Plan Consultants |     | 31 October 2025  |
| Geotechnical email regarding Esplanade cut fill plans                  | LDE                    |     | 18 December 2024 |

**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 lots can be appropriately serviced (infrastructure and access).*
  - *Details and specifications for the provision of infrastructure (e.g., public/ private drainage, location, and types of connections) and roads/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., 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, 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 \$1,188 (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. In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, should 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.*

4. The consent holder is not permitted to undertake additional earthworks under this consent until:
- a. The consent holder provides Geotechnical Completion Report (GCR) for the underlying bulk earthworks undertaken within super-lots Lot 107, 108 & 110, as part of the BUN60362600 and this GCR report has been reviewed and accepted by council.
  - b. Additional assessment from the geotechnical engineer for the additional earthworks proposed under this consent and over the modified ground and this must be in accordance with the bulk earthworks GCR recommendations and requirements.
  - c. 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:
    - i. A monitoring location plan showing the layout and type of all settlement monitoring stations within the fill areas including the areas where treatment via wick drains is proposed.
    - ii. The timing and frequency of survey of the settlement monitoring stations.
    - iii. Define the settlement criteria to be met on completion of earthworks
  - d. Assessment from the geotechnical engineer that the additional earthworks proposed under this consent will not lead to surcharge load on the existing outlet stormwater pipe and manhole and will not cause any structural damage to the pipe or to the manhole.

**Advice Note:**

*Consent holder needs to obtain written clearance from council engineering unit to proceed with the additional earthworks, once all the above conditions are met. Further information request would be required at time of GCR and SMP review.*

5. Prior to the commencement of the earthworks activity authorised by this consent, a finalised Erosion and Sediment Control Plan (ESCP) must be prepared and submitted to the Council. No earthworks activity authorised by this consent may commence until confirmation from council is provided that the final Erosion and Sediment Control Plan is satisfactory.

The finalised Erosion and Sediment Control Plan must contain sufficient detail to address the following matters, but not be limited to:

- a. Details of specific erosion and sediment controls to be utilised (location, dimensions, capacity);
- b. Final design of all decanting earth bunds;
- c. Supporting calculations including design drawings;
- d. Catchment boundaries and contour information;
- e. Details of construction methods;
- f. Timing and duration of construction;
- g. Staging and sequencing of earthworks;
- h. Details relating to the management of exposed areas (e.g. grassing, mulching); and monitoring and maintenance requirements.

All earthworks must be undertaken in accordance with the finalised Erosion and Sediment Control Plan and any amendments to the ESCP must be approved by the Council prior to implementation.

6. Prior to the commencement of the earthworks activity, all required erosion and sediment control measures on the subject site must be constructed and carried out in accordance with the ESCP approved under condition 5.

**Advice Note**

*It is recommended that you discuss any potential measures with Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Council on +64 9 301 0101 for more details. Alternatively, please refer to "Auckland Regional Council, Technical Publication No. 90, Erosion & Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region".*

**Construction Traffic Management Plan**

7. Prior to the commencement of any works on the Site, the Consent Holder must submit to Council for certification, 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 Agency's Code of Practice for Temporary Traffic Management and must address the surrounding environment including pedestrian and bicycle traffic. No construction activity may commence until the CTMP has



been certified and all construction traffic must be managed at all times in accordance with the approved CTMP.

The CTMP must include :

- 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 are 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. Specific construction access routes must be identified avoiding Matakohē Road and its intersection with Fred Taylor Drive.

The certified CTMP must be implemented and maintained throughout the entire period of earthworks and construction activity on site to the satisfaction of Council. Where modelling has been completed and monitoring shows it deviates adversely from the modelled

performance, the Consent Holder will be required to take corrective action as required by Council.

The CTMP must incorporate a monitoring programme of existing (or soon to be vested) public transport assets clause; this must cover at least the following:

- i. Prior to the commencement of construction works, the Consent Holder must carry out a visual inspection of the roads listed below with Council's subdivision compliance officer followed by a video survey of the same roads. The affected roads are Tarapuka Road and Kerepi Street between Rua Hills Parade and Matakahe Road (including the intersections), Rua Hills Road between Kerepi Street and Tarapuka Road, the roundabouts in particular.
- ii. Following the completion of construction works and prior to s224c sign off, the above must be repeated and followed by a monitoring report from the Consent Holder to the subdivision compliance officer. This report must record any damage that may have occurred together with remedial measures to be undertaken.

**Advice Notes:**

*It is the responsibility of the Consent Holder to seek approval for the Construction 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.*

**Pre-Start Meeting**

8. Prior to the commencement of the earthwork's activity, the consent holder must hold a pre-start meeting that:
  - a. is located on the subject site
  - b. is scheduled not less than 5 days before the anticipated commencement of earthworks
  - c. includes all concern officer[s] e.g., Monitoring officer, council geotechnical specialist, etc.
  - d. includes representation from the contractors who will undertake earthworks and suitably qualified professionals
  - e. The following information must be made available at the pre-start meeting including specific references to all relevant documentation, such as resource consent conditions, Sediment Control Plan.

**Advice Note:**

*To arrange the pre-start meeting required by Condition please contact the Team Leader, Compliance & Monitoring Northwest-2 to arrange this meeting +64 9 301 0101. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided 5 working days prior to the meeting.*

9. The operational effectiveness and efficiency of all erosion and sediment control measures 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 Council on request.

10. All earthworks must be managed to minimise any discharge of debris, soil, silt, sediment, or sediment-laden water 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 Council.

**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*
- *catchpits or environpods*

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

*It is recommended that you discuss any potential measures with Council who may be able to provide further guidance on the most appropriate approach to take. Please contact Council on [monitoring@aucklandcouncil.govt.nz](mailto:monitoring@aucklandcouncil.govt.nz) for more details.*

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

11. Earthworks must be progressively stabilised against erosion at all stages of the earthworks activities and must be sequenced to minimise the discharge of sediment to surface water.

**Advice Note:**

*Earthworks must 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*

*It is recommended that you discuss any potential measures with the Council’s monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Council for more details. Alternatively, please refer to Auckland Council Guideline Document GD05, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region.*

12. Immediately upon completion or abandonment of earthworks on the subject site, all areas of bare earth must be permanently stabilised against erosion to the satisfaction of the Council.

**Advice Note:**

*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 Council who will guide you on the most appropriate approach to take. Please contact Council on [monitoring@aucklandcouncil.govt.nz](mailto:monitoring@aucklandcouncil.govt.nz) for more details. Alternatively, please refer to “GD05 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland region”.*

13. All earthworks activity on the subject site must comply with the New Zealand Standard 6803:1999 for Acoustics – Construction Noise.
14. The use of noise generating motorised equipment and vehicle movements to and from the site associated with earthworks activity on the subject site must be restricted to between the following hours:

Monday to Friday: 7:30 a.m. to 7p.m.

Saturday: 8:00am to 5:30pm

There must be no operation of noise-generating, motorised equipment and vehicles associated with earthworks activity on the subject site on Sundays or public holidays.

15. There must be no discharge of contaminated surface runoff into the stormwater system or into the groundwater.
16. 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.
17. There must be no airborne or deposited dust beyond the subject site as a result of the earthworks activity that in the opinion of the Council is noxious, offensive or objectionable.

**Advice Note:**

*It is recommended that potential measures as discussed with Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader, Compliance & Monitoring Northwest 2 on +64 9 301 0101 for more details. Alternatively, please refer to the Ministry for the Environment publication “Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions”.*

**Avoid Damaging Assets**

18. There must be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks activity. In the event that such damage does occur, the Council must 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.

**Advice Note:**

*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 Team Leader, Compliance & Monitoring Northwest 2 on +64 9 301 0101*

*Notice must be provided to the Council, at least two (2) working days prior to the removal of any erosion and sediment control works.*

19. Where excess soil or waste materials resulting from earthworks activity is to be removed from the subject site, it must be deposited at an approved disposal site.

**Geotechnical Restriction**

20. The earthworks (including design and construction of earthworks and structures) must be designed and undertaken in accordance with the recommendations of the following geotechnical document prepared by Lander Geotechnical Consultants Ltd and any subsequent reports.

- a. Lander Geotechnical Ltd “*Geotechnical Investigation Report RAPHOE, REDHILLS GREEN for HUGH GREEN LIMITED*” reference Ref No: J01382 and dated 7 April 2020.
- b. Geotechnical Completion Report for Stage 1A, 1B, 1C and balance site works to September 2024, prepared by LDE, dated 19 February 2025.

The operation must be managed to ensure that the earthworks do not lead to any uncontrolled instability or collapse affecting either the site or adversely affecting any neighbouring properties or public utilities. If such collapse or instability does occur, it must immediately be rectified

**Advice Note:**

*The proposed structures in reserves will require separate building consent and are required to have a design service life exceeding 100 years.*

**Observation of Geotechnical Works**

21. The earthworks and construction of structures must be observed by a suitably qualified geotechnical engineering professional to CM3 requirements. 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.

## Geotechnical Completion

22. Subsequent to completion of the additional earthwork proposed under this consent, the consent holder must provide Geotechnical Completion Report on completion of the proposed earthworks, which must include all test data's, quality control documents, as-built plans information, statement of suitability of the site from a chartered geotechnical engineer. The GCR report will need to be reviewed and accepted by council geotechnical specialist and development engineer team prior to completing of land use and subdivision stages. Future developments within the site must be undertaken in accordance with the recommendations of this Geotechnical Completion Report.

### Advice Note:

- *Council will reserve the right to require a peer review of the GCR report at developer's costs.*

## Stormwater management works

23. For all impervious areas within the development the consent holder must provide hydrology mitigation as follows:
- a. Provide retention (volume reduction) of at least 5mm runoff depth for the impervious area for which hydrology mitigation is required; and
  - b. Provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 95th percentile, 24-hour rainfall event minus the 5 mm retention volume or any greater retention volume that is achieved, over the impervious area for which hydrology mitigation is required.
  - c. Provide water quality treatment for impervious area runoff.

## Minor modifications approval

24. In the event that any minor modifications to the stormwater management system are required, that will not result in an application pursuant to Section 127 of the RMA, the following information must be provided:
- a. Plans and drawings outlining the details of the modifications; and
  - b. Supporting information that details how the proposal does not affect the capacity or performance of the stormwater management system.

All information must be submitted to, and approved the Council, prior to implementation.

**Advice note:** *All proposed changes must be discussed with Auckland Council, prior to implementation. Any changes to the proposal which will affect the capacity or performance of the management system or will result in a change to the conditions of this consent will require an application to be made in accordance with Section 127 of the RMA. An example of a minor modification can be a change in the location of a pipe or slight changes to the*

*site layout. If there is a change of device type the consent will have to be varied (s127 under the RMA).*

### **Construction meetings**

25. A post-construction meeting must be held by the consent holder, within 20 working days of completion of the stormwater management works for each stage, that:
- a. is located on the subject area;
  - b. includes representation the Council; and
  - c. includes representation from the site stormwater engineer or contractors who have undertaken the works and any other relevant parties.

**Advice Note:** *To arrange the construction meetings required by this consent, please contact the Compliance Monitoring North West on 09 301 0101 or via [monitoring@aucklandcouncil.govt.nz](mailto:monitoring@aucklandcouncil.govt.nz).*

### **Certification of stormwater management works (As-Built Plans)**

26. As-Built certification and plans of the stormwater management works, which are certified (signed) by a suitably qualified registered surveyor or engineer as a true record of the stormwater management system.

### **Contents of As-Built Plans**

27. As-Built Plans must be provided to the Council 5 days prior to the post-construction meeting required by this consent.
28. The As-Built plans must display the entirety of the stormwater management system for each stage, and must include:
- a. the surveyed location (to the nearest 0.1m) and level (to the nearest 0.01m) of the discharge structure, with co-ordinates expressed in terms of NZTM and LINZ datum;
  - b. plans and cross sections of all stormwater management devices;
  - c. documentation of any discrepancies between the design plans and the As-Built plans approved by the Modifications Approval condition.

### **Operation and Maintenance**

29. An Operation and Maintenance Plan must be provided to the Council 5 days prior to the post-construction meeting required by this consent for each stage.
30. The Operation and Maintenance Plan must set out how the stormwater management system is to be operated and maintained to ensure that adverse environmental effects are minimised. The plan must include, but not be limited to:
- a. details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process, including copies of written maintenance contracts with an appropriate operator;
  - b. a programme for regular maintenance and inspection of the stormwater management system;

- c. a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;
  - d. a programme for post storm inspection and maintenance;
  - e. general inspection checklists for all aspects of the stormwater management system, including visual checks.
31. The stormwater management system must be managed in accordance with the approved Operation and Maintenance Plan.
  32. Any amendments or alterations to the Operation and Maintenance Plan must be submitted to and approved by the Council, in writing prior to implementation.
  33. The Operation and Maintenance Plan must be updated and submitted to the Council for approval, upon request.

### **Maintenance Report**

34. Details of all inspections and maintenance for the stormwater management system, for the preceding three years, must be retained.
35. A maintenance report must be provided to the Council on request.
36. The maintenance report must include the following information:
  - a. details of who is responsible for maintenance of the stormwater management system and the organisational structure supporting this process;
  - b. details of any maintenance undertaken; and
  - c. details of any inspections completed.

### **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. *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. *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).*

Delegated decision maker:

Name: Russell Butchers

Title: Principal Project Lead – Planning, Resource Consents

Signed:

A handwritten signature in black ink that reads "R Butchers". The signature is written in a cursive, slightly stylized font.

Date: 18 December 2025

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

### Decision 2 – Non-complying activity subdivision consent (s11)

|                             |                                                                          |
|-----------------------------|--------------------------------------------------------------------------|
| <b>Application numbers:</b> | BUN60438703 (Council Reference)<br>SUB60438704 (s11 subdivision consent) |
| <b>Applicant:</b>           | Hugh Green Limited                                                       |
| <b>Site address:</b>        | 78 Fred Taylor Drive, Massey                                             |
| <b>Legal description:</b>   | Lot 5002 DP 590200                                                       |

#### Proposal:

To authorise subdivision of Stages 5 and 8A of the Rua Hills development (Lots 107, 108 and 110 authorised under BUN60376072) creating 165 residential lots.

Resource consents are required for the following reasons:

### Subdivision consent (s11) – SUB60438704

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

##### *Subdivision – Urban*

- The proposal includes the undertake of a subdivision of land establishing an esplanade reserve. This requires consideration as a *Restricted Discretionary Activity* pursuant to Rule E38.4.1(A8).
- The proposal includes subdivision of land within the one per cent annual exceedance probability floodplain. This requires consideration as a *Restricted Discretionary Activity* pursuant to Rule E38.4.1(A11).
- The proposal is for a subdivision listed in Activity Tables E38.4.1 and E38.4.2, but that does not meet the standards in E38.6 General standards for subdivision. The proposed subdivision does not comply with E38.6.2, as vehicle crossings (formed access) will not be provided at the time of subdivision for the vacant allotments. This requires consideration as a *Discretionary Activity*, pursuant to Rules E38.4.1(A12) and E38.4.2(A30).
- The proposal is for creating vacant sites by subdivision involving parent sites of 1 ha or greater and not complying with Standard E38.8.3.1(6) as the number of rear sites proposed exceeds 5% of the total number of vacant sites proposed. 34 out of 125 sites are rear sites equating to 27%. This requires consideration as a *Non-Complying Activity* pursuant to Rule E38.4.2(A19).

## Redhills Precinct

- The proposal is for subdivision in respect of E38.4.1(A7), E38.4.1(A8) and E38.4.1(A11) but that does not comply with the following applicable Redhills Precinct subdivision standards.
  - Standard I610.6.4.1.(1), as Riparian margins must be planted either side of the banks of an intermittent stream to a minimum width of 10m measures from the bank of the stream, or from the centreline of the stream. The proposed riparian margins are less than 10m in some areas.
  - Standard I610.4.2(1)(c), for Local Roads as:
    - The carriageway width (excluding parking) of Roads 1, 2 and 3 is proposed to be 6.4m and footpath width 2m, rather than the 5.8 m and 1.8m widths respectively specified by Table I610.6.4.2.1.
    - The carriageway width (excluding parking) of Road 4 is proposed to be 6m, rather than the 5.8m width specified by Table I610.6.4.2.1.
    - The legal width of the reserve edge lengths of Roads 1, 2 and 3 is 11.85m, rather than the 14m legal width specified by Table I610.6.4.2.1.

These require consideration as a *Restricted Discretionary Activity* pursuant to Rule C1.9(2).

The reasons for consent are considered together as a non-complying activity overall.

## Decision

I have read the application, supporting documents, and the report and recommendations on the application for resource consent. 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, 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 lots will be connected to and supported by three waters infrastructure that is being completed as part of the underlying subdivision (BUN60376072). This infrastructure will ensure there is adequate capacity to accommodate the development anticipated by the 165 lots, while specific conditions will ensure that future development on the 165 lots achieves compliance with the Red Hills Network Discharge Consent.
  - b. The proposal will provide individual residential lots around an approved land use consent for dwellings, with a logical pattern of the lot boundary layout.
  - c. The subdivision layout supports the layout and arrangement of the land use development. There are no additional or exacerbated adverse effects that are generated from the proposed layout.
  - d. The roading network connecting to the lots is also being completed as part of the underlying subdivision and given the localised nature of these roads, are anticipated to

have low traffic volumes that can safely accommodate the anticipated vehicle movements and use of the road for reverse manoeuvring.

- e. Adverse natural hazard effects, and flooding effects specifically, will be avoided and mitigated, respectively, through the land contouring to be completed as part of the underlying subdivision, and through ensuring future residential use of the lots achieves compliance with minimum freeboard requirements.
  - f. In terms of positive effects, the creation of Stage 5 & 8A will enable this part of the Rua Hills neighbourhood to develop in an efficient and effective manner and deliver on a range of residential living opportunities in a well-connected urban extension.
  - g. 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 following is noted:
- a. The proposal is consistent with the relevant objectives, policies and assessment criteria of the Unitary Plan in relation to E27 Transport, E36 Natural Hazards and Flooding, E38 Subdivision – Urban, H5 Residential – Mixed Housing Urban Zone; and the I610 Redhills Precinct Plan of the Unitary Plan.
  - b. In addition to the matters identified at point a above, the works are complementary to and supportive of the realisation of Redhills as a high-quality residential environment with stormwater management outcomes that are integrated with enhanced stream and riparian environments. The subdivision will create vacant lots that will be of a regular size and shape that provides flexibility around future residential uses and in a manner that will be safely accommodated by the surrounding roading network and three waters infrastructure, both of which will be created through the completion of the underlying subdivision.
- Ongoing conditions of consent will ensure that stormwater management, natural hazard management and vehicle access/egress are undertaken without detriment to the wider environment and nearby uses. Finally, the subdivision will contribute to achieving the outcomes of the Redhills Precinct.
- 3. In accordance with an assessment under s104(1)(c) of the RMA, no other matters are considered relevant.
  - 4. In terms of s106 of the RMA, the subdivision satisfies the relevant requirements of s106 as information previously provided for the subdivision of the land has confirmed that for stable, hazard-free building platforms and legal and practical access can be achieved.
  - 5. There is no prohibition under s104D of the RMA on granting this non-complying activity proposal. This is because the proposal is not contrary to the objectives and policies of the Auckland Unitary Plan and will have only minor adverse effects on the environment.
  - 6. In the context of this non-complying activity application for land use and 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 concluded to be acceptable subject to the conditions of consent and consistency with the relevant objectives, policies and assessment criteria has been achieved, such that consent should be granted.

## Conditions

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

1. This consent 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 number SUB60438704 of BUN60438703.
  - Application Form and Assessment of Environmental Effects prepared by CivilPlan Consultants, dated December 2025 reference PR02v5.

| Report title and reference                                                      | Author                             | Dated            |
|---------------------------------------------------------------------------------|------------------------------------|------------------|
| Raphoe Subdivision Consent – Flood Hazard Assessment                            | Harrison Grierson                  | 5 October 2024   |
| Stage 5 & 8 1 Dunlop Rd, Massey Infrastructure Report                           | CivilPlan Consultants              | October 2024     |
| Traffic Report – Raphoe Subdivision, Lot 107-110, Red Hills                     | Commute Transportation Consultants | 4 October 2024   |
| Urban Design Statement – Raphoe Subdivision, Stage 2 Rua Hills, Auckland        | Harrison Grierson                  | 4 October 2024   |
| Assessment of Ecological Effects: Raphoe Site – Red Hills Green                 | Bioresearches                      | 3 September 2020 |
| Geotechnical Completion Report for Stage 1A, 1B, 1C and works to September 2024 | LDE                                | 19 February 2025 |
| Stormwater and Pipe Flow Calculator                                             | CivilPlan Consultants              | 11/10/2024       |
| Rain Garden Design for Water Quality Treatment only to GD01 Section C3          | CivilPlan Consultants              | 11/04/2025       |
| Geotechnical Investigation Report                                               | Lander Geotechnical                | 7 April 2020     |
| Technical Memo                                                                  | Harrison Grierson                  | 07 April 2025    |

| Drawing title and reference               | Author                | Rev | Dated      |
|-------------------------------------------|-----------------------|-----|------------|
| 010-1 Projectwide General Notes Sheet 1   | CivilPlan Consultants | C13 | 25/11/2025 |
| 050-1 General Layout Plan                 | CivilPlan Consultants | C13 | 25/11/2025 |
| 100-1 Subdivision Plan of Lot 107 Stage 5 | CivilPlan Consultants | C13 | 25/11/2025 |

|                                                               |                       |     |            |
|---------------------------------------------------------------|-----------------------|-----|------------|
| 100-2 Subdivision Plan of Lot 108<br>Stage 5 - Overall Layout | CivilPlan Consultants | C13 | 25/11/2025 |
| 100-3 Subdivision Plan of Lot 108<br>Stage 5 - Detail Sheet 1 | CivilPlan Consultants | C13 | 25/11/2025 |
| 100-4 Subdivision Plan of Lot 108<br>Stage 5 - Detail Sheet 2 | CivilPlan Consultants | C13 | 25/11/2025 |
| 100-5 Subdivision Plan of Lot 110<br>Stage 5                  | CivilPlan Consultants | C13 | 25/11/2025 |
| 100-6 Subdivision Plan of Lot 800<br>Stage 5                  | CivilPlan Consultants | C13 | 25/11/2025 |
| 100-7 Subdivision Plan of Lot 801<br>Stage 5                  | CivilPlan Consultants | C13 | 25/11/2025 |
| 100-8 Subdivision Plan of Lot 804<br>Stage 8a                 | CivilPlan Consultants | C13 | 25/11/2025 |
| 100-9 Subdivision Plan of Lot 805<br>Stage 8a                 | CivilPlan Consultants | C13 | 25/11/2025 |
| 100-10 Subdivision Plan of Lot 806<br>Stage 8a                | CivilPlan Consultants | C13 | 25/11/2025 |
| 200-1 Design Contours Plan                                    | CivilPlan Consultants | C13 | 25/11/2025 |
| 200-2 Design Contours Plan Detail<br>Sheet 1                  | CivilPlan Consultants | C13 | 25/11/2025 |
| 200-3 Design Contours Plan Detail<br>Sheet 2                  | CivilPlan Consultants | C13 | 25/11/2025 |
| 200-4 Design Contours Plan Detail<br>Sheet 3                  | CivilPlan Consultants | C13 | 25/11/2025 |
| 221-1 Depth Contours Plan Detail<br>Overall Layout            | CivilPlan Consultants | C13 | 25/11/2025 |
| 221-2 Depth Contours Plan Detail<br>Sheet 1                   | CivilPlan Consultants | C13 | 25/11/2025 |
| 221-3 Depth Contours Plan Detail<br>Sheet 2                   | CivilPlan Consultants | C13 | 25/11/2025 |
| 270-1 Retaining Wall Plan and<br>Elevations Sheet 1           | CivilPlan Consultants | C13 | 25/11/2025 |
| 270-2 Retaining Wall Plan and<br>Elevations Sheet 2           | CivilPlan Consultants | C13 | 25/11/2025 |
| 270-3 Retaining Wall Plan and<br>Elevations Sheet 3           | CivilPlan Consultants | C13 | 25/11/2025 |
| 270-4 Retaining Wall Plan and<br>Elevations Sheet 4           | CivilPlan Consultants | C13 | 25/11/2025 |
| 270-5 Retaining Wall Plan and<br>Elevations Sheet 5           | CivilPlan Consultants | C13 | 25/11/2025 |
| 270-6 Retaining Wall Plan and<br>Elevations Sheet 6           | CivilPlan Consultants | C13 | 25/11/2025 |
| 270-7 Retaining Wall Plan and<br>Elevations Sheet 7           | CivilPlan Consultants | C13 | 25/11/2025 |

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|----------------------------------------------------|-----------------------|-----|------------|
| 275-1 Retaining Wall Details Rawe Stone Gabions    | CivilPlan Consultants | C13 | 25/11/2025 |
| 275-2 Retaining Wall Details I-Beam Retaining Wall | CivilPlan Consultants | C13 | 25/11/2025 |
| 280-1 Site Cross Sections Sheet 1                  | CivilPlan Consultants | C13 | 25/11/2025 |
| 280-2 Site Cross Sections Sheet 2                  | CivilPlan Consultants | C13 | 25/11/2025 |
| 280-3 Site Cross Sections Sheet 3                  | CivilPlan Consultants | C13 | 25/11/2025 |
| 280-4 Site Cross Sections Sheet 4                  | CivilPlan Consultants | C13 | 25/11/2025 |
| 280-5 Site Cross Sections Sheet 5                  | CivilPlan Consultants | C13 | 25/11/2025 |
| 280-6 Site Cross Sections Sheet 6                  | CivilPlan Consultants | C13 | 25/11/2025 |
| 300-1 Road Layout Plan Overall Layout              | CivilPlan Consultants | C13 | 25/11/2025 |
| 300-2 Road Layout Plan Detail Sheet 1              | CivilPlan Consultants | C13 | 25/11/2025 |
| 300-3 Road Layout Plan Detail Sheet 2              | CivilPlan Consultants | C13 | 25/11/2025 |
| 300-4 Road Layout Plan Detail Sheet 3              | CivilPlan Consultants | C13 | 25/11/2025 |
| 305-1 Road Pavement Plan Overall Layout            | CivilPlan Consultants | C13 | 25/11/2025 |
| 305-2 Road Pavement Plan Detail Sheet 1            | CivilPlan Consultants | C13 | 25/11/2025 |
| 305-3 Road Pavement Plan Detail Sheet 2            | CivilPlan Consultants | C13 | 25/11/2025 |
| 305-4 Road Pavement Plan Detail Sheet 3            | CivilPlan Consultants | C13 | 25/11/2025 |
| 306-1 Road Pavement Details Sheet 1                | CivilPlan Consultants | C13 | 25/11/2025 |
| 306-2 Road Pavement Details Sheet 2                | CivilPlan Consultants | C13 | 25/11/2025 |
| 310-1 Vehicle Sight Lines - CSD                    | CivilPlan Consultants | C13 | 25/11/2025 |
| 311-1 Vehicle Sight Lines - ASD                    | CivilPlan Consultants | C13 | 25/11/2025 |
| 312-1 Vehicle Sight Lines - SISD                   | CivilPlan Consultants | C13 | 25/11/2025 |
| 315-1 Vehicle Tracking Curves - Sheet 1            | CivilPlan Consultants | C13 | 25/11/2025 |
| 315-2 Vehicle Tracking Curves - Sheet 2            | CivilPlan Consultants | C13 | 25/11/2025 |

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|-----------------------------------------------------------|-----------------------|-----|------------|
| 315-3 Vehicle Tracking Curves - Sheet 3                   | CivilPlan Consultants | C13 | 25/11/2025 |
| 315-4 Vehicle Tracking Curves - Sheet 4                   | CivilPlan Consultants | C13 | 25/11/2025 |
| 317-1 Access Lot 600/601 Vehicle Tracking Plan            | CivilPlan Consultants | C13 | 25/11/2025 |
| 317-2 Access Lot 602 & 603 Vehicle Tracking Plan          | CivilPlan Consultants | C13 | 25/11/2025 |
| 317-3 Access Lot 608 & 603 Vehicle Tracking Plan          | CivilPlan Consultants | C13 | 25/11/2025 |
| 317-4 Access Lot 606 & 605 Vehicle Tracking Plan          | CivilPlan Consultants | C13 | 25/11/2025 |
| 320-1 Road Longitudinal Sections - Sheet                  | CivilPlan Consultants | C13 | 25/11/2025 |
| 320-2 Road Longitudinal Sections - Sheet 2                | CivilPlan Consultants | C13 | 25/11/2025 |
| 330-1 Typical Road Cross Sections Sheet 1                 | CivilPlan Consultants | C13 | 25/11/2025 |
| 330-2 Typical Road Cross Sections Sheet 2                 | CivilPlan Consultants | C13 | 25/11/2025 |
| 330-3 Typical Road Cross Sections Sheet 3                 | CivilPlan Consultants | C13 | 25/11/2025 |
| 350-1 Access Lot Plan and Longitudinal Section Lot 600    | CivilPlan Consultants | C13 | 25/11/2025 |
| 350-2 Access Lot Plan and Longitudinal Section Lot 601    | CivilPlan Consultants | C13 | 25/11/2025 |
| 350-3 Access Lot Plan and Longitudinal Section Lot 602    | CivilPlan Consultants | C13 | 25/11/2025 |
| 350-4 Access Lot Plan and Longitudinal Section Lot 603    | CivilPlan Consultants | C13 | 25/11/2025 |
| 350-5 Access Lot Plan and Longitudinal Section Lot 604    | CivilPlan Consultants | C13 | 25/11/2025 |
| 350-6 access lot plan and longitudinal section lot 605    | CivilPlan Consultants | C13 | 25/11/2025 |
| 350-7 Access Lot Plan and Longitudinal Section Lot 606    | CivilPlan Consultants | C13 | 25/11/2025 |
| 350-8 Access Lot Plan and Longitudinal Section Lot 607    | CivilPlan Consultants | C13 | 25/11/2025 |
| 350-9 Access Lot Plan and Longitudinal Section Lot 608    | CivilPlan Consultants | C13 | 25/11/2025 |
| 350-10 Access Lot Plan and Longitudinal Section Lot 609-1 | CivilPlan Consultants | C13 | 25/11/2025 |
| 350-11 Access Lot Plan and Longitudinal Section Lot 609-2 | CivilPlan Consultants | C13 | 25/11/2025 |
| 355-1 Access Lot Details                                  | CivilPlan Consultants | C13 | 25/11/2025 |



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| 361-1 Parking Bay Details                        | CivilPlan Consultants | C13 | 25/11/2025 |
| 380-1 Road Marking Plan - Sheet 1                | CivilPlan Consultants | C13 | 25/11/2025 |
| 380-2 Road Marking Plan - Sheet 2                | CivilPlan Consultants | C13 | 25/11/2025 |
| 390-1 Roding Standard Details Sheet 1            | CivilPlan Consultants | C13 | 25/11/2025 |
| 390-2 Roding Standard Details Sheet 2            | CivilPlan Consultants | C13 | 25/11/2025 |
| 390-3 Roding Standard Details Sheet 2            | CivilPlan Consultants | C13 | 25/11/2025 |
| 400-1 Drainage Reticulation Plan Overall Layout  | CivilPlan Consultants | C13 | 25/11/2025 |
| 400-2 Drainage Reticulation Plan Detail Sheet 1  | CivilPlan Consultants | C13 | 25/11/2025 |
| 400-3 Drainage Reticulation Plan Detail Sheet 2  | CivilPlan Consultants | C13 | 25/11/2025 |
| 400-4 Drainage Reticulation Plan Detail Sheet 3  | CivilPlan Consultants | C13 | 25/11/2025 |
| 420-1 Overland Flowpath Plan - Sheet 1           | CivilPlan Consultants | C13 | 25/11/2025 |
| 420-2 Overland Flowpath Plan                     | CivilPlan Consultants | C13 | 25/11/2025 |
| 420-3 Overland Flowpath Plan                     | CivilPlan Consultants | C13 | 25/11/2025 |
| 430-1 Stormwater Longitudinal Sections Sheet 1   | CivilPlan Consultants | C13 | 25/11/2025 |
| 430-2 Stormwater Longitudinal Sections Sheet 2   | CivilPlan Consultants | C13 | 25/11/2025 |
| 430-3 Stormwater Longitudinal Sections Sheet 3   | CivilPlan Consultants | C13 | 25/11/2025 |
| 430-4 Stormwater Longitudinal Sections Sheet 4   | CivilPlan Consultants | C13 | 25/11/2025 |
| 430-5 Stormwater Longitudinal Sections Sheet 5   | CivilPlan Consultants | C13 | 25/11/2025 |
| 430-6 Stormwater Longitudinal Sections Sheet 6   | CivilPlan Consultants | C13 | 25/11/2025 |
| 430-7 Stormwater Longitudinal Sections Sheet 7   | CivilPlan Consultants | C13 | 25/11/2025 |
| 430-8 Stormwater Longitudinal Sections Sheet 8   | CivilPlan Consultants | C13 | 25/11/2025 |
| 430-9 Stormwater Longitudinal Sections Sheet 9   | CivilPlan Consultants | C13 | 25/11/2025 |
| 430-10 Stormwater Longitudinal Sections Sheet 10 | CivilPlan Consultants | C13 | 25/11/2025 |

|          |            |                |             |     |            |
|----------|------------|----------------|-------------|-----|------------|
| 450-1    | Wastewater | Longitudinal   | CivilPlan   | C13 | 25/11/2025 |
| Sections | Sheet 1    |                | Consultants |     |            |
| 450-2    | Wastewater | Longitudinal   | CivilPlan   | C13 | 25/11/2025 |
| Sections | Sheet 1 2  |                | Consultants |     |            |
| 450-3    | Wastewater | Longitudinal   | CivilPlan   | C13 | 25/11/2025 |
| Sections | Sheet 1 3  |                | Consultants |     |            |
| 450-4    | Wastewater | Longitudinal   | CivilPlan   | C13 | 25/11/2025 |
| Sections | Sheet 1 4  |                | Consultants |     |            |
| 450-5    | Wastewater | Longitudinal   | CivilPlan   | C13 | 25/11/2025 |
| Sections | Sheet 1 5  |                | Consultants |     |            |
| 450-6    | Wastewater | Longitudinal   | CivilPlan   | C13 | 25/11/2025 |
| Sections | Sheet 1 6  |                | Consultants |     |            |
| 450-7    | Wastewater | Longitudinal   | CivilPlan   | C13 | 25/11/2025 |
| Sections | Sheet 1 7  |                | Consultants |     |            |
| 450-8    | Wastewater | Longitudinal   | CivilPlan   | C13 | 25/11/2025 |
| Sections | Sheet 1 8  |                | Consultants |     |            |
| 450-9    | Wastewater | Longitudinal   | CivilPlan   | C13 | 25/11/2025 |
| Sections | Sheet 1 9  |                | Consultants |     |            |
| 450-10   | Wastewater | Longitudinal   | CivilPlan   | C13 | 25/11/2025 |
| Sections | Sheet 1 10 |                | Consultants |     |            |
| 450-11   | Wastewater | Longitudinal   | CivilPlan   | C13 | 25/11/2025 |
| Sections | Sheet 1 11 |                | Consultants |     |            |
| 460-1    | Stormwater | Outlet Details | CivilPlan   | C13 | 25/11/2025 |
|          |            |                | Consultants |     |            |
| 472-1    | Road Rain  | Garden Detail  | CivilPlan   | C13 | 25/11/2025 |
| 1        |            | Sheet          | Consultants |     |            |
| 472-2    | Road Rain  | Garden Detail  | CivilPlan   | C13 | 25/11/2025 |
| 2        |            | Sheet          | Consultants |     |            |
| 472-3    | Road Rain  | Garden Detail  | CivilPlan   | C13 | 25/11/2025 |
| 3        |            | Sheet          | Consultants |     |            |
| 480-1    | Stormwater | Manhole        | CivilPlan   | C13 | 25/11/2025 |
| Sheet 1  |            | Details        | Consultants |     |            |
| 480-2    | Stormwater | Manhole        | CivilPlan   | C13 | 25/11/2025 |
| Sheet 2  |            | Details        | Consultants |     |            |
| 480-3    | Stormwater | Manhole        | CivilPlan   | C13 | 25/11/2025 |
| Sheet 1  |            | Details        | Consultants |     |            |
| 490-1    | Stormwater | Standard       | CivilPlan   | C13 | 25/11/2025 |
| Sheet 1  |            | Details        | Consultants |     |            |
| 490-2    | Stormwater | Standard       | CivilPlan   | C13 | 25/11/2025 |
| Sheet 2  |            | Details        | Consultants |     |            |
| 490-3    | Stormwater | Standard       | CivilPlan   | C13 | 25/11/2025 |
| Sheet 3  |            | Details        | Consultants |     |            |
| 490-4    | Stormwater | Standard       | CivilPlan   | C13 | 25/11/2025 |
| Sheet 4  |            | Details        | Consultants |     |            |
| 495-1    | Wastewater | Standard       | CivilPlan   | C13 | 25/11/2025 |
| Sheet 1  |            | Details        | Consultants |     |            |

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|---------------------------------------------------|-----------------------|-----|------------|
| 495-2 Wastewater Standard Details Sheet 2         | CivilPlan Consultants | C13 | 25/11/2025 |
| 500-1 Water Reticulation Plan Overall Layout      | CivilPlan Consultants | C13 | 25/11/2025 |
| 500-2 Water Reticulation Plan Detail Sheet 1      | CivilPlan Consultants | C13 | 25/11/2025 |
| 500-3 Water Reticulation Plan Detail Sheet 2      | CivilPlan Consultants | C13 | 25/11/2025 |
| 500-4 Water Reticulation Plan Detail Sheet 3      | CivilPlan Consultants | C13 | 25/11/2025 |
| 501-1 Water Reticulation Details Overall Layout   | CivilPlan Consultants | C13 | 25/11/2025 |
| 590-1 Water Reticulation Standard Details Sheet 1 | CivilPlan Consultants | C13 | 25/11/2025 |
| 590-2 Water Reticulation Standard Details Sheet 2 | CivilPlan Consultants | C13 | 25/11/2025 |
| 600-1 Combined Services Plan Detail Sheet 1       | CivilPlan Consultants | C13 | 25/11/2025 |
| 600-2 Combined Services Plan Detail Sheet 2       | CivilPlan Consultants | C13 | 25/11/2025 |
| 600-3 Combined Services Plan Detail Sheet 3       | CivilPlan Consultants | C13 | 25/11/2025 |
| 600-5 Combined Services Plan Detail Sheet 5       | CivilPlan Consultants | C13 | 25/11/2025 |
| 600-6 Combined Services Plan Detail Sheet 6       | CivilPlan Consultants | C13 | 25/11/2025 |
| 600-7 Combined Services Plan Detail Sheet 7       | CivilPlan Consultants | C13 | 25/11/2025 |
| 600-8 Combined Services Plan Detail Sheet 8       | CivilPlan Consultants | C13 | 25/11/2025 |
| 600-9 Combined Services Plan Detail Sheet 9       | CivilPlan Consultants | C13 | 25/11/2025 |
| 620-1 Service Ducting Plan Detail Sheet 1         | CivilPlan Consultants | C13 | 25/11/2025 |
| 620-2 Service Ducting Plan Detail Sheet 2         | CivilPlan Consultants | C13 | 25/11/2025 |
| 620-3 Service Ducting Plan Detail Sheet 3         | CivilPlan Consultants | C13 | 25/11/2025 |
| 620-4 Service Ducting Plan Detail Sheet 4         | CivilPlan Consultants | C13 | 25/11/2025 |
| 620-5 Service Ducting Plan Detail Sheet 5         | CivilPlan Consultants | C13 | 25/11/2025 |
| 620-6 Service Ducting Plan Detail Sheet 6         | CivilPlan Consultants | C13 | 25/11/2025 |
| 620-7 Service Ducting Plan Detail Sheet 7         | CivilPlan Consultants | C13 | 25/11/2025 |

|                                                                                  |         |     |            |
|----------------------------------------------------------------------------------|---------|-----|------------|
| Site Plan                                                                        | LandLAB | 007 | 28.11.2025 |
| Bridge Types & Locations                                                         | LandLAB | 007 | 28.11.2025 |
| Detail Plan 01                                                                   | LandLAB | 007 | 28.11.2025 |
| Detail Plan 02                                                                   | LandLAB | 007 | 28.11.2025 |
| Detail Plan 03                                                                   | LandLAB | 007 | 28.11.2025 |
| Tree Setout 01                                                                   | LandLAB | 007 | 28.11.2025 |
| Tree Setout 02                                                                   | LandLAB | 007 | 28.11.2025 |
| Tree Setout 03                                                                   | LandLAB | 007 | 28.11.2025 |
| Tree Setout 04                                                                   | LandLAB | 007 | 28.11.2025 |
| Tree Setout 05                                                                   | LandLAB | 007 | 28.11.2025 |
| Tree Setout 06                                                                   | LandLAB | 007 | 28.11.2025 |
| Detail Plan – Lot 600                                                            | LandLAB | 007 | 28.11.2025 |
| Detail Plan – Lot 601                                                            | LandLAB | 007 | 28.11.2025 |
| Detail Plan – Lot 602                                                            | LandLAB | 007 | 28.11.2025 |
| Detail Plan – Lot 603 & 608                                                      | LandLAB | 007 | 28.11.2025 |
| Detail Plan – Lot 604                                                            | LandLAB | 007 | 28.11.2025 |
| Detail Plan – Lot 605                                                            | LandLAB | 007 | 28.11.2025 |
| Detail Plan – Lot 606                                                            | LandLAB | 007 | 28.11.2025 |
| Detail Plan – Lot 607                                                            | LandLAB | 007 | 28.11.2025 |
| Detail Plan – Lot 609                                                            | LandLAB | 007 | 28.11.2025 |
| Kit of Parts – Surface                                                           | LandLAB | 007 | 28.11.2025 |
| Kit of Parts – Light & Furniture                                                 | LandLAB | 007 | 28.11.2025 |
| Type A – Weathering Steel Mesh                                                   | LandLAB | 007 | 28.11.2025 |
| Type B – Weathering Steel Fins                                                   | LandLAB | 007 | 28.11.2025 |
| Tree Palette – Street trees & Stream<br>Amenity Trees                            | LandLAB | 007 | 28.11.2025 |
| Tree Palette – JOALs & Pedestrian<br>Access                                      | LandLAB | 007 | 28.11.2025 |
| Tree Palette – Instream Enhancement<br>Trees                                     | LandLAB | 007 | 28.11.2025 |
| Streets & Riparian Planting – JOAL<br>Amenity Planting & Rain Garden<br>Planting | LandLAB | 007 | 28.11.2025 |
| Streets & Riparian Planting – Reserve<br>Edge Streetscape Planting               | LandLAB | 007 | 28.11.2025 |
| Streets & Riparian Planting – Curated<br>Stream Riparian Planting                | LandLAB | 007 | 28.11.2025 |
| Stream Planting – Low Grow Dryland<br>Zone Planting                              | LandLAB | 007 | 28.11.2025 |
| Stream Planting – Dryland Zone<br>Planting                                       | LandLAB | 007 | 28.11.2025 |

|                                                                  |                   |     |            |
|------------------------------------------------------------------|-------------------|-----|------------|
| Stream Planting – Marginal Zone Planting                         | LandLAB           | 007 | 28.11.2025 |
| Stream Planting – Emergent Zone Planting & Aquatic Zone Planting | LandLAB           | 007 | 28.11.2025 |
| Section – Typical JOAL                                           | LandLAB           | 007 | 28.11.2025 |
| Section – Stream Cross Section 1                                 | LandLAB           | 007 | 28.11.2025 |
| Section – Stream Cross Section 2                                 | LandLAB           | 007 | 28.11.2025 |
| Section – Stream Cross Section 3                                 | LandLAB           | 007 | 28.11.2025 |
| Section – Stream Cross Section 4                                 | LandLAB           | 007 | 28.11.2025 |
| Detail Plan – Pedestrian Access Lot                              | LandLAB           | 007 | 28.11.2025 |
| Detail Plan – JOAL 6                                             | LandLAB           | 007 | 28.11.2025 |
| Detail Plan – JOAL 7                                             | LandLAB           | 007 | 28.11.2025 |
| Detail Plan – JOAL 4                                             | LandLAB           | 007 | 28.11.2025 |
| Detail Plan – JOAL 5                                             | LandLAB           | 007 | 28.11.2025 |
| Edge Treatment Location Plan UD301                               | Harrison Grierson | -   | 25.11.2025 |
| Potential Edge Treatment – Diagrams UD302                        | Harrison Grierson | -   | 5.12.2025  |
| Potential Edge Treatment – Diagrams UD303                        | Harrison Grierson | -   | 5.12.2025  |
| Public Lighting Design 1                                         | Advanced          | 2-2 | 26.09.2024 |
| Public Lighting Design 2                                         | Advanced          | 2-2 | 26.09.2024 |
| Private Lighting Design 1                                        | Advanced          | 2-1 | 26.09.2024 |
| Private Lighting Design 2                                        | Advanced          | 2-1 | 26.09.2024 |

| Other additional information                                           | Author                 | Rev | Dated            |
|------------------------------------------------------------------------|------------------------|-----|------------------|
| Addendum to AEE – Rua Hills: Stage 5 & 8A Subdivision at 1 Dunlop Road | Civil Plan Consultants |     | 31.10.2025       |
| Geotechnical email regarding Esplanade cut fill plans                  | LDE                    |     | 18 December 2024 |

**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 lots can be appropriately serviced (infrastructure and access).*
- *Details and specifications for the provision of infrastructure (e.g., public/ private drainage, location, and types of connections) and roads/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., 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, these consents lapse five years after the date they are granted unless:
- a. A survey plan is submitted to the Council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or
  - b. An application under section 125 of the RMA is made to the Council before the consent lapses (five years) to extend the period after which the consent lapses and the Council grants an extension.

### **Staging of Subdivision**

3. The subdivision comprises the following stages:

- Lot 107:** Creation of Lots 7-17 and 18-27 (residential lots), 800 and 801 (super lots), 900 (road to vest), 302 (to vest in lieu of reserve).
- Lot 108:** Creation of Lots 28-113 (residential lots), 804 and 805 (super lot), 901-905 (road to vest), 300 (drainage reserve to vest), 700-702 (esplanade reserve to vest), 500-501 (hydro parcel), 602-604 (common access lots).
- Lot 110:** Creation of Lots 114-131 (residential lots), 806 (super lot), 600-601 (common access lots).
- Super Lot 800:** Creation of Lots 157-163 (residential lots), 605 (common access lot).
- Super Lot 801:** Creation of Lots 148-156 (residential lot), 606 (common access lot).
- Super Lot 804:** Creation of Lots 169-171 (residential lots), 607 (common access lot).
- Super Lot 805:** Creation of Lots 164-168 (residential lots), 608 (access lot).
- Super Lot 806:** Creation of Lots 132-147 (residential lots), 609 (access lot).

The above staging does not preclude multiple stages being completed at the same time provided that all required access and servicing for the relevant lots is ensured.

## Survey plan approval (s223) conditions

4. The consent holder must submit a survey plan in accordance with the approved resource consent subdivision scheme plans listed in condition 1 for each stage of subdivision. The survey plan must show all lots to vest or dedicate to Council (including roads, parks and reserves), all easements, and any amalgamation conditions, required by this subdivision consent.

### Advice Note

*A separate survey plan must be provided for each stage of the subdivision, or for combined stages where these are to be completed together.*

5. The rights-of-way and any services easements over Lots 600-609 and/or easements in gross must be included in a memorandum of easements endorsed on the relevant 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 computer registers (records of title).
6. The consent holder must submit a survey plan in accordance with the approved resource consent subdivision plan. The consent holder must ensure that the following matters have been complied with for the survey plan where parks and reserves are proposed to be vested;
  - a. Lots 700, 701 and 702 must be shown as Local purpose (esplanade) reserve
  - b. Lots 300 and 302 must be shown as Local purpose (drainage) reserve

## Section 224(c) compliance conditions

7. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent SUB60376075 have been complied with for the relevant subdivision stage, 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.

### General Conditions for all stages

#### Subdivision Restriction

8. A subdivision 224c certificate must not be applied for until such time the Redhills watermain trunk line becomes functional and operational to service the proposed development with potable water and firefighting water supply.

### **Geotechnical Conditions:**

9. A Geotechnical Completion Report from a suitably qualified and experienced geotechnical professional to confirm that all lots and other associated areas are stable and suitable for development must be provided when applying for a certificate under section 224(c) of the RMA.

Development on Lots 7 to 171 must be undertaken in accordance with the recommendations of this Geotechnical Completion Report.

The preceding paragraph must be registered as a consent notice on the record(s) of title to be issued for Lots 7 to 171 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.

*Note: A building consent will be required for the construction or installation of counterfort drains, underfill drainage and any ground recharge systems.*

### **Utilities**

10. The consent holder must make provision for telecommunications and electricity to service Lots 7 to 171 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.*

### **Wastewater**

11. The consent holder must design and construct connections to the public wastewater reticulation network to serve Lot(s) 7 to 171 in accordance with the requirements of the wastewater utility 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 will be Engineering Approval Completion Certificate (EACC).*
- *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.*
- *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.*



## Water

12. The consent holder must design and construct new local water supply reticulations including pipe fittings, valves, fire-hydrants and connections to the public water reticulation network to serve Lot(s) 7 to 171 in accordance with the requirements of the water utility provider. Installation of bulk water meter or supply point will be required for lots serviced by JOALs. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under the section 224(c) of the RMA.

### **Advice Note:**

- *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 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.*
- *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.*

## Stormwater

13. The consent holder must design and construct public stormwater reticulations and connections to the public stormwater reticulation network to serve Lots 7 to 171 and 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 Note:**

- *Acceptable forms of evidence include Engineering Approval Completion Certificates (EACC).*
  - *Stormwater utility provider is the Auckland Council Healthy Waters Department.*
  - *Public connections are to be constructed in accordance with the Stormwater Code of Practice.*
  - *Alterations to the public stormwater reticulation network require Engineering Plan Approval.*
  - *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.*
14. Lots 106 to 113 are reliant on private on-site stormwater disposal system as means of stormwater discharge. Future development on these lots must incorporate design and

construction of an on-site stormwater disposal in accordance with Auckland Council Countryside Living Toolbox.

*Note: This condition must be registered as a consent notice on the record(s) of title to be issued for Lot(s) 106 to 113 to ensure that it is complied with on a continuing basis.*

### **Stormwater Management**

15. For all impervious areas within the development the consent holder must provide hydrology mitigation as follow:
  - a. Provide retention (volume reduction) of at least 5mm runoff depth for the impervious area for which hydrology mitigation is required; and
  - b. Provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 95th percentile, 24-hour rainfall event minus the 5 mm retention volume or any greater retention volume that is achieved, over the impervious area for which hydrology mitigation is required.
  - c. Provide water quality treatment for impervious area runoff.

### **Single asset ownership**

16. The owners of Lot(s) 7 to 171 are responsible and liable for the ongoing operation, maintenance and repair of stormwater devices located within their individual site that provided hydrology mitigation.

*Note: This condition must be registered as a consent notice on the record(s) of title to be issued for Lot(s) 7 to 171 to ensure that it is complied with on a continuing basis.*

### **Overland Flow Path**

17. The consent holder must divert all 1% AEP plus 3.8°C climate change flow from the site and on to the public road corridor. The maximum flow depth on the road corridor must not be more than 200mm, unless accepted by road corridor operator. The following evidence must be provided when applying for a certificate under section 224(c) of the RMA:
  - a. The consent holder must provide Licensed Cadastral Surveyor certified and signed as-built plans showing alignment of all overland flow paths (secondary flows) along with long sections & cross-section plans including reduced levels in NZVD 2016 datum for final ground, 1% AEP 3.8°C climate change water levels, flood water depth & velocity and a tabulated results including minimum freeboard and minimum finished floor levels for all lots.

*This condition must be registered as a consent notice on the record(s) of title to be issued for Lot(s) 7 to 171 to ensure that it is complied with on a continuing basis. Additional consent notice will be required on the titles once the final as-built plan is received and reviewed.*

18. Prior to the issue of the section 223 application under the RMA (at Engineering Plan Approval stage), the consent holder must submit for the approval of the Manager Parks Planning detailed engineering and landscaping information and plans which quantifies and assesses the effects of overland flows which enter reserves to vest, and provides design

solutions (within reserves or the wider context as relevant) as required to ensure that flows will not result in:

- a. risks to pedestrian, cyclist and other footpath user's safety
- b. damage to soft and hard public assets
- c. erosion within the reserves.

Erosion mitigation in reserves must be visually and functionally sympathetic to the reserves, to the satisfaction of the Manager Parks Planning.

### **Public Walkways & Bridges**

19. Prior to the issue of the section 223 application under the RMA (at Engineering Plan Approval stage) bridges and paths within drainage reserves and esplanade reserves must be designed to be above 1% AEP plus 3.8°C flood water levels (except where OLFP are provided for under condition 18 or an alternative route is provided) and bridges must have at least 600mm of freeboard. Foundations of all structures that are within or exposed to flood water must be designed for all hydrodynamic forces, prevention from flood water scouring of foundation including impact forces exerted due to floating debris. The bridges underside must not trap or have potential to trap any floating debris. Bridge design statements for all bridges will be required at time of the engineering approval.

### **Road Design and Construction**

20. The consent holder must design and construct new public roads in accordance with the requirements of Auckland Transport under the Transport Design Manual. 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), visibility assessments, vehicle tracking requirements, road pavement design, pedestrian footpaths, pram crossings, cycle ways, street lighting, street furniture, road marking, bus stops, traffic calming devices, road stormwater drainage (including detailed design and calculations of overland flow paths and drainage capacity), 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.*

## **Auckland Transport Resolutions**

21. 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. traffic signs, road marking and traffic calming devices) within the relevant roads. The consent holder must submit an approved copy of the resolution report prior to section 224(c) certification for each stage.

### **Advice Note**

*The resolutions, prepared by a qualified traffic engineer, will need to be passed so that the changes to the road reserve can be legally implemented and enforced. The resolution process may require public 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 AT TCC for review and approval. It is recommended that the resolution process be initiated at least 8 weeks prior to the installation permanent traffic and parking controls. No installation of any road markings will be allowed before the resolution is approved by the Auckland Transport Traffic Control Committee (TCC).*

## **Structures**

22. The entirety of any retaining wall structures including sub soil drainage must be located within the private lot boundaries and not in public road reserves.

## **Common Accessways**

23. The design, form and construction of the common accessways (Lots 600 to 609) must be in accordance with Council's Code of Practice for City Infrastructure and Land Development. The design must provide for stormwater catchpits and / or slot drains within the boundaries of the laneway / walkway (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.

If the design of walkways and common accessways incorporates a lighting design, completed by a suitable professional, it must be provided to Council for endorsement before installation.

The design of the shared driveways and pedestrian facilities must be approved by Council under an application for a Common Access Way (CAW) process prior to construction.

The following additions must be included in the design of the private accessways:

- a. Speed calming devices in the form of slightly raised speed tables (2.0 m wide, 30-40 mm high) with different texture pavement, about 2.0 m into the property, in Lots / JOALs 600, 601, 605 and 609 (both ends).
- b. Flush 1.0 m wide walkways with different pavement texture or visual delineation must be installed on one side of Lots / JOALs 600 and 601.

### **Advice Notes:**

*The above CAW can be included in the Engineering Approval application required for the installation of public assets, such as stormwater, wastewater and public roads.*

## **As-Built Plans**

24. Provide “as built” plans from a Licensed Cadastral Surveyor at the s224c stage identifying and certifying that all services and access strip / walkway formations have been located in accordance with the locations on registered easements, or within legal boundaries to the satisfaction of the Team Leader - Development Engineering.

## **Vehicle Crossings**

25. Any new vehicle crossings must be designed and formed to Auckland Transport’s Standard. This must be undertaken at the Consent Holder’s expense and to the satisfaction of the Council.

All individual lot vehicle crossings must be at least 2.75 m at boundary with their edge at least 1.0 m away from any asset within the road reserve such as a raingarden, catchpit, tree, streetlight or a parking bay.

A pedestrian visibility splay must be provided on both sides of all proposed vehicle crossings. Any boundary fencing and / or landscaping within the visibility splay areas of 5.0 m x 2.0 m (5.0 m on either side of the driveway within the site and 2.0 m on both sides of the front boundary from the edge of the crossing) must not exceed 900 mm 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.

### **Advice Note:**

*When a s224c Certificate is applied for, verification that Auckland Transport has completed approval and a final vehicle crossing inspection before this clause is considered fulfilled. An approval letter and completion certificate from Auckland Transport is required to be submitted to Auckland Council.*

*Vehicle crossings on existing roads (Rua Hills Parade, Tarapuka Road or Whakanoho Road) will require their own individual vehicle crossing permits outside the EPA process.*

*A Departure from the Standards approval may required at the EPA stage for any crossings that do not meet current shape standards.*

## **Finalised Landscape Design Drawings, Specifications and Maintenance Requirements - JOALs**

26. Prior to construction of the JOALs, the consent holder must provide to the Council for certification, 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) ‘Redhills Raphoe Stage 05 + 08A Landscape Concept Design’ prepared by LandLAB dated 28 November 2025 and, at a minimum, must include landscape design drawings, specifications and maintenance requirements including:
  - a. An annotated planting plan(s) which communicate the proposed location and extent of all areas of planting within all JOALs/COALs.
  - b. Annotated cross-sections and/or design details with key dimensions to illustrate that adequate widths and depths are provided for garden beds.

- c. A plant schedule based on the submitted planting plan(s) which details specific plant species, plant sourcing, quantity of plants, planting coverage (for species within plant mixes/groups), height and/or grade (litre) / Pb size at time of planting and estimated height / canopy spread at maturity.
- d. Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation and mulching requirements.
- e. An annotated hardscape plan and related specifications, detailing final materiality and colour of all proposed hard surfacing.
- f. An annotated landscape elements plan and related specifications which confirm the location and type, material, finish, and colour of all seats, bins (including communal bin stores), lights, fences, retaining walls, landscape feature walls, and other structural landscape design elements.
- g. 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 in order for future lot owners (under a resident's association or similar) to maintain shared amenity planting areas within the JOAL/COAL environs:
  - i. Irrigation required in planting season and outside of the planting season to maintain soil moisture.
  - ii. Weed and pest control / spraying
  - iii. Plant replacement of any dead or dying plants.
  - iv. Inspection timeframes / frequency
  - v. Contractor responsibilities

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:**

*As part of the approval process, the Council's monitoring team will liaise with landscape architects from the Council's Tāmaki Makaurau Design Ope (Urban Design Unit) to ensure that the submitted drawings and related information are consistent with the originally consented landscape concept plan(s).*

**Implementation and Maintenance of Approved Landscape Design**

- 27. Prior to issue of a completion certificate under section 224(c) for any lots accessed via a JOAL, the consent holder must implement the JOAL landscaping certified under condition 26.

The landscaping must be maintained thereafter by the owners of the JOAL in accordance with the approved Landscape Implementation and Maintenance Plan certified under Condition 26.

In the event that planting cannot be implemented during the planting season (May-September) due to timing of construction completion, planting may be undertaken at other

times subject to suitable irrigation and/or other maintenance as required by the certified approved Landscape Maintenance Plan, to enable healthy plant establishment and retention.

Should any areas of the implemented landscaping be damaged or planting die during the construction of dwellings following issue of titles, it must be reinstated and thereafter maintained by the owners of the JOAL.

### **Streetscape Landscaping (Roads to vest – Lots 900, 901, 902, 903, 904, 905)**

28. Prior to the issue of the section 223 application under the RMA (at Engineering Plan Approval stage) the consent holder must submit a detailed streetscape landscaping plan(s) for berms, rain gardens and street trees for approval by the Manager Parks Planning. In particular, the plans must:
- a. Be prepared by a suitably qualified landscape architect.
  - b. Be in general accordance with the landscape plans titled 'Redhills Raphoe Stage 05 + 08A, Subdivision Consent - S92 Responses' Version 007, 28.11.2025, by LandLAB.
  - c. 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.
  - d. Ensure that street trees maintain adequate horizontal and vertical separation distance from underground services. Root barriers or tree pits must be specified where were warranted to address potential conflict with services.
  - e. Road reserve amenity planting must be limited in scope to the reserve edge berms referenced on the landscape plans ( 'Redhills Raphoe Stage 05 + 08A, Subdivision Consent - S92 Responses' Version 007, 28.11.2025, by LandLAB ) as 'Reserve edge streetscape planting- RES' and be limited to the species listed on page 33 of the landscape plans, unless otherwise agreed by the Manager Parks Planning.
  - f. Road reserve amenity planting must include a detailed plant setout plan to avoid excessive overhanging of plants into the formed road and adjacent paths, and to maintain lines of sight between the road and paths.
  - g. 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.
  - h. Include planting methodology.
  - i. Comply with The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape.

#### **Advice Note:**

*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.*

**Reserve Development, Local Purpose (Drainage) Reserves Lots 300, 302 - Local Purpose (Esplanade) Reserve Lots 700, 701, 702**

29. Prior to the issue of the section 223 certificate under the RMA At (at Engineering Plan Approval stage), the consent holder must submit for the approval of the Manager Parks Planning detailed engineering and landscaping plans for all hard assets, furniture, planting, grassing to enable reserve development to be undertaken within Lots 300, 302, 700, 701, 702. The plan(s) and supporting planting methodology, to be submitted for approval, must;
- a. Be in general accordance with the 'Redhills Raphoe Stage 05 + 08A, Subdivision Consent - S92 Responses' Version 007, 28.11.2025, by LandLAB.
  - b. Be prepared by suitably qualified person/s.
  - c. Design and detail retaining walls in the reserves or adjacent, and any other structures in the reserves.
  - d. Include a weed management plan detailing weed eradication and control methods for the park, prior to and after planting.
  - e. Identify all 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.
  - f. Include specifications for plant condition and a written specification detailing the planting methodologies to be used.
  - g. Identify the existing species to be retained.
  - h. The design of the shared pathway within reserves (labelled on the noted landscape plans as '01 - 4m wide primary path network, providing pedestrian connection to/from the wider public realm network') must be consistent with the shared path design guidelines and specifications contained in the Auckland Council/AT 'LOCAL PATH DESIGN GUIDE REV 1.2' or most recent version. Any departures must be approved by the Manager Parks Planning.
  - i. Provide a Safety in Design Register for the 4m wide shared pathway.
  - j. Where 1%AEP Overland Flow Paths (OLFP) enter reserves, detail the design and installation of permanent erosion mitigation for approval by the Manager Parks Planning, including:
    - i. the extent of OLFP within the reserve.
    - ii. 0.25m finished ground contours.
    - iii. TerraLana Dagmat 1000gsm wool ground matting.
    - iv. customised planting specification and mix (OLFP Erosion Control Zone Planting).
    - v. erosion mitigation in relation to hard assets, such as paths and footings, as relevant.
    - vi. certification from an engineer that the erosion mitigation is designed in response to the specific OLFP and affected area of the reserve.



- k. Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscaping.
- l. All boardwalks, pedestrian pathways and cycleway must be constructed outside 1% AEP flood plain area or where not possible the finished floor levels of public boardwalks, pedestrian pathways and cycleway must be above the 1% AEP flow levels unless an alternative route above the 1% AEP flow level is provided. This does not preclude OLFP flows over paths authorised under Condition 18.

**Advice Note:**

*Any play assets, furniture or fixtures are subject to Local Board approval being the decision-making authority.*

**Implementation of streetscape works (Roads to vest – Lots 900, 901, 902, 903, 904, 905)**

- 30. Prior to issue of section 224(c) certification, all street landscaping must be implemented in accordance with the approved streetscape plans and to the satisfaction of the Manager Parks Planning and landscaped in accordance with The Auckland Code of Practice for Land Development and Subdivision Chapter 7: Landscape, 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 Manager Parks Planning 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 Manager Parks Planning immediately.

**Implementation of Reserve Development, Local Purpose (Drainage) Reserves Lots 300, 302 - Local Purpose (Esplanade) Reserve Lots 700, 701, 702**

- 31. Prior to issue of section 224(c) certification, all hard and soft landscape works within Lots 300, 302, 700, 701 and 702 must be implemented in accordance with the approved landscape plans to the satisfaction of the Manager Parks Planning and implemented 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. 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 Manager Parks Planning immediately.

- d. 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.
- e. 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 Manger Parks Planning to their satisfaction and this indicates the commencement of the maintenance period.
- f. Removal of all organic and inorganic rubbish from Lots 300, 302, 700, 701 and 702.
- g. Lots 300, 302, 700, 701 and 702 to be free of possible health and safety hazards such as large holes, dangerous trees, unstable retaining walls etc.
- h. Removal of all invasive pest plant species as listed in the Auckland Regional Pest Management Plan 2020-2030 which are located within Lots 300, 302, 700, 701 and 702.
- i. Removal of all pest animal species as listed in the Auckland Regional Pest Management Plan 2020-2030 which are located within Lots 300, 302, 700, 701 and 702.

**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.*

**Weed control Local Purpose (Drainage) Reserves Lots 300, 302 - Local Purpose (Esplanade) Reserve Lots 700, 701, 702**

- 32. The consent holder must submit a Weed Control Programme to the satisfaction of the Manager Parks Planning within 2 months of the issue of this consent. The Weed Control Programme must be implemented to the satisfaction of the Manager Parks Planning and prior to the issue of the certificate under s224(c). The programme needs to include:
  - a. An inventory of the weed species to be removed;
  - b. Removal techniques to be utilised; weed disposal methods
  - c. Time frames for work and whether the weed removal needs to be staged (particularly relevant for sensitive areas such as coastal edges or riparian margins)
  - d. Any re-vegetation programme required to prevent re infestation of weeds
  - e. As assessment of any ecological issues around the removal of vegetation
  - f. Methods for addressing stability and erosion and sediment control methods.

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

33. Prior to the issue of the 224(c) certificate, the consent holder will provide to the Development Engineer and Manager Parks Planning 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.

- i. 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.
- ii. Additional documentation will be required for project records. These will be specified in project contract documents or Auckland Council project management manuals.

#### **Maintenance – Streetscape (Roads to vest – Lots 900, 901, 902, 903, 904, 905)**

34. Prior to the issue of the section 224(c) certificate, the consent holder must provide for the approval of the Manager Parks Planning 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. Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
  - 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. Design strategy, specification and management plans for the maintenance relating to the streetscape.
35. 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 Manager Parks Planning during this period must be remedied by the consent holder at their expense.
36. 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 Manager Parks Planning.

#### **Monitoring Report – Streetscape (2-year maintenance period)**

37. Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Manager Parks Planning, 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 Lots 900, 901, 902, 903, 904, 905):
  - 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 maturity, beginnings of natural ecological process—s - 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 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 300, 302, 700, 701 and 702.)**

- 38. Prior to the issue of the section 224(c) certificate, the consent holder must provide for the approval of the Manager Parks Planning a Maintenance Plan, for all planting and landscaping to be established on lots 202, 203 and 204. The Maintenance Plan must include:
  - a. Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies.
  - b. 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.
  - c. Vandalism eradication policies.
  - d. Design strategy, specification and management plans for the treatment/maintenance issue relating to lots 300, 302, 700, 701 and 702.
- 39. The consent holder must undertake maintenance, in accordance with the approved Maintenance Plan for a five-year period commencing on the date that the section 224c certificate is issued. Any maintenance issues deemed unsuitable by the Manager Parks Planning during this period must be remedied by the consent holder at their expense.
- 40. 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 Manager Parks Planning.

**Monitoring Report – Reserves (5-year maintenance period)**

- 41. Following the issue of the completion certificate under s224(c), the consent holder must submit a Monitoring Report to the Manager Parks Planning, 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 300, 302, 700, 701 and 702:

- 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 process—s - 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;
- f. At the end of the 5 year maintenance period, should the performance of the erosion protection (planting and matting) within the OLFP be deemed unsatisfactory, an alternative erosion control measure such as rock rip rap must be installed at the discretion of the Manager Parks Planning prior to the release of the bond;
- g. Recommendations for replacement of dead plants and implementation of these recommendations (remediation work);
- h. Any recommended remediation work must include a start date for replanting, and
- i. 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.*

**Consent Notices**

- 42. Pursuant to Section 221 of RMA, a consent notice must be registered on the record(s) of title to be issued for Lots 7 to 171 to ensure that the following conditions are complied with on a continuing basis.
  - a. Development on Lot(s) 7 to 171 must be undertaken in accordance with the recommendations of this Geotechnical Completion Report. Reference of the GCR will be confirmed at time of the 224c.
  - b. The lots affected by 1% AEP flows adjoining to the road corridor must have building floor level at least 150mm above the 1% AEP flood water levels. The consent notice requirement will be confirmed at time of the 224c.
  - c. Development on Lots 7 to 171 must provide hydrology mitigation as follow:
    - i. Provide retention (volume reduction) of at least 5mm runoff depth for the impervious area for which hydrology mitigation is required; and
    - ii. Provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 95th percentile, 24-hour rainfall event minus the 5 mm retention volume or any greater retention volume that is achieved, over the impervious area for which hydrology mitigation is required.

- iii. Provide water quality treatment for impervious area runoff.
  - d. The owners of Lot(s) 7 to 171 are responsible and liable for the ongoing operation, maintenance and repair of the asset [stormwater device] located within their individual site that provided hydrology mitigation.
43. Pursuant to Section 221 of RMA, a consent notice must be registered on the record(s) of title to be issued for Lots 106 to 113 to ensure that the following condition is complied with on a continuing basis:
- a. Lots 106 to 113 are reliant on private on-site stormwater disposal system as means of stormwater discharge. Future development on these lots must incorporate design and construction of an on-site stormwater disposal in accordance with Auckland Council Countryside Living Toolbox.
44. Pursuant to Section 221 a Consent Notice must be registered on lots 17, 56, 76-81, 102-105, 106-113, 114-117, 121-122, 131-137, 144, 157, 168 to record and advise any future owners of the need to comply with this condition on an on-going basis:
- a. All walls and their footings must be located entirely within the residential lots. Maintenance and repair of the walls will be the responsibility of the landowner.
45. Pursuant to Section 221 a Consent Notice must be registered on Lots 127-131 to record and advise any future owners of the need to comply with this condition on an on-going basis.
- a. Boundary fencing along the eastern boundary of Lots 127-131 must be installed and maintained in accordance with the Edge Treatment plans referenced UD301, dated 25 November 2025 and UD302 and UD303, dated 5 December 2025, prepared by Harrison Grierson.
46. Pursuant to Section 221 a Consent Notice must be registered on Lot 65, Lots 67 – 69, Lots 76 – 81, Lots 102 – 113, Lots 114 – 117, Lot 121 – 122, Lot 131-137, Lot 144, and Lot 168 to record and advise any future owners of the need to comply with these conditions on an on-going basis.
- a. Landscaping on Lot 65, Lots 67 – 69, Lots 102 – 105, Lots 114 – 117, Lot 121 – 122, Lot 131-137, Lot 144, along their site boundary that abuts Drainage Reserve or Esplanade Reserve must be installed with a 1m wide landscape planting area and maintained in accordance with the Edge Treatment plans referenced UD301, dated 25 November 2025 and UD302 and UD303, dated 5 December 2025, prepared by Harrison Grierson and must consist of 2-3 climber/scrambler species, and consist of taller grass, flax, or shrub species.
  - b. The above landscaping must be maintained in perpetuity, with planting replaced should it die.
47. Pursuant to Section 221 a Consent Notice must be registered on lots 138-171 to record and advise any future owners of the need to comply with this condition on an on-going basis.
- a. The dwelling constructed on Lots 138-171 must have a pedestrian access provided to the dwelling from the adjacent public road.

### **Streetscape Maintenance Bonds (Roads to vest – Lots 900, 901, 902, 903, 904, 905)**

48. 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 streetscape 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 a practical completion certificate. The amount of the bond will be 1.5 x the contracted rate for maintenance and must be agreed in consultation with the Manager Parks Planning.

### **Reserve Maintenance Bonds (Lots 300, 302, 700, 701 and 702)**

49. 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 Lots 300, 302, 700, 701 and 702. The maintenance bond will be held for a period of five years from the issues of a practical completion certificate. The amount of the bond will be 1.5 x the contracted rate for maintenance and must be agreed in consultation with the Manager Parks Planning.

## **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. *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. *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).*



Delegated decision maker:

Name: Russell Butchers

Title: Principal Project Lead – Premium Resource Consents

Signed:

A handwritten signature in black ink that reads "R Butchers". The signature is written in a cursive, slightly stylized font.

Date: 18 December 2025

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



## Decision 3 – Consent Notice Variation (s221(3))

|                            |                              |
|----------------------------|------------------------------|
| <b>Application number:</b> | VCN70026893 (s221 variation) |
| <b>Applicant:</b>          | Hugh Green Limited           |
| <b>Site address:</b>       | 78 Fred Taylor Drive, Massey |
| <b>Legal description:</b>  | Lot 5002 DP 590200           |

### Proposal:

To vary Consent Notice 13180063.4 by cancelling the Conditions 48 and 56 of the Consent Notice from proposed child Lots 7-171.

That the Council resolves pursuant to Section 221(3) of the Resource Management Act 1991 that, by mutual agreement with the applicant, Hugh Green Limited, the Consent Notice 13180063.4 registered against the Record of Title for proposed child lots of SUB60438703 (being proposed Lots 7-171) be cancelled.

Specifically, Subdivision Consent SUB60438703 (consented concurrently) includes new consent conditions that will be recorded as consent notices against these child titles to ensure that the same purpose as the original consent notices will be maintained.

## Advice notes

1. *A copy of the revised consent notice as amended is included as attachment 1 to this section 221(3) decision.*
2. *This decision is to be read in conjunction with any other relevant approved resource consent(s) and does not negate the requirement to continue to comply with the conditions of any previously granted resource consent(s) that have been implemented, and any existing consent notices.*
3. *It will be necessary for the consent holder to make necessary documented changes to the consent notice to reflect this for Land Information NZ purposes.*

### Delegated decision maker:

Name: Russell Butchers

Title: Principal Project Lead – Premium Resource Consents

Signed:

Date: 18 December 2025

## Attachment 1: Consent notice as varied

I hereby certify that THE AUCKLAND COUNCIL granted its consent SUB60376073-A to the subdivision of Lot 1 DP 44747, Lot 1 DP 164641, Lot 4 DP 502952, Lot 2 DP 512699 and Lots 1 & 4 DP 537938 as shown on DP 590200 subject to conditions, including the requirement of the owners of Lots 105, 5001 and 5002 (inclusive) DP 590200 comply with the following conditions on a continuing basis at no cost to the Council.

### **Urban Design**

#### **Condition 48**

~~affects Lots 5001 and 5002 (future Lots 106, 110 and 111)~~

~~At the time of subdivision and / or development of Lots 106, 110 and 111 public through block access from the adjacent road to the adjacent stream must be provided for pedestrians and cyclists. This should include at least one through block access per site and must be designed to provide safe and legible public access.~~

~~Reason: To mitigate adverse effects related to not providing park edge roads.~~

#### **Condition 49**

~~affects Lots 105 and Lot 5002 (future Lot 106)~~

Further development on Lots 105 and 106 must provide verandahs or similar structures to provide shelters for the adjacent bus stops in Road 1, unless an alternative bus shelter design is approved by Auckland Transport.

#### **Condition 50**

~~affects Lot 5002 (future Lot 106)~~

Any fences along the road boundary adjacent to the northern side of the vehicle crossing on the western boundary of Lot 106 must be no higher than 1.2m and 50% visually permeable along the fence's length in order to ensure that suitable sightlines are retained between future vehicle access and the south-bound cycleway on Road 3.

#### **Condition 51**

~~affects Lots 5001 and 5002 (future Lots 101, 106, 107, 108, 110 and 111)~~

The following materials and systems are not permitted to be use on any fences adjoining proposed reserves, for aesthetic and/or practical reasons:

- a. Unstained or unpainted pinus radiata retaining walls or fencing.
- b. Sheet panels (e.g. fibre-cement)
- c. acrylic spray finishes on sheet boarding.

#### **Condition 52**

affects Lots 5001 and 5002 (future Lots 101-102 and 108)

At the time of future subdivision or development of the subject lot any riparian margins of permanent or intermittent streams and wetlands must be landscaped, inclusive of planting, pathways and public amenities, in accordance with the Design Strategy - Streams prepared by LandLab dated 2/3/2021, or any subsequent Council approved updates to this document. Note that should the statutory planning framework change and resource consent be granted to reclaim any stream or wetland areas within the subject lot, this landscape requirement must not apply to any reclamation area.

### **Earthworks and infrastructure**

#### **Condition 53**

affects Lot 105,

Future development on Lot 105 must be in accordance with Geotechnical Completion Report for Stage 1A, 1B & 1C, ref J01382 Rev C, dated 15th May 2025 prepared by Land Development & Engineering (LDE).

#### **Condition 54**

affects Lots 5001, 5002 (future Lots 101-103 and 106-112) and Lot 105

Future development on these lots must provide hydrology mitigation and water quality treatment for all impervious areas in accordance with the Red Hills NDC and Healthy Water unit certified Site-Specific Stormwater Management Plan.

#### **Condition 55**

affects 105, 5001, 5002

Future developments on the super-lots must manage the 1% AEP overland flow path and associated flood plain, as shown on the approved Overland Flow-path As-built plans A2110707-01-462 to A2110707-01-469 Revisions A, prepared by Harrison Grierson Ltd and in accordance with Auckland Council standards.

### **Water Supply**

#### **Condition 16**

affects Lots 105, 5001, 5002

Water supply for further subdivision and development on Lots 105, 5001 and 5002 is reliant on completion and commissioning of the Redhills trunk watermain (including Tarapuka Road upgrade) north of the site through to either the Bulk Supply Point at the junction of Fred Taylor Drive and Northside Drive or to the Bulk Supply Point at the junction of Don Buck Road and Westgate Drive. Confirmation from the utility provider that a satisfactory water supply is available must be provided prior to the operation of any new commercial or retail activities on Lots 105,

5001 or 5002, or the issue of a 224c certificate for the subdivision of Lots 105, 5001 or 5002 to create residential lots.

**Reserve boundary treatment.**

**Condition 56**

~~affects Lots 5001 and 5002 (future Lots 101, 106, 107, 108, 110 and 111)~~

~~Any fencing, hedging, or planting along boundaries or within 2 metres of boundaries of Lots 201, 202, 203, 204, 205, 206, 207, 208, 209 and 210 must be either low height (1.2m) or at least 50% visually permeable (max height 1.8m) and must be finished in a dark/visually recessive colour. Landscape planting may be implemented on either side of the fence and must be maintained to ensure 50% visual permeability where over 1.2m in height. The council is exempt from sharing costs.~~

**Public Path**

**Condition 57**

affects Lot 5002 (future Lot 108)

- a. When an application for future subdivision of Lot 108 is lodged, a publicly accessible pedestrian path must be provided for within Lot 108 that connects the pedestrian path crossing the stream in Lot 203 with a public road and/or extends along the stream edge to the path within the vested esplanade reserve adjacent Lot 108.
- b. The path may be offered to Council as reserve to vest or maintained in private ownership with a public access easement.
- c. If retained in private ownership, a right of way easement, in favour of Auckland Council, must be established over Lot 108, for the purposes of unimpeded public access in perpetuity.
- d. If retained in private ownership, a legal entity must be identified to be responsible for maintenance and long-term renewal.

**Wetlands**

**Condition 57A**

affects Lot 5002 (Future Lot 101)

- a. The created and enhanced wetland areas identified on the approved landscape plan LA-105 must be protected in perpetuity.

**Condition 57B**

affects Lot 5002 (Future Lot 101)

- a. Any application for development or subdivision of Lot 101 must include publicly accessible pedestrian/cycle shared paths within Lot 101 adjacent to the northern side of the stream/wetland riparian corridor but outside the 10m riparian margins and wetland buffer areas. The path must include a bridge over the stream and have a minimum width of 3.5m and connect the pedestrian

path crossing the stream in Lot 101 with Tarapuka Road (the Green Road on Redhills Precinct Plan 1) and a public road to the east of the riparian corridor.

- b. The path, along with the intermittent stream and its 10m riparian margin, and the wetland areas and their 10m buffer zones, must be offered to Council as reserve to vest.
- c. If any land containing a path is offered but not accepted as reserve to vest, a right of way easement, in favour of Auckland Council, must be established over the land, for the purposes of unimpeded public access (public right-of-way) in perpetuity. An enduring legal entity must be identified to be responsible for maintenance and long-term renewal.

**IN THE MATTER** of the Resource Management  
Act 1991 ("the Act")

**AND**

**IN THE MATTER** of Consent Notice No. 13180063.4

**AND**

**IN THE MATTER** of Record of Title Identifier 1169634 (North  
Auckland Registry)

**VARIATION OF CONSENT NOTICE 13180063.4**  
**(Pursuant to Section 221(3) of the Act)**

That Council resolves pursuant to Section 221(3) of the Resource Management Act 1991 that, the Consent Notice 13180063.4 registered against the record of title for Lot 5002 DP 590200, be varied involving the following amendments (with strikethrough for deletion, underline for insertions):

~~Condition 48 — Urban Design:~~

~~Pursuant to Section 221 a Consent Notice is required on Lots 106, 110 and 111, that requires at the time of subdivision and / or development of Lots 106, 110 and 111 public through block access from the adjacent road to the adjacent stream must be provided for pedestrians and cyclists. This should include at least one through-block access per site and must be designed to provide safe and legible public access.~~

~~Condition 56 — Reserve Boundary Treatment~~

~~Any facing, hedging or planting along boundaries or within 2 metres of boundaries of Lots 201, 202, 203, 204, 205, 206, 207, 208, 209 and 210 must be either low height (1.2m) or at least 50% visually permeable (max height 1.8m) and must be finished in a dark/visually recessive colour. Landscape planting may be implemented on either side of the fence and must be maintained to ensure 50% visual permeability where over 1.2m in height. The council is exempt from sharing costs. A consent notice will be required to be registered on Lots 101, 106, 107, 108, 110 and 111. The consent notices will be prepared by the Council's solicitor at the consent holder's cost.~~

DATED at Auckland this 18<sup>th</sup> day of December 2025.

**AUTHENTICATED** by the Council  
by Russell Butchers  
Principal Project Lead  
on behalf of, and by

)  
)

R Butchers

authority of the AUCKLAND COUNCIL

) \_\_\_\_\_  
Principal Administrative Officer



## 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>   | Auckland CBD <input type="checkbox"/> | Auckland Isthmus <input type="checkbox"/> | Hauraki Gulf Islands <input type="checkbox"/> | Waitakere <input type="checkbox"/> |
| Manukau <input type="checkbox"/>    | Rodney <input type="checkbox"/>       | North Shore <input type="checkbox"/>      | Papakura <input type="checkbox"/>             | Franklin <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.