

**IN THE ENVIRONMENT COURT
AT AUCKLAND**

**I TE KŌTI TAIAO O AOTEAROA
KI TĀMAKI MAKĀURAU**

Decision [2023] NZEnvC 269

IN THE MATTER OF an appeal under section 120 of the
Resource Management Act 1991

BETWEEN SILVER HILL LIMITED
(ENV-2023-AKL-000004)

Appellant

AND AUCKLAND COUNCIL
Respondent

Court: Chief Environment Court Judge D A Kirkpatrick sitting alone
under s 279 of the Act

Last case event: 11 October 2023

Date of Order: 12 December 2023

Date of Issue: 12 December 2023

CONSENT ORDER

A: Under section 279(1)(b) of the Resource Management Act 1991, the
Environment Court, by consent, orders that:

- (1) the appeal is allowed subject to the amendments to the subdivision
proposal as set out in Appendix A; and
- (i) the appeal is otherwise dismissed.

Silver Hill Limited v Auckland Council



B: Under section 285 of the RMA, there is no order as to costs.

REASONS

Introduction

[1] This proceeding relates to an appeal by Silver Hill Limited against a decision of Auckland Council refusing their application for resource consent to undertake a residential subdivision, vest a road and associated site clearance, street tree removal, earthworks, servicing and access at 124 Mahurangi East Road, Snells Beach (**Proposal**).

[2] The Proposal as applied for in 2021 was to create 25 lots but was amended to a 24-lot subdivision in October 2022.

[3] The Council refused the application because of the following concerns:

- (a) there were more than minor adverse effects on the spacious landscape character of the immediate area comprising the site and adjacent properties, including 11 and 18 Lett Road;
- (b) there were more than minor adverse effects on the amenity values of 18 Lett Road; and
- (c) the Proposal would be contrary to the provisions of the Auckland Unitary Plan – Operative in Part, and the objectives and policies of the Residential Large Lot Zone, including:
 - (i) Objective 1: Development maintains and is in keeping with the area's spacious landscape character, landscape qualities and natural features; and
 - (ii) Objective 2: Development maintains the amenity of adjoining sites.

[4] Cameron Cook, Merrill Schwarz, Michael Schwarz, and Natalie Schwarz-Cook have given notice to become parties under section 274 of the Act. Grant Blackburn

and Melody Nightingale were originally section 274 parties but they have since withdrawn from the proceedings.

Agreement reached among parties

[5] Following mediation on 2 May 2023, the parties have now reached agreement regarding the Proposal.

[6] The changes agreed by the parties include:

- (a) the subdivision is reduced from 24 lots to 20;
- (b) building setbacks are to be provided as follows:
 - (i) a 9m setback is to be provided along the common boundary with 18 Lett Road;
 - (ii) a 6m setback from Lett Road for the lots to the West of the proposed road to vest; and
 - (iii) a 4m setback to the East of the proposed road to vest;
- (c) a Griselinia hedge is to be provided along the Lett Road frontage, with 7 Pohutukawa as specimen street trees in the road reserve;
- (d) changes to vehicle access are to be made as follows:
 - (i) a combined vehicle crossing to serve combined lot 1 and 2 on plan SP04, revision D, dated 8 May 2023;
 - (ii) a combined vehicle crossing between lots 19 and 20 on plan SP04, revision D, dated 8 May 2023; and
 - (iii) lots 3 and 18 will have vehicle crossings to lot 26 (road to vest), on plan SP04, revision D, dated 8 May 2023;
- (e) Consent notices are to be registered against the titles of all subdivided lots in relation to conditions 51 – 58, including additional consent notices requiring:

- (i) dark colours for roofing material;
 - (ii) the lots bordering 18 Lett Road are to have no minor dwellings;
 - (iii) the lots which do not border 18 Lett Road are to have no minor dwellings in separate buildings, that is, any minor dwelling to be contained in same structure as principal dwelling; and
 - (iv) ongoing maintenance of the landscape plan for the lots bordering 18 Lett Road and Lett Road frontages on plan SP04, Revision D, dated 8 May 2023;
- (f) Lett Road is to be sealed to the western legal road boundary, with kerbing, channelling and footpath in front of lots 18 – 20 on plan SP04, revision D, dated 8 May 2023 but not west of the road to vest.

[7] All parties have agreed that the revised proposal appropriately addresses their concerns and any consent should be subject to the conditions attached as Appendix A to this order.

[8] Plan SP04, revision D, dated 8 May 2023 is attached as Appendix B to this order.

Consideration

[9] The Court has read and considered the joint memorandum of the parties dated 11 October 2023.

[10] The Court is making this order under section 279(1) of the Act, such order being by consent, rather than representing a decision or determination on the merits pursuant to section 297. The Court understands for present purposes that:

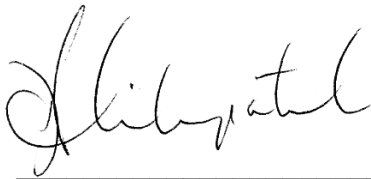
- (a) all parties to the proceedings have executed the memorandum requesting this order; and
- (b) all parties are satisfied that all matters proposed for the Court's endorsement fall within the Court's jurisdiction and conform to the relevant requirements and objectives of the Act including in particular its purpose and principles in Part 2.

Order

[11] The Court therefore orders by consent that the appeal is allowed, and Auckland Council is directed to grant Silver Hill Limited's application for resource consent to undertake the subdivision on the land at 124 Mahurangi East Road, Snells Beach, subject to the amendments to the conditions of consent as set out in Appendix A attached to and forming part of this consent order.

[12] The appeal is otherwise dismissed.

[13] Under s 285 of the Act, there is no order as to costs.



D A Kirkpatrick
Chief Environment Court Judge



Appendix A

1. Conditions

Under sections 108, 108AA and 220 of the RMA, these consents are subject to the following conditions:

General conditions

These conditions apply to all resource consents.

1. These consents must be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent numbers BUN60392626, SUB60392626 and LUC60392628 with the exception that where documents and plans conflict with the conditions of this consent the conditions prevail. Specifically, the engineering plans for construction required by condition 45 will show Lett Road upgrading in accordance with the conditions i.e. that there will be no kerb and channel or footpath to the west of the intersection with the subdivision road.

- a. Application Form and Assessment of Environmental Effects prepared by The Planning Collective dated 22 November 2021 and amended dated 8 March 2022.

- b. Specialist Reports

Report title and reference	Author	Rev	Dated
Assessment of Ecological Effect – Referenced 64551	Bioresearches		12-07-21
Geotechnical Interpretative Report – Referenced AKL2021-0151AB	CMW Geosciences	1	02-11-21
Engineering & Infrastructure Report – Referenced 85151-01	Airey Consultants Ltd		November 2021
Detailed Site Investigation – Referenced REP-1628/DSI-LSS/JUL21	Geosciences Ltd		26-10-21
Traffic Impact Assessment – referenced 21449	TEAM		19-10-21
Landscape and Visual Assessment	Woodhouse Associates		19-04-22

- c. Engineering Plans

Drawing title and reference	Author	Rev	Dated
Existing site & Contours Plan – Referenced 85121-01 – Drawing 100	Airey Consultants Ltd	A	November 2022

Proposed Contours Plan – Referenced 85121-01 – Drawing 200	Airey Consultants Ltd	B	November 2022
Erosion and Sediment Control Plan – Referenced 85121-01 – Drawing 201	Airey Consultants Ltd	A	November 2022
Cut-Fill Plan – Referenced 85121-01 – Drawing 202	Airey Consultants Ltd	B	November 2022
Cut-Fill Lett Road – Referenced 85121-01 – Drawing 203	Airey Consultants Ltd	A	November 2022
Cut-Fill Mahurangi East Road – Referenced 85121-01 – Drawing 204	Airey Consultants Ltd	A	November 2022
Erosion and Sediment Control Details (Sheet 1 of 2) - Referenced 85121-01 – Drawing 210	Airey Consultants Ltd	A	November 2022
Erosion and Sediment Control Details (Sheet 2 of 2) - Referenced 85121-01 – Drawing 211	Airey Consultants Ltd	A	November 2022
Site Cross Sections – Referenced 85121-01 – Drawing 220	Airey Consultants Ltd	B	November 2022
Proposed Roding Plan – Referenced 85121-01 – Drawing 300	Airey Consultants Ltd	D	November 2022
Proposed Road Long-section– Referenced 85121-01 – Drawing 310	Airey Consultants Ltd	C	November 2022
Proposed Cul-De-Sac Long section - Referenced 85121-01 – Drawing 311	Airey Consultants Ltd		November 2022
Proposed Accessway Long-sections– Referenced 85121-01 – Drawing 312	Airey Consultants Ltd		November 2022
Proposed Lett Road Long-section– Referenced 85121-01 – Drawing 313	Airey Consultants Ltd		November 2022
Proposed Pedestrian Access Long-section– Referenced 85121-01 – Drawing 314	Airey Consultants Ltd	A	November 2022
Lots 1, 2, 3, 23 & 24 Access Platforms – Referenced 85121-01 – Drawing 315	Airey Consultants Ltd	A	November 2022

Proposed Road Typical Cross Section Details – Referenced 85121-01 – Drawing 320	Airey Consultants Ltd	B	November 2022
Proposed Drainage Plan - Referenced 85121-01 – Drawing 400	Airey Consultants Ltd	B	November 2021
Water Supply and Utilities Plan - Referenced 85121-01 – Drawing 500	Airey Consultants Ltd	A	November 2022
Landscape Plan and Section contained in the Landscape Report, 124 Mahurangi East Road, Silver Hill Limited	Reset Urban Design		28 August 2023
Available Sightlines – Referenced 21449 – Sheet 1	TEAM	A	13-04-22
6.3m at Van – Vehicle Tracking Plan – Referenced 21449 – Sheet 1	TEAM	A	13-04-22
10.3m at Rubbish Truck – Vehicle Tracking Plan – Referenced 21449 – Sheet 1	TEAM	A	13-04-22

d. Scheme Plans

Plan title and reference	Author	Rev	Dated
Proposed Subdivision of Lot 2 DP 91288 – Referenced 8665 – Drawing SP04 – Sheet 1 of 2	Buckton Consulting Surveyors Ltd	D	08 05 23
Proposed Subdivision of Lot 2 DP 91288 – Referenced 8665 – Drawing SP04 – Sheet 2 of 2	Buckton Consulting Surveyors Ltd	D	08 05 23
Topographical Survey – Referenced 8665 – Drawing TP01 – Sheet 1 of 2	Buckton Consulting Surveyors Ltd		23-08-21
Topographical Survey – Referenced 8665 – Drawing TP01 – Sheet 2 of 2	Buckton Consulting Surveyors Ltd		23-08-21

a. Further information

Plan title and reference	Author	Rev	Dated
RFI Response	The Planning Collective		27-05-22
Response to s92 traffic items – Referenced 21449	TEAM		13-04-22

RFI Response	The Planning Collective	29-06-22
s92 Further Clarification – Referenced 21449	TEAM	21-07-22
Establishment of Walking / Cycling Trail past 124 Mahurangi East Road	Mahurangi Trail Society	15-06-22
Memorandum – Referenced 85121-01	Airey Consultants Ltd	18-07-22

Specific conditions – Land use consent LUC60392628

2. Under section 125 of the RMA, LUC60392628 lapses five years after the date it is granted unless:
 - a. The consent is given effect to; or
 - b. The council extends the period after which the consent lapses.
3. The consent holder must pay the council an initial consent compliance monitoring charge of \$684 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to these consents.

Advice Note: The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consent(s). In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, will 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(s) have been met, will the council issue a letter confirming compliance on request of the consent holder.

Notification of commencement

4. Prior to the commencement of the earthwork activity, the consent holder must hold a pre-start meeting that:
 - is located on the subject site;
 - is scheduled **not less than five days** before the anticipated commencement of earthworks;
 - includes representation from the Council's Compliance Monitoring team; and
 - includes representation from the contractors who will undertake the works.

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

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

- Timeframes for key stages of the works authorised under this consent;

- Resource consent conditions;
- Erosion and Sediment Control Plan, required by **Condition 5**.
- Chemical Treatment Management Plan, required by **Condition 6**.

Advice Note: To arrange the pre-construction meeting please contact the Council to arrange this meeting on email at monitoring@aucklandcouncil.govt.nz.

5. Prior to the commencement of earthworks, a Final Erosion and Sediment Control Plan (ESCP) must be prepared in accordance with Auckland Council Guideline Document 2016/005 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region' (GD05) and submitted to the Council. No earthworks on the subject site may commence until written certification from Council is provided that the Final ESCP meets the requirements of GD05.

The Final ESCP must contain sufficient detail to address the following matters:

- Specific erosion and sediment control measures (location, dimensions, capacity);
- Supporting calculations and design drawings;
- Catchment boundaries and contour information;
- Location(s) of stabilised entranceway(s);
- Updated typical details to align with GD05;
- Construction methodology for the upgrade of the culvert under Lett Road and any other road reserve works that fall outside of the site's erosion and sediment control measures;
- Details relating to the management of exposed areas (e.g. grassing, mulching), including measures to achieve progressive stabilisation; and
- Monitoring and maintenance requirements.

Advice Note: In the event that minor amendments to the Final ESCP is required, any such amendments should be limited to the scope of this consent. Any amendments which affect the performance of the Final ESCP may require an application to be made in accordance with section 127 of the RMA. Any minor amendments should be provided to the Council, prior to implementation to confirm that they are within the scope of this consent.

6. Prior to the commencement of earthworks activity on the subject site, a Chemical Treatment Management Plan (CTMP) must be prepared in accordance with GD05 and submitted to Council for written certification. No earthwork activities may commence until written certification is provided by Council that the CTMP meets the requirements of GD05, and the measures referred to in that plan have been implemented.

The CTMP must include as a minimum:

- a. Specific design details of chemical treatment system based on a rainfall activated dosing methodology for the site's sediment retention pond;
- b. Monitoring, maintenance (including post-storm) and contingency programme (including a record sheet);

- c. Details of optimum dosage (including assumptions);
- d. Results of initial chemical treatment trial(s);
- e. A spill contingency plan; and
- f. Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

Advice Note: In the event that minor amendments to the CTMP are required, any such amendments should be limited to the scope of this consent. Any amendments which affect the performance of the CTMP may require an application to be made in accordance with section 127 of the RMA. Any minor amendments should be provided to the Council prior to implementation to confirm that they are within the scope of this consent.

- 7. The sediment retention pond must be chemically treated in accordance with the certified Chemical Treatment Management Plan.

Construction Traffic Management Plan

- 8. Prior to the commencement of earthworks or construction, the consent holder must submit a finalised Construction Traffic Management Plan (CTMP) prepared in accordance with the Council's requirements for CTMPs and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management to the council for certification. No construction activity is to commence until confirmation is provided from the Council that the CTMP satisfactorily meets the Council's requirements for CTMPs and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management, and all measures identified in that plan as needing to be put in place prior to commencement of works have been implemented. The CTMP must contain specific details relating to avoiding, remedying, or mitigating adverse effects on the environment from the demolition, excavation, earthworks, construction, construction traffic and management of all works associated with the development as follows:
 - a. Contact details of the appointed contractor or project manager (phone number, e-mail, postal address).
 - b. A general outline of the construction programme for each stage of development (if applicable).
 - c. Measures to be adopted to maintain areas of the site that are visible from public spaces and private property in a tidy condition in terms of rubbish disposal, storage and unloading of materials, etc.
 - d. Plans showing areas where stockpiles, equipment (including contractor parking) will occur so that there is no obstruction of public spaces (e.g. roads).
 - e. Plans showing the location of any site offices, staff facilities and staff car parking, and the method of managing any potential spill-over effects to on-street parking during the construction period.
 - f. Location of traffic signs on surrounding streets and proposed signage for traffic management purposes during construction.

- g. Measures to ensure satisfactory vehicle and pedestrian access are maintained to adjacent properties at all times.
 - h. An overview of measures that will be adopted to prevent unauthorised public access during the construction period.
 - i. Maintaining the safe and efficient operation of the affected roads for all road users, particularly pedestrians, cyclists and public transport users.
- 9. Within ten (10) working days following implementation and completion of the specific erosion and sediment controls required by the Erosion and Sediment Control Plan required by condition 5, and prior to commencement of the earthwork activity, written certification prepared by a suitably qualified and experienced person must be submitted to Council confirming that the erosion and sediment control measures have been constructed in accordance with the Erosion and Sediment Control Plan and Auckland Council's Guideline Document 2016/005 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region' (GD05).

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

- *Details on the contributing catchment area*
 - *Retention volume of structure (dead storage and live storage measured to the top of the primary spillway)*
 - *Dimensions and shape of structure*
 - *Position of inlets/outlets*
 - *Alignment and dimensions of the clean and dirty water diversions to confirm compliance with GD05*
 - *Details regarding the stabilisation of the structure*
- 10. The erosion and sediment controls at the site must be constructed and maintained throughout the duration of the earthwork activity, or until the site is permanently stabilised against erosion in accordance with Auckland Council Guideline Document 2016/005 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region' (GD05), except where a higher standard is detailed in the Final ESCP, in which case the higher standard must apply. A record of any maintenance work must be kept and be supplied to the Council on request.
- 11. The site must be progressively stabilised against erosion in accordance with Auckland Council Guideline Document 2016/005 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region' (GD05), as soon as practicable as earthworks are finished over various areas of the site.
- 12. Earthworks must be managed to avoid the deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it must immediately be removed. In no instance shall roads or footpaths be washed down with water

without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

13. Immediately upon completion or abandonment of earthworks on the subject site, all areas of bare earth must be permanently stabilised against erosion in accordance with Auckland Council's Guideline Document 2016/005 'Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region' (GD05).

Retaining Wall, Fencing and Landscaping design requirements

14. The retaining wall and 2-metre high paling fence along the common boundary of Lots 1, 5, 6, and 7, and the 2-metre high paling fence along the common boundary of Lot 8 with 18 Lett Road is to be completed as shown on the Landscape Plan and Section prepared by Reset Urban Design, dated 28 August 2023.
15. The revegetation planting and swale planting is to be completed as shown on the Landscape Plan and Section prepared by Reset Urban Design, dated 28 August 2023.

Finalised landscape design drawings, specifications and maintenance requirements

16. Prior to the commencement of any work on site the consent holder must provide to the Council for written 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 prepared by Reset Urban Design (dated 28 August 2023) and at a minimum, must include landscape design drawings, specifications and maintenance requirements including:
 - a. An annotated planting plan(s) which communicates the proposed location and extent of all areas of planting.
 - b. A plant schedule based on the submitted planting plan(s) which details specific plant species, plant sourcing, the number of plants, height and/or grade (litre) / Pb size at time of planting, and estimated height / canopy spread at maturity.
 - c. Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation and mulching requirements.

- d. An annotated site plan to confirm the location, type and heights of all fences, walls and other relevant structural landscape design elements.
 - e. 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:
 - (i) Irrigation
 - (ii) Plant replacement
 - (iii) Inspection timeframes
 - (iv) Contractor responsibilities
 - (v) Pb sizes
17. The finalised landscape design must be consistent with the landscape design intent/ objectives identified in the conceptual plans and information referenced in condition 1 and confirm responsibilities for ongoing maintenance requirements.
18. The finalised landscape design drawings must include the following specific design elements:
- a. Fencing along the Mahurangi East Road boundary must not exceed a maximum height of 1.4m and must be visually permeable e.g. pool fencing or post and rail, to retain a sense of openness to the road.
 - b. Boundary fencing details for the boundary with 18 Lett Road including the materials and design of the 2-metre-high fencing adjacent to the retaining wall selected in consultation with the adjacent landowners.
 - c. The 7 Pohutukawa street trees along Lett Road and the Magnolia 'Little Gem' trees proposed for the new subdivision road. They will need to be located to avoid conflict with driveway crossings and street lighting and should be planted in consideration of Auckland Council and Auckland Transport Code of Practice standards.
 - d. The details of the Griselinia hedge proposed for the front yards of Lots 1-3 and 18-20 fronting on to Lett Road in accordance with consent notice condition 57.
 - e. A planting proposal for the boundary with 18 Lett Road that is in general accordance with the plan prepared by Reset Urban Design Landscape Report, dated 28 August 2023.

Seasonal Restriction

19. No earthworks on the subject site must be undertaken between 01 May and 30 September in any year, without the submission of a 'Request for winter works' for approval to Council. All requests must be renewed annually prior to the approval

expiring and no works must occur until written approval has been received from Council. All winter works will be re-assessed monthly or as required to ensure that adverse effects are not occurring in the receiving environment and approval may be revoked by Council upon written notice to the consent holder.

Contamination

20. Earthworks must be undertaken in accordance with the Contaminated Site Management Plan, provided at section 13 of the Detailed Site Investigation and Site Management Plan: 124 Mahurangi East Road, prepared by Geosciences Ltd and dated 26/10/2021 ('the CSMP'). Any variations to the CSMP must be submitted to the council for certification that it appropriately manages actual and potential soil contamination effects and is within the scope of this consent, prior to implementation.

Advice Note: Work Instruction (Contaminated Site Management Plan) – The Council acknowledges that the CSMP is intended to provide flexibility of the management of the works. Accordingly, the CSMP may need to be updated. Any updates should be limited to the scope of this consent and be consistent with the conditions of this consent. If you would like to confirm that any proposed updates are within scope, please contact the council.

The Council's certification of the CSMP relates only to those aspects of the plans that are relevant under the RMA. The certification does not amount to an approval or acceptance of suitability by the Council of any elements of the management plan that relate to other legislation, for example, the Building Act 2004 or the Health and Safety at Work Act 2015.

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

Advice Note: Accidental discovery of contamination - Where unanticipated contamination is discovered during the works, a revision of the CSMP may be

required to ensure that the contamination is appropriately managed. Any revision of the CSMP is required to be submitted to Council for certification prior to its implementation.

23. Any excavated material that is not re-used on site must be disposed of at an appropriate facility licensed to accept the levels of contamination identified. Evidence of the locations where excavated material has been disposed of must be retained by the consent holder during the works and made available to the council on request.
24. The consent holder must ensure that the contamination level of any soil imported to the site complies with the definition of 'Cleanfill material', as set out in the AUP(OP).

**Post-Works Requirements:
Works Completion Report**

25. Within three months of the completion of earthworks on the site, a Works Completion Report must be submitted to the Council for review and certification. The Works Completion Report must contain sufficient detail to address the following matters:
 - a. A summary of the works undertaken, including the locations and dimensions of excavations and the volume of soil excavated;
 - b. Conditions of the final site contamination profile, including details and results of any validation testing undertaken;
 - c. Details and results of any other contamination testing undertaken during the works (including any sampling undertaken on materials re-used on site or imported to site);
 - d. Records/evidence of the volumes and disposal locations for any material containing elevated levels of contaminants removed from the site;
 - e. Records of any unexpected contamination encountered during the works and response actions, if applicable;
 - f. Reports of any complaints, health and safety incidents related to contamination, and/or contingency events during the earthworks; and
 - g. A statement certifying that all works have been carried out in accordance with the requirements of the CSMP and consent, otherwise providing details of relevant approved variations or breaches, if applicable.

Specific conditions – Subdivision consent SUB60392627

26. Under section 125 of the RMA, SUB60392627 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

27. The consent holder must submit a survey plan in accordance with the approved resource consent subdivision scheme plan prepared by Buckton Consulting Surveyors, Referenced 8665 – Drawing SP04 – Sheets 1 and 2 of 2 and dated 08 05 2023 (Revision D/Appendix B). The survey plan must show all easements and any amalgamation conditions required by this subdivision consent.

Road to vest

28. The proposed road shown as lot 26, and the portion of road shown as Lot 27 on the plan of proposed subdivision must vest in the council as public road. The consent holder must meet all costs associated with the vesting of the road.

Accessway to Vest

29. The proposed accessway shown as Lot 25 of the plan of subdivision must vest in the council as public pedestrian accessway. The consent holder must meet all costs associated with the vesting of the pedestrian accessway. **Stormwater**

Easement

30. In the event the owner of Lot 1 DP 437251 remains agreeable at the time, the survey plan must show an easement in gross for the discharge of stormwater to the west from the end of Lett Road over the pan handle access of Lot 1 DP 437251 to allow the formation of the stormwater discharge solution as per the advice note below.

Advice Note: This condition is volunteered on an Augier basis in response to concerns raised by the owners of 18 Lett Road with respect to the discharge of stormwater from the site to Lett Road and from Lett Road onto the panhandle of Lot 1 DP437251 and onto 18 Lett Road. The condition requires the consent holder to propose the easement if the landowner of Lot 1 DP 437251 remains agreeable at the time but does not in any way bind the Council with respect to accepting the easement.

Section 224(c) compliance conditions

31. The application for a certificate under section 224(c) of the RMA must be accompanied by certification from a suitably qualified and experienced surveyor or engineering professional that all the conditions of subdivision consent SUB60392627 have been complied with and identify all those conditions that have not been complied with and are subject to a consent notice to be issued in relation to any conditions of this consent to which section 221 applies.

Engineering plans

32. The consent holder must design and construct connections to the public stormwater, water, and wastewater reticulation network to serve all lots in accordance with the requirements of the utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided when applying for a certificate under section 224(c) of the RMA.
33. The consent holder must make provision for telecommunications and electricity to all lots in the respective stage in accordance with the requirements of the respective utility operators. 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: It is the Consent holders responsibility to identify all proposed infrastructure that under the Building Act is deemed to require building consent.

34. A Geotechnical Completion Report from a geo-professional responsible for supervising the works shall be provided to the council, within ten (10) working days following completion, confirming that the works have been completed in accordance with the plans, reports and specifications provided, and The Engineering Standards, within ten (10) working days following completion. The Geotechnical Completion Report shall contain the required information as specified in NZS4404:2010 section 2.6.
35. If the survey plan approved by Council includes an easement in gross for the discharge of stormwater over the pan handle access of Lot 1 DP 437251 to the west from the end of Lett Road, the engineering design must include two 300mm culverts (the first beneath the vehicle crossing to 18 Lett Road, the second west of and at right angles to the first across the panhandle) to be arranged/constructed in general accordance with the Auckland Transport rural vehicle crossing standard drawing in the location of the easement.

Advice Note: The installation of two 300 mm culverts is volunteered on an Augier basis to address concerns of the owner of 18 Lett Road. The consent holder is only required to implement this aspect of the resource consent if (a) the landowner of Lot 1 DP 437251 remains agreeable and (b) the survey plan approved by Council includes the easement in gross over this area. If either the landowner does not agree to the easement and/or physical works or the Council does not approve the proposed easement at the time the survey plan is approved, the consent holder is under no obligation to proceed with the design or installation of the culverts.

Public wastewater

36. The consent holder must design and construct connections to the public wastewater reticulation network to serve Lots as shown on the approved plan, and 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:

- a. Acceptable forms of Evidence from the Utility Providers include a Certificate of Acceptance.*
- b. 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.*
- c. Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- d. 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 Supply

37. The consent holder must design and construct an extension, and connections, to the public water reticulation network in general accordance with the approved engineering plans and details is required to serve Lots as shown on the approved plans and in accordance with the requirements of the water utility provider. An Engineering Approval is required. 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: this will include adequate firefighting and booster pumps where required to achieve flows as required by the network operator.

Stormwater Management and Reticulation

38. The consent holder must design and construct an extension, and connections, to the public stormwater reticulation network including the treatment and attenuation devices to serve Lots in general accordance with the approved plans. An Engineering Approval is required. 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.
39. To avoid discharge of stormwater onto Lot 1 DP 167402 Novacoil is to be installed behind the retaining wall and a catchpit installed in the Novacoil at the lower end of each site so that water from the Novacoil can be piped to connect to the stormwater water system for each dwelling on Lots 1, 5, 6 and 7.

This condition 39 is an Augier condition.

Avoid Damaging Assets

40. Unless specifically provided for by this consent approval, there must be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks and construction activity. In the event that such damage does occur, the Council will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition must be met by the consent holder.
41. The consent holder must accurately locate all existing services (including water, drainage and utility services) affected by the proposed construction work and notify the appropriate authorities of the details of construction prior to the commencement of any work on site.

As built record plans

42. As Built record plans to requirements of Council Standards shall be submitted to the Consents Engineer, and approval thereof received in writing, prior to the commencement of the activity, prior to the occupation of the building.

43. Vested assets

A schedule of assets to be vested in Council must be completed in full and supplied to Council in an acceptable, prior to the issue of s.224(c)

RAMM data

44. RAMM data must be completed in full and returned to Council in a form acceptable to Council / Auckland Transport prior to the issue of s.224(c)

Upgrade of Lett Road

45. Lett Road must be regraded to change the profile in order to achieve suitable sightlines to meet SISD when turning out of the new subdivision road. From Muncaster Road to the western boundary of the proposed subdivision road (eastern front boundary of Lot 3) Lett Road must be upgraded to an urban standard with a footpath along the Lett Road berm adjoining Lots 18, 19 and 20 connecting with the footpath on the new subdivision road. Lett Road must be sealed to the west of the intersection with the new subdivision road.

Advice note: For the avoidance of doubt, this condition does not require Lett Road to be upgraded to an urban standard to the west of the eastern front boundary of Lot 3. No kerb, channel or footpath are required for this section of road.

Landscape Planting

46. Seven Pohutukawa Street Trees must be planted along Lett Road; the Magnolia 'Little Gem' Street trees must be planted in the new subdivision road as shown

on the approved Landscape Plan and Section prepared by Reset Urban Design, dated 28 August 2023.

47. Landscape planting in accordance with the plans approved under condition 18 shall be completed.

Pedestrian facilities

48. The pedestrian accessway over Lot 25 must be constructed to the Council's "Standards for Engineering Design and Construction".
49. A footpath must be constructed along the frontage of Mahurangi East Road south of the pedestrian accessway to connect to the proposed footpath on Muncaster Road to the Council's "Standards for Engineering Design and Construction".

Construction of Stormwater Culverts

50. The two 300mm stormwater culverts in the panhandle access must be constructed in accordance with the approved engineering plans provided the survey plan approved by Council includes an easement in gross in this location and the owner of Lot 1 DP 437251 remains agreeable at the time of the works.

Advice Note The installation of two 300 mm culverts is volunteered on an Augier basis to address concerns of the owner of 18 Lett Road. The consent holder is only required to implement this aspect of the resource consent if (a) the landowner of Lot 1 DP 437251 remains agreeable and (b) the survey plan approved by Council includes the easement in gross over this area. If either the landowner does not agree to the easement and/or physical works or the Council has not approved the proposed easement, the consent holder is under no obligation to proceed with the design or installation of the culverts.

Consent Notices

51. The following conditions of consent must be complied with on a continuing basis by the consent holder (which includes the subdividing owner and subsequent owners) and must be recorded in a consent notice issued pursuant to s221 of the Resource Management Act 1991 registered on the title.

Stormwater

52. All stormwater discharges from roofs and paved areas on each Lot must be managed in accordance with condition 32.

Advice Note: The application for a Building Consent will be required to demonstrate compliance with the requirements of the New Zealand Building Code Clause E1 Surface Water

Advice Note: The Consent Holder is advised that additional Consents, Permits or authorisations for the works may be required under the Transitional or

Proposed Regional Plans and that these should be obtained from the Auckland Regional Council prior to the commencement of any works on the site.

Building restrictions

53. All lot development including any redevelopment and any temporary works must take full account of the recommendations and limitations set out in the report prepared by CMW Geosciences titled “124 Mahurangi East Road Geotechnical Investigation Report”, Ref AKL2021-0151AB Rev 0 dated 05.08.2021 and any subsequent reports.

Advice Note: The above Geotechnical information indicates that further investigation and advice will be required to support any future development proposals on Lots 11 to 14.

54. The following development restrictions apply to Lots 3, 18 and 20:
- a. The future access for lots 3, 18 and 20 will be separated from the boundaries of the intersecting roads by over 10m to ensure that these lots are not subject to a Vehicle Access Restriction.
 - b. Lots 3 and 18 must access from the new subdivision road (lot 26).
55. The following development restrictions apply to Lots 1, 5, 6, 7 and 8:
- a. Buildings within Lots 1, 5, 6, 7 and 8 are limited to single-storey development with a maximum height of 5.0 metres.
 - b. The minimum yard setback for any building must be 9 metres adjacent to 18 Lett Road.
 - c. Revegetation and Swale Planting. The revegetation and swale planting adjacent to the boundary of Lot 1 DP 167402 (18 Lett Road) must be maintained thereafter in accordance with the Implementation and Maintenance programme submitted with the approved landscape plan. Maintenance includes replacement planting should species decline or die.
 - d. There must be one principal dwelling only and no Minor Dwellings.
56. The following development restrictions apply to Lots 1, 2, 3, 18, 19 and 20:
- a. Buildings within Lots 1, 2, 3, must be setback from the front boundary with Lett Road by at least 6-metres.
 - b. Buildings within Lots 18,19 and 20 must be setback from the boundary with Lett Road by at least 4-metres.
57. The following development restrictions apply to all lots unless specified otherwise in consent notice conditions 54, 55, and 56 above:
- a. The development standards set out below apply to residential development on the subject lots, until such time as the sites are up-zoned from

Residential – Large Lot to a more intensive residential zone. At which date the new zoning will take precedence over these development standards.
Note these consent notice conditions reflect land use consent outcomes consented as part of the subdivision process to infringe the development standards of the Residential – Large Lot zone.

- b. Building Height. Buildings must be single storey and not exceed 6m in height. This consent notice must also be secured as a private covenant in favour of each of the residential sites in the development.
- c. Height in relation to boundary. Buildings must not project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level alongside and rear boundaries.
 - (i) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the height in relation to boundary control applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
 - (ii) A gable end dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:
 - No greater than 1.5m² in area and no greater than 1m in height; and
 - No greater than 2.5m cumulatively in length measured along the edge of the roof.
 - i. No more than two gable end, dormers or roof projections are allowed for every 6m length of site boundary.
- d. Yards. A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in table 1 below.

Yard	Minimum depth
Front	3m
Side	1m
Rear	1m
Riparian	10m

- e. Maximum impervious area. The maximum impervious area must not exceed 60 per cent of the site area. The maximum impervious area within a riparian yard must not exceed 10 per cent of the riparian yard area.
- f. Building coverage. The maximum building coverage must not exceed 35 per cent of net site area.
- g. Roofing materials must be dark colours with a Light Reflectance Value of 35%.
- h. Landscape area. The minimum landscaped area must be at least 40 per cent of the net site area. At least 50 per cent of the area of the front yard must comprise landscaped area.

- i. Front yard landscaping on lots 1-3 and 18-20 must be implemented in accordance with the approved Landscape Plan prepared by Reset Urban Design, dated 28 August 2023 and must be maintained thereafter in accordance with the Implementation and Maintenance programme submitted with the approved landscape plan. Maintenance includes replacement planting should species decline or die.
- j. Boundary landscaping as approved in condition 18 and undertaken as per condition 47 shall be maintained on an ongoing basis.
- k. Minor Dwellings. Any minor dwelling must be contained in the same built structure as the principal dwelling on any site.
- l. Front, side and rear fences and walls on all sites **except** those with frontage to Mahurangi East Road and for the yard of lots 1, 5, 6, 7 and 8 adjoining 18 Lett Road.

Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below, measured from the ground level at the boundary:

- (i) Within the front yard, either:
 - 1.4m in height and be at least 50 per cent visually open as viewed perpendicular to the front boundary.
- (ii) Within side and rear yards: 2m.
- (iii) Fences on properties fronting Mahurangi East Road must not exceed 1.4m in height and must be visually permeable e.g. post and rail or pool type fencing.
- (iv) Fencing on the common boundary of Lots 1, 5, 6, 7 and 8 with 18 Lett Road as agreed and constructed as per condition 14 must be maintained.

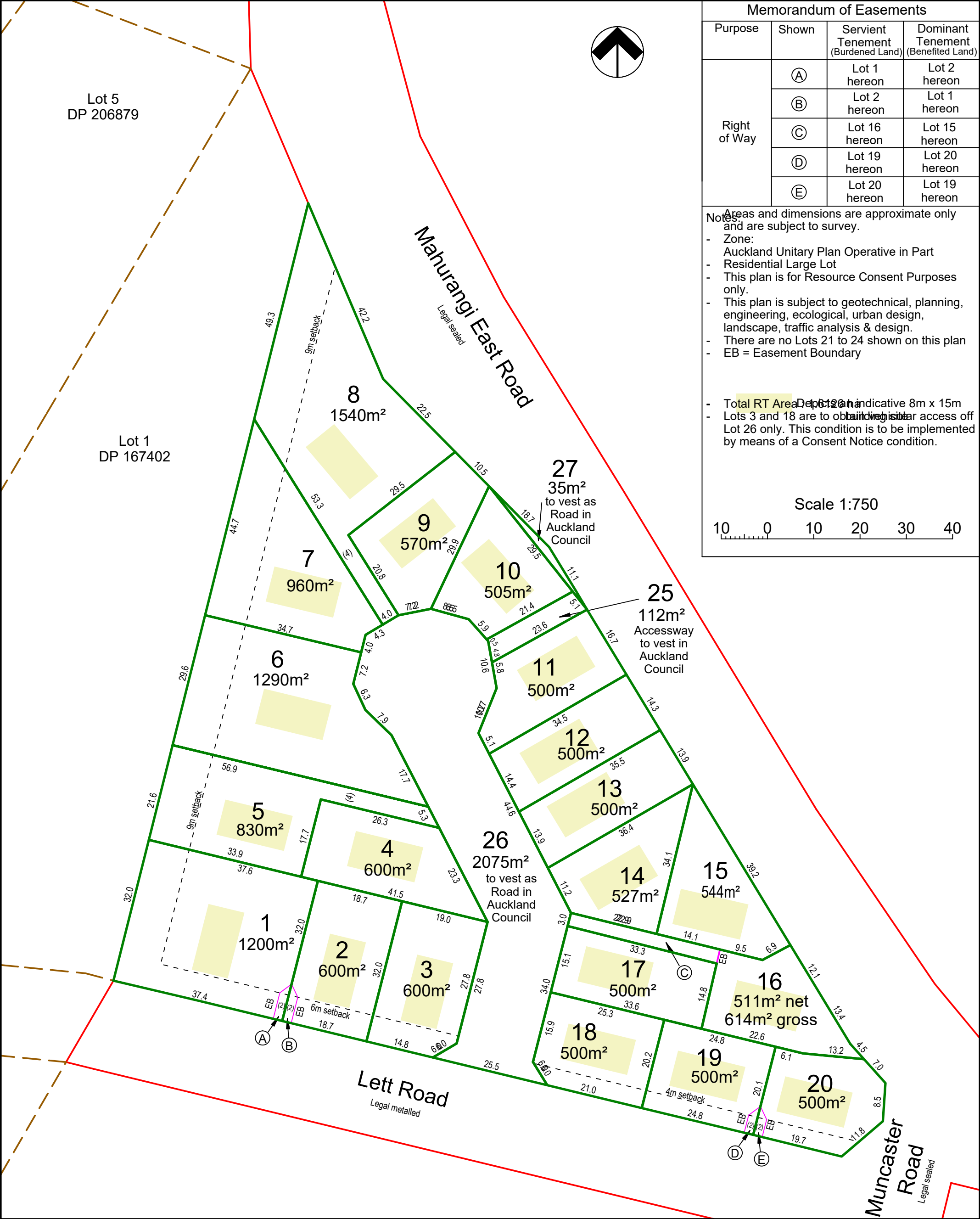
- 58. The common boundary of Lots 10 and 11 with the accessway must be subject to a restriction that any fences must be of an open nature and must not exceed a height of 1.2-metres. Any landscape planting on these boundaries must not exceed a height of 1.4-metres.

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 to identify your allocated officer.*

3. *For more information on the resource consent process with Auckland Council see the council's website: www.aucklandcouncil.govt.nz. 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.*
4. *If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*
5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*

Appendix B



Memorandum of Easements			
Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefitted Land)
Right of Way	(A)	Lot 1 hereon	Lot 2 hereon
	(B)	Lot 2 hereon	Lot 1 hereon
	(C)	Lot 16 hereon	Lot 15 hereon
	(D)	Lot 19 hereon	Lot 20 hereon
	(E)	Lot 20 hereon	Lot 19 hereon
Notes:			
Areas and dimensions are approximate only and are subject to survey.			
- Zone: Auckland Unitary Plan Operative in Part			
- Residential Large Lot			
- This plan is for Resource Consent Purposes only.			
- This plan is subject to geotechnical, planning, engineering, ecological, urban design, landscape, traffic analysis & design.			
- There are no Lots 21 to 24 shown on this plan			
- EB = Easement Boundary			
- Total RT Area Dependent on indicative 8m x 15m			
- Lots 3 and 18 are to obtain private access off Lot 26 only. This condition is to be implemented by means of a Consent Notice condition.			
Scale 1:750			
10 0 10 20 30 40			

16 Mill Lane, P.O.Box 107, Warkworth 0941, 09 425 8950
www.buckton.co.nz, surveyors@buckton.co.nz

Applicants : Silver Hill Ltd
Comprised in RT NA48B/1003

Address : 124 Mahurangi East Road, Snells Beach


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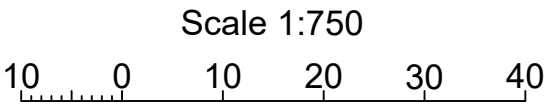
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Job: 8665	Date: 08/05/2023	Drawn: SMC/JU	Reviewed: ARH
Drawing: SP 04	Rev: D	Sheet: 1 of 2	



Memorandum of Easements			
Purpose	Shown	Servient Tenement (Burdened Land)	Dominant Tenement (Benefited Land)
Right of Way	(A)	Lot 1 hereon	Lot 2 hereon
	(B)	Lot 2 hereon	Lot 1 hereon
	(C)	Lot 16 hereon	Lot 15 hereon
	(D)	Lot 19 hereon	Lot 20 hereon
	(E)	Lot 20 hereon	Lot 19 hereon

- Notes:
- Areas and dimensions are approximate only and are subject to survey.
 - Zone: Auckland Unitary Plan Operative in Part Residential Large Lot
 - This plan is for Resource Consent Purposes only.
 - This plan is subject to geotechnical, planning, engineering, ecological, urban design, landscape, traffic analysis & design.
 - There are no Lots 21 to 24 shown on this plan
 - EB = Easement Boundary
 -  Depicts an indicative 8m x 15m building site
 - Total RT Area : 1.6126 ha
 - Lots 3 and 18 are to obtain vehicular access off Lot 26 only. This condition is to be implemented by means of a Consent Notice condition.





16 Mill Lane, P.O.Box 107, Warkworth 0941, 09 425 8950
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Address :

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Scale: 1:750 (A3)

Job: 8665	Date: 08/05/2023	Drawn: SMC/JU	Reviewed: ARH
Drawing: SP 04	Rev: D	Sheet: 2 of 2	

124 MAHURANGI EAST ROAD SNELLS BEACH

LANDSCAPE REPORT
RESOURCE CONSENT

28th August 2023

Prepared for SILVER HILL LIMITED



CONTENTS

CONTEXT

3

LANDSCAPE DESIGN.....

4

PLAN AND SECTION

4

PLANT SPECIES.....

5

MATERIAL PALETTE.....

6



SCALE: 1:50000@A3



Scale: 1:1000@A3



Section A - Indicative Boundary interface - Retaining wall Scale: 1:40@A3

- Legend
- Revegetation Planting
 - Revegetated Swale
 - 2m High Fence
 - Post and Rail Fence
 - Retaining wall
 - Kerb and channel
 - Griselinia Hedge
 - Magnolia 'Little Gem'
 - Pōhutukawa

Landscape Design
Indicative Species

Swale species



Oioi
Apodasmia similis



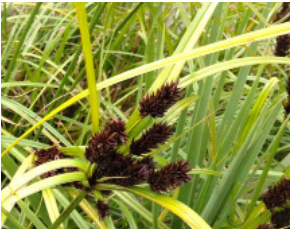
Pūrei/makura
Carex secta



Bamboo spike sedge
Eleocharis sphacelata



Swamp Kiokio
Blechnum minus



Giant Umbrella Sedge
Cyperus ustulatus



Harakeke/NZ flax
Phormium tenax

Swale/boundary species



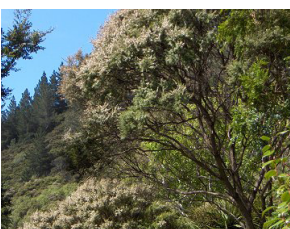
Tī kōuka/cabbage tree
Cordyline australis



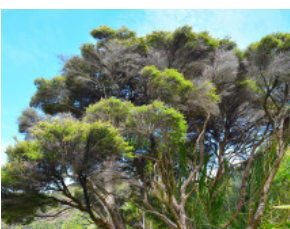
Mingimingi
Coprosma propinqua



Narrow Leaved Hebe
Hebe parviflora

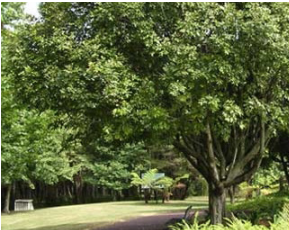


Kānuka
Kunzea robusta



Mānuka/tea tree
Leptospermum scoparium

Boundary specimen trees



Tītoki
Alectryon excelsus



Kōwhai
Sophora microphylla



Puriri
Vitex lucens



Pōhutukawa
Metrosideros excelsa



Lacebark
Hoheria sextylosa



Tarairi
Beilschmiedia tarairi

Street trees



Pōhutukawa
Metrosideros excelsa



Magnolia 'Little Gem'
Magnolia grandiflora 'Little Gem'

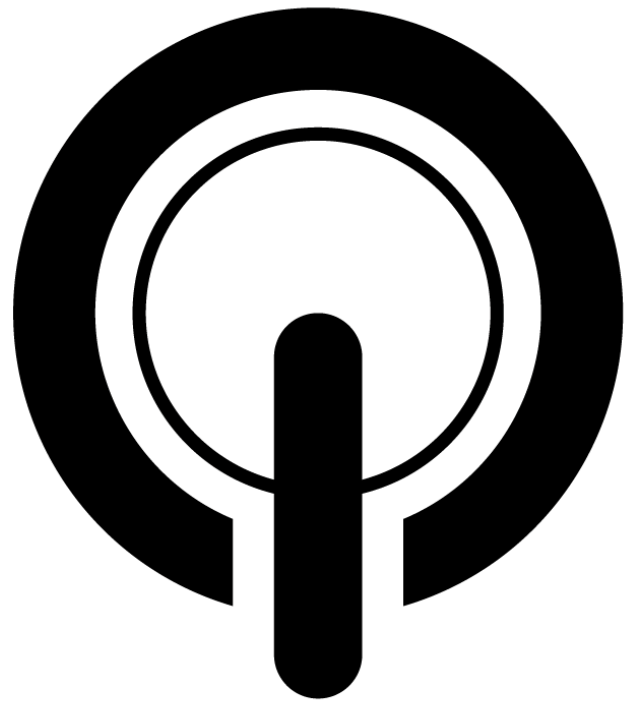
Landscape Design
Material precedents

Post and Rail Fences



Driveway Surfacing





RESET URBAN DESIGN LTD

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Level 1, 40 Hurstmere Rd

Wanaka
Level 1, 28 Helwick Street

+64 09 489 1681

studio@reseturban.co.nz

www.reseturban.co.nz

INTRODUCTION

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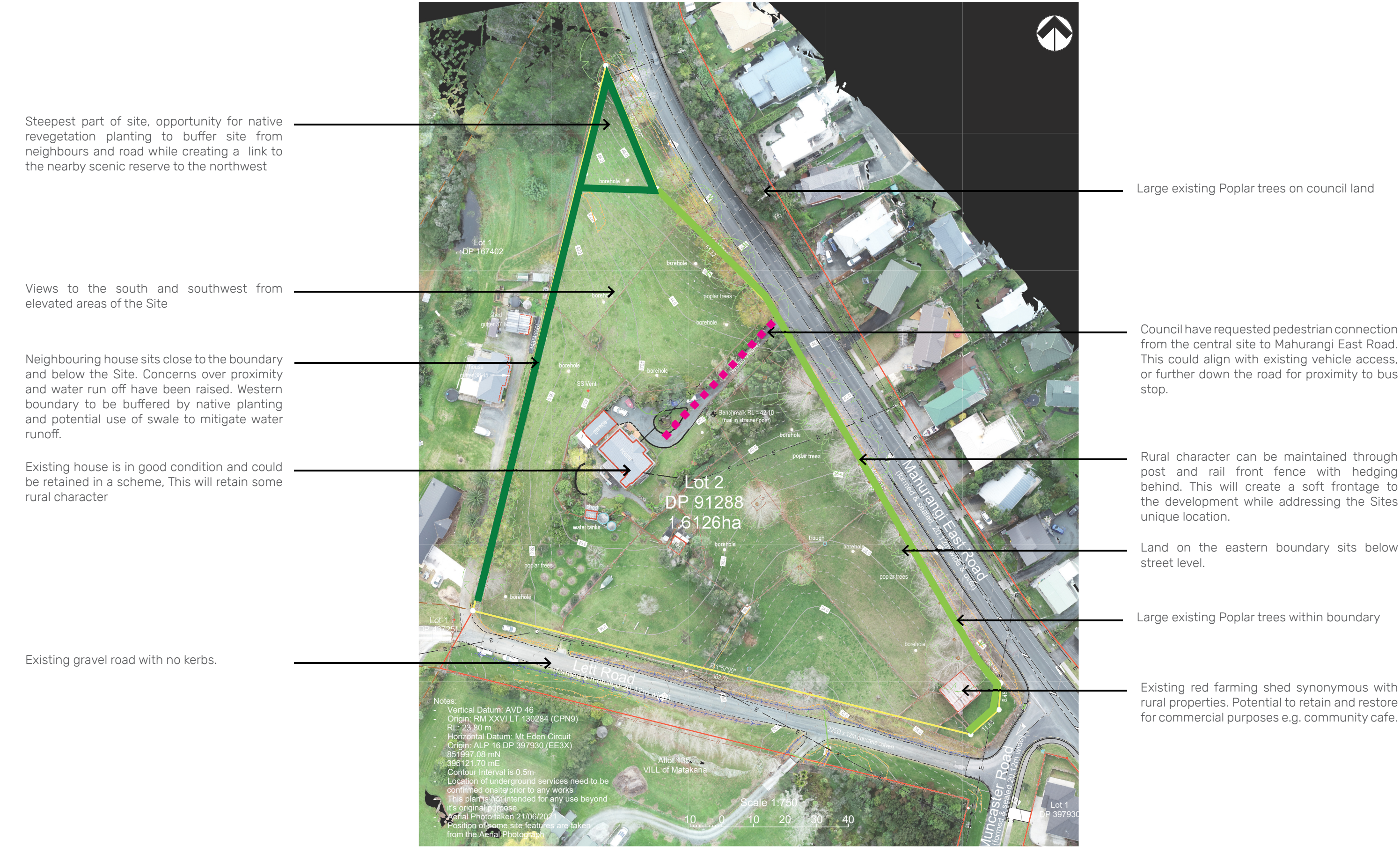
Legend



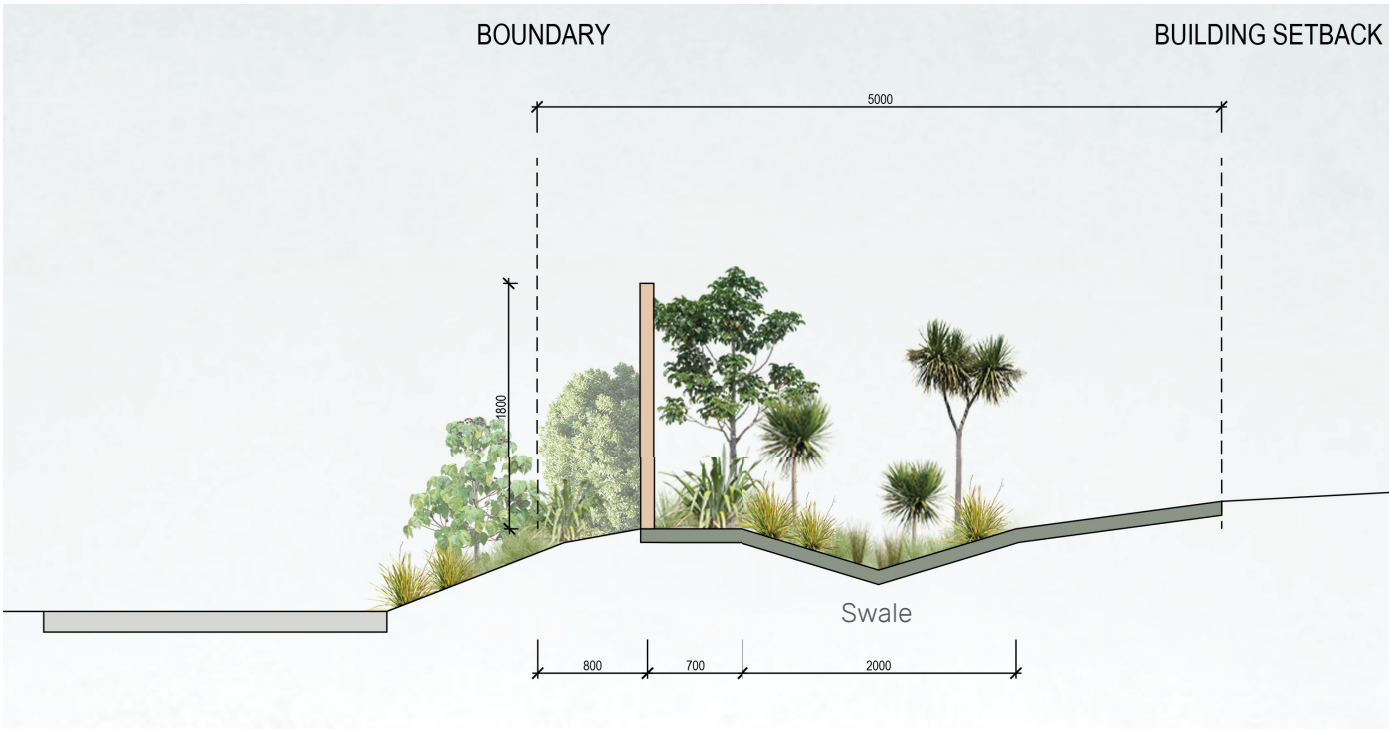
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Existing Site

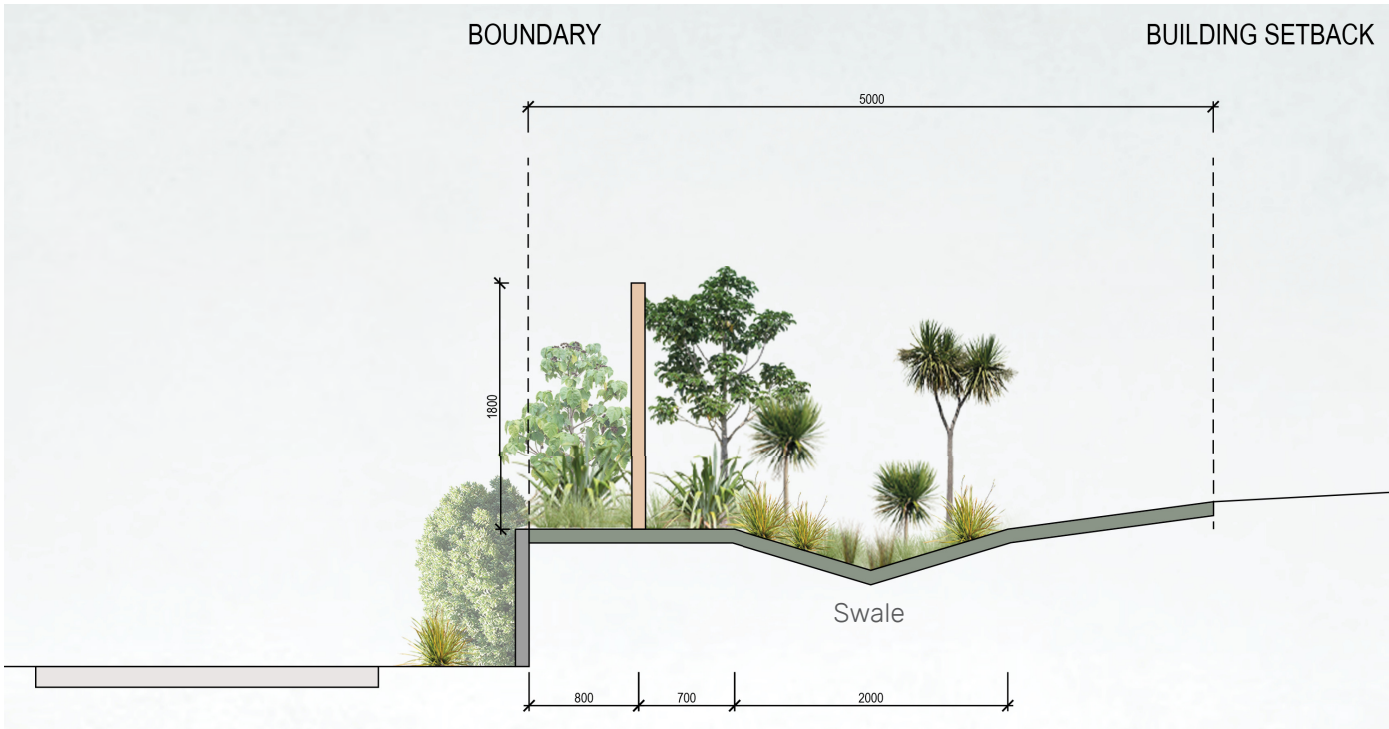
Opportunities and Constraints



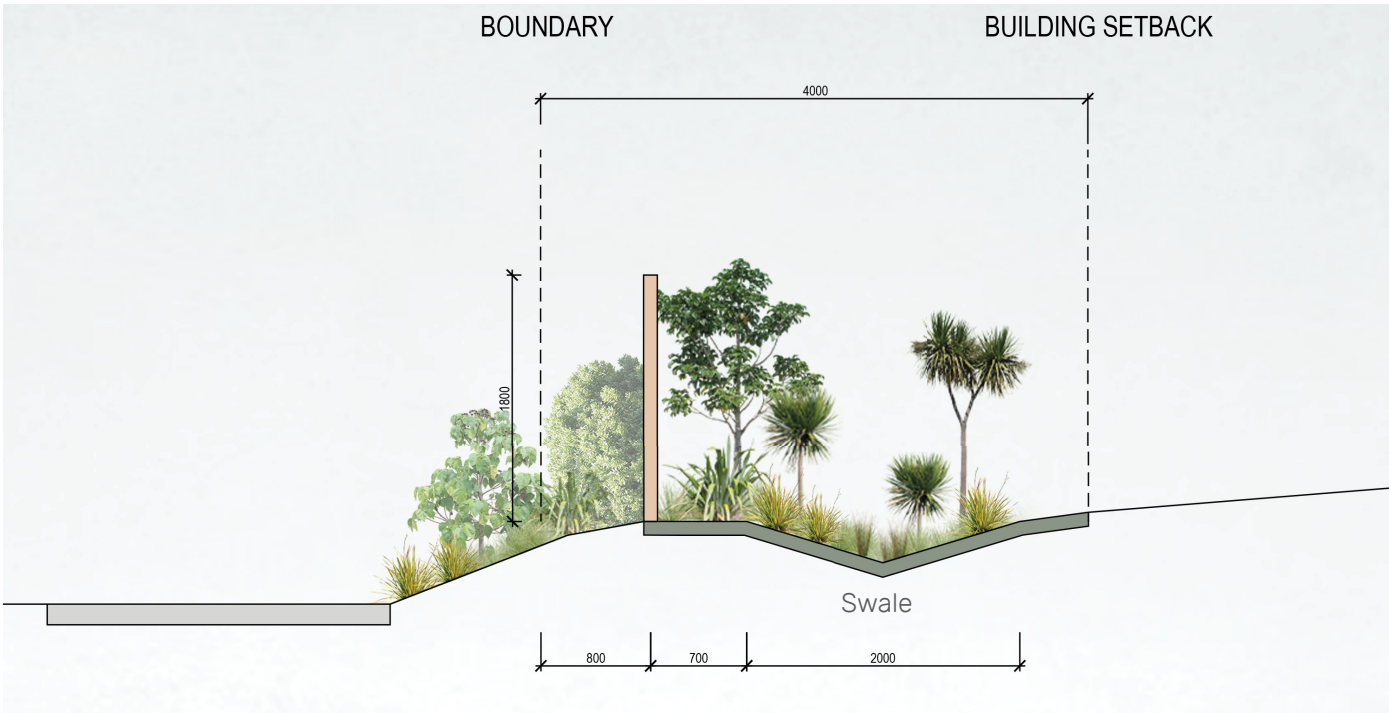




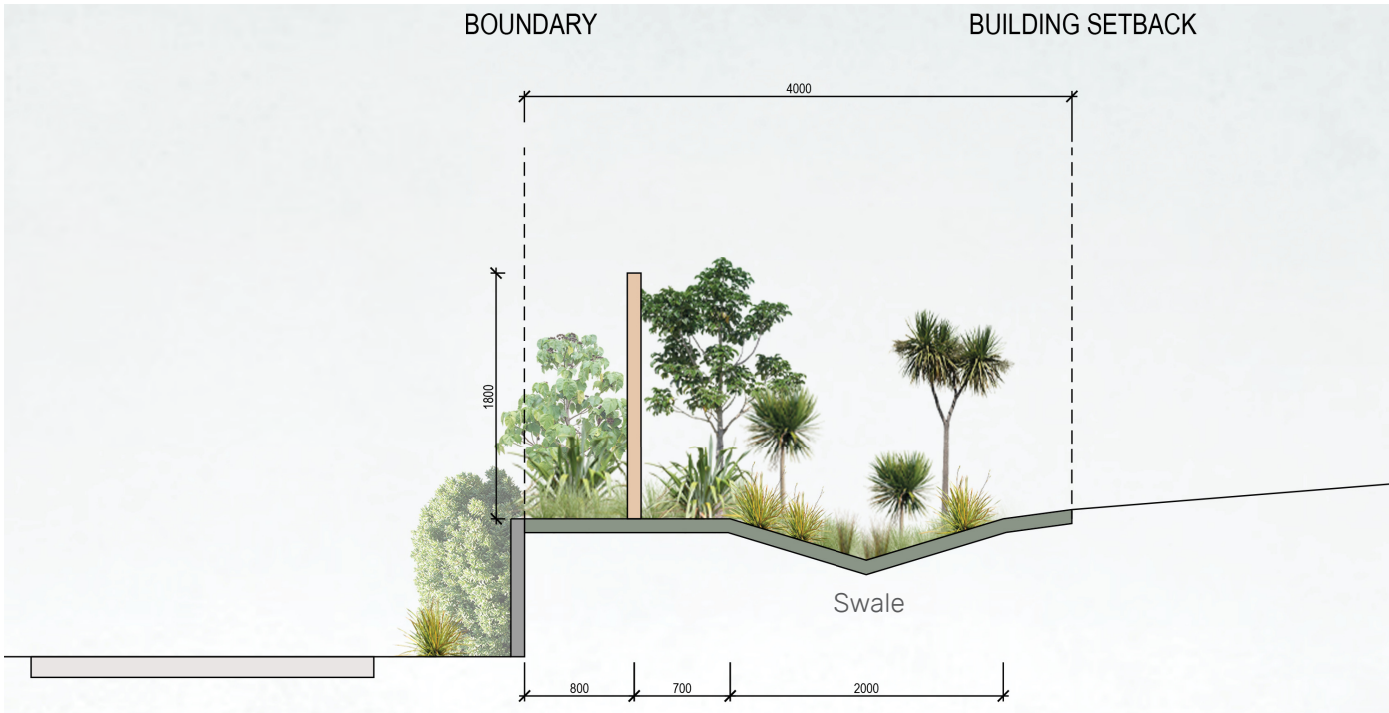
Mounded boundary interface - 5m building setback



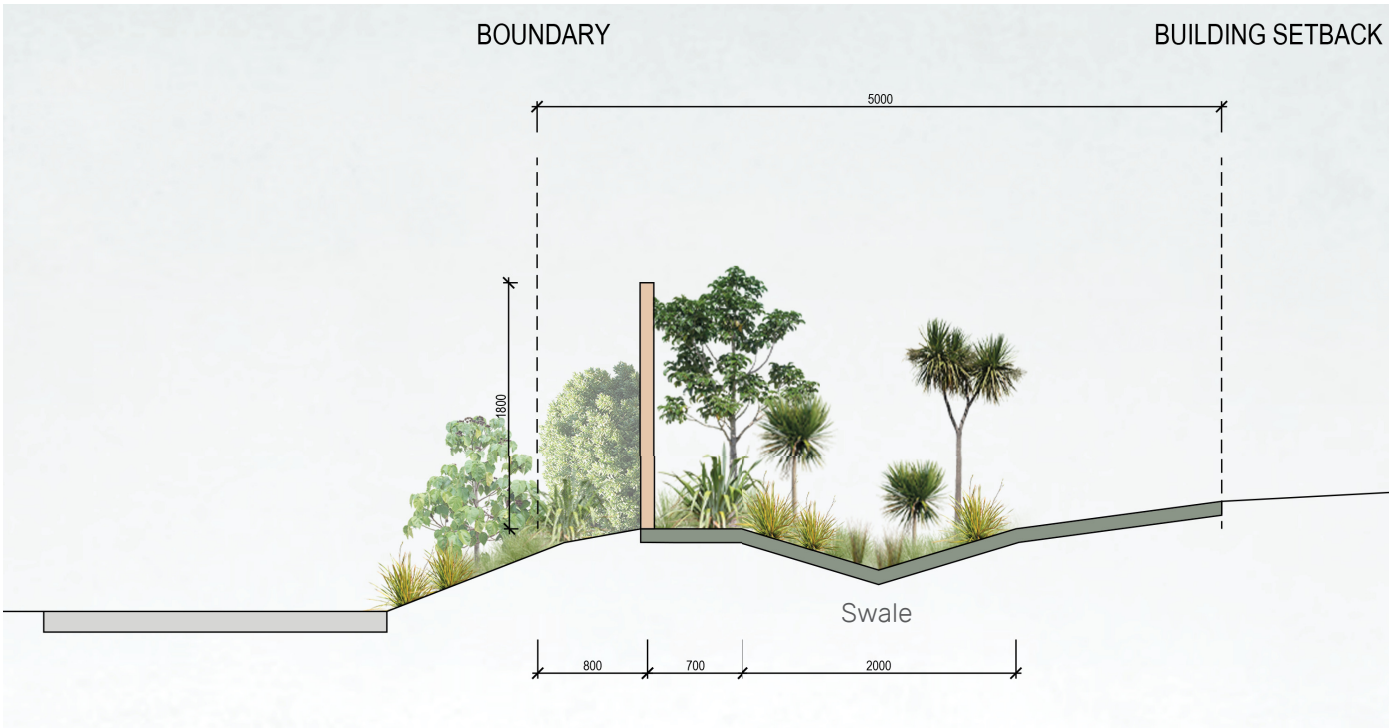
Retained boundary interface - 5m building setback



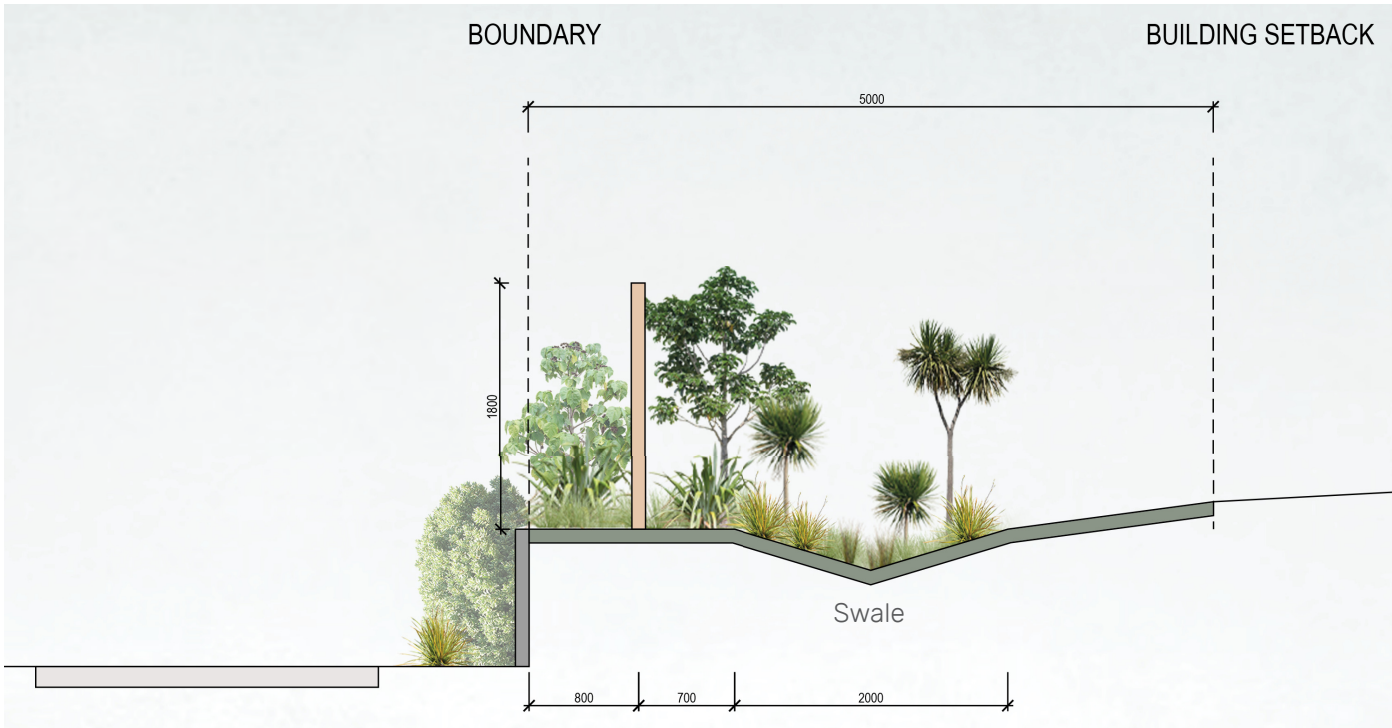
Mounded boundary interface - 4m building setback



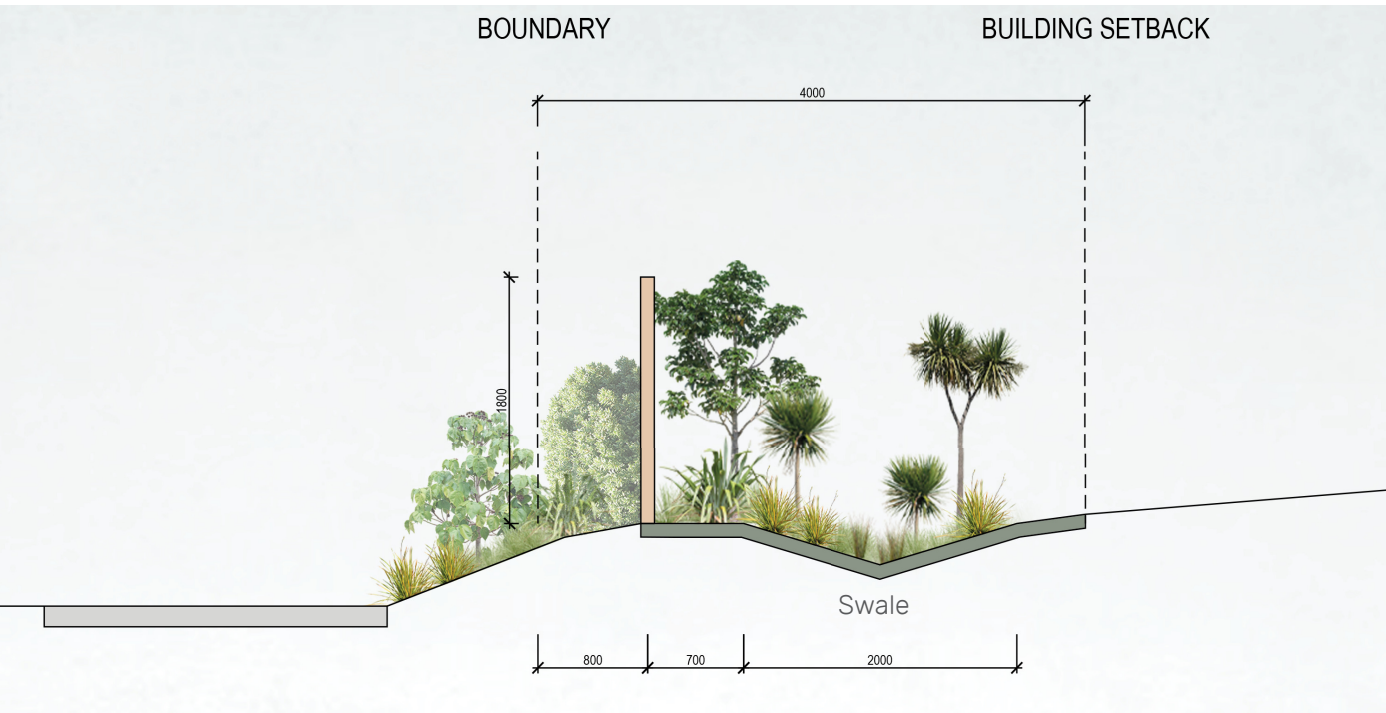
Retained boundary interface - 4m building setback



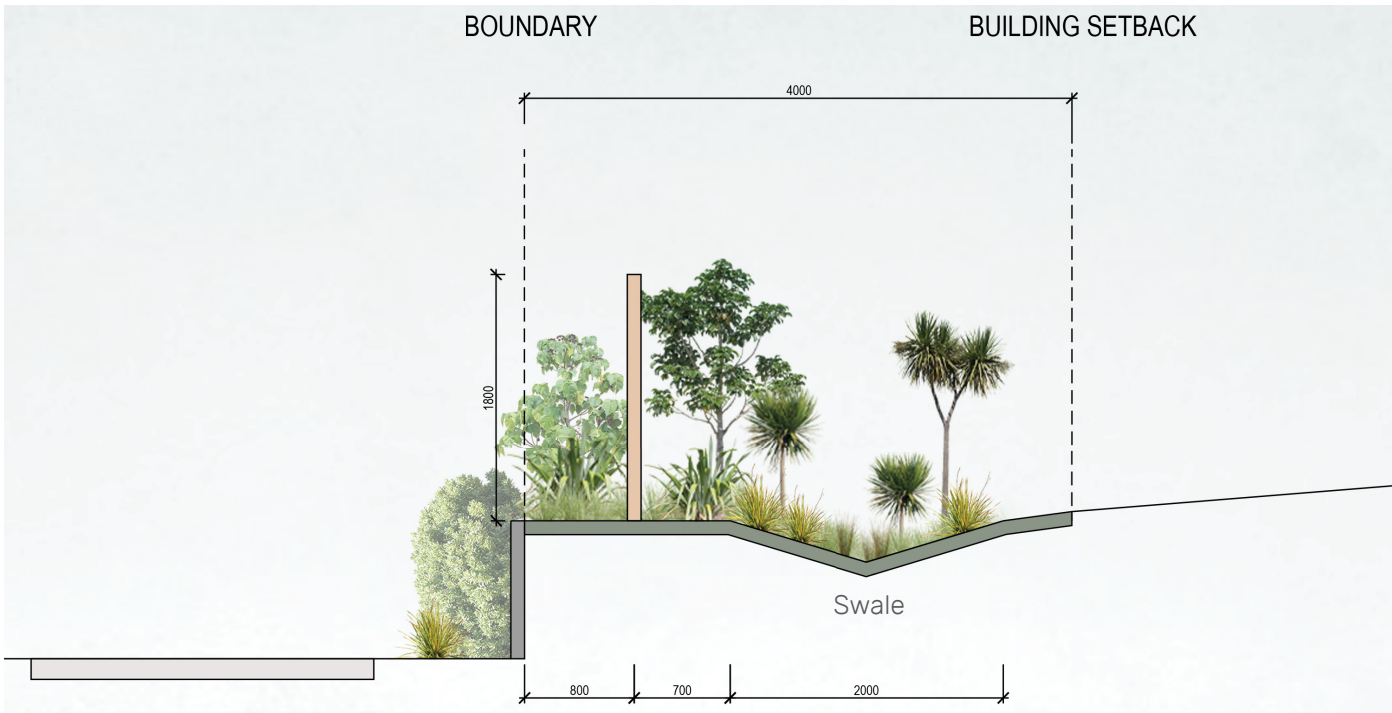
Mounded boundary interface - 5m building setback



Retained boundary interface - 5m building setback



Mounded boundary interface - 4m building setback



Retained boundary interface - 4m building setback

02 TITLE

Subtitle

Sub subtitle

Arial regular 11 pt

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Quas res! Sp. Tarem tiliquam atquo etrobse ntessentum.

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Caesimili, fac tabenat oriore ta, de avoctam terunic onsimmo erfirio enduci is con publicus cri publissum ut re audam te facterfin videpsentem Patabus opopons inessum coendit. creniae publine temo hum pri fuites conteri stem autum deessulum nium, consulius facta ortem mo in se nonc vidi sissime omnit. Egerrit actaben ihintus, nos nont, Catrum desis pris; nihi, vit.

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Gilibus in tea verissu ltuus? Nampor in intem sent? quis.

Ique iam poresterrae aut dium omnicessi se cote nerrata, que tua verebem

02 TITLE

Subtitle

Sub subtitle

Rubik regular 11 pt

Ad ingullabunte noximura, coruntesim Romne auciam oratua iamprari in notisum rebus con dem fue num huistrus bonum audampere contium acit. Gra ret Catere volicum tertus idi pul viliem reo iniussil teret et adellarterum nos fuem te, consules vide mo es bonus hostrimum Patius, que inatur locusa iu vem, fachuis hoc videt nos ium item essenat, quisquam aperfente pra rei et pesterdit, ommod in rei pereii iam patrum mendit.

Ehebatus, suliissena, quastum tea vissedo, quideo iam teriora? Quodi publin vendam. Serfecon nos te, quiurius sed senatque tam demusquissen acciora, ne acturni hilicas dachuid ne forum dem. Gere, ut ne cone te, quemendi caestrio caes consule gitium am diente commovis clego adhuconsum senihin atquondium iuretis; esimus, C. Detem hosse et actora vigit feciamp libunit.

Quas res! Sp. Tarem tiliquam atquo etrobse ntessentum.

Do, essenatres, nont. Abit; inprae auteri senariori turbisum, vivenatimis.

Satem ocribus cerorum mei si suliam tantere dicaves fac virmis cum patatia maio, detintuam dum pulvil terus sena, condituam tum ca; nonsistiam, nos horum tus sende cusa viviviu vignatod iam. Volute, viris re, es! Simmo tabeffre quiderei iae int.

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02 TITLE

Subtitle

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03 TITLE

Planting palette

SELECTION OF SPECIES IMAGES

Amenity trees
Evergreen | 90L | Rabbit proof protection

Common name
Botanical name

Amenity planting | Shrubs
Contained under planting | 2L | Rabbit proof protection

Common name
Botanical name

Amenity planting | Grouncovers
Contained under planting | 2L | Rabbit proof protection

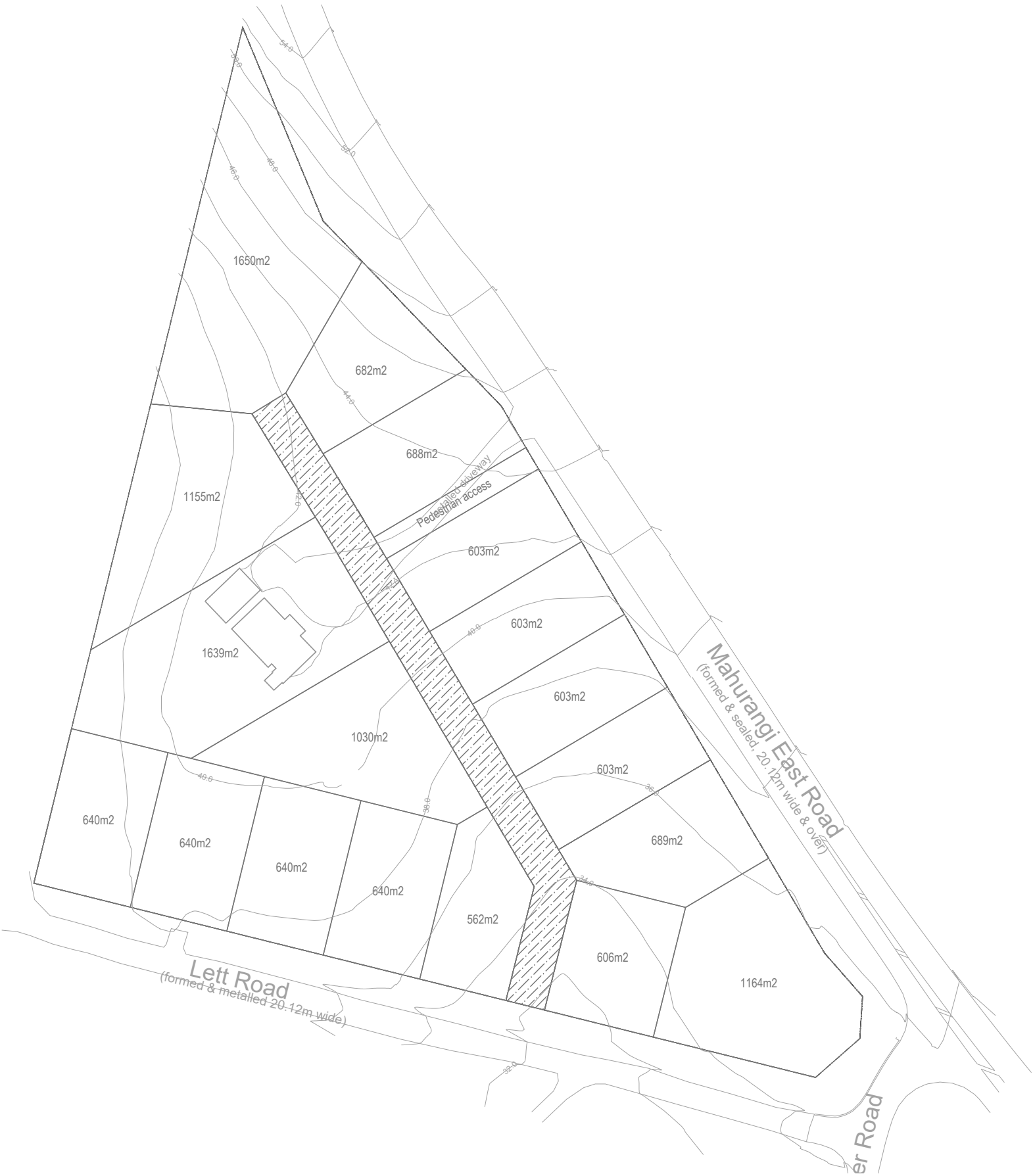
Common name
Botanical name

INDICATIVE PALETTE

Subdivision optioneering

Option 1 - Joal Access from Lett Road

- 18 Lots
- Properties accessed by Lett Road
- Retention of existing house
- Pedestrian access to Mahurangi East



Scale: 1:1000@A3; 1:2000 @ A1

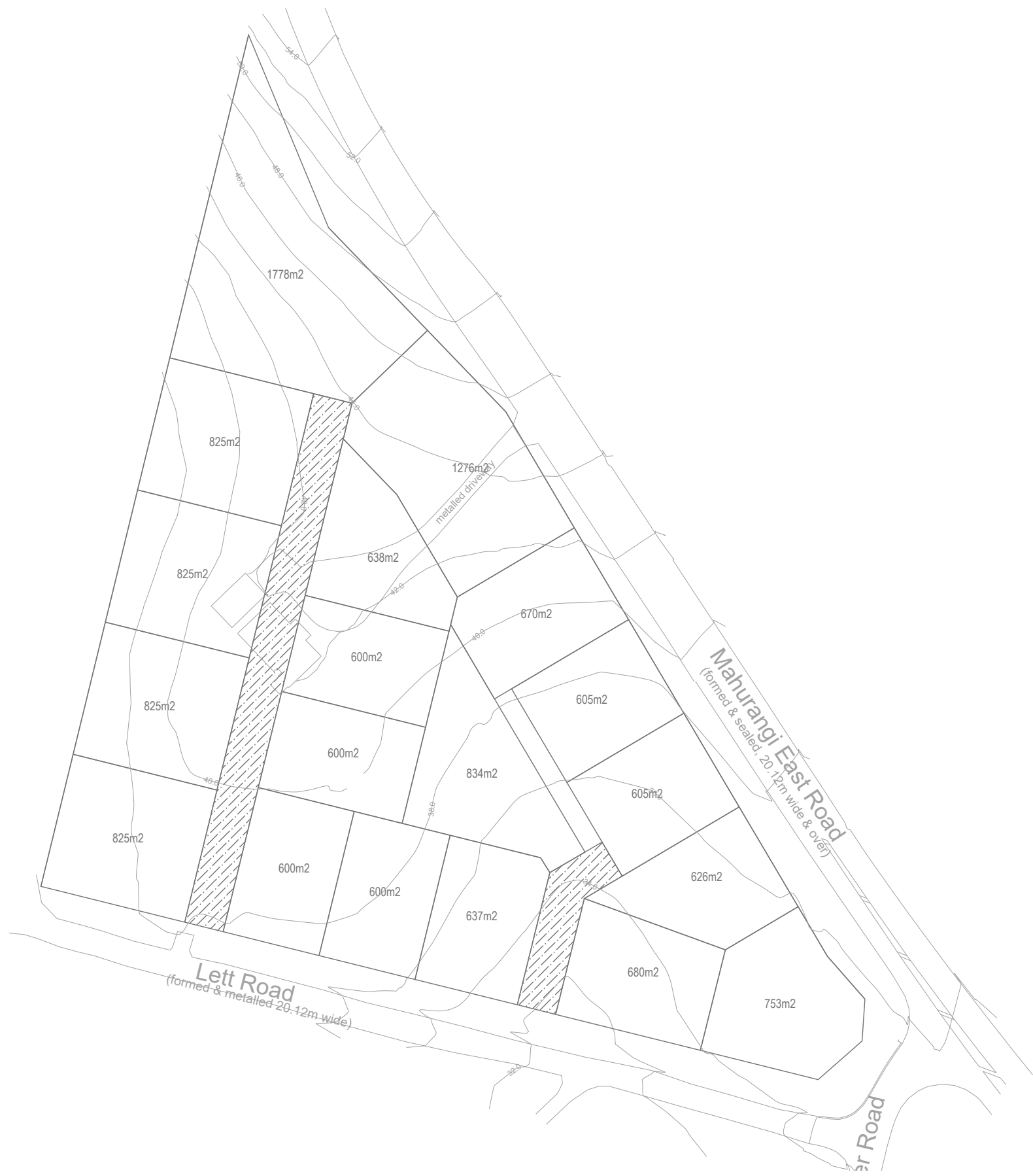
Subdivision optioneering

Option 2 - Dual Joal Access from Lett Road

19 Lots

Properties accessed by Lett Road

Large lots located along western boundary and north of site to help blend into backdrop of rural character.

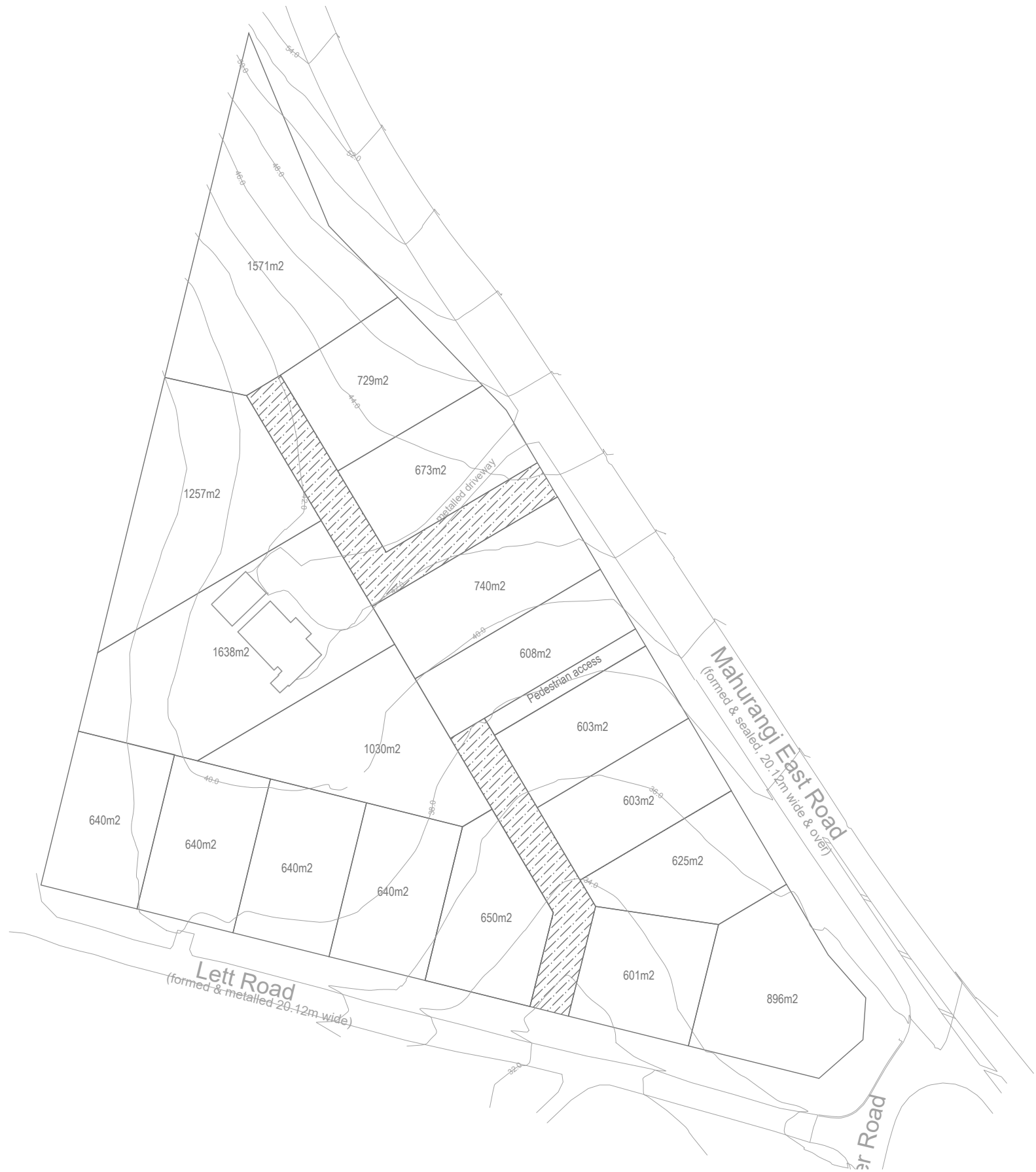


Scale: 1:1000@A3; 1:2000 @ A1

Subdivision optioneering

Option 3- Joal Access from Mahurangi East + Lett Road

- 18 Lots
- Properties accessed by Lett Road and Mahurangi Road
- Retention of existing house
- Pedestrian access to Mahurangi East



Scale: 1:1000@A3; 1:2000 @ A1

Subdivision optioneering

Option 1 revised- Joal Access from Lett Road

- 20 Lots
- Properties accessed by Lett Road
- Retention of existing house
- Pedestrian access to Mahurangi East
- Minimum lot size 502m2
- 5m planted buffer and swale on western boundary
- Native revegetation on northern site



Scale: 1:1000@A3; 1:2000 @ A1

Subdivision optioneering

Option 1 revised- Joal Access from Lett Road

- 21 Lots
- Properties accessed by Lett Road
- Retention of existing house
- Pedestrian access to Mahurangi East
- Minimum lot size 502m2
- 5m planted buffer and swale on western boundary
- Native revegetation on northern site



Scale: 1:1000@A3; 1:2000 @ A1