

## APPENDIX 1: RESOURCE CONSENTS GRANTED

### Future Urban Zone

Activity	Relevant Rules
<b>Auckland Unitary Plan</b>	
New buildings, building additions and accessory buildings	H18.4.1 (A2) Same status that applies to land use activities
Dwellings that do not comply with Standard H18.6.8	H18.4.1 (A28) Non complying
Restaurants and cafes not otherwise provided for	H18.4.1(A38) Discretionary
Care centres for more than 10 people	H18.4.1(A47) Restricted Discretionary
Community Facilities	H18.4.1 (A48) Discretionary
Healthcare Facilities	H18.4.1 (A48) Discretionary
Education Facilities	H18.4.1 (A48) Discretionary
Organised Sport and Recreation	H18.4.1 (A54) Restricted Discretionary
Retirement Village	H18.4.1 (C1.7) Discretionary
Retail Activities	H18.4.1 (C1.7) Discretionary
Commercial Services	H18.4.1 (C1.7) Discretionary
Yards (20m Front - arterial, 10m - front, 12m — side or rear, 20m — riparian) The development will infringe these controls	H18.6.3 Restricted discretionary activity
Dwellings- No more than 1per site The development will infringe this control	H18.6.8 Restricted discretionary activity

### Rural – Mixed Rural

Activity	Relevant Rules
<b>Auckland Unitary Plan</b>	
Disposal of non-residential waste that does not comply with H19.10.1(1) and (2)	H19.8.1 (A12) Discretionary
Rural commercial services	H19.8.1 (A16) Restricted Discretionary
Rural industries	H19.8.1 (A21) Restricted Discretionary
Dwellings	H19.8.1(A26) Refer to H19.8.2 (A78)
Restaurants and cafes	H19.8.1 (A36) Discretionary
Care Centres for more than 10 people	H19.8.1 (A45) Restricted Discretionary
Storage and lock up facilities	H19.8.1 (A40) Discretionary
Community Facilities	H19.8.1 (A46) Discretionary
Healthcare Facilities	H19.8.1 (A47) Discretionary
Education Facilities	H19.8.1 (A48) Discretionary
Organised Sport and Recreation	H19.8.1 (A52) Restricted Discretionary

Dwellings not otherwise provided for	H19.8.1 (A78) Non complying
Industrial Activities (not provided for)	H19.8.1 (C1.7) Discretionary
Retail Activities (not provided for)	H19.8.1 (C1.7) Discretionary
Commercial Services (not provided for)	H19.8.1 (C1.7) Discretionary
Retirement Village (not provided for)	H19.8.1 (C1.7) Discretionary
Office Activities (not provided for)	H19.8.1 (C1.7) Discretionary
Entertainment Facilities (not provided for)	H19.8.1 (C1.7) Discretionary
Yards (20m Front - arterial, 10m - front, 12m — side or rear, 20m — riparian) The development will infringe these controls	H19.10.3 Restricted discretionary activity
Dwellings- No more than 1 per site The development will infringe this control	H19.10.10 Restricted discretionary activity

### Subdivision

Activity	Relevant Rules
<b>Auckland Unitary Plan</b>	
Subdivision for an esplanade reserve	E39.4.1(A5) The proposal requires resource consent for a restricted discretionary activity
Subdivision for an esplanade reserve	E39.4.1(A6) The proposal requires resource consent for a discretionary activity.
Subdivision for open space, reserve or road realignment	E39.4.1(A11) The proposal requires resource consent for a discretionary activity
Subdivision not complying with E39.6.5.1 (Minimum average site size and minimum site size)	E39.4.1(A13) The proposal requires resource consent for a Non-complying activity.
Subdivision for open space, reserve or road realignment	E39.4.3(A28) The proposal requires resource consent for a Discretionary activity.
Any other subdivision not complying with E39.4.1 or E39.4.3	E39.4.1(A29) The proposal requires resource consent for a Non-complying activity.

### Lakes, rivers, streams and wetlands

Activity	Relevant Rules
<b>Auckland Unitary Plan</b>	
Diversion of a stream to a new course and associated disturbance.	E3.4.1 (A19) The proposal requires resource consent for a discretionary activity.

Watercourse 1, 3 and 4, and the upper stretch of 2 will be diverted as part of the proposal.	
Culverts more than 30m in length when measured parallel to the direction of water flow. Road 1, Culvert 2 has a length of 35.83m and involves the modification of Watercourse 2	E3.4.1 (A33) The proposal requires resource consent for a discretionary activity.

### Stormwater discharge / diversion

Activity	Relevant Rules
<b>Auckland Unitary Plan</b>	
Discharge of Stormwater to land from a new stormwater The Project includes discharge of stormwater, network	E38.4.1(A11) The Proposal requires resource consent for discretionary activity.

### Stormwater quality – High contaminant generating carparks and high use roads

Activity	Relevant Rules
<b>Auckland Unitary Plan</b>	
Development of a new or redevelopment of an existing high contaminant generating car park greater than 5,000m <sup>2</sup> is a controlled activity. The proposal involves 21,000m <sup>2</sup> of high contaminant generating carparks in three separate car parks, and accordingly is a controlled activity.	9.4.1(A6) It is proposed to comply with the controlled activity standards contained in E9.6.2.1.

### Land Disturbance (Regional)

Activity	Relevant Rules
<b>Auckland Unitary Plan</b>	
Earthworks greater than 50,000m <sup>2</sup> The proposed earthwork is across an area of 244 hectares.	E11.4.1 (A5) Restricted discretionary activity.

### Land Disturbance (District)

Activity	Relevant Rules
<b>Auckland Unitary Plan</b>	

Earthworks greater than 2,500m <sup>2</sup> are to be assessed as a restricted discretionary activity Earthworks across an area of 244 hectares are proposed restricted discretionary activity.	E12.4.1 (A6) a restricted discretionary activity
Earthworks greater than 2,500m <sup>3</sup> are to be considered a restricted discretionary activity Earthworks involving 3,400,000m <sup>3</sup> are proposed.	E12.4.1 (A10) resource consent for a restricted discretionary activity is required.

## General Rules

Activity	Relevant Rules
<b>Auckland Unitary Plan</b>	
Activity not otherwise provided for which includes any activity not otherwise provided for as part of the proposal.	Rule C1.7 Aspects of the proposal will require resource consent for a discretionary activity

## Vegetation Management and Biodiversity

Activity	Relevant Rules
<b>Auckland Unitary Plan</b>	
Vegetation removal within 20m of a wetland.	E15.4.1 (A18) The proposal requires resource consent for a restricted discretionary activity.

## Transportation

Activity	Relevant Rules
<b>Auckland Unitary Plan</b>	
Any activity or subdivision which exceeds the trip generation standards set out in Standard E27.6.1 is a restricted discretionary activity  The proposal is for: <ul style="list-style-type: none"> <li>• a residential development of greater than 100 dwellings.</li> <li>• education facilities for primary school (167 students).</li> <li>• office space greater than 5,000m<sup>2</sup></li> <li>• retail greater than 1,667m<sup>2</sup>.</li> <li>• warehousing and storage greater than 20,000m<sup>2</sup>.</li> <li>• other industrial activities 10,000m<sup>2</sup>.</li> </ul>	E27.4.1 (A3) A resource consent for a restricted discretionary activity is required.

Trip generation Where a proposal exceeds 100 dwellings, resource consent for a restricted discretionary activity is required	E27.6 Restricted discretionary activity resource consent required.

## Contaminated Land

Activity	Relevant Rules
<b>Auckland Unitary Plan</b>	
Discharges to land from land subject to contamination	E30.4.1 (A6) The contamination assessment (refer Document 32) concludes that the proposed works will require a restricted discretionary and discretionary activity resource consent under the Auckland Unitary Plan
.4 Discharges of contaminant into air, or into water, or onto or into land from land not used for rural production activities <ul style="list-style-type: none"> <li>(1) For in-situ soil and fill material, the concentrations of contaminants (relevant to the site's history) in soil or fill material, or the 95% upper confidence limit of the mean, determined in accordance with the Ministry for the Environment Contaminated Land Management Guidelines No. 5 - Site Investigations and Analysis of Soils (Revised 2011), must not exceed: <ul style="list-style-type: none"> <li>(a) the criteria specified in Table E30.6.1.4 Permitted Activity Soil Acceptance Criteria; or</li> <li>(b) for contaminants not in Table E30.6.4.1: <ul style="list-style-type: none"> <li>(a) The natural background levels for that soil or fill material or the relevant background levels specified in Table E30.6.1.4.2 Background ranges of trace elements in Auckland soils sources from Table 3 of TP153: 2001 Background Concentrations of Inorganic Elements in Soils from the Auckland Region.</li> </ul> </li> </ul> </li> <li>(2) Any discharge from land containing elevated levels of contaminants must</li> </ul>	E30.6.1 A restricted discretionary activity resource consent is considered to be required under this standard.

not contain separate phase liquid contaminants including separate phase hydrocarbons.	
<b>Focus Environmental have prepared a PSI, DSI, SMP and RAP</b>	
<b>National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS)</b>	
The proposed works include land that is 'a piece of land' that is acknowledged to have had an activity or industry described in the Hazardous Activity and Industry List (HAIL) which is likely to have been undertaken on the land. The results of the DSIs conclude that elevated concentrations of contaminants, and therefore the regulations of the NESCS will be triggered by future residential development of the properties at 508 Old Wairoa Road, 80 Hamlin Road and 279 Airfield Road.	Regulation 10 - restricted discretionary

### **Natural Hazards and Flooding**

<b>Activity</b>	<b>Relevant Rules</b>
<b>Auckland Unitary Plan</b>	
Overland Flow Path Diversion - Diverting the entry or exit point of any overland flow path	E36.4.1(A41) A resource consent is required for a restricted discretionary activity.
Buildings or Structures within an Overland Flow Path Any buildings or structures within any overland flow path	E36.4.1(A42) A resource consent is required for a restricted discretionary activity.
Flood prone areas — 1% AEP All structures and buildings within the 1% AEP floodplain	E36.4.1(A37) A resource consent is required for a restricted discretionary activity.
All other buildings and structures on land subject to instability	E36.4.1(A51) A resource consent is required for a restricted discretionary activity

### **Temporary Activities**

<b>Activity</b>	<b>Relevant Rules</b>
<b>Auckland Unitary Plan</b>	

<p>(Specific temporary activities that are not provided as a permitted activity in rules (A12) to (A23) are a restricted discretionary activity.</p> <p>The proposed construction duration will exceed the 24- month limit for a permitted activity as provided for under Rule (A20).</p>	<p>E40 (A24) A resource consent is required for a restricted discretionary activity</p>
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## Groundwater Diversion

Activity	Relevant Rules
<b>Auckland Unitary Plan</b>	
<p>Diversion of groundwater caused by any excavation, (including trench) or tunnel that does not meet the permitted activity standards or not otherwise listed.</p>	<p>E7.4.1 (A28) Restricted discretionary activity</p>
<p>Dewatering or groundwater level control associated with a groundwater diversion permitted under Standard E7.6.1.10, all of the following must be met:</p> <ol style="list-style-type: none"> <li>(1) The water take must not be geothermal water;</li> <li>(2) The water take must not be for a period of more than 10 days where it occurs in peat soils, or 30 days in other types of soil or rock; and</li> <li>(3) The water take must only occur during construction.</li> </ol>	<p>E7.6.1.6</p> <ol style="list-style-type: none"> <li>(1) Complies: There is no evidence of geothermal activity at the site</li> <li>(2) Infringes. The groundwater take will be permanent.</li> <li>(3) Infringes. The groundwater take will be permanent.</li> </ol>
<p>Diversion of groundwater caused by any excavation, (including trench) or tunnel</p> <ol style="list-style-type: none"> <li>(2) Any excavation that extends below natural groundwater level, must not exceed: (a) 1ha in total area; and (b) 6m depth below the natural ground level.</li> <li>(3) The natural groundwater level must not be reduced by more than 2m on the boundary of any adjoining site.</li> <li>(4) Any structure, excluding sheet piling that remains in place for no more than 30 days, that physically impedes the flow of groundwater through the site must not: (a) impede the flow of groundwater over a length of more than 20m; and (b) extend more than 2m below the natural groundwater level.</li> </ol>	<p>E7.6.1.10.</p> <ol style="list-style-type: none"> <li>(2) Infringes. Excavations in the eastern corner of the site are shown to be more than 1ha and will extend more than 6m below the natural ground level.</li> <li>(3) Complies. The maximum expected potential drawdown resulting from the proposed excavations is approximately 1.1m.</li> <li>(4) Complies. No structure physically impedes the flow of groundwater is proposed.</li> <li>(5) Complies. The proposed excavations are generally centralised in the site (i.e. excavations extending below natural groundwater level are positioned well away from site boundaries). The point of maximum expected</li> </ol>

<p>(5) The distance to any existing building or structure (excluding timber fences and small structures on the boundary) on an adjoining site from the edge of any:</p> <p>(a) trench or open excavation that extends below natural groundwater level must be at least equal to the depth of the excavation;</p>	<p>potential drawdown (MH13) is located more than 25m from the nearest boundary, and the point of maximum proposed cut anywhere on site is located approximately 200m for the nearest site boundary.</p>
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### Ardmore Airport

Activity	Relevant Rules
<b>Auckland Unitary Plan</b>	
A new single dwelling in 65dB Ldn	D24.4.2 (A13) Discretionary activity
New activities sensitive to aircraft noise 60dB to 65 dB	D24.4.2 (A14) Discretionary activity
New activities sensitive to aircraft noise 60dB to 65 dB that do not comply with standard D24.6.2(1) and D24.6.2(5)	D24.4.2 (A15) Non-complying activity
New activities sensitive to aircraft noise 55dB to 60 dB	D24.4.2 (A20) Restricted Discretionary activity
New activities sensitive to aircraft noise 55dB to 60 dB that do not comply with standard D24.6.2(1) and D24.6.2(5)	D24.4.2 (A21) Non-complying activity
Subdivision within 65dB area with permanent legal mechanisms to avoid the establishment of additional activities sensitive to noise	D24.4.2 (A26) Discretionary activity
Subdivision within 65dB area without permanent legal mechanisms to avoid the establishment of additional activities sensitive to noise	D24.4.2 (A27) Non-complying activity
Subdivision between 60-65dB and 55-60dB	D24.4.2 (A26) Restricted Discretionary activity

### Wetlands

Activity	Relevant Rules
<b>National Environmental Standards for Freshwater 2020 (NESF)</b>	
Earthwork activities and vegetation clearance for the restoration of the natural inland wetland are generally not intended to	Regulations 38 and 55 – Permitted activity

<p>occur within 10m of the natural inland wetland, however, it is anticipated that a small amount of earthworks and vegetation clearance may occur within this 10m threshold. This is a permitted activity pursuant to regulation 38 and 55 of the NESF.</p>	
<p>The construction of a wetland utility structure (footpaths, boardwalks and bridges) is proposed to occur within the natural inland wetland within Wai Mauri Stream Park. Regulation 42 of the NESF states that the construction of a wetland utility structure is a restricted discretionary activity when vegetation clearance or earthworks/land disturbance is required within 10m of a natural inland wetland.</p>	<p>Regulation 42 – Restricted Discretionary</p>