

Delmore Fast Track Application

Appendix 8: A07 (Groundwater Diversion and Dewatering) to Response to Comments letter

From: James Beaumont - Riley

Date: 5 June 2026

Re: Response to Annexure 7 to Auckland Council Response - Groundwater Diversion and Dewatering

1.1 Introduction

This memorandum responds to the Technical Specialist Memo prepared by Auckland Council (Groundwater Diversion and Dewatering) in relation to the above fast-track application (as lodged). This response addresses:

- Further information requests / technical queries; and
- Recommended amendments to consent conditions.

1.2 Response to Further Information Requests / Technical Comments

No further information requests have been identified.

The rows within the table below that have been confirmed resolved are highlighted green.

1.3 Response to Recommended / Amended Conditions

Condition Request from Council on the lodged condition document (Appendix 44 to the AEE)	Applicant Response	Information Request / Technical Comment from Council under section 53 FTAA	Applicant Response under Section 55 FTAA
I have reviewed conditions 178 to 200.	This has been accepted and is included within the updated set of conditions.	Closed.	Resolved. Refer to Section 5 of the consent (water permit).

I agree with the draft condition set. However, I noted that the word 'shall' was used in some of the conditions and change from 'shall' to 'must' is required to align with current practice.			
I recommend that definitions be included in the condition set for clarity during monitoring.	The proposed definitions are accepted and have been partially adopted, with the following exception: The definition of 'Completion of Excavation' which has amended to <i>"Means the stage when all Bulk Excavation has been completed"</i>. Reference to foundations and footings have been deleted as these are not part of the proposed development works.	Accepted. Closed.	Resolved. Refer to Attachment 3 of the conditions.
In the table detailing Building Damage, the column headed "Description of Typical Damage" applies to masonry buildings only and the column headed "General Category" applies to all buildings. I recommend that provision for review under section 128 be included. <u>Provide for a review under section 128</u> <u>Condition: Under section 128 of the RMA, the conditions of this consent</u>	The applicant accepts a review condition in principle, however is reviewing the specific wording and will provide a separate response to Council on this matter.	Please note that this is a standard condition that has undergone a rigorous review process by Council Principal Specialists and legal advisors. As such, council is unlikely to be open to amendments to its wording.	Resolved – the applicant has reviewed the conditions alongside all review conditions proposed by Council to ensure consistency, and this has now been accepted. Review to Condition 24 of the water permit.

<u>WAT may be reviewed by the Manager Resource Consents at the Consent Holder's cost:</u> <u>Within six (6) months after Completion of Construction Phase Dewatering and subsequently at intervals of not less than five (5) years thereafter, in order:</u> <u>• To deal with any adverse effects on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage.</u> <u>• To vary the monitoring and reporting requirements, and performance standards, in order to take account of information, including the results of previous monitoring and changed environmental knowledge on:</u> <u>1) ground conditions</u> <u>2) aquifer parameters</u> <u>3) groundwater levels</u> <u>4) and ground surface movement.</u>			
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