MEMORANDUM

To: Auckland Council – Adonica Giborees and Brooke Dales

From: Unio – Vijay Lala, Nick Roberts and Pamela Santos

Date: 16 October 2026

Re: Beachlands South FTAA -2606-1256 – Response to Auckland Council's preliminary groundwater take comments

Auckland Council in their preliminary groundwater comments requested the drilling and pump testing of the proposed '620 bore' in order to properly assess the capability of the bore to abstract the requested water and the potential impacts of the proposed water take on neighbouring bores, surface water features, saline intrusion, settlement and recharge to other aquifers and surface water interaction. The Council's comments also request documentation confirming bulk water supply from Pine Harbour Living Limited is capable of being supplied. This memorandum responds to the Council's requests and explains why drilling and pump testing of the 620 bore is not required for consent to be granted and that any concerns regarding its capacity can be addressed through conditions of consent.

By way of summary and as outlined in the application, the water supply strategy for the Project will involve multiple sources to service the anticipated water demand. Those sources will comprise of the following:

a) A supply agreement with Pine Harbour Living Limited (PHLL) which provides approximately 765 m3/day. A letter from PHLL confirming water availability for the proposed development is attached to this memorandum.

b) The existing Formosa bore (authorised by permit WAT60276020 to be reconsented as part of this application), providing approximately 115 m3/day; and

c) A proposed new groundwater bore and associated water take of up to 371 m3/day on the 620 Whitford-Maraetai Road site ('620 bore') providing an additional groundwater abstraction source.

As shown in Figure 1 below, the blue hatched areas of the development will be serviced by the PHHL agreement while the yellow hatched areas will be serviced by a combination of the existing Formosa bore and the 620 bore. Given the proposed staging of the development, it is considered that there is enough water supply capacity from the PHHL agreement within the first 5 years of the development being occupied.

Given that the 620 bore is unlikely to be required within the first stages of development, in our view the requested drilling and pump testing is not justifiable. To put into context, the cost of drilling and pump testing is in the order of approximately $750,000. Further, it is likely to be more accurate if testing is done closer to the time the 620 bore is used as a water supply source. Consent conditions are proposed as part of the application to address the testing requirements and accompanying assessments prior to the 620 bore coming online as a water supply source. This is discussed further below.

Additionally, we understand that Auckland Council has previously consented bores without requiring drilling and pump testing at the time of consent (WAT60456696 and WAT60466055). We consider the same approach is appropriate here, especially given that the 620 bore is unlikely to be required for at

least five years (i.e. year 2032). A copy of an example of relevant consent and conditions is included as an attachment to this memorandum.

In terms of the capability of the bore to abstract the requested water, it is noted that aquifer mapping has determined the optimum bore location and water availability from this location. We note that the applicant has invested at least $120,000 for the aquifer mapping to be undertaken which is significantly higher than a typical bore given the depth of the 620 bore. Based on the aquifer mapping undertaken, the 620 bore has an estimated yield ranging from 406 m3/day to 2,843 m3/day, and a sustainable yield of approximately 1,279 m3/day (refer to Figures 2 and 3).

Notwithstanding confirmation of water availability, the proposed consent conditions include testing requirements and thresholds that will need to be satisfied to confirm there is sufficient water supply and yield sustainability prior to the 620 bore coming online as a water supply source. In response to the Council's recent questions, additional consent conditions are proposed (as set out below) to ensure any potential impacts on neighbouring bores, surface water features, saline intrusion, settlement and recharge to other aquifers and surface water interaction are addressed prior to the 620 bore coming online as a water supply source. The proposed new consent conditions are consistent with those recently granted by Auckland Council.

The following additional conditions of consent are proposed:

1. Prior to the commencement of groundwater abstraction authorised by this consent (excluding bore development and aquifer testing), the consent holder must undertake a 24-hour duration constant rate aquifer test on Production Bore ID31816 (or an alternative production bore approved in writing by the Council).
2. Within one month of completion of the aquifer pumping test, the consent holder must provide Auckland Council with a report prepared by a Suitably Qualified and Experienced Professional (SQEP) in a hydrogeological field for certification. The report must include but is not limited to:
    a. Details of the aquifer test methodology and results;
    b. Pumping rates, elapsed time data, and groundwater level measurements;
    c. Groundwater level monitoring results from any observation bores;
    d. Derived aquifer parameters, including transmissivity and storativity;
    e. An assessment of the sustainable yield of the production bore, including whether it supports the authorised groundwater take and identification of measures required to align the authorised allocation with the demonstrated sustainable yield;
    f. An assessment of drawdown interference effects resulting from the authorised groundwater take, including the predicted location, extent, and magnitude of drawdown, using the site specific aquifer parameters derived from the aquifer test; and
    g. Identification of mitigation measures (if required) to ensure that neighbouring bore owners or users would not be prevented from exercising their lawfully established water take.
3. Any measures identified as required to align the authorised allocation with the demonstrated sustainable yield under Condition 2(e) above must be implemented prior to the commencement of the authorised groundwater take.
4. Any mitigation measures identified in the report required by Condition 2(g) above must be implemented prior to the commencement of the authorised groundwater take.
5. If the aquifer test required by condition 1 demonstrates that the sustainable yield of the production bore is not equal to that authorised, and the authorised water take is not achieved within 12

months of the completion of the aquifer test, Council may review the rate and volume of abstraction authorised by this consent.

We consider the above conditions are sufficient (and consistent with Auckland Council's approach elsewhere) to address the future water supply. However, as noted in the application, the closest neighbouring bore is located approximately 57.3 m away from the 620 bore. Given the depth being drilled for the 620 bore which is 600 m below ground and the design of the headworks, adverse effects on nearby bores are not anticipated.

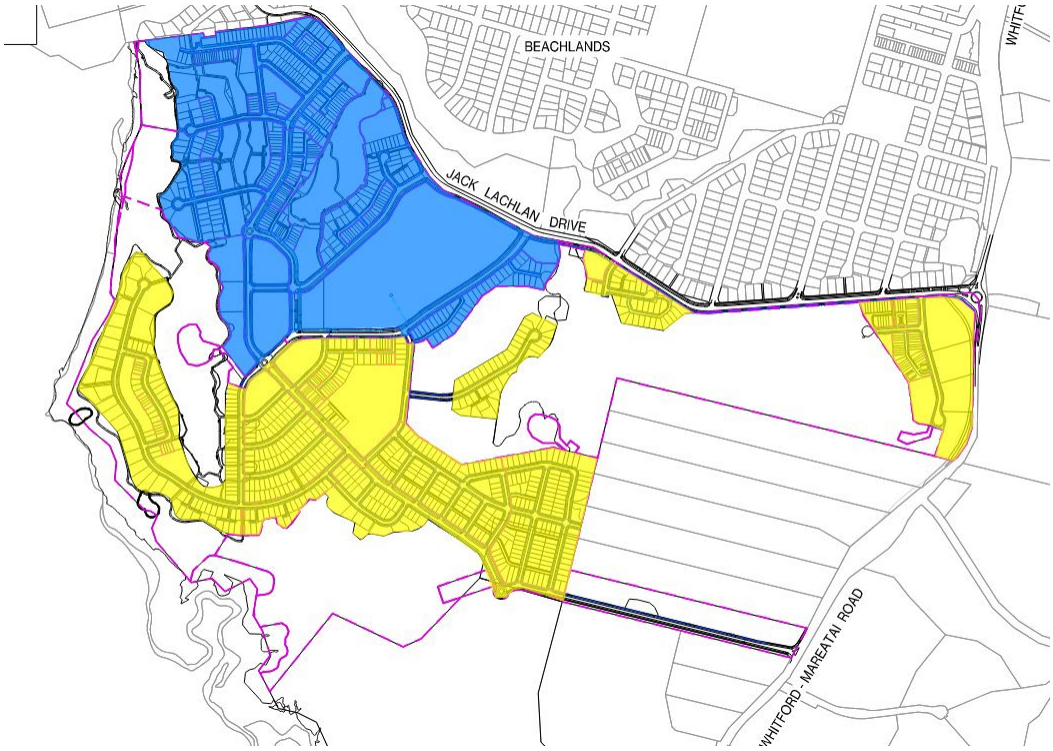


Figure 1: Water servicing of the proposed development

PHHL Water Supply Agreement

pineharbour water

24 Tui Brae
Beachlands
Auckland 2018
www.pineharbourwater.co.nz

22 September 2026

Beachlands South Fast Track Development
To: The Fast-track Expert Panel

c/- Environmental Protection Authority (EPA)

Re: Beachlands South Development – Confirmation of Water Supply Allocation

We refer to the proposed Beachlands South Development and the associated water supply strategy submitted as part of the Fast Track approvals process.

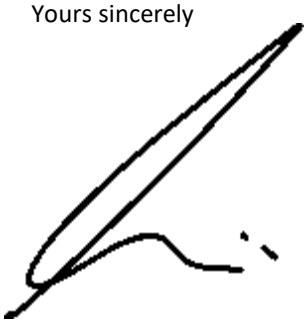
Pine Harbour Living Limited (PHLL) confirms that an allocation of **765 cubic metres per day (765 m³/day)** of PHLL's consented ground water take from bore ID#23094 has been made available for the Beachlands South Development. This allocation forms part of the overall water supply arrangements proposed for the Beachlands South Development and is available to service the development subject to the parties finalising the relevant commercial agreements, and Beachlands South obtaining the necessary statutory approvals, and infrastructure connections to enable supply.

PHLL further confirms that, based on our current understanding of the proposed Beachlands South Development and our water supply infrastructure, the allocated volume of **765 m³/day** can be physically supplied to the Beachlands South Development on an ongoing basis.

At the date of this letter, PHLL is not aware of any infrastructure or operational constraints that would prevent the delivery of the allocated **765 m³/day** supply volume to the Beachlands South Development. Any works necessary to facilitate supply would be addressed through the normal design, engineering, and commercial approval processes.

Should you require any further information, please do not hesitate to contact the undersigned.

Yours sincerely



Simon Male
Pine Harbour Living

Auckland Council Water Take Consent Examples

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

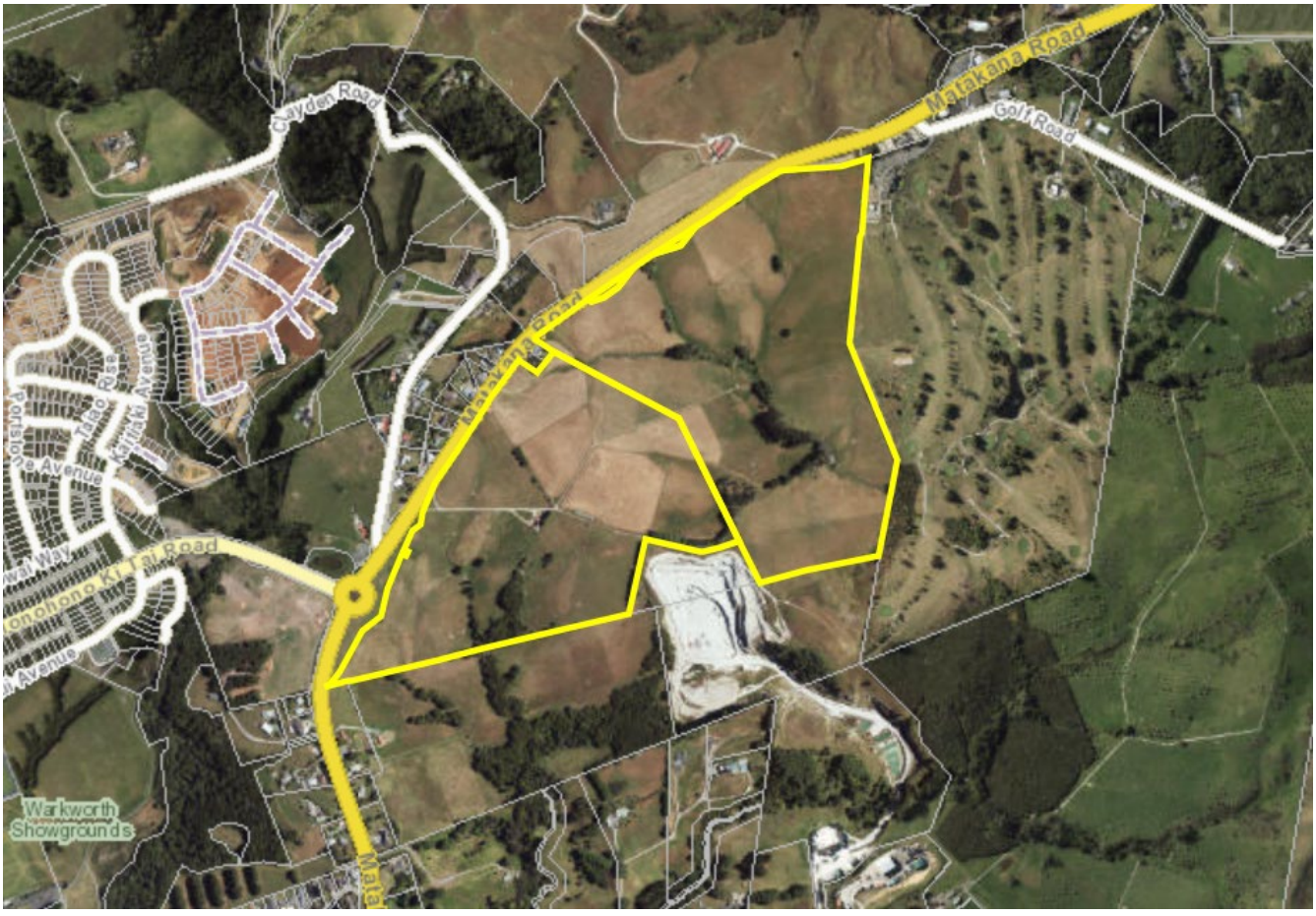
Discretionary activity

1. Application description

Application number:	WAT60466055 (s14 water take permit)
Applicant:	Warkworth RV Limited
Site address:	286A Matakana Road, Warkworth; 286B Matakana Road, Warkworth; 286C Matakana Road, Warkworth; 286D Matakana Road, Warkworth
Legal description:	SECT 19 SO 588806; Lot 2 DP 375478; Lot 3 DP 76450; Lot 4 DP 76450
Site area:	24.5866 ha; 29.3367 ha; 956m^2; 743m^2
Lodgement date:	21 May 2026
Auckland Unitary Plan	
Zoning and precinct:	Future Urban Zone Rural – Mixed Rural Zone
Overlays, controls, special features, designations, etc:	Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Mahurangi Waitemata Infrastructure: Quarry Buffer Area Overlay Controls: Macroinvertebrate Community Index - Exotic Controls: Macroinvertebrate Community Index - Native Controls: Macroinvertebrate Community Index - Rural Controls: Macroinvertebrate Community Index – Urban Designations: Designations - 1499, The construction, operation and maintenance of an arterial transport corridor, (Sandspit Link), Designations, Auckland Transport Designations: Designations - 14102, Construction, operation and maintenance of an arterial transport corridor (Matakana Road Upgrade), Designations, Auckland Transport
Non-statutory information	Stream

	Overland flow path
	Flood plain
	Flood prone area
	WF11 - Kauri, podocarp, broadleaved forest
Proposed plan change:	120
Zoning:	Future Urban Zone
	Rural – Mixed Rural Zone
Qualifying Matters:	Flood Plains (i)
	Designation
Natural Hazards:	Low to very high flood hazards areas
	Active mapped landslide on 286B Matakana Road
	Very low to high shallow landslide susceptibility
	Low large-scale landslide susceptibility

2. Locality Plan



Source: Auckland Council GIS

3. The proposal, site and locality description

Proposal

The applicant seeks consent to take up to 186.96m^3 per day and up to 68,240m^3 annually from a new production bore (Bore ID 31816) to provide a potable water supply for a future residential development proposed under fast-track referral application FTAA-2511-1148 - Warkworth Residential Development. The fast-track application is seeking approval to develop 264 residential sites and four super lots (which will accommodate approximately 30 dwellings) as well as a retirement village block with approximately 198 residential villas, a care facility, a club house and associated amenities. The proposed residential development is to be serviced by the proposed groundwater take but does not form part of this application. The applicant proposes to take the groundwater from the Mahurangi Waitemata aquifer (a High Use Aquifer Management Area) with a maximum instantaneous pumping rate of approximately 5L/s.

Site and surrounding environment description

Melissa Hallett of Barker & Associates Limited has provided a description of the subject site and surrounding environment on pages 9-11 of the Assessment of Environmental Effects (AEE) titled: Groundwater take Groundwater take for domestic use 286A, B, C and D Matakana Road Warkworth Assessment of Environmental Effects and Statutory Analysis, prepared by Melissa Hallett of Barker & Associates Limited, dated 21 May 2026.

I concur with that description of the site and surrounding environment and have the following further comments:

- The subject site has undulating, variable topography. The eastern portion of the site gently slopes up from the road forming a large hill and the western portion of the site slopes gently down from the road and the property boundaries into a shallow gully. Geomaps indicates that the gully contains a permanent stream and there are a series of overland flow paths which flow into this. There is also a small, shallow gully in the easternmost area of the site which is shown to contain a permanent stream with associated overland flow paths.
- The eastern portion of the site contains an area of Kauri, podocarp broadleaved forest with the rest of the site in pasture with trees interspersed around the site, concentrated in the low-points of the site.
- The associated production bore (Bore ID31816) proposed under LUC60466334 is located in the southwest of 286B Matakana Road, Warkworth (Lot 2 DP 375478) as shown in Figure 1, and is within the Quarry Buffer Area Overlay. There is an existing farm bore (No.1982) located at 286A Matakana Road Warkworth (SECT 19 SO 588806) which will continue to be used for grazing purpose until the wider development begins.
- The sites contain very low to high shallow landslide susceptibility areas and very low to low large scale landslide susceptibility areas as shown in Council's Geomaps. There is a mapped active landslide on 286B Matakana Road, Warkworth, however, this is away from the proposed production bore.

- The proposed production bore is outside of all surface water features including permanent streams, overland flow paths, floodplains, and flood prone areas.
- The roundabout adjacent to the southwest corner of 286A Matakana Road, Warkworth connects Matakana Road and Te Honohono Ki Tai Road which are both arterial roads.
- The subject site sits to the northeast of Warkworth showgrounds.

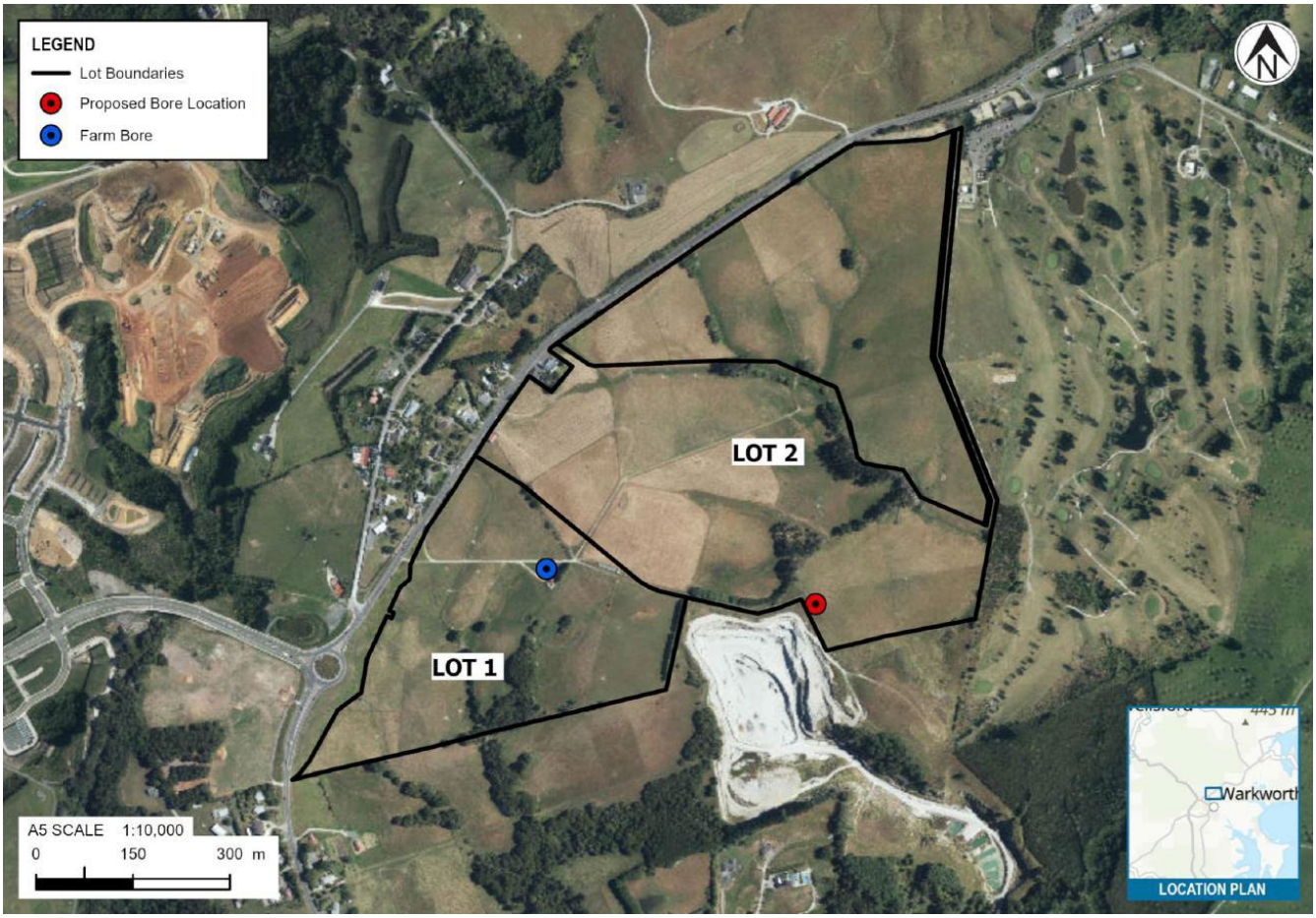


Figure 1. The location of the production bore (ID 31816) proposed under LUC60466334 is shown by the red dot.

4. Background

Specialist Input

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

- Councils Water Allocation Specialist – Louwrens Le Roux

Compliance History

The applicant is not a natural person and has not declared any previous or current abatement notices, enforcement orders, infringement orders, or convictions under the RMA received by the applicant. Additionally, a search of Westlaw and Council Records found no evidence of any abatement notices, enforcement orders, infringement orders, or convictions under the RMA received by the applicant.

Relevant Consenting History

SUB60433478 – Subdivision consent to undertake a boundary adjustment of the four subject sites was granted on 08/05/2026 to change the lot configuration as shown in Figure 2 below.

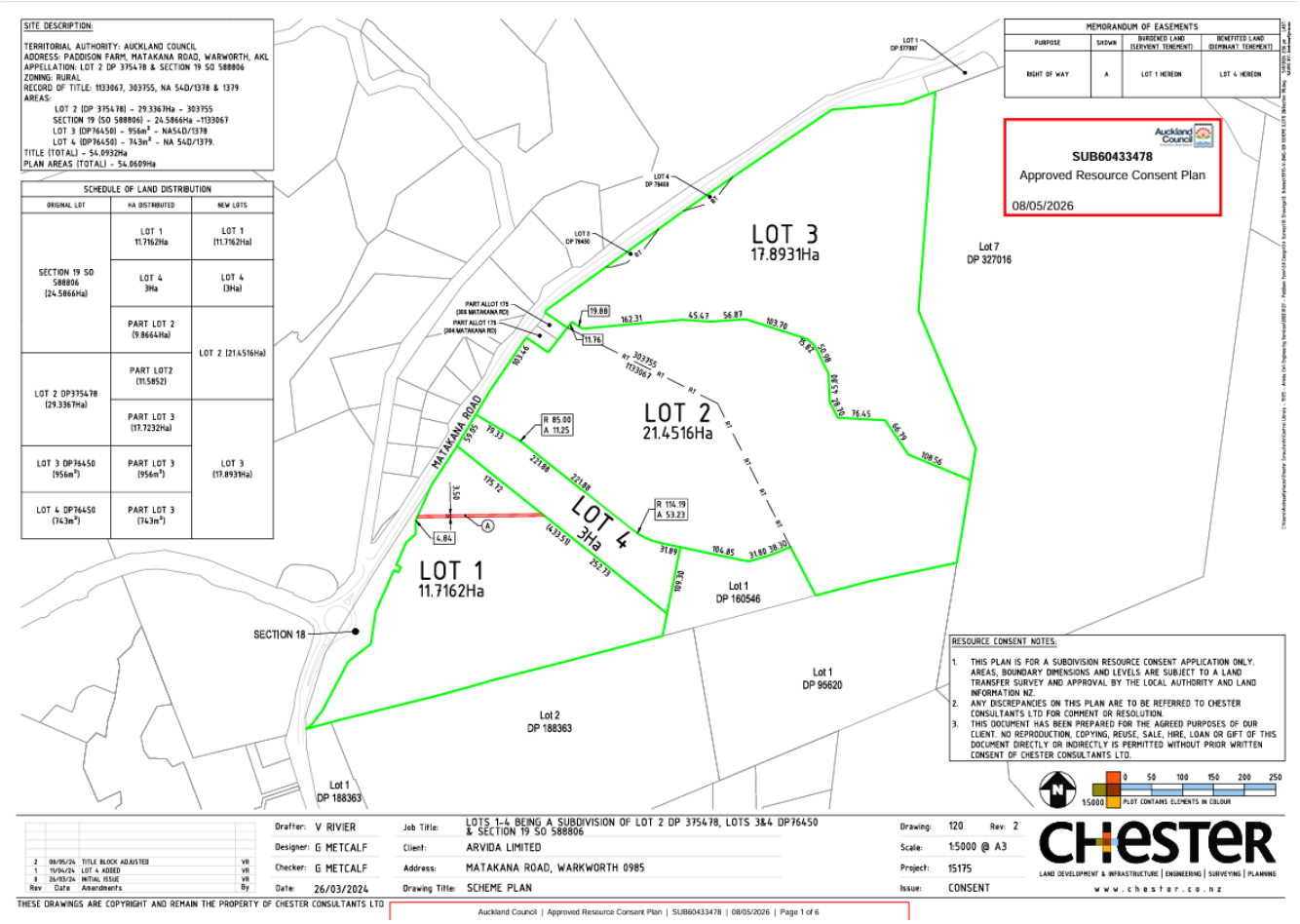


Figure 2. SUB60433478 approved plan showing the lot configuration.

BUN60439436 – Seeking consent to construct and operate a retirement village including independent living villas, a clubhouse, and an aged care facility. The application is currently on section 92 hold. The application originally included the groundwater take sought under this consent, however, this aspect of the application has since been withdrawn and subsequently applied for under WAT60466055.

SUB60034269 (SUB-56795) – Consent to undertake a boundary adjustment between Lot 1 & 2 DP 375478 was granted on 01/11/2010 to change the lot configuration as shown in Figure 3 below. No s223c or s224c application was ever lodged.

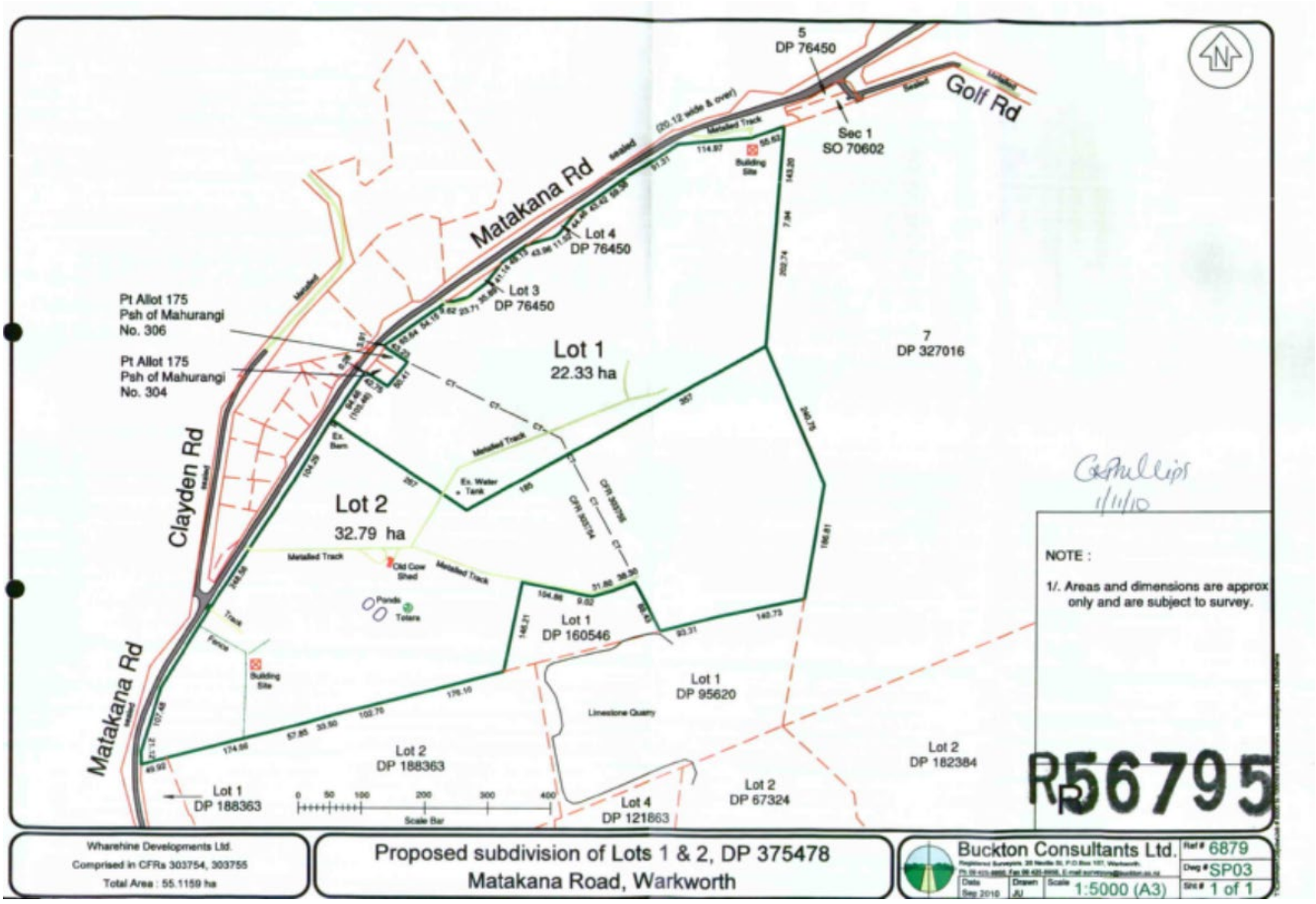


Figure 3. SUB-56795 approved plan showing the proposed lot configuration.

Private Plan Change – Arvida Limited lodged a Private Plan Change (PPC) application in March 2024 seeking to extend the Rural Urban Boundary (RUB) and rezone approximately 140ha of land north of Warkworth to a mix of Residential – Mixed Housing Urban and Residential – Large Lot. This PPC would result in the live zoning of the 55ha land parcel that forms the subject site for this application and the 29ha of that which is currently outside of the RUB being brought within the RUB. The PPC also proposed a new Mahurangi Takapou Precinct to apply to all land covered by the PPC.

Auckland Council rejected the PPC request under cls 25(4)(c) and (d) of Schedule 1 of the RMA. Arvida appealed the whole of the Council's decision to reject the PPC request. The Environment Court of New Zealand found that the PPC request did not satisfy the cl 25(4)(c) and (d) threshold tests in Schedule 1 of the RMA, making a decision to refuse the appeal on 23 March 2026. A key reason for this decision was that the proposed out-of-sequence live zoning was not supported by the necessary water and transport infrastructure. Additionally, it was found that the proposal does not give effect to key policies in the Regional Policy Statement in the AUP.

Changes since lodgement

Through the section 92 process, the applicant proffered a collection of conditions in order to manage uncertainty regarding bore yield and potential interference effects on neighbouring bores. Conditions to the following effect have therefore been considered as part of the application:

- Prior to the commencement of groundwater abstraction authorised by this consent (excluding bore development and aquifer testing), the consent holder must undertake a 24-hour duration constant rate aquifer test on Production Bore 31816 (or an alternative production bore approved in writing by the Council).
- Within one month of completion of the aquifer pumping test, the consent holder must provide Auckland Council with a report prepared by a Suitably Qualified and Experienced Professional (SQEP) in a hydrogeological field for certification. The report must include but is not limited to:
    - Details of the aquifer test methodology and results;
    - Pumping rates, elapsed time data, and groundwater level measurements;
    - Groundwater level monitoring results from any observation bores;
    - Derived aquifer parameters, including transmissivity and storativity;
    - An assessment of the sustainable yield of the production bore, including whether it supports the authorised groundwater take and identification of measures required to align the authorised allocation with the demonstrated sustainable yield;
    - An updated assessment of drawdown interference effects resulting from the authorised groundwater take, including the predicted location, extent, and magnitude of drawdown, using the site-specific aquifer parameters derived from the aquifer test;
    - Identification of mitigation measures to ensure that neighbouring bore owners or users would not be prevented from exercising their lawfully established water take;
- Any measures identified as required to align the authorised allocation with the demonstrated sustainable yield under Condition X above must be implemented prior to the commencement of the authorised groundwater take.
- Any mitigation measures identified in the report required by Condition X above must be implemented prior to the commencement of the authorised groundwater take.
- If the aquifer test demonstrates that the sustainable yield of the production bore is not equal to that authorised, and the authorised water take is not achieved within 12 months of the completion of the aquifer test, Council may review the rate and volume of abstraction authorised by this consent.
- Prior to the commencement of the water take authorised by this consent, the consent holder must provide a final copy of the Water Supply Affected Party Notification Protocol (WSAPNP) in accordance with the draft WSAPNP as referenced and included in Condition 1 (true condition 1 as per full set) including all relevant contact details for the elected project contact to the Council for certification.

- The consent holder must provide the following bore owners and the owners of any additional bores identified in the updated interference assessment as likely to experience adverse drawdown interference effects, with the finalised Water Supply Affected Party Notification Protocol certified under Condition X prior to commencing the groundwater take authorised by this consent;
    - Bore 30727 – 97 Sandspit Rd
    - Bore 4666 – 185 Sandspit Rd
    - Bore 1128 - 91 Withers Lane
    - Bore 21272 – 180 Monarch Downs Way
- If, within 36 months of the commencement of groundwater abstraction authorised by this consent, the owner of a neighbouring water supply bore alleges that their water supply has been adversely affected by the exercise of this consent and the protocol activated, the consent holder must engage a SQEP to undertake a technical review, including groundwater measurements and verification that the supply has been affected due to exercise of the consent.

  For the purposes of this condition, "adversely affected" means that the exercise of this consent has caused interference effects on a neighbouring bore to the extent that the bore owner is prevented from exercising their lawfully established water take.

  The review programme must include the following but not limited to:
    - Notification of the council in writing and by telephone within 7 days of being made aware of the drawdown interference effect on the neighbours bore.
    - The notification must specify which water supply bore has been affected.
    - Recommendations for how the bore drawdown interference effect can be avoided, remedied or mitigated.
    - Within 30 days of the protocol being activated, the SQEP must submit the technical review of results of the initial findings and outline a programme of monitoring (if required) to confirm the observed effects as a result of the new groundwater take.
- If exercise of this consent causes interference effects on a neighbouring bore to the extent that the bore owner is prevented from exercising their lawfully established water take, the consent holder must immediately cease the exercising this consent, either in full or to the extent required by the Council to avoid further adverse interference effects. The activity must not recommence until the adverse effects have been avoided, remedied, or mitigated to the satisfaction of the Council, and written confirmation has been provided by the Council that the water take may resume.

- The consent holder must mitigate any adverse effect on a private bore water supply as a result of the proposed take determined under Condition 6 above, in consultation with the affected bore owner, and in accordance with the recommendations of the technical review report.
- If the aquifer test, updated interference assessment, or the technical review report demonstrate adverse drawdown interference effects on neighbouring lawful groundwater users that cannot be appropriately avoided, remedied or mitigated through practicable mitigation measures, then Council may, review conditions including the daily abstraction rate authorised by this consent.

Sharing of Conditions

The consent conditions have been proposed by the applicant and form part of the application. They can therefore be considered as part of the notification assessment with regards to how adverse effects are avoided, remedied or mitigated.

Fast track application – Warkworth Residential Development (FTAA-2511-1148)

The above referenced fast track referral application was accepted on the 3rd of March 2026. It was considered that the project meets the criteria in section 22(s21(1)(c)) and it was referred to the fast-track approvals project under section 26(2)(a). At the time of writing this report, no substantive application has been made. The application was made by Warkworth RV Limited and seeks approval for the development that this water take permit is intended to provide a water supply for. Namely, the consent seeks to create three lots and develop them as follows:

- Lot 1: A residential block which will be further subdivided into approximately 268 residential lots including four superlots (which will accommodate approximately 30 dwellings), to enable approximately 298 dwellings.
- Lot 2: A retirement village block with approximately 198 residential villas, a care facility, a club house and associated amenities including communal gardens and open spaces.
- Lot 3: A residential block which will be further subdivided into approximately 54 larger residential lots.

The sought water take will provide a domestic water supply for the development proposed on Lot's 1 and 2, while the development on Lot 3 is intended to be self-serviced via rainwater harvesting.

Water availability

Council's Water Allocation specialist, Louwrens Le Roux, has provided a description of the Mahurangi Waitemata aquifer and described the aquifers water availability. Mr Le Roux has confirmed that the descriptions of the local geology and hydrogeology underlying the site and availability for the aquifer in sections 4.1 to 4.4 of the Assessment of Effects report prepared by Tonkin and Taylor is consistent with what the Council has on record.

Mr Le Roux has provided a description of the water availability in the Mahurangi Waitemata aquifer in his technical memo as below:

> *"The subject site is located within the Mahurangi Waitemata aquifer, which is identified as a High Use Aquifer Management Area (HUAMA) in Chapter D1 of the Auckland*

Unitary Plan (AUP). Groundwater availability for this aquifer is 1,605,500 m³/year, as set out in Table 1, Appendix 3 of the AUP.

The Mahurangi Waitemata aquifer consists of fractured Waitemata Group sedimentary rocks. Groundwater flow occurs through the fractures within the sandstone and siltstone matrix. Groundwater discharge from the aquifer contributes to baseflow in the Mahurangi River and associated tributaries, and as such, the aquifer is viewed on a regional scale to have connection to surface water, especially in discharge areas. The aquifer is characterised by large variability in permeability and groundwater yields obtained from bores, which reflects the heterogeneous nature of the aquifer, and the connectedness of fractures or lack thereof throughout the catchment.

The current groundwater availability limit was originally derived from an assessment of average annual recharge based on low flow monitoring records from the Mahurangi River catchment. This assessment estimated total groundwater recharge of approximately 4.59 million m³/year, equivalent to a recharge rate of approximately 86 mm/year across the Waitemata groundwater catchment. Applying an allocation limit of 35% of average annual recharge resulted in the current groundwater availability of 1,605,500 m³/year.

Recent investigations undertaken by Earthtech Consulting Limited (Earthtech) as part of the Waimanawa Precinct groundwater assessment concluded that recharge to the aquifer may be significantly higher than previously estimated. Using a combination of Baseflow Separation Method (BSM) and Conductivity Mass Balance (CMB) assessments, Earthtech estimated average annual recharge of approximately 225 mm/year, equivalent to around 15% of annual rainfall. Based on this recharge estimate and applying a conservative allocation factor of 20%, Earthtech proposed a revised groundwater availability of approximately 2,371,400 m³/year.

The Council's peer reviewer, Pattle Delmore Partners (PDP), reviewed the Earthtech assessment and raised concerns regarding the application of recharge estimation methodologies within a highly heterogeneous fractured rock aquifer. In particular, PDP considered there was insufficient evidence to demonstrate that groundwater contributing to stream baseflow originates solely from a single hydraulically connected aquifer system. PDP noted that shallow groundwater systems may also contribute to streamflow and that excluding these contributions could result in an overestimation of recharge available for abstraction from deeper groundwater systems.

To address these uncertainties, PDP undertook an independent groundwater throughflow assessment using available groundwater level data and aquifer test results. This assessment estimated recharge rates ranging between approximately 64 mm/year and 119 mm/year, with an average recharge rate of approximately 82 mm/year. Recognising the uncertainty associated with both approaches, PDP adopted an intermediate recharge rate of 110 mm/year for groundwater allocation assessment purposes. Application of the existing AUP methodology of allocating 35% of annual recharge (for surface water connected catchments) resulted in a revised groundwater availability estimate of approximately 2,044,805 m³/year.

The PDP assessment concluded that, while the operative AUP allocation limit remains 1,605,500 m³/year, there is technical evidence to support a higher groundwater

availability within the Mahurangi Waitemata aquifer. However, due to uncertainties associated with recharge estimation and groundwater flow processes within the fractured rock system, any increase in allocation should be accompanied by appropriate monitoring and adaptive management measures. Given acceptance of the availability and the granting of the consent linked to Waimanawa Precinct, the availability determined to be 2,044,805 m³/year should be used for this consent.

Allocation from the Mahurangi Waitemata aquifer

Table 1 below presents the assessment of current groundwater allocation and remaining availability. The table includes annual allocations of issued consents (pre- and post- May 2017 SAP consent database), any applications not yet determined, Permitted Activity (PA) authorisations to take from Mahurangi Waitemata aquifer bores, and estimated RMA S14(3)(b) use from bores assessed to be Mahurangi Waitemata aquifer for domestic use and animal drinking.

The Mahurangi Waitemata aquifer is a HUAMA, and therefore, the AUP PA take value is 5m3/day when averaged over any consecutive 20-day period, or 1,825 m3/year. Currently there is seven permitted activity water users registered within this catchment.

The unconsented nature of RMA S14(3)(b) animal drinking and domestic use water takes means that no primary dataset exists to give extraction volume information for the Auckland region. To estimate the amount of water taken under the s14(3)(b) provision for water accounting and other purposes, the council has developed computer-based geospatially enabled models that utilise bore location/type information, land use types, census information, rating information, aquifer geology, and estimates of the number and type of animals.

The amount of water taken pursuant to S14(3)(b) for animal drinking and domestic use, calculated in the council's S14(3)(b) September 2021 version of the Water Takes Model for the Mahurangi Waitemata Aquifer, is 30,848 m3/year.

This value is considered to represent an appropriate value for the Mahurangi Waitemata aquifer, given the available data."

Table 1. Availability and allocation for the Mahurangi Waitemata aquifer

Water Availability Mahurangi Waitemata Aquifer is:	**2,044,827 m^3/year**
Total water demand	
Issued take consents:	1,781,680m^3/year
Permitted Activity Takes – Seven as per AC GW availability table @ 1,825 m^3/year)	12,775 m^3/year
S14 animal drinking and domestic water use (Aqualinc 2021)	30,848 m^3/year
Total water demand	1,825,303 m^3/year
Remaining available	**219,524 m^3/year**
This application	68,240 m^3/year
Remaining availability (if consent granted)	**151,284 m^3/year**

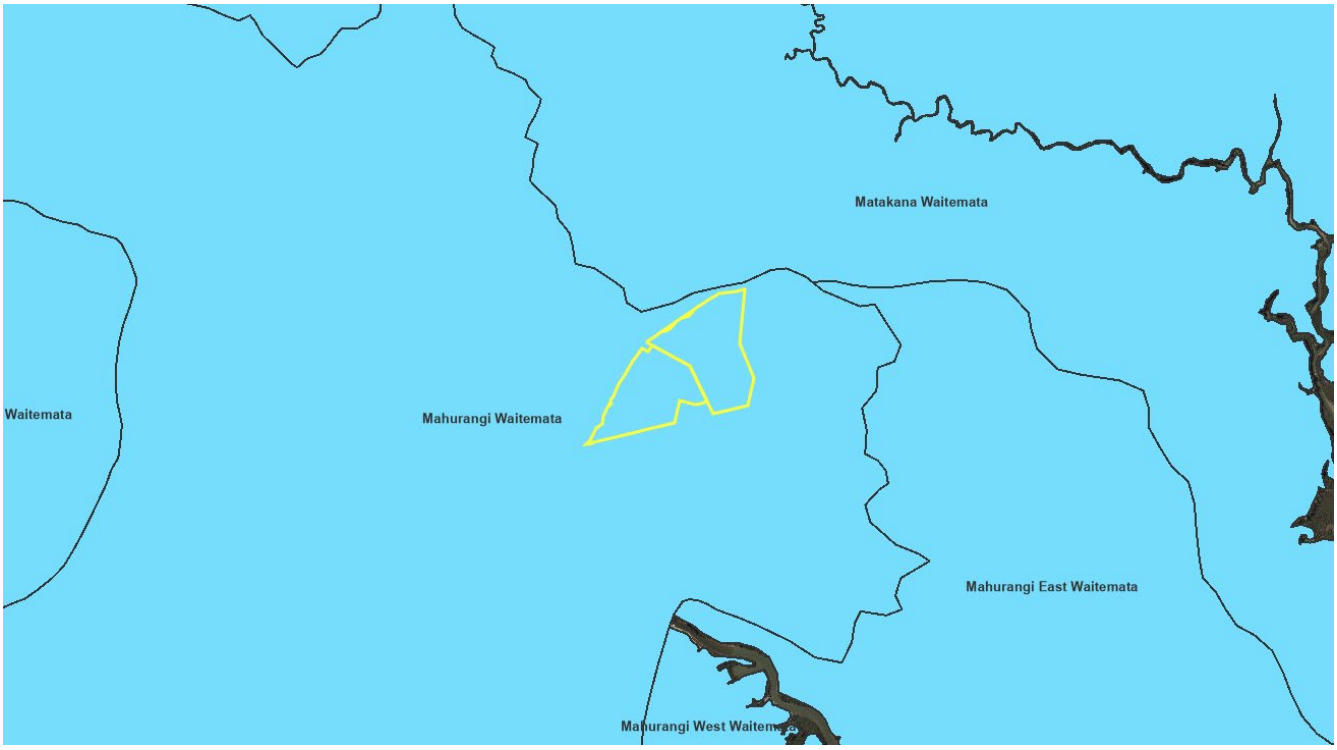


Figure 4. Mahurangi Waitemata aquifer with the subject site shown in yellow.

Iwi consultation

The applicant opted to use Council's facilitation service to engage with the relevant iwi regarding the water permit sought. No iwi expressed an interest in the application through the Council's facilitation service within the specified timeframe. Therefore, no further iwi consultation was undertaken in relation to this application.

Plan Change 120

Auckland Council notified Plan Change 120 (PC120) on 3 November 2025 and under section 86B(3) of the RMA, provisions relating to natural hazards have immediate legal effect. While the site is within low to very high flood hazards areas and very low to high shallow landslide susceptibility, the proposal does not trigger any PC120 provisions relating to natural hazards. Therefore, there are no PC120 considerations for this application.

It is noted that proposed amendments to and partial withdrawal of PC120 was announced on 27 August 2026, however, these provisions do not have immediate legal effect and therefore are not relevant to this application.

5. Reasons for the application

Resource consent is required for the following reasons:

Water take permit (s14) – WAT60466055

Auckland Unitary Plan

Taking, use, damming and diversion of water and drilling

- Pursuant to Rule E7.4.1(A26), the taking and use of groundwater that is not otherwise listed is a **discretionary activity**.
    - The proposed take exceeds the permitted activity threshold of E7.4.1(A15) of 20m^3/day and 5,000m^3/year from the Mahurangi Waitemata aquifer. The applicant proposes a take of up to 187m^3/day and 68,240m^3/year.

6. 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
133, 179, and 181 Sandspit Road, Warkworth (Rodney Lime Quarry)
192 Matakana Road, Warkworth
190 Matakana Road, Warkworth
245 Matakana Road, Warkworth
SECT 14 SO 588806 Matakana Road, Warkworth
2 Clayden Road, Warkworth
289 Matakana Road, Warkworth
291 Matakana Road, Warkworth
293 Matakana Road, Warkworth
295 Matakana Road, Warkworth
297 Matakana Road, Warkworth
299 Matakana Road, Warkworth
301 Matakana Road, Warkworth
303 Matakana Road, Warkworth
304 Matakana Road, Warkworth
306 Matakana Road, Warkworth

40 Clayden Road, Warkworth

44 Clayden Road, Warkworth

Lot 3 DP 395156 Matakana Road, Warkworth

Lot 2 DP 437808 Matakana Road, Warkworth

2 Golf Road, Warkworth

4 Golf Road, Warkworth



Figure 5. Subject site ( ) and adjacent sites ( ). Please note that some blue dots represent multiple sites due to scale. The subject site comprises four lots outlined in yellow (286A, B, C, and D Matakana Road, Warkworth).

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

No persons have provided their written approval for this application.

Effects that may be disregarded

Permitted baseline

The permitted baseline refers to the effects of permitted activities on the subject site. The permitted baseline may be taken into account and the council has the discretion to disregard those effects where an activity is not fanciful. In this case the permitted baseline is up to 5m^3/day over any consecutive 20-day period under E7.4.1(A14) as the proposed abstraction is within the High Use Aquifer Management Areas overlay. Accordingly, the permitted baseline is not considered relevant as the proposed water take is many times larger than what can be undertaken as a permitted activity.

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 case, the receiving environment has been described in the site and surrounding environment section of this report.

Adverse effects

Water quantity and production bore capacity

The applicant has sought a daily abstraction volume of up to 187m^3/day and an annual volume of 68,240m^3/year as a water supply for future residential development of the site including 294 residential lots, and a retirement village with 198 villas and a 36-bed care facility. The water take will constitute the primary water supply for the site as there is currently no reticulated municipal water supply available for connection. The wider fast track application also seeks to create 54 large lot residential lots, however, these are intended to be self-serviced via rainwater harvesting.

The requested abstraction volume has been calculated in a Water Demand Assessment prepared by Chester Consultants Limited, calculating water demand based on the Watercare Services Limited (WSL) Domestic Unit Equivalent (DUE). One DUE represents an occupancy of 3 people with a daily water demand of 603 litres. The assessment calculates the anticipated water demand as follows:

> *"The retirement village demand is based on an occupancy of 1.5 people per villa, so the 198 villas translate to 108.3 DUE's (297x220 l/p/d / 603) with the balance, 17 DUE's, attributed to 36 care beds at 13.13 DUE's (36 x 220 l/p/d / 603), staff at 1.65 DUE's (25 x 40 l/p/d / 603) and visitors at 1.32 DUE's (40 x 20 l/p/d / 603).*
>
> *Therefore, the DUEs for the two superlots to be self-serviced are:*
>
> *Lot 1 – 294 lots equate to 294 DUE's,*
>
> *Lot 2 – Retirement Village with its population equates to 125 DUE's.*
>
> *The total water demand without any supplementary supply or water reduction devices is 252.66 m^3/day or 92,220 m^3 annually"*

It is noted that the annual water demand calculated of 92,220m^3 is larger than what is sought by this water take. This is because the applicant proposes to implement water efficiency measures to reduce the overall water demand of the development. This involves harvesting rainwater to provide greywater for toilet flushing, and the installation of WELS 3-star-rated fixtures throughout the development to reduce the baseline Watercare DUE demand by approximately 26%. This has been calculated in the water demand assessment as below to align with the requested abstraction volume of 68,240m^3 annually.

"85% (91.8 l/d) of the required toilet flushing demand (108 l/d) can be provided by a non-potable supply with the water sourced from the roof. This 91.8 litres of rainwater harvest therefore modifies the DUE from 603 to an effective rate of 511.2 l/d."

…

"In addition to rainwater harvesting for non-potable supply, water reduction devices are required to provide a minimum WELS 3-star rating. The WELS 3-star rating means water fixtures use significantly less water than unrated fixtures.

The deployment of WELS 3-star means the fixtures and appliances use less water enabling the DUE to be further modified to reduce the expected water demand. The WELS 3-star reductions further modify the DUE from 511.2 l/d to an effective rate of 446.2 l/d.

The total resulting water demand with supplementary supply from roof water with water reduction devices is therefore expected to be 186.96 m3/day or 68,240 m3 annually."

This application has been reviewed by Council's Water Allocation Specialist, Louwrens Le Roux, who raised in his technical memo that the projected water demand for the development using the high-end assumption of Watercare's published average residential water consumption for the Auckland region, and excluding use form staff and visitors of the retirement village and care facility would be 207m^3/day or 75,400m^3/year. However, the applicant only seeks to take up to 187m^3 and 68,240m^3/year, reflecting the use of water efficiency measures.

Mr Le Roux is satisfied that the water allocation sought is reasonable and justifiable in accordance with Policy E2.3(4). To address any uncertainty associated with the actual water demand associated with the development, Mr Le Roux has recommended a consent condition for the consent holder to submit a water efficiency report at five-year intervals to assess actual water use associated with the development. I adopt Mr Le Roux's assessment and conclude that the water allocation sought is reasonable and justifiable.

With regard to production bore capacity, there is a degree of uncertainty of the sustainable bore yield relating to the characteristics of the Mahurangi Waitemata aquifer. The yield of the proposed production bore (Bore ID 31816) has not been verified as the bore has not yet been drilled.

The aquifer experiences a high degree of variability in bore yields associated with the underlying geology as the flows of groundwater are dictated by fractures in the sandstone and siltstone matrix leading to variability in permeability and groundwater yield over short distances. Mr Le Roux reviewed the bore records within the vicinity of the site and found that yields ranged from 24m^3/day to 2,880m^3/day however, he noted that most bores in the area appeared to be capable of producing sufficient water to meet the requested allocation. Despite this, a degree of uncertainty remained regarding whether the proposed bore would be able to support the requested abstraction rate due to the high degree of variability.

To address this uncertainty, the applicant has offered conditions to require a minimum 24-hour aquifer test and preparation of an associated report before exercising the take to demonstrate whether the production bore yield can sustain the proposed abstraction. The aquifer test results and report are to be submitted to Council for approval. In the case that the proposed production bore is found to have insufficient yield, the applicant will have 12 months to achieve the proposed take, otherwise the Council can review the authorised rate and volume of the take.

While Mr Le Roux's assessment shows that most bores within the area are capable of achieving the sought take, these conditions address uncertainty associated with the variable nature of the aquifer. On this basis, I conclude that any adverse effects associated with the bore yield will be appropriately managed by the conditions offered by the applicant and thus will be less than minor.

Recharge on other aquifers, aquifer consolidation, and effects on surface water

As detailed in the background section of this report, Mr Le Roux has confirmed that there is sufficient water availability in the Mahurangi Waitemata aquifer for the proposed take. The Mahurangi Waitemata aquifer is recharged by rainfall infiltration. Additionally, the aquifer does not provide recharge to any underlying aquifer systems and there are no identified deeper productive aquifers. The ground water take is from a deep aquifer with low-compressibility rock (moderately hard Mahurangi limestone). Based on these factors, Mr Le Roux concludes that the proposed take is not expected to influence the recharge of any other aquifer units and potential settlement effects will be negligible. I adopt Mr Le Roux's assessment and conclude that any adverse effects on the recharge of other aquifer systems and any adverse effects related to aquifer consolidation will be less than minor.

While the site contains overland flow paths, floodplain areas, and is indicated to contain a permanent stream on Council's Geomaps, the proposed take is from 100m below ground level and the assessment of effects report and observations of nearby bore (bore ID 1128) demonstrate that the aquifer is relatively confined. Therefore, the connection to surface water is considered to be limited and the proposed take is not expected to result in adverse effects on surface water features.

Saline intrusion

The assessment of effects report used the Ghyben-Herzberg relation to demonstrate that there is not a connection to a saline water body and saline intrusion is not expected to occur. Mr Le Roux, has reviewed the assessment provided by the applicant and confirms that the Mahurangi Waitemata Aquifer does not have a connection to the coastal environment and that the risk of saline intrusion is considered negligible. This is due to the distance from the nearest saline body (4km), the confined nature of the aquifer, the production bore open hole section, and the piezometric head being above sea level. Overall, I conclude that any adverse effects associated with saline intrusion will be less than minor.

Climate change

The council commissioned the National Institute of Water and Atmospheric Research (NIWA) to provide climate change projections for the region. Groundwater recharge may decline based on inferences on projected reductions in soil moisture and mean annual low flow and increases in potential evapotranspiration deficit. Under the mid-range scenario, where future emissions stabilise, this is predicted to increase by 25% by the 2090s. However, up to 5% higher rainfall is predicted in autumn and winter when aquifer recharge occurs. It is considered that any scenario that would affect the rate of which aquifers are recharged can be addressed by the

duration of consent and the review consent condition, which the applicant has agreed to. As such, effects from climate change are considered to be less than minor.

Mana Whenua Values

The applicant has consulted with the relevant iwi groups as part of this application through Council's Facilitation Service. No iwi groups indicated an interest in the application and no assessment from Mana Whenua has been provided. In absence of assessment from Mana Whenua, it is acknowledged that the aquifer has been assessed as containing sufficient water availability for the proposal, and will not adversely affect the recharge of other aquifers, aquifer consolidation, surface waters or result in saline intrusion. Additionally, the use of water efficiency measures ensures that the amount of water being taken is minimised. As such, it is considered that the mauri of the water will not be adversely affected and remain available for traditional and cultural use by Mana Whenua. The site does not contain any Cultural Heritage Items (CHI) or Places of Significance to Mana Whenua. Overall, I consider that the effects on Mana Whenua values will be less than minor.

Adverse effects conclusions

Overall, and with particular regard to the adverse effects identified above, the effects of the proposal on the wider environment are considered to be less than minor.

Step 4: public notification in special circumstances

If an application has not been publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)).

Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or
- circumstances which make notification desirable, notwithstanding the conclusion that the activities will not have adverse effects on the environment that are more than minor.

In this instance I have turned my mind specifically to the existence of any special circumstances and conclude that there is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that public notification should occur.

Public notification conclusion

Having undertaken the s95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory.
- Under step 2, there is no rule or NES that specifically precludes public notification of the activities, and the application is for activities other than those specified in s95A(5)(b).
- Under step 3, public notification is not required as the application is for activities that is 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.

7. 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 adjacent to Ngāti Manuhiri Claims Settlement Act 2012 statutory acknowledgement area. However, the applicant consulted the relevant iwi through Council's Facilitation Service, and no iwi indicated an interest in the application. For this reason, I consider that the proposal will not result in adverse effects in this regard.

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

The application is not precluded from limited notification as:

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

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

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

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

In determining whether a person is an affected person:

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

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

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

As discussed earlier in this report, the proposed water take will not affect the recharge of other aquifers or result in saline intrusion or aquifer consolidation.

Effects on other lawful bore water takes

The applicant has provided an assessment of potential effects on other groundwater users in section 7.1.1 of the Assessment of Effects report prepared by Tonkin and Taylor. The report provides calculations based on conservative parameters which identifies five neighbouring bores that may experience drawdown interference effects as a result of the proposed water take. The Assessment of Effects report prepared by Tonkin and Taylor describes how this assessment was undertaken as below:

> *"To assess the impact on neighbouring bore users, we have estimated the effect of the proposed abstraction on the theoretical available drawdown in each neighbouring bore. The theoretical available drawdown was calculated by taking the base of casing depth, minus:*
>
> - *The static water level;*
> - *Allowance for a seasonal water level variation of 2 m; and*
> - *A 3 m buffer to allow for installation of a submersible pump within the casing.*
>
> *Where records are available, we have calculated the drawdown induced in neighbouring bores due to their own pumping and excluded this amount from the theoretical available drawdown before adding on the well interference effect of the proposed abstraction. Based on the consent information, only six bores (within a 1 km radius) have this information. The following assumptions were made in our available drawdown calculation:*

• For bores with no recorded static water level, the static water level is assumed to be similar to that of a bore with a similar depth and well screen/open hole (refer to Table 4.1):

− Bore 1128 is matched with Bore 4632;

− Bore "Consent 312" and Bore "Consents …3895 & 5793" are matched with Bore 20921;

− Bore 542 and Bore 1988 are matched (and adjusted to be more conservative) with Bore 21364.

• For bores with no recorded bore and casing depths, a bore and casing depth of 140 m and 60 m (respectively) have been assigned based on the median bore and casing depths of those bores within a 1 km radius of the proposed production bore;

• To calculate the drawdown in neighbouring bores from their own pumping, where there are no consent details on the take volumes, it is assumed these bores take of 20 m3/day28. This is a conservative volume for most of these bores which take water for domestic and stock purposes. Based on our experience in the Auckland region, we have used a specific capacity of 5 m3/day/m in our calculation to infer an induced in-bore drawdown; and

• For assessments for bores within a 2 km radius we have only assessed the five bores where the depths coincide with the open hole section of the proposed production bore. The remaining 15 bores have shallower open hole depths or do not have bore depths reported.

Theis equation29 has been used to estimate the potential cumulative drawdown in neighbouring bores resulting from pumping at the proposed production bore. The pumping rate used in the Theis equation is 2.19 L/s which is the daily water volume sought by the Applicant taken on a continuous basis i.e. 24 hrs/d for 365 days.

The aquifer transmissivity value used in the Theis equation is the more conservative value from published data (refer Section 4.3) for the Mahurangi Waitematā aquifer of 5 m2/day. We have also conservatively used a storativity of 10-5 which is the lower bound value obtained from published data and as recommended by Auckland Council30, assuming the aquifer is confined. The assessment is based on the aquifer parameters being constant across the local area and that the aquifer penetrated in all bores is the same and hydraulically connected with the aquifer at the proposed bore. This is a conservative approach to this assessment since we note that based on our experience, Northland Allochthon geology can vary significantly over short distances. In addition, it is likely that the hydraulic connectivity is variable based on the localised Mahurangi Limestone and interconnectivity of fractures, and this is likely to limit the well interference effects on some neighbouring bores that penetrate different geology e.g. sandstone of the Pakiri Formation."

The results of the well interference assessment for neighbouring bores within a 2km radius is shown in Table 2 below. These results show that Bore ID 30727, Bore ID 4666, Bore ID 1128, Bore ID 21272 and Bore ID 21543 could potentially experience insufficient available drawdown as a result of the proposed take.

Table 2: *Groundwater Drawdown interference effects from proposed abstraction bore ID 31816 (source: Table 7.1 of the Assessment of Effects report)*

Bore ID	Consent ref	Distance from proposed bore (m)	Bore Depth (m bgl)	Base of casing (m bgl)	SWL (m bgl)	Theoretical available drawdown[31] (m)	Available drawdown after pumping in own bore (m)	Cumulative drawdown from proposed take (m)	Remaining available drawdown in bore (m)	Comments
New Bore		0	250	100	50	45	7.2	n/a	n/a	Applicant's proposed production bore
30727	**LUC60366281**	**440**	**143.6**	**63**	**44.4**	**11.6**	**7.6**	**22.9**	**-13.3**	**New bore at 97 Sandspit Rd, domestic take**
-	WAT60273895 WAT60275953	560	180	85	30	48	44	21.7	24.3	
1988		625	214	33.5	52	32.5*	28.5	21.2	9.3	
-	312	640	140	60	30	23	19	20.7	0.3	No longer a consented take
1982		660	253	60.6	30	23.6	19.6	20.7	0.9	Applicant's bore
4666		**700**	**122**	**59**	**50**	**2**	**-2**	**20.3**	**-20.3**	**185 Sandspit Rd, domestic take**
-	LUC60362123	735	180	80	0	-7	-11	20.3	50.7	Golf course, no consent details for water take
1128		**815**	**60**	**33**	**0**	**21****	**17**	**19.5**	**-0.5**	**91 Withers Lane, domestic/stock take**
20921		900	137.5	60.4	31.7	21.7	17.7	18.8	0.9	
21983		920	140	72	7	58	54	18.8	37.2	
22838	559	980	114	48	11	30	26	18.1	9.9	
22465	51264	1000	155	71	60	24***	22	18.1	5.9	
542		1020	197.5	88	20	61	57	18.1	40.9	
22007		1203	140	71	25	41	37	17.0	20	
21272		**1395**	**164**	**58.5**	**59**	**-5.5**	**-9.5**	**16.1**	**-25.6**	180 Monarch Downs Way, domestic take
21364		1461	204	58	5	48	44	15.9	28.1	
21543		**1630**	**149**	**23**	**5.5**	**12.5**	**8.5**	**15.1**	**-6.6**	480 Matakana Rd, Irrigation
22277	51018	1755	280	50.5	15.5	30	26	14.8	11.2	

Notes:

- SWL = static water level.
- Blue shaded cells indicate assumed data based on other similar bore depths/SWL measurements.
- **Bold** indicates the bore which is potentially affected by the proposed groundwater take.
- The location of the Golf course bore drilled under consent LUC60362123 is assumed to be located close to the Club House, exact location to be confirmed. Static water level in this bore is understood to be artesian based on email communication with Golf Course[32], so the SWL is zero.

* Based on installed pump depth at 91.5 m for bore 1988[33]

** Based on installed pump depth at 28 m for bore 1128[34]

*** Based on installed pump depth at 91 m for bore 22465[35]

Council's Water Allocation specialist, Louwrens Le Roux, has reviewed the application in terms of effects on lawfully established bores and their associated water takes. Mr Le Roux notes that the assessment provided by the applicant appears to be overly conservative. In particular, the assumption that lawfully established takes not associated with a water take consent have an abstraction of 20m^3/day does not reflect permitted activity rate is 5m^3/day due to being within a high use management aquifer area overlay and thus likely overestimates cumulative interference effects from each bores own drawdown. Additionally, the pump installation depth of the neighbouring bores is better estimated based on the drillers recommended pump installation depth as shown in the relevant bore completion records rather than the assumed depth of approximately 5m above the base of the bore casing. Mr Le Roux has provided calculations based on these more realistic parameters that demonstrates that the neighbouring bores

identified to experience potential drawdown effects in the applicants assessment are expected to maintain available drawdown with the proposed water take being exercised.

When the permitted activity threshold of 5 m³/day is assumed for neighbouring bores not linked to a groundwater take consent, and the driller's recommended pump installation depth is adopted in place of the conservative assumptions applied by the applicant, the predicted level of available drawdown remaining within the assessed bores increases substantially.

Under these assumptions:

- *Bore ID 30727 retains approximately 21.7 m of available drawdown following cumulative interference effects, compared with the applicant's calculated - 13.3m*
- *Bore 4666 retains approximately 18.7 m of available drawdown following cumulative interference effects*
- *Bores 1128, 21272 and 21543 each retain an available drawdown of more than 6.5 m after cumulative interference effects are accounted for.*

In my opinion, this shows that the applicant has likely overestimated the magnitude of potential interference effects on the identified bores. On this basis, I consider it unlikely that the proposed abstraction would result in neighbouring lawful groundwater users being unable to exercise their existing groundwater takes as a result of drawdown interference effects.

However, there is a degree of uncertainty associated with the site-specific aquifer parameters as the production bore has not yet been drilled. To address this, the applicant has offered conditions to address any adverse effects on neighbouring bore owners in the unlikely event that the proposed water take impacts the ability for any neighbouring bores to achieve their lawfully established water take. These conditions have been described in the background section of this report and provide a protocol that can be followed in the case that a bore owner alleges that their water supply is adversely affected by the exercise of the proposed take. The conditions will require the proposed take to cease until the appropriate mitigation measures have been implemented or, if mitigation is not possible, Council may review the authorised take.

Mr Le Roux has confirmed that the proposed mitigation framework provided by the conditions is robust and appropriate from a technical perspective to address residual uncertainty associated with the final bore construction details and aquifer characteristics. As such, it is considered that the proposed water take will have less than minor adverse interference effects on owners of neighbouring, lawfully established bores and water takes and thus will have less than minor effects on adjacent owners and occupiers. To address the small degree of uncertainty associated with the overly conservative assessment provided by the applicant, the final bore construction details, and aquifer characteristics, the conditions offered by as part of the application are considered appropriate to ensure that adverse effects will be less than minor.

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.

8. 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.



Litiana Johnston
Planner
Resource Consents

Date: 16 September 2026

9. 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.



Doug Flethcer

Principal Project Lead

Premium Resource Consents

Date: 17 September 2026

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

Discretionary activity

Application number:	WAT60466055 (s14 water take permit)
Applicant:	Warkworth RV Limited
Site address:	286A Matakana Road, Warkworth; 286B Matakana Road, Warkworth; 286C Matakana Road, Warkworth; 286D Matakana Road, Warkworth
Legal description:	SECT 19 SO 588806; Lot 2 Deposited Plan 375478; Lot 3 DP 76450; Lot 4 DP 76450
Lodgement date:	21 May 2026.

Proposal:

To take up to 186.96m^3 per day and up to 68,240m^3 annually from a new bore to provide a potable water supply for a future residential development of approximately 294 residential lots, and a retirement village with 198 villas and a 36-bed care facility.

Resource consent is required for the following reasons:

Water take permit (s14) – WAT60466055

Auckland Unitary Plan

Taking, use, damming and diversion of water and drilling

- Pursuant to Rule E7.4.1(A26), the taking and use of groundwater that is not otherwise listed is a **discretionary activity**.
    - The proposed take exceeds the permitted activity threshold of E7.4.1(A14) of 5m^3/day when averaged over any consecutive 20-day period from the Mahurangi Waitemata aquifer. The applicant proposes a take of up to 187m^3/day and 68,240m^3/year.

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, 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 Mahurangi Waitemata aquifer is not yet fully allocated in terms of the water availability and sufficient water is available to enable the proposed allocation. Council's Water Allocation Specialist, Louwrens Le Roux, has advised that sufficient water is available to enable the proposed allocation and that the actual and potential adverse effects of the proposed groundwater take will be acceptable.

    b. The proposed quantity of the water take is considered to be reasonable and justifiable as it reflects the water demand of the proposed future development with water efficiency measures in place and it is within the current availability of the Mahurangi Waitemata Aquifer. Therefore, any adverse effects in this regard are considered to be acceptable.

    c. While there is enough water available in the aquifer, there is a degree of uncertainty as to whether the proposed production bore (bore ID 31816) will be able to sustain the proposed abstraction rate and volume associated with a high degree of variability in the aquifer. Despite this, Mr Le Roux has demonstrated that the majority of bores in the area are capable of achieving the proposed abstraction. Accordingly, any uncertainty will be managed appropriately by the conditions offered by the applicant. These conditions will provide confirmation of the sustainable yield of the proposed production bore or an alternative bore certified by Council. If the bore is not able to achieve the proposed abstraction and the consent holder is not able to implement measures to achieve the proposed abstraction within the specified timeframe, Council will be able to review the consent and alter the authorised abstraction rate to ensure that the available water resource is not tied up in this consent.

    d. With regard to water quality, the consent holder will be required to undertake water quality testing prior to the commencement of consent to confirm its suitability for potable water supply purposes and determine whether treatment will be necessary.

    e. The depth of the proposed take is such that it does not provide recharge to any other known productive aquifers. Additionally, the water take will be below low-compressibility rock and thus is not expected to have adverse consolidation effects. The depth and location of the take, and underlying geology of the aquifer also indicate that any connection to surface water is unlikely. Therefore, the adverse effects on recharge to other aquifers, consolidation of the aquifer, and surface water are considered to be acceptable.

    f. Due to the location and characteristics of the aquifer, there is not considered to be a connection to the coast and the proposed abstraction will not result in saline intrusion and therefore will not result in adverse effects in this regard.

g. The potential effects of climate change on the proposed water take are considered to be appropriately managed by the duration of the consent ensuring that adverse effects in this regard will be acceptable.

h. In terms of Mana Whenua Values, the site does not contain any Cultural Heritage Items (CHI) or Places of Significance to Mana Whenua. The applicant consulted the relevant iwi groups through Council's Facilitation Service, however, no iwi groups indicated an interest in the application. Additionally, the proposed take is within the capacity of the aquifer and is not expected to result in any adverse effects in relation to recharge to other aquifers, aquifer consolidation, surface water, or saline intrusion. Based on these factors, it is considered that any adverse effects on Mana Whenua values will be acceptable.

i. The assessment of potential drawdown interference effects on neighbouring lawfully established water takes provided by the applicant was overly conservative. Mr Le Roux has provided an assessment and calculations based on parameters which he considers appropriate that demonstrates that no adverse drawdown interference effects on neighbouring bores are expected. To address the small degree of uncertainty associated with the characteristics of the aquifer and the fact that the production bore has not yet been drilled, the mitigation conditions offered by the applicant are considered appropriate. Overall, any adverse effects on neighbouring bore owners in relation to drawdown are considered to be acceptable.

j. In terms of positive effects, the proposal will provide for the applicants economic and social wellbeing and will enable them to better seek consent via the fast track process for the development of approximately 294 residential lots, and a retirement village with 198 villas and a 36-bed care facility; by confirming the provision of a potable water supply to support the development in the absence of a municipal reticulated water supply.

k. 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:

<u>Auckland Unitary Plan Chapter B7 - Toitū te whenua, toitū te taiao – Natural resources</u>

a. Chapter B7 of the AUP addresses pressures on natural resources and how these should be managed for social, economic and cultural wellbeing, as well as environmental well-being. In particular, B7.4.1 and B7.4.2 contains the objectives and policies of the regional policy statement relating to freshwater management. The proposal is considered to be consistent with the objectives and policies of Chapter B7 relating to freshwater management as it reflects an efficient allocation of groundwater that is within the established limits of the aquifer and will not result in adverse effects on the life-supporting capacity of the water or recharge of adjacent aquifers. Additionally, the authorised take will provide for domestic requirements and is not anticipated to have adverse effects on Mana Whenua values.

<u>Auckland Unitary Plan Chapter D1 – High-use Aquifer Management Areas Overlay</u>

b. The objectives and policies contained within Chapter D1 of the AUP, in particular Objective D1.2(1) and policies D1.3(1) and (2), seek to ensure that groundwater within high use aquifer management areas is not over-allocated and impacts on water availability are assessed. The proposed water take is consistent with these objectives and policies as it assessed to be within the water availability of the Mahurangi Waitemata aquifer.

Auckland Unitary Plan Chapter E2 – Water quantity, allocation and use

c. The proposed water take is considered to be consistent with the relevant objectives and policies of Chapter E2 of the AUP as it is within the limits of the aquifer and the amount proposed is reasonable and justifiable considering the water efficiency measures proposed. While the proposed take exceeds the water availability as shown in Appendix 3 of the AUP, it has been appropriately demonstrated that additional water is available for allocation in accordance with Policy E2.3(11). The proposed take will maintain recharge to other aquifers and will not result in aquifer consolidation, surface subsidence, or saltwater intrusion. With regard to interference effects on neighbouring bores, the authorised take is not anticipated to impact the ability for any neighbouring bores to undertake their lawfully established water take.

National Policy Statement for Freshwater Management 2020(Amended December 2025)

d. The objectives and policies of the National Policy Statement for Freshwater Management (NPS-FM) seek to ensure that natural and physical resources are managed in a way that prioritises first the health and well-being of water bodies and freshwater ecosystems, then the health needs of people, and lastly the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.

The proposal is considered to be consistent with the objectives and policies of the NPS-FM as it will maintain the health and wellbeing of the aquifer as it will not result in adverse effects on surface water or recharge of other aquifers and will not result in aquifer consolidation or saltwater intrusion. Additionally, the proposal represents an efficient use of the water and avoids over-allocation.

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 discretionary activity application for a water take permit, where the objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.

5. Overall, the proposal is considered to have actual and potential effects that will be acceptable and is considered to be consistent with the relevant objectives and policies of the AUP and the purpose of the RMA.

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 number WAT60466055.

    - Application Form and Assessment of Environmental Effects prepared by Melissa Hallett of Barker and Associates Limited, dated 21 May 2026.

Report title and reference	Author	Rev	Dated
[Technical memo] Subject: Paddison Farm Water Demand	Chester Consultants Ltd	-	20/05/2026
Bore Permit and Groundwater Take Effects Report Warkworth Residential Development	Tonkin & Taylor Ltd	2.0	20/05/2026
Water Supply Affected Party Protocol	-	-	Received 20/07/2026

Other additional information	Author	Rev	Dated
Email titled: *"RE: 286A Matakana Road, Warkworth – WAT60466055"*	Melissa Hallett	-	03/08/2026
Email titled: *"RE: 286A Matakana Road, Warkworth – WAT60466055"*	Melissa Hallett	-	20/07/2026

2. Under section 125 of the RMA, this consent lapses three 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 $816 (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 this consent.

    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, 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(s) have been met, will the council issue a letter confirming compliance on request of the consent holder.

Commencement and s123 duration of consent

4. The consent holder must notify the council within one week of the commencement of groundwater abstraction under consent WAT60466055.

   Advice Note:

   The notification of the commencement of groundwater abstraction should be submitted to monitoring@aucklandcouncil.govt.nz.

5. The taking of water permit WAT60466055 expires on 31 May 2044, unless it has lapsed, been surrendered, or been cancelled at an earlier date pursuant to the RMA.

   Advice Note:

   A regional consent, such as a groundwater take permit, is linked to the person or organisation listed as the consent holder, and does not automatically transfer to the new landowner when a property is sold.

   A consent holder's interest may be transferred - in whole or in part - to another person or organisation for water take consents. The original consent holder remains responsible for compliance with the consent conditions and all related fees until council receives the completed and signed transfer form a Notice of Transfer of a resource consent. Further information on the notice application can be found in the link below:

   https://www.aucklandcouncil.govt.nz/building-and-consents/resource-consents/making-change-to-resource-consent/Pages/transfer-resource-consent.aspx

Surrender of consent

6. The AEE for this water take application outlines that the purpose of this application is to provide potable water for a residential development within the application site which is seeking approval via the Fast Track Approval Act. The related fast track referral for the site is referenced FTAA-2511-1148 - Warkworth Residential Development.

   This water take consent must be surrendered:

   a. Either:

      (i) Within a two-month period if no substantive fast track application has been lodged prior to 3 March 2028 (note this date was referenced in the referral decision letter for the Fast Track referral referenced FTAA-2511-1148 and dated 3 March 2026, and was made in accordance with s28(3)d ii); or

      (ii) within a two-month period of any decision to decline a substantive Fast-track application or withdrawal of the Fast-track application; whichever is the shortest period, unless otherwise agreed with by Council.

   b. Within one year of the consent holder receiving written confirmation from Watercare that the residential development proposed under FTAA-2511-1148 has been connected to Watercare's public water supply system.

Contact details

7. Within 10 days of the consent being granted, the consent holder must provide to the council, the details of a nominated contact person, including their full name, their role with respect to the consent (for example, consent holder, tenant, site manager), a valid email address and mobile phone number that the council may contact if required, regarding water use data. The contact details must be kept up-to-date, and the council must be notified of any changes within 10 working days of the change occurring.

Advice Note:

The contact person may be someone other than the consent holder, for example, a site manager or tenant. However, overall responsibility for compliance with consent conditions remains with the consent holder.

Authorised use

8. The take and use of groundwater from the Auckland Unitary Plan Mahurangi Waitemata aquifer is authorised in the manner set out below:

   a. The take is from a 200mm diameter, 250m deep bore (Bore ID 31816) at map reference 1749644 mE, 5972169 mN, or a bore certified by the council to be a replacement of the production bore.

      Advice Note:

      Establishment of an alternative bore may require resource consent pursuant to s9(2) of the RMA.

   b. The take must only be used for water supply for the development proposed under FTAA-2511-1148 located at SECT 19 SO 588806, Lot 2 DP 375478, Lot 3 DP 76450, and Lot 4 DP 76450 at 286A-D Matakana Road, Warkworth.

      Advice Note:

      Changes to the listed land use activities utilising the water take may require an application to change the conditions pursuant to s127 of the RMA.

Authorised quantities

9. The abstraction in accordance with consent WAT60466055 must comply with the following:

   a. The total daily abstraction must not exceed 187 cubic metres.

   b. The total volume of water abstracted in each 12-month period, commencing 1 July of any year, and ending 30 June of the following year from consent WAT60466055, must not exceed 68,240 cubic metres.

10. If any limits specified in Condition 9 are exceeded, the consent holder must provide the council with a report detailing:

    a. The reason for the exceedance and the mitigation measures proposed to ensure future compliance.

    b. A timeframe for implementing the mitigation measures.

The report must be submitted to the council within one (1) month of the identified exceedance.

Advice Note:

The exceedance notifications report should be submitted to monitoring@aucklandcouncil.govt.nz.

Bore construction for water level measurements

11. Provision at the top of production bore ID 31816 (or its certified replacement), must be made and maintained for water level measurements, so that a probe can be lowered vertically into the bore between the riser tube and casing to measure the static water level in the bore.

Advice Note:

Access to the wellhead for water level measurement can be achieved by having an access tube of at least 2 centimetres internal diameter extending from the top of the bore to the submersible pump. In order to keep out foreign matter, the tube should be fitted with an easily removed plug.

Bore construction for water quality sampling

12. Provision for water quality sampling at the top of production bore ID 31816 (or its certified replacement), must be made and maintained so that a sample of water can be taken from the bore for water quality analysis. A tap or hand valve must be fitted as close to the pump outlet as possible and before the water ends any storage tank or filter. The tap or valve must have at least 0.3 metre clearance above ground level or any other obstruction to allow a sample bottle to be filled.

Advice Note:

Access to the wellhead for water sampling can be achieved by having a tap or hand valve fitted as close to the pump outlet as possible and before the water enters any storage tank or filter. The tap or valve should have at least 0.3m clearance above ground level or any other obstruction to allow a sample bottle to be filled.

Installation of water meter

13. Prior to the exercise of this consent, a water meter with a visual tumbler display and an electronic pulse output connected to a data logger and telemetry device, must be installed and verified in-situ for accuracy and maintained on production bore ID 31816 (or a replacement bore certified by the Council), to the satisfaction of the Council.

14. The water meters and recording device/systems must:

- be fit for the purpose and water it is measuring;
- measure the volume of water taken in 60-minute intervals, with an accuracy of +/- 5% of the actual volume taken;
- transmit the volume of water taken in real time. The telemetry device must transmit logged data at intervals of no more than 60 minutes to the Council's

Hydrotel water database (or to any replacement database required in writing by Council) in a format that is compatible with the Council systems;

- be tamper-proof and sealed;
- installed (water meter) on the outlet pump;
- have systems and equipment in place to ensure continued operation in the event of a power outage;
- have backup data storage;
- be safely accessible; and
- be installed and maintained in accordance with the manufacturer's specifications.

Prior to exercise of this consent, the consent holder must contact monitoring@aucklandcouncil.govt.nz or to any replacement email address identified in writing by the Council, to arrange set-up of the telemetry device to ensure logged data is transmitting to the Council correctly.

Water meter verification must be completed by a Suitably Qualified and Experienced Professional (SQEP) for meter verification.

Advice Note:

The Council interprets a SQEP to be a person that has obtained a relevant NZQA recognised qualification in the verification and installation of water meters.

Verification of water meter/device accuracy

15. The water meters and any device or system used to record water take volume, must be verified in-situ as accurate by a SQEP at the following times:

    - Prior to the exercise of this consent.
    - Within 5 working days of the water meter being serviced or replaced.
    - By 31 May of the fifth year from the commencement of consent, and thereafter at five yearly intervals.

    The water meters, their verification and evidence of its accuracy must be in accordance with the Resource Management (Measurement and Reporting of Water Takes) Regulations 2020 (or any equivalent regulations that may replace them) and a copy of the verifications must be provided to the Council within 10 working days of the meter/devices being verified as accurate.

    Water meter verification must be completed by a Suitably Qualified and Experienced Professional (SQEP) for meter verification. The verification of the water meter must be to the installation specifications noted in Condition 14.

    Advice Note:

    The Council interprets a SQEP to be a person that has obtained a relevant NZQA recognised qualification in the verification and installation of water meters.

Water meter readings

16. Water meter measurements of water abstraction from the outlet of the pump must be at recorded and provided to council in 60 minute intervals(unless otherwise agreed by the Council).

    In the event of failure of the data logger, telemetry unit and/or associated electronic devices, the water meter must be read manually at daily intervals until the devices are repaired and records kept of the date, time and corresponding water meter reading. The Council must be notified of this problem within three working days of having identified the issue.

    If no water is taken during any period, then the current meter reading must still be recorded.

    Advice note:

    For any issues with the submissions of compliance data or documentation, including access to the Water Use Data Management System, contact monitoring@aucklandcouncil.govt.nz.

17. A photograph of the water meter, showing the meter reading, must be taken in the first week and provided to the Council annually by the first week of July. This water meter reading must be taken in the month of June of that year.

    Advice note:

    For any issues with the submissions of compliance data or documentation, including access to the Water Use Data Management System, contact monitoring@aucklandcouncil.govt.nz.

Water level readings

18. Water levels in monitoring bore ID 31816 (or its certified replacement), must be measured bi-annually in March and October each year, and records must be kept of the date, time and corresponding water level for the production bore, in accordance with criteria specified in Condition 19 below.

19. The static water level must be measured from the top of surface elevation and must be recorded to the nearest 0.01 of a meter (nearest cm). The bore must be monitored after pumping water levels have fully recovered to non-pumping levels. Recovery to non-pumping levels must be verified by taking a series of three or more water levels made over a half hour period that are all within 0.02m of each other and are not showing a rising or falling head. If there is a difference of more than 0.02m, then the bore must be allowed to recover further from any pumping, until the groundwater level has stabilised.

20. The results of each bi-annual water level reading must be submitted to the council at monitoring@aucklandcouncil.govt.nz by no later than the 7th day of the following month in which the reading was undertaken.

Production bore water chemistry sampling

21. A water sample must be collected from production bore ID 31816, or a replacement bore certified by the Council, prior to the commencement of groundwater abstraction, and the sample analysed for the following parameters:

    a. Conductivity at 25°C (mS/m)

    b. Chloride (Cl)

    c. Sulphate (SO_4)

    d. Temperature of water sample at the head of the bore

    e. pH

    f. Potassium (K)

    g. Silica (SiO_2)

    h. Nitrate nitrogen (NO_3-N)

    i. Total Alkalinity ($CaCO_3$)

    j. Calcium Hardness ($CaCO_3$)

    k. Magnesium Hardness ($CaCO_3$)

    l. Boron (B)

    m. Manganese (Mn)

    n. Sodium (Na)

    The bore purging, sample bottles and filling, sample transport and handling, laboratory measurements, data processing and quality assurance must be in accordance with *"National Environmental Monitoring Standards-Water Quality Part 1 sampling, Measuring, Processing and Archiving of Discrete Groundwater Quality Data"* (March 2019 or latest edition) at www.nems.org.nz, or the equivalent as approved in writing by the Council.

    The water sample analysis results, along with a report detailing whether the abstracted water is of suitable quality for the proposed activity, must be submitted to the Council at monitoring@aucklandCouncil.govt.nz within 30 days of their receipt from the laboratory.

Water reporting

22. The following information must be entered, at the frequency and date specified, to the Council's Water Use Data Management System or to any replacement database identified in writing by the council.

Information	Frequency	Due dates for reporting
Water take meter readings, time and date	Continuous	Hourly

Water level readings Including time and date	Twice a year in March and October	The results of each water level reading must be submitted to the council at monitoring@aucklandcouncil.govt.nz by no later than the 7th day of the following month in which the reading was undertaken.
Water quality data	Before commencement of the consent	The results of the sampling must be submitted to the council at monitoring@aucklandcouncil.govt.nz within a month receiving back the laboratory results.

Advice Note:

The web address for council's on-line Water Use Data Management System is:

http://aklc.hydrotel.co.nz/hydrotel/cgi-bin/WudmsWebServer.cgi

Your WUDMS customer number is P2650558298 for consent WAT60466055, and the default password is 1234. For the link to work properly you need to ensure that the council has your up-to-date email address for contact purposes. An on-line manual explaining how to enter and submit your water readings is available at the web address specified above.

For any issues with the submissions of compliance data or documentation, including access to the Water Use Data Management System, contact monitoring@aucklandcouncil.govt.nz.

Aquifer pumping test

23. Prior to the commencement of groundwater abstraction authorised by this consent (excluding bore development and aquifer testing), the consent holder must undertake a 24-hour duration constant rate aquifer test on Production Bore ID31816 (or an alternative production bore approved in writing by the Council).

24. Within one month of completion of the aquifer pumping test, the consent holder must provide Auckland Council with a report prepared by a Suitably Qualified and Experienced Professional(SQEP) in a hydrogeological field for certification. The report must include but is not limited to:

    a. Details of the aquifer test methodology and results;

    b. Pumping rates, elapsed time data, and groundwater level measurements;

    c. Groundwater level monitoring results from any observation bores;

    d. Derived aquifer parameters, including transmissivity and storativity;

    e. An assessment of the sustainable yield of the production bore, including whether it supports the authorised groundwater take and identification of measures required to align the authorised allocation with the demonstrated sustainable yield;

    f. An updated assessment of drawdown interference effects resulting from the authorised groundwater take, including the predicted location, extent, and

magnitude of drawdown, using the site specific aquifer parameters derived from the aquifer test; and

g. Identification of mitigation measures to ensure that neighbouring bore owners or users would not be prevented from exercising their lawfully established water take.

25. Any measures identified as required to align the authorised allocation with the demonstrated sustainable yield under Condition 24(e) above must be implemented prior to the commencement of the authorised groundwater take.

26. Any mitigation measures identified in the report required by Condition 24(g) above must be implemented prior to the commencement of the authorised groundwater take.

27. If the aquifer test required by condition 23 demonstrates that the sustainable yield of the production bore is not equal to that authorised, and the authorised water take is not achieved within 12 months of the completion of the aquifer test, Council may review the rate and volume of abstraction authorised by this consent.

Mitigation measures

28. Prior to the commencement of the water take authorised by this consent, the consent holder must provide a final copy of the Water Supply Affected Party Notification Protocol (WSAPNP) in accordance with the draft WSAPNP as referenced in Condition 1, including all relevant contact details for the elected project contact to the Council for certification.

29. The consent holder must provide the following bore owners and the owners of any additional bores identified in the updated interference assessment required under Condition 24(f) as likely to experience adverse drawdown interference effects, with the finalised Water Supply Affected Party Notification Protocol certified under Condition 28 prior to commencing the groundwater take authorised by this consent;

- Bore 30727 – 97 Sandspit Rd, Warkworth (Lot 2 DP 474241)
- Bore 4666 – 185 Sandspit Rd, Warkworth (Lot 2 DP 426537)
- Bore 1128 - 91 Sandspit Road, Warkworth (Lot 2 DP 129293)
- Bore 21272 – 180 Monarch Downs Way, Matakana (1/52 SH Lot 16 DP 194372, Lot 1 DP 426537)

30. If, within 36 months of the commencement of groundwater abstraction authorised by this consent, the owner of a neighbouring water supply bore alleges that their water supply has been adversely affected by the exercise of this consent and the protocol activated, the consent holder must engage a SQEP to undertake a technical review, including groundwater measurements and verification that the supply has been affected due to exercise of the consent.

The review programme must include the following but not limited to:

a. Notification of the council in writing and by telephone within 7 days of being made aware of the drawdown interference effect on the neighbours bore.

b. The notification must specify which water supply bore has been affected.

c. Recommendations for how the bore drawdown interference effect can be avoided, remedied or mitigated.

d. Within 30 days of the protocol being activated, the SQEP must submit the technical review of results of the initial findings and outline a programme of monitoring (if required) to confirm the observed effects as a result of the new groundwater take.

Advice note:

For the purposes of this condition, "adversely affected" means that the exercise of this consent has caused interference effects on a neighbouring bore to the extent that the bore owner is prevented from exercising their lawfully established water take.

31. If exercise of this consent causes interference effects on a neighbouring bore to the extent that the bore owner is prevented from exercising their lawfully established water take, the consent holder must immediately cease the exercising this consent, either in full or to the extent required by the Council to avoid further adverse interference effects. The activity must not recommence until the adverse effects have been avoided, remedied, or mitigated to the satisfaction of the Council, and written confirmation has been provided by the Council that the water take may resume.

32. The consent holder must mitigate any adverse effect on the water supply of any bores determined under Condition 29, as a result of the proposed take, in consultation with the affected bore owner, in accordance with the recommendations of the finalised WSAPNP required under Condition 28 and the technical review report required under Condition 30.

33. If the aquifer test, updated interference assessment, or the technical review report demonstrate adverse drawdown interference effects on neighbouring lawful groundwater users that cannot be appropriately avoided, remedied or mitigated through practicable mitigation measures, then Council may, review conditions including the daily abstraction rate authorised by this consent.

Water efficiency report

34. A Water Efficiency Report must be submitted to the satisfaction of the Council in May 2031, and at 5-year intervals thereafter.

    The report must assess the water use over the previous reporting period against best practice with respect to the efficient use of water for the purpose consented. This report must include, but not be limited to:

    a. provision of annual summary of water usage in relation to the water consented.

    b. comparison of the site’s water use against the industry best practice usage for the same activity.

    c. reasons why annual water use may have varied over the previous five years.

    d. information demonstrating equipment and decision making (e.g., rainwater harvesting system and water saving measurements are implemented) and any changes planned for the coming five years.

e. water conservation steps taken (e.g., leak detection).

f. demonstrate the measures that have been implemented to ensure the abstraction limit is not breached, for example, sensors, alarms, shut off activation, etc., maintenance or contingency plan.

Review condition

35. Pursuant to Section 128 of the RMA, the conditions of this consent may be reviewed by the Manager Resource Consents Northwest at the Consent Holder's cost:

In May 2031 and subsequently at intervals of not less than five years thereafter, in order:

a. To deal with any adverse effect 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; or

b. To vary the quantities, monitoring, operating and reporting requirements and performance standards in order to take account of information, including the results of previous monitoring and changed environmental knowledge, on: water availability; actual and potential water use; groundwater levels; efficiency of water use; groundwater quality; and the relationship of Māori with water.

Advice Note:

Under section 128 of the RMA the conditions of this consent may be reviewed by the Manager Resource Consents South at the consent holder's cost in the following circumstances:

To provide compliance with rules in any regional plan relating to use of water, water or air quality etc. (refer section 128(1) (b) of the RMA) that have been made operative since the commencement of consent.

To provide compliance with any relevant national environmental standard that has been made since the commencement of consent.

At any time, if it is found that the information made available to the council in the application contained inaccuracies which materially influenced the decision and the effects of the exercise of the consent are such that it is necessary to apply more appropriate conditions.

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.*

6. *The consent holder is responsible for ensuring that all development and associated works (including mobile plant and scaffolding) complies with the minimum safe distances from overhead electric lines in compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001) (NZECP34). Resource consent does not confirm compliance with NZECP34. The consent holder should ensure that minimum safe distances are achieved before commencing construction where there are overhead electrical lines nearby.*

   You can search your site address at https://www.ena.org.nz/lines-company-map/ to identify your local lines company.
   Vector network: https://www.vector.co.nz/personal/help-safety/near-our-network/building-near-overhead-lines
   Counties Energy network: https://www.countiesenergy.co.nz/forms/close-approach-permit

Delegated decision maker:

Name: Doug Fletcher

Title: Principal Project Lead, Premium Resource Consents

Signed:



Date: 17 September 2026

Resource Consent Notice of Works Starting

Please email this form to **monitoring@aucklandcouncil.govt.nz** at least 5 days prior to work starting. Include your consent reference and site address in the subject line to help direct your notice.

Site address:	
Resource consent number:	**Associated building consent:**
Expected start date of work:	**Expected duration of work:**

Contacts	Name	Role	Mobile	Email address
First point of contact				
Secondary contact				

Once you have been contacted by your Monitoring Officer, all correspondence should be sent directly to them.

Monitoring Process:
Council will review your consent for start of works periodically from the date of issue. Once works have started, the frequency of monitoring will vary depending on the complexity of the consent, environmental risks and compliance history.

Monitoring Costs:
Council recovers all costs for monitoring of resource consents in accordance with section 36(1)(c) of the Resource Management Act 1991 (RMA). An initial deposit will have been paid when the resource consent was granted. Any monitoring costs that exceed the deposit will be charged at an hourly rate and invoiced.
Monitoring work may include such activities as conducting site inspections, reviewing consent conditions, updating compliance files and carrying out tests.

Noncompliance with your consent:
Please read the conditions of your consent carefully. Breaches of the conditions of a consent can result in enforcement action under the Resource Management Act 1991 (RMA) in the form of infringements, abatement notices, and/or criminal prosecution.

For further information on any of these topics, please click the link below:
Resource Consent Monitoring

Name and Signature:	**Date:**

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

Discretionary activity for Take and Use of Groundwater Permit (s14)

Application numbers:	WAT60456696 (Groundwater tale)
Applicant's name:	Vineway Ltd Limited
Site address:	55 Russell Road / 88 Upper Orewa Road, Upper Orewa
Legal description:	Lot 1 Deposited Plan 336616 Lot 2 Deposited Plan 418770 Lot 1 Deposited Plan 497022 Lot 2 Deposited Plan 497022 Lot 1 Deposited Plan 153477 Lot 2 Deposited Plan 153477

Proposal:

To take and use groundwater from the Orewa Waitemata Aquifer for use in the future but unconsented Delmore Residential development. The groundwater take application is for 1,385m3/d and 195,707m3/yr, to be supplied from four production bores from the deep confined Orewa Waitemata Aquifer and to provide on-site water supply.

The resource consents are:

Take and Use of Groundwater (S14) WAT60456696

Auckland Unitary Plan (Operative in Part)

Operative Plan Provisions

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

- Consent is required pursuant to Rule E7.4.1 (A26) as a discretionary activity for the taking of groundwater.

Decision

I have read the application, supporting documents, and the report and recommendations on the consent applications. I am satisfied that I have sufficient 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 and 104B the applications are **GRANTED**.

1. Reasons

The reasons for this decision are:

1. In accordance with an assessment under s104(1)(a) of the RMA the actual and potential

effects from the proposal will be acceptable as:

a. The proposed bores on site are likely to be capable of producing the daily and annual abstraction limits.

b. The Orewa Waitemata Aquifer is the only named aquifer in the area/ locale and the Council's specialist has advised that any adverse recharge effects are negligible.

c. Groundwater drawdown effects associated with the proposed pumping are anticipated to be limited to the deep Waitemata Aquifer, and the proposed abstraction at depth will not cause any adverse risk of consolidation or ground settlement.

d. The proposed take would not result in adverse effects on surface water bodies including streams in the area, due to the depth and the confined nature of the deep Waitemata aquifer.

e. Given the confined nature of the Waitemata Aquifer and the distance to the nearest saline bodies, the proposed abstraction of groundwater is not expected to result in saline intrusion.

f. The proposed water take will not cause adverse interference effects on neighbouring bores to the extent their owners are prevented from exercising their lawfully established water takes.

g. The proposed boreholes would not result or create any adverse land stability related effects.

h. The proposed groundwater boreholes are not located within 100m of any identified wetland. In addition, the proposed groundwater boreholes are not located within a Significant Ecological Area or other ecological feature.

i. Any adverse effects on the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga will be acceptable.

j. In terms of positive effects, the proposed groundwater take and use will enable the future development of the site for residential use and associated infrastructure contributing to housing that is in short supply across the Auckland region.

k. 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 objectives and policies contained in Chapter E2 Water quantity, allocation and use Chapter B7 - Toitū te whenua, toitū te taiao – Natural resources and Chapter D1 - High Use Aquifer Management Areas Overlay. In addition to the reasons outlined within the above ss104(1)(a) and (ab) assessments and in summary:

   a. The overall proposed bores and groundwater take is consistent with efficient allocation and use of water.

   b. The proposed bores on site are likely to be capable of producing the daily and annual abstraction limits.

   c. The Orewa Waitemata Aquifer is the only named aquifer in the area/ locale and has advised that any adverse recharge effects are negligible.

d. Groundwater drawdown effects associated with the proposed pumping are anticipated to be limited to the deep Waitemata Aquifer, and the proposed abstraction at depth will not cause any adverse risk of consolidation or ground settlement.

e. The proposed take would not result in adverse effects on surface water bodies including streams in the area, due to the depth and the confined nature of the deep Waitemata aquifer.

f. Given the confined nature of the Waitemata Aquifer and the distance to the nearest saline bodies, the proposed abstraction of groundwater is not expected to result in saline intrusion.

g. The proposed water take will not cause adverse interference effects on neighbouring bores to the extent their owners are prevented from exercising their lawfully established water takes.

h. Any adverse effects on the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga will be acceptable.

Overall, the proposal overall is consistent with the relevant objectives and policies of the Auckland Unitary Plan (Operative in part) and relevant statutory documents.

3. The National Policy Statement: Freshwater Management 2020 and National Environment Standard for Freshwater 2020 are relevant to this application. The provisions within the NPS centres on safeguarding the life supporting capacity, ecosystem processes and indigenous species of water bodies in terms of water quality and quantity. The NES – FW seeks to avoid and minimise adverse effects on limited freshwater resources, the characteristics, ecological values and hydrological function of streams and natural wetlands and their intrinsic value. The proposed groundwater boreholes are not located within 100m of any identified wetland. In addition, the proposed groundwater boreholes are not located within a Significant Ecological Area or other ecological feature.

4. The duration of the water take consent is granted for a nominal duration of 15 years, to expire on 30 June 2040 (to align with the statutory water use year), with provision to review the conditions in June 2029 and at intervals of no less than five years thereafter. This is made in accordance with Policy E2.3.17 of the AUP(OP) which provides for the setting of concurrent duration and review dates of consents within a catchment or aquifer. All other groundwater-take consents from the Orewa Waitemata Aquifer expire in June 2040.

5. There are no other matters that are relevant under s104(1)(c).

6. In the context of this proposal for a discretionary activity water take and use consent 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 will generate adverse effects on the environment that are acceptable, and on balance is consistent with the relevant statutory documents and meets the purpose of the RMA as defined within Part 2 of the Act, and consent is granted subject to the conditions outlined below.

Conditions

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

General Conditions

1. The proposed groundwater take and use must be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent number WAT60456696.

    - Application Form, and Assessment of Environmental Effects titled "*Groundwater Take and Use Consent for Potable Town Supply, Orewa, Assessment of Environmental Effects Report, Delmore Residential Housing Projec*t" prepared by Earthtech Consulting Limited dated 26 September 2025.

Report title and reference	**Author**	**Rev**	**Dated**
PC120 Landslide Hazard Risk Assessment Proposed Water Bore Utilities Delmore Residential Development, Russell Road, Orewa	Riley		12 December 2025
Plan title and reference	**Author**	**Rev**	**Dated**
Site Location Plan Fig. 1	Earthtech Consulting	C	26.09.2025
Bore Plan Fig. 2	Earthtech Consulting	D	26.09.2025
Stage 1 Plan Fig. 3.1	Earthtech Consulting	D	26.09.2025
Stage 2 South Plan Fig. 3.2	Earthtech Consulting	D	26.09.2025
Stage 2 North Plan Fig. 3.3	Earthtech Consulting	D	26.09.2025
Additional Information			
S92 Response Letter	Earthtech Consulting		13 November 2025
S92 Response Letter with attachments (as referenced above)	B&A		15 December 2025

Monitoring Fee

2. The consent holder must pay the council an initial consent compliance monitoring charge of $796 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Advice note:

The initial monitoring charge 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, inspections, in excess of those

covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice. 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.

Commencement and duration of consent

3. The taking of water permit WAT60456696 expires on 30 June 2040, unless it has lapsed, been surrendered, or been cancelled at an earlier date pursuant to the RMA.

4. The applicant must notify the Council, within one week of the commencement of groundwater abstraction for **Stage One** under consent WAT60456696.

5. The applicant must notify the council, within one week of the commencement of groundwater abstraction for **Stage Two** under consent WAT60456696.

Advice Note:

The notification of the commencement of groundwater abstraction should be submitted to monitoring@aucklandcouncil.govt.nz.

Lapse Date

6. The consent will lapse 5 years after the granting of consent if the consent has not been given effect to.

Authorised Use

7. The take and use of groundwater from the AUP(OP) Orewa Waitemata Aquifer is authorised in the manner set out below:

   a) The take is from the following proposed bores or a bore certified by council to be a replacement of the production bore:

Bore ID	Bore Name	Consent number	Proposed depth (m)	Proposed location	Stage
31764	PB1	LUC60456721	200-300	1748387mN 5949076mE	1
31765	PB2	LUC60456730	200-300	1747815mN 5949818mE	1
	PB3	To be lodged if needed	200-300	1747192mN 5949437mE	2 (if needed)
	PB4	To be lodged if needed	200-300	1747868mN 5950231mE	2 (If needed)

Advice Note:

*The **Stage Two** bores will require a resource consent application pursuant to s9(2) of the RMA.*

   b) The take must only be used for housing and ancillary commercial development supply to the proposed 1217 houses on land legally described as the following:

      - Lot 1 DP 336616 at Lot 1 DP 336616 at 55 Russell Road Upper Orewa

- Lot 2 DP 497022 at 53B Russell Road, Upper Orewa.
- Lot 1 DP 497022 at 53A Russell Road Upper Orewa.
- Lot 2 DP 418770 at 88 Upper Orewa Road, Upper Orewa.
- Lot 2 DP 153477 at 130 Upper Orewa Road Upper Orewa.
- Lot 1 DP 153477 at 132 Upper Orewa Road Upper Orewa.

Advice Note:

Changes to the listed land use activities utilising the water take may require an application to change the conditions pursuant to s127 of the RMA.

Authorised quantities

8. The abstraction in accordance with consent WAT60456696 must comply with the following:
   a) The total daily abstraction for **Stage One** must not exceed 642 cubic metres.
   b) The total volume of water abstracted in each 12-month period, commencing 1 July of any year and ending 30 June of the following year for **Stage One** of the development, must not exceed 117,209 cubic metres.
   c) The total daily abstraction for **Stage Two** must not exceed 743 cubic metres.
   d) The total volume of water abstracted in each 12-month period, commencing 1 July of any year and ending 30 June of the following year for **Stage Two** of the development, must not exceed 78,498 cubic metres.
   e) The total daily abstraction for both development stages must not exceed 1,385 cubic metres.
   f) The total volume of water abstracted in each 12-month period, commencing 1 July of any year and ending 30 June of the following year for both stages of the development, must not exceed 195,707 cubic metres.
   g) The proposed abstraction increase must be confirmed in writing to council prior to the taking of water for **Stage Two**.
9. If any limits specified in **condition 8** are exceeded, the consent holder must provide the council with a report detailing:
   a) The reason for the exceedance and the mitigation measures proposed to ensure future compliance.
   b) A timeframe for implementing the mitigation measures.
10. The report must be submitted to the council within one (1) month of the identified exceedance.

Advice Note:

The exceedance notifications report should be submitted to monitoring@aucklandcouncil.govt.nz.

Contact details

11. Within 10 days of the consent being granted, the consent holder must provide to the Council, the details of a nominated contact person, including their full name, their role with respect to the consent (for example, consent holder, tenant, site manager), a valid email address and mobile phone number that the Council may contact if required, regarding water use data. The contact details must be kept up-to-date, and the Council must be notified of any changes within 10

working days of the change occurring.

Advice Note:

The contact person may be someone other than the consent holder, for example, a site manager or tenant. However, overall responsibility for compliance with consent conditions remains with the consent holder.

Installation of water meter

12. A water meter with a visual tumbler display and an electronic pulse output connected to a data logger and telemetry device, must be installed and maintained on production bores PB1 and PB2 prior to the abstraction of groundwater for **Stage One**, and on production bores PB3 and PB4, if they are drilled, prior to the abstraction of groundwater for **Stage Two**, to the satisfaction of Council. The water meters and recording device/systems must:

    - be fit for the purpose and water it is measuring;
    - measure the volume of water taken, with an accuracy of +/- 5% of the actual volume taken;
    - transmit the volume of water taken in real time. The telemetry device must transmit logged data at intervals of no more than 60 minutes to the Council Consents and Compliance Water portal of the Hydrotel database (or to any replacement database required in writing by Council) in a format that is compatible with Council systems;
    - be tamper-proof and sealed;
    - installed (water meter) on the outlet pump;
    - have systems and equipment in place to ensure continued operation in the event of a power outage;
    - have backup data storage;
    - be safely accessible;
    - be installed and maintained in accordance with the manufacturer's specifications.

    Prior to exercise of this consent, the consent holder must contact environmentaldata@aucklandcouncil.govt.nz or to any replacement email address identified in writing by the Council, to arrange set-up of the telemetry device to ensure logged data is transmitting to the Council correctly.

    This condition also applies to any bore certified by council to be a replacement of a production bore.

    Advice Note:

    As per the Resource Management (Measurement and Reporting of Water Takes) Amendment Regulations 2020, a water permit holder (resource consent holder) is required to record measurements of their water abstraction at 15-minute intervals and electronically provide to council daily records of the measurements by the end of the next day (unless otherwise agreed by council) starting on the following date for a water permit that allows water to be taken at the rate specified:

    a) 3 September 2022 for a water permit for ≥20 litres/second;

    b) 3 September 2024 for a water permit for ≥10 but <20 litres/second;

    c) 3 September 2026 for a water permit for ≥5 but <10 litres/second.

Verification of water meter/device accuracy

13. The water meters and any device or system used to record water take volume, must be verified in-situ as accurate by a SQEP at the following times:

    - Prior to the exercise of this consent.
    - Within 5 working days of the water meter being serviced or replaced.
    - By 30 June of the fifth year from the commencement of consent, and thereafter at five yearly intervals.

    The water meters, their verification and evidence of its accuracy must be in accordance with the Resource Management (Measurement and Reporting of Water Takes) Regulations 2020 (or any equivalent regulations that may replace them) and a copy of the verifications must be provided to the Council within 10 working days of the meter/devices being verified as accurate.

    Advice Note:

    The Council interprets a SQEP to be a person that has obtained a relevant NZQA recognised qualification in the verification and installation of water meters.

    Bore construction for water level measurements

14. Provision at the top of the bore for water level measurements must be made and maintained so that a probe can be lowered vertically into the bore between the riser tube and casing to measure the static water level in the bore.

    Advice Note:

    Access to the wellhead for water level measurement can be achieved by having an access tube of at least 2 centimetres internal diameter extending from the top of the bore to the submersible pump. In order to keep out foreign matter, the tube should be fitted with an easily removed plug.

    Bore construction for sampling

15. Provision at the top of the bore for water quality sampling must be made and maintained so that a sample of water can be taken from the bore for water quality analysis. A tap or hand valve must be fitted as close to the pump outlet as possible and before the water enters any storage tank or filter. The tap or valve should have at least 0.3 metre clearance above ground level or any other obstruction to allow a sample bottle to be filled. This condition must be implemented within three months from the granting of the consent.

16. A photograph of the water meters showing the meter reading, must be provided to the Council annually by the first week of July.

    Advice note:

    This photo must be provided to the following email address monitoring@aucklandcouncil.govt.nz

    Water meter readings

17. Water meter measurements of water abstraction from the outlet of the pumps must be recorded daily at 15-minute intervals, commencing before pumping starts for the day and finishing at the end of pumping for the day. Daily records of the measurements must be provided electronically to the Council by the end of the next day (unless otherwise agreed by the Council).

    In the event of failure of the data logger, telemetry unit and/or associated electronic devices,

the water meter must be read manually at daily intervals until the devices are repaired and records kept of the date, time and corresponding water meter reading.

If no water is taken during any period, then the current meter reading must still be recorded.

Advice note:

For any issues with the submissions of compliance data or documentation, including access to the Water Use Data Management System, contact monitoring@aucklandcouncil.govt.nz.

Water level readings

18. Water levels in the production bores must be measured at quarterly intervals in the following months: June, September, December and March each year, and records kept of the date, time and corresponding water level for the production bores, in accordance with criteria specified in the advice note below. The results of each quarterly water level reading must be submitted to the council at monitoring@aucklandcouncil.govt.nz by no later than the 7th day of the following month in which the reading was undertaken.

Advice Note:

The static water level shall be measured from the top of surface elevation, and shall be recorded to the nearest 0.01 of a meter (nearest cm). The bore shall be monitored after pumping water levels have fully recovered to non-pumping levels. Recovery to non-pumping levels shall be verified by taking a series of three or more water levels made over a half hour period that are all within 0.02m of each other and are not showing a rising or falling head. If there is a difference of more than 0.02m, then the bore shall be allowed to recover further from any pumping, until the groundwater level has stabilised.

Environmental Monitoring and Water Efficiency Report

19. An Environmental Monitoring and Water Efficiency Report must be submitted to the satisfaction of the council in June 2029, and at 5-year intervals thereafter. This report must provide a summary and analysis of the past water use, and water quality and level monitoring for the previous reporting period.

The report must also assess the water use over the previous five-year reporting period, against best practice with respect to the efficient use of water for the purpose consented. This report must include, but not be limited to:

- Annual summary of water usage in relation to the water consented.
- comparison of the site's water use against the industry best practice usage for the same activity.
- reasons why annual water use may have varied over the previous five years.
- information demonstrating decision making and any changes planned for the coming five years
- water conservation steps taken (e.g., leak detection).
- demonstrate the measures that have been implemented to ensure the abstraction limit is not breached. These could be sensors, alarms, shut off activation, etc. Maintenance or contingency plan.

The report must assess the effects of the water take on the aquifer and be prepared by a SQEP.

Advice Note:

The council interprets a SQEP to be a person that has obtained a relevant Suitably Qualified Hydrogeological Professional.

Review Condition

20. Pursuant to Section 128 of the RMA, the conditions of this consent may be reviewed by the council at the Consent Holder's cost in December 2029 and subsequently at intervals of not less than five years thereafter in order:

    (a) To deal with any adverse effect 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 or

    (b) To vary the quantities, monitoring, operating and reporting requirements and performance standards in order to take account of information, including the results of previous monitoring and changed environmental knowledge, on: water availability, including alternative water sources; actual and potential water use; groundwater levels; efficiency of water use; groundwater quality; and the relationship of Māori with water.

    (c) To deal with non-compliances or inefficiencies on the applicant's site related to water use.

Advice Note:

Under section 128 of the RMA the conditions of this consent may be reviewed by the Manager Resource Consents South at the consent holder's cost in the following circumstances:

To provide compliance with rules in any regional plan relating to use of water, water or air quality etc. (refer section 128(1) (b) of the RMA) that have been made operative since the commencement of consent.

To provide compliance with any relevant national environmental standard that has been made since the commencement of consent.

At any time, if it is found that the information made available to the Council in the application contained inaccuracies which materially influenced the decision and the effects of the exercise of the consent are such that it is necessary to apply more appropriate conditions.

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 inspector unless otherwise specified. Please contact 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, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.*

5. *Under section 126 of the RMA a consent authority may cancel a resource consent by written notice served on the consent holder if the resource consent has been exercised in the past but has not been exercised during the preceding 5 years.*

Accidental Discovery Rule

6. *Should earthworks on the site result in the identification of any previously unknown archaeological site, the land disturbance – Regional Accidental Discovery rule [E12.6.1] set out in the Auckland Unitary Plan Operative in part (November 2016) shall be applied.*

Heritage New Zealand Pouhere Taonga Act 2014 *–*

7. *The Heritage New Zealand Pouhere Taonga Act 2014 (hereafter referred to as the Act) provides for the identification, protection, preservation and conservation of the historic and cultural heritage of New Zealand. All archaeological sites are protected by the provisions of the Act (section 42). It is unlawful to modify, damage or destroy an archaeological site without prior authority from Heritage New Zealand Pouhere Taonga. An Authority is required whether the land on which an archaeological site may be present is designated, a resource or building consent has been granted, or the activity is permitted under the Auckland Unitary Plan Operative in part (November 2016).*

   According to the Act (section 6) archaeological site means, subject to section 42(3) –

   a) any place in New Zealand, including any building or structure (or part of a building or structure), that –

      i. was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and

      ii. provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and

   b) includes a site for which a declaration is made under section 43(1)

   It is the responsibility of the consent holder to consult with Heritage New Zealand Pouhere Taonga about the requirements of the Act and to obtain the necessary Authorities under the Act should these become necessary, as a result of any activity associated with the consented proposals.

   For information, please contact the Heritage New Zealand Pouhere Taonga Northern Regional Archaeologist – 09 307 0413 / archaeologistMN@historic.org.nz.

Protected Objects Act 1975

8. *Māori artefacts such as carvings, stone adzes, and greenstone objects are considered to be tāonga (treasures). These are taonga tūturu within the meaning of the Protected Objects Act 1975 (hereafter referred to as the Act).*

   According to the Act (section 2) taonga tūturu means an object that –

   a) relates to Māori culture, history, or society; and

   b) was, or appears to have been –

      i. manufactured or modified in New Zealand by Māori; or

      ii. brought into New Zealand by Māori; or

      iii. used by Māori; and

c) is more than 50 years old.

The Act is administered by the Ministry of Culture and Heritage. Tāonga may be discovered in isolated contexts but are generally found within archaeological sites. The provisions of the Heritage New Zealand Pouhere Taonga Act 2014 in relation to the modification of an archaeological site should be considered by the consent holder if tāonga are found within an archaeological site, as defined by the Heritage New Zealand Pouhere Taonga Act 2014.

It is the responsibility of the consent holder to notify either the chief executive of the Ministry of Culture and Heritage or the nearest public museum (for Auckland this is the Auckland War Memorial Museum), which shall notify the chief executive, of the finding of the taonga tūturu, within 28 days of finding the taonga tūturu; alternatively provided that in the case of any taonga tūturu found during the course of any archaeological investigation authorised by Heritage New Zealand Pouhere Taonga under section 48 of the Heritage New Zealand Pouhere Taonga Act 2014, the notification shall be made within 28 days of the completion of the field work undertaken in connection with the investigation.

Under section 11 of the Act, newly found taonga tūturu are in the first instance Crown owned until a determination on ownership is made by the Māori Land Court.

For information, please contact the Ministry of Culture and Heritage – 04 499 4229 / protected-objects@mch.govt.nz

Delegated decision maker:

Name:	Carly Hinde
Title:	Principal Project Lead, Premium Resource Consents
Signed:	
Date:	10 February 2026

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

Restricted Discretionary activity for Landuse (s9)

Application numbers:	LUC60456730 (Landuse Consent)
	LUC60456721 (Landuse Consent)
Applicant's name:	Vineway Ltd Limited
Site address:	55 Russell Road / 88 Upper Orewa Road, Upper Orewa
Legal description:	Lot 1 Deposited Plan 336616
	Lot 2 Deposited Plan 418770
	Lot 1 Deposited Plan 497022
	Lot 2 Deposited Plan 497022
	Lot 1 Deposited Plan 153477
	Lot 2 Deposited Plan 153477
Map Reference	1748387 mE, 5949076 mN (PB1)
	1747815 mE, 5949818 mN (PB2)

Proposal:

Construct two production bores PB1 and PB2 to enable water take for water supply to Delmore Housing Development

The resource consents are:

Landuse consents (s9) LUC60456730

Auckland Unitary Plan (Operative in Part)

Operative Plan Provisions

- The drilling of the proposed production bore PB1 requires consent as a controlled activity pursuant to Rule E7.4.1(A41) for *"New bores for purposes not otherwise specifie*d".

Proposed Plan Provisions (Plan Change 120)

- Consent is required as a restricted discretionary activity pursuant to rule E36.4.1C(A133) of PC120. The proposed bores are located within high landslide hazard risk areas, consent would be required as a restricted discretionary activity under Rule E36.4.1C(A133) for "*All other infrastructure in landslide susceptibility assessment areas not otherwise provided fo*r."

Landuse consents (s9) LUC60456721

Auckland Unitary Plan (Operative in Part)

Operative Plan Provisions

- The drilling of the proposed production bore PB2 requires consent as a controlled activity pursuant to Rule E7.4.1(A41) for *"New bores for purposes not otherwise specifie*d".

Proposed Plan Provisions (Plan Change 120)

- Consent is required as a restricted discretionary activity pursuant to rule E36.4.1C(A133) of PC120. The proposed bores are located within high landslide hazard risk areas, consent would be required as a restricted discretionary activity under Rule E36.4.1C(A133) for "*All other infrastructure in landslide susceptibility assessment areas not otherwise provided for."*

Decision

I have read the application, supporting documents, and the report and recommendations on the consent applications. I am satisfied that I have sufficient 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 and 104D the applications are **GRANTED**.

Reasons

The reasons for this decision are:

1. In accordance with an assessment under s104(1)(a) of the RMA the actual and potential effects from the proposal will be acceptable as:

    a. The proposed bores on site are likely to be capable of producing the daily and annual abstraction limits.

    b. The proposed water take will not cause adverse interference effects on neighbouring bores to the extent their owners are prevented from exercising their lawfully established water takes. The nearest bore to either of the two production bores is located at a distance of approximately 565m from proposed production bore PB1. A full assessment of interference effects on neighbouring bores and groundwater takes, has been completed for the water take consent and has been deemed as less than minor.

    c. The proposed boreholes would not result or create any adverse land stability related effects.

    d. The proposed groundwater boreholes are not located within 100m of any identified wetland. In addition, the proposed groundwater boreholes are not located within a Significant Ecological Area or other ecological feature.

    e. Any adverse effects on the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga will be acceptable.

    f. In terms of positive effects, the proposed bores will enable the future development of the site for residential use and associated infrastructure contributing to housing that is in short supply across the Auckland region.

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 objectives and policies contained in Chapter E2 Water quantity, allocation and use. In addition to the reasons outlined within the above ss104(1)(a) and (ab) assessments and in summary:

   a. The overall proposed bores is consistent with efficient allocation and use of water.

   b. The proposed bores on site are likely to be capable of producing the daily and annual abstraction limits.

   c. The proposed water take will not cause adverse interference effects on neighbouring bores to the extent their owners are prevented from exercising their lawfully established water takes.

   Overall, the proposal overall is consistent with the relevant objectives and policies of the Auckland Unitary Plan (Operative in part) and relevant statutory documents.

2. The National Policy Statement: Freshwater Management 2020 and National Environment Standard for Freshwater 2020 are relevant to this application. The provisions within the NPS centres on safeguarding the life supporting capacity, ecosystem processes and indigenous species of water bodies in terms of water quality and quantity. The NES – FW seeks to avoid and minimise adverse effects on limited freshwater resources, the characteristics, ecological values and hydrological function of streams and natural wetlands and their intrinsic value. The proposed groundwater boreholes are not located within 100m of any identified wetland. In addition, the proposed groundwater boreholes are not located within a Significant Ecological Area or other ecological feature.

3. There are no other matters that are relevant under s104(1)(c).

4. In the context of this proposal for a discretionary activity water take and use consent 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 will generate adverse effects on the environment that are acceptable, and on balance is consistent with the relevant statutory documents and meets the purpose of the RMA as defined within Part 2 of the Act, and consent is granted subject to the conditions outlined below.

Conditions

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

General Conditions

1. The proposed production bores PB1and PB2 must be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent numbers LUC60456730 and LUC60456721.

- Application Form, and Assessment of Environmental Effects titled "*Groundwater Take and*

Use Consent for Potable Town Supply, Orewa, Assessment of Environmental Effects Report, Delmore Residential Housing Project" prepared by Earthtech Consulting Limited dated 26 September 2025.

Report title and reference	**Author**	**Rev**	**Dated**
PC120 Landslide Hazard Risk Assessment Proposed Water Bore Utilities Delmore Residential Development, Russell Road, Orewa	Riley		12 December 2025
Plan title and reference	**Author**	**Rev**	**Dated**
Site Location Plan Fig. 1	Earthtech Consulting	C	26.09.2025
Bore Plan Fig. 2	Earthtech Consulting	D	26.09.2025
Stage 1 Plan Fig. 3.1	Earthtech Consulting	D	26.09.2025
Stage 2 South Plan Fig. 3.2	Earthtech Consulting	D	26.09.2025
Stage 2 North Plan Fig. 3.3	Earthtech Consulting	D	26.09.2025
Additional Information			
S92 Response Letter	Earthtech Consulting		13 November 2025
S92 Response Letter with attachments (as referenced above)	B&A		15 December 2025

Monitoring Fee

2. The consent holder must pay the council an initial consent compliance monitoring charge of $796 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Advice note:

The initial monitoring charge 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, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice. 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.

Lapse date

3. The consent must lapse five years from the decision to grant unless given effect to prior to that date.

General Geotechnical

4. The consent holder must construct sufficient stabilisation measures in accordance with the recommendations of the geotechnical report by Riley, ref 240065 – F, dated 14 February, 2025 to ensure that the land on which the water bores are located is stable and suitable for development.

Advice Note:

A building consent will be required for the construction or installation of retaining walls, palisade walls, soldier pile walls, counterfort drains, under fill drainage, and footings.

Bore location and construction

5. Each bore is to be generally (within 50 m of the specified location) located and constructed as detailed below:

Name	**Bore ID**	**NZTM Easting (mE)**	**NZTM Northing (mN)**	**Depth (m)**
Vineway Limited	31764 31765	1748387 1747815	5949076 5949818	200-300
Bore diameter (mm)	**Aquifer**	**Casing depth (m)**	**Casing material**	**Grouting**
150	Orewa Waitemata	75-100	Steel	75-100

Bore completion date

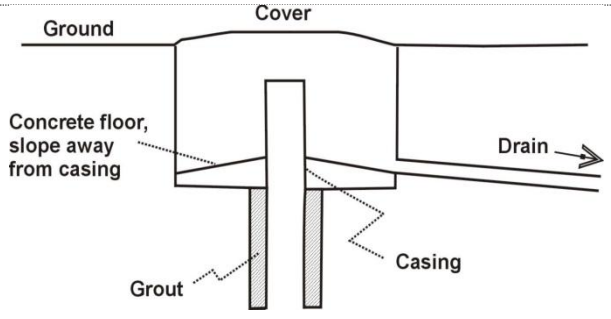
6. Each bore must be completed within 30 days of the commencement of its construction.

Bore design, construction, maintenance, and record keeping

7. Each bore must be constructed, maintained (periodically checking the integrity of the headworks), tested, and records kept (drilling log), in accordance with the application submitted and NZS 4411:2001, Environmental Standard for Drilling of Soil and Rock. Adequate provisions for groundwater water level measurement and water sampling must be provided at each of the bore heads.

Advice Note: Bore headworks

Bore headworks constructed in accordance with the diagram and explanation provided below will be considered to meet the NZS 4411:2001 Section 2.5.5.3-5.

Above ground	*Below ground*
• *The top of the casing shall extend at least 0.3m above the natural ground level or pump house floor, whichever is the lower* • *A concrete pad of 0.3m radius and 0.1m thick, graded to drain surface water away from the bore, is to be constructed around the bore head*	

Advice note: Water level measurement and water quality sampling

NZS 4411:2001 Section 2.5.5.7 (water level measurement) can be met by strapping a 20mm diameter (minimum) tube (polypipe) to the main riser, power and support stay for the pump, the provision of a hole in the headworks of a minimum of 20mm diameter and a removable, screw-type cap. Provision at the top of the bore for water quality sampling can be achieved by fitting a tap or hand valve as close to the pump outlet as possible and before the water enters any storage tank or filter. It should have at least 0.3 metre clearance above ground level or other obstruction to allow a sample bottle to be filled.

Bore identification

8. Bore identification numbers specified in **condition 5** must be permanently affixed, in a clearly visible location and in a form that will remain legible, to the bore head structure.

Information to be supplied to the council

9. The following information must be supplied to the council, within 20 working days of completion of the bore:

    1. the drilling log.
    2. a digital photograph(s) legibly showing:
        - the bore number affixed to the bore head structure;
        - the length of the casing protruding above the concrete pad; and
        - the concrete pad around the bottom of the bore head.
    3. an annotated map, or aerial photograph, that accurately and clearly shows the physical location and coordinates for the bore.
    4. the following as built details for each bore –

Name	**Bore ID**	**NZTM Easting (mE)**	**NZTM Northing (mN)**	**Depth (m)**
	31764 31765			
Bore diameter (mm)	**Aquifer**	**Casing depth (m)**	**Casing material**	**Grouting**

Aerial Photograph

An aerial map can be downloaded from Auckland Council's web site if an aerial photograph is required.

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 inspector unless otherwise specified. Please contact 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, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.*

Accidental Discovery Rule

5. *Should earthworks on the site result in the identification of any previously unknown archaeological site, the land disturbance – Regional Accidental Discovery rule [E12.6.1] set out in the Auckland Unitary Plan Operative in part (November 2016) shall be applied.*

***Heritage New Zealand Pouhere Taonga Act 2014** –*

6. *The Heritage New Zealand Pouhere Taonga Act 2014 (hereafter referred to as the Act) provides for the identification, protection, preservation and conservation of the historic and cultural heritage of New Zealand. All archaeological sites are protected by the provisions of the Act (section 42). It is unlawful to modify, damage or destroy an archaeological site without prior authority from Heritage New Zealand Pouhere Taonga. An Authority is required whether the land on which an archaeological site may be present is designated, a resource or building consent has been granted, or the activity is permitted under the Auckland Unitary Plan Operative in part (November 2016).*

According to the Act (section 6) archaeological site means, subject to section 42(3) –

c) any place in New Zealand, including any building or structure (or part of a building or structure), that –

iii. was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and

iv. provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and

d) includes a site for which a declaration is made under section 43(1)

It is the responsibility of the consent holder to consult with Heritage New Zealand Pouhere Taonga about the requirements of the Act and to obtain the necessary Authorities under the Act should these become necessary, as a result of any activity associated with the consented proposals.

For information, please contact the Heritage New Zealand Pouhere Taonga Northern Regional Archaeologist – 09 307 0413 / archaeologistMN@historic.org.nz.

Protected Objects Act 1975

9. *Māori artefacts such as carvings, stone adzes, and greenstone objects are considered to be tāonga (treasures). These are taonga tūturu within the meaning of the Protected Objects Act 1975 (hereafter referred to as the Act).*

According to the Act (section 2) taonga tūturu means an object that –

d) relates to Māori culture, history, or society; and

e) was, or appears to have been –

iv. manufactured or modified in New Zealand by Māori; or

v. brought into New Zealand by Māori; or

vi. used by Māori; and

f) is more than 50 years old.

The Act is administered by the Ministry of Culture and Heritage. Tāonga may be discovered in isolated contexts but are generally found within archaeological sites. The provisions of the Heritage New Zealand Pouhere Taonga Act 2014 in relation to the modification of an archaeological site should be considered by the consent holder if tāonga are found within an archaeological site, as defined by the Heritage New Zealand Pouhere Taonga Act 2014.

It is the responsibility of the consent holder to notify either the chief executive of the Ministry of Culture and Heritage or the nearest public museum (for Auckland this is the Auckland War Memorial Museum), which shall notify the chief executive, of the finding of the taonga tūturu, within 28 days of finding the taonga tūturu; alternatively provided that in the case of any taonga tūturu found during the course of any archaeological investigation authorised by Heritage New Zealand Pouhere Taonga under section 48 of the Heritage New Zealand Pouhere Taonga Act 2014, the notification shall be made within 28 days of the completion of the field work undertaken in connection with the investigation.

Under section 11 of the Act, newly found taonga tūturu are in the first instance Crown owned until a determination on ownership is made by the Māori Land Court.

For information, please contact the Ministry of Culture and Heritage – 04 499 4229 / protected-objects@mch.govt.nz

Drinking water standards

10. *The consent holder is advised that groundwater supplied for human consumption should meet the requirements of the Drinking Water Standards for New Zealand (2022), the Health Act 1956, as amended by the Health (Drinking Water) Amendment Act 2007 (HDWAA) and any other Ministry of Health requirements, such as those contained in the Health (Drinking Water) Amendment Act 2007.*

Compliance with regional rules

11. *There are regional rules that cover the ongoing use, maintenance, restoration, alteration, replacement or decommissioning of the bore which must be complied with. These rules are detailed in the Auckland Unitary Plan (Operative in Part).*

Avoiding contamination of aquifer

12. *The consent holder is advised to install a non-return valve of acceptable NZ Standards on the proposed bore to prevent the backflow of water into the bore.*

Use of water

13. *The taking and use of water is regulated by s14(3)(b) of the RMA and the Auckland Unitary Plan. If your proposed water take is not provided for by s14(3)(b) or by a permitted activity rule in the AUP(OP) then you require a resource consent to lawfully take and use water. See Chapter E7 of the AUP(OP).*

Delegated decision maker:

Name:	Carly Hinde
Title:	Principal Project Lead, Premium Resource Consents
Signed:	
Date:	10 February 2026

Resource Consent Notice of Works Starting

Please email this form to **monitoring@aucklandcouncil.govt.nz** at least 5 days prior to work starting. Include your consent reference and site address in the subject line to help direct your notice.

Site address:	
Resource consent number:	**Associated building consent:**
Expected start date of work:	**Expected duration of work:**

Contacts	Name	Role	Mobile	Email address
First point of contact				
Secondary contact				

Once you have been contacted by your Monitoring Officer, all correspondence should be sent directly to them.

Monitoring Process:

Council will review your consent for start of works periodically from the date of issue. Once works have started, the frequency of monitoring will vary depending on the complexity of the consent, environmental risks and compliance history.

Monitoring Costs:

Council recovers all costs for monitoring of resource consents in accordance with section 36(1)(c) of the Resource Management Act 1991 (RMA). An initial deposit will have been paid when the resource consent was granted. Any monitoring costs that exceed the deposit will be charged at an hourly rate and invoiced.

Monitoring work may include such activities as conducting site inspections, reviewing consent conditions, updating compliance files and carrying out tests.

Noncompliance with your consent:

Please read the conditions of your consent carefully. Breaches of the conditions of a consent can result in enforcement action under the Resource Management Act 1991 (RMA) in the form of infringements, abatement notices, and/or criminal prosecution.

For further information on any of these topics, please click the link below:

Resource Consent Monitoring

Name and Signature:	**Date:**

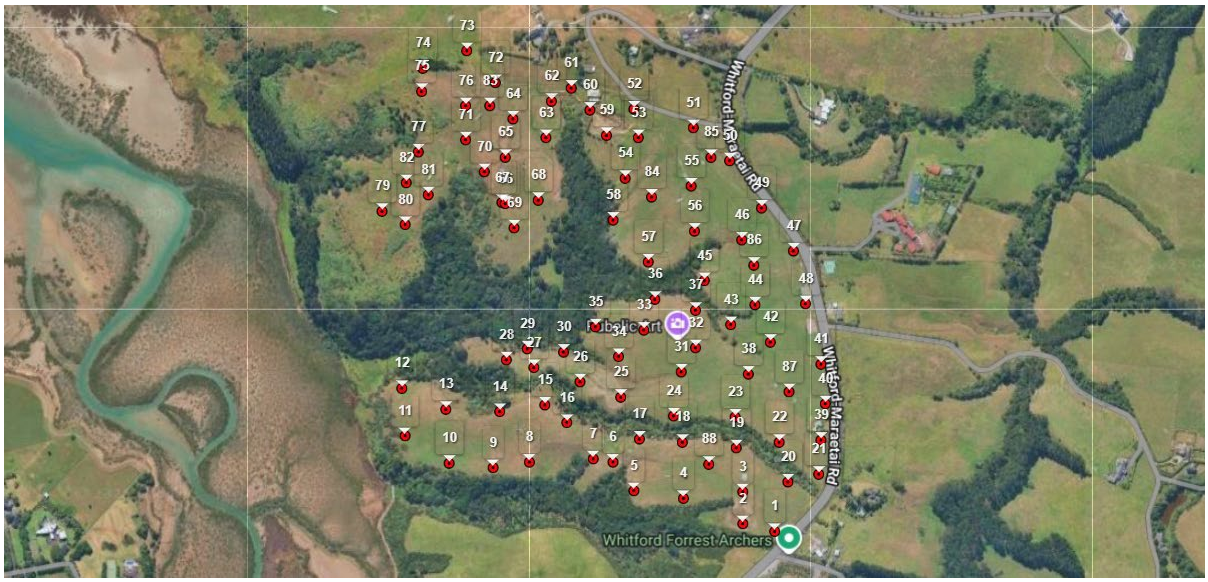


Figure 2: Survey Area

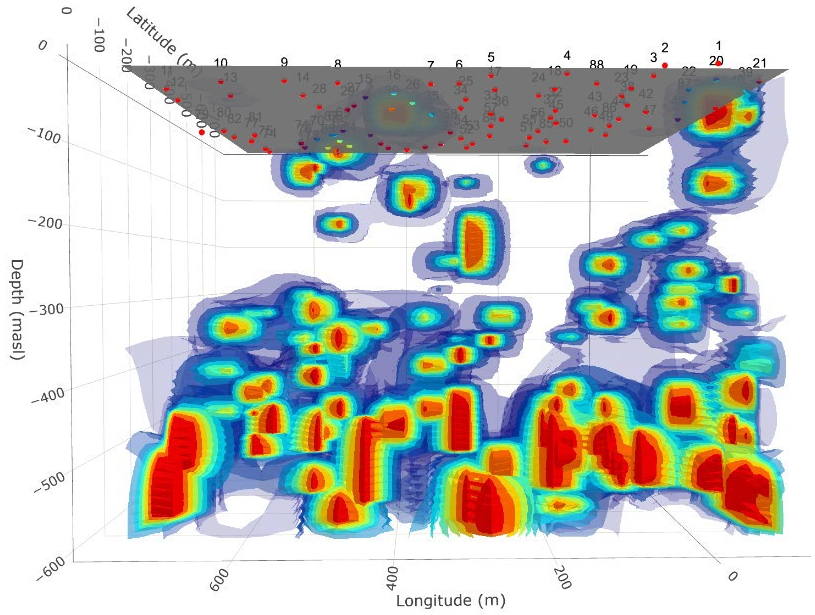


Figure 3: Results from the aquifer mapping with red denoting water availability