

Attachment A – Response to other parties' condition comments

Condition	Comments	Comments and reasoning	Applicant Response
Auckland Conservation Board			
33/34	Request that Condition 33 or 34 are expanded to require ongoing long term pest plant and animal control (currently Condition 33 specifies a minimum 5 year period).		A 5-year minimum maintenance period is considered appropriate. It is noted that the applicant intends to manage planting and pests long term, with the 5-year maintenance period being the minimum requirement. The land covenants ensure that the bush is protected in perpetuity and require 5 year monitoring reports on the health and management (e.g. weed and pest control) of the habitat. The monitoring and reporting obligation will commence 5 years after initial planting is undertaken, and cease twenty years from the date planting is completed for the final stage.
34	Request that Condition 34 is expanded to include controls on vegetation removal to ensure this occurs outside of the native pipit breeding season (August to March) and checks are carried out for nests prior.		Condition 34 does not apply to vegetation removal. Consent isn't sought to remove vegetation as part of this application. It would be beyond the scope of this consent to address that matter through conditions.

Condition	Comments	Comments and reasoning	Applicant Response
38 & 39	Support Conditions 38 and 39 to ensure that implementation of the proposed Lizard Management Plan (LMP) is reported to Council and DOC.		Noted, thank you.
33/34	Request that either Condition 33 or 34 is expanded to include “riparian vegetation”.		Conditions 33 and 34 refer to the revegetation proposed across the site, which includes riparian planting. The proposed wording is considered sufficient.
40	Request that Condition 40 is expanded to include a reporting requirement for the BMP if implemented (similar to reporting requirements for LMP as per Conditions 38 and 39).		Condition 40 has been amended.
	Request that Condition 40 is expanded to include long term monitoring of roosting sites for long tailed bats if these are located on the project site.		Condition 40 (d) requires details of ongoing monitoring and reporting of bat activity where occupied bat roosts are discovered and is considered sufficient for the purposes of long term monitoring.
87	Request that Condition 87 is expanded to include protecting against disturbance to bats in situations where there are known roosting trees.		<p>Condition 40 outlines the protocols if bat roosts are discovered and is considered sufficient to protect against the disturbance of bats.</p> <p>Condition 33(f) and (g) also manage this.</p>

Condition	Comments	Comments and reasoning	Applicant Response
164	Support Condition 164 requiring a Fish Salvage report and a Native Freshwater Fish Relocation Plan (NFFRP)		Noted thank you.
176	Support Condition 176 requiring a Fish Passage Monitoring and Maintenance Plan (FPMMP) to be prepared and implemented.		This condition has been retained.
New Condition	Request an additional Condition to prepare and implement a long term monitoring plan (including baseline conditions) for freshwater macroinvertebrates and native fish in the streams within, and downstream of the development site.		The suggested condition is not considered commensurate to the level of effect proposed by the application. No stream diversion or reclamation is occurring, with streamworks limited to culvert upgrades and replacement of existing culverts. No earthworks are proposed within or close to streams, with the closest earthworks being setback a minimum of 5m from the stream. All other earthworks are >10m from the channel edge. All earthworks will be undertaken in accordance with best practice erosion and sedimentation controls. The proposal will greatly improve the streams and the overall biodiversity of the site.
Department of Conservation (Wildlife Act Approval Conditions)			

Condition	Comments	Comments and reasoning	Applicant Response
9	<p>Death of wildlife associated with salvage activities</p> <p>If any lizards should die during the activities authorised by this Approval being carried out, the Approval Holder must:</p> <ul style="list-style-type: none"> • inform the Auckland DOC Operations Manager (auckland@doc.govt.nz) within 48 hours, chill the body if it can be delivered within 72 hours, or freeze the body if delivery will take longer than 72 hours; and • send the body to Massey University Wildlife Post Mortem Service for necropsy OR as otherwise advised by the Auckland DOC Operations Manager, along with details of the animal's history; and • pay for any costs incurred in investigation of the death of any lizard; and • if required by the Auckland DOC Operations Manager, cease the Authorised Activity for a period determined by the DOC Operations Manager. • <u>For the avoidance of doubt, this condition applies to lizard deaths that are associated with salvage activities and does not apply to incidental deaths that occur during lawful</u> 	<p>We suggest adding an additional paragraph to the bottom of the clause for clarification purposes.</p>	<p>Condition 9 of the Wildlife Act Approval conditions has been updated, please refer to Attachment B.</p>

Condition	Comments	Comments and reasoning	Applicant Response
	<p><u>activities. The purpose of the above clause is to ensure the methodologies and practices for catch, transfer, and liberate are functioning successfully and to require investigation in the event that deaths occur during salvage activities.</u></p>		
Department of Conservation (Resource Consent Conditions)			
40	<p><u>Bat Management Plan</u></p> <p>Prior to any tree alteration works at the site the <u>commencement of any Project Stage, as set out in condition 16, the Consent Holder must submit a BMP to the Council for certification. The BMP must be prepared by a suitably qualified and experienced ecologist, must be consistent with the Bat Protocols (<i>Protocols for minimising the risk of felling occupied bat roosts</i>) to outline pre-felling monitoring of high-risk trees. and include details of effects management for the purpose of achieving the following objectives:</u></p> <ol style="list-style-type: none"> <u>To minimise the adverse effects of tree-felling; and</u> <u>To avoid, remedy and/or mitigate adverse effects on bats and their habitat during- and post- construction.</u> 	<ul style="list-style-type: none"> Long tail bat (LTB) habitat does not just include the area or environment where a population roosts but also includes the areas used for its feeding or breeding patterns (as per the definition of ‘habitat’ within the NPSIB). Riverhead Forest is known to support a population of LTBS and there are records of their presence both within and within 500m of the project site. The Bat survey provided (March-May2025) shows evidence that bats use the area. 	<p>This condition has been amended with minor alterations to make it more workable. The majority of the site is harvested and does not contain bat habitat, we suggest specific reference to vegetation clearance or tree alteration works rather than general construction works, to link this condition to an actual effect. We also note that trees can be removed through existing permitted forestry activities.</p>

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	<p>The BMP must set out the practices and procedures to be adopted to avoid as far as practicable the injury/death of bats during the construction and operation of the Project Site and to the extent they are applicable to its scope, the BMP must include (where relevant):</p> <p>The BMP shall include (but not be limited to) the following:</p> <ul style="list-style-type: none"> a) A detailed description of the scope of activities it covers, including <u>a list of Project Construction Work Components and/or Operations</u> and confirmation of all areas to which it will be applied and over what duration <u>and timing of the implementation of the BMP;</u> b) <u>Confirmation of the locations and extents of all High Value Bat Habitats on the Project Site;</u> c) A vegetation tree removal protocol prepared by a qualified bat ecologist that sets out the monitoring procedures to be implemented for the removal of any vegetation and/or trees that are identified as potential bat roosts. This can be achieved through acoustic surveys, direct observation 	<p>However, acoustic surveys do not provide information about roosting particularly over this time period.</p> <ul style="list-style-type: none"> • The EIA provided identifies that even with the removal of mature exotic forest habitat as part of a permitted¹ Commercial Forestry Activity, any LTBs that remain within the area will still likely utilise flight corridors or foraging habitat within the site due to the streams and wetland present within the application site. • The EMP identifies the effects of the proposed development on LTBs which not only considers loss of roost trees but also loss of potential commuting habitat, construction effects and effects associated with the development such as 	

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	<p>of trees prior to their removal, and by managing the time (month) of removal;</p> <p>d) Details of ongoing monitoring and reporting of bat activity where occupied bat roosts are discovered</p> <p>e) Protocol(s) for minimising disturbance from construction activities near any discovery of active roosts until the bat ecologist confirms they are vacant;</p> <p>f) Methods for the replacement of any actual and potential bat roosts that are removed as part of the proposal; <u>including but not limited to:</u></p> <ol style="list-style-type: none"> <u>Procedures and actions for the design, timing, location and placement of artificial roosts within pest controlled habitat prior to any vegetation clearance</u> <u>installation and maintenance of artificial roost boxes (ratio of 6 artificial roosts to every 1 confirmed tree)</u> <u>Establishment of a monitoring programme for artificial roosts</u> 	<p>increased predation, artificial lighting etc.</p> <ul style="list-style-type: none"> The EMP notes large trees within the riparian corridors that would be protected from forestry operations as part of the application². This is likely given that roost trees may be avoided to comply with the permitted standards for harvesting and requirement to mitigate effects on threatened species. The EIA identifies one large radiata pine near to Wetland 1 and a large pine within the riparian corridor of Lot 1 which has the potential to support communal roosts. These and any other trees identified should be referred to within the conditions. To ensure the management plan follows best practice in 	

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	<p><u>installed for a duration of up to 15 years</u></p> <p>iv. <u>Reference to the NZ Bat Recovery Group Advice Note – The use of artificial bat roosts when undertaking this assessment</u></p> <p>g) Management actions to minimise disturbance to bats from temporary or permanent lighting <u>including but not limited to:</u></p> <p>i. <u>minimisation of artificial lighting by placing controls to minimise light spill and production of blue light wavelengths for residential and street lighting within the development site;</u></p> <p>ii. <u>lighting protocols that require the shielding of lights that are downlit with a maximum colour corrected temperature of 2700K or below;</u></p> <p>h) Management actions to minimise disturbance to bats from operational noise and lighting during construction;</p>	<p>relation to tree felling and lighting for bats the relevant NZ Bat Recovery Group Advice Notes are referred too.</p> <ul style="list-style-type: none"> • The response to the s53 comments provided by the applicant agrees to the Departments recommendation to control the colour correlated temperature of luminaires to a maximum of 2700K within the site and agrees that adjustments to lighting matters should be addressed by conditions. The Department supports this approach, but this does not appear to have been carried over into the set of draft conditions. • The advice note below this condition is not required as the application to which this 	

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	<p>i) <u>Methods to achieve enhancement of bat habitat within the site including (but not limited to):</u></p> <p>i. <u>Protecting identified and potential roosting trees within the riparian corridors (Lot 1) and wetland margins</u></p> <p>ii. <u>Pest control within high value bat habitat and revegetation areas</u></p> <p>iii. <u>Planting of appropriate vegetation types suitable for long tailed bat habitat within the identified high value bat habitat and revegetation planting areas.</u></p> <p>Advice Note: For the avoidance of doubt, this condition does not apply to existing permitted forestry activities.</p> <p><u>Advice Note - Wildlife Act 1953: The Consent Holder is required to ensure they comply with their responsibilities under the Wildlife Act 1953 to not disturb, harm, kill etc any protected wildlife. If approvals are required under the Wildlife Act 1953, the Consent Holder must ensure that the methodologies adopted under this condition do not conflict with any requirements of that Act.</u></p>	<p>consent relates is not for forestry activities. As noted within the s53 comments, an advice note is recommended to remind the Consent Holder of the requirements under the Wildlife Act in relation to bats</p>	

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	<u>Once certified, the Consent Holder must comply with the certified BMP.</u>		
New Conditions	<p><u>No removal of trees identified as active or inactive bat roost trees, shall occur except in accordance with the tree removal protocol set out in the certified Bat Management Plan.</u></p> <p><u>Disturbance associated with Construction Works is to be minimised around any active bat roosts within the site that are discovered and that do not require removal as set out in the Certified Bat Management Plan.</u></p> <p><u>The Consent Holder shall install, maintain and monitor artificial bat roosts with predator control bands within the site in accordance with the Certified Bat Management Plan.</u></p>	<ul style="list-style-type: none"> As above and noted in the s53 comments, given that the site contains and is in close proximity to bat habitat, some of the measures offered by the applicant to mitigate effects on bats should form conditions of consent to provide certainty that these recommendations are implemented. As noted in the s53 comments, artificial roosts are an untested method and it is recommended that any identified bat roost trees or potential roost trees are left in situ. Regular maintenance and monitoring of artificial roost trees will be required. 	Amended condition 40 addresses this matter. This is the purpose of the BMP.
87	Lighting Clauses a-g...	<ul style="list-style-type: none"> As noted in the s53 comments, there should be 	The condition has been updated, please refer to Attachment C (tracked changes

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	Add... <u>Demonstrate adherence to the lighting controls set out in the Certified Bat Management Plan to minimise adverse effects of artificial lighting on bats and bat habitat.</u>	consideration to the lighting requirements set out in the certified Bat Management Plan within the Lighting condition to ensure that it is a coordinated approach.	version) and D (clean version) of the applicants proposed conditions of consent.
255 (Consent Notice, Clause B)	Cats not permitted Reinstate condition: <u>No cats are permitted to be kept on the lot at any time. No dogs to be outside of identified curtilage areas unless on a leash. The Residents Association (or other legal entity) is responsible for management and enforcement of this requirement.</u>	<ul style="list-style-type: none"> The Department supported this consent notice and notes that the applicant has proposed this as a mitigation tool to minimise effects of the proposed residential development and the associated increase in predation of indigenous fauna including bats. A 'no cats' consent notice is becoming a common mitigation tool approved for subdivision consents around New Zealand where there are high ecological values. Future homeowners are made aware of this when they sign up to purchase a lot through 	This condition is unenforceable and cannot be reinstated. It is the applicant's intention to ensure that cats are not permitted on site; however, this will be achieved through a private agreement administered by the residents' association, rather than through a resource consent condition.

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		the consent notice conditions on the title and it will be managed/enforced by the Residents Association. The Department therefore recommends that this clause remains in the conditions of consent.	
162	<p>Streamworks Management Plan (SMP)</p> <p>Prior to the commencement of any streamworks, including upstream flows being dammed or diverted, a Streamworks Management Plan (SMP) must be prepared and submitted by the Consent Holder to the Council for certification.</p> <p>The SMP must be prepared in general accordance with GD05 (section G4 Works within a watercourse) and include:</p> <ol style="list-style-type: none"> Site specific construction methodology for each culvert, design details and erosion and sediment control measures. Details of any stream diversion methodologies, including location, type, and capacities designed in accordance with GD05; 	<ul style="list-style-type: none"> Clause (f) has been included as peak migratory periods and spawning periods for species present at site have not yet been identified by the applicant. These should be clearly identified, and instream works should be avoided over these periods. 	The condition has been updated, please refer to Attachment C (tracked changes version) and D (clean version) of the applicants proposed conditions of consent.

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	<p>c. Supporting calculations and design drawings as necessary;</p> <p>d. Monitoring and maintenance requirements; and</p> <p>e. Confirmation of fish protection measures at any pump inlets</p> <p>f. <u>identification of peak migratory and spawning periods for freshwater species present, during which stream works should be avoided.</u></p>		
164	<p>Native Freshwater Fish Relocation Plan (NFFRP)</p> <p>Should the streams contain flow upon the commencement of stream works, the Consent Holder must submit a Native Freshwater Fish Relocation Plan (NFFRP) to the Council for certification prior to any stream works commencing.</p> <p>The NFFRP must be prepared by a suitably qualified and experienced freshwater ecologist.</p> <p>The NFFRP must set out the practices and procedures to be adopted to avoid loss of native freshwater fish during any streamworks undertaken on the Project Site.</p> <p>The NFFRP must include, as a minimum:</p>	<ul style="list-style-type: none"> • The EMP states that salvaged fish will be relocated within the same catchment, however, ideally fish should be relocated to a safe location specifically in the same waterway they are taken from wherever practical. • The EMP identifies only two locations for relocation for each catchment. If all fish that are salvaged from instream works during this project are relocated to these 	<p>The condition has been updated, please refer to Attachment C (tracked changes version) and D (clean version) of the applicants proposed conditions of consent.</p>

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	<ul style="list-style-type: none"> a) The timing and duration of fish capture; b) The methodologies to capture fish; c) Methodologies to ensure effects on fish from any streamworks, including dewatering, are minimised; d) The transportation methodology; e) <u>Identification of appropriate habitat for fish relocation release sites - this should be within the same waterway from where fish were taken wherever practical, and should ensure sufficient capacity for and habitat appropriate to species that will be relocated; and</u> f) A qualified ecologist to undertake the capture and relocation; g) Details of the relocation site; h) Storage and transport measures including prevention of predation and death during capture; i) Euthanasia methods for diseased or pest species; and j) Copies of all relevant permits and permissions. <p>Once certified, the Consent Holder must comply with the certified SMP and NFFRP.</p>	<p>two sites there is the potential of exceeding capacity of the sites.</p> <p>Amendments to clause (e) have therefore been recommended.</p>	

Condition	Comments	Comments and reasoning	Applicant Response
176	<p>Fish Passage Monitoring and Maintenance Plan</p> <p>Within twenty (20) working days following the completion of the new culvert structures, the Consent Holder must submit a Fish Passage Monitoring and Maintenance Plan (FPMMP) to the council for certification. The FPMMP must specify the ongoing and maintenance measures of the culvert structures to ensure fish passage is maintained and does not reduce over the lifetime of the structures and include the following detail and processes:</p> <ul style="list-style-type: none"> a) Specific aspects of the structures to be monitored, <u>including fish monitoring where success of passage may be compromised (for example where NES FM criteria cannot be met, novel fish passage solutions are utilised and in regards to attenuation structures) to ensure that fish passage is provided for and that</u> the structure's provision for the passage of fish does not reduce over its lifetime, b) Programme frequency of routine monitoring and maintenance, c) Method of visual inspection of the structures within 5 days following a 	<ul style="list-style-type: none"> • The Department supports the inclusion of a condition requiring a Fish Passage Monitoring and Maintenance Plan. However, as noted in the s53 comments, there has been a lack of information on fish passage provisions at culverts with limited information on sizing, velocity, design etc. Some issues have been acknowledged by the applicant (eg aren't able to align to same gradient) that may impact on fish passage. There has been some reference to ladders, flexibaffles etc but no details (noting that these are usually used for remediation, not new structures). Resting pools and low velocity areas have been proposed which is supported, but given the 	<p>The condition has been updated, please refer to Attachment C (tracked changes version) and D (clean version) of the applicants proposed conditions of consent.</p> <p>Bioresearches has advised that (f) is unnecessary and not required. This has not been added to the draft conditions of consent.</p>

Condition	Comments	Comments and reasoning	Applicant Response
	<p>significant natural hazard or events that may otherwise affect the provision for fish passage</p> <p>d) Record keeping of monitoring results including photos,</p> <p>e) Follow up actions including the preparation of as-built plans and supporting information, further steps and remediation measures</p> <p>f) <u>An assessment of velocity through the structure compared to swimming abilities of fish species present.</u></p>	<p>complex nature of this work, monitoring is therefore recommended.</p> <ul style="list-style-type: none"> As noted in the s53 comments, there has been inconsistent information around whether the attenuation structures will provide for fish passage, the Departments understanding now is that they will be designed to be, but how this will be achieved is not clear from the information provided. The Department therefore does not believe that the applicant has conclusively shown that fish passage will be provided at these culverts (1-1 and 6). Given this it is suggested that fish monitoring should be a condition of consent, including ensuring that passage is provided for 	

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		<p>immediately post construction, as well as provided over time.</p> <ul style="list-style-type: none"> To make upstream progress a fish must swim at a speed greater than the velocity of the water it is swimming in, therefore the Department recommends that the applicant is required to provide an assessment of expected velocity for each culvert against species expected at site, fish swim speed, culvert length etc, specifically referring to the New Zealand Fish Passage Guidelines. 	
To be added to During Works section (condition 171 to 174).	<p>All reasonable precautions must be taken to avoid the spread of pest species, including, but not limited to:</p> <p>a) <u>Waterblast all machinery to remove any visible dirt and/or vegetation prior to being brought onsite, to reduce the potential for pest species being introduced to the bed of</u></p>	<ul style="list-style-type: none"> The Department recommends a biosecurity provision as it does not appear to be covered elsewhere. This suggested condition has been taken from MFE works in 	The condition has been updated, please refer to Attachment C (tracked changes version) and D (clean version) of the applicants proposed conditions of consent. Minor addition in red has been suggested for clarity.

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	<p><u>the watercourse. Machinery and equipment that has worked in watercourses must, before entering the site, also be cleaned with suitable chemicals or agents to kill invasive freshwater pest species</u></p> <p>b) <u>Avoid working in areas where aquatic weeds are known to be present.</u></p> <p>c) <u>Remove any vegetation caught on the machinery at the completion of works.</u></p> <p>d) <u>After finishing the works and before leaving the site, waterblast all machinery, to reduce the potential for pest species being spread from the bed of the watercourse.</u></p> <p>e) <u>All recommendations and requirements of MPI's gold clam standard should be followed for decontaminating absorbent materials and equipment when moving between waterways.</u></p>	<p>waterways document- with minor edits. This is in accordance with MFE and MPI requirements to ensure that biosecurity measures are taken into account during construction within waterways.</p>	<p>All reasonable precautions must be taken to avoid the spread of pest species, including, but not limited to:</p> <p>a) Waterblast all machinery that will be working in or adjacent to streams to remove any visible dirt and/or vegetation prior to being brought onsite, to reduce the potential for pest species being introduced to the bed of the watercourse. Machinery and equipment that has worked in watercourses must, before entering the site, also be cleaned with suitable chemicals or agents to kill invasive freshwater pest species</p> <p>b) Avoid working in areas where aquatic weeds are known to be present.</p> <p>c) Remove any vegetation caught on the machinery at the completion of works.</p> <p>d) After finishing the works and before leaving the site, waterblast all machinery, to reduce the potential for pest species being spread from the bed of the watercourse.</p>

Condition	Comments	Comments and reasoning	Applicant Response
			e) All recommendations and requirements of MPI's gold clam standard should be followed for decontaminating absorbent materials and equipment when moving between waterways.
Waitematā Clay Target Club			
254	<p>Correction to advice note:</p> <p>Please note that the Waitemata Clay Target Club may be open on any day of the week from sunrise to sunset, 52 weeks of the year.</p> <p>Typically, the club is open on 3 or 4 days every week including Saturdays and Sundays but is also open on other days from time to time.</p> <p>In respect to comments re noise levels:</p> <p>Please note that the club is zoned as "Open Space – Sport and Active Recreation Zone".</p>		<p>We retain our position on this matter and agree with the wording of condition 254 and the advice note as drafted within the Expert Panel draft conditions.</p> <p>Our review of the WCTC consent history and Council records confirms that WCTC holds a 1966 permit authorising shooting one day per month between 11am and 5pm. Whilst the latest comments from WCTC request a change to the advice note on the basis that it operates "<i>on any day of the week from sunrise to sunset, 52 weeks of the year. Typically, the club is open on 3 or 4 days every week including Saturday and Sundays but is also open on other days from time to time</i>" - no further consents have been obtained to authorise</p>

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			<p>an increase in frequency or intensity, and the lawfulness of activities beyond those provided for in the 1966 permit has not been established. Existing use rights have not been confirmed under the Resource Management Act, and WCTC's comments do not address this position in light of the current AUP rules. If WCTC wish to rely upon lawful existing use rights, it must prove the use was lawfully established before the relevant planning rule became operative and that its character, intensity, and scale are the same or similar to what existed at that time. WCTC might choose to formally confirm these rights by applying for an Existing Use Certificate, which requires detailed information, evidence of the use, and proof it was lawful - no such certificate exists at this time.</p> <p>The obligation to prove that WCTC has existing use rights does not sit with the applicant for consent in this matter. In terms of this application, only lawful</p>

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			activities may be considered as part of the receiving environment and the advice note as drafted is correct.

Response to Auckland Council Comments		
Minute 4 Response Memorandum		
Paragraph	Topic	Applicant Response
2 (a-f)	Latest Council version of draft conditions	<p>Please refer to Attachment E (tracked changes version) for the applicant's response to Council's comments on the Expert Panels Draft Conditions.</p> <p>Attachment C (tracked changes version) and D (clean version) are the applicants final proposed conditions of consent.</p>
6-8	Potential Natural Hazards/Flooding and Stormwater Effects	Please refer to the response prepared by Maven in Attachment G .
9-11	Potential Network Capacity/Performance Effects	<p>Please refer to Attachment B (tracked changes version) and C (clean version) of the applicants proposed conditions of consent.</p> <p>To summarise, the applicant maintains its opinion that the SH16 condition is unnecessary, unreasonable and does not relate to an and adverse effect of the activity on the environment. The proposal will only have a minimal impact on SH16 and the wider transport network.</p>

Response to Auckland Council Comments		
		<p>There are additional matters of context which are relevant. It is important to acknowledge that the subject site is already 'live-zoned' and subject to the Treaty Settlement Land provisions under the AUP. The proposal provides suitable access and local upgrades to manage traffic effects, and the staged approach to the proposal avoids the traffic impacts raised by AT / NZTA on the wider transport network occurring all at once and in the immediate future. The applicant provided a detailed response to this matter within the response to comments from Auckland Transport. Restricting occupation of the proposal until Section 1 of Stage 2 of the SH16 safety upgrades project is completed is unwarranted and unnecessary and is not accepted by the applicant.</p>
12-26	Plan Change 120 – Auckland Unitary Plan	Please refer to the applicant's response to RFI 3.
Latest Council conditions		
<p>Please refer to Attachment E (tracked changes version) for the applicant's response to Council's comments on the Expert Panels Draft Conditions. Attachment C (tracked changes version) and D (clean version) are the applicant's final updated proposed conditions of consent.</p>		