

Note: Take note that street numbers for the lots on the survey plan will be allocated by Council subsequent to Section 223 approval, and these numbers must be used for future applications for building consent. A copy of the survey plan with the Council allocated numbers will be provided.

## **2: SECTION 224C REQUIREMENTS**

Prior to the release by the Council of the Section 224(c) compliance certificate for this subdivision the applicant shall comply with the following conditions to the satisfaction of Council:-

Note: The application requesting the 224 release shall be in writing, shall include the advertised processing fee, shall address how each of the following conditions have been satisfied, and shall be accompanied with Compliance Certificates from each of Council section(s) named below.

### **ECOWATER CONDITIONS (PUBLIC DRAINAGE)**

- (EW 1) For each stage, before the commencement of any work, obtain the approval of Council to engineering plans and specifications prepared in accordance with Council's "Code of Practice for City Infrastructure and Land Development" detailing the nature and extent of any proposed work. The engineering plans submitted will be processed separately and any amendments required will be advised in the engineering approval for each stage.
- (EW 2) Design, provide and install a complete public wastewater reticulation system to serve all Lots in compliance with Councils Code of Practice for City Infrastructure and Land Development (Refer Section 5.0). Specific requirements:
- (i) Under specific engineering approval extend the Public wastewater system from the existing connection points within the site to serve each residential Lot with a separate connection to the Public system. Specific requirements:
  - (ii) Extend the public wastewater system within footpath between 12 KAHIKATEA PL (LOT 20 DP 113906) and 15 MACROCARPA PL (LOT 9 DP 113905) to serve the proposed development (**Stage 1**).
  - (iii) Provide in the design of services for the reticulation of the upstream catchment and install such reticulation to the boundary of the upstream properties. To 64 Simpson Road (**Stage 1**).
  - (iv) The earthwork for next following stage has to be kept at least 5.0m clear from the existing infrastructure for the previous stage to keep the existing manholes in a good condition.
  - (v) Provide at least 4.0m clearance between the bodies of two proposed wetlands for easy maintenance of the proposed public pipe.
  - (vi) At the stage of an engineering approval application for each stage a quote will be required to be obtained from Councils contractor for the proposed wastewater manhole over existing Public wastewater lines.
  - (vii) Separate systems are to be provided from each Lot to the point of connection to the public system/dry chamber.
  - (viii) A Licensed Cadastral Surveyor is required to certify the private drainage has been laid within the easements provided.

Advice Notes: (a) EcoWater policy requires any wastewater manholes or line connections to be constructed by EcoWater Solutions maintenance contractor.

(b) The above condition may be staged as follows:

Stage 1 – Lots 1-20 and 41-43

Stage 2 – Lots 21-36 and 40

Stage 3 – Lots 72-86

Stage 4 – Lots 61-69

Stage 5 – Lots 44-60, 70, 71, 87, 88 and 37-39

- (EW 3) For each stage, design, provide and install a complete public / private storm-water drainage system to serve all Lots in compliance with Council's Code of Practice for City Infrastructure and Land Development (Refer section 4.0). Specific requirements:

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- (i) Under specific engineering approval extend the public storm-water system to serve each residential Lot within a separate connection to the public system. Specific requirements:
- (ii) Provide reticulation to the upstream catchments, including numbers 60, 62, 62 A and 64 Simpson Road (**Stage 1**) and 21 and 23A Clearwater Avenue (**Stage 5**)
- (iii) Provide upgrading of the stormwater pipes from 3 Clear View Heights to 21 and 23A Ranui Avenue (**Stage 3**)
- (iv) Divert or relocate the exiting private 900mm diameter line serving the upstream property (**Stage 1**)
- (v) Storm-water reticulation for each previous stage has to be full completed before the next following stage.
- (vi) The earthwork for next following stage has to be kept at least 5.0m clear from the existing infrastructure for the previous stage.
- (vii) Collect all existing discharge points. The system shall include connection to down pipes or drainage from any existing buildings/paved areas.
- (viii) Separate systems are to be provided from each Lot to the point of connection to the public drain.
- (ix) A Licensed Cadastral Surveyor is required to certify the private drainage has been laid within the easements provided.
- (x) Provide an as-built plan showing location and depths of all subsoil drainage, and flushing points, and a maintenance manual, for inclusion in Council's Hazards and Special Features Register.

Advice Note: The above condition will be staged as follows:

Stage 1 – Lots 1-20 and 41-43

Stage 2 – Lots 21-36 and 40

Stage 3 – Lots 72-86

Stage 4 – Lots 61-69

Stage 5 – Lots 44-60, 70, 71, 87 and 37-39

(EW 4) For each stage, calculate and provide a plan showing the effect of the 1 in 100 year flood frequency level of the existing Stream on the affected lots adjacent thereto and show that buildings can reasonably be sited according to the District Plan with a floor level not less than one metre above this determined flood line to the satisfaction of Council. A **consent notice** pursuant to Section 221 of the Act will be required to be issued and registered on the new titles to be issued for affected Lots, stipulating the minimum floor levels.

(EW 5) Provide a catchment analysis, define and form the 1 in 100 year overland flow path, and take note that a drainage easement in gross in favour of Council will be required to be issued and registered on the new titles to be issued for affected Lots precluding placement of fill or the erection of solid walls or fences or other impediments within that flow path. If necessary, a **consent notice** pursuant to Section 221 of the Act will also be required to be issued and registered on any adjacent affected Lots requiring a minimum freeboard of one metre above the 1 in 100 year overland flow path for the floor levels of residential buildings. Provide an As-Built plan of the overland flow path showing a long section and cross section for inclusion in Council's Hazards and Special Features Register.

(EW 6) To prevent increasing downstream flooding and/or increased channel erosion on the Swanson Stream, storm water disposal is required to comply with EcoWater's Countryside and Foothills Storm water Management Code of Practice. A **consent notice** is to be issued and registered on the new title(s) for Lots stating that the storm water disposal system from any development on the site shall be designed to incorporate the following requirements to the satisfaction of EcoWater:

- i) Maintain storm water runoff flows, volumes, and timing to pre-development levels for the 2 & 10 & 100 year storm event(s).
- ii) Mimic natural runoff patterns, and not to discharge directly to a watercourse, open drain or piped system.
- iii) Note: Council's Hazards and Special Features Register will be advised of the above requirements.

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- (EW 7) The storm-water mitigation measures proposed in Ling Design Consultants Ltd "Hydrological Neutrality Report for Everbright Realty Nelson Ltd dated September 2004 complies with (EW 6) above, subject to the following conditions:
- a. The proposal is to provide a stormwater pond to capture and detain the storm water runoff from the development site under the pre-development conditions for the 2 & 10 & 100 year design storms.
  - b. At the stage of Engineering Approval for Stage 1, provide full design of the proposed storm water quality treatment (SWQT) device on the south-west boundary to EcoWater for review. Size this storm water quality treatment device to allow for the upstream catchments to be captured and directed through these devices
- (EW 8) Provide storm water quality treatment to the site in accordance with the Auckland Regional Council's TP10 *Storm water Management Devices Design Guideline Manual*, and WCC Code of Practice for City Infrastructure and Land Development (refer Section 4). It is proposed as part of development two wetland extended detention ponds for storm-water treatment and peak flow attenuation. Specific requirements are:
- a) A **consent notice** pursuant to Section 221 of the Act will be required to be issued and registered on the titles of all lots recording the obligations each lot owner to maintain and operate the storm water management system in accordance with the conditions of this consent. Specifically, this includes restriction on unpainted roof materials (i.e. no galvanized or zincalume or other unpainted metal type roofing) and the required for all properties to utilize rain tanks for water re-use.
  - b) Provide engineering plans and calculations to EcoWater for approval prior to commencing works.
    - i. Provide a flood wall along the north boundary of the site to protect the downstream properties. Suitable access to all retaining walls for maintenance purposes must be provided and guaranteed for the life of the structures. Retaining walls must be designed for a minimum 100-year life.
    - ii. Improve the riparian margin at the open watercourses. Provide a planting plan for the riparian margin for the approval of Councils Environmental Monitoring Officer.
    - iii. Provide a surveyed as-built plan of the device showing all lid and invert levels, permanent water level, and contours at 200mm intervals below water level.
    - iv. Provide specific designs of both proposed storm water outlets to minimise the potential for scouring and erosion within the Porters Stream.
    - v. Provide a geotechnical completion report certifying construction of the wetlands/pond.
    - vi. Provide a maintenance manual for the treatment devices.
- (EW 9) For each stage, design, provide and install a complete public / private water supply reticulation system and fire fighting services to all Lots in compliance with Council's Code of Practice for City Infrastructure and Land Development (Refer section 6). Specific requirements:
- (i) Extend the public water reticulation system from Simpson Road to serve the proposed development.
  - (ii) Water reticulation system for each previous stage has to be full completed before the next following stage.
  - (iii) The earthwork for next following stage has to be kept at least 5.0m clear from the existing infrastructure for the previous stage.
  - (iv) Provide and install a private water service pipe to the body of Lot/Unit as specified in WCC COP Section 6.3.12 Case 1.
  - (v) Pay to the Council the cost of supervising the shut down of Council's water supply mains. This service includes Council providing written advice to all affected property owners/tenants.
  - (vi) Provide a detail showing the proposed connection to the existing Council water main/s. The detail is to include all flanges, joints and applicable details. In addition any water reticulation plan is to show all necessary design details to inform construction (eg. thrust blocks etc).

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- (vii) Provide and install a fire hydrant within 135 metres of the farthest point. Note: The hydrant is to be on a direct traffic route to the property. The distance specified above may not be measured as a radius.
- (viii) Where the required public system is on private property, easements over the course of such system in favour of Council will be necessary.
- (ix) All Lots are to be individually metered at the road reserve boundary.

Advice Note: The above condition will be staged as follows:

Stage 1 – Lots 1-20 and 41-43

Stage 2 – Lots 21-36 and 40

Stage 3 – Lots 72-86

Stage 4 – Lots 61-69

Stage 5 – Lots 44-60, 70, 71, 87 and 37-39

- (EW 10) Provide in the design of services for the reticulation of the upstream catchments and install such reticulation to the boundary of the upstream properties.

These include storm-water drainage to 60 Simpson Rd (Lot 1 DP 101848) and 62 Simpson Rd (Lot 2 DP101848) and 64 Simpson Rd (Lot 1 DP7398) (**Stage 1**)

- (EW 11) Demonstrate any culverts/drainage under the shared driveway/public road has capacity for the 1 in 5 year storm event without overtopping. If this capacity is not available in the private drainage system a culvert for overland flow may be required under the shared driveway. Provide plans for approval prior to construction.
- (EW 12) Prior or at the stage of submitting engineering plans to Waitakere City Council provide copies of Auckland Regional Council SW discharge consent conditions and hydraulic or geotechnical reports to EcoWater for review and inclusion with the specific engineering plan approval.
- (EW 13) Contact EcoWater's Subdivision Assistant (8368000ext8248) to arrange a pre-start meeting. Plans are required to be submitted and Engineering Approval obtained before requesting a pre-start meeting.
- (EW 14) Provide an As-Built drainage plan prepared by a Licensed Cadastral Surveyor and cctv video inspection of the new public drainage, in accordance with WCC COP.

Advice Note: It is the applicant's responsibility to, if applicable, obtain from the Auckland Regional Council a discharge permit, and all other consents, on terms acceptable to the Council, pay all costs attributable to such application and comply with any conditions imposed by the Council. Provide copies of subdivision consent conditions and hydraulic or geotechnical reports to the Regional Council.

Prior or at the stage of submitting engineering plans to Waitakere City Council provide copies of Auckland Regional Council SW discharge consent conditions and hydraulic or geotechnical reports to EcoWater for review and inclusion with the specific engineering plan approval.

## TRANSPORT ASSETS – ROADING

- (TA 1) For all stages, before the commencement of any work, obtain the approval of Council to engineering plans and specifications prepared in accordance with Council's "Code of Practice for City Infrastructure and Land Development" detailing the nature and extent of any proposed work; and pay the Engineering Approval Fee.
- (TA 2) Before the commencement of any work, pay the Works Supervision Fee for Transport Assets component. Additional work supervision fee may be required over and above the deposit fee paid by the applicant. The additional charge will be based on a per hour rate.
- (TA 3) The road network vested to Council shall be designated as a Local Road.

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- (TA 4) Take note that at each stage the relevant part of Lot 95 shall vest in the Waitakere City Council as Road.
- (TA 5) Take note that the street intersection geometry, street furniture and safety features will be finalised through the engineering plan approval process and this may result in minor amendments to Lot boundaries at these locations to accommodate necessary design details.
- (TA 6) Design, form and completely construct the proposed new roads (Lot 95) (**Stages 1 – 5**) and the pedestrian access way (**Stage 5**) in accordance to the Code of Practice for City Infrastructure and Land Development to the satisfaction of the Council. Notes:
- (1) Street tree planting shall be carried out (subject to prior approval of a plan showing the location and the species to be used) to the satisfaction of the Service Manager: Parks & Open Spaces.
  - (2) The intersection geometry, street furniture and safety features will be finalised through the engineering plan approval process.
  - (3) Footpaths shall be provided full length on both sides of the road.
  - (4) The pedestrian access way shall include a 2m wide concrete footpath, fencing, trees and grassed; all to the satisfaction of Service Manager: Parks & Open Spaces.
- (TA 7) Ensure, where practicable, that not less than a 150mm deep layer of topsoil free of deleterious material is replaced on the road berms to the satisfaction of the Council.
- (TA 8) Form the shared driveway over parts of Lots 88, 89 and 90 (**Stage 1**), Lot 91 (**Stage 2**) and Lot 92 (**Stage 5**) and construct thereon a carriageway and storm water control in accordance to Council's Code of Practice for City Infrastructure and Land Development and to the satisfaction of the Council. Notes:
1. The construction shall include the vehicle crossing, using standard detail SD 3.10 Residential Vehicle Crossing (Kerbed Road); for which vehicle crossing detail forms shall to be completed and returned to Council.
  2. Inspection of the shared driveway and vehicle crossing boxing prior to concrete pouring is required. Contact phone 836-8000 extension 8725 at least 48-hours prior to the inspection being required.
  3. Ensure that the longitudinal section of the shared driveways and vehicle crossings complies with Council's Code of Practice for City Infrastructure and Land Development standard detail SD 3.15 Maximum Vehicle Crossing Profile.
  4. All bends shall have a minimum inside turning radius of not less than 6.5m.
  5. The minimum width of the carriageway on shared driveways is specified in Council's District Plan and the construction details are given in Council's Code of Practice for City Infrastructure & Land Development.
- Notes: Provide a carriageway width for:
- (i) 1-2 lots, 2.5m wide with 0.7m services strip
  - (ii) 3-5 lots, 2.7m with passing bays and 1.3m services strip
  - (iii) 6-10 lots, 3.5m with passing bays and 1.5m services strip
  - (iv) All to the satisfaction of Council.
- (TA 9) Design, form and completely construct the proposed new road (Lot 95) in accordance to the Code of Practice for City Infrastructure and Land Development to the satisfaction of the Council. Notes:
- (1) Street tree planting shall be carried out (subject to prior approval of a plan showing the location and the species to be used) to the satisfaction of the Service Manager: Parks & Open Spaces.
  - (2) The intersection geometry, street furniture and safety features will be finalised through the engineering plan approval process.
  - (3) Footpaths shall be provided full length on both sides of the road.
  - (4) The pedestrian access way shall include a 2m wide concrete footpath, fencing, trees and grassed; all to the satisfaction of Service Manager: Parks & Open Spaces.
- (TA 10) Pay to Council a street damage bond of \$5000 prior to the commencement of work. This bond shall be refunded in full after inspection by Council's Construction Supervisor confirms no damage to Council's roading assets has occurred. The inspection is to take place once all work is completed

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(TA 11) Pay a 2½% maintenance deposit on the value of works being taken over by Council which is refundable upon final acceptance of the works at the end of the maintenance period (**Stage 3**)

(TA 12) Ensure hard stand area for solid waste bins complies with Council's Code of Practice for City Infrastructure & Land Development, standard detail SD 3.7 Urban Private Way Details.

(TA 13) Provide to Council prior to the release of the 224 Certificate for each stage, all RAMM data and as-built plans of the new roads formed (electronic and compatible with WCC GIS system). This will be inclusive of kerb lines, cesspits, street lighting, foot-paths, intersection control devices, signs, street furniture, landscaping, vehicle crossings, pram crossings, pedestrian access ways and property boundaries.

#### **PARKS CONDITIONS (All Stages):**

(PK 1) Street tree planting is to be established within the development to the satisfaction of the Parks Consent Planner and is to be implemented in accordance with the Waitakere City Council Code of Practice for City Infrastructure and Land Development, published by the Council. In particular, street trees should be planted:

- a. to avoid conflict with street lighting, street trees should not be planted within 10 metres of a street light
- b. a minimum distance of 3 metres from driveways
- c. that are of best nursery stock, healthy, vigorous and eco-sourced
- d. that are a minimum street tree grade of PB 95 however, in the case of Taraire trees which may be difficult to source PB 45 maybe acceptable subject to the Parks Consents Planners approval.

(PK 2) The consent holder is to be responsible for the maintenance of all street trees for a period of two years (from the date of its certified establishment from Council) including the replacement of any dead or dying vegetation, to the satisfaction of the Parks Consent Planner. A bond, based on \$7 per sq metre per annum for gardens/shrubbery, and \$75 per tree per annum, will be required to ensure the satisfaction of this condition. The consent applicant is to advise the Parks Consent Planner of a maintenance schedule and the name of the qualified person/company responsible for the planting maintenance.

#### **The following conditions are relevant for Stages 4 and 5:**

(PK 4) That the areas within the Local Purpose (Drainage) Reserve (Lots 94 and 98) on either side of the formed walkway are to be established to the satisfaction of the Parks Consent Planner and implemented in accordance with the Waitakere City Council Code of Practice for City Infrastructure and Land Development published by the Council. In particular, at least 1 metre either side of the pathway shall be grassed or mulched with bark in order to keep the walkway clear of vegetation. Mowable batter slopes are to be no steeper than 1 vertical to 5 horizontal. Batters greater than 1 in 5 shall be densely planted and mulched to reduce maintenance.

(PK 5) That an entry sign to the walkway from Eric Gifford Drive connecting with Kahikatea Place walkway shall be erected in accordance with Waitakere City Council Code of Practice for City Infrastructure and Land Development Standard Design 7.50 to the satisfaction of the Parks Consent Planner.

(PK 6) The details of the pedestrian footpaths, footbridge and boardwalk in both the Local Purpose (Drainage) Reserves (Lot 94 and 98) and Local purpose (Accessway) Reserves (Lot 97) shall be finalised at the Engineering Plan stage to the satisfaction of the Parks Consent Planner (**Stage 4**). Engineering plans for the footpath, footbridge and boardwalk shall be submitted within 3 months of the issue of this consent. All works shall comply with the Waitakere City Council Code of Practice for City Infrastructure and Land Development. The developer must advise the Parks Consent Planner of when work will commence and prior to any works being carried out. Engineering plan details shall be provided at Engineering Plan stages for the following:

- a. The exposed aggregate footpath alignment details shall be to a width of 2m with a maximum gradient of 1 vertical to 12 horizontal and constructed in accordance with the Waitakere City

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Council Code of Practice for City Infrastructure and Land Development Standard Detail 7.102 for Parks Walkway Types attached.

- b. That the footbridge shall be constructed in accordance with the Waitakere City Council Code of Practice City Infrastructure and Land Development Standard Detail 7.106 for Typical Foot Bridge attached.
  - c. The boardwalk along the stream shall be constructed in accordance with the WCC Code of Practice Standard detail 7.105 for Typical Boardwalk attached.
  - d. The pedestrian accessways shall have permeable security type fencing erected on both sides of the reserve boundaries to a maximum height of 1.8 metres so as to deter graffiti and provide for passive surveillance.
  - e. Bollards shall be implemented along the frontage with Eric Gifford Drive along the proposed Recreation Reserve.
- (PK 7) Enter into a registerable fencing agreement with Council in regard to the area adjacent to the Proposed Local Purpose Recreation (Pedestrian) Reserve identified as "Future Lots" on the Simpson Road Subdivision Plan prepared by Lings Design Consultants LTD titled "Proposed Subdivision Layout Plan" dated January 2007 Issue 3A-Balance Lot 88 added and Reserve deleted Job No. 040608-047 sheet 2 of 14, to the effect that the Council will not be liable to contribute toward the cost of creating or maintaining any dividing fence between any reserve or other land vested in or administered by the Council. The fencing agreement shall include a clause that prohibits the installation of closed, solid fences on the boundary with the adjacent reserve.
- (PK 8) Take note that Lots 94 and 98 shall vest in the Waitakere City Council as Local Purpose (Drainage) Reserve pursuant to Section 239 of the Act and the owner shall supply Council with a Certificate of Title for the reserve. A solicitors undertaking to order and forward the certificate of title to Council will be required.
- (PK 9) Take note that Lot 97 shall vest in the Waitakere City Council as Local Purpose (Accessway) Reserve pursuant to Section 239 of the Act and the owner shall supply Council with a Certificate of Title for the reserve. A solicitors undertaking to order and forward the certificate of title to Council will be required.

## GEOTECHNICAL CONDITIONS

- (GT 1) All recommendations from the Soil and Rock Consultants Geotechnical Report are adhered to (Ref: 03004, dated 23 June 2004).
- (GT 2) All earthworks and subdivisional works shall be inspected and tested by a Chartered Professional Engineer. On completion of subdivisional works the supervising engineer should issue a "**Geotechnical Completion Report**" including a 'Statement of professional opinion as to the suitability of the site for residential development'. This report shall include the final development recommendations for each lot, confirming adequate factors of safety, and as-built records of earthworks and drainage.
- (GT 3) A Consent Notice pursuant to Section 221 of the Act will be required to be issued and registered on the new titles for Lots 1-20 and Lots 41-43 (**Stage 1**), Lots 21-37 and 40 (**Stage 2**) Lots 72-86 (**Stage 3**), Lots 61-69 (**Stage 4**) and Lots 44-60 and 37-39 and 71 and 87 (**Stage 5**) specifying compliance with conditions (GT 1) and (GT 2) above. The Consent Notices shall be prepared at the Applicant's expense.

## LEGAL DOCUMENTATION

- (LD 1) Enter into a registerable fencing agreement with Council in regard to Lots 61-64 (**Stage 4**) and 57-60 (**Stage 5**) to the effect that the Council will not be liable to contribute towards the cost of creating or maintaining any dividing fence between any reserve or other land vested in or administered by the Council. Also that any fences facing the reserve shall be of visually permeable construction in order to ensure good surveillance of the reserve.

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- (LD 2) The water supply easement required by Condition (1)(e) and drainage easements required by Conditions (1) (b) and (c) above, will be prepared by the City Solicitor at the applicants cost when the following information has been received:
- o A copy of the Land Transfer plan showing the Deposited Plan and Certificate(s) of Title numbers allocated by Land Information New Zealand, and
  - o The name and address of the solicitor acting for the owner.
- (LD 3) The Consent Notices required by Conditions (EW 4), (EW 5), (EW 6) and (GT 3) above will be prepared by the City Solicitor at the applicants cost when the following information has been received:
- o All necessary technical information.
  - o A copy of the Land Transfer plan showing the Deposited Plan and Certificate(s) of Title numbers allocated by Land Information New Zealand, and
  - o The name and address of the solicitor acting for the owner.
- (LD 4) Where any condition imposed upon this consent to subdivision is to be complied with on an ongoing basis by the subdividing owner and subsequent owners after the deposit of a survey plan (not being a condition in respect of which a Bond is required to be entered into by the subdividing owner of a completion certificate is capable of being or has been issued) the subdividing owner shall pay the Council's Solicitors legal costs and disbursements relating to the preparation and registration of a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, and shall do all acts and things necessary to enable registration of such Notice to be completed.

### FEES, BONDS & CONTRIBUTIONS

- (FC 1) Pay any EcoWater engineering, works supervision, 224c processing, and administrative fees as incurred. These fees will be charged at Councils advertised schedule of fees.
- (FC 2) Pay a 2½% maintenance deposit (minimum \$500.00) on the value of works being taken over by Council, which is refundable upon final acceptance of the works at the end of the maintenance period.
- (FC 3) In accordance with sections 108(2)(b) and 108A a cash or bank guaranteed bond shall be required prior to the release of the Section 224(c) compliance certificate for any uncompleted works or maintenance required to ensure the performance of parks conditions. The amount of the bond will be twice the GST inclusive estimated cost of completing or maintaining the works for the maintenance period. The bond will be prepared by the Council's solicitor at the applicant's cost and will provide, inter alia, that the liability of the holder of the resource consent will not be limited to the amount of the bond. The bond shall be registered against the titles for the affected lots.

#### Stage 1 – Lot 1-20 and Lots 41-43, Access Lots 89, 90 and 91 and Part Lot 95

- (FC 4) Pay to the Council a financial contribution equal to 6% (plus GST at 12.5%) of market values, to be obtained for Lots 2 – 20, and lots 41-43 as of the date of the application for 224(c) certification for reserve purposes. The valuation will be undertaken by a registered valuer to be appointed by Council.

#### Stage 2 - Lots 21-36 and 40 and Access Lot 92 and Part Lot 95

- (FC 5) Pay to the Council a financial contribution equal to 6% (plus GST at 12.5%) of market values, to be obtained for Lots 21-36 and Lot 40 as of the date of the application for 224(c) certification for reserve purposes. The valuation will be undertaken by a registered valuer to be appointed by Council.

#### Stage 3 - Lots 72 – 86 and Part Lot 95

- (FC 6) Pay to the Council a financial contribution equal to 6% (plus GST at 12.5%) of market values, to be obtained for Lots 72 - 86 as of the date of the application for 224(c) certification for reserve purposes. The valuation will be undertaken by a registered valuer to be appointed by Council.

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**Stage 4 – Lots 61 – 69 and 88, Reserve Lots, Lots 94, 97 and 98 and Part Lot 95**

(FC 7) Pay to the Council a financial contribution equal to 6% (plus GST at 12.5%) of market values, to be obtained for Lots 61 - 69 as of the date of the application for 224(c) certification for reserve purposes. The valuation will be undertaken by a registered valuer to be appointed by Council. The value of the boardwalk/footbridge and pathway to be formed over Lot 97 are deductible from the amount of the reserve contribution payable.

**Stage 5 – Lots 44-60, 37-39, 70, 71, 87, Access Lots 93, 96 and Part Lot 95**

(FC 8) Pay to the Council a financial contribution equal to 6% (plus GST at 12.5%) of market values, to be obtained for Lots 44-60, 37-39, 70, 71 and 87 as of the date of the application for 224(c) certification for reserve purposes. The valuation will be undertaken by a registered valuer to be appointed by Council.

**GENERAL CONDITIONS**

- (GL 1) Advise Council the name of the Consultant and/or person(s) who will be the developer's representative fulfilling engineering responsibilities as detailed in section 1.4.1 of Council's Code of Practice for City Infrastructure and Land Development.
- (GL 2) Pursuant to Section 125 of the Resource Management Act 1991, if not given effect to earlier, this consent shall lapse five (5) years from the grant date of this consent.

**Advice Note:**

1. Public drainage – prior to applying for a drainage test, as-builts and cctv video must be lodged with EcoWater. Prior to applying for the 224c certificate, ensure that the drainage test / field check has been applied for.

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**Reporting Planner:** *[Signature]*  
Hester den Ouden

**Date:** *21/02/07*

**16.0 CONSENT GRANTED AS RECOMMENDED**

Acting under delegated authority and for the reasons set out in the above recommendation this application (RMA20061476) shall be granted subject to the conditions set out in Section 15.0 above.

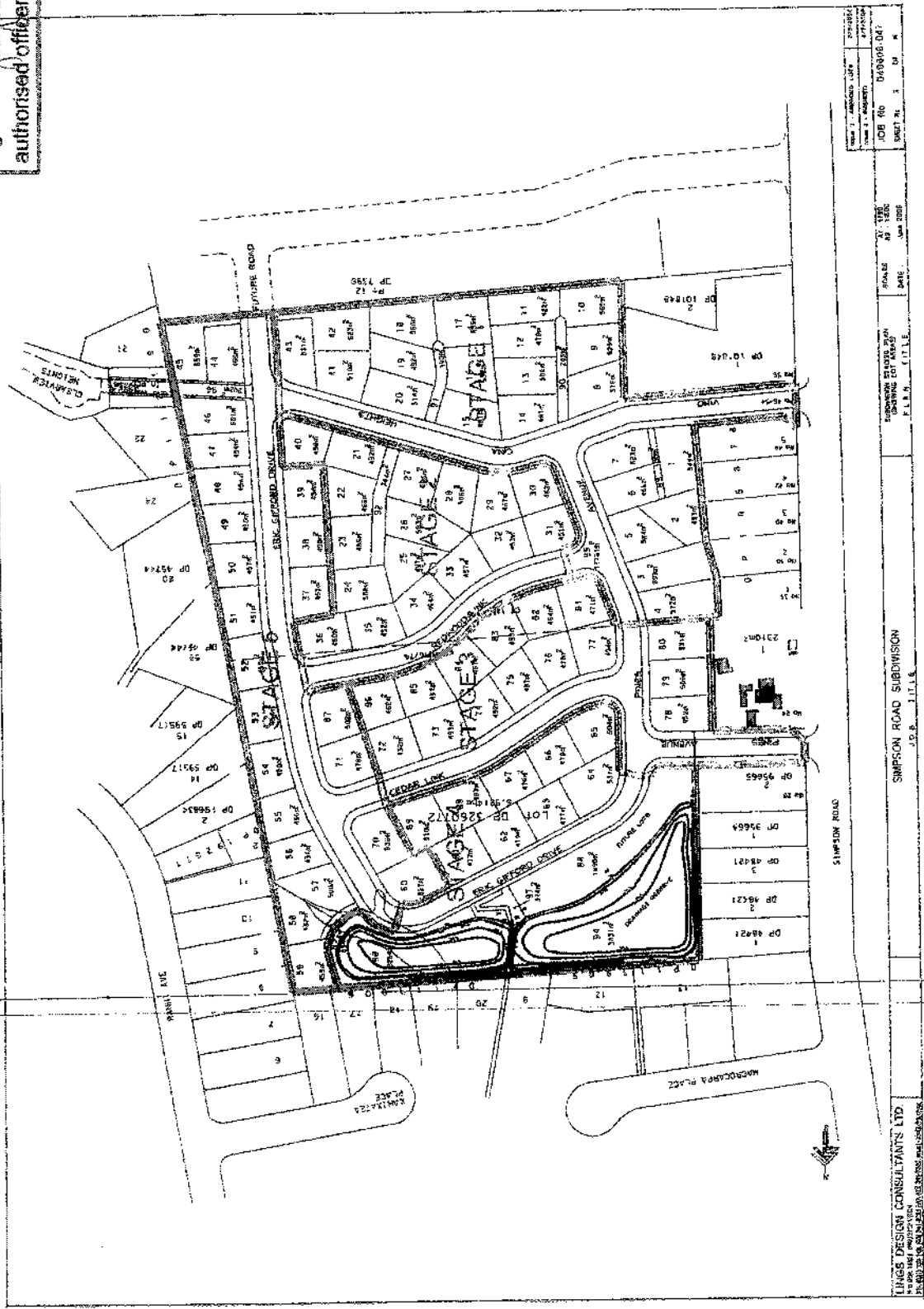
*[Signature]*  
**Team Leader Consents**

**Date:** *31/01/07*

Please contact  
Jeannette Ibrahim (Ph 836 8000 ext. Extn 8535) if you have any queries about this resource consent and associated report.

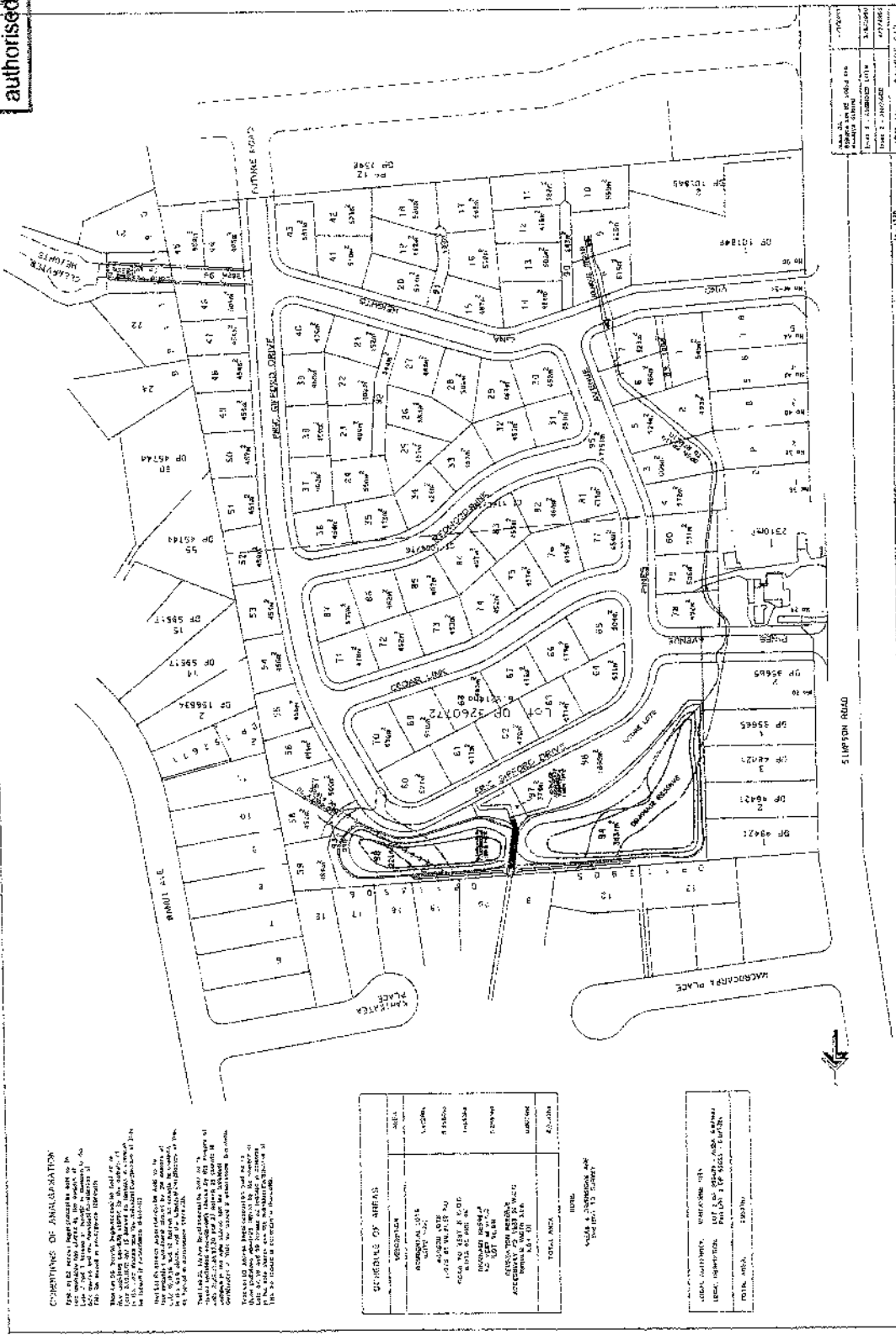
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APPROVED  
 subject to conditions endorsed  
 on : RMA 25 Oct 25 (L) & 26 Oct 25 (S)  
 signed: *[Signature]* date: 25/10/25  
 authorised officer



LINGS DESIGN CONSULTANTS LTD  
 25 BRUCE STREET, SYDNEY, NSW 1585  
 TEL: 02 9550 1111 FAX: 02 9550 1115  
 SIMPSON ROAD SUBDIVISION  
 F.L.S. 111.5  
 PREPARED BY: [Name] DATE: 25/10/25  
 CHECKED BY: [Name] DATE: 25/10/25  
 APPROVED BY: [Name] DATE: 25/10/25  
 JOB NO: 04/01/06/017  
 SHEET NO. 1 OF 1

**APPROVED**  
 subject to conditions endorsed  
 on : RMA 2256/13/25 (14) & 2256/13/25 (15-16)  
 signed: *A. J. W. W.* date: 22/01/2014  
 authorised officer



**CONDITIONS OF ANALYSIS/NOTATION**  
 1. This plan is subject to the conditions of the relevant planning permission.  
 2. The site is shown as being in the ownership of the applicant.  
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 10. The site is shown as being in the ownership of the applicant.

| SCHEDULE OF AREAS   | AREA | REMARKS |
|---------------------|------|---------|
| 1. SCHEDULED AREAS  | 1.1  | 1.1     |
| 2. SCHEDULED AREAS  | 2.1  | 2.1     |
| 3. SCHEDULED AREAS  | 3.1  | 3.1     |
| 4. SCHEDULED AREAS  | 4.1  | 4.1     |
| 5. SCHEDULED AREAS  | 5.1  | 5.1     |
| 6. SCHEDULED AREAS  | 6.1  | 6.1     |
| 7. SCHEDULED AREAS  | 7.1  | 7.1     |
| 8. SCHEDULED AREAS  | 8.1  | 8.1     |
| 9. SCHEDULED AREAS  | 9.1  | 9.1     |
| 10. SCHEDULED AREAS | 10.1 | 10.1    |
| TOTAL AREA          |      |         |

LEGAL ADVICE: CONSULTING LEGAL ADVISOR: [Name]  
 LEGAL REPRESENTATION: [Name]  
 TOTAL AREA: [Value]

DATE OF ISSUE: 22/01/2014  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]  
 PROJECT: SIMPSON ROAD EXTENSION  
 SHEET NO. 2 OF 4  
 JOB NO. 04/08/13/25

A57



# Appendix B

Community Board Meeting 5 March 2008

Through the Massey Community Board we wish to express our concerns regarding the current development at 22 – 46 Simpson Rd (RC 20061475 LUC) (20061476 Sub) and to request that actions be taken to investigate certain aspects of the procedure followed by the Planning Department of Waitakere City Council

In 2006 a development was proposed for this site. (RMA 20041415) At that time Council deemed it a notified Resource Consent and so chose to notify only about 14 residents that it considered were affected parties by way of individual letter.

This then came to the attention of the wider community which felt it was a much larger community concern and so meetings were organised and Council was approached to publish the notification in the newspaper. As a result 125 submissions were sent in opposition to the development and it went away for reconsideration.

The submitters were informed that they would be notified of any outcome.

About two weeks ago earthworks began on the land by the developer whose application; that which 125 submitters opposed, had been turned down.

Most residents were caught unawares of this event and that a new Resource Consent had been issued allowing development to proceed. The Community was never consulted or advised that this new discretionary application had been approved.

That Council planners can thwart the wishes of a community by ignoring community concerns and proceeding with developments through devious means is abhorrent and should be of concern to you, our community representatives.

We realise that Council Planners have the right to take the approach where if one application meets opposition it can accept another modified application without further notification or community involvement. However we ask is this right for the community.

Forgetting about the way the resource consent processes work surely the community is a key stakeholder in what happens in their community and should be informed and involved in the process.

Otherwise Council actively alienates the very community it represents by treating them as peripheral and non important beings. The community feels ostracised, angered and becomes activated, against a Council it sees as anti its ~~decimator~~ *Community*.

It is my opinion that the community is always the key stakeholder in any situation that may affect it. Be it roads, footpaths, schools or housing developments and should always be the first entity to be consulted.

I feel that Council Planners are often afraid to involve the community because they expect opposition. And yes, there are always people who will object to anything. But I assure you that the majority of people that make up the various communities around this city are level headed well inform individuals who dearly want the chance to be involved, to be consulted, and to help build better communities for themselves and their children.

I suggest that Council takes this on board and work in partnership with their key stakeholders and together plan, the communities they want. And that as a result we will have a much better, stronger, and community minded city in which to live.

Action respectfully requested

1. Enquire why 125 submitters to previous consent were not replied to about the outcome of their submissions.
2. Supply information about development to 125 previous submitters
3. Supply contact details of environmental monitoring officers for each part of the development to 125 submitters so they contact them if they have any concerns.
4. Consider developing a community stakeholder strategy for existing and future developments

## LIST OF PERSONS TO BE NOTIFIED

| ADDRESS                      | PERSON   |                    |
|------------------------------|--|--------------------|
| 8 Simpson Road, Ranui        | Christine Cooper   | (Owner / Occupier) |
| 12 Simpson Road, Ranui       | Peter and Julie McLeod   | (Owner / Occupier) |
| 14 Simpson Road, Ranui       | Carl and Michele Bartlett  | (Owner / Occupier) |
| 16 Simpson Road, Ranui       | BBR Trustee Company Ltd.<br>Dwane Anthony Potae & Adrianna Turangi | (Owner / Occupier) |
| 18 Simpson Road, Ranui       | Hugh & Vicki Laurie  | (Owner / Occupier) |
| 34 Simpson Road, Ranui       | Daphne Gifford & Janet Gifford-Bryan                               | (Owner / Occupier) |
| 36 Simpson Road, Ranui       | Jennifer Floerchinger & Alastair Pollock                           | (Owner / Occupier) |
| 38 Simpson Road, Ranui       | Laurence & Glenys Simpkin  | (Owner / Occupier) |
| 40 Simpson Road, Ranui       | Mark & Angela Lavin  | (Owner / Occupier) |
| 42 Simpson Road, Ranui       | Nicholas Meek & Maria Foster                                       | (Owner / Occupier) |
| 44 Simpson Road, Ranui       | Patricia Neville, Kathleen Hicks & Kim Young                       | (Owner / Occupier) |
| 60 Simpson Road, Ranui       | Stephen & Robyn Brinkman   | (Owner / Occupier) |
| 62 Simpson Road, Ranui       | Mark & Cherryl Mailman   | (Owner / Occupier) |
| 62A Simpson Road, Ranui      | David McNally & Ian Dennis   | (Owner / Occupier) |
| 17 Simpson Road, Ranui       | Maria, Davin & Miroslav Ozich                                      | (Owner / Occupier) |
| 19 Simpson Road, Ranui       | Peter Edwards & Anne Walsh   | (Owner / Occupier) |
| 21 Simpson Road, Ranui       | Housing New Zealand Limited  | (Owner / Occupier) |
| 23 Simpson Road, Ranui       | James Smith  | (Owner / Occupier) |
| 27 Simpson Road, Ranui       | Mark and Joanne Knuckey  | (Owner / Occupier) |
| 31 Simpson Road, Ranui       | Brian & Tina Kerr & Linley Rowland                                 | (Owner / Occupier) |
| 33 Simpson Road, Ranui       | David & Eileen Spark   | (Owner / Occupier) |
| 39 Simpson Road, Ranui       | John Sisson  | (Owner / Occupier) |
| 41 Simpson Road, Ranui       | Johan Broekhuizen  | (Owner / Occupier) |
| 49 Simpson Road, Ranui       | Ronald & Sandra Brekon   | (Owner / Occupier) |
| 51 Simpson Road, Ranui       | Noah & Colleen Preston   | (Owner / Occupier) |
| 55 Simpson Road, Ranui       | Barbara Smidt  | (Owner / Occupier) |
| 57 Simpson Road, Ranui       | Matthew & Alexandra Rota   | (Owner / Occupier) |
| 57A Simpson Road, Ranui      | David & Natasha Wade   | (Owner / Occupier) |
| 59 Simpson Road, Ranui       | Anders Bergvall  | (Owner / Occupier) |
| 61 Simpson Road, Ranui       | Erica Withers  | (Owner / Occupier) |
| 63 Simpson Road, Ranui       | Angela Ramsay & Shane Petersen                                     | (Owner / Occupier) |
| 65 Simpson Road, Ranui       | Jan & Josephine Reyden   | (Owner / Occupier) |
| 67 Simpson Road, Ranui       | Alan & Julie King  | (Owner / Occupier) |
| 71 Simpson Road, Ranui       | Martin Scott & Linda Scott-Burney                                  | (Owner / Occupier) |
| 7 Macrocarpa Place, Ranui    | Brendan & Cathy Hodge  | (Owner / Occupier) |
| 9 Macrocarpa Place, Ranui    | John Rodgers   | (Owner / Occupier) |
| 15 Macrocarpa Place, Ranui   | John Boyed & Laura Alexander                                       | (Owner / Occupier) |
| 1/17 Macrocarpa Place, Ranui | Emma Martin  | (Owner / Occupier) |
| 2/17 Macrocarpa Place, Ranui | Stephen & Dawn Coleman   | (Owner / Occupier) |
| 12 Kahikatea Place, Ranui    | Stephen Kempton & Pearl Tanguilig                                  | (Owner / Occupier) |
| 1/11 Kahikatea Place, Ranui  | Richard Madden   | (Owner / Occupier) |
| 2/11 Kahikatea Place, Ranui  | Paul & Leanne Smeets   | (Owner / Occupier) |
| 10 Kahikatea Place, Ranui    | Terrace & Deborah Evans  | (Owner / Occupier) |

|                                |   |                    |
|--------------------------------|---|--------------------|
| 8 Kahikatea Place, Ranui       | Stuart & Francisca Hutchinson                       | (Owner / Occupier) |
| 6 Kahikatea Place, Ranui       | Julie Stevens                                       | (Owner / Occupier) |
| 1/4 Kahikatea Place, Ranui     | Kerry Ball  | (Owner / Occupier) |
| 2/4 Kahikatea Place, Ranui     | Anne Morgan   | (Owner / Occupier) |
| 13 Ranui Avenue, Ranui         | Kohakore John Mangu                                 | (Owner / Occupier) |
| 15 Ranui Avenue, Ranui         | Roy & Sarah Williams                                | (Owner / Occupier) |
| 17 Ranui Avenue, Ranui         | Matthew Punter                                      | (Owner / Occupier) |
| 19 Ranui Avenue, Ranui         | DRB Enterprises Ltd.                                | (Owner / Occupier) |
| 21 Ranui Avenue, Ranui         | Michael & Jill Davies                               | (Owner / Occupier) |
| 23A Ranui Avenue, Ranui        | Christopher Kilmister &<br>Olena Pelenska-Kilmister | (Owner / Occupier) |
| 25A Ranui Avenue, Ranui        | Tafusi Vai & Aaron Carnie                           | (Owner / Occupier) |
| 27 Ranui Avenue, Ranui         | John Eyton  | (Owner / Occupier) |
| 29 Ranui Avenue, Ranui         | Philip Mitchell                                     | (Owner / Occupier) |
| 33 Ranui Avenue, Ranui         | David Fitzmaurice & Joyce Wee                       | (Owner / Occupier) |
| 1/33 Ranui Avenue, Ranui       | Francis Wikitera                                    | (Owner / Occupier) |
| 35 Ranui Avenue, Ranui         | Bruce Klingenberg<br>& Sharon Curley                | (Owner / Occupier) |
| 21 Clear View Heights, Ranui   | Ross & Ila Goldsworthy                              | (Owner / Occupier) |
| 1/25 Clear View Heights, Ranui | Shane & Patricia Wilkinson                          | (Owner / Occupier) |
| 2/25 Clear View Heights, Ranui | Johnathan, Graham & Wendy<br>Fain                   | (Owner / Occupier) |
| 26 Clear View Heights, Ranui   | Paul & Laura Godinet                                | (Owner / Occupier) |
| 24 Clear View Heights, Ranui   | Trevor & Estelle Swindells                          | (Owner / Occupier) |
| 23 Clear View Heights, Ranui   | Robert & Joy Cook                                   | (Owner / Occupier) |
| 1/22 Clear View Heights, Ranui | Denis & Isabella Campbell &<br>Dennis Gates         | (Owner / Occupier) |
| 2/22 Clear View Heights, Ranui | Nerilee Perry & Michael Bennett                     | (Owner / Occupier) |

# Appendix D

| No. | Name   | Address              | Support / Oppose     |
|-----|--|----------------------|----------------------|
| 1   | Robyn Brinkamn   | 60 Simpson Road      | Oppose               |
| 2   | Stephen Brinkman   | 60 Simpson Road      | Oppose               |
| 3   | Caleb Brinkman   | 60 Simpson Road      | Oppose               |
| 4   | Joshua Brinman   | 60 Simpson Road      | Oppose               |
| 5   | John William Eyton   | 27 Ranui Avenue      | Oppose               |
| 6   | Stephen Kempton  | 12 Kahikatea Place   | Oppose               |
| 7   | Graeme Balston   | 70 Simpson Road      | Oppose               |
| 8   | B.R Smidt  | 55 Simpson Road      | Conditional Approval |
| 9   | Paul Chaney & Tresna Cullen                                      | 81 Simpson Road      | Oppose               |
| 10  | Pearl Tanguilig  | 12 Kahikatea Place   | Oppose               |
| 11  | Julie Stevens  | 6 Kahikatea Place    | Oppose               |
| 12  | Tina Anne Kerr   | 31 Simpson Road      | Oppose               |
| 13  | Bryan Allan Kerr   | 31 Simpson Road      | Oppose               |
| 14  | Linley Anne Rowland  | 31 Simpson Road      | Oppose               |
| 15  | William Rauke<br>C/- Peter Fuller<br>Glaister Ennor (Solicitors) |                      | Oppose               |
| 16  | Donald Harvey Carroll  | 66A Simpson Road     | Oppose               |
| 17  | Andrea Holmes  | 193A Metcalfe Road   | Oppose               |
| 18  | Alana Henley   | 72 Simpson Road      | Oppose               |
| 19  | Samantha Henley  | 72 Simpson Road      | Oppose               |
| 20  | Derek & Jane Wood  | 199 Metcalfe Road    | Oppose               |
| 21  | Nikki Gollop & Russell Heald                                     | 4 Gerda Place        | Oppose               |
| 22  | Saul Roberts (Iwi Representaive)                                 |                      | Oppose               |
| 23  | James Smith  | 21 Simpson Road      | Oppose               |
| 24  | Dave & Maria Cobb  | 2/195 Metcalfe Road  | Oppose               |
| 25  | Wayne Leighton   | 74 Simpson Road      | Oppose               |
| 26  | Andy Berguall  | 59 Simpson Road      | Oppose               |
| 27  | Celia & Martin Hamilton  | 8 Gerda Place        | Oppose               |
| 28  | Roger & Tanya Cole   | 235a Metcalfe Road   | Oppose               |
| 29  | Darrell & Sandra Watt  | 16 Gerda Place       | Oppose               |
| 30  | Yu Li (Sandy) Mao  | 203 Metcalfe Road    | Oppose               |
| 31  | David Spark  | 33 Simpson Road      | Oppose               |
| 32  | Eileen Spark   | 33 Simpson Road      | Oppose               |
| 33  | Jason Sealey & Melissa Curtis                                    | 201 Metcalfe Road    | Oppose               |
| 34  | Aland O'Brien & Nikki Hamilton                                   | 80 Simpson Road      | Oppose               |
| 35  | Lynne Pillay (Labour MP for Waitakere)                           |                      | Oppose               |
| 36  | Simpson Development Opposition Group                             | C/- 14 Gerda Place   | Oppose               |
| 37  | Doug Wootton   | 47 Hetherington Road | Oppose               |
| 38  | Lorraine Bird & Theo Van Sitter                                  | 12 Gerda Place       | Oppose               |
| 39  | Noel Sanders   | 3 Wallace Road       | Oppose               |
| 40  | Warren Wheeler   | 35 Hetherington Road | Oppose               |
| 41  | Karen Goddard  | 47 Hetherington Road | Oppose               |
| 42  | Kathleen Hicks   | 44 Simpson Road      | Oppose               |
| 43  | Kim Young  | 44 Simpson Road      | Oppose               |

|    |                                   |   |        |
|----|-----------------------------------|---|--------|
| 44 | Pat Neville                       | 44 Simpson Road                           | Oppose |
| 45 | Glenda Neilson                    | 14 Gerda Place                            | Oppose |
| 46 | Jeff Neilson                      | 14 Gerda Place                            | Oppose |
| 47 | Ila, Ross & Robyn Goldsworth      | 21 Clearview Heights                      | Oppose |
| 48 | Joy Cook                          | 23 Clearview Heights                      | Oppose |
| 49 | Julie Bennett                     | 1/33 Ranui Ave                            | Oppose |
| 50 | Frank Wikitera                    | 1/33 Ranui Ave                            | Oppose |
| 51 | David Fitzmaurice                 | 33 Ranui Ave                              | Oppose |
| 52 | Jioyce Fitzmaurice                | 33 Ranui Ave                              | Oppose |
| 53 | L.E & G.S Simpkin                 | 38 Simpson Road                           | Oppose |
| 54 | Miriam Hilliard                   | 18 Dawnhaven Drive, Te Atatu              | Oppose |
| 55 | Angela Lavin                      | 40 Simpson Road                           | Oppose |
| 56 | Mark Lavin                        | 40 Simpson Road                           | Oppose |
| 57 | Peter Mason                       | 66 Neil Road, Te Atatu                    | Oppose |
| 58 | Jenny Thompson                    | 24 Farquahars Road, Redwood, Christchurch | Oppose |
| 59 | Jason Gilbert                     | 42 Clark Road, Hobsonville                | Oppose |
| 60 | Erika Sands                       | 42 Clark Road, Hobsonville                | Oppose |
| 61 | Elizabeth Gurnett                 | 38 View Ridge Drive, Swanson              | Oppose |
| 62 | Annekke & Wayne Glander           | 5 Kahikatea Place                         | Oppose |
| 63 | Vivian Ball                       | 37 Hetherington Road                      | Oppose |
| 64 | David Ball                        | 37 Hetherington Road                      | Oppose |
| 65 | Kim Powell                        | 39 Hetherington Road                      | Oppose |
| 66 | Howard McIlvenna                  | 39 Hetherington Road                      | Oppose |
| 67 | Tui-John Rota & Angela Rota       | 9 Millyway Road                           | Oppose |
| 68 | Natasha Wade                      | 57A Simpson Road                          | Oppose |
| 69 | David Robert Wade                 | 57A Simpson Road                          | Oppose |
| 70 | Erica Withers                     | 61 Simpson Road                           | Oppose |
| 71 | Howard Alwyn Hirst                | 3 Gerda Place, Ranui                      | Oppose |
| 72 | Aiko Hirst                        | 3 Gerda Place, Ranui                      | Oppose |
| 73 | Ann Nicholson                     | 6a Gerda Place                            | Oppose |
| 74 | Robert Carruthers Nicholson       | 6a Gerda Place                            | Oppose |
| 75 | Bob Cook                          | 23 Clearview Heights                      | Oppose |
| 76 | Robert Breckon                    | 49 Simpson Road                           | Oppose |
| 77 | Sandra Breckon                    | 49 Simpson Road                           | Oppose |
| 78 | Margaret Breckon                  | 45 Simpson Road                           | Oppose |
| 79 | Garry Breckon                     | 45 Simpson Road                           | Oppose |
| 80 | Stephen Brown                     | 22B Clearview Heights                     | Oppose |
| 81 | Lisa du Preez                     | 22B Clearview heights                     | Oppose |
| 82 | Dennis Campbell                   | 22A Clearview Heights                     | Oppose |
| 83 | Isabella Campbell                 | 22A Clearview heights                     | Oppose |
| 84 | Wendy Fain                        | 25B Clearview Heights                     | Oppose |
| 85 | Graham Fain                       | 25B Clearview Heights                     | Oppose |
| 86 | Jonathan Fain                     | 25B Clearview Heights                     | Oppose |
| 87 | Sam Judd                          | 25B Clearview Heights                     | Oppose |
| 88 | Rhonda Crook                      | 18 Clearview Heights                      | Oppose |
| 89 | Martin Scott & Linda Scott Burney | 71 Simpson Road                           | Oppose |
| 90 | Bernard Bacon                     | 69 Simpson Road                           | Oppose |
| 91 | Lexia Bacon                       | 69 Simpson Road                           | Oppose |
| 92 | Alan & Julie King                 | 67 Simpson Road                           | Oppose |
| 93 | Neil Woodhams                     | 73 Simpson Road                           | Oppose |
| 94 | Nancy Field                       | 73 Simpson Road                           | Oppose |

|     |                             |                        |        |
|-----|-----------------------------|------------------------|--------|
| 95  | Paul & Laura Godinet        | 26 Clearview heights   | Oppose |
| 96  | Kirsty Pascoe               | 13 Simpson Road        | Oppose |
| 97  | David Spark                 | 33 Simpson Road        | Oppose |
| 98  | Eileen Spark                | 33 Simpson Road        | Oppose |
| 99  | Stephen Cox                 | 2/16 Clearview Heights | Oppose |
| 100 | John & Xilian Irving        | 15 Clearview Heights   | Oppose |
| 101 | Dennis & Pat Pender         | 12 Clearview Heights   | Oppose |
| 102 | Sanyou Zhou                 | 215 Metcalfe Road      | Oppose |
| 103 | Enyou Chen                  | 215 Metcalfe Road      | Oppose |
| 104 | Suzi Chen                   | 215 Metcalfe Road      | Oppose |
| 105 | Lang Chen                   | 215 Metcalfe Road      | Oppose |
| 106 | Frank Young                 | 15 Clearview Heights   | Oppose |
| 107 | Alexandra Rota Family Trust | 57 Simpson Road        | Oppose |
| 108 | John Rogers                 | 9 Macrocarpa Place     | Oppose |
| 109 | Tracey & Mark McAlpine      | 9 Kahikatea Place      | Oppose |
| 110 | Kerry Ball                  | 4A Kahikatea Place     | Oppose |
| 111 | Joanna Smeets               | 2/11 Kahikatea Place   | Oppose |
| 112 | Amanda Roberts              | 2 Kahikatea Place      | Oppose |
| 113 | Deborah Bell                | 11 Ranui Ave           | Oppose |
| 114 | Philip Totoro               | 11 Ranui Ave           | Oppose |
| 115 | Sarah Williams              | 15 Ranui Ave           | Oppose |
| 116 | David Buscomb               | 19 Ranui Ave           | Oppose |
| 117 | Roy Williams                | 15 Ranui Ave           | Oppose |
| 118 | Martin Thomas               | 6 Simpson Road         | Oppose |
| 119 | Deborah Thomas              | 6 Simpson Road         | Oppose |
| 120 | Sandra Buscomb              | 19 Ranui Ave           | Oppose |
| 121 | Robert Gallagher            | 10 Macrocarpa Place    | Oppose |
| 122 | Dale Creedon                | 10 Macrocarpa Place    | Oppose |
| 123 | Cathy Hodge                 | 7 Macrocarpa Place     | Oppose |
| 124 | L Greenhorn                 | 3 Simpson Road         | Oppose |
| 125 | Lorraine McFadzean          | 3 Simpson Road         | Oppose |
| 126 | Lyn Packer                  | 5 Simpson Road         | Oppose |
| 127 | Kevin Smith                 | 11 Simpson Road        | Oppose |
| 128 | Jeff Stevens                | 5 Macrocarpa Place     | Oppose |
| 129 | Zoe Louise Stevens          | 5 Macrocarpa Place     | Oppose |
| 130 | Stephen Coleman             | 17b Macrocarpa Place   | Oppose |
| 131 | Dawn Coleman                | 17b Macrocarpa Place   | Oppose |
| 132 | Kevin Ross                  | 11 Macrocarpa Place    | Oppose |
| 133 | Ian Bayer                   | 6 Macrocarpa Place     | Oppose |
| 134 | Lynda Bayer                 | 6 Macrocarpa Place     | Oppose |
| 135 | Nicholas Parris             | 8 Macrocarpa Place     | Oppose |
| 136 | Virginia Parris             | 8 Macrocarpa Place     | Oppose |
| 137 | William Newson              | 7 Macrocarpa Place     | Oppose |
| 138 | Koha Mangu                  | 13 Ranui Ave           | Oppose |
| 139 | Sera Tyrell                 | 19 Simpson Road        | Oppose |
| 140 | Pepa Fuimaono               | 19 Simpson Road        | Oppose |
| 141 | Moli Fuimaono               | 19 Simpson Road        | Oppose |
| 142 | Barry Tahitahi              | 74 Pooks Road          | Oppose |
| 143 | Tony Ross                   | 3 Macrocarpa Place     | Oppose |
| 144 | Brett Mitchell              | 12 Macrocarpa Place    | Oppose |
| 145 | Karen Phillips              | 12 Macrocarpa Place    | Oppose |
| 146 | Jeanette Brown              | 20 Clearview Heights   | Oppose |
| 147 | Roger Brown                 | 20 Clearview heights   | Oppose |

|     |  |                      |         |
|-----|--|----------------------|---------|
| 148 | Antoney Crook  | 18 Clearview heights | Oppose  |
| 149 | Auckland Regional Council  |                      | Oppose  |
| 150 | Rob Packer   | 5 Simpson Road       | Oppose  |
| 151 | Peter & Debbie Rouke   | 79 Simpson Road      | Oppose  |
| 152 | Daphne Gifford   | 34 Simpson Road      | Support |
| 153 | Richard Maddren  | 1/11 Kahikatea Place | Support |
| 154 | Hugh Phillip & Vicki<br>Charmaine Laurie                         | 18 Simpson Road      | Support |
| 155 | Shirley Laurie & Son, Hugh<br>Laurie Trust                       | 22 Simpson Road      | Support |
| 156 | Royal Forest and Bird<br>Protection Society (Late<br>Submission) |                      | Oppose  |

16 April 2008

Submitter

Dear Sir/Madam,

**Re: RMA:** Reference RMA 20041414 (Land Use) and RMA 20041415 (Subdivision)  
**Proposal:** A subdivision in which involved the creation of 105 medium density lots, 28 residential lots and associated land use infringements.  
**Site Address:** 22 and 46-58 Simpson Road, Massey

Combined subdivision and landuse consent was lodged on the 23<sup>rd</sup> June 2004 for the above development. This application was publicly notified and attracted 156 submissions, the majority of which were in opposition. In light of the public opposition to the proposal, the developer with-drew this application and re-submitted an application which was complying in terms of density. To expand on this point, the site is zoned Living within the District Plan which permits sites in excess of 450m<sup>2</sup> net site area. The amended application was for 87 residential allotments, all of which are in excess of 450m<sup>2</sup>. It is this development that is currently being constructed on site.

Council acknowledges that in light of the public interest in this site, it would have been beneficial to communicate to all the original submitters that this application was being withdrawn. I apologise that this was not done. This highlighted a weakness in our process, something that we have looked to rectify to ensure does not happen again.

The amended resource consent application for 87 residential allotments, reference RMA 20061475 (Land Use) and RMA 20061476 (Subdivision) was received on the 11<sup>th</sup> August 2006. This application was consistent with what was envisaged for this site, as per the underlying Living zoning. This application was processed on a non-notified basis and granted on the 31<sup>st</sup> July 2007. Site works being carried out are in association with this consent.

Once again, Council would like to take this opportunity to apologise to all submitters for the lack of communication as to the withdrawal of RMA 20041414 and RMA20041415. We will endeavour to provide better continuity of information in the future.

If you have any queries regarding the above, please contact Steven McKenzie of Consent Services (phone (09) 836-8000 Ext 8177).

Yours faithfully,

Steven McKenzie  
Team Leader – Resource Consents