



**Melia Place Project
Fast Track Consent Application FTC46
Reply to RFI 2**

RFI no. 2 paragraph	Response
<p>1. Page 5 of Appendix 14 – Arboricultural Report states “the suitability of retention of trees closer to ground disturbance works (i.e. any works within 3-4m of the trunk) can only be confirmed once the footprint of said ground disturbances are set out on site and each tree assessed”. Now that the ground disturbance works are consented, confirm, where possible, the extent to which any of the existing trees will be retained, particularly on the northern and western boundaries, and if any of the conclusions or assumptions in the Arboricultural Report need to be updated.</p>	<p>Andy Barrell:</p> <p>Mr Barrell has prepared an addendum to his original arboricultural report with further assessment now that he has had the opportunity to review the approved earthworks plans per the earthworks consent granted by Auckland Council (LUC60386828).</p> <p>In summary, Mr Barrell’s conclusion is that the consented cut and fill works and retaining required will effectively preclude the potential to retain any trees along the northern or south-western boundaries. However, Mr Barrell confirms that the issue can be resolved using site appropriate species infill planting, and that there will be no environmental or amenity losses if they are removed. Mr Barrell also notes that the proposed planting plan has the potential to provide a much more effective and sustainable long term amenity and ecological outcome.</p>
<p>2. Paragraph 4.25 of Appendix 6B – Landscape and Visual Assessment Report states that “[i]t is unclear at present at the exact amount of this boundary vegetation that will be required to be removed... a conservative estimate would place this removal at a minimum of 50%’. Now that the ground disturbance works are consented, confirm, where possible, the extent to which any of the existing trees will be retained, particularly on the northern and western boundaries, and if any of the conclusions or</p>	<p>Chris Campbell:</p> <p>The Landscape and Visual Assessment Report has been updated to reflect that all of the vegetation on the northern and western boundaries will be removed. Consequently, the report has been updated with sections 1.6, 3.21, 4.25, 5.9, 5.12, 6.14 and 7 modified to reflect this updated, and sections 3.22-3.24 have been added. The ratings of potential adverse physical and visual effects have not changed, and the report remains supportive of the proposal. Mr Campbell confirms at 4.31 that having reviewed the landscape plans prepared by SOLA and the intention to utilise mostly native species, that he is satisfied that this will achieve the requirements set out in paragraph 10 of Mr Barrell’s addendum.</p>

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assumptions with respect to potential visual effects in the Landscape and Visual Assessment Report need to be updated.	
3. Confirm that the foundation and retaining wall structures that informed the earthworks consent are the same as those submitted as part of this application for which consents are sought.	<p>Civix:</p> <p>To clarify, consent is not sought for earthworks under the fast-track application. However, overall the foundation and retaining wall structures that informed the earthworks consent are the same as those submitted under this application. The only change that has been made is to Blocks K – N, which have been slightly amended to create a separation in Block K. Minimal changes are required to the consented earthworks to accommodate this. The change is within scope of the approved Earthworks consent, and will be confirmed with Monitoring Team. Please refer to the updated resource consent drawing set prepared by Paterson Cullen Archaus dated 13 April 2022, Sheets RC05.05-RC05.05a regarding the separation of Block K into Blocks K1 and K2.</p>
4. Clarify what is intended for the small strip of land that extends from the north-western corner of the project site through to Vipond Road (i.e., pedestrian walkway for access to Vipond Road or planting/closure for any such access).	<p>Civix: The Applicant is currently negotiating with the neighbour at 19 Vipond Road to sell this piece of land, as the land is currently informally used by this neighbour. No works are proposed on the strip of land, and it will be created as a separate lot to ensure ease of sale. This is shown in the scheme plan (refer Drawing 1061 in the updated Infrastructure Report dated 10 March 2022) as Lot 200.</p>
5. Provide further information on how the incorporated society will ensure long term funding beyond its first year to ensure ongoing maintenance of assets and provide necessary amendments to conditions to ensure those outcomes are secured in the long term with respect to each site (e.g. by ongoing levy requirement on owners or otherwise to the satisfaction of Council).	<p>Berry Simons: This issue is partially covered by the original proposed condition 11(f) of SUB-A, which provides that the Incorporated Society must require asset management plans including long term funding. To clarify, it is intended that there will be an ongoing annual levy on members of the Incorporated Society to ensure ongoing maintenance of assets.</p> <p>To make this requirement explicit, the following amendment to Condition 11 of SUB-A draft conditions is proposed: <u><i>Insert new subclause (i): The Incorporated Society in its Constitution must include a clause imposing an annual levy on members of the Incorporated Society, the sum of which is to be</i></u></p>

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	<u>determined by the Society annually, to fund ongoing maintenance of the JOAL and all communal infrastructure.</u>
6. Confirm whether consultation with the RSA has occurred, and (if so) provide details thereof.	<p>Civix/Berry Simons: Consultation with the RSA has been undertaken, including an onsite visit and ongoing provision of plans and information. Please refer to the collated correspondence with the RSA submitted with this table.</p> <p>A summary of the timeline of correspondence is provided below:</p> <ul style="list-style-type: none"> • 12 October – A copy of the proposed architectural and earthworks plans were provided to the RSA • 14 October - Feedback was received from the RSA, that they were not supportive of the proposal – specifically the works that affected their land. • 18 October – Feedback from the applicant was provided to the RSA clarifying that no retaining walls were proposed on their land, a small amount of scrape and fill would be required to establish the vehicle crossing into the subject site, and no works to the memorial wall were proposed. • 27 October – Revised plans were provided to the RSA. • 9 November – An on-site meeting was held to discuss the RSA’s concerns – Civix attended virtually. • 10 November – Civix engineer Jack Emson met on site in person to further discuss RSA concerns. Further plans were requested by the RSA at this meeting. • 8 December – Revised plans were provided to the RSA. • 8 December – RSA provided feedback that the plans were not clear to them • 20 December – Further mark up plans were provided to the RSA and further clarification via email. • 21 December – RSA sought a meeting with Jack Emson on site, but advised they were generally agreeable to the proposal now. • 22 December – On site meeting held with RSA representatives and Jack Emson. • 23 December – RSA provided their written approval of the proposal.

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<p>7. Provide details regarding likely numbers of trucks, construction vehicle routes and hours, and what the effects of these will be.</p>	<p>John Hu, Breeze Construction Limited:</p> <ol style="list-style-type: none"> 1. During the civil construction period, the average daily volume will be 20 – 30 trucks for soil delivery, building construction period there will be 5-10 trucks a day for material delivery. All trucks will use 43 Vipond Road and 20 Melia Place. 2. Site working hours will be 7:00am – 6:00pm Monday to Friday, and 8:00am – 1:00pm Saturday. No works on Sundays or public holidays. 3. Effect of construction vehicles on public transport: during the construction period, mud tyre tracks has the potential to affect public roads if the tyres are not cleaned. The construction site will supply a loader working in the mud area to avoid trucks taking mud on their tyres. A 10m long washing bay and water blaster will be supplied on site to avoid this happening. Also, a street sweeper is available in the event of dirt tracking from the site. 4. Parking: no parking allowed off-site during all construction periods to minimise effects on neighbours. 5. During the construction period, the delivery vehicles will increase the traffic volume. Our site management team will make arrangements to minimise the effects of this, such as ordering off-peak delivery times.
<p>8. Confirm the actual level of visual, amenity and privacy effects on the property at 23A Vipond Road with respect to the height in relation to boundary infringement.</p>	<p>Civix: Pages 34-35 of the AEE dated 18 November 2021 addressed the visual, amenity and privacy effects on 23A Vipond Road in terms of the original design of Block K. Since the AEE was written, the design of Block K has been amended to break up this block into two smaller separated blocks, Block K1 and K2. The height infringement has not altered as a result of the redesign, but remains limited to the roof form which remains acceptable as supported by Mr Evans.</p> <p>Our original assessment of the visual, amenity and privacy effects of the development on 23A Vipond Road was that the built form was carefully considered to limit visual dominance effects, maintain privacy and ensure good levels of sunlight. It is our view that on re-assessing visual dominance, privacy and amenity effects of the development on 23A Vipond Road in light of the amendments to Block K, potential adverse effects of building mass and dominance have been even further reduced by breaking up Block K into smaller blocks K1 and K2 to reduce building massing. Blocks K1 and K2 will still present as two storeys from the north. Visual impacts are still intended to be mitigated with landscaping along the boundary to soften the built form.</p>

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	<p>The new 3D perspectives images prepared by Paterson Cullen Archaus in the updated architectural drawing set April 2022, at Sheets RC01.01 Rev B show 3D depictions of the site including in relation to 23A Vipond Road. Site 3D view 03 on Sheet RC01.02 Rev A looks directly at 23A Vipond Road. This shows the sufficient setback of Block K1 from the boundary and also shows that no windows are provided on the eastern façade of Block K1, and so adverse effects on privacy and overlooking are reduced.</p>
<p>9. If written approval has been granted in relation to the application, please provide a copy of that written approval.</p>	<p>Civix: No written approval has been provided.</p>
<p>10(a) [<i>Re CVA recommendations</i>] Provide further information as to which of these recommendations have been adopted.</p>	<p>Civix: Please refer to the table below which outlines the recommendations provided within the CVA received on this project, and if/how those recommendations have been adopted. Iwi will be sent a copy of these revised plans, and further engagement carried out. Copies of this correspondence will be provided to the EPA in due course.</p>
<p>10(b) [<i>Re CVA recommendations</i>] If certain recommendations have not been adopted, why not</p>	<p>Civix: As above and refer to the table below.</p>
<p>10(c) [<i>Re CVA recommendations</i>] The latest engagement outcomes.</p>	<p>Civix: As above and refer to the table below.</p>
<p>The Panel would like to understand the cultural and social importance of this memorial structure to the RSA (for example, has there been any cultural ceremony, such as placement of cremation), if so, please provide such information.</p>	<p>Civix: Through correspondence with the RSA, it was clear to the Applicant that the memorial wall is significant to the RSA, as there are urns buried within/behind the wall.</p> <p>Careful design work was undertaken to retain this structure in its entirety, even where a small portion extends into the subject site. Works have been minimised near the wall, so as not to disturb the structure or buried urns.</p> <p>Several on-site meetings were held with the RSA and additional information provided to the RSA, to work through the implications of the works within their site and in the vicinity of the</p>

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	<p>wall within the subject site. Ultimately the RSA agreed that they were happy with the works, as the wall would not be affected, and therefore gave their approval to the application.</p> <p>A copy of the correspondence and additional information provided to the RSA is included in the documents submitted with this table.</p>
<p>Could the RSA please provide comment on any potential measures that may need to be put in place if construction of the proposal were to proceed or any other such arrangements.</p>	<p>Civix: As the RSA is now supportive of the proposal, and works have been minimised around the wall, no other measures would be required, other than standard conditions of consent to ensure works are carried out as proposed, stability of the site is maintained, and sediment and erosion controls are in place etc.</p>

Iwi Recommendation	Applicant Response
Ngāti Manuhiri	
The Ngāti Manuhiri Kaitiaki Charitable Trust are invited to have ongoing input into the landscape management plan (native plants should be utilized)	Plans have been provided for comment as recently as 27 April 2022, shown in the email. These plans will continue to be provided to Manuhiri for further consultation. This has been accepted and provided for in Condition 20 of the draft LUC conditions.
Accidental discovery protocols are strictly adhered to during works, including any site visits (appendix 2)	Confirming this condition is accepted, and is reflected in the proposed conditions of consent. <i>(refer condition 45 LUC conditions).</i>
If intact subsurface archaeological features or artefacts associated with Māori are exposed during works, Ngāti Manuhiri may wish to have a representative on site for the remaining ground-disturbing works.	Confirming this condition is accepted. <i>(refer condition 45(c) LUC conditions).</i>
The trust is in favour of keeping all whenua and not bringing in whenua from another area for purposes of the earthworks, this is to maintain the wairua on site.	This will be implemented where practical. Land that is excavated will be used for fill where possible. As the volume of excavation is less than that of fill, some fill will need to be brought in from other sites. However nearby fill providers will be used as a priority. Additionally, it is noted that this recommendation is out of scope for this application – no earthworks are applied for as a consequence of the earthworks consent being separately granted by Auckland Council.
The mauri of the water must be protected by recognizing and maintaining the following values: <ul style="list-style-type: none"> · Water resources must not be polluted by sedimentation. GD05 must be implemented. · Water from different sources should not be mixed. The mauri of different waters must not be mixed. · Natural character and natural functioning must be maintained where possible. The separation or diversion of a natural water system can diminish the mauri and should be avoided where possible. Ensure 	Further details are provided in the Infrastructure Report, SMP and Flood modelling reports. However, in summary: water will not be polluted by sediment to the extent that GD05 is complied with, as requested; the entry and exit points of the exiting overland flow paths on site will be retained; and storm filters will be used to filter pollutants. There will be no discharge of contaminants.

Iwi Recommendation	Applicant Response
<p>that the overland flow paths are not impeded in flow at all stages of works.</p> <ul style="list-style-type: none"> · No discharges of contaminated water to any into streams or the sea. It is preferred that water should always be cleansed by the Papatūānuku land even where effluent has been treated. 	
<p>New buildings and associated infrastructure are encouraged to contribute to good cultural and environmental outcomes using sustainable, energy-efficient materials and construction methods. Earthen, recycled or other sustainably sourced materials and careful design of natural lighting sources and heating can enhance the overall value of the project and site.</p>	<p>These practices will be implemented where practical, and detailed further in the building consent design process.</p>
<p>Water is precious and planning to collect, reuse and recycle water should be a priority. We would like to encourage the installation and usage of rainwater tanks for such purposes.</p>	<p>Detention tanks and retention via dual plumbing, will be provided.</p>
<p>All stormwater must be treated to a high-quality standard before release and strict adherence to the proposed stormwater plans and protocols.</p>	<p>Confirming this is accepted and will be implemented, per the Stormwater Management Plan.</p>
<p>Contractors should be made aware of the environmental risk set out in this report and sensitive areas should be pointed out (overland flow paths, wetlands etc.)</p>	<p>Confirming this is accepted and will be implemented. <i>(refer conditions 31-33 including advice note to condition 31 LUC conditions).</i></p>
<p>All earthworks should not take place during the rainy season.</p>	<p>Confirming this is accepted and is reflected in the conditions of the Earthworks consent as approved by Auckland Council <i>(refer Earthworks Consent LUC50386828, condition 4 – as provided to the EPA with a memorandum of counsel on 10 February 2022).</i></p>

Iwi Recommendation	Applicant Response
All earthwork machinery and vehicles should stick to designated roads.	It is noted that this recommendation is out of scope for this application – no earthworks are applied for as a consequence of the earthworks consent being separately granted by Auckland Council.
Refuelling and servicing of machines is undertaken away from the coast. No vehicles should be serviced onsite.	Confirming this is accepted and has now been included in Condition 24(c) of the LUC Draft Conditions.
All chemicals, fuels, equipment and building materials should be stored in designated areas which can contain spills and prevent environmental harm. These should not be near any watercourses or drainage lines.	Confirming this is accepted and has now been included in Condition 24(c) of the LUC Draft Conditions.
Clearly indicate which activities are to take place in which areas within the site e.g., the mixing of cement, stockpiling of materials etc. Limit these activities to single sites only.	Confirming this is accepted and has now been included in Condition 24(c) of the LUC Draft Conditions.
Spill kits should be present during construction should any hydraulic spills occur from earthwork machinery or vehicle.	Confirming this is accepted and has now been included in Condition 24(c) of the LUC Draft Conditions.
Provide for waste storage and removal during and after construction and ensure that all waste is disposed of to an authorized waste disposal facility. The Contractor must ensure that all temporary structures, materials, waste, and facilities used for construction activities are removed upon completion of the project.	Confirming this is accepted and has now been included in Condition 24(c) of the LUC Draft Conditions.
All topsoil removed must be protected and used on the site.	It is noted that this recommendation is out of scope for this application – no earthworks are applied for as a consequence of the earthworks consent being separately granted by Auckland Council.

Iwi Recommendation	Applicant Response
Roads should be wet during dry and windy conditions to prevent dust generation.	Confirming this is accepted and can be detailed in the Construction Management Plan.
Fully rehabilitate the area after construction – ensure all disturbed areas rehabilitated and protected from erosion (preferably with indigenous plants).	Confirming this is accepted and has now been included in Condition 24(c) of the LUC Draft Conditions.
Provide a copy of the Plant and Animal Pest weed Management Plan once/ if drafted for review.	Confirming this is accepted, and is provided for by way of advice note to Condition 52 of the LUC Draft Conditions.
Adherence to Construction Site Management Plan which clearly sets out the environmental risks and mitigation that will be implemented during the construction phases.	Confirming this is accepted and has now been included in Condition 24(c) of the LUC Draft Conditions.
Adherence to implementation of a detailed ESCP prior to earthworks commencing. This needs to be in accordance with Auckland Council’s GD-05 Erosion and Sediment Control Guide for land disturbing activities in the Auckland Region.	Confirming this is accepted and is reflected in the conditions of consent (<i>refer conditions 1, 8-9 of the Earthworks consent LUC60386828</i>).
Ngaati Whanaunga	
Please send Ngaati Whanaunga the final resource consent application and associated technical reports prior to final submission to allow Ngaati Whanaunga the opportunity to update this CIA accordingly.	This will be provided.
Please notify Ngaati Whanaunga regarding progress via email regarding (but not excluded to) the resource consent process and construction works.	This will be provided.

Iwi Recommendation	Applicant Response
<p>Earthworks a Manage land disturbance in accordance with best practice management techniques.</p>	<p>Confirming this is accepted and is reflected in the conditions of consent (<i>refer to the Earthworks consent LUC60386828</i>).</p>
<p>Manage the impact on Mana Whenua cultural heritage that is discovered undertaking land disturbance by requiring a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin and undertaking appropriate actions in accordance with mātauranga and tikanga Māori.</p>	<p>Confirming this is accepted and is reflected in the conditions of consent (<i>refer condition 45 LUC conditions</i>).</p>
<p>Stormwater a Manage stormwater in accordance with best practice management techniques</p>	<p>Confirming this is accepted and will be implemented, per the Stormwater Management Plan.</p>
<p>Provide assurance that the current zoning (designed to accommodate Single House Dwellings) has the supporting infrastructure (including wastewater) to accommodate the number of dwellings proposed</p>	<p>A capacity assessment has been undertaken per the Infrastructure Report. Where capacity is limited, mitigation is provided to reduce effects on the network.</p>
<p>Revegetation a Revegetate using species that provide for the spatial and temporal requirements of native keystone dispersers (eg kereru) and pollinators (eg tui) throughout the year</p>	<p>A landscaping plan has been considerably prepared and provided to iwi for feedback. No feedback has been received to date.</p>
<p>Select plant species based on their cultural values (refer to Table 7.3) above</p>	

Iwi Recommendation	Applicant Response
<p>Allow for Ngaati Whanaunga Involvement a Provision to enable Ngaati Whanaunga to perform a karakia (blessing).</p>	<p>Noted and accepted. This is provided for at the pre-start meeting conditions in Condition 31 of the LUC Draft Conditions.</p>
<p>Provision to enable Ngaati Whanaunga to provide a cultural induction for site workers</p>	<p>Noted and accepted (<i>refer conditions 31-33 including advice note to condition 31 LUC conditions</i>).</p>
<p>Providing Ngaati Whanaunga with opportunities to recognise or reflect the koorero (stories, names, events, whakatauaakii (proverbs) and beliefs associated with them. Including (for example) via site interpretation and signage (also refer to 7 Consider below)</p>	<p>Confirming this is accepted and has been provided for in conditions of consent, including Condition 20 SUB-A Draft Conditions requiring the applicant to consult with iwi authorities on road names; and Condition 20 LUC Draft Conditions requiring the applicant to consult with iwi authorities on the Landscape Design Plans, which includes (per Condition 19 LUC Draft Conditions) details of signage.</p>
<p>Providing Ngaati Whanaunga with opportunities to restore and enhance our relationship with our cultural features and values</p>	<p>Confirming this is accepted, and has been provided for in conditions of consent, including Condition 20 LUC Draft Conditions requiring the applicant to consult with iwi authorities on the Landscape Design Plans, which includes(per Condition 19 LUC Draft Conditions) a planting schedule and proposed signage.</p>
<p>Providing Ngaati Whanaunga with the opportunity to help with restoration and enhancement</p>	<p>Confirming this is accepted and has been provided for in conditions of consent, including Condition 20 LUC Draft Conditions requiring the applicant to consult with iwi authorities on the Landscape Design Plans, and a proposed new advice note.</p>
<p>Consider a Making provision for residents to be involved in restoration / revegetation initiatives to help build their relationship with the area and meet others in the community</p>	<p>Confirming this is accepted and has been provided for in conditions of consent, including Condition 20 LUC Draft Conditions requiring the applicant to consult with iwi authorities on the Landscape Design Plans, and a proposed new advice note.</p>
<p>Using the nature-based playground to provide linkages to the rich cultural history of the area including the significance of plant species (see Table 7.3); and the myths and</p>	<p>Confirming this is accepted and has been provided for in conditions of consent, including Condition 20 LUC Draft Conditions requiring the applicant to consult with iwi authorities on the Landscape Design Plans, and a proposed new advice note.</p>

Iwi Recommendation	Applicant Response
whakatauki relating to bird species	
Enabling Ngaati Whanaunga to work with residents to enhance their understanding of the area and share mātauranga Maaori and tikanga	Confirming this is accepted and has been provided for in conditions of consent, including Condition 20 LUC Draft conditions requiring the applicant to consult with iwi authorities on the Landscape Design Plans, and a new advice note, which will enable iwi to participate in the development of design plans and enable opportunities for signage and information to be made available to explain cultural linkages and values.