

STATEMENT OF PASSING OVER INFORMATION:

This information has been supplied to us by a third party. Accordingly, the Vendor and Austar Realty Limited are merely passing over this information as supplied to us by others. While we have passed on this information supplied by a third party, we have not checked, audited, or reviewed the records or documents and therefore to the maximum extent permitted by law neither the Vendor nor Austar Realty Limited or any of its' salespersons or employees accept any responsibility for the accuracy of the materials. Intending purchasers are advised to conduct their own investigation.

Austar Realty Ltd
36 Te Atatu Road
Te Atatu South
AUCKLAND 0610



Applicant	Austar Realty Ltd
LIM address	3/53A Powell Street AVONDALE Auckland 1026
Application number	8270138052
Customer Reference	3/53a Powell Street
Date issued	4-Feb-2019
Legal Description	PRIN 4 DP 519741, AU 10 DP 519741
Certificates of title	817942

Disclaimer

This Land Information Memorandum (LIM) has been prepared for the applicant for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987.

The LIM includes information which:

- Must be included pursuant to section 44A of the Local Government Official Information and Meetings Act 1987
- Council at its discretion considers should be included because it relates to land
- Is considered to be relevant and reliable

This LIM does not include other information:

- Held by council that is not required to be included
- Relating to the land which is unknown to the council
- Held by other organisations which also hold land information

Council has not carried out an inspection of the land and/or buildings for the purpose of preparing this LIM. Council records may not show illegal or unauthorised building or works on the land.

The applicant is solely responsible for ensuring that the land or any building on the land is suitable for a particular purpose and for sourcing other information held by the council or other bodies. In addition, the applicant should check the Certificate of Title as it might also contain obligations relating to the land.

The text and attachments of this document should be considered together.

This Land Information Memorandum is valid as at the date of issue only.

s44A(2)(a) Information identifying any special feature or characteristics of the land

This information should not be regarded as a full analysis of the site features of this land, as there may be features that the Council is unaware of. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

Site Contamination

No land contamination data are available in Council's regulatory records.

Wind Zones

Wind Zone(s) for this property: Low wind speed of 32 m/s

The wind zones are based on wind speed data specific to all building sites as outlined in NZS 3604:2011. Other factors such as topographic classes, site exposure and ground roughness determine the actual wind bracing demands and bracing elements required for the building.

For further information refer to NZS 3604:2011 Section 5 — Bracing Design

Soil Issues

Soil issues recorded. The land may not be suitable for particular development or land use purposes. A soil report may be required to/must be submitted with any building and/or resource consent application.

If any soil information/reports have been prepared in relation to this property, they will be available for viewing at an Auckland Council Service Centre.

Flooding

This statement entitled "Flooding" appears on all LIMs.

Known flooding information is displayed on the map attached to this LIM entitled "Special Land Features – Natural Hazards - Flooding".

The information shown in the "Special Land Features - Natural Hazards - Flooding" map is also shown on the Auckland Council online map viewer (Geomaps), at www.aucklandcouncil.govt.nz, which is updated from time to time.

Any proposed development may require a flooding assessment to be provided by the applicant.

The absence of flooding on the "Special Land Features - Natural Hazards - Flooding" map does not exclude the possibility of the site flooding, particularly from Overland Flow Paths which may be on other properties.

Exposure Zones

New Zealand Standard 3604:2011 classifies all properties in New Zealand into zones based on environmental features including wind, earthquake, snow load and exposure. These zones are relevant to building requirements, such as strength of buildings, materials that should be used and maintenance. All building sites are classified as being in Exposure Zones Extreme Sea Spray, B, C, or D, depending on the severity of exposure to wind driven salt.

This property is classified as: Zone C

Medium — Inland coastal areas with medium risk from wind-blown sea-spray salt deposits. This zone covers mainly coastal areas with relatively low salinity. The extent of the affected area varies significantly with factors such as winds, topography and vegetation. Within each of the zones there are different environmental locations that require fittings and fixtures appropriate to its designation as outlined Tables 4.1 to 4.3 in NZS 3604:2011 being either "closed", "sheltered" or "exposed".

For further information refer to NZS 3604:2011 Section 4 — Durability.

s44A(2)(b) Information on private and public stormwater and sewerage drains

Information on private and public stormwater and sewerage drains is shown on the **underground services map** attached.

Note: Private drainage is the responsibility of the land owner up to and including the point of connection to the public sewer or drain.

s44(2)(ba) Information notified to Council by a drinking water supplier under Section 69ZH of the Health Act 1956

Prospective purchasers should be aware of other drinking water systems connected to this property. There may also be private drinking water supply systems such as rainwater tanks or private water bores. You are advised to clarify the drinking water supply with the current landowner.

No Information has been notified to Council.

s44A(2)(bb) Information Council holds regarding drinking water supply to the land

For metered water information, please contact **Watercare (09) 422 2222** for services provided to this property.

s44A(2)(c) Information relating to any rates owing in relation to the land


Billing Number/ Rate Account:	12345820785
Rates levied for the Year 2018/2019 :	\$0.00
Total rates to clear for the current year (including any arrears):	\$0.00

The rates figures are provided as at 8 a.m. 04/02/2019. It is strongly advised these are not used for settlement purposes.

Retrofit Your Home Programme

The Retrofit Your Home programme provides financial assistance, advice and information to householders wanting to create an improved home environment.

The scheme contributes to the achievement of the Air Quality National Environmental Standards encouraging the installation of clean heat and insulation in homes as well as supporting access to central government grants and subsidies. The programme offers homeowners a retrofit plan for their homes and financial assistance up to \$5000 repaid through a targeted rate.

 Auckland Council (09) 890 7898 if you require further information

 retrofit@aucklandcouncil.govt.nz

s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and (2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004

Note: if the land is part of a cross lease title or unit title, consents and permits for the other flats or units may be included in this LIM. If the land has been subdivided there may be consents and permits included that relate to the original property.

It is recommended that the full property file is viewed and compared with the actual building and activities on the land to identify any illegal or unauthorised building works or activities.

Financial / development contributions

Financial and development contributions are relevant for recently subdivided land, vacant lots, new residential unit(s) or where there is further development of a site. If any financial or development contribution has not been paid, Council can recover outstanding amount(s) from a subsequent owner of the land.

Please note that financial contributions and development contributions may be paid in land, cash or a combination of these. The form of payment of contributions may be subject to negotiation but final discretion remains with the Council.

Resource Management

Planning

47 Powell Street AVONDALE Auckland 1026

Application No.	Description	Decision	Decision Date
R/LUC/2015/2407	Land Use Consent To construct 6 new residential dwellings within the site.	Granted(Construction Monitoring Underway)	20/11/2015
R/VCC/2015/2407/1	Change of Condition (s127) Variation to authorise the removal of the existing single storey dwelling and construction of two units within a two storey building in the approximate footprint of the existing dwelling. Changing the number of dwellings from eight to nine at the site.	Granted	22/06/2017
R/LUC/2015/2407	Change of Condition (s127) Change to condition 1 of R/LUC/2015/2407 and R/VCC/2015/2407/1. - provision of additional parking spaces and re-allocation of the same.	Withdrawn	24/08/2017
LUC60306559	Land Use Consent Provision of additional parking spaces and re-allocation of the same.	Granted(Construction Monitoring Underway)	06/10/2017

Subdivisions

47 Powell Street AVONDALE Auckland 1026

Application No.	Description	Decision	Decision Date
R/SUB/2017/1559	Subdivision Consent Three lot subdivision (including esplanade reserve)	Granted	28/07/2017
R/SUB/2017/1559	Subdivision survey plan ((s)223) 223 Survey Plan	Granted	04/09/2017
R/SUB/2017/1559	Subdivision completion cert ((s)224C) 224C Certification	Approved	21/03/2018

Engineering Approvals

47 Powell Street AVONDALE Auckland 1026

Application No.	Description	Decision	Decision Date
E/EPA/2016/199	Engineering Compliance WW	Approved	10/05/2016
E/ECA/2016/739	Engineering Compliance common access way	Approved	15/09/2017
ENG60317350	Engineering Compliance Wastewater	Approved	13/04/2018

If there are any conditions, then only that portion of the consent will be included in the attachments section. The applicant should satisfy themselves as to whether all conditions of resource consents for this property have been met.

Further Information

The Council may hold additional information for this property, for example concerning resource consents for discharges to air, land or water issued by the former Auckland Regional Council prior to 1 November 2010. If you would like Auckland Council to search for this type of information, please contact us.

Building

47 Powell Street AVONDALE Auckland 1026

Application No.	Description	Issue Date	Status
O/81965	Erect dwelling	02/08/1961	Issued (See Note 1)
O/6108/12	Erect domestic greenhouse	19/07/1967	Issued (See Note 1)
O/2170/28	Erect carport	01/10/1969	Issued (See Note 1)
O/26866/03	Construct swimming pool	27/09/1978	Issued (See Note 1)

Application No.	Description	Issue Date	Status
B/2014/8044	Construct retaining wall (east) to support driveway (rear)	29/07/2014	CCC Issued 26/05/2016 (See Note 2)
B/2014/7822	Build retaining walls to stabilize steep banks, new concrete carport slab	29/07/2014	CCC Issued 25/05/2016 (See Note 2)
B/2016/2854 B/2016/2854/A	New private drainage and lot connection Amendment - Unit 8 - Storm water disposal, add detention tank for all units	30/05/2016	CCC Issued 21/05/2018 (See Note 2)
B/2016/5177	RBW - Units 6 and 7 - New double storey duplex dwelling	29/07/2016	CCC Issued 18/05/2018 (See Note 2)
B/2016/5592	RBW - Units 2,3,4 - Adjoining 2-3 storey timber framed units, concrete retaining walls, piled foundations.	23/08/2016	CCC Issued 09/05/2018 (See Note 2)
B/2016/9934	RBW - Unit 5 - New double storey dwelling	08/12/2016	CCC Issued 27/03/2018 (See Note 2)

Note	Description
1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.
2	Code Compliance Certificate (CCC) for this consent was issued.

Please note that prior to the Building Act 1991; Councils were not required to maintain full records of building consents [etc] issued under the Building Act. While Auckland Council has always endeavoured to maintain full records of pre-Building Act 1991 matters, not all records for this period have survived and in other cases where building work is documented, information may be incomplete. Council does not accept responsibility for any omission.

It is recommended that the Council property file is viewed and compared with the actual building and activities on site to identify any illegal or unauthorised building works or activities.

Compliance Schedules (Building Warrant of Fitness)

The Council has no record of a Compliance Schedule for this property/building.

If it is evident that any specified systems such as lifts or commercial fire alarms are present in the building, the owner must ensure there is a current compliance schedule or building warrant of fitness.

Vehicle Crossing

47 Powell Street AVONDALE Auckland 1026

Application No.	Description	Decision
B/VXI/2014/2008	Construct Vehicle Crossing	Referred to Auckland Transport
B/VXI/2016/2089	Vehicle crossing Isthmus	Referred to Auckland Transport

The installation and maintenance of vehicle crossings is the responsibility of the owner of the land. The standard required is set out in by-laws for your area, these are available to view at: <https://at.govt.nz/about-us/working-on-the-road/vehicle-crossing-application/#standards>

Swimming/Spa Pool Barriers

The Council has no record of a swimming pool or spa pool being registered on this property. Swimming pools and spa pools must have a barrier that complies with the Building Act 2004.

Pool barrier information is available for viewing at <http://www.aucklandcouncil.govt.nz>

Licences

There are NO current licences recorded

s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006

The Council has not been notified of any information under Section 124 of the Weathertight Homes Resolution Services Act 2006 relating to this property.

s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use

Purchasers or those intending to develop the land should satisfy themselves that the land is suitable for any intended use or future development proposal. In addition to any site specific limitations recorded below, general restrictions that apply across the region may be relevant to any development proposals on this property.

Auckland Unitary Plan - Operative in Part (AUP:OP)

The **Auckland Unitary Plan - Operative in part(AUP:OP)** applies to this property and should be carefully reviewed and considered, as it may have implications for how this property can be developed and/or used. Those parts of the Auckland Unitary Plan that are operative replace the corresponding parts of legacy regional and district plans. However, certain parts of the AUP:OP are the subject of appeals and have not become operative. If a property is subject to an appeal this will be identified on the attached Unitary Plan Property Summary Report. Where this is the case, both the Auckland Unitary Plan Decisions version and the legacy regional and district plans will need to be considered.

The AUP:OP zones, controls, overlays, precincts, and designations that apply to this property are set out in the Property Summary Report, which is attached to this memorandum.

The AUP:OP can be viewed here:

<https://www.aucklandcouncil.govt.nz/unitaryplan>

The legacy regional and district plans can be viewed here:

<https://www.aucklandcouncil.govt.nz/districtplans>

<https://www.aucklandcouncil.govt.nz/regionalplans>

The appeals to the AUP:OP can be viewed here:

<https://www.aucklandcouncil.govt.nz/unitaryplanappeals>

Auckland Council District Plan - Hauraki Gulf Islands Section (Operative 2013) (DP:HGI)

While the regional provisions in the AUP:OP apply to the Hauraki Gulf Islands, and are set out in the Property Summary Report attached to this memorandum, the AUP:OP does not contain any district provisions for the Hauraki Gulf Islands. If the Property Summary Report attached to this memorandum lists its zone as "Hauraki Gulf Islands", the district provisions that apply are in the Auckland Council District Plan Hauraki Gulf Islands Section (Operative 2013) (**DP:HGI**).

The relevant maps of the DP:HGI are attached to this memorandum, if applicable. The text of the DP:HGI can be found here:

<https://www.aucklandcouncil.govt.nz/aurakigulfislands>

Plan Changes and Notices of Requirement

Changes to the AUP:OP and DP:HGI may be proposed from time to time. These proposed plan changes may relate to either the maps or the text of those plans. Any proposed changes to the AUP:OP relevant to this property will be listed as a modification in the Property Summary Report attached to this memorandum. However, proposed changes to the DP:HGI will not appear on the Property Summary report. That information can be found on the Auckland Council website.

Please refer to the AUP:OP for information on any proposed Plan Changes or see the Auckland Council modifications website at:

<https://www.aucklandcouncil.govt.nz/unitaryplanmodifications>

Information relating to any proposed Plan Changes to DP:HGI can be found here:

<https://www.aucklandcouncil.govt.nz/aurakigulfislands>

From time to time a requiring authority, such as a Ministry of the Crown or a council controlled organisation, may notify Auckland Council that they require certain land to be designated for a certain purpose. If this property is the subject of such a notice of requirement, that notice may have implications for how this property can be developed or used from the date it is received by Council.

If this property is not on the Hauraki Gulf Islands, any notices of requirement applicable will be listed as a modification in the Property Summary Report attached to this memorandum.

If this property is on the Hauraki Gulf Islands, any notice of requirement will be available on the Auckland Council Website.

Information on all current notices of requirement can be found on the modifications page here:

<https://www.aucklandcouncil.govt.nz/unitaryplanmodifications>

Copies of the appeals to the Auckland Unitary Plan can be viewed online at:

<https://www.aucklandcouncil.govt.nz/unitaryplanappeals>

Information concerning Caveat, Bond, Encumbrance, Consent Notice and Covenant

For any information concerning Caveats, Bonds, Encumbrances, Consent Notices or Covenants, please refer to the Certificate of Title for this property.

s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation

No information has been notified to Council.

s44A(2)(h) Information regarding the land which has been notified to Council by any network utility operator pursuant to the Building Act 1991 or Building Act 2004

Underground Services and District Plan maps are attached.

Please note: Height restrictions apply where overhead power lines cross the site. Works near water services utilities may require approval. Works near high-pressure Gas, Oil or LPG pipelines create risk of damage and must first be approved. Please contact the relevant Utility provider in your area for further information.

Any escape of gas or liquid from the pipelines is potentially dangerous and requires immediate action as soon as discovered (Dial 111 and ask for the Fire Service).

Attachments

As the placement of the building/s on the attached maps is based on aerial photography we cannot guarantee the accuracy. A formal survey will indicate the exact location of the boundaries.

- Auckland Unitary Plan Property Summary Report
- Auckland Unitary Plan - Operative in part Maps and Map Legend
- Auckland Council District Plan - Hauraki Gulf Islands Section (if applicable)
- Underground Services & Utilities Map and Map Legend
- Special Land Features Map and Map Legend

Please note Map Legends have been created for use across the region and may contain features which were not captured by the previous legacy Councils; therefore the information may not be available for these maps. Please contact the Resource Management Planning Team in your area for further information on any features which may or may not appear on your map.

- As Built Drainage Plan : Private Drainage Plan 1
- Consent Conditions : R.LUC.2015.2407
- Consent Conditions : LUC60137179-A Consent Conditions

Auckland Unitary Plan Operative in part (15th November 2016) Property Summary Report

Address

3/53A Powell Street AVONDALE 1026

Legal Description

PRIN 4 DP 519741, AU 10 DP 519741

Appeals

Modifications

Zones

Residential - Mixed Housing Suburban Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Native

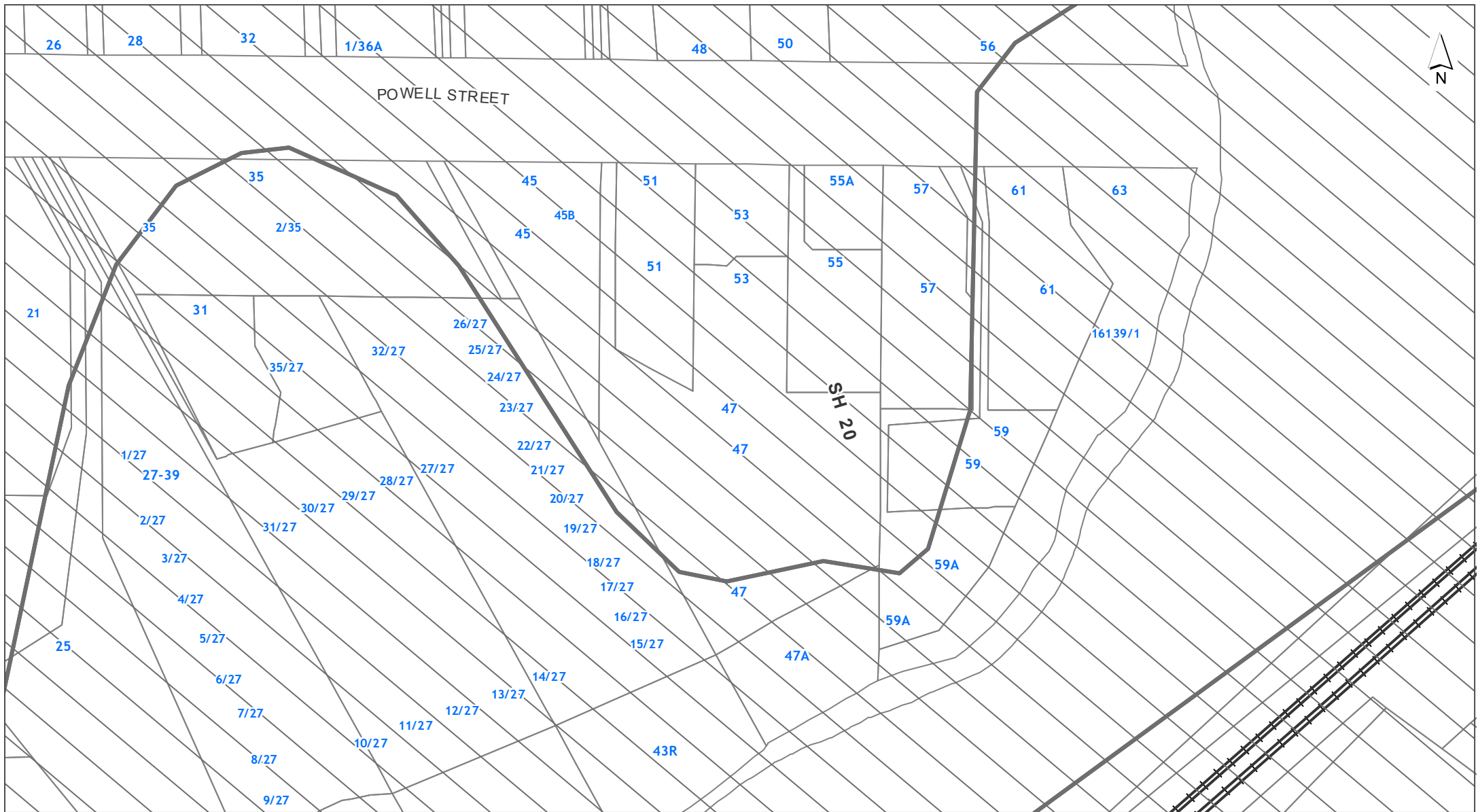
Controls: Macroinvertebrate Community Index - Urban

Overlays

Natural Resources: Quality-Sensitive Aquifer Management Areas Overlay [rp] - Auckland Isthmus Volcanic

Designations

Designations: Designations - 6728 - State Highway 20 : Waterview Connection Mt Roskill to Waterview - Designations - New Zealand Transport Agency - Confirmed



DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Controls
3/53A Powell Street AVONDALE 1026
PRIN 4 DP 519741, AU 10 DP 519741

0 7 14 21
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 4/02/2019





DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Designations
3/53A Powell Street AVONDALE 1026
PRIN 4 DP 519741, AU 10 DP 519741

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 4/02/2019





DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Infrastructure
3/53A Powell Street AVONDALE 1026
PRIN 4 DP 519741, AU 10 DP 519741

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 4/02/2019





DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Mana Whenua
3/53A Powell Street AVONDALE 1026
PRIN 4 DP 519741, AU 10 DP 519741

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 4/02/2019



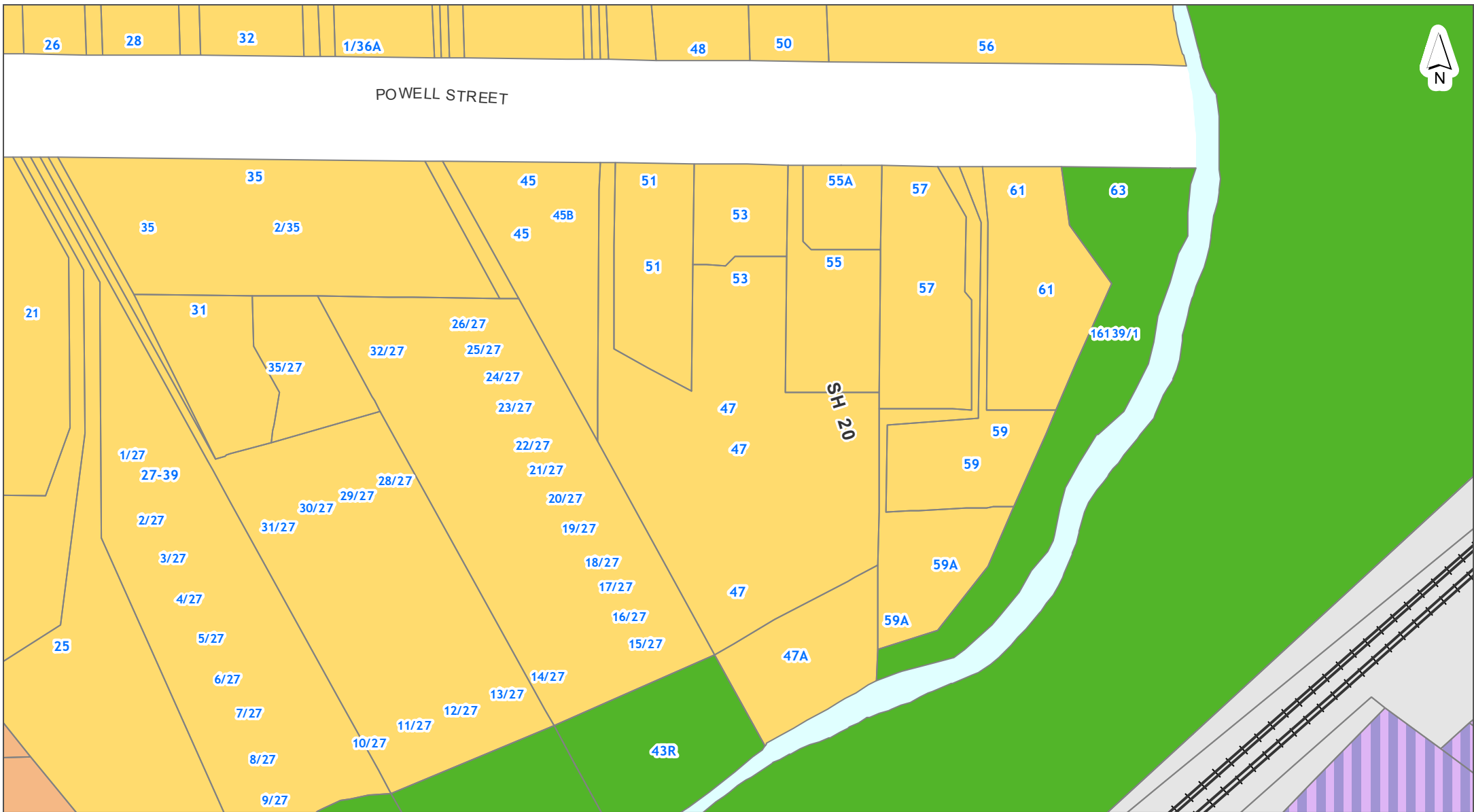


DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Natural Heritage
3/53A Powell Street AVONDALE 1026
PRIN 4 DP 519741, AU 10 DP 519741

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 4/02/2019





DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Zones and Rural Urban Boundary
3/53A Powell Street AVONDALE 1026
PRIN 4 DP 519741, AU 10 DP 519741

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 4/02/2019



Auckland Unitary Plan Operative in part 15th November 2016 - LEGEND

Appeals **Plan Modifications**

- Properties affected by Appeals seeking change to zones or management layers
- Properties affected by Appeals seeking reinstatement of management layers

- Notice of Requirements
- Plan Changes

	Residential - Large Lot Zone
	Residential - Rural and Coastal Settlement Zone
	Residential - Single House Zone
	Residential - Mixed Housing Suburban Zone
	Residential - Mixed Housing Urban Zone
	Residential - Terrace Housing and Apartment Buildings Zone
	Business - City Centre Zone
	Business - Metropolitan Centre Zone
	Business - Town Centre Zone
	Business - Local Centre Zone
	Business - Neighbourhood Centre Zone
	Business - Mixed Use Zone
	Business - General Business Zone
	Business - Business Park Zone
	Business - Heavy Industry Zone
	Business - Light Industry Zone
	Open Space - Conservation Zone
	Open Space - Informal Recreation Zone
	Open Space - Sport and Active Recreation Zone
	Open Space - Civic Spaces Zone
	Open Space - Community Zone

	Rural - Rural Production Zone
	Rural - Mixed Rural Zone
	Rural - Rural Coastal Zone
	Rural - Rural Conservation Zone
	Rural - Countryside Living Zone
	Rural - Waitakere Foothills Zone
	Rural - Waitakere Ranges Zone
	Future Urban Zone
	Green Infrastructure Corridor (Operative in some Special Housing Areas)
	Coastal - General Coastal Marine Zone [rcp]
	Coastal - Marina Zone [rcp/dp]
	Coastal - Mooring Zone [rcp]
	Coastal - Minor Port Zone [rcp/dp]
	Coastal - Ferry Terminal Zone [rcp/dp]
	Coastal - Defence Zone [rcp]
	Coastal - Coastal Transition Zone
	Special Purpose Zone- Airports & Airfields, Cemetery, Quarry, Healthcare Facility & Hospital, Tertiary Education, Maori Purpose, Major Recreation Facility, School
	Strategic Transport Corridor Zone
	Water [i]

Tagging of Provisions:

- [i] = Information only
- [rp] = Regional Plan
- [rcp] = Regional Coastal Plan
- [rps] = Regional Policy Statement
- [dp] = District Plan (only noted when dual provisions apply)

	Designations
	Airspace Restriction Designations

	Terrestrial [rp/dp]	Significant Ecological Areas Overlay
	Marine 1 [rcp]	
	Marine 2 [rcp]	
	Natural	Lake Management Areas Overlay (Natural Lake and Urban Lake)
	Urban	
	Water Supply Management Areas Overlay [rp]	Natural Resources
	Natural Stream Management Areas Overlay [rp]	
	High-Use Stream Management Areas Overlay [rp]	
	High-Use Aquifer Management Areas Overlay [rp]	
	Quality-Sensitive Aquifer Management Areas Overlay [rp]	
	Wetland Management Areas Overlay [rp]	Infrastructure
	Airport Approach Surface Overlay	
	Aircraft Noise Overlay	
	City Centre Port Noise Overlay [rcp / dp]	
	Quarry Buffer Area Overlay	
	National Grid Subdivision Corridor	National Grid Corridor Overlay
	National Grid Substation Corridor	
	National Grid Yard Compromised	National Grid Yard Overlay
	National Grid Yard Uncompromised	
	Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]	Mana Whenua

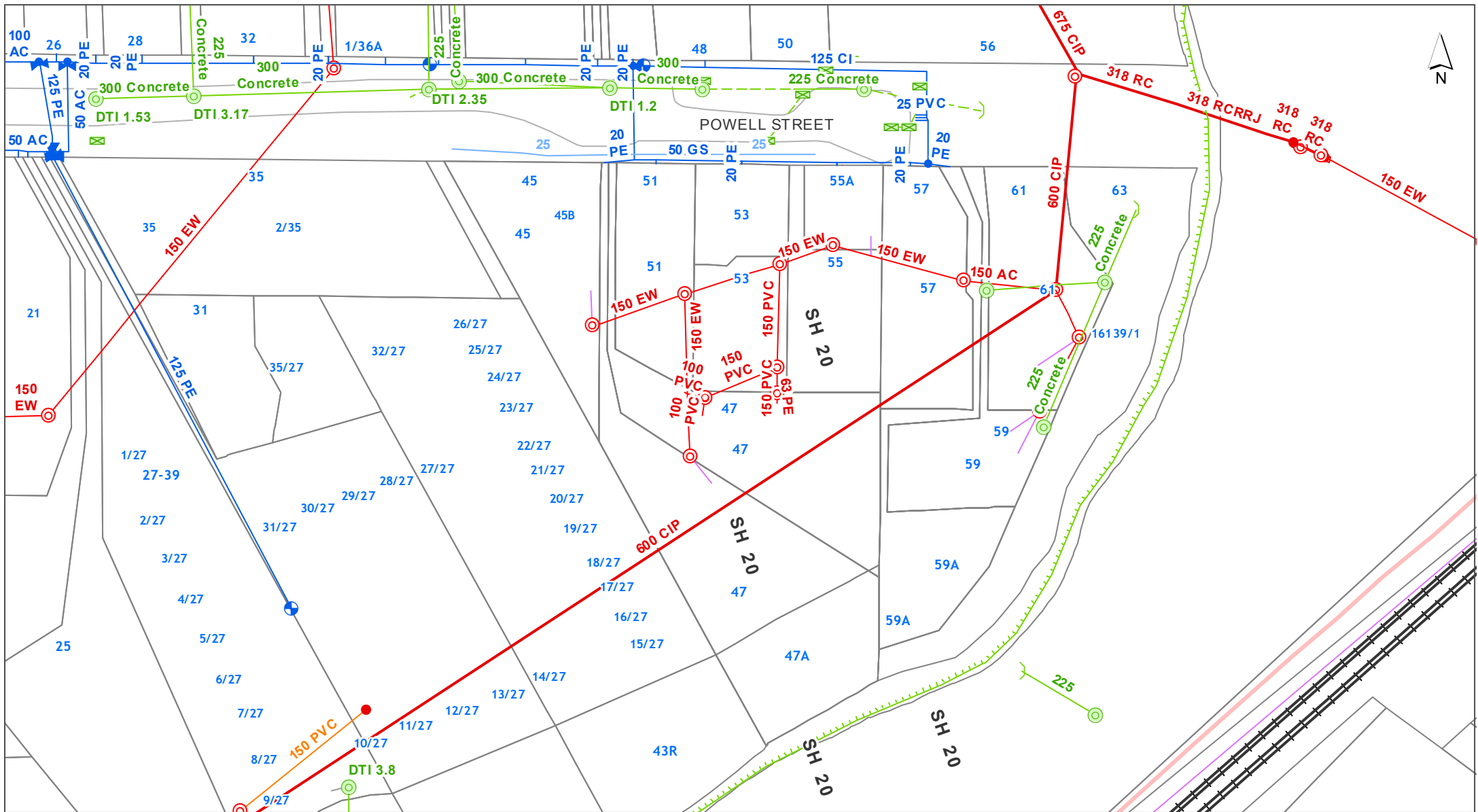
	Precincts		Indicative Coastline [i]
	Rural Urban Boundary		

	Notable Trees Overlay	Natural Heritage
	Outstanding Natural Features Overlay [rcp/dp]	
	Outstanding Natural Landscapes Overlay [rcp/dp]	
	Outstanding Natural Character Overlay [rcp/dp]	
	High Natural Character Overlay [rcp/dp]	
	Local Public Views Overlay [rcp/dp]	
	Viewshafts	Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
	Height Sensitive Areas	
	Regionally Significant Volcanic Viewshafts Overlay Contours [i]	
	Locally Significant Volcanic Viewshafts Overlay [rcp/dp]	
	Locally Significant Volcanic Viewshafts Overlay Contours [i]	
	Extent of Overlay	Waitakere Ranges Heritage Area Overlay
	Subdivision Schedule	
	Modified	Ridgeline Protection Overlay
	Natural	

	Historic Heritage Overlay Place [rcp/dp]	Historic Heritage & Special Character
	Historic Heritage Overlay Extent of Place [rcp/dp]	
	Special Character Areas Overlay Residential and Business	
	Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]	
	Auckland War Memorial Museum Viewshaft Overlay Contours [rcp/dp]	

	Key Retail Frontage	Building Frontage Control
	General Commercial Frontage	
	Adjacent to Level Crossings	Vehicle Access Restriction Control
	General	
	Motorway Interchange Control	
	Coastal Inundation 1 per cent AEP Plus 1m Control	
	Business Park Zone Office Control	
	Cable Protection Areas Control [rcp]	
	Centre Fringe Office Control	
	Height Variation Control	
	Arterial Roads	

	Identified Growth Corridor Overlay	Built Environment
	Hazardous Facilities	
	Infrastructure	
	Flow 1 [rp]	Stormwater Management Area Control
	Flow 2 [rp]	
	Level Crossings With Sightlines Control	
	Macroinvertebrate Community Index	
	Parking Variation Control	
	Subdivision Variation Control	
	Surf Breaks [rcp]	



DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Underground Services
 3/53A Powell Street AVONDALE 1026
 PRIN 4 DP 519741, AU 10 DP 519741



Scale @ A4
 = 1:1,000

Date Printed:
 4/02/2019



Stormwater

Note: Unless otherwise specified in the text below, the *colour* of a Stormwater symbol is determined by the ownership or usage status, using the following colour scheme:

Public, **Private** or **Abandoned**

- | | | | |
|--|-------------------------------|--|---|
| | Treatment Device | | Overland Flowpath (Public) |
| | Septic Tank | | Overland Flowpath (Private) |
| | Septic Tank (Hi-Tech) | | Forebay (Public) |
| | Soakage System | | Forebay (Private) |
| | Inspection Chamber | | Treatment Facility (Public) |
| | Manhole (Standard / Custom) | | Treatment Facility (Private) |
| | Inlet & Outlet Structure | | Pump Station |
| | Inlet & Outlet (No Structure) | | Planting |
| | Catchpit | | Embankment |
| | Spillway | | Viewing Platform |
| | Safety Benching | | Bridge |
| | Culvert / Tunnel | | Erosion & Flood Control (Other Structure) |
| | Subsoil Drain | | Erosion & Flood Control (Wall Structure) |
| | Gravity Main | | |
| | Rising Main | | |
| | Connection | | |
| | Fence | | |
| | Lined Channel | | |
| | Watercourse | | |

Water

- | | |
|--|--------------------------------------|
| | Valve |
| | Hydrant |
| | Fitting |
| | Other Watercare Point Asset |
| | Other Watercare Linear Asset |
| | Local Pipe (Bulk) |
| | Local Pipe (In Service) |
| | Local Pipe (Abandoned) |
| | Transmission Pipe (In Service) |
| | Transmission Pipe (Out of Service) |
| | Transmission Pipe (Proposed) |
| | Pump Station |
| | Reservoir |
| | Other Structure (Local) |
| | Chamber (Transmission) |
| | Water Source (Transmission) |
| | Other Watercare Structures and Areas |

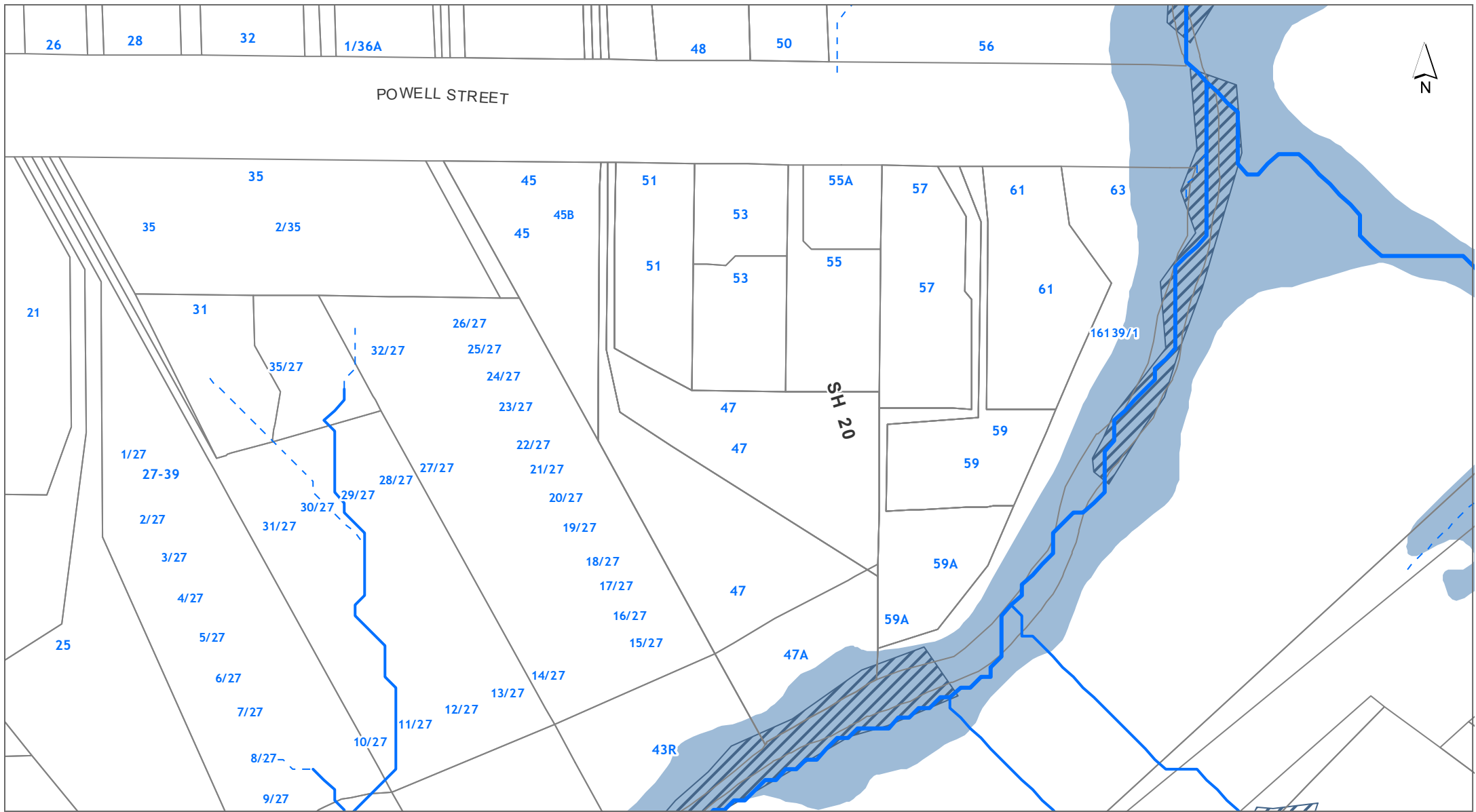
Wastewater

- | | |
|--|------------------------------------|
| | Fitting |
| | Fitting (Non Watercare) |
| | Manhole |
| | Pipe (Non Watercare) |
| | Local Pipe (Main / Service Line) |
| | Local Pipe (Abandoned) |
| | Local Pipe (Future) |
| | Transmission Pipe (In Service) |
| | Transmission Pipe (Out Of Service) |
| | Transmission Pipe (Proposed) |
| | Chamber |
| | Structure (Non Watercare) |
| | Pump Station |
| | Wastewater Catchment |

Utilities

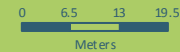
- | | |
|--|---|
| | Transpower Site |
| | Pylon (Transpower) |
| | 220kv Line (Transpower) |
| | 110kv Line (Transpower) |
| | 33kv Line (Transpower) & Underground Line (Mercury) |
| | Transmission Line (Vector) |
| | Oil Services Pipeline [Wiri] |
| | Liquid Fuels Pipeline [Wiri to Marsden] |
| | High-Pressure Gas Pipeline (Vector & Orion) |
| | Medium-Pressure Gas Pipeline (Vector & Orion) |
| | Indicative Steel Mill Slurry Pipeline |
| | Indicative Steel Mill Water Pipeline |
| | Fibre Optic Cable (ARTA) |
| | Contour Interval |

Legend updated: 9/05/2018



DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Natural Hazards - Flooding
3/53A Powell Street AVONDALE 1026
PRIN 4 DP 519741, AU 10 DP 519741




Scale @ A4
= 1:1,000

Date Printed:
4/02/2019


















Hazards

Soil Warning Area

-  Fill (Franklin District only)
-  Advisory (Franklin District only)
-  Contamination (Franklin District only)
-  Erosion (Franklin District only)
-  Hazardous Activities & Industries List (HAIL) (Franklin District only)
-  Inundation (Franklin District only)
-  Rainfall Event (Franklin District only)
-  Slippage (Franklin District only)
-  Subsidence (Franklin District only)
-  Slippage / Subsidence / Erosion etc (Auckland City and Papakura District only)
-  Uncertified Fill (Auckland City and Papakura District only)
-  Organic Soil (Auckland City and Papakura District only)
-  Filled / Weak Ground (Auckland City and Papakura District only)
-  Refuse Tips Site / Weak Area (Auckland City and Papakura District only)
-  Unstable / Suspected Ground (Auckland City and Papakura District only)
-  Allochthon Waitemata (Rodney District only)
-  Motatau Complex (Rodney District only)
-  Puriri Mudstone (Rodney District only)
-  Mahurangi Limestone (Rodney District only)
-  Mangakahia Complex (Rodney District only)
-  Hukerenui Mudstone (Rodney District only)
-  Whangai Formation (Rodney District only)
-  Tangihua Complex (Rodney District only)
-  within 150m of Northland Allochthon (Rodney District only)




Hazards

Soil Warning Area continued




-  Soil D (Rodney District only)
-  within 150m of Soil D (Rodney District only)
-  Soil C (Rodney District only)
-  within 150m of Soil C (Rodney District only)
-  Soil B (Rodney District only)
-  within 150m of Soil B (Rodney District only)
-  Soil A (Rodney District only)
-  Gas Main Pipeline
-  Petroleum Pipeline
-  Closed Landfill (Auckland Council owned)
-  Closed Landfill (Privately owned)
-  Air Discharge (Franklin District only)
-  No Soakage (Franklin District only)
-  Indicative Steel Mill Slurry Line 20m Buffer (Franklin District only)
-  Indicative Steel Mill Water Line 20m Buffer (Franklin District only)




Natural Hazards

Overland Flow Path

-  Catchment area 2000m² to 3999 m²
-  Catchment area 4000 m² to 3 Ha
-  Catchment area 3 Ha and above








Coastal Inundation

-  1% AEP
-  1% AEP plus 1m sea level rise
-  1% AEP plus 2m sea level rise

-  1% AEP Flood Plain
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Sea Spray
-  Volcanic Cones

Other

Cultural Heritage Index

-  Archaeological Site
-  Hayward and Diamond
-  Historic Botanical Site
-  Historic Structure
-  Maori Heritage Area
-  Maritime Site
-  Reported Historic Site

The information Council holds in relation to Special Land Features differs based on the area a property is located in. Those areas where information is held on a Special Land Feature is denoted in the legend above.

Legend updated: 12/06/2018



20 November 2015

Blakey Planning Limited
PO Box 25609
St Heliers
Auckland 1740

Copy to: M J Adams and M A Adams
36 Ponsonby Terrace
Ponsonby
Auckland 1011

Resource consent application – advice of decision

Application Number(s):	R/LUC/2015/2407
Applicant:	M J Adams and M A Adams
Proposed Activity(s):	To construct 6 new residential dwellings within the site.
Address:	47 Powell Street, Avondale, Auckland 1026, 53 Powell Street, Avondale, Auckland 1026

Following an assessment of your resource consent application under the Resource Management Act 1991 (RMA) and with reference to the Auckland Council Plan (Auckland City Isthmus Plan), a decision has been made to approve your application.

For your reference, a copy of the decision is attached. It outlines the basis for the decision and any associated conditions.

If you disagree with the decision, or parts of it, you can lodge an objection with us or file an appeal with the Environment Court within 15 working days of receiving this decision.

Objections should be addressed to the Principal Planner Hearings and Resolutions - Central, Auckland Council at 35 Graham Street, Auckland. Information on "The Objection Process" can be found on our website www.aucklandcouncil.govt.nz (select "Rates, building and property", "Consents" then under Resource Consents, select "Conditions, appeals and objections").

Information on the appeal process can be found on the Environment Court website www.justice.govt.nz/court/environment-court.

A final invoice will be sent shortly. No work is allowed to commence until all outstanding fees have been paid, as stated in the conditions of your consent.

If you have any queries, please contact William Hung, by phone 09 353 9277 or email william.hung@aucklandcouncil.govt.nz and quote the application number above.

Yours faithfully,

Elizabeth Salter
Resource Consents Administrator
RESOURCE CONSENTS



Resource Consent Notice of Works Starting

Please email this form to monitoring@aucklandcouncil.govt.nz at least 14 days prior to work starting on your development or post it to the address at the bottom of the page.

Site address: 47 Powell Street, Avondale, Auckland 1026, 53 Powell Street, Avondale, Auckland 1026

AREA (please tick the box):	Auckland CBD <input type="checkbox"/>	Auckland Isthmus <input type="checkbox"/>	Hauraki Gulf Islands <input type="checkbox"/>	Waitakere <input type="checkbox"/>
Manukau <input type="checkbox"/>	Rodney <input type="checkbox"/>	North Shore <input type="checkbox"/>	Papakura <input type="checkbox"/>	Franklin <input type="checkbox"/>
Resource consent number: R/LUC/2015/2407			Associated building consent:	
Expected start date of work:			Expected duration of work:	

Primary contact	Name	Mobile / Landline	Address	Email address
Owner				
Project manager				
Builder				
Earthmover				
Arborist				
Other (specify)				

Signature: Owner / Project Manager (indicate which)	Date:
--	--------------

Once you have been contacted by the monitoring inspector, all correspondence should be sent directly to them.

SAVE \$\$\$ minimise monitoring costs!

The council will review your property for start of works every three months from the date of issue of the resource consent and charge for the time spent. You can contact your Resource Consent monitoring inspector on 09 301 0101 to discuss a likely timetable of works before the inspection is carried out and to avoid incurring this cost.

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



Discretionary activity

Application number: R/LUC/2015/2407
Applicant's name: M J Adams
Site address: 47 & 53 Powell Street, Avondale
Legal description: SEC 267 SO 434446, SEC 276 SO 434446, CT-590579
SEC 274 SO 434446, SEC 474 SO 434446, CT-584787

Proposal:

To construct six new residential units and modify two existing units.

The resource consents are:

Land use consents (s9)

Auckland Council District Plan (Auckland City Isthmus Section)

- Construction of 4 or more residential units within the Residential 6a zone (restricted discretionary activity under Rule 7.7.1).
- Earthworks over an area of approximately 1,180m², exceeding the permitted area of 500m² with an average gradient under 5% (restricted controlled activity under Rule 4A.2B).
- Development of land known to be subject to instability (restricted discretionary activity under rule 5D.6.1).
- Parking shortfall of 2 car parking spaces over the entire development, where 16 spaces are required under Rule 12.8.1.1 and 14 spaces are proposed (restricted discretionary activity under Rule 12.9.1.1).
- Provision of stacked parking spaces for Unit 8 (restricted discretionary activity under Rule 12.9.1.1).
- Provision of private open spaces for Units 2 to 8 does not meet the requirement under Rule 7.8.1.8F (discretionary activity under Rule 4.3.1.2F).

Proposed Auckland Unitary Plan

- District land use consent for earthworks over an area 1,000m² (restricted discretionary activity under Rule H.4.2.1.1)

Decision

I have read the application, supporting documents, and the report and recommendations on the application. I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104 and 104B the application is **GRANTED**.

1. Reasons

The reasons for this decision are:

- In terms of section 104(1)(a) of the RMA, the actual and potential effects of the proposed residential development will be acceptable, as the scale and intensity of the development is compatible with the infill development already established along Powell Street. The new residential units are located at the rear of the site and will not be visible from the street. These units are sufficiently separated from adjacent properties to ensure the adverse effects relating to visual amenity, building dominance, shading and privacy are to be less than minor. A condition pertaining to survey certification of the new building will ensure structures are built in accordance with the plans and avoid any undue dominance effects.

The proposed access and parking layout ensures that safe and practical vehicle circulation can be achieved within the site. The proposed shortfall of two parking spaces is acceptable due to the provision of single bedroom units on site.

The provision of the communal outdoor area will offset the reduction in private open spaces for each unit. Implementation of landscaping and lighting plan ensures a good level of amenity will be achieved in the outdoor living environment.

The proposed building layout will protect the future provision of esplanade reverses along the Oakley Creek for the benefit of public recreational function and coastal amenity.

There is adequate public infrastructure within the site catchment for the disposal of stormwater and wastewater. The proposed stormwater management and treatment system is considered to be appropriate in mitigating adverse effects of stormwater discharging to the Oakley Creek.

Geotechnical investigations have been undertaken that confirms the land is suitable for the proposed development. Retaining structures are proposed at the south-eastern end of the site to ensure stability of the site during construction. Final design of any new retaining structures will be assessed at building consent stage.

Proposed earthworks are temporary in nature. Limiting the hours of construction and implementation of silt and sediment controls in compliance with the District Plan and Auckland Council Technical Publication 90 will adequately mitigate the actual and potential effects.

- In terms of positive effects, the proposal enables more efficient use of the existing resources while enabling growth of medium intensity residential development.
- In terms of section 104(1)(b) of the RMA, the proposal is consistent with the relevant statutory documents, including the relevant objectives, policies and assessment criteria of the Auckland Council District Plan - Auckland City Isthmus Section and the Proposed Auckland Unitary Plan (PAUP). In particular, the proposal promotes higher density residential development and innovative design solutions in appropriate location. The proposal meets the relevant urban design criteria and provides suitable type of housing in the area without compromising the character and amenity of the existing residential environment.
- The site is located within the Oakley Creek Network Discharge Consent area (Permit No. 24973). The proposed works complies with the conditions of this consent and the relevant permitted activity controls under Rule 5.5.9 of the Auckland Council Regional Plan – Air, Land and Water (ACRP:ALW). The proposal is considered to meet the objectives and policies under Chapter 5 (Discharges to Land and Water, and Land) of the ACRP:ALW as consent conditions imposed will ensure proper stormwater management and treatment systems are install and the final outlet structure to the Oakley Creek will be designed in accordance with Auckland Regional Council Technical Report 2013/018 to avoid scouring at the point of discharge.
- The site is zoned Mixed Housing Suburban under the PAUP. The proposal is consistent with the relevant objectives and policies as it provides moderate level of intensification, while protecting public access and recreational use along the coastline. Weighting only becomes relevant in the event different outcomes arise from assessments of objectives and policies under both the operative and proposed plans. Outcomes under both plans are similar and accordingly, no weighting assessment is required.
- In accordance with an assessment under s104(1)(c) of the RMA the following other matters are considered appropriate:

A monitoring fee has been applied to enable monitoring during construction to ensure adverse effects are no greater than what has been assessed. An initial charge of \$540.00 (inclusive of GST) is considered appropriate to cover the cost of monitoring in order to ensure that the development is carried out according to the proposed plans and that the conditions of consent are adhered to.

A development contribution credit may be applicable due to the existing units on site and future provision of esplanade reserve.

The subject site is within the designation for the SH20 Waterview Connect Tunnels. The Notice of Requirement from New Zealand Transport Agency restricts activities up to 7 metres below the natural ground level. None of the proposed works would require excavation down to the restricted area. The existing retaining wall of the elevated carport area has an embedment depth of 8 metres, written confirmation was provided by Well-Connected Alliance (delivering agency for the Waterview Connection project) that the retaining work is cleared off the protection designation area.

There are no other matters that are relevant in determining this application.

- In terms of Part 2 of the Act, the proposal provides for a functional and effective use of the available land resources. Overall, the application is considered to meet the relevant provision of Part 2 of the Act as the proposal achieves the purpose of the Act being the sustainable management of natural and physical resources.

2. Conditions

Under section 108 of the RMA, these consents are subject to the following conditions:

Activity in Accordance with Plans

1. The residential development and construction activity shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent number R/LUC/2015/2407.
 - Application Form, and Assessment of Effects prepared by Blakey Planning Limited, dated June 2015.

Report title and reference	Author	Rev	Dated
<i>Report on esplanade planting</i>	-	-	-
<i>Design report</i>	<i>Mitchell & Stout Architects Limited</i>	-	<i>June 2015</i>
<i>Infrastructure report</i>	<i>CKL</i>	<i>1</i>	<i>23/6/2015</i>
<i>Geotechnical assessment - houses</i>	<i>Ormiston Associates Limited</i>	-	<i>17/3/2014</i>
<i>Geotechnical assessment - retaining wall</i>	<i>Ormiston Associates Limited</i>	-	<i>21/2/2014</i>
<i>Geotechnical advice – driveway retaining wall</i>	<i>Ormiston Associates Limited</i>	-	<i>14/11/2014</i>

Plan title and reference	Author	Rev	Dated
<i>Sheet A1-01, Cover and location plan</i>	<i>Ormiston Associates Limited</i>	-	<i>28/5/2015</i>
<i>Sheet A1-02, Survey plan</i>	<i>Ormiston Associates Limited</i>	-	<i>28/5/2015</i>
<i>Sheet A1-03, Site plan existing</i>	<i>Ormiston Associates Limited</i>	-	<i>28/5/2015</i>
<i>Sheet A1-04, Site plan proposed</i>	<i>Ormiston Associates Limited</i>	<i>A</i>	<i>17/7/2015</i>
<i>Sheet A1-04.1, Access plan</i>	<i>Ormiston Associates Limited</i>	-	<i>17/7/2015</i>
<i>Sheet A1-05, Site outdoor area plan</i>	<i>Ormiston Associates Limited</i>	-	<i>28/5/2015</i>
<i>Sheet A1-06, Earthworks</i>	<i>Ormiston Associates Limited</i>	-	<i>28/5/2015</i>

Plan title and reference	Author	Rev	Dated
<i>Sheet A1-07, Car parking and access plan</i>	<i>Ormiston Associates Limited</i>	A	17/7/2015
<i>Sheet A1-08, Site setout plan</i>	<i>Ormiston Associates Limited</i>	A	17/7/2015
<i>Sheet A2-01, Site sections</i>	<i>Ormiston Associates Limited</i>	-	28/5/2015
<i>Sheet A3-01, Unit 1 existing plans and elevations</i>	<i>Ormiston Associates Limited</i>	-	28/5/2015
<i>Sheet A3-02, Unit 1 proposed plans and elevations</i>	<i>Ormiston Associates Limited</i>	-	28/5/2015
<i>Sheet A3-03, Unit 2, 3, 4 plans and elevations</i>	<i>Ormiston Associates Limited</i>	-	28/5/2015
<i>Sheet A3-04, Unit 5 plans and elevations</i>	<i>Ormiston Associates Limited</i>	-	28/5/2015
<i>Sheet A3-05, Units 6, 7 plans and elevations</i>	<i>Ormiston Associates Limited</i>	-	28/5/2015
<i>Sheet A3-06, Unit 8 Existing and proposed plans and elevations</i>	<i>Ormiston Associates Limited</i>	-	28/5/2015
<i>Dwg POW 101 & 102, Landscape concept plan</i>	<i>Karen Wealleans Changing Spaces Limited</i>	-	April 2015
Other additional information	Author	Rev	Dated
<i>Further information response letter</i>	<i>Blakey Planning Limited</i>	-	3/8/2015
<i>Stormwater management s92 response</i>	<i>Stormwater Solutions Consulting Limited</i>	-	3/8/2015

Administrative Charges

2. This consent (or any part thereof) shall not commence until such time as the following charges, which are owing at the time the council's decision is notified, have been paid in full:
 - a. All fixed charges relating to the receiving, processing and granting of this resource consent under section 36(1) of the Resource Management Act 1991 (RMA); and
 - b. All additional charges imposed under section 36(3) of the RMA to enable the council to recover its actual and reasonable costs in respect of this application, which are beyond challenge.

3. The consent holder shall pay any subsequent further charges imposed under section 36 of the RMA relating to the receiving, processing and granting of this resource consent within 20 days of receipt of notification of a requirement to pay the same, provided that, in the case of any additional charges under section 36(3) of the RMA that are subject to challenge, the consent holder shall pay such amount as is determined by that process to be due and owing, within 20 days of receipt of the relevant decision.

Lapsing of consent

4. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. The consent is given effect to; or
 - b. The council extends the period after which the consent lapses.

Monitoring Charges

5. The consent holder shall pay the council an initial consent compliance monitoring charge of \$540.00 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Amalgamation of Lots (Holding Titles Together)

6. Prior to the building construction commencing, the consent holder shall contact the Team Leader Central Monitoring to arrange for covenant under section 108 of the Resource Management Act 1991 to be prepared and registered against the Freehold Register of SEC 267 SO 434446, SEC 276 SO 434446, CT-590579 and SEC 274 SO 434446, SEC 474 SO 434446, CT-584787.
 - a. The section 108 covenant shall be prepared by the Council. The consent holder shall pay any costs incurred by the Council in relation to the preparation and registration of the covenant.
 - b. The covenant shall be in favour of Council recording that the lots shall be held together as one site and shall not be disposed of independently without the prior written approval of Council.

Construction of new buildings shall not commence until the Team Leader Central Monitoring has confirmed that the covenant is registered or its being satisfied that new subdivision consent has been obtained for the new building layout.

Landscaping

7. Prior to the commencement of construction works, the consent holder shall provide a final landscaping plan to the satisfaction of Team Leader Central Monitoring. The plan shall include specific details relating to the landscaping of the site in general accordance with the Landscape concept plans, Dwg POW 101 & 102, prepared by Karen Wealleans Changing Spaces Limited dated April 2015. This plan shall identify specimen details (e.g. species, sizes and locations) of low profile planting and trees to be planted throughout the site.

Foundation design

8. Retaining wall and foundation design shall be carried out by a suitably qualified Chartered Professional Engineer in accordance with the recommendations outlined in the Geotechnical assessments prepared by Ormiston Associates Limited dated 21 February 2014 and 17 March 2014, reference: 3667.

9. Certification from a suitably qualified Chartered Professional Engineer responsible for supervising the construction works shall be provided to the Team Leader Central Monitoring, confirming that the works have been completed in accordance with the Geotechnical assessments prepared by Ormiston Associates Limited dated 21 February 2014 and 17 March 2014, reference: 3667, within ten (10) working days following completion. Written certification shall be in the form of a geotechnical completion report, or any other form acceptable to the council.
10. The proposed dwelling units known as the "Orchard Houses" (Units 2 to 4) and the adjacent utility building must be fully supported on piled foundations with a minimum embedment depth of 4 metres below cleared ground level.
11. The proposed carport structure adjacent to the steep slope must be supported by retaining walls (the system comprising the "Upper" and "Lower" retaining walls) with an embedment depth of up to 7 metres below ground level.
12. No permanent or temporary fills shall be place on or within 10 metres of the edge of the steep slope at the south-eastern end of the site, unless supported by specifically designed retaining structures.
13. No permanent vertical excavations greater than 0.3 metres shall be undertaken within the development unless supported by specifically designed retaining structures.

Earthworks

14. All earthworks shall be managed to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged beyond the subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works shall cease immediately and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader Central Monitoring.
15. All construction and earthworks activities on the subject site shall comply with the New Zealand Standard 6803P:1984 for Acoustics – Construction Noise at all times.

The use of noise generating tools, motorised equipment, and vehicles that are associated with construction and earthworks activity on the subject site shall therefore be restricted to between the following hours to comply with this standard:

- Monday to Saturday: 7:30a.m. to 6:00p.m.
- Sundays or Public Holidays: no works

Wastewater and water supply

16. The consent holder shall provide wastewater drainage and water supply system to service the development in accordance with the conditions outlined in the Watercare Service Limited (WSL) Peer Review Application letter dated 27 July 2015, reference: 42874. All works shall be undertaken in accordance with WSL Code of Practice and Council requirements.

Stormwater

17. A level spreader shall be installed to manage stormwater discharge to the Oakley Creek. The final design of the level spreader shall be submitted and approved by Team Leader

Central Monitoring to be in accordance with Auckland Regional Council Technical Report 2013/018 to avoid scouring at the point of discharge. The consent holder shall obtain written approval of the stormwater network utility operator for the new private discharge point to Oakley Creek.

18. In the event that any minor modifications to the stormwater management system are required, the following information shall be provided:

- Plans and drawings outlining the details of the modifications; and
- Supporting information that details how the proposal does not detrimentally affect the capacity or performance of the stormwater management system.

All information shall be submitted to, and verified by the Team Leader Central Monitoring, prior to implementation.

Advice note:

All proposed changes must be discussed with the Team Leader Central Monitoring, prior to implementation. Any changes to the proposal which will affect the capacity or performance of the stormwater system or will result in a change to the conditions of this consent will require an application to be made in accordance with Section 127 of the RMA.

19. An Operation and Maintenance Plan for the stormwater management and treatment system shall be developed and sent to the Team Leader Central Monitoring within 20 days of completion of the installation of the stormwater management system on site.

20. The Operation and Maintenance Plan shall set out how the on-site stormwater management and treatment system shall be operated and maintained to ensure adverse environmental effects are minimised. The plan shall include, but not be limited to:

- i. A programme for regular maintenance and inspection of the stormwater management system;
- ii. A programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;
- iii. A programme for post storm maintenance;
- iv. General inspection checklists for all aspects of the stormwater management system, including visual checks;
- v. Details of who will hold responsibility for long-term maintenance of the stormwater management system; and

The stormwater management and treatment system shall be managed in accordance with the Operation and Maintenance Plan.

Surveyor's certification

21. No building works shall proceed beyond the roof framing stage until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder, has provided written certification to the Team Leader Central Monitoring that the works completed:

- a) have been completed in accordance with the approved plans as referred to in condition 1 of this consent, or
- b) do not exceed the vertical or horizontal extent of any breach, infringement, or non-compliance approved under this consent.

Advice note:

The purposes of certification at the roof framing stage of construction are to:

- *provide assurance that the building works, to that point, have been undertaken in accordance with the consent*
- *reduce the risk of non-compliance as the works are completed.*

Written certification should include the following:

- *the finished ground level is clearly marked on the subject site*
- *the relevant consent reference number and site address*
- *levels, calculations, plans and drawings of the structure(s) that are the subject of certification*
- *the quantification of the extent of any breach, infringement or non-compliance identified at the time of survey, where this has occurred.*

Written certification is to be provided directly to the officer specified in this condition.

Access and Parking

22. The existing vehicle crossing at 53 Powell Street shall be realigned as per the approved site plans. Any redundant vehicle crossing shall be removed and reinstated back to the footpath, kerb, gutter and channel or to the existing edging profile as per Auckland Transport specifications. A vehicle crossing permit shall be required for the works. Please contact Auckland Transport for vehicle crossings on Phone (09) 353 3553 or refer to their website for standards and requirements.
23. The storage and workshop area adjacent to Unit 1 shall be accessible for residents at all times to provide connection to the Oakley Creek and parking deck by the south of the site.
24. One parking space shall be allocated for each single bedroom unit on site.
25. Two parking spaces shall be allocated for each two to three bedrooms unit on site.

Lighting and planting

26. Upon completion of building construction works, a lighting concept specifying the type, dimensions, specifications and location of lighting for the communal open space and footpath shall be provided to the Team Leader Central Monitoring. This information shall also include lux levels and hours of operation.
27. Within the next planting season (i.e. Autumn to Spring) immediately following the completion of the building construction work, the consent holder shall implement and maintain the landscaping and lighting works as per the final landscaping plan required by condition 6 and lighting concept to the satisfaction of the Team Leader Central Monitoring.

10. *The scope of this resource consent is defined by the application made to Auckland Council and all documentation supporting that application.*
11. *If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.*

Delegated decision maker:

Name: Alison Francis
Title: Team Leader, Resource Consents
Signed:

A handwritten signature in black ink that reads "A Francis". The signature is written in a cursive, slightly slanted style.

Date: 20 November 2015

Decision on an application to change / cancel consent conditions under the Resource Management Act 1991



Application numbers: R/LUC/2015/2407/1 (parent number)
R/VCC/2015/2407/1 (application number)

Applicant's name: Oakley Developments Limited

Site address: 47, 49 and 53 Powell Street, Avondale

Legal description: Section 267, 274 and 276 SO 434446 (subject to land covenants in easement instruments 9032632.3 (CT 584787) and 9090676.1 (CT 590579) – SH 20 Waterview Protection Tunnel

Proposal:

To vary the conditions of resource consent R/LUC/2015/2407/1 through changes to conditions 1, 23 and 24 and cancellation of condition 25.

The proposed variation will permit the removal of the existing single storey dwelling (Unit 1) and construction of two units (Units 1a and 1b) within a two storey building in the approximate footprint of the existing dwelling. The variation results in the development of nine dwellings on the site, where eight dwellings were approved under the original application.

The discretionary activity application under s127 of the Resource Management Act (RMA) is to change the conditions of consent R/LUC/2015/2407/1, as set out below (with strikethrough for deletion, underline for insertions):

Land use consent (s9) – R/LUC/2015/2407/1

Changes to condition 1

Plan title and reference	Author	Rev	Dated
Sheet A1-01, Cover and location plan	Ormiston Associates Limited	<u>A</u>	<u>28/5/2015</u>
	<u>Mitchell Stout Architects Limited</u>		<u>5/12/2016</u>
Sheet A1-02, Survey Plan	Ormiston Associates Limited	-	28/5/2015
	<u>Mitchell Stout Architects Limited</u>		
Sheet A1-03, Site plan existing	Ormiston Associates Limited	-	28/5/2015
	<u>Mitchell Stout</u>		

	<u>Architects Limited</u>		
Sheet A1-04, Site plan proposed	Ormiston Associates Limited	<u>A-B</u>	17/7/2015 <u>5/12/2016</u>
	<u>Mitchell Stout Architects Limited</u>		
Sheet A1-04.1, Access plan	Ormiston Associates Limited	<u>A</u>	17/7/2015 <u>5/12/2016</u>
	<u>Mitchell Stout Architects Limited</u>		
Sheet A1-05, Site outdoor area plan	Ormiston Associates Limited	<u>A</u>	28/5/2015 <u>5/12/2016</u>
	<u>Mitchell Stout Architects Limited</u>		
Sheet A1-06, Earthworks	Ormiston Associates Limited	<u>A</u>	28/5/2015 <u>5/12/2016</u>
	<u>Mitchell Stout Architects Limited</u>		
Sheet A1-07, Car parking and access plan	Ormiston Associates Limited	<u>B</u>	17/7/2015 <u>5/12/2016</u>
	<u>Mitchell Stout Architects Limited</u>		
Sheet A1-08, Site set out plan	Ormiston Associates Limited	<u>A</u>	17/7/2015 <u>5/12/2016</u>
	<u>Mitchell Stout Architects Limited</u>		
Sheet A2-01, Site sections	Ormiston Associates Limited	<u>A</u>	28/5/2015 <u>5/12/2016</u>
	<u>Mitchell Stout Architects Limited</u>		
Sheet A3-01, Unit 1 existing plans and elevations	Ormiston Associates Limited	-	28/5/2016
	<u>Mitchell Stout Architects Limited</u>		
Sheet A3-02, Unit 1 proposed plans and elevations	Ormiston Associates Limited	<u>A</u>	28/5/2015
<u>A1-01, New proposed</u>	<u>Dorrington Atcheson</u>	-	<u>30/03/2017</u>

<u>Basement Floor Plan, Townhouses 1A and 1B</u>	<u>Architects</u>		
<u>A1-02, New proposed Ground Floor Plan, Townhouses 1A and 1B</u>	<u>Dorrington Atcheson Architects</u>	-	<u>30/03/2017</u>
<u>A201, South Elevation, Townhouses 1A and 1B</u>	<u>Dorrington Atcheson Architects</u>	-	<u>29/05/2017</u>
<u>A202, East Elevation, Townhouses 1A and 1B</u>	<u>Dorrington Atcheson Architects</u>	-	<u>29/05/2017</u>
<u>A203, North Elevation, Townhouses 1A and 1B</u>	<u>Dorrington Atcheson Architects</u>	-	<u>29/05/2017</u>
<u>A204, West Elevation, Townhouses 1A and 1B</u>	<u>Dorrington Atcheson Architects</u>	-	<u>29/05/2017</u>
Sheet A3-03, Unit 2, 3, 4 plans and elevations	Ormiston Associates Limited <u>Mitchell Stout Architects Limited</u>	-	28/5/2016
Sheet A3-04, Unit 5 plans and elevations	Ormiston Associates Limited <u>Mitchell Stout Architects Limited</u>	-	28/5/2016
Sheet A3-05, Units 6, 7 plans and elevations	Ormiston Associates Limited <u>Mitchell Stout Architects Limited</u>	-	28/5/2016
Sheet A3-06, Unit 8 Existing and proposed plans and elevations	Ormiston Associates Limited <u>Mitchell Stout Architects Limited</u>	-	28/5/2016
Dwg POW 101 and 102, Landscape concept plans	Karen Wealleans Changing Spaces Limited	-	April 2015

Changes to condition 23

The storage and workshop area adjacent to Unit 1a shall be accessible for residents at all times to provide connection to the Oakley Creek and parking deck by the south of the site.

Changes to condition 24

One parking space shall be allocated for each ~~single bedroom~~ unit on site.

Advice Note:

The remaining spaces shall be allocated by the consent holder depending owner / occupier requirements

Cancellation to conditions

Condition 25 in its entirety.

~~Two parking spaces shall be allocated for each two to three bedrooms unit on site.~~

I have read the application, supporting documents, and the report and recommendations on the consent application. I am satisfied that I have sufficient information to consider the matters required by the RMA and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104B, s127, 105 and 107 the application for variation is **GRANTED**.

1. Reasons

The reasons for this decision are:

1. The proposed variation is appropriately considered under s127 as the changes will not result in a fundamentally different activity or materially different effects
2. In accordance with an assessment under s104(1)(a) and s127(3) of the RMA the actual and potential effects from the proposed variation will be acceptable as:
 - o The proposed variation will not affect any of the Council's previous findings with respect to the effects of the original development. In this regard, the eight units were acceptable as the scale and intensity of development was compatible with the infill development already established along Powell Street. The location of the new units at the rear of the site and their separation from adjacent properties meant the units were found to have less than minor adverse effects relating to visual amenity, building dominance, shading and privacy.
 - o The additional unit will be accommodated within a two storey building, within the approximate footprint of an existing dwelling. The new building complies with the relevant bulk and location standards and is designed with similar architecture to the buildings that have already been approved on site. Accordingly, the proposal will have less than minor adverse visual amenity effects.
 - o Council's Senior Development Engineer, considers the additional unit will have no additional loading effects with regard to quantity of stormwater discharge to Oakley Creek. The conditions of the existing discharge network consent remain applicable.
 - o Parking is provided for the additional unit, as will each unit on the site which is considered appropriate with regards to onsite parking demand.

- Minor changes to the location and size of windows will not result in adverse privacy effects on the multi-unit development at 27, 29, 37 and 39 Powell Street or Units 2 to 4 within the site. First floor windows orientated towards adjacent units / properties are provided off bedrooms which is consistent with what a reasonable could expect in a suburban residential environment where two storey buildings are permitted.
 - The original consent required surveyor's certification prior to roof framing stage to ensure works were completed in accordance with the approved plans (condition 21). This condition will also require certification of Units 1a and 1b to ensure they comply with the maximum height and height in relation to boundary recession planes shown on the approved plans.
3. In accordance with an assessment under s104(1)(b) and s127(3) of the RMA the proposed variation is consistent with the relevant statutory documents for the following reasons:
- The original consent was approved under the Auckland District Plan (Isthmus) Section 1999 ("District Plan"). The District Plan now is the legacy plan as all the Auckland Unitary Plan – Operative in Part ("AUP(OP)") provisions in relation to the site are deemed operative.
 - The proposed variation satisfies the objectives and policies of the Mixed Housing Suburban Zone as the variation will increase the capacity, intensity and choice of housing on the site by providing a new building (accommodating two units) which is of a height, bulk and form that is generally anticipated for the zone. Appropriate setbacks between the approved units and adjacent properties are maintained as are landscaped areas which contribute to the suburban built character.
 - The provision of one parking space per unit (with the five additional spaces to be allocated by the consent holder depending on owner / occupier requirements) is consistent with the minimum parking rates for the Mixed Housing Suburban zone and the objectives and policies which require the provision of parking to be commensurate with the character, scale and intensity of the zone.
4. In accordance with an assessment under s104(1)(c) of the RMA, the monitoring fee imposed under the original consent will be sufficient to cover monitoring associated with the variation. There are no other matters that are relevant in determining this application.
5. This variation achieves the sustainable management purpose of the RMA in Part 2 as it provides for an efficient use of the available land resource through the provision of an additional unit within the footprint of an existing building. The variation maintains the building layout of the original consent which protects the future provision of an esplanade reserve along Oakley Creek for the benefit of public recreation.
6. Overall the proposed additional unit will not result in a fundamentally different activity or materially different effects from that approved by Council. The variation is consistent with the provisions of the AUP(OP) and the planned future environment in Avondale. The variation will provide an additional dwelling which represents an efficient use of a residential site while avoiding potential adverse effects on adjacent persons and the surrounding environment.

2. Conditions

Under section 108 of the RMA, this variation approves the following replacement conditions:

Activity in Accordance with Application

- The residential development and construction activity shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent number R/VCC/2015/2407/1.

- Application Form, and Assessment of Effects prepared by Blakely Planning Limited, dated December 2016.

Plan title and reference	Author	Rev	Dated
Sheet A1-01, Cover and location plan	Mitchell Stout Architects Limited	A	5/12/2016
Sheet A1-02, Survey Plan	Mitchell Stout Architects Limited	-	28/5/2015
Sheet A1-03, Site plan existing	Mitchell Stout Architects Limited	-	28/5/2015
Sheet A1-04, Site plan proposed	Mitchell Stout Architects Limited	B	5/12/2016
Sheet A1-04.1, Access plan	Mitchell Stout Architects Limited	A	5/12/2016
Sheet A1-05, Site outdoor area plan	Mitchell Stout Architects Limited	A	5/12/2016
Sheet A1-06, Earthworks	Mitchell Stout Architects Limited	A	5/12/2016
Sheet A1-07, Car parking and access plan	Mitchell Stout Architects Limited	A	5/12/2016
Sheet A1-08, Site set out plan	Mitchell Stout Architects Limited	A	5/12/2016
Sheet A2-01, Site sections	Mitchell Stout Architects Limited	A	5/12/2016
Sheet A3-01, Unit 1 existing plans and elevations	Mitchell Stout Architects Limited	-	28/5/2016
A1-01, New proposed Basement Floor Plan, Townhouses 1A and 1B	Dorrington Atcheson Architects	-	30/03/2017
A1-02, New proposed Ground Floor Plan, Townhouses 1A and 1B	Dorrington Atcheson Architects	-	30/03/2017
A201, South Elevation, Townhouses 1A and 1B	Dorrington Atcheson Architects	-	29/05/2017

A202, East Elevation, Townhouses 1A and 1B	Dorrington Atcheson Architects	-	29/05/2017
A203, North Elevation, Townhouses 1A and 1B	Dorrington Atcheson Architects	-	29/05/2017
A204, West Elevation, Townhouses 1A and 1B	Dorrington Atcheson Architects	-	29/05/2017
Sheet A3-03, Unit 2, 3, 4 plans and elevations	Mitchell Stout Architects Limited	-	28/5/2016
Sheet A3-04, Unit 5 plans and elevations	Mitchell Stout Architects Limited	-	28/5/2016
Sheet A3-05, Units 6, 7 plans and elevations	Mitchell Stout Architects Limited	-	28/5/2016
Sheet A3-06, Unit 8 Existing and proposed plans and elevations	Mitchell Stout Architects Limited	-	28/5/2016
Dwg POW 101 and 102, Landscape concept plans	Karen Wealleans Changing Spaces Limited	-	April 2015
Other additional information	Author	Rev	Dated
Stormwater Management – Alteration from one unit to two sub units	Mohammad Rahman, CKL Surveys	-	25/10/2016
Memorandum Stormwater Management Design	Tony Wang, Stormwater Solutions Consulting Limited	-	20/10/2016
Further Information Email Correspondence	Dorrington Atcheson Architects	-	29/05/2017
Further Information Email Correspondence	Dorrington Atcheson Architects	-	12/06/2017

23. The storage area adjacent to Unit 1a shall be accessible for residents at all times to provide connection to the Oakley Creek and parking deck by the south of the site.

24. One parking space shall be allocated for each single bedroom unit on site.

Advice Note:

The remaining spaces shall be allocated by the consent holder depending owner / occupier requirements

25. [condition cancelled].

3. Advice notes

1. *A copy of the consolidated set of conditions of consent as amended is included as attachment 1 to this section 127 decision.*

Delegated decision maker:

Name: Scott Macarthur
Title: Senior Planner, Resource Consents
Signed:



Date: 22 June 2017

Attachment 1: Consolidated conditions of consent as amended.

Activity in Accordance with Plans

1. The residential development and construction activity shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent number R/LUC/2015/2407.
 - Application Form, and Assessment of Effects prepared by Blakely Planning Limited, dated June 2015 and December 2016.

Report title and reference	Author	Rev	Dated
<i>Report on esplanade planting</i>	-	-	-
<i>Design report</i>	<i>Mitchell & Stout Architects Limited</i>	-	<i>ne 2015</i>
<i>Infrastructure report</i>	<i>CKL</i>	<i>1</i>	<i>23/6/2015</i>
<i>Geotechnical assessment - houses</i>	<i>Ormiston Associates Limited</i>	-	<i>17/3/2014</i>
<i>Geotechnical assessment - retaining wall</i>	<i>Ormiston Associates Limited</i>	-	<i>21/2/2014</i>
<i>Geotechnical advice – driveway retaining wall</i>	<i>Ormiston Associates Limited</i>	-	<i>14/11/2014</i>

Plan title and reference	Author	Rev	Dated
<i>Sheet A1-01, Cover and location plan</i>	<i>Mitchell Stout Architects Limited</i>	<i>A</i>	<i>5/12/2016</i>
<i>Sheet A1-02, Survey Plan</i>	<i>Mitchell Stout Architects Limited</i>	-	<i>28/5/2015</i>
<i>Sheet A1-03, Site plan existing</i>	<i>Mitchell Stout Architects Limited</i>	-	<i>28/5/2015</i>
<i>Sheet A1-04, Site plan proposed</i>	<i>Mitchell Stout Architects Limited</i>	<i>B</i>	<i>5/12/2016</i>
<i>Sheet A1-04.1, Access plan</i>	<i>Mitchell Stout Architects Limited</i>	<i>A</i>	<i>5/12/2016</i>
<i>Sheet A1-05, Site outdoor area plan</i>	<i>Mitchell Stout Architects Limited</i>	<i>A</i>	<i>5/12/2016</i>
<i>Sheet A1-06, Earthworks</i>	<i>Mitchell Stout Architects Limited</i>	<i>A</i>	<i>5/12/2016</i>
<i>Sheet A1-07, Car parking and access plan</i>	<i>Mitchell Stout Architects Limited</i>	<i>B</i>	<i>5/12/2016</i>
<i>Sheet A1-08, Site set out plan</i>	<i>Mitchell Stout Architects Limited</i>	<i>A</i>	<i>5/12/2016</i>
<i>Sheet A2-01, Site sections</i>	<i>Mitchell Stout</i>	<i>A</i>	<i>5/12/2016</i>

Plan title and reference	Author	Rev	Dated
	<i>Architects Limited</i>		
<i>Sheet A3-01, Unit 1 existing plans and elevations</i>	<i>Mitchell Stout</i>	-	<i>28/5/2016</i>
	<i>Architects Limited</i>		
<i>A1-01, New proposed Basement Floor Plan, Townhouses 1A and 1B</i>	<i>Dorrington</i>	-	<i>30/03/2017</i>
	<i>Atcheson Architects</i>		
<i>A1-02, New proposed Ground Floor Plan, Townhouses 1A and 1B</i>	<i>Dorrington</i>	-	<i>30/03/2017</i>
	<i>Atcheson Architects</i>		
<i>A201, South Elevation, Townhouses 1A and 1B</i>	<i>Dorrington</i>	-	<i>29/05/2017</i>
	<i>Atcheson Architects</i>		
<i>A202, East Elevation, Townhouses 1A and 1B</i>	<i>Dorrington</i>	-	<i>29/05/2017</i>
	<i>Atcheson Architects</i>		
<i>A203, North Elevation, Townhouses 1A and 1B</i>	<i>Dorrington</i>	-	<i>29/05/2017</i>
	<i>Atcheson Architects</i>		
<i>A204, West Elevation, Townhouses 1A and 1B</i>	<i>Dorrington</i>	-	<i>29/05/2017</i>
	<i>Atcheson Architects</i>		
<i>Sheet A3-03, Unit 2, 3,4 plans and elevations</i>	<i>Mitchell Stout</i>	-	<i>28/5/2016</i>
	<i>Architects Limited</i>		
<i>Sheet A3-04, Unit 5 plans and elevations</i>	<i>Mitchell Stout</i>	-	<i>28/5/2016</i>
	<i>Architects Limited</i>		
<i>Sheet A3-05, Units 6, 7 plans and elevations</i>	<i>Mitchell Stout</i>	-	<i>28/5/2016</i>
	<i>Architects Limited</i>		
<i>Sheet A3-06, Unit 8 Existing and proposed plans and elevations</i>	<i>Mitchell Stout</i>	-	<i>28/5/2016</i>
	<i>Architects Limited</i>		
<i>Dwg POW 101 and 102, Landscape concept plans</i>	<i>Karen Wealleans</i>	-	<i>April 2015</i>
	<i>Changing Spaces Limited</i>		
Other additional information	Author	Rev	Dated
<i>Further information response letter</i>	<i>Blakey Planning Limited</i>	-	<i>3/8/2015</i>
<i>Stormwater management s92 response</i>	<i>Stormwater Solutions Consulting Limited</i>	-	<i>3/8/2015</i>
<i>Stormwater Management – Alteration from one unit to two sub units</i>	<i>Mohammad Rahman, CKL Surveys</i>	-	<i>25/10/2016</i>
<i>Memorandum Stormwater Management Design</i>	<i>Tony Wang, Stormwater Solutions</i>	-	<i>20/10/2016</i>

Other additional information	Author	Rev	Dated
	<i>Consulting Limited</i>		
<i>Further Information Email Correspondence</i>	<i>Dorrington</i> <i>Atcheson Architects</i>	-	29/05/2017
<i>Further Information Email Correspondence</i>	<i>Dorrington</i> <i>Atcheson Architects</i>	-	12/06/2017

Administrative Charges

2. This consent (or any part thereof) shall not commence until such time as the following charges, which are owing at the time the council's decision is notified, have been paid in full:
 - a. All fixed charges relating to the receiving, processing and granting of this resource consent under section 36(1) of the Resource Management Act 1991 (RMA); and
 - b. All additional charges imposed under section 36(3) of the RMA to enable the council to recover its actual and reasonable costs in respect of this application, which are beyond challenge.
3. The consent holder shall pay any subsequent further charges imposed under section 36 of the RMA relating to the receiving, processing and granting of this resource consent within 20 days of receipt of notification of a requirement to pay the same, provided that, in the case of any additional charges under section 36(3) of the RMA that are subject to challenge, the consent holder shall pay such amount as is determined by that process to be due and owing, within 20 days of receipt of the relevant decision.

Lapsing of consent

4. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. The consent is given effect to; or
 - b. The council extends the period after which the consent lapses.

Monitoring Charges

5. The consent holder shall pay the council an initial consent compliance monitoring charge of \$540.00 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Amalgamation of Lots (Holding Titles Together)

6. Prior to the building construction commencing, the consent holder shall contact the Team Leader Central Monitoring to arrange for covenant under section 108 of the Resource Management Act 1991 to be prepared and registered against the Freehold Register of SEC 267 SO 434446, SEC 276 SO 434446, CT-590579 and SEC 274 SO 434446, SEC 474 SO 434446, CT-584787.
 - a. The section 108 covenant shall be prepared by the Council. The consent holder shall pay any costs incurred by the Council in relation to the preparation and registration of the covenant.

- b. The covenant shall be in favour of Council recording that the lots shall be held together as one site and shall not be disposed of independently without the prior written approval of Council.

Construction of new buildings shall not commence until the Team Leader Central Monitoring has confirmed that the covenant is registered or its being satisfied that new subdivision consent has been obtained for the new building layout.

Landscaping

7. Prior to the commencement of construction works, the consent holder shall provide a final landscaping plan to the satisfaction of Team Leader Central Monitoring. The plan shall include specific details relating to the landscaping of the site in general accordance with the Landscape concept plans, Dwg POW 101 & 102, prepared by Karen Wealleans Changing Spaces Limited dated April 2015. This plan shall identify specimen details (e.g. species, sizes and locations) of low profile planting and trees to be planted throughout the site.

Foundation design

8. Retaining wall and foundation design shall be carried out by a suitably qualified Chartered Professional Engineer in accordance with the recommendations outlined in the Geotechnical assessments prepared by Ormiston Associates Limited dated 21 February 2014 and 17 March 2014, reference: 3667.
9. Certification from a suitably qualified Chartered Professional Engineer responsible for supervising the construction works shall be provided to the Team Leader Central Monitoring, confirming that the works have been completed in accordance with the Geotechnical assessments prepared by Ormiston Associates Limited dated 21 February 2014 and 17 March 2014, reference: 3667, within ten (10) working days following completion. Written certification shall be in the form of a geotechnical completion report, or any other form acceptable to the council.
10. The proposed dwelling units known as the "Orchard Houses" (Units 2 to 4) and the adjacent utility building must be fully supported on piled foundations with a minimum embedment depth of 4 metres below cleared ground level.
11. The proposed carport structure adjacent to the steep slope must be supported by retaining walls (the system comprising the "Upper" and "Lower" retaining walls) with an embedment depth of up to 7 metres below ground level.
12. No permanent or temporary fills shall be place on or within 10 metres of the edge of the steep slope at the south-eastern end of the site, unless supported by specifically designed retaining structures.
13. No permanent vertical excavations greater than 0.3 metres shall be undertaken within the development unless supported by specifically designed retaining structures.

Earthworks

14. All earthworks shall be managed to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged beyond the subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works

shall cease immediately and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader Central Monitoring.

15. All construction and earthworks activities on the subject site shall comply with the New Zealand Standard 6803P:1984 for Acoustics – Construction Noise at all times.

The use of noise generating tools, motorised equipment, and vehicles that are associated with construction and earthworks activity on the subject site shall therefore be restricted to between the following hours to comply with this standard:

- Monday to Saturday: 7:30a.m. to 6:00p.m.
- Sundays or Public Holidays: no works

Wastewater and water supply

16. The consent holder shall provide wastewater drainage and water supply system to service the development in accordance with the conditions outlined in the Watercare Service Limited (WSL) Peer Review Application letter dated 27 July 2015, reference: 42874. All works shall be undertaken in accordance with WSL Code of Practice and Council requirements.

Stormwater

17. A level spreader shall be installed to manage stormwater discharge to the Oakley Creek. The final design of the level spreader shall be submitted and approved by Team Leader Central Monitoring to be in accordance with Auckland Regional Council Technical Report 2013/018 to avoid scouring at the point of discharge. The consent holder shall obtain written approval of the stormwater network utility operator for the new private discharge point to Oakley Creek.
18. In the event that any minor modifications to the stormwater management system are required, the following information shall be provided:
- Plans and drawings outlining the details of the modifications; and
 - Supporting information that details how the proposal does not detrimentally affect the capacity or performance of the stormwater management system.

All information shall be submitted to, and verified by the Team Leader Central Monitoring, prior to implementation.

Advice note:

All proposed changes must be discussed with the Team Leader Central Monitoring, prior to implementation. Any changes to the proposal which will affect the capacity or performance of the stormwater system or will result in a change to the conditions of this consent will require an application to be made in accordance with Section 127 of the RMA.

19. An Operation and Maintenance Plan for the stormwater management and treatment system shall be developed and sent to the Team Leader Central Monitoring within 20 days of completion of the installation of the stormwater management system on site.

20. The Operation and Maintenance Plan shall set out how the on-site stormwater management and treatment system shall be operated and maintained to ensure adverse environmental effects are minimised. The plan shall include, but not be limited to:
- i. A programme for regular maintenance and inspection of the stormwater management system;
 - ii. A programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;
 - iii. A programme for post storm maintenance;
 - iv. General inspection checklists for all aspects of the stormwater management system, including visual checks;
 - v. Details of who will hold responsibility for long-term maintenance of the stormwater management system; and

The stormwater management and treatment system shall be managed in accordance with the Operation and Maintenance Plan.

Surveyor's certification

21. No building works shall proceed beyond the roof framing stage until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder, has provided written certification to the Team Leader Central Monitoring that the works completed:
- a. have been completed in accordance with the approved plans as referred to in condition 1 of this consent, or
 - b. do not exceed the vertical or horizontal extent of any breach, infringement, or non-compliance approved under this consent.

Advice note:

The purposes of certification at the roof framing stage of construction are to:

- *provide assurance that the building works, to that point, have been undertaken in accordance with the consent*
- *reduce the risk of non-compliance as the works are completed.*

Written certification should include the following:

- *the finished ground level is clearly marked on the subject site*
- *the relevant consent reference number and site address*
- *levels, calculations, plans and drawings of the structure(s) that are the subject of certification*
- *the quantification of the extent of any breach, infringement or non-compliance identified at the time of survey, where this has occurred.*

Written certification is to be provided directly to the officer specified in this condition.

Access and Parking

22. The existing vehicle crossing at 53 Powell Street shall be realigned as per the approved site plans. Any redundant vehicle crossing shall be removed and reinstated back to the footpath, kerb, gutter and channel or to the existing edging profile as per Auckland Transport specifications. A vehicle crossing permit shall be required for the works. Please contact Auckland Transport for vehicle crossings on Phone (09) 353 3553 or refer to their website for standards and requirements.
23. The storage area adjacent to Unit 1a shall be accessible for residents at all times to provide connection to the Oakley Creek and parking deck by the south of the site.
24. One parking space shall be allocated for each unit on site.

Advice Note:

The remaining spaces shall be allocated by the consent holder depending owner / occupier requirements

25. [Cancelled]

Lighting and planting

26. Upon completion of building construction works, a lighting concept specifying the type, dimensions, specifications and location of lighting for the communal open space and footpath shall be provided to the Team Leader Central Monitoring. This information shall also include lux levels and hours of operation.
27. Within the next planting season (i.e. Autumn to Spring) immediately following the completion of the building construction work, the consent holder shall implement and maintain the landscaping and lighting works as per the final landscaping plan required by condition 7 and lighting concept to the satisfaction of the Team Leader Central Monitoring.

Advice notes

1. *Development contributions levied under the Local Government Act 2002 may be payable in relation to this application. The consent holder will be advised of the development contributions payable separately from this resource consent decision. Further information about development contributions may be found on the Auckland Council website at www.aucklandcouncil.govt.nz.*
2. *The initial monitoring charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.*
3. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to*

comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.

- 4. This development involves building or other construction works over Watercare's water and wastewater network. A 'works over approval' will be required for these works. The consent holder will be responsible for ensuring all necessary approvals are obtained from Watercare. See Watercare's website (www.watercare.co.nz) for more information.*
- 5. This development involves new connections to Watercare's water and wastewater networks. The consent holder will be responsible for contacting Watercare regarding the connection, construction and acceptance testing. See Watercare's website (www.watercare.co.nz) for more information.*
- 6. Any part of the reticulation to become part of the public drainage system will require engineering approval(s) to be obtained from the council prior to the issuing of Building Consent. See the council's website (www.aucklandcouncil.govt.nz) for more information on the engineering approval process, or call (09) 301 0101 and ask to speak to a Development Engineer from your local service centre.*
- 7. Separate water meters are required for each unit. All water supply connections to the Watercare services supply main shall be designed in accordance with Council's "Development and Connection Standards" and be made by a Watercare services approved contractor. For details please contact Watercare.*
- 8. Should the residential units be proposed to be subdivided in the future, fire rating requirements of buildings and requirement for esplanade reserves will apply.*
- 9. Written approval from NZTA is required for any activity up to 7 metres below the natural ground level.*
- 10. The scope of this resource consent is defined by the application made to Auckland Council and all documentation supporting that application.*
- 11. If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.*