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Austar Realty Ltd  
PO Box 151098  
New Lynn  
AUCKLAND 0640



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<b>Applicant</b>	Austar Realty Ltd
<b>LIM address</b>	150 Don Buck Road Massey
<b>Application number</b>	8270257287
<b>Customer Reference</b>	150 Don Buck Road
<b>Date issued</b>	9-Oct-2020
<b>Legal Description</b>	LOT 1 DP 208874
<b>Certificates of title</b>	NA137A/299

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### 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: Medium wind speed of 37 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

The Auckland Council is not aware of any soil issues in relation to this land. 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 or via the property file product services.

### 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](http://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 3604:2011E 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: Unknown or Unassessed Corrosion Zone

Unknown or unassessed - No known information is available relating to these sites. Recommended that specific sites and/or product designed and to consult suppliers information for specific durability requirements.

#### 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.

Effective Date	Description	Details
11/03/2004	Low flow water devices	The owner shall not place, erect, construct or permit to remain on any part of the land any residential buildings unless:- (a) The construction of such residential buildings provide for the use of low flow water reduction measures which must include the following:- (i) all taps over hand basins and all showerheads are of a type that limit the flow rate to 9 litres/minute or less; (ii) all units/ dwellings have showers; (iii) all toilets are of a 6/3 litre dual flush type; (iv) no in sink waste disposal units are installed; and (b) Upon completion of construction of any residential buildings and/or alterations made to any existing habitable buildings the owner shall provide a written report from a registered plumber confirming that all measures mentioned above have been implemented; and (c) All such buildings and/or alterations are constructed in accordance with the above requirements to the satisfaction of the Auckland City Council.
28/07/2004	On-site stormwater management device	Urban Properties that back onto the Birdwood and Redhills areas may not, as of right, use Countryside and Foothills methods to minimise stormwater runoff from Developed Impermeable areas. This is because a low flow outlet does not have a road or pipe system available to connect to and the effects on downstream properties may be more than De Minimis especially given the Geology of the areas and existing erosion problems. Applicants should be advised that if they wish to increase impermeable areas beyond those legally established at October 1998 and in excess of 15% site development, the application will be considered by the Drainage Engineer but will probably be Notified and they will have to gain downstream neighbours' Consents.

#### 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) 442 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:** 12341513977

**Rates levied for the Year 2020/2021 :** \$2,405.36


**Total rates to clear for the current year  
(including any arrears and postponed rates):** \$1,337.36

The rates figures are provided as at 8 a.m. 09/10/2020. It is strongly advised these are not used for settlement purposes.

## Retrofit Your Home Programme

This property is subject to a targeted rate under Auckland Council's Retrofit Your Home Programme. This programme offers homeowners a retrofit plan for their homes, and financial assistance up to \$5000 to install clean heating and insulation. The financial assistance is repaid by the home owner to Auckland Council by way of a targeted rate, over a period of up to nine years. If the property is sold before the funding is fully repaid, the new home owner is liable to pay the targeted rate until the financial assistance is fully repaid.

To find out the total amount owing, and the amount of the targeted rate payable for each year remaining in the Retrofit Your Home programme, please contact Auckland Council.

 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

150 Don Buck Road Massey

Application No.	Description	Decision	Decision Date
LUC-2001-1185	Land Use Consent Construct second dwelling (combination LUC and SUB)	Granted	21/09/2001

### Subdivisions

150 Don Buck Road Massey

Application No.	Description	Decision	Decision Date
SUB-2001-1186	Subdivision Consent 2 Lot residential subdivision E13759	Granted	21/09/2001

### Engineering Approvals

There are **NO** Engineering approvals recorded.

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

150 Don Buck Road Massey

Application No.	Description	Issue Date	Status
BPM-1954-909	Addition to dwelling	31/12/1954	Issued (See Note 1)
BPM-1971-15525	Carport	31/12/1971	Issued (See Note 1)
BPM-1985-29633	Garage	31/12/1985	Issued (See Note 1)
ABA-2002-2433	Minor plumbing and drainage	24/07/2002	CCC Not Issued (See Note 3)

Note	Description
1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.
3	Consent approved but a final Code Compliance Certificate (CCC) for this consent has not been issued. To obtain a CCC an inspection to confirm compliance with the approved plans and standards may be sought.

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

150 Don Buck Road Massey

Application No.	Description	Decision
VXG-2003-1987	SPW21349. No fees. No bonds. Time 1 hour 15 minutes to E4. See also VXG20012004 for #148	Referred to Auckland Transport (See Note 1)

Note	Description
1	This Vehicle Crossing Application has been Referred to Auckland Transport and is currently under their care.  Please contact Auckland Transport for further information regarding this application.

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>

### **Auckland Unitary Plan**

Please note that the Auckland Unitary Plan (Operative in part) applies to this property. The Unitary Plan should be carefully reviewed and considered, as it may have implications for how this property can be developed or used. Parts of the Unitary Plan that are relevant to this property relating to zones, overlays, controls, designations and other restrictions are identified in the Property Summary Report attached to this LIM.

The Unitary Plan can be accessed at Council service centres and libraries and can be found on the following internet page:

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/home.aspx>

### **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.

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- 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 : ABA-2002-2433
- Consent Conditions : LUC-2001-1185

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

### Address

150 Don Buck Road Massey

### Legal Description

LOT 1 DP 208874

### Appeals

### Modifications

### Zones

Residential - Mixed Housing Urban Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index - Urban

Controls: Stormwater Management Area Control - MASSEY - Flow 2

### Overlays

### Designations

Designations: Airspace Restriction Designations - ID 4311 - Defence purposes - protection of approach and departure paths (Whenuapai Air Base) - Minister of Defence

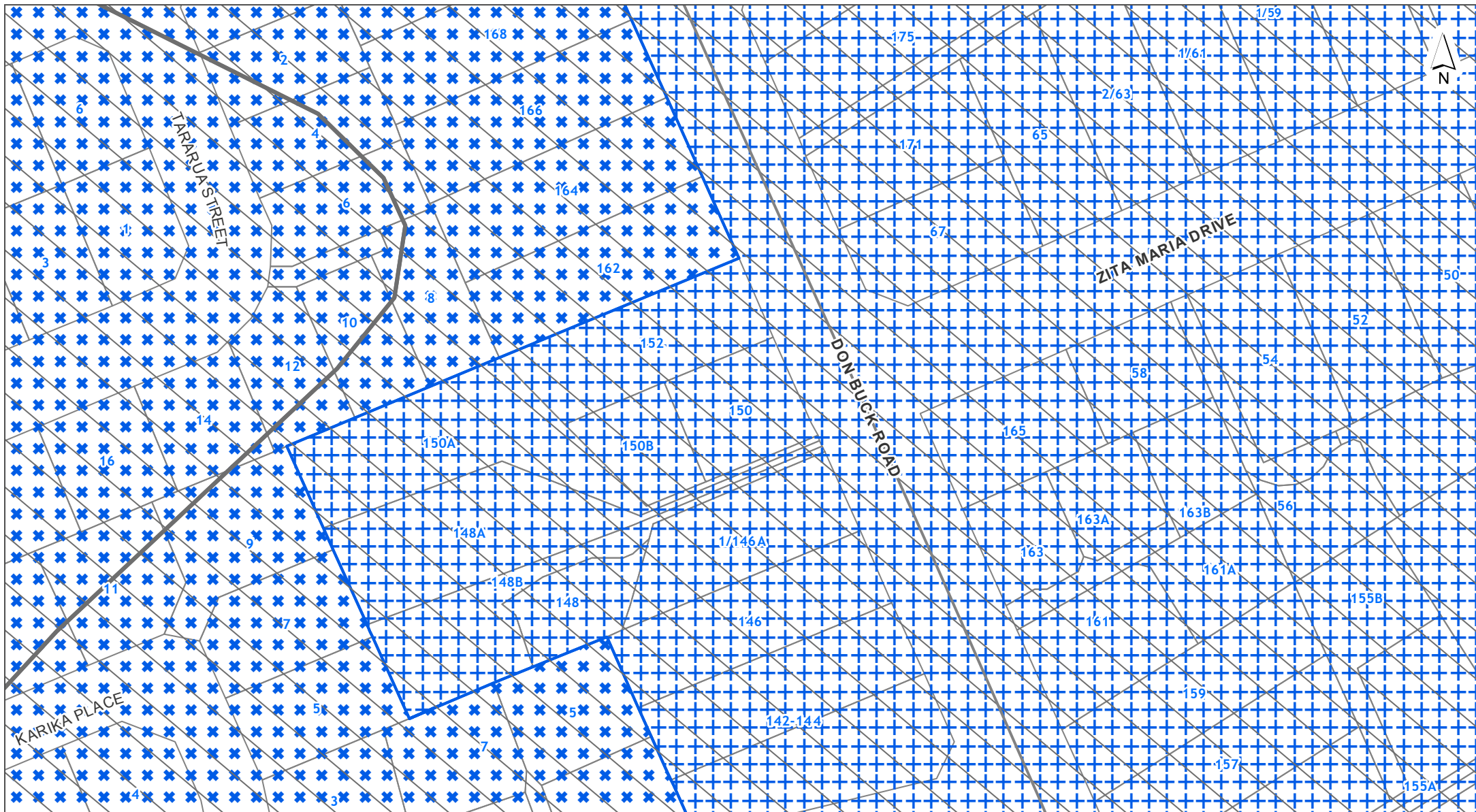




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**Built Environment**  
**150 Don Buck Road Massey**  
**LOT 1 DP 208874**

0 7 14 21  
Meters  
Scale @ A4  
= 1:1,000  
Date Printed:  
9/10/2020

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**Controls**

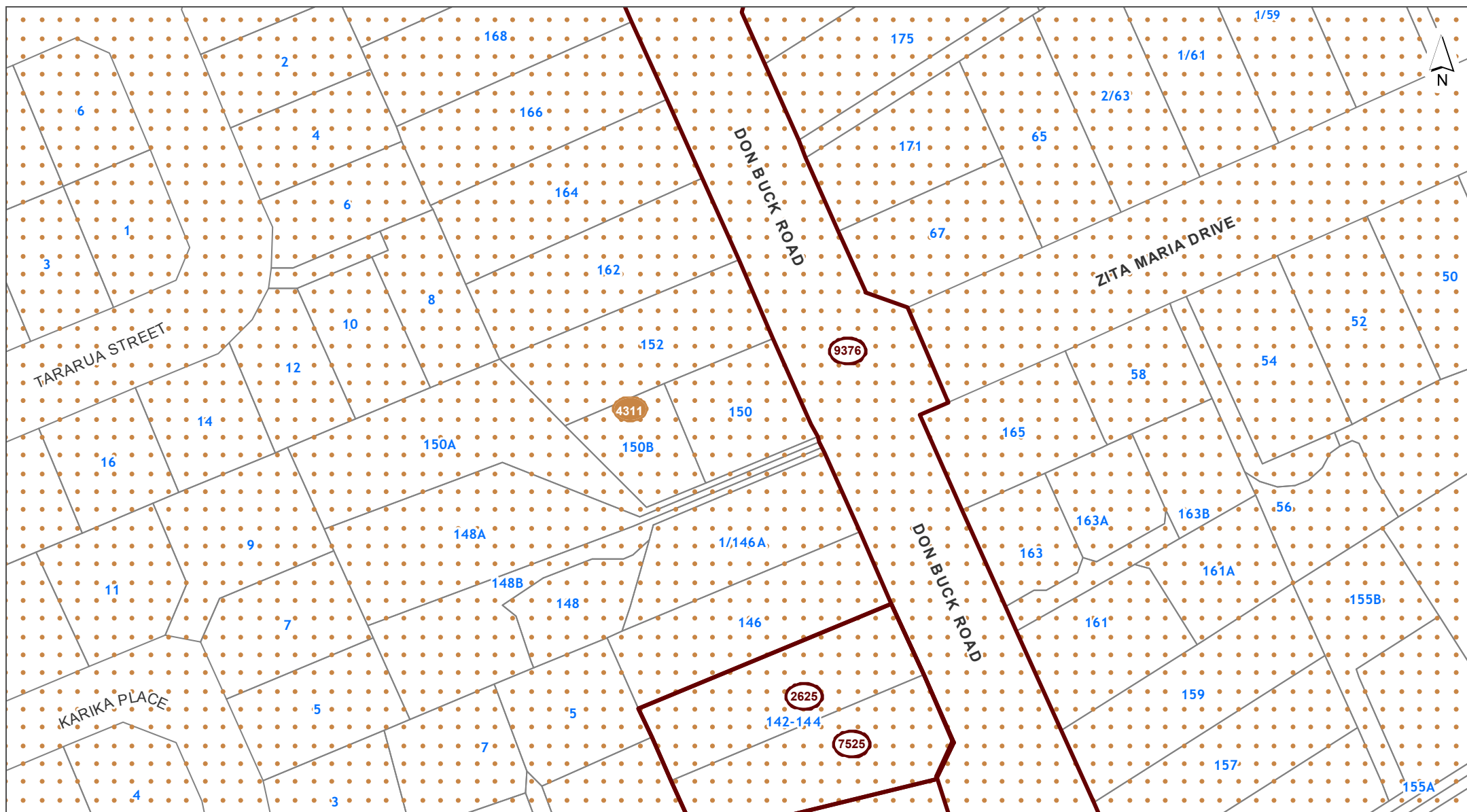
**150 Don Buck Road Massey**

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## Designations

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#### Historic Heritage and Special Character

150 Don Buck Road Massey

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**Infrastructure****150 Don Buck Road Massey****LOT 1 DP 208874**

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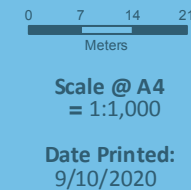
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**Mana Whenua**  
**150 Don Buck Road Massey**  
**LOT 1 DP 208874**

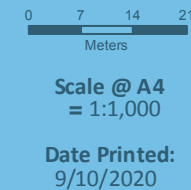






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**Natural Heritage**  
**150 Don Buck Road Massey**  
**LOT 1 DP 208874**

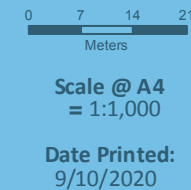






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**Natural Resources**  
**150 Don Buck Road Massey**  
**LOT 1 DP 208874**



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**Precincts****150 Don Buck Road Massey****LOT 1 DP 208874**

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#### Zones and Rural Urban Boundary

150 Don Buck Road Massey

LOT 1 DP 208874



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= 1:1,000



Date Printed:  
9/10/2020

## NOTATIONS

### Appeals

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

### Proposed Plan Modifications





-  Notice of Requirements
-  Plan Changes

### 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)

## ZONING

### Residential

-  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

-  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

-  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
-  Water [i]



### Rural

-  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

-  Future Urban Zone
-  Green Infrastructure Corridor (Operative in some Special Housing Areas)

### Infrastructure

-  Special Purpose Zone - Airports & Airfields  
Cemetery  
Quarry  
Healthcare Facility & Hospital  
Tertiary Education  
Māori Purpose  
Major Recreation Facility  
School
-  Strategic Transport Corridor Zone

### Coastal

-  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



Precincts

--- Rural Urban Boundary

--- Indicative Coastline [i]

## Overlays

### Natural Resources

	Terrestrial [rp/dp]	} Significant Ecological Areas Overlay
	Marine 1 [rcp]	
	Marine 2 [rcp]	
	Water Supply Management Areas Overlay [rp]	
	Natural Stream Management Areas Overlay [rp]	
	High-Use Stream Management Areas Overlay [rp]	
	Natural Lake Management Areas Overlay	} (Natural Lake and Urban Lake)
	Urban	
	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 Uncompromised	

### Mana Whenua

	Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]
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### Built Environment

	Identified Growth Corridor Overlay
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### Natural Heritage

	Notable Trees Overlay	
	Outstanding Natural Features Overlay [rcp/dp]	
	Outstanding Natural Landscapes Overlay [rcp/dp]	
	Outstanding Natural Character Overlay [rcp/dp]	
	High Natural Character 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]	
	Modified	} Ridgeline Protection Overlay
	Natural	
	Local Public Views Overlay [rcp/dp]	
	Extent of Overlay	} Waitakere Ranges Heritage Area Overlay
	Subdivision Schedule	

### Historic Heritage & Special Character

	Historic Heritage Overlay Place [rcp/dp]	
	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 [i]	
	Stockade Hill Viewshaft Overlay – 8m height area	
	Stockade Hill Viewshaft [i]	

## Controls

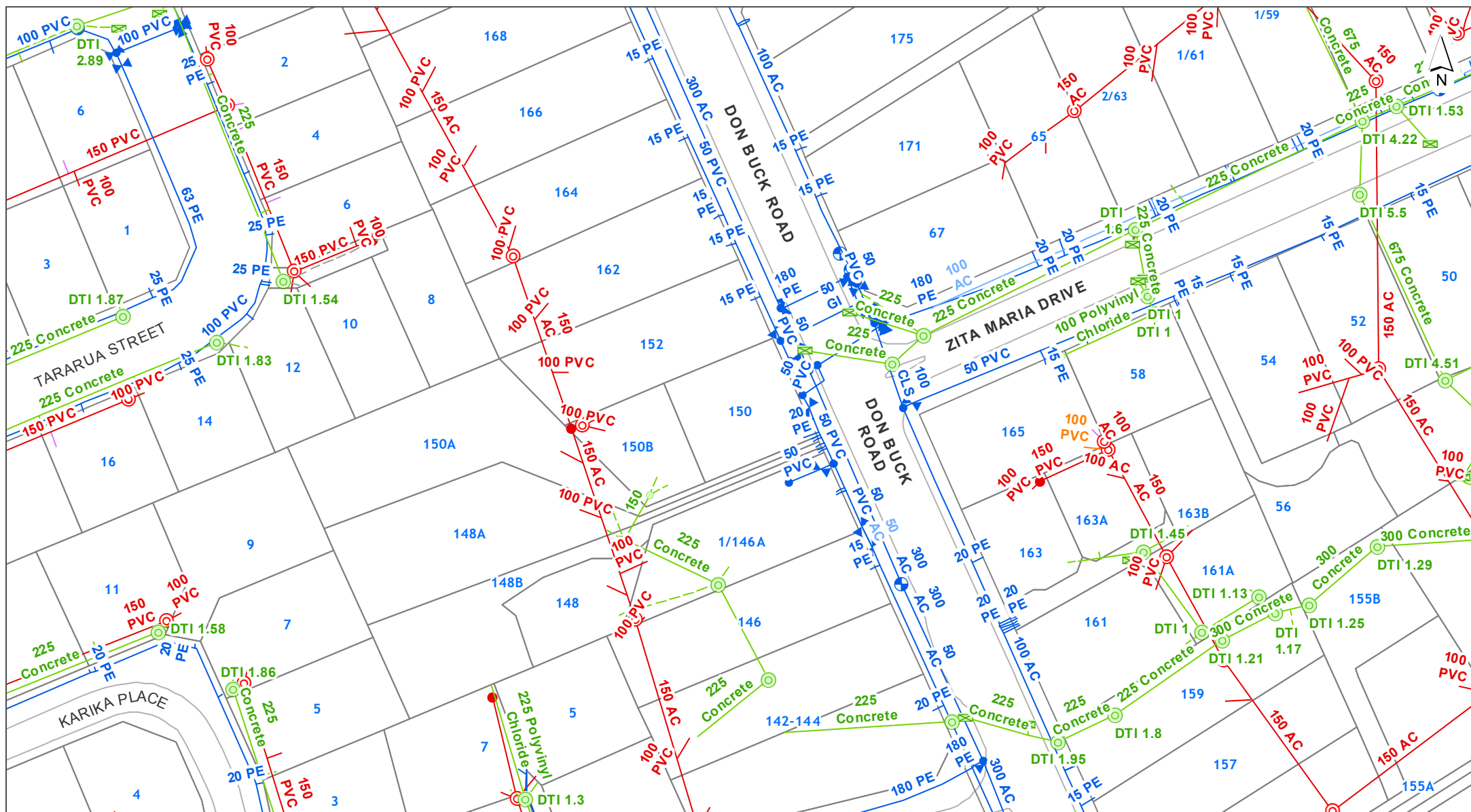
	Key Retail Frontage	} Building Frontage Control
	General Commercial Frontage	
	Adjacent to Level Crossings	} Vehicle Access Restriction Control
	General	
	Motorway Interchange Control	
	Centre Fringe Office Control	
	Height Variation Control	
	Parking Variation Control	
	Level Crossings With Sightlines Control	
	Arterial Roads	

	Business Park Zone Office Control	
	Hazardous Facilities	} Emergency Management Area Control
	Infrastructure	
	Macroinvertebrate Community Index	
	Flow 1 [rp]	} Stormwater Management Area Control
	Flow 2 [rp]	
	Subdivision Variation Control	
	Surf Breaks [rcp]	
	Cable Protection Areas Control [rcp]	
	Coastal Inundation 1 per cent AEP Plus 1m Control	

## Designations

	Designations
--	--------------

	Airspace Restriction Designations
--	-----------------------------------

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**Underground Services**

150 Don Buck Road Massey

LOT 1 DP 208874



Scale @ A4  
= 1:1,000











Date Printed:  
9/10/2020




















## 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)
	110 kv - Electricity Transmission
	220 kv - Electricity Transmission
	400 kv - Electricity Transmission
	Aviation Jet A1 Fuel Pipeline
	Liquid Fuels Pipeline [Marsden to Wiri]
	Gas Transmission Pipeline
	High-Pressure Gas Pipeline
	Medium-Pressure Gas Pipeline
	Indicative Steel Mill Slurry Pipeline
	Indicative Steel Mill Water Pipeline
	Fibre Optic Cable (ARTA)
	Contour Interval

Legend  
updated:  
15/08/2019



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**Hazards****150 Don Buck Road Massey****LOT 1 DP 208874**

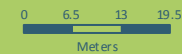
0 6.5 13 19.5  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
9/10/2020

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**Natural Hazards - Coastal Inundation****150 Don Buck Road Massey****LOT 1 DP 208874**

**Scale @ A4**  
= 1:1,000

**Date Printed:**  
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**Natural Hazards - Flooding****150 Don Buck Road Massey****LOT 1 DP 208874**

0 6.5 13 19.5  
Meters

Scale @ A4  
= 1:1,000

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**Natural Hazards - Sea Spray****150 Don Buck Road Massey****LOT 1 DP 208874**

0 6.5 13 19.5  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
9/10/2020

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**Natural Hazards - Volcanic Cones****150 Don Buck Road Massey****LOT 1 DP 208874**

0 6.5 13 19.5  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
9/10/2020

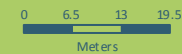
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**Other**

**150 Don Buck Road Massey**

**LOT 1 DP 208874**



**Scale @ A4**  
**= 1:1,000**

**Date Printed:**  
**9/10/2020**
















## 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

 1% AEP Flood Plain




 Flood Prone Areas

 Flood Sensitive Areas

 Sea Spray








 Volcanic Cones

## Coastal Inundation

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

## Other

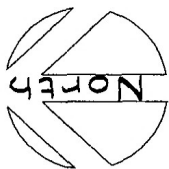
## Cultural Heritage Index

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

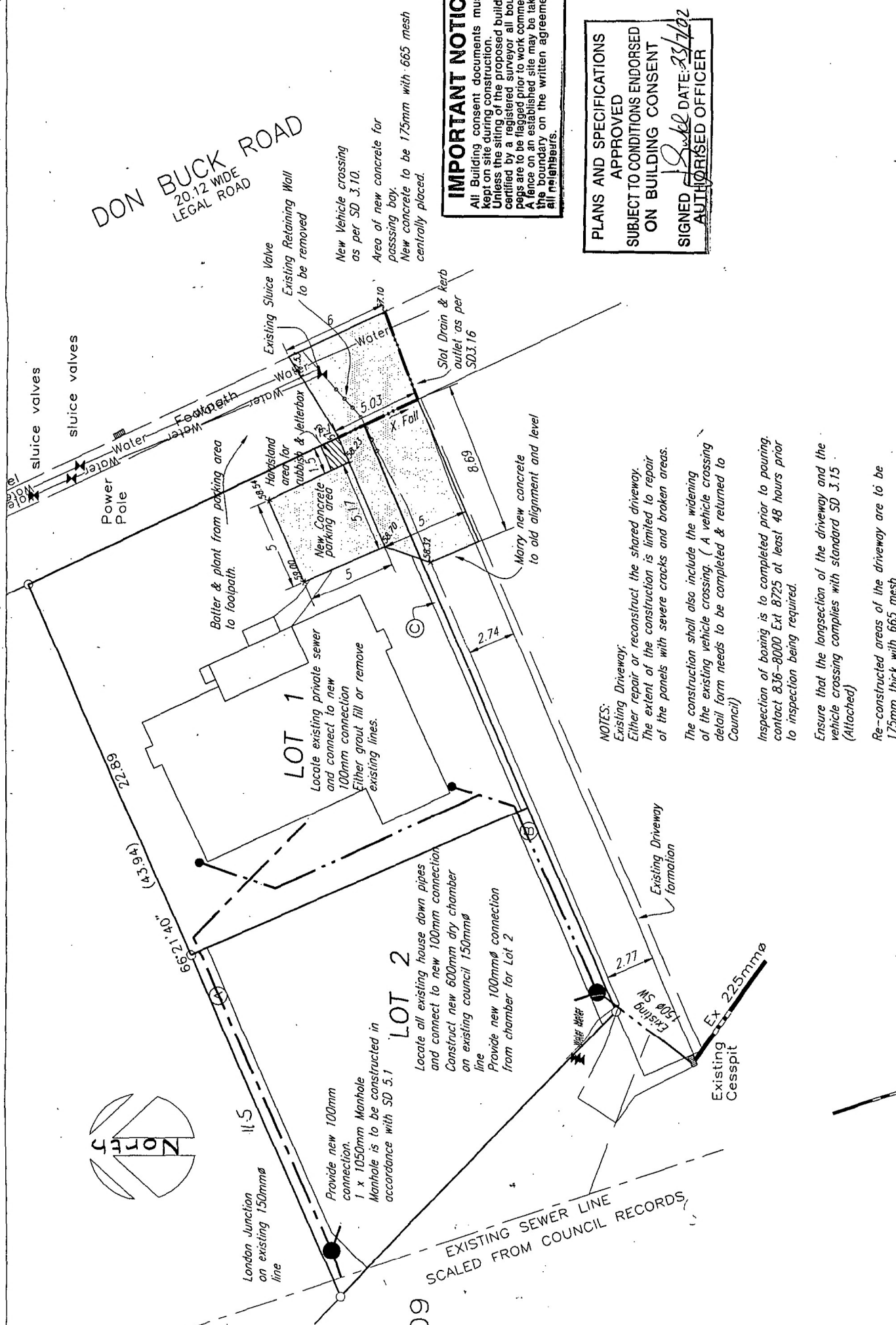
The information Council holds in relation to Special Land Features differs based on the area a property is located in. Those areas where information is held on a Special Land Feature is denoted in the legend above.

Legend updated: 12/06/2018





DON BUCK ROAD  
20.12 WIDE  
LEGAL ROAD



**IMPORTANT NOTICE**  
All Building consent documents must be kept on site during construction. Unless the siting of the proposed building is certified by a registered surveyor all boundary pegs are to be flagged prior to work commencing. A fence on an established site may be taken as the boundary on the written agreement of all neighbours.

**PLANS AND SPECIFICATIONS  
APPROVED  
SUBJECT TO CONDITIONS ENDORSED  
ON BUILDING CONSENT**  
SIGNED 19/06/02 DATE 23/7/02  
AUTHORISED OFFICER

**NOTES:**  
Existing Driveway:  
Either repair or reconstruct the shared driveway.  
The extent of the construction is limited to repair of the panels with severe cracks and broken areas.  
The construction shall also include the widening of the existing vehicle crossing. (A vehicle crossing detail form needs to be completed & returned to Council)  
Inspection of boxing is to be completed prior to pouring. contact 836-8000 Ext 8725 at least 48 hours prior to inspection being required.  
Ensure that the longsection of the driveway and the vehicle crossing complies with standard SD 3.15 (Attached)  
Re-constructed areas of the driveway are to be 175mm thick with 665 mesh.

PROJECT No	01163	REV	01 A	1:200
DRAWING No	SHEET 1			
ORIGINAL SCALE (A3)				
<b>Axis CONSULTANTS</b> Registered Surveyors & Land Development Engineers & Resource Managers 105 Mowat Street, Auckland 10, Ph: 340-2548 Fax: 490-7550				
<b>PROPOSED MINOR DRAINAGE AND DRIVEWAY WORKS</b> 150 DON BUCK ROAD, MASSEY				
APPLICANT:- VITESSE DEVELOPMENTS				
Surveyed by AK	Date 6-07-2001	THIS PLAN HAS BEEN PREPARED SOLELY FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT. ALL DIMENSIONS & AREAS ARE PROVISIONAL. THIS PLAN AND DESIGN REMAINS THE PROPERTY OF, AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION OF AXIS SURVEY CONSULTANTS (Auck) Ltd.		
Drawn by AK	Date 11-07-2001	THIS PLAN IS TO BE USED IN REFERENCE TO SCALED DIMENSIONS		
CAD File	D:\01163\01163 - ENG			
BAUPLAN	11-07-2001			
DAUN LEVEL	-57.71			
Positions of Survey to be verified prior to construction				

# City of Waitakere District Plan

## Combined Land Use and Subdivision Consent For a Limited Discretionary Activity

### 1.0 SUMMARY OF PROPOSAL

To construct a second dwelling on the property resulting in unit site areas of less than 450m<sup>2</sup>, but greater than 350m<sup>2</sup>, and to subdivide to create two freehold titles.

### 2.0 APPLICATION DETAILS

Planner:	Bronwyn Allerby
Site Address:	150 Don Buck Road, Massey
Applicant:	Space Developments Limited
Date Received:	27 July 2001
Resource Consent No:	20011185 (LUC) & 20011186 (SUB) SPW 21349
Building Consent No:	Not applied for yet
Ward:	Massey
Legal Description:	Lot 2 DP 105909
Address for Service:	Axis Consultants Limited, PO Box 34-658, Birkenhead. Attention: Max Horley
Site Area:	834m <sup>2</sup>
Unit Site Area(s):	Lot 1 = 484m <sup>2</sup> , Lot 2 = 351m <sup>2</sup>
Transitional Plan: Zoning:	Residential 2
Section:	Waitemata
Hazards:	No
Proposed Plan: Human Environment:	Living
Natural Area:	General
Landscape Elements:	Natural Sensitive Ridge Moderate (65m)
Hazards:	No
Roading Hierarchy:	District Arterial
Further Information Required:	Yes
Date Requested:	3/8/01
Date Received:	14/9/01

### 3.0 REASON FOR APPLICATION

#### Extent Of Infringement And Type Of Activity Proposed

##### 3.1 Transitional Plan

Controlled Activity consent for dwellings have net site areas of less than 450m<sup>2</sup>, but greater than 350m<sup>2</sup> pursuant to Rule 2.2 of the Living Environment. The proposal results in the existing dwelling (Proposed Lot 1) having a site area of 484m<sup>2</sup> and the proposed second dwelling (Proposed Lot 2) having a site area of 351m<sup>2</sup>.

##### 3.2 Proposed Plan

Limited Discretionary Activity consent for Infill Subdivision of an existing site up to 1 hectare in net site area not meeting the standards in Rule 3.1(a) – (c) pursuant to Rule 3.2 of the Subdivision Rules. The rear site is not provided with a carriageway and service strip that meets Council's minimum requirements for a Category III driveway serving 6 sites.

Limited Discretionary Activity consent for dwellings have net site areas of less than 450m<sup>2</sup>, but greater than 350m<sup>2</sup> pursuant to Rule 2.2 of the Living Environment. The proposal results in the existing dwelling (Proposed Lot 1) having a site area of 484m<sup>2</sup> and the proposed second dwelling (Proposed Lot 2) having a site area of 351m<sup>2</sup>.

Limited Discretionary Activity consent for a shared driveway serving more than one site which does not meet Council's minimum standards for carriageway and service strip width pursuant to Rule 12.3 of the Living Environment. The site is accessed via a shared driveway which through this application will be serving up to 6 dwellings, however the accessway does not conform with the requirements for a Category III driveway.

Controlled Activity consent for buildings on land identified as a sensitive ridge provided that the building is not visible above or in front of the sea or skyline as viewed from a road or public place pursuant to Rule 3.2 of the Living Environment. The site is identified as being a natural sensitive ridge, however the proposed dwelling is not visible above or in front of the sea or skyline as viewed from a road or public place.

Overall the application is considered to be a Limited Discretionary Activity. The proposal complies with all other development control rules under the Transitional and Proposed District Plans.

### 4.0 SITE AND PROPOSAL

#### 4.1 Site Description

The site is located at 150 Don Buck Road, Massey, opposite the end of Zita Maria Road. The site is of gentle topography and has an existing dwelling located towards the front of the site and a detached double garage to the rear. The site gains access to Don Buck Road via a right of way which also provides access to the three lots to the rear of the site.

#### 4.2 Proposal

The proposal is to construct a two bedroom second dwelling on the rear of the property and to subdivide the site into two free hold lots. The existing double garage is to be removed and a two car hard stand parking area provided to the front of the existing dwelling, in a position where a single garage could be constructed in compliance with District Plan requirements.

A two car hard stand parking area is also to be provided for the proposed new dwelling on the rear of the site. The addition of a second dwelling and therefore sixth user of the right of way will mean that the right of way becomes a category III driveway. However as the first user is proposed Lot 1 (the existing dwelling) and that vehicles will enter the site virtually straight off the road it is proposed to widen the access way to 3.5m only at this point and keep the rest of the driveway at least 2.7m wide. An easement for right of way over proposed Lot 1 in favour of proposed Lot 2 will be created effectively increasing the driveway to a complying width.



## AutoText for Resource Consent Conditions # 2

\*Type Code number then press "F3" key

Reviewed October 04

### General

- GN1 In all other respects the development shall proceed in accordance with the plans titled (...) prepared by (...) and dated ... and all referenced by Council as RMA... and the information submitted with the application, subject to any minor alterations as may be approved by the Manager Resource Consents.
- GN2 A consent compliance monitoring fee of \$..... (inclusive of G.S.T) shall be paid to the Council. This fee is to recover the actual and reasonable costs incurred ensuring compliance with the conditions of this consent. If, on inspection all conditions have not been satisfactorily met, a further inspection shall be required at a further cost of \$..... (inclusive of G.S.T).
- The \$.....fee shall be paid as part of the resource consent fee and the resource consent holder shall be advised of any further monitoring fees if they are required.
- GN3 The proposed additions shall be constructed using materials to match the existing dwelling.
- GN4 A copy of this Resource Consent shall be held on site at all times that the works to which the consent relates to are being carried out. All personnel working on the site shall be made aware of, and have access to this consent and accompanying documentation.
- GN5 This consent shall expire XX years after the date of issue of the consent unless
- (i) It is substantially completed before the end of that period; or
  - (ii) Upon an application made prior to the expiry of that period (or such longer period that is fixed under section 37 of the Resource Management Act). The statutory considerations that apply to extensions of time are set out in section 125 of the Resource Management Act 1991.
- GN6 Prior to the issue of the building consent Lot X and X shall be held together as one site in such a way that they cannot be disposed of independently without the prior consent of Council. This shall be done at the consent holder's expense and written evidence of it shall be provided to the satisfaction of the Manager, Resource Consents.
- GN7 The consent holder is to maintain the site in a clean and tidy order for the duration of construction, all refuse associated with the development is to be accumulated on site in an appropriately sized skip/ or other receptacle located on the property and removed off site and replaced with a fresh skip or other receptacle when full.
- GN8 Review Condition
- Pursuant to Section 128 of the Resource Management Act 1991, the Council may, XXX (*number in words*) months/years after the commencement of the activity, serve notice upon the consent holder of it's intention to review conditions xxx of this consent should it consider this to be necessary in order to deal with any adverse effects on the environment which may arise from the exercise of this consent. The review shall be undertaken at the expense of the consent holder.
- GN9 Council's monitoring officer must be advised in writing three working days prior to any site works, including earthworks and/or vegetation removal or before construction commences. Please fill out and return the attached form by fax or post.
- GN10 A copy of the consent conditions and site management plan required by condition xxx shall be kept on site at all times and all contractors and sub contractors shall be aware of and work in accordance with them. It is the responsibility of the consent holder to ensure that this happens.
- Surveyors Certificates**
- GN11 The ground level at the boundary, setback from boundary and finished floor level of the building shall be in accordance with the surveyors certificate submitted as part of the application.
- GN12 Levels and calculations from a Registered Surveyor, showing that the building complies with the Building Height Rules of the District Plan, shall be supplied at the time of the building consent application.
- GN13 A Registered Surveyor shall set out the foundations of the proposed structure and certify to Council in writing prior to work progressing beyond the foundation stage that the building will comply with the Height in Relation to Boundary rules of the District Plan if constructed in accordance with the approved consent in terms of levels and position. No work shall proceed beyond this stage until receipt of such certification, to the satisfaction of the Manager Resource Consents
- And
- A Registered Surveyor shall certify to Council in writing prior to work progressing beyond the pre-lining stage that the building will comply with the Height in Relation to Boundary rules of the District Plan if constructed in accordance with the approved consent in terms of levels and position. No work shall proceed beyond this stage until receipt of such certification, to the satisfaction of the Manager Resource Consents.
- GN14 Levels and calculations from a Registered Surveyor, showing that the building complies with the Height in Relation to Boundary rules of the District Plans, shall be supplied at the time of the building consent application.
- GN15 A Registered Surveyor shall set out the foundations of the proposed structure and certify to Council in writing prior to work progressing beyond the foundation stage that the building is located exactly as proposed in the application and will not exceed the degree of infringement applied for in relation to the overall height and height in relation to boundary controls of the District Plan and elsewhere complies with the height in relation to boundary and overall height rules of the District Plan if constructed in accordance with the approved consent in terms of levels and position. No work shall proceed beyond this stage until receipt of such certification, to the satisfaction of the Manager Resource Consents.
- And
- A Registered Surveyor shall certify to Council in writing prior to work progressing beyond the pre-lining stage that the building is located exactly as proposed in the application and will not exceed the degree of infringement applied for in relation to the overall height and height in relation to boundary controls of the District Plan and elsewhere complies with the height in relation to boundary and overall height rules of the District Plan. No work shall proceed beyond this stage until receipt of such certification, to the satisfaction of the Manager Resource Consents.

### Cell Sites

GN16 The cell site facility shall at all times be operated in accordance with the New Zealand Standard NZS 2772.1:1999 Radio Frequency Fields Part 1: - maximum exposure levels 3kHz – 300 GHz) as measured in accordance with NZS 6609:2 1990.

The consent holders shall at their expense provide a certificate demonstrating compliance with this standard from an appropriately qualified radiation expert demonstrating compliance with this standard at any time during the life of this consent upon request by the Manager Resource Consents and to the satisfaction of the Manager Resource Consents.

GN17 The mast and antenna shall be finished in a (insert colour e.g matt grey), to the satisfaction of the Manager, Resource Consents.

*(Note for Planners: colour may change depending on the Environment within which it is established)*

**Relocated Dwellings** (Refer Bonds section for Relocated dwelling bond condition)

GN18 Within 6 months of re-siting the relocated dwelling shall be repaired, re-clad and repainted as recommended in the second hand building report submitted with the application prepared by xxxx and dated xxx to the satisfaction of the Manager, Resource Consents. This is to ensure that the building will not detract from neighbourhood amenity.

Please Contact Council to arrange an inspection with an Environmental Monitoring Officer. (48hours notice is required for booking inspections)

The following shall also be undertaken within 6 months of re-siting the relocated dwelling:

GN19 Within 6 months of re-siting the relocated dwelling, any damage to the relocated dwelling during re-siting shall be repaired to the satisfaction of the Manager, Resource Consents.

GN20 Within 6 months of re-siting the relocated dwelling, the exterior of the relocated dwelling shall be cleaned down with a standard Chemwash process and the house repainted to the satisfaction of the Manager, Resource Consents.

GN21 Within 6 months of re-siting the relocated dwelling, the guttering and down-pipes shall be connected to the stormwater system to the satisfaction of Ecowater and the Manager, Resource Consents.

GN22 A refundable cash bond of \$xxx.xx shall be deposited with Waitakere City Council to ensure compliance of conditions x, x, and x of this resource consent.

GN23 In the next planting season (May to September) following the resiting the relocated dwelling, the landscaping shall be established in accordance with the approved landscape plan submitted with the application by xx dated xx, to the satisfaction of the Manager, Resource Consents.

### Activities / People

GN24 There shall be no more than X people on the site/within the building etc at any one time.

*(Note for Planner: The amount of people needs to have been discussed in the report.)*

GN25 The activity shall be restricted to operating between the hours of XX am and XX pm Monday to Saturday (inclusive), Xam and XX pm Sundays and all Public holidays

*(Note for Planner: This needs to have been discussed in the report.)*

GN26 Any special events such as xxx capable of attracting the maximum amount of people to the site shall be restricted to operating outside /inside the hours of (state hours e.g. 7 am to 5 pm Monday to Friday).

*(Note for Planner: This needs to have been discussed in the report.)*

### Holding Titles Together

GN27 Prior to the commencement of any works on the site, Lot X, DP X, CT X and Lot X, DP X, CT X shall be held together as one site in such a way that they cannot be disposed of separately without the prior consent of Council. Written confirmation thereof shall be provided prior to construction commencing and shall be to the satisfaction of the Manager, Resource Consents

*( Note for Planners; relevant instruments for this purpose are Amalgamate the titles, registered covenant, section 37 of the Building Act where a building extends across a title boundary or an activity is dependant on land located on more than one title.)*

GN28 Prior to construction commencing a covenant shall be registered against Lots XX, D.P. XX, C.T XX (State the lots that need to be held together) requiring that the consent holder shall not without the prior consent of Council, transfer, lease or otherwise independently dispose of any of those parcels of land or part thereof. Such covenant shall be prepared by the consent holder at their expense and submitted to the Manager, Resource Consents for approval prior to registration. The consent holder shall meet all costs in relation to Council granting their approval.

GN29 A registered covenant is required to hold together the following Certificates of title (state the CT's, lots and DP's) requiring that the consent holder shall not without the prior consent of Council transfer, lease or otherwise independently dispose of any of those parcels of land or part thereof. This document is to be prepared by Council's solicitor at the consent holders expense and shall be in place within 6 months of the issue of this consent/prior to the activity commencing/prior to the commencement of any works on the site.

GN30 At the time of the application for building consent Lots XX and XX, DP XX, C.T XX shall be held together pursuant to Section 37 of the Building Act 1991 so that they cannot be disposed of separately. Written confirmation thereof shall be provided to and be to the satisfaction of the Manager, Resource Consents prior to the commencement of any works on the site.



GN31 The consent holder shall provide (state number) car parking spaces and manoeuvring and access for vehicles to the minimum dimensions outlined in the District Plan, on the adjoining land owned by the consent holder being a separate parcel of land described as Lot xx, DPxx, CTxx (the parking land)

- (i) The parking land shall be held in the same ownership as the subject land, Lot xx, DPxx and shall not be sold transferred, leased or other wise disposed of other than in conjunction with the subject land, except with the prior written consent of Council.
- (ii) Prior to the activity commencing the consent holder shall enter into a registered covenant in favour of the Council to ensure the parking land is always available. The covenant shall be prepared by Council at the cost and expense of the consent holder. The covenant shall be an interest in the land under the Land Transfer Act 1952 and shall be registered against the titles of both the subject land and the parking land and shall run with the land binding subsequent owners.

(iii) If the registered covenant expires, this resource consent shall cease unless the consent holder makes alternative arrangements for the car parking required by the activity to which this consent relates, to the satisfaction of the Manager, Resource Consents.

GN32 Prior to the activity commencing the consent holder shall enter into a formal agreement in the form of a lease with the owner(s) of Lot X, DP XX, CT XX confirming that parking, manoeuvring and access for vehicles to the minimum dimensions outlined in the District Plan are available for the exclusive use of the consent holder during the operating hours of the activity being (insert hours). Such an agreement shall be prepared at the consent holders expense and shall be to the satisfaction of the Manager, Resource Consents. All costs in relation to Council granting their approval shall be met by the consent holder.

Should the lease expire, unless alternative car-parking arrangements are made to the satisfaction of the Manager, Resource Consents, this resource consent will cease immediately.

A sign shall be placed and maintained on each of the car-parking spaces required by condition X stating the exclusive availability of clients and staff of the activity during the operating hours of the activity.

#### **Monitoring**

GN33 **Advice Note:**  
Council employs monitoring staff to ensure that the abovementioned conditions of consent are appropriately implemented by the consent holder. Prior to commencement of work please contact the Council on xxx to arrange a site meeting to discuss your consent and the best way to ensure that conditions are effectively implemented. Sign off from Council monitoring staff will be required before the consent is deemed to have been completed.

GN34 A consent compliance monitoring fee of xxx (inclusive of GST) shall be paid to the Council. This fee is to recover the actual and reasonable costs incurred in ensuring compliance with the conditions of this consent. If on inspection all conditions have not been satisfactorily met, or the nature of the consent requires further inspection and or supervision, a re-inspection shall be required at a further cost of xxx per hour ( inclusive of GST).

The xxx fee shall be paid as part of the resource consent and the resource consent holder shall be advised of any further monitoring fees if they are required

#### **Landscape Requirements**

##### **Screening**

LN1 Screening to a height of 1.6 metres (being either a fence, wall or trellis or sufficient planting to provide an effective screen and capable of reaching a minimum height of 1.6 metres) shall be provided in accordance with Appendix A (attached) to the satisfaction of the Manager, Resource Consents, within 6 months of the issue of this consent.

##### **Landscape Planting - General**

LN2 Landscape planting shall be undertaken in accordance with the approved landscaping plan attached as Appendix A, to the satisfaction of the Manager, Resource Consents. This planting shall be completed within the first planting season (May to September) following completion of construction. All planting shall be maintained for a minimum of two further planting seasons with any plant losses within this time being replaced and maintained for a further planting season from date of replacement.

LN3 Within the next planting season (May to September) immediately following the completion of work on the site the consent holder shall plant X (no.) replacement tree(s) with a minimum height of XX metres at the time of planting. This planting shall be undertaken to the satisfaction of the Manager, Resource Consents and shall be selected from the appropriate section of the Waitakere City Plant guide or require a native species replacement of a native plant that will exceed a height of 1.8 metres or exotic tree that exceeds a height of 1.8 metres that is not on the removable species list.

*(Note for Planners: If the planting to take place requires a large number of plants this should be done in conjunction with a landscape and planting management plan)*

##### **Landscape Planting Multi Unit Developments**

LN4 All landscape planting shall be implemented and maintained in accordance with the approved landscaping plan before occupation of the units. All planting is to be maintained for a minimum of one further planting season. Any plant losses within this time are to be replaced and to be maintained for a further planting season from the date of replacement.

##### **Landscape Planting Subdivision / Structure Plans**

LN5 The approved weed control programme shall be implemented on the site within 6 months of consent approval, and shall be ongoing until the work is completed provided that this shall be for the duration of the consent or as otherwise specified.

LN6 The land identified as (alter as necessary) proposed amenity planting/stormwater mitigation planting on the site shall be planted in general accordance with the approved landscape concept plan (attached as Appendix X )

- LN7 The land identified on the site and /or drainage plan as Proposed Amenity and or /Stormwater Mitigation Planting (alter as necessary) shall be planted in accordance with the approved landscaping plan, within a planting season (May to September) and evidence of the time and date of planting shall be submitted to the Manager Resource Consents. All planting shall be maintained for 2 further planting seasons, with any plant losses within this time being replaced and maintained for a further planting season. All these works shall be undertaken prior to the issue of the 224C certificate and shall be to the satisfaction of the Manager, Resource Consents.
- LN8 The area of planting required by condition xx shall be stock proofed with suitable fencing at the time of planting to the satisfaction of the Manager; Resource Consents prior to the issue of the Section 224c Certificate. Details of the fencing proposed shall be included on the landscaping plan required by Condition xx above.
- LN9 Landscape Planting shall be established in accordance with a landscaping plan prepared by an appropriately qualified and experienced landscape architect for the area identified on the attached Plan being Appendix xx. The plan shall be submitted to the Council within 3 months of the date of this consent and once approved shall be implemented in the next available planting season (May to September). The plan is to be prepared and implemented to the satisfaction of the Manager Resource Consents.(for those situations where a landscaping plan may not have been requested)
- LN10 Landscaping shall be undertaken in accordance with the stages outlined in the approved landscaping plan attached as Appendix X, to the satisfaction of the Manager, Resource Consents.
- LN11 Following the removal of the XXX, XXX replacement XXX of PB Grade xxx or equivalent shall be planted in the location shown on Appendix A (attached). The date of planting should within the recognized planting season following vegetation removal (May to September). A letter from the arborist or copy of a receipt/invoice shall be forwarded to Council immediately following completion of the works, to prove compliance with this condition.  
This planting shall be undertaken to the satisfaction of the Manager, Resource Consents and native plants shall be selected from the appropriate portion of the Waitakere City Native Planting guide or an exotic tree not on the removable species list".  
**Weed Removal**  
The approved weed control programme (attached as Appendix X) shall be implemented on the site within 3 months of the date of issue of this resource consent and shall be ongoing for a minimum period of (x) years, to the satisfaction of the Manager, Resource Consents.  
(Note for Planners: A weed control/management programme needs to be approved prior to the issue of consent (and should be reviewed by the relevant in-house expert). The programme needs to include:
- an inventory of the weed species to be removed
  - removal techniques to be utilised
  - weed disposal methods
  - time frames for work and whether the weed removal needs to be staged (particularly relevant for sensitive areas such as coastal edges or riparian margins)
  - any re-vegetation programme required to prevent re infestation of weeds
  - an assessment of any ecological issues around the removal of vegetation
  - methods for addressing stability and erosion and sediment control )
- LN13 A comprehensive weed eradication programme shall be provided for the approval of the Council within 3 months of the issue of the resource consent. It shall include an inventory of the weed species to be removed, removal techniques to be utilised, weed disposal methods and time frames for the work and follow up work for the duration of the maintenance period. Measures to address stability of the cleared land/erosion and sediment controls shall be included if required, and the proposed methodology for weed disposal and proposed replanting.
- LN14 The consent holder shall undertake the removal of all weeds (list where appropriate) from the area highlighted on Appendix X (attached). This weed removal shall be completed to the satisfaction of the Manager, Resource Consents, within 6 months of the issue of this consent. Weed control within this area shall be ongoing for a minimum of x years (and until the native replanting required by condition X (above/below) has established).
- LN15 The consent holder shall undertake the removal of all weeds (list where appropriate) from the area highlighted on Appendix X (attached). This weed removal shall be completed to the satisfaction of the Manager, Resource Consents, within 6 months of the issue of this consent. Weed control within this area shall be ongoing for a minimum of 2 years (and until the native replanting required by condition X (above/below) has established).
- Vegetation Alteration**  
**Replacement Planting**
- VG1 Following the removal of the -----, ---- replacement ----- of PB Grade 1500, 150, 95, 28, 12 or equivalent should be planted in an appropriate location on the property - The location, stock quality and species selection shall be to the satisfaction of Council's Customer Field Advisor - Resource Management (Ph 839 0400). The date of planting should within the recognized planting season following vegetation removal (Typically June to September). It shall be the responsibility of the resource consent holder to provide evidence of this replacement planting to Council's monitoring officer in the form of an invoice or similar.
- VG2 The replacement trees shall be of good quality nursery stock and maintained to the satisfaction of Council for a period of 2 years from the date of planting. Any of the replacement trees which die within this period shall be replaced and maintained as per the stated conditions.
- Pruning / Removal**
- VG3 The removal/alteration of the vegetation shall be undertaken in accordance with modern arboricultural practices and shall ensure that no damage occurs to protected vegetation beneath the subject trees during the removal process. It shall be the responsibility of the resource consent holder to provide evidence that this work has been carried out in accordance with modern arboricultural standards in the form of written confirmation or an invoice from an appropriately qualified and experienced arborist and or photograph or similar forwarded to Council's Environmental Monitoring Officer immediately following completion of the work.

**General**

- VG4 That no vegetation clearance or pruning shall occur until all relevant building and planning consents have been issued. It is the responsibility of the resource consent holder to provide evidence of this to the contractor undertaking the vegetation removal works.
- VG5 Council's Resource Management Arborists ph (xxxxx) shall be notified 48 hours prior to the removal works being undertaken.
- VG6 A copy of this Resource Consent shall be held on site throughout the removal / pruning operation.
- VG7 This site contains other protected vegetation that has not been considered in the Resource Consent Application (RMA -----). It is the responsibility of the resource consent holder to ensure that no removal, pruning, damage or works within the dripline of protected vegetation occurs without the relevant Resource Consents in place.
- VG8 There shall be no cutting and clearance of existing protected native or exotic vegetation except as permitted by resource consent.
- VG9 Subject to the conditions outlined below, the vegetation clearance /alteration shall proceed in accordance with the information submitted with the application, dated ----- and all referenced by Council as RMA----- . The only trees/vegetation to be subject to clearance alteration shall be those identified in Section 4.2 of this report.
- VG10 Any work on the protected tree(s) (as marked on attached Plan A) shall be restricted to the following...
- VG11 No vegetation shall be removed from the proposed driveway or the building platform until a building consent is issued for the development.\*

**Protective Fence**

- VG12 Prior to the commencement of any site works protective fences shall be erected around trees/vegetation on the site which is/are to be retained, in the area identified on Appendix X (attached). The position and type of the protective fences shall be established at a pre-commencement meeting and approved by Council's Environmental Monitoring Officer Resource Consents (839 0400) prior to the commencement of any site works. The protective fences shall be a solid barrier which cannot be picked up and moved / plastic construction mesh / or other approved fence. The protective fence shall be at least 1.8 metres high and shall be retained on site until the completion of all construction works on the site. Prior to the commencement of works contact the Environmental Monitoring Officer for a pre-start meeting to verify the position and method of vegetation protection  
(Note to Planners: the type of protective fence requested will vary depending on the sensitivity of the tree / nature of the work.)

- VG13 No works, storage of materials, cement/concrete washings and leaching of chemicals, trenching or alteration of soil grade shall occur within those areas demarcated by a temporary protective fence. The temporary protective fences shall remain in place throughout the duration of the construction works. The position of the protective fence shall not be altered without the prior consent of Council's Customer Field Advisor – Resource Management (Ph. 839 0400).

**Planting Plan**

- VG14 A re-vegetation type planting plan shall be submitted to the Council for approval of Council's Landscape Architect prior to the issue of the building consent. The plan shall show the location and species of native trees and shrubs, locally sourced, to be located ----- being an area of approximately -----m<sup>2</sup>. The trees and shrubs shall be planted in the planting season (Typically June to September) following the commencement of construction and shall be maintained till they grow to the size that is protected under the rules of the operative District Plan that apply as of the date of this consent to the satisfaction of the Manager Resource Consents. Any tree(s) dying within that time-span shall be replaced and maintained as described above. Any trees that die within this period shall be replaced. A recommended species list is as follows: -----
- VG15 Following the removal of the -----, ----- replacement ----- of PB Grade\* 1500, 150, 95, 28, 12 or equivalent shall be planted in an appropriate location on the property. It shall be the responsibility of the resource consent holder to provide evidence of this replacement planting to Council's Environmental Monitoring Officer in the form of an invoice or similar immediately following completion of the work. The replacement tree(s) shall be maintained till they grow to the size that is protected under the rules of the operative District Plan that apply as of the date of this consent to the satisfaction of the Manager Resource Consents. Any tree(s) dying within that time-span shall be replaced and maintained as described above.  
[\*This is a horticultural term referring to the pint bag size the tree has been grown in. A tree nursery or garden centre will be able to advise you with respect to fulfilling the outlined requirements].

**Works Within Dripline**

- VG16 That all works beneath the dripline of the subject vegetation are supervised by a qualified and experienced arborist and undertaken in accordance with the best arboricultural practices. A copy of this Resource Consent shall be held on site throughout the work processes. At no time shall the tracking of any machinery, storage of materials, stockpiling of spoil, excessive foot traffic or other contamination occur beneath the dripline of the subject tree.
- VG17 That the pruning of roots shall be undertaken by a qualified and experienced arborist, in accordance with documented arboricultural standards. Following the root pruning, if exposure periods are greater than 24hrs, it shall be the responsibility of the resource consent holder to ensure that the disturbed area is covered with damp hessian sacking. It shall be the responsibility of the resource consent holder to provide evidence in the form of an invoice or similar that the works were undertaken by a suitably qualified and experienced arborist.
- VG18 It shall be the responsibility of the resource consent holder to provide evidence of arboricultural supervision to Council's monitoring officer in the form of an invoice or supporting letter confirming supervision.
- VG19 If any excavation work is required beneath the dripline of protected vegetation the works shall be undertaken in the best interest of the physiological and structural welfare of the protected vegetation and the excavation shall be dug by hand. Any roots which are exposed in the course of excavation works shall be pruned back cleanly using a sharp saw past any point of fracture or damage. It shall be the responsibility of the resource consent holder to contact Council's Customer Field Advisor - Resource Management (Ph: 839 0400) in situations where there is the potential for significant root damage.



- VG20 Where underground services are to be laid within the dripline of vegetation the excavations shall be dug by hand to minimise damage to the root system. All roots over XX mm in diameter shall be retained and other roots shall be cut cleanly back to the edge of the excavations using a sharp instrument and be undertaken by an appropriately qualified and experienced arborist in accordance with modern arboricultural practice. A letter or copy of a receipt from the arborist shall be forwarded to Council immediately following completion of the works, to illustrate compliance with this condition.
- VG21 Roots exposed in the course of excavations should not be allowed to dry out. This can be avoided by covering exposed roots with damp hessian or similar and back filling excavations as soon as is practical.
- VG22 Spoil from excavations and general building materials shall not be stockpiled beneath the dripline of protected vegetation.
- VG23 No building, excavation or depositing of materials is permitted within the dripline of any tree protected by the District Plan.
- VG24 All earthworks and fill from earthworks shall be kept out of the remaining native bush and outside the driplines of trees that are to be retained. A protective fence around the bush and/or the driplines of the trees shall be erected prior to the commencement of any work on the site and shall remain in place until the completion of all works on the site.
- VG25 - Care and attention should be observed during hand digging to reduce the occurrence of bark damage to roots.  
- Foot traffic over, and subsequent disturbance of, the upper soil horizon or humus layer beneath the ----- shall be kept to a minimum. This can be achieved by undertaking proposed works during dry conditions or by using a temporary protective overlay such as wooden boards or planks.  
- A quality, well-rotted compost or mulch, spread no deeper than 75mm, beneath the ----- trees will promote root regeneration.
- VG26 All fill shall be taken off site within X months to an approved landfill, to the satisfaction of the Manager, Resource Consents.
- Isolated Pole Type Foundations**
- VG27 That excavations for the isolated load bearing poles shall be hand dug. If a manual auger is required to reach greater depths, the first 600-800mm of excavations should be hand dug. Roots which are encountered during excavation work shall be pruned back cleanly, past any point of fracture. This work should be carried out using a sharp saw.
- Weed Control**
- VG28 A comprehensive weed eradication programme shall be provided for the approval of the Council within 3 months of the issue of the resource consent. It shall include an inventory of the weed species to be removed, removal techniques to be utilised, weed disposal methods and time frames for the work and follow up work for the duration of the maintenance period. Measures to address stability of the cleared land/erosion and sediment controls shall be included if required, and the proposed methodology for weed disposal and proposed replanting.
- VG29 **Advice Note:**  
Where indicated in the conditions it is the consent holders responsibility to inform the Environmental Monitoring Officer when inspection is required and or to supply written confirmation or invoice from an appropriately qualified and experienced Arborist or photographic evidence immediately following completion of the work. Inspections can be requested through the Call Centre on 839 0400.  
**Bush Clearance (ie areas of protected vegetation; not isolated trees)**
- VG30 Vegetation clearance on the site shall be restricted to the area required for the dwelling platform (delineated on the approved plan and shown on attached Plan A) and extending no more than a distance of xx\* m from the edge of the dwelling (1m from uncovered decks) and the driveway/access. Before undertaking any bush clearance, a registered surveyor shall 'set out' the area of the dwelling platform (inclusive uncovered decks) and the driveway/access. The area of bush clearance shall then be clearly marked and inspected by Council's Environmental Monitoring Officer (for booking ph. 839 0400 at least 48 hrs before intended time of bush clearance)  
*\*(Note for planner; include a specified distance on either side of the driveway as detailed on the attached plan as it is inevitable that clearance for driveways particularly those requiring retaining walls or the batters for those constructed by means of cut to fill extend beyond the actual width of the driveway. This applies to development in the Managed, Coastal and Protected Natural Areas.)*
- VG31 Clearance of trees within the building platform and driveway delineated on the approved plan as described in condition X, shall be undertaken only under the supervision of a suitably qualified and experienced arborist and only after the building platform has been 'set out' by a registered surveyor and in such a way as to avoid damage to other vegetation on site.
- VG32 Existing vegetation must be protected from spoil, cements washings or building materials associated with building and laying of foundations (including any fill generated by post hole borers for pole foundations) and shall not be deposited within the driplines of vegetation. All excess fill shall be removed off site and shall not be stored or deposited within the dripline of any vegetation
- VG33 All transplanting/replanting on the site shall be undertaken in accordance with accepted standard planting practices and shall occur within X months of the date of the resource consent, to the satisfaction of the Manager Resource Consents.  
*(Note for Planner: This condition is appropriate for use when dealing with trees/shrubs less than 1 metre in height.)*
- VG34 No vegetation clearance shall be undertaken on site until a building consent is issued for the proposed dwelling and/or driveway and until the area for the building platform and/or driveway has been surveyed and marked out.  
*(Note for Planner: Often driveways require engineering drawings for retaining walls or batters and they are a controlled activity in the Coastal villages, Bush Living and Waitakere Ranges Environments.)*
- VG35 The replacement trees shall be of good quality nursery stock and maintained to the satisfaction of Council for a period of 2 years from the date of planting. Any of the replacement trees, which die within this period shall be replaced and maintained in accordance with Condition X. Contact a Council Environmental Monitoring Officer when the trees have been planted.

VG36 The consent holder shall employ an appropriately qualified and experienced arborist to monitor, direct and supervise all works within the dripline, pruning and clearance of vegetation on the site for the duration of the construction project. The consent holder shall forward to Council, within 1 month of the completion of the works, a letter or copy of a receipt from the arborist engaged in the project, to illustrate compliance with this condition. Prior to the commencement of works please notify a Council Environmental monitoring Officer.  
(Note for Planner: A Council Arborist Planning (environmental/vegetation) should normally have approved of the arborist who will be undertaking the works and approved the methodology for works within the dripline etc prior to the issue of consent.)

## Earthworks

EW1 Small Projects

Before commencement of any works and until completion of exposed site works, adequate sediment and erosion control measures shall be constructed and maintained by the consent holder. The consent holder shall notify Council's Monitoring Officer when controls are in place. Work shall not commence until approval has been gained in writing from the Manager Resource Consents. The control measures must be maintained until the site has been adequately stabilised against erosion and sediment-laden run off. The construction and maintenance shall be in accordance with the Erosion/Sediment Control Measures Appendix to the Natural Area rules of the Waitakere City Council District Plan. (Attached as appendix A to this consent).

EW2 Large Projects

Before commencement of any works and until completion of exposed site works, adequate sediment and erosion control measures in accordance with the approved sediment control plan attached as appendix... shall be constructed and maintained by the consent holder. The consent holder shall notify Council's Monitoring Officer – Resource Management (ph 8390400) when controls are in place. Work shall not commence until approval has been gained in writing from the Manager Resource Consents. The control measures must be maintained until the site has been adequately stabilised against erosion and sediment-laden run off.

EW3 Prior to any earthworks commencing the applicant shall contact Council's Customer Field Advisor (Field Services-earthworks) on phone 8390400 to arrange an inspection of the erosion and sediment controls required by conditions xx, and xx above.

EW4 No clean filling shall commence until the erosion and sediment control measures have been correctly installed and have been approved by the Customer Field Advisor.

EW5 Council's Customer Field Advisor (Field Services-earthworks) on phone 8390400 shall undertake 6 monthly monitoring of the silt control measures for each stage.

EW6 The consent holder shall stabilise the site against erosion so that stabilisation works are carried out in a staged manner immediately following the completion of earthworks on discrete parts of the site in accordance with an approved earthworks management plan which includes the discrete areas proposed for each stage, the proposed sequence of staging and proposed timing. Revegetation is to be completed by 30 April in the year of earthworks construction, in accordance with measures detailed in the Auckland Regional Council Technical Publication No 2 "Erosion and Sediment Control Guidelines for Earthworks" (updated March 1995) and any amendments to this document, unless a later date is approved in writing by the Council's Senior Subdivision Engineer at least 2 weeks before 30 April.

EW7 All "cleanwater" runoff from stabilised surfaces including catchment areas above the site shall be diverted away from earthwork areas via a stabilised system, so as to prevent surface erosion and sediment laden run - off.

(Note for Planner; This condition is suitable for simple small scale development in the order of 2 lot subdivisions or single dwelling developments for more complex applications an earthworks management plan should be supplied and referred to in your consent conditions.)

EW8 All sediment laden runoff from the site shall be treated by sediment control measures in accordance with the Auckland Regional Council Technical Publication No 90 "Erosion and Sediment Control Guideline for Earthworks" (updated March 1999). These structures are to be constructed in accordance with best practice, be operational before earthworks commence, and be maintained until the site has been adequately secured against erosion (whether by vegetative means, paving or otherwise).

EW9 All perimeter controls shall be operational before substantive earthworks begin.

EW10 All uncompacted materials shall be kept clear of the stream channel during and after earthworks.

EW11 Advice Note:

Works in or within the vicinity of a stream channel may require resource consent from the Auckland Regional Council; they should be consulted prior to commencement of any works.

(Note for Planners: For works within a stream channel Auckland Regional Council (ARC) consent will most likely also be required; conditions should be drafted in consultation with the Environmental Monitoring Officers and the ARC.)

EW12 The area within the driplines of trees, bush area, and the Riparian Margin Natural Area shall be protected during construction from fill, parking of vehicles, storage of materials and similar activities to the satisfaction of the Manager Resource Consents.

EW 13 In the event of archaeological features being uncovered (e.g. shell middens, hangi or ovens, pit depressions, defensive ditches, artefactual material or human bones) work shall cease in the vicinity of the discovery and the area shall be secured. The Manager Resource Consents, the New Zealand Historic Places Trust Auckland Regional Council Archaeologist and the appropriate iwi authorities shall be contacted so that appropriate action can be taken. This includes such persons being given a reasonable time as determined by the Council to record and recover archaeological features discovered before work may recommence.

\*Advice Note: for advice as to the appropriate iwi authorities contact the Manager:Maori Issues

EW14 A stabilised entranceway to the site shall be provided prior to the commencement of works and maintained for the duration of works. Additional measures such as wheel wash facilities shall be implemented (as) if deemed necessary by Council's Environmental Monitoring Officer to prevent the deposition of earth or other debris on the surrounding street network by vehicles entering and exiting the site. Roads, footpaths, berms and kerbs including entry and exit points to the site shall be kept free from damage and clear of mud and debris at all times. Any material deposited on the street shall be immediately removed by sweeping and any damage caused shall be immediately repaired at the expense of the consent holder. The consent holder shall notify Council's Monitoring Officer when entranceway controls are in place. Work shall not commence until approval has been gained in writing from the Manager Resource Consents.

EW 15 Footpaths, berms and kerbs shall be protected from damage by crossing or parking vehicles to the satisfaction of the Manager Resource Consents. Any damage which is attributed to the earthworks operation shall be rectified at the cost of the consent holder and at the direction of Council. The consent holder shall notify Council's Monitoring Officer when entranceway controls are in place. Work shall not commence until approval has been gained in writing from Manager Resource Consents and a bond of ..... has been paid to Council prior to uplift of the consent to cover the cost of any outstanding reinstatement works.

(\*Note for Planners: Normally a bond of \$1000.00 would be required for a single crossing point; additional should be collected for multiple crossing points.)

EW16 All construction maintenance demolition and development works on the site shall be undertaken between the following hours only:-

Monday to Friday: 6.30 am to 8.00 pm  
 Saturday 7.30 am to 6.00 pm  
 Sunday and Public Holidays: No work

All noise from such work shall not exceed the levels set out in Table 1 of clause 5.1.1 of NZS 6803P:1984  
 Measurements to be in accordance with the provisions of NZS 6801:1991 and NZS 6802 :1991

		L <sub>10</sub>	L <sub>95</sub>	L <sub>max</sub>	
Mon to Fri	6.30 am to 7.30 am		60	45	70
Mon to Fri	7.30 am to 6.00 pm	75	60	90	
Mon to Fri	6.00 pm to 8.00 pm	70	55	85	
Saturday	7.30 am to 6.00 pm	75	60	90	

EW17 The noise from earthworks/cleanfill shall not exceed the following levels (as measured at the boundary of any site zoned "Living Environment")

Mon to Fri 7:00 am - 5:00 pm 50dBA,L10  
 Saturday 8:00 am - 5:00 pm 50dBA,L10  
 Sunday 8:00 am - 5:00 pm 45 dBA,L10

Measurements to be in accordance with the provisions of NZS 6801:1991 and NZS 6802 :1991

EW18 All development works on the site including earthworks and the use of associated heavy machinery shall be undertaken between the following hours only:-

Monday to Friday: 7.30 am to 7.00 pm  
 Saturday 8.00 am to 5.30 pm  
 Sunday and Public Holidays: No work

EW19 All earthmoving equipment, vehicles and machinery utilised on the site shall be well maintained and in good repair (particularly exhaust systems where applicable).

EW20 To ensure the performance of Condition X the consent holder shall pay a performance bond of \$XX to Council. The bond shall be a registered bond against the title pursuant to s 108 & 109 of the Resource Management Act 1991.

(the rationale for the amount should have been discussed in the report and should be the costs of the work plus 25%. Condition X will refer to the resource consent conditions associated with earthworks for the development.)

- The bond shall be paid at the time of issue of resource consent and to the satisfaction of the Council solicitor. The consent holder shall meet any costs associated with the preparation of the bond document.
- The full amount of the bond shall be held until, in the opinion of the Manager, Resource Consents, Condition XX is satisfied.
- The bond document shall be prepared by the consent holder at their expense and submitted to the Manager, Resource Consents for approval. The consent holder shall meet any costs incurred by Council in preparing, checking assessing and releasing the bond prior to repayment of the bond.

(Advice note the performance bond is to cover the costs of ensuring noise, dust, earth and silt contamination effects and the like are avoided remedied or mitigated to the satisfaction of the Manager Resource Consents. Cash bonds are acceptable.)

EW21 All necessary action shall be taken to prevent a dust nuisance to neighbouring properties; including, but not limited to, the staging of areas of works, the retention of existing shelter belts and hedgerows, the installation and maintenance of wind fences and vegetated strips, watering of all haul roads and manoeuvring areas during dry periods, spraying of load dumping operations, and suspension of all operations if necessitated by the prevailing conditions to the satisfaction of the Manager Resource Consents. The site, or parts thereof as appropriate, shall be re-grassed or otherwise protected from wind erosion immediately on the completion of bulk earthworks whether or not other works are completed.

EW22 All necessary action shall be taken to prevent a dust nuisance to neighbouring properties to the satisfaction of the Manager Resource Consents. Should these measures not prove satisfactory on any particular occasion due to the prevailing wind or soil conditions, the contractor shall cease the work until conditions are suitable for the recommencement of the works.

EW23 Prior to the commencement of works the resource consent holder shall obtain all consents, permits and authorisations for the work as may be required by the Auckland Regional Council.

EW24 Advice Note; Works in or within the vicinity of a stream channel may require resource consent from the Auckland Regional Council; and consultation with the Auckland Regional Council should be undertaken prior to commencement of any works.

EW25 Prior to the commencement of work on the site, the resource consent holder shall submit a site management plan to the Senior Subdivision Engineer, and shall have received written approval for this plan. The plan shall include, but not be limited to the following:

- The name, telephone number (including after hours) and address of the site manager
- A plan of the property showing the area to be cut and filled, including the existing and proposed final contours and extent of the cut and/or fill.
- The entry/exit to the site and on-site access provisions.
- The supervision and operation of the site including measures to be used to maintain the site in a tidy condition e.g. storage and disposal of rubbish and/or materials.
- The proposed sequence of operations including the numbers and timing of truck movements throughout the day.
- An appraisal of the stability of the existing site both during and after the completion of works by a registered engineer experienced in geotechnical matters. The appraisal shall include recommendations for the operation of the site to ensure short and long term stability.

EW26 The consent holder shall submit a certificate signed by an appropriately qualified and experienced engineer to certify that the erosion and sediment controls have been constructed in accordance with the approved erosion and sediment control plan, within 7 days following the construction of the controls. Certified controls shall include sediment retention ponds, diversion channels/bunds and check dam structures. This requirement shall also apply to sediment retention facilities that are constructed during the site development as specified above.

Information supplied shall include:

- Location of the structure
- Contributing catchment area
- Retention volume of structure
- Shape of structure
- Position of inlets/outlets
- Stabilisation of the structure
- Confirmation of compliance with Technical Publication Number 2 as detailed in Condition X of this consent.

EW27 The work shall be supervised by a Registered Engineer engaged by the consent holder.

EW28 A full copy of the Resource Consent Conditions, Approved Plans, including site management and Erosion and Sediment Control Plans shall be kept on the site at all times. All personnel working on the site shall be made aware of and have access to the contents of this consent document and the associated Site Management and Erosion and Sediment Control Plans.

EW29 All earthworks and fill from earthworks shall be kept out of the remaining native bush and outside the driplines of trees that are retained. A protective fence around the bush and/or the driplines of the trees shall be erected prior to the commencement of any work on the site and shall remain in place until the completion of all works on site.

EW30 Stockpiles of earth shall be located as far as practicable from the stream and existing residences, to the satisfaction of the Manager Resource Consents. Approval to the landfill to be used shall be obtained from the Manager, Resource Consents prior to any work commencing.

EW31 All earthworks, stockpiles of earth and the storage of other construction materials/ works shall be excluded from the drip-line of all vegetation to be retained on site and from the riparian margins of streams / the coast. A protective fence shall be erected around the affected area prior to the commencement of any work on the site and shall remain in place until the completion of all works on site.

*(Note for Planner :covers the situation where no input has been sought from arborists but there are protected areas in the vicinity of the proposed works.)*

EW32 Option 1 (Small projects under 100 m<sup>3</sup>)

All fill used on the site shall be clean fill (i.e. solid material of a stable inert nature; not a contaminant; not subject to biological breakdown and not subject to further compression / expansion following compaction.)

EW33 Option 2 (Large Projects)

All fill used on the site shall be clean fill (i.e. solid material of a stable inert nature; not a contaminant; not subject to biological breakdown and not subject to further compression / expansion following compaction). Prior to work commencing the consent holder shall engage the services of a registered engineer to supervise the placement and compaction of the clean fill. Within 3 weeks following the completion of earthworks, written evidence from the registered engineer supervising the work demonstrating that the fill is clean fill, has been deposited in the approved manner and in the approved location, shall be submitted to the Manager Resource Consents.

EW34 Truck deliveries to the site during the period of earthworks operations shall not exceed X deliveries in any one day. A log book recording the dates, times, and numbers of deliveries made each day shall be kept on site, and be made available for inspection at all times.

EW35 Truck deliveries to the site during the period of earthworks operations shall be restricted to the following hours:


Monday to Saturday:	7.00am - 6.00pm
Sunday and Public Holidays:	No deliveries.

A log book shall be kept on site, recording the dates, times, and numbers of deliveries made each day, and be made available for inspection at all times.

*(Note for Planner: check with Transport Assets for any peak hour considerations on Major routes and also consider effects on other surrounding land uses e.g. schools.)*

EW36 Prior to work commencing signage shall be placed in appropriate locations to warn traffic about truck movements, to the satisfaction of the Manager Transport Assets and the Manager Resource Consents.



EW37  All excess or unsuitable excavated material shall be removed from the site before or immediately following the completion of earthworks, to the following approved disposal location.....\* and disposed of to the satisfaction of the Manager Resource Consents. Written evidence demonstrating that the excavated fill has been deposited in the approved location, should be submitted to the Manager Resource Consents in the form of producer statement, certification or similar.

\* (Note for planner: in the case of contaminated sites the location of the proposed landfill site must be specified in the application)

EW38 All dirt tracked onto the surrounding roads (please specify roads or show on plan) as a result of the activities carried out under this consent shall be cleaned up on a weekly basis via sweeping at the cost of the applicant. The sweeping shall be carried out after 6pm.

EW39 To ensure compliance with condition (above) the applicant shall nominate a road sweeping contractor and provide to Council a copy of a contract to carry out the sweeping as specified in condition (above). The duration of the contract shall be from the start of the activity to xx months past the issue date of the 224c certificate. Council's Environmental Monitoring Officer (EMO) may engage the sweeping contractor to carry out additional sweeping on the roads specified if, in the EMO's opinion, the dirt tracked onto footpath and/or roads is creating an adverse effect on the environment and therefore cannot wait to be cleaned by the regular weekly cleaning. The cost of the additional cleaning shall be carried by the applicant.

EW40 All dirt tracked onto the surrounding roads as a result of the development covered by this consent shall be cleaned by sweeping on a daily basis at the expense of the applicant. In case of repeated non-compliance with this condition, Council may engage the road cleaning contractor nominated by the applicant to carry out the road cleaning. Council's Environmental Monitoring Officer (EMO) may engage the road sweeping contractor to carry out road cleaning if it is the EMO's opinion that the dirt on roads and/or footpath is creating an adverse effect on the environment. The road cleaning contractor shall be engaged at the cost of the applicant.

EW41 Roof storm-water system connections shall be made prior to the laying of the roof or otherwise as soon as roof construction is complete to ensure storm-water is not able to discharge in a manner that causes soil erosion or sediment-laden run off. If this is not practicable a temporary connection shall be made until such time as the storm-water system can be connected. ( For example nova coil can be used as a temporary down-pipe and discharged in an appropriate manner which does not cause soil erosion or silt laden run - off.)

EW42 All areas of exposed earth shall be top-soiled and grassed or otherwise stabilised against erosion as soon as practicable and in a progressive manner as works are complete but no later than one week following the completion of works.

EW43 All topsoil excavated during the course of works shall be retained on site and re-spread following the completion of earthworks.

EW44 No earthworks for the driveway, parking/turning area or the building platform shall be commenced on the site until a building consent is issued for the development and the building platform, driveway, parking and turning areas have been determined and set out by a registered surveyor.

(Note for Planners: Or "until all the necessary consents and approvals have been obtained"- this may include permission for a structure such as a retaining wall in a road reserve which needs consent from Council. Used for development/earthworks in Managed/Protected etc Natural Areas or Bush Living Environments etc)

EW45 No earthworks for the driveway, parking / turning area or the building platform shall be commenced on the site until a building consent is issued for the development. (Or until all the necessary consents and approvals have been obtained - this may include permission for a structure such as a retaining wall within a road reserve which needs permission from Council)

(Note for Planner :Used for development/earthworks in Managed/Protected etc Natural Areas or Bush Living Environments etc)

EW46 **Earthworks over large area, on a steep site or in reasonably close proximity to an open watercourse**  
Prior to the commencement of earthworks a silt fence (or a reinforced silt fence) shall be installed (in accordance with the attached appendix) along the downslope perimeter of the proposed earthworks, in such a manner as to ensure the fence cannot be outflanked by any sediment laden flows. The fence shall be maintained, cleaned out as necessary and retained until such time as complete stabilisation of the site is achieved.

The following erosion and sediment control measures shall be installed in accordance with the attached appendices prior to the moving of any soil, and shall be maintained as necessary and retained until such time as complete stabilisation of the site is achieved whether by vegetative means, paving or otherwise:

- (a) All "cleanwater" runoff from stabilised surfaces including catchment areas above the site shall be diverted away from earthwork areas via a stabilised system, so as to prevent surface erosion and sediment laden run - off.
- (b) A silt fence is to be installed along the downslope perimeter of the proposed works with returns at each end to prevent the fence being outflanked by flows.
- (c) A stabilised entranceway shall be provided and maintained for the duration of works

An inspection fee of \$70 is to be paid for an inspection of the fence prior to the commencement of any earthmoving on site. If the work is unsatisfactory reinspection will be required and additional fees (\$70 per inspection) may be charged. No work can commence until the silt containment measures have been correctly installed and Council approval obtained.

(Note for Planners This example should be modified to suit individual circumstances; and should be developed in consultation with the Environmental Monitoring Officer; The Team Leader; and if necessary the Auckland Regional Council.)

- EW47 The site shall be stabilised against erosion in accordance with the approved silt and sediment control and erosion control management plan as soon as practicable and in a staged manner as earthworks are finished over various areas of the site. Re-vegetation is to be completed by 30 April in the year of earthworks construction unless a later date is approved in writing by the Manager Resource Consents at least 2 weeks before 30 April. The work is to be carried out in accordance with measures detailed in (the Auckland Regional Council Technical Publication No 90 "Erosion and Sediment Control Guidelines for Earthworks" (dated March 1999))
- The consent holder shall notify Council's Monitoring Officer when site stabilisation measures are completed. Work shall not commence until approval has been gained in writing from The Manager Resource Consents. *(Note for Planners: Subdivision/ Large scale project condition. Separates earthworks and control of run-off relates directly to Regional Council requirements.)*
- EW48 If the bulk earthworks are not completed within the earthworks season (1 November till April 30th) then the necessary measures shall be implemented to ensure that the erosion and sediment controls are appropriate for the winter. A written report on the progress of the earthworks and the above erosion and sediment controls from the registered engineer supervising the work shall be submitted for the approval of the Manager: Resource Consents within one month of the cessation of work.
- EW49 All sediment laden runoff from the site shall be treated in accordance with the approved silt and sediment control management plan attached as appendix A to this consent. These measures are to be operational before earthworks commence, and shall be maintained until the site has been secured against erosion (whether by vegetative means, paving or otherwise). The consent holder shall notify Council's Monitoring Officer when silt and sediment control measures are in place. Work shall not commence until approval has been gained in writing from the Manager Resource Consents
- EW50 All earthworks shall be completed within the earthworks construction season between 1 November and 30th April.
- EW51 Advice note:  
Prior to the commencement of works the resource consent holder shall obtain all consents, permits and authorisations for the work as may be required by the Auckland Regional Council.
- EW52 The consent holder shall submit a certificate signed by an appropriately qualified and experienced registered engineer to certify that the erosion and sediment controls have been constructed in accordance with the approved erosion and sediment control plan, within 7 days following the construction of the controls. Approved controls shall include sediment retention ponds, diversion channels/bunds and check dam structures. This requirement shall also apply to sediment retention facilities that are constructed during the site development as specified above. Work shall not commence until all of the above have been approved by the Manager Resource Consents.  
*(Note for Planners: covers situation for which Monitoring Officers are not sufficiently qualified to approve Erosion and Sediment Control measures; complex large scale projects.)*
- EW53 Prior to commencement of the works the consent holder shall engage an appropriately qualified and experienced registered engineer to supervise the work and to certify that the work has been carried out in accordance with .....(list the conditions that apply) at the conclusion of the work. Certification shall be submitted to the Manager Resource Consents within one month of the completion of the earthworks, and shall be to his satisfaction.  
*(Note for Planners: useful add on for complex large scale projects.)*
- EW54 **Stream works / works within a watercourse**  
During works within a watercourse:
- The works shall only be undertaken during a period of low flow and when fine weather is forecast.
  - Work is to be carried out in a timely and efficient manner to the satisfaction of Council.
  - During works flow shall be diverted via a stabilised system or dammed so as to remove upper catchment water from the earthworks area.
  - The flow is maintained in the stream below the site in order to protect the ecology of the downstream environment.
  - Any damming of the stream is done with materials, which will not add to the sediment generating potential of the site. (Sandbags are the preferred option).
  - The stream channel be stabilised against erosion before stream flow is reinstated in the stream channel.
  - The fill to be used is to be restricted to certified cleanfill only (material not subject to biological breakdown).
  - The fill shall be placed, compacted and contoured so as to marry in with the contours of the existing overland flowpath and to ensure unobstructed flow of stormwater is maintained.
- (Note for Planners This example should be modified to suit individual circumstances; and should be developed in consultation with the Environmental Monitoring Officer; The Team Leader; and if necessary the Auckland Regional Council as ARC consent may also be required.)*
- EW55 All topsoil excavated during the course of works shall be retained on site and re-spread following the completion of earthworks.  
**Land previously used for, timber storage and treatment, horticultural (inc ex-vineyards and ex-orchards/glasshouses) and agricultural purposes.**

- EW56 The Applicant shall provide with the land use application a report on the soil quality at the site which details contaminants which may impact on human health or the environment. This report shall:
- Identify where contamination exists and quantify its extent and concentration against local background concentrations of those contaminants, providing copies of laboratory analytical results as reported by the laboratory;
  - Provide an assessment of the risk posed by those contaminants to human health and the environment at the site with respect to the proposed site activity (and with respect to activities which are permitted uses of the site in accordance with the Waitakere District Plan 1995) and to any immediately adjacent or immediately downstream or downslope site, and to ground water at the site;
  - Outline a remedial works plan proposed to avoid, mitigate or remedy the risks identified both during the development phase and during subsequent use; and,
  - Be in accord with the "Australian & New Zealand Guidelines for the Assessment and Management of Contaminated Sites" (1992) ANZECC / NHMRC and the "Health and Safety Guidelines on the Cleanup of Contaminated Sites" (1994) Department of Labour / OSH.

*(Note for Planners: this is an example of the subject matter which should be addressed in a Contaminated Soil report submitted by the applicant; it is suitable for modification to suit individual circumstances; the brief should be developed in consultation with the Environmental Monitoring Officer; The Team Leader; and if necessary Environmental and Earth Sciences; Council's contaminated site consultants.)*

#### **Known contaminated sites (remediation of)**

- EW58 During the course of works:
- Public access shall be restricted.
  - All site workers shall wear disposable overalls, dust masks and gumboots whilst undertaking cleanup works, and shall have facilities available for hand washing.
  - No smoking or eating shall occur in the vicinity of works.
  - All excavated contaminated material shall be covered during transportation from the site to an appropriate landfill.
  - All machinery and equipment used on site in the cleanup shall be cleaned down prior to leaving the site.
  - All vehicles shall have the tyres checked and cleaned if required prior to leaving the site to prevent deposition of material beyond the site boundaries. Any material inadvertently deposited on the street in the vicinity of the site shall be removed immediately and disposed of appropriately, at the expense of the consent holder, to the satisfaction of the Manager, Resource Consents.
  - In the event that any risk of dispersion of contaminated dust by wind is posed, the stockpiled soil shall be dampened with water.
  - Bunds shall be installed around all cesspits on site prior to the commencement of works to prevent any contamination of stormwater runoff by the contaminated soil.
  - A copy of all information including final validation results shall be forwarded to Council for approval prior to reinstatement of the site with appropriate cleanfill.

*(Note For Planners: This is an example of the subject matter which should be addressed in recommended conditions accompanying a peer review by Environmental and Earth Sciences; Council's contaminated site consultants on a Contaminated Soil report submitted by the applicant; it is suitable for modification to suit individual circumstances; conditions should be developed in consultation with the Environmental Monitoring Officer; The Team Leader; and if necessary Environmental and Earth Sciences; Council's contaminated site consultants.)*

### **Engineering Requirements**

#### **Geo - Tech**

- EN1 A geotechnical engineer's report shall be provided and be to the satisfaction of the Manager, Resource Consents prior to the issue of a building consent. All development shall then proceed in accordance with this report. A copy of the report shall be forwarded to the Resource Consents department.

*(Note to planner: This condition should be used sparingly and only imposed by planners on consultation with Cyril Lin. If for example the building consent has already been received with a geo-tech report then this condition would be acceptable. Normally a geo-tech report would be required with the land use consent. )*

- EN2 Buildings on land which are known by Council to be or likely to be subject to erosion, slope instability, subsidence or inundation require a Land Use Consent. For this site, the Hazard Register requires a soils investigation report and foundation design from a registered engineer experienced in geo-mechanics.

#### **Retaining**

- EN3 Advice Note:  
Any retaining wall retaining more than 1.5m depth of ground and \ or supporting any surcharge and | or any load additional to the load of that ground (such as adjoining building or driveway) requires Building Consent and would need to be designed by a registered engineer.

*(Note to Planner: the three limbs of this advice note stand alone ie any single one or combination of these circumstances will require consent.)*

#### **Infrastructure**

- EN4 All infrastructure relating to stormwater treatment and disposal, wastewater disposal, and water supply shall be to the satisfaction of Eco-Water. Compliance with the Waitakere City Council Code of Practice for City Infrastructure and Land Development is deemed to be in accordance with this condition.

- EN5 All reticulated services, including power and telephone, shall be provided underground.



EN6 Prior to the issue of the section 224(c) Certificate, the consent holder shall provide ducting for the provision of fibre optic cabling. The ducting shall be established to the satisfaction of the Group Manager - Asset Management Group and shall:

- ☐ Be of uPVC SN 6 solid wall pipe that shall be approved by Council.
- ☐ Have a minimum internal diameter of 100mm;
- ☐ Be laid a minimum of 600mm below ground level and shall not obstruct the function of other infrastructure already underground;
- ☐ Be of a colour approved by Council;
- ☐ Be laid underground along the full length of each side of each new road, in an appropriate position that does not compromise or obstruct other infrastructure in the road, unless the consent holder provides a detailed plan demonstrating that all new residential and commercial lots are able to be serviced by this infrastructure;

A junction box shall be provided at intersections of multiple ducts, directional changes, and at intervals of 200m on straight runs.

In accordance with the above, plans showing the design and location of the ducting shall be provided for approval as part of the engineering plans for the subdivision and As-Built plans showing the location, design and construction of the ducting in accordance with the approved engineering plans shall also be provided for Council's asset records. All costs of providing the ducting shall be funded entirely by the consent holder and access to the ducting shall be available at all times to any network utility operator responsible for fibre-optic cabling, free of charge.

The ducting will be accepted as a Council asset once the Council has confirmed that it has been installed and established in accordance with the approved engineering plans.

#### **Driveway and Access**

EN7 Within xxx months of the issue of the building consent, the shared driveway shall be formed, sealed and drained to Council standards. The shared driveway is to be 2.8m wide and clear of all fences and unobstructed to a height of 4.2m (including eaves).

EN8 Within xxx months of the issue of the building consent and prior to the issue of the section 224(c) certificate, the shared driveway shall be formed, sealed and drained to Council standards. The shared driveway is to be 2.8m wide and clear of all fences and unobstructed to a height of 4.2m (including eaves).

EN9 Within xxx months of the issue of Building Consent ABAXXX form the 'shared driveway' and construct thereon a carriageway and storm-water control to the satisfaction of the Council.

- i) The consent holder shall ensure that the long section of the driveway and the Vehicle Crossing complies with Council's Code of Practice for City Infrastructure and Land Development standard detail SD3.15 and the Shared Driveway Performance Standards of the Waitakere City Council Proposed District Plan
- ii) Inspection of the boxing prior to concrete pouring is required. Contact 8368000 ext. 8725 at least 48 hours prior to the inspection being required and pay any inspection fee required.
- iii) In the event that a freehold or cross-lease subdivision is to be carried out, the construction is to be finalised prior to the issue of the section 224 (c) certificate.

EN10 Within xxx months of the issue of the building consent, the proposed drive shall be finished with an aggregated high friction surface and shall be formed, sealed and drained to Council standards. *(Note for Planner: for steep drives)*

EN11 Within xxx months of the issue of the building consent, all other access, manoeuvring and parking areas shall be drained to Council standards and formed and finished in an all-weather surface, to the satisfaction of the Manager, Resource Consents.

EN12 Advice Note:

The proposed vehicle crossing whilst in accordance with the District Plan rules is subject to the Council's Engineering and Roading code of practice and must comply with these requirements unless an alternative engineering approval has been obtained. *(Note for Planner: include for all new footpath crossings)*

EN13 Advice Note:

The construction of an entrance onto a State Highway, which is a Limited Access Road, requires the written permission of Transit New Zealand, as required by Section 51 of the Transit New Zealand Act 1989. Application should be made to the Regional Manager, Transit New Zealand, P.O. Box 1459, Auckland

**CPU** (Some are useful in resource consents too)

#### **Shared Driveway**

CPU1 Obtain Resource Consent to the 'shared driveway'. In your application clearly detail the extent of shared or common driveway, detail carriageway width (min. 2.50m wide, recommended 2.70m), detail the minimum 'service strip' adjoining carriageway (0.30m wide) and the location of remaining aggregate width (0.40m which can be located elsewhere on site) to make up total 0.70m width required, provide confirmation that the minimum required carriageway width is unobstructed by the existing dwelling from the ground-upwards to a height of 4.20m and clear of fences and provide details of driveway construction and stormwater control and confirm furthest point of the site served is within 135m of a fire hydrant.

#### **S357 Lapse note**

CPU2 Upon issue of resource consent a statutory 15 working day objection period under section 357 of the RMA applies. This is to give the consent holder / applicant the opportunity to object to all or any of the conditions of resource consent.

No site or construction work is allowed to commence until expiry of this 15 working day period UNLESS a letter from the consent holder / applicant is submitted that clearly states that no objections will be lodged. Upon receipt of such advice the 15 day period will be waived.

**Surveyor Certification**

**CPU3** Provide certification from a Registered Land Surveyor to the satisfaction of the Manager Resource Consents at site set-out/footing inspection stage and at the framing stage confirming the proposed building has been set-out in accordance with the approved Building Consent plans and will comply with 'Building Height and Building Height in Relation to Boundary' controls of Waitakere City District Plan 1995 if built in accordance with Building Consent plans (in relation to ---- site boundary). Make good or obtain Resource Consent to any infringement at the entire cost of the Building Consent holder.

**CPU4** Provide certification from a Registered Land Surveyor to the satisfaction of the Manager Resource Consents at site set-out/footing inspection stage and at the framing stage confirming the proposed building has been set-out in accordance with the approved Building Consent plans and will not exceed the 'Building Height and Building Height in Relation to Boundary' control infringements of Waitakere City District Plan 1995 granted in Resource Consent RMA 200xxxx if built in accordance with Building Consent plans (in relation to ---- site boundary). Make good or obtain Resource Consent to any further infringement at the entire cost of the Building Consent holder.

**CPU5** Registration pursuant to section 37 of building act ( Change reference to S37 when new Act comes in)  
A certificate pursuant to Section 37 of the Building Act 1991 shall be registered on the titles of Lot xx DP xx and Lot xx DP xx (in regards the building crossing the boundary between two or more separate Lots) to the satisfaction of Waitakere City Council and at the entire cost of the Building Consent holder (unless in the interim new Certificates of Title issue for the proposed Lots in which case the certificate shall be registered on the titles for those replacement lots).

**Retaining Walls – Advice Note only**

**CPU6** Advice Note:

Any retaining wall retaining more than 1.5m depth of ground and \ or supporting any surcharge and | or any load additional to the load of that ground (such as adjoining building or driveway) requires Building Consent and would need to be designed by a registered engineer.

(Note to Planner: the three limbs of this advice note stand alone ie any single one or combination of these circumstances will require consent.)

**Transit NZ Permission**

**CPU7** Advice Note:

The constructing of an entrance on to a State Highway which is not a Limited Access Road requires the written permission of Transit New Zealand, as required by Section 51 of the Transit New Zealand Act 1989. Application should be made to the Regional Manager, Transit New Zealand, P.O. Box 1459, Auckland.

**Section 35 Note**

**CPU8** # NOTE that a Section 35 certificate pursuant to the Building Act (restricting commencement of building work) will be placed on any Building Consent until the Section 224 certificate has been issued in respect of subdivision Scheme Plan ----- or until subdivision conditions have been met to the satisfaction of the Manager Resource Consents. Provide any Building Consent amendments required to comply with likely section 221 conditions.

**Await 224 certificate**

**CPU9** # Await the issue of the Section 224 certificate in respect of subdivision Scheme Plan ----- (RMA-----) or until subdivision conditions have been met to the satisfaction of the Manager Resource Consents. Provide any Building Consent amendments required to comply with likely section 221 conditions.

**CPU10** A Certificate pursuant to Section 35 of the Building Act 1991 will be placed on the Building Consent preventing commencement of building works prior to the issue of the section 224(c) certificate under the Resource Management Act 1991 in respect of the subdivision RMA XX, SPW XX or until all subdivision conditions have been met to the satisfaction of the Manager, Resource Consents.

**Separate Housekeeping Unit**

**CPU11** This ancillary building is not to be used as a separate household / housekeeping unit from the main dwelling unless with the consent of the Manager Resource Consents Waitakere City Council. No cooking or food preparation facility is to be installed in this ancillary building.

**CPU12** # The dwelling to be altered in accordance with this Project Information Memorandum shall be used as a single household unit, the -----is not to be used as a separate household / housekeeping unit from the main dwelling unless with the consent of the Manager Resource Consents Waitakere City Council. No cooking or food preparation facility is to be installed in the developed basement area.

**High Noise Routes**

**CPU13** The dwelling shall be designed and built to an acoustic standard e.g. fitted with acoustic insulation to ensure that the traffic noise as measured within any habitable room does not exceed a level of 45 dBA Leq (24 hours) with the windows closed. Evidence of appropriate design and materials to achieve this e.g. a report from an acoustic engineer to confirm that the design and materials of the building will meet the noise level standard, shall be provided at the time of application for building consent and shall be to the satisfaction of the Manager, Resource Consents. If the dwelling / s do not meet the required standard the dwelling must be modified at the consent holders cost to meet these standards.

**CPU14** Prior to the occupancy of the units and to the satisfaction of the Manager Resource Consents, the consent holder shall submit certification from an appropriately qualified and experienced acoustic engineer demonstrating compliance with 45dBA Leq (24hrs) within all habitable rooms (with windows closed) for all units. The certification shall attest to the ability of the units to attenuate potential noise generated on adjoining roads/railway/sites. If the dwelling / s do not meet the required standard the dwelling must be modified at the consent holders cost to meet these standards.

**CPU15** At the time of application for building consent, certification shall be obtained from an appropriately qualified and experienced acoustic engineer stating that the internal noise levels in the residential units will not exceed 35 dBA ( Leq#??)in the bedrooms and 45 dBA in other habitable rooms. A ventilation system shall be installed which enables apartments to be lived in without the need to open windows or external doors for ventilation purposes, to the satisfaction of the Manager, Resource Consents. If the dwelling / s do not meet the required standard the dwelling must be modified at the consent holders cost to meet these standards.

**Resource Management Note**

It is acknowledged that the Building Consent application does not relate to the use of the dwelling, but to Building Act compliance only. Council's clearance of this Building Consent gives no indication of acceptance that any use other than residential activity is in accordance with current District Plan provisions, nor any existing use rights that may exist pursuant to section 10 of the Resource Management Act 1991. If the dwelling is to be used for any non-residential activity it is recommended that a Certificate of Compliance is obtained pursuant to Section 139 of the Resource Management Act 1991 by the owner prior to commencement of the activity (to determine whether a Resource Consent is required) or a Resource Consent is obtained to the 'non-residential activity' prior to commencement of the activity.

**PIM Notes**

A Certificate pursuant to Section 35 of the Building Act 1991 will be placed on the Building Consent preventing commencement of building works prior to Land Use Consent being granted and issued and the s357 lapse date.

As the site is located directly beneath and within the boundaries of the approach surfaces to the Whenuapai / Hobsonville Airfields, the written consent of the Minister of Defence is required prior to lodging any application for a building consent or resource consent. Contact: The New Zealand Defence Force, Private Bag, Wellington.

A Preliminary Reserve Contribution levy has been calculated pursuant to Section 409 of the Resource Management Act 1991. This allows the council to specify an amount of money that would, in the council's opinion be sufficient to purchase, at the time of the lodgement of the development plan (PIM/ABA no. ) an area determined by the council, within the land on the plan, being not more than 20 square metres of land for every such household unit after the second new such unit or first additional such unit.

PLEASE NOTE: In the event of additional subdivision being carried out in the future, a further Reserve Contribution levy will be calculated at 6% of the value of the new sites created and the above amount of \$ will be credited to the account.

Buildings on land which are known by Council to be or likely to be subject to soil contamination, erosion, slope instability, subsidence or inundation require a Land Use Consent.

**CPU Stamps**

Any artificial outdoor lighting must not have more than 10 lux spill (horizontal and vertical) of light as measured at the site boundary of any adjoining site and must be shielded so that light rays are emitted below a horizontal plane set at the centre line of the light source as per Human Environment Rule xx District Plan.

**Advice Notes**

Whilst the proposed vehicle crossing complies with the District Plan rules it is also subject to compliance with the Council's Engineering and Roading Code of practice and must comply with these requirements unless an alternative engineering approval has been obtained.

**Noise ( refer CPU High noise route conditions also)****Advice Note:**

The activity shall at all times comply with the noise controls of the relevant Human Environment of the District Plan.

Prior to the issue of building consent, the consent holder shall forward, at their own expense, an Acoustic Design report from a suitably qualified Acoustic Engineer confirming that the new building is designed so that noise does not exceed Ldn xx dba in any habitable room, classroom, ward or operating theatre, with all the doors and windows shut.

Noise emissions from all mechanical plant, equipment and activities associated with the activity shall comply with the following limits when assessed at any part of a site within the Environments shown in the table below:

Receiver Zone	Noise Limits		
	Monday – Saturday 7 am – 7 pm	Monday – Saturday 7 pm – 10 pm Sunday & Public Holidays 7 am – 10 pm	All days 10 pm – 7 am
e.g Living			
Open Space			

To ensure that the activities comply with Condition XX of these consent and / or the District Plan standards as outlined in subsection xxx of the Operative Waitakere City District Plan, noise readings of (state what is to be measured) shall be taken at the consent holders expense (state the time the readings shall be taken e.g. within the first year of commencement of the use of the site), by an appropriately qualified and experienced acoustic engineer.

- A minimum of (state number) noise readings shall be done and a report on these noise readings shall be submitted to the Manager, Resource Consents for approval.
- The noise readings shall be taken from (state where the noise readings are to be done). If the noise readings demonstrate that a particular activity would not meet the noise levels outlined in Condition X above, the activity must cease until noise attenuation measures have been put in place and are to the satisfaction of the Manager, Resource Consents.

All of this work shall be undertaken at the consent holders expense.

CPU16

CPU17

CPU18

CPU19

CPU20

CPU21

CPU22

NO1

NO2

NO3

NO4

NO5 All mechanical equipment such as air conditioning and extraction fans shall be designed to meet a noise limit of xxx when measured at any part of the site at xxx. At the time of application for building consent the consent holder shall forward to Council a design review and report from an appropriately qualified and experienced acoustic engineer on the noise emissions from any items of mechanical equipment, confirming that the performance standards outlined in Condition XX can be met. All of this work shall be taken at the consent holders expense.

NO6 To ensure compliance with the above stated noise levels (Conditions X) all activities shall cease by X pm and the carpark cleared by X pm.  
(Note for Planner: Need to recognise that it takes 0.5 hours to clear a carpark and that night noise levels start at 10pm.)

NO7 All construction maintenance demolition and development works on the site shall be undertaken between the following hours only:-

Mon to Fri:	6.30 am to 8.00 pm
Saturday	7.30 am to 6.00 pm
Sunday and Public Holidays:	No work

All noise from such work shall not exceed the levels set out in Table 1 of clause 5.1.1 of NZS 6803P:1984  
Measurements to be in accordance with the provisions of NZS 6801:1991 and NZS 6802 :1991

		L <sub>10</sub>	L <sub>95</sub>	L <sub>max</sub>	
Mon to Fri	6.30 am to 7.30 am		60	45	70
Mon to Fri	7.30 am to 6.00 pm	75	60	90	
Mon to Fri	6.00 pm to 8.00 pm	70	55	85	
Saturday	7.30 am to 6.00 pm	75	60	90	

NO8 The noise from earthworks/cleanfill shall not exceed the following levels (as measured at the boundary of any site zoned "Living Environment" )

Mon to Fri	7:00 am - 5:00 pm	50dBA,L10
Saturday	8:00 am - 5:00 pm	50dBA,L10
Sunday	8:00 am - 5:00 pm	45 dBA,L10

Measurements to be in accordance with the provisions of NZS 6801:1991 and NZS 6802 :1991

NO9 All development works on the site including earthworks and the use of associated heavy machinery shall be undertaken between the following hours only:-

Monday to Friday:	7.30 am to 7.00 pm
Saturday	8.00 am to 5.30 pm
Sunday and Public Holidays:	No work

NO10 All earthmoving equipment, vehicles and machinery utilised on the site shall be well maintained and in good repair (particularly exhaust systems where applicable).

NO11 A performance bond of \$ is to be paid to Council to cover the costs of any monitoring including but not limited to noise control and dust monitoring required as a result of complaints received by the Council.

### Lighting

LI1 Prior to the commencement of the proposed development, the consent holder shall submit a lighting plan by an appropriately qualified and experienced lighting engineer for the site to the satisfaction of the Manager, Resource Consents. All outside lighting shall be directed away from the boundaries of the site and shall comply with Rule X of the XX Human Environment (state appropriate environment and rule).

LI2 Any artificial outdoor lighting shall not have more than 10 lux spill (horizontal and vertical) of light as measured at the site boundary of any adjoining site and must be shielded so that light rays are emitted below a horizontal plane set at the centre line of the light source as per Human Environment Rule XX of the District Plan.

### Financial Contributions

FC1 Pursuant to Section 409 of the Resource Management Act 1991, a reserve contribution calculated on the value of the 20m<sup>2</sup> of the site for the second and subsequent additional residential unit or for the third and subsequent new unit (inclusive of GST) shall be paid to the Council at the time of the application for building consent. The contribution shall be paid in cash or bank cheque only.

(Note for Planner; only for residential developments)

FC2 Pursuant to Section 409 of the Resource Management Act 1991, a reserve contribution of XXX (inclusive of GST) shall be paid to the Council at the time of the application for building consent. The calculation is based upon the value of 20m<sup>2</sup> of land for the second and subsequent additional unit or for the third and subsequent new unit. The land value has been based on the value for rating purposes done by Quotable Value New Zealand. The contribution shall be paid in cash or bank cheque only.

N.B. In the event of a future subdivision, a further reserve contribution will be required. If done within 5 years of this development, the amount of the contribution required above will be credited to the account.

(Note for Planner: use for residential developments where the land value is known)

FC3 The proposal constitutes a development under the Local Government Act 1974 and is liable for a Development Contribution pursuant to Section 409 of the Resource Management Act 1991. The contribution has been calculated as being \$XXX (inclusive of GST) and will be added to the fee schedule on the building consent application. The calculation has been based on the value of the 20m<sup>2</sup> of the site for the second and subsequent additional residential unit or for the third and subsequent new unit (inclusive of GST). The land value has been based on the value for rating purposes done by Quotable Value New Zealand. The contribution shall be paid in cash or bank cheque only.

## Bonds

### General

BO1 To ensure the performance of Condition(s) XX the consent holder shall pay a performance bond of \$XXX to the Council. The bond shall be a registered bond against the title pursuant to s 108 & 109 of the Resource Management Act 1991.

*(the rationale for the amount should have been discussed in the report and should be the costs of the work plus 25%).*

- (i) The bond shall be paid at the time of issue of resource consent to the satisfaction of the Council Solicitor. The consent holder shall meet any costs associated with the preparation of the bond document.
- (ii) The full amount of the bond shall be held, until in the opinion of the Manager, Resource Consents, Condition(s) XX has(ve) been satisfied.

The bond document shall be prepared by the consent holder at their expense and submitted to the Manager, Resource Consents for approval. The consent holder shall meet any costs incurred by Council in preparing, checking, assessing and releasing the bond, prior to repayment of the bond.

### Earthworks

BO2 To ensure the performance of Condition X the consent holder shall pay a performance bond of \$XX to Council. The bond shall be a registered bond against the title pursuant to s 108 & 109 of the Resource Management Act 1991.

*(the rationale for the amount should have been discussed in the report and should be the costs of the work plus 25%. Condition X will refer to the resource consent conditions associated with earthworks for the development.)*

- iv. The bond shall be paid at the time of issue of resource consent and to the satisfaction of the Council solicitor. The consent holder shall meet any costs associated with the preparation of the bond document.
- v. The full amount of the bond shall be held until, in the opinion of the Manager, Resource Consents, Condition XX is satisfied.
- vi. The bond document shall be prepared by the consent holder at their expense and submitted to the Manager, Resource Consents for approval. The consent holder shall meet any costs incurred by Council in preparing, checking assessing and releasing the bond prior to repayment of the bond.

*(Advice note the performance bond is to cover the costs of ensuring noise, dust, earth and silt contamination effects and the like are avoided remedied or mitigated to the satisfaction of the Manager Resource Consents. Cash Bonds are acceptable.)*

### Trees

BO3 To ensure the performance of Condition(s) XX the consent holder shall pay a performance bond of \$XXX to Council. The bond shall be a registered bond against the title pursuant to s 108 & 109 of the Resource Management Act 1991.

*(the rationale for the amount should have been discussed in the report and should be the costs of the work plus 25%).*

- (i) The bond shall be paid at the time of issue of resource consent to the satisfaction of the Council Solicitor. The consent holder shall meet any costs associated with the preparation of the bond document.
- (ii) If during implementation of this consent, as a result of negligence or a deliberate action on the part of the consent holder or someone acting on the consent holder's behalf, the tree(s) (as marked on attached Plan A) to which the bond relates, are damaged in any way, Council may direct an appropriately qualified and experienced arborist to undertake remedial work on the tree(s). The cost of these works shall be deducted from the bond.
- (iii) If during implementation of this consent, as a result of negligence or a deliberate action on the part of the consent holder or someone acting on the consent holder's behalf, the tree(s) (as marked on attached Plan X) to which the bond relates, are removed or die, Council may undertake the removal of the dead tree(s) and plant a replacement tree(s). The cost of these works would be deducted from the bond. The cost of maintenance of the replacement tree(s) for a period of XX months shall also be deducted from the bond.
- (iv) Subject to the Clauses (ii) and (iii) above the full amount of the bond shall be held for a minimum period of XX months. The bond shall be released when in the opinion of the Manager, Resource Consents, Condition(s)XX has(ve) been satisfied.
- (v) The bond document shall be prepared by the consent holder at their expense and submitted to the Manager, Resource Consents for approval. The consent holder shall meet any cost incurred by Council in preparing, checking, assessing and releasing the bond, prior to repayment of the bond.

Note: Council prefers a cash bond rather than a bank guarantee.



**Landscaping**

BO4

To ensure the performance of Condition(s) XX the consent holder shall pay a performance bond of \$XXX to Council. (OPTIONAL ) The bond consists of \$XXX associated with the planting contained within the proposed front yard areas and \$XXX associated with the planting required on the communal area. The bond shall be a registered bond against the title pursuant to s 108 & 109 of the Resource Management Act 1991.

(the rationale for the amount should have been discussed in the report and should be the costs of the work plus 25%).

- (i) The bond shall be paid at the time of issue of resource consent to the satisfaction of the Council Solicitor. The consent holder shall meet any costs associated with the preparation of the bond document.
- (ii) As a XX staged development, fifty percent of the bond (\$XX) shall be refunded in a proportionate staged manner at a rate of \$XX per stage, upon completion of the planting required within XX area of the site.
- (iii) The remaining fifty percent (\$XX) shall be refunded after the two year maintenance period has elapsed and the landscaping required in condition X has been completed to the satisfaction of the Manager, Resource Consents.

The bond document shall be prepared by the consent holder at their expense and submitted to the Manager, Resource Consents for approval. The consent holder shall meet any costs incurred by Council in preparing, checking, assessing and releasing the bond, prior to repayment of the bond.

**Relocated Dwelling**

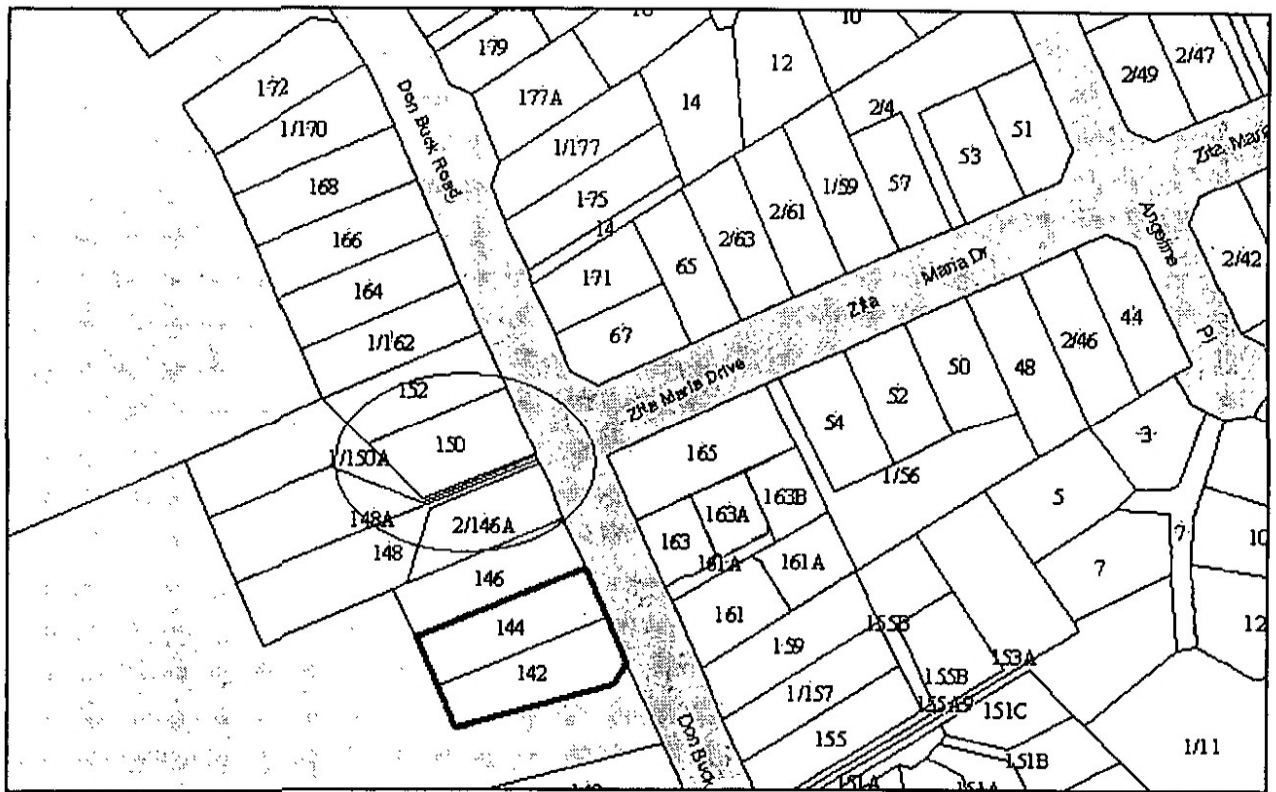
BO5

To ensure the performance of Condition X the consent holder shall pay a performance bond of \$XX to Council. The bond shall be a registered bond against the title pursuant to s 108 & 109 of the Resource Management Act 1991.

(the rationale for the amount should have been discussed in the report and should be the costs of the work plus 25%. Condition X will refer to the dwelling being upgraded in accordance with the 2<sup>nd</sup> hand building report.).

- (i) The bond shall be paid at the time of issue of resource consent and to the satisfaction of the Council solicitor. The consent holder shall meet any costs associated with the preparation of the bond document.
- (ii) The full amount of the bond shall be held until, in the opinion of the Manager, Resource Consents, Condition XX is satisfied.
- (iii) The bond document shall be prepared by the consent holder at their expense and submitted to the Manager, Resource Consents for approval. The consent holder shall meet any costs incurred by Council in preparing, checking assessing and releasing the bond prior to repayment of the bond.

(Note for Planner: Bond must be a minimum of \$3000 to ensure compliance)



Location Plan: 150 Don Buck Road, Massey

## 5.0 STATUTORY ASSESSMENT

In this instance, the application has been processed on a non-notified basis in accordance with Section 94(2) of the Act without the need to obtain the written approval of any party. Specifically the proposal would generate no more than minor adverse effects on the environment and it is considered that there are no persons who would be affected by the proposal.

## 6.0 ENVIRONMENTAL ASSESSMENT

The proposed dwelling and subdivision create site areas of less than 450m<sup>2</sup>, for the proposed and existing dwellings. However, both dwellings still comply with all other bulk and location requirements, such as height, yards, open space, height in relation to boundary and building coverage. As such the proposed development is in scale with the proposed site areas. In addition a number of surrounding sites have also been developed to similar levels of density and therefore the proposed development is in keeping with the established character of the neighbourhood.

The site is identified as sensitive ridgeline within the Proposed District Plan. However the proposed dwelling is of single storey and will be no more obtrusive or visible above the skyline than existing dwellings on the immediately surrounding sites. As such the proposed second dwelling on the site is not considered to create adverse effects on the sensitive ridgeline or on views of that ridgeline. In addition it is not considered necessary to impose conditions such as planting to mitigate impacts on the sensitive ridgeline.

As the front lot gains vehicle access over only the front portion of the driveway, the applicant only proposes to widen the driveway to 3.5m (being the minimum width for driveways serving 6-10 lots) at this point and to provide a right of way easement over proposed Lot 1 in favour of Proposed Lot 2. Council's Subdivision Engineer has viewed the application and has stated that this is acceptable as effectively, past the hard stand parking area for proposed Lot 1 the driveway only serves 5 lots and meets the 2.7m minimum width required for 3-5 lots.

The relevant assessment criterion from the Proposed Plan, together with comments as to whether each criterion can be satisfied are as follows:



## Density

### 2(a)

*The extent to which the development complements amenity values and neighbourhood character.*

Surrounding sites are a mixture of single and two dwelling development of varying density. As shown on the site plan above, two of the immediately adjoining sites and another site at 161 Don Buck Road, have been developed to similar density as that proposed, with dwellings having unit site areas of less than 450m<sup>2</sup>. The proposed dwelling is small in scale, being only two bedrooms and is located to the centre of the site away from adjoining site boundaries. In addition, as the proposed dwelling is to be located on the rear of the site, it is screened from the road by the existing house. As such the proposed dwelling does not physically or visually dominate the neighbourhood or adjoining sites and is of similar character to surrounding sites.

### 2(b)

*The extent to which the development is compatible with the size of the site.*

The proposed development meets all of the relevant bulk and location rules of the Proposed District Plan including outdoor space, building coverage, height in relation to boundary and yards for both the existing and proposed dwellings.

### 2(c)

*The extent to which the development complements existing development on the site, having regard to: separation distances between dwellings, the visual impact of access to rear dwellings, the visual appearance of the development from the road, privacy between buildings and of outdoor space.*

The accessway already exists and the proposed dwelling is located to the rear of the existing house. As such the visual appearance of the site from the road is relatively unchanged. There is approximately 5.0m separation between the existing and proposed dwellings and the outdoor living courts are at opposite ends of the site. Therefore privacy between the two dwellings and outdoor space for each is provided.

### 2(d)

*The extent to which the development has regard to and where possible incorporates natural features on or around the site.*

The site is an urban site which has already been extensively modified. There is no significant vegetation which is affected by the proposed development.

## Sensitive Ridge

### 3(a)

*The extent to which buildings are obtrusively visible on or above sensitive ridgelines from a public place.*

As stated above the site is within the urban environment and has been extensively modified. As such the ridgeline already has a number of dwellings located along it and the proposal is in keeping with the existing character of the ridgeline.

### 3(b)

*The extent to which buildings and development compromise the visual landscape qualities of sensitive ridgelines and other natural landscape elements.*

As for 3(a) above.

### 3(d)

*The extent to which landscape treatment is used to mitigate the visual impact of buildings and development.*

As discussed in 3(b). Due to the existing character of the ridgeline it is not considered necessary to mitigate the visual impact of the proposed dwelling.

## Shared Driveway

### 12(a)

*The extent to which driveways provide safe, maintenance-free, adequately drained, efficient, effective and visually attractive vehicular access from the road to buildings.*

As a condition of consent the driveway serving the new lots will be required to be upgraded to Council standards which will ensure that the driveway is adequately constructed and of suitable design to accommodate the proposed number of users in a safe, efficient and effective manner.

12(b)

*The extent to which carparking accommodates expected peak demand of an activity, having regard to the position of the site in relation to public transport routes and the parking capacity of adjacent roads, and the road's function in the Roding Hierarchy.*

Each site is provided with two on site car parking areas. The right of way and car parking areas are of sufficient design (width, length etc) to allow vehicles to manoeuvre, and enter Don Buck Road in a forward manner.

12(c)

*The extent to which driveways and carparking create adverse visual or aural effects on adjoining sites.* As stated above the driveway is existing and will be upgraded as part of this consent.

### **Infill Subdivision**

3(a)

*The extent to which the subdivision design recognises the natural qualities of the land and encourages strong and positive amenity values and neighbourhood character by:• retaining natural characteristics of the land including landform• responding to landmarks and views• having regard to the Natural Area applying to the land, recognising the natural values of streams, vegetation and fauna habitat• avoiding any building within the Green Network• providing for sufficient open space.*

As discussed above in 2(a), 2(c), and 2(d).

3(b)

*The extent to which proposed sites are large enough to ensure that future buildings can comply with the likely requirements for buildings and development.*

As for 2(b) above.

3(c)

*The extent to which proposed sites have a driveway of appropriate width, grade and alignment to provide practical vehicle access to a road.*

As for 12(b) above.

3(d)

*The extent to which proposed sites are of a useable shape.*

As for 2(b) above. In addition each proposed lot can contain the 15.0m X 15.0m shape factor.

3(g)

*The extent to which proposed sites integrate well with the surrounding urban area.*

As discussed above in 2(a).

3(h)

*The extent to which driveway carriageways will be constructed of materials and to a design strength sufficient to carry the likely wheel loads of motor vehicles, and which enables the carriage of motor vehicles at a minimum maintenance cost.*

As for 12(a). In addition as a condition of consent the applicant will be required to repair or reconstruct the shared driveway including the repair of cracks and broken areas and widening of the driveway as proposed in the application or by condition of consent. The construction of the driveway to Council requirements will ensure that it is constructed of materials and to a design strength sufficient to carry the likely wheel loads of motor vehicles, and will enable the carriage of motor vehicles at a minimum maintenance cost.

3(i)

*The extent to which driveway carriageways will be of a design quality and durability that provides for the safe passage of motor vehicles, cyclists and pedestrians, and the discharge of stormwater.*

As for 3(h) above.

3(j)

*The extent to which edges of driveway carriageways are appropriately designed and will be constructed to: avoid edge fretting, allow safe and ready access to adjoining sites at appropriate locations.*

As for 3(h) above.

3(m)

*The extent to which consideration has been given to the use of riparian margins, ponds and open natural waterway systems for stormwater disposal. (In such cases the open natural waterway system*

*should be capable of efficiently accommodating the stormwater generated by the subdivision in a manner which allows for adequate long term maintenance, and with no more than minor adverse effects on the natural systems or downstream systems.)*

The proposed subdivision is not of sufficient scale to warrant the use of ponds for stormwater treatment and disposal. Furthermore there are no nearby waterways to utilise for this function.

3(n)

*The extent to which the design of stormwater systems incorporates measures to reduce run-off rates where there may be damage caused to natural waterway systems.*

There are no nearby waterways that may be damaged by the proposed development. Stormwater will be disposed of to the reticulated system.

3(o)

*The extent to which, where a connection is proposed or required to a public stormwater system, there is sufficient capacity within that system to accommodate the proposed and future planned development.*

Council's Ecowater department has viewed the application and has recommended conditions and contributions including a financial contribution towards the upgrading of Council infrastructure as stormwater drains and wastewater systems in the catchment are under capacity to serve greater than permitted density levels.

## 6.0 SERVICES

Councils engineers require the proposed lots to be fully serviced. The conditions imposed on this consent are required to comply with Councils Code of Practice for City Infrastructure and Land Development.

The site is required to be fully serviced. Pursuant to Section 407 of the Resource Management Act a stormwater and sanitary sewer upgrading contribution has been charged, as outlined in conditions EW3, and FC3 below.

## 7.0 RESERVE CONTRIBUTION

The reserve contribution has been considered in accordance with the Resource Management Act 1991. The sum as outlined in condition FC4 of the 224c requirements below, to be paid in lieu of reserves was computed from the gross realisation of \$60,000 supplied by QV Valuations for Lot 2.

## 8.0 MONITORING

The proposal will need to be monitored in accordance with the conditions specified in this report, and the requirements contained in the District Plan.

## 9.0 RECOMMENDED DECISION

### RECOMMENDATION A : LAND USE

Pursuant to Sections 94, 104, 105 and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, it is recommended that **consent be granted** to the application by Space Developments Limited to construct a second dwelling resulting in unit site areas of less than 450m<sup>2</sup>, but greater than 350m<sup>2</sup>, on the property at 150 Donbuck Road, Massey being Lot 2 DP 105909 for the following reasons:

- (i) No persons are considered to be potentially affected by the proposal.
- (ii) The proposal has been considered in terms of the relevant assessment criteria, meets the relevant policies and objectives of the District Plan, and would create no more than minor adverse effects on the environment.

**Conditions imposed on the consent are as follows:**

1. The development shall proceed in accordance with the plans titled "Proposed Subdivision of Lot 2 DP 105909 150 Don Buck Road, Massey" and dated September 2001 and all referenced by Council as RMA LUC 20011185, SUB 20011186 and W 21349 and the information submitted with the application.
2. All infrastructure relating to stormwater treatment and disposal, wastewater disposal, and water supply shall be accepted by Eco-Water. Compliance with the Waitakere City Council Code of Practice for City Infrastructure and Land Development is deemed to be in accordance with the above condition.
3. All reticulated services, including power and telephone, shall be provided underground.
4. Before commencement of any works, adequate sediment and erosion control measures shall be constructed and maintained in accordance with Appendix 3, Erosion and Sediment Control Measures Appendix to the Natural Area Rules of the Waitakere City Council Proposed District Plan.
5. A consent compliance monitoring fee of \$185.00 (inclusive of G.S.T.) shall be paid to the Council. This fee is to recover the actual and reasonable costs incurred ensuring compliance with the conditions of this consent. If, on inspection all conditions have not been satisfactorily met, a reinspection shall be required at a further cost of \$80.00 (inclusive of G.S.T.).

The \$80.00 fee shall be paid as part of the resource consent and the resource consent holder shall be advised of any further monitoring fees if they are required.

#### **RECOMMENDATION B : SUBDIVISION**

That Subdivision Consent Application Plan No SPW 21349 (RMA 20011186) being a proposed subdivision of Lot 2 DP 105909 comprised in CT 59A/791 situated at 150 Don Buck Road, Massey by Space Developments Limited be granted subdivision consent pursuant to Section 105 of the Resource Management Act 1991 and be approved pursuant to Section 348 of the Local Government Act 1974, and that:-

## **SECTION 223 REQUIREMENTS**

### **PART 1**

A survey plan of the subdivision will be approved pursuant to Section 223 of the Act within 3 years provided that the advertised survey plan fee has been paid and that the following conditions have been complied with to the satisfaction of Council.

- a. Provide drainage easements (for the wastewater and stormwater services through Lot 2 to Lot 1 to protect the existing or proposed connections) in a Memorandum of Easements endorsed on the survey plan. Include in the Section 223 approval on the plan, "subject to the granting or reserving of the easement(s) set out in the Memorandum hereon".
- b. Provide for a right-of-way easement over part of Lot 1 lettered C in the Memorandum of Easements endorsed on the survey plan. Include in the Section 223 approval on the plan, "subject to the granting or reserving of the easement(s) set out in the Memorandum hereon."
- c. Take note that street numbers for the lots on the survey plan will be allocated by Council subsequent to Section 223 approval, and these numbers must be used for future applications for building consent. A copy of the survey plan with the Council allocated numbers will be provided.

## **SECTION 224C REQUIREMENTS**

### **PART 2**

Prior to the release by the Council of the Section 224(c) compliance certificate for this subdivision the applicant shall comply with the following conditions to the satisfaction of Council:- Note: The application requesting the 224 release shall be in writing, shall address how each of the following conditions have

been satisfied, and shall be accompanied with Compliance Certificates from each of Council section(s) named below.

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

Contact the Secretary, ext 8428 EcoWater, Development Services to arrange a pre-start meeting with EcoWaters Quality Assurance Inspector. Plans are required to be submitted and Engineering Approval obtained before work commences.

- (EW1) Pay any engineering fees as incurred. These fees will be charged at Councils advertised schedule of fees.
- (EW2) Advise Council the name of the Consultant and/or person/s who will be the developers representative fulfilling engineering responsibilities as detailed in section 1.4.1 of Councils Code of Practice for City Infrastructure and Land Development.
- (EW3) Due to the density of the proposed development and resultant increase in wastewater flows mitigation is required. Therefore advise Council which of the following you will be carrying out and fulfil the requirements:
- Either** mitigate the increase in wastewater flows from the site by providing the following flow reduction measures in the **existing** dwelling and advise prior to the issue of the 224c certificate that mitigation of wastewater flows will be carried out under future building consents on vacant Lots:
- All taps over handbasins/sinks and showerheads are to be of a type that limit the flow rate to 9 litres/minute or less.
  - All units/dwellings shall have showers
  - All toilets shall be of 6/3 litre dual flush type.
  - No in sink waste disposal units shall be installed.

A Consent Notice is required to be issued and registered on the new titles for Lots 1 & 2 requiring the use of low water use devices to limit wastewater flows to Councils satisfaction. Provide an EcoWater Water Saving Devices Inventory" form completed by a registered plumber to demonstrate that the above requirements are satisfied for existing dwelling/s. Councils Hazard Register will be advised of the above requirement.

Pay to the Council pursuant to Section 407 of the Act the sum of \$343.31 (Inclusive of GST at 12.5%) towards the cost of upgrading the sanitary sewer reticulation (main system improvements) necessary to serve the subdivision.

**Or** mitigate the increase in wastewater flows from the site by providing the flow reduction measures in the proposed or existing dwelling **only** and pay to Council the sum of \$2174.00 (incl. of GST) towards the cost of mitigating the flow of sanitary sewer from the site over and above that allowed for as a permitted activity. A Consent Notice on the affected Title and Hazard Register advice will be required.

**Or** pay to Council the sum of \$4703.40 (incl. of GST) towards the cost of mitigating the flow of wastewater from the site over and above that allowed for as a permitted activity without carrying out any mitigation measures. No Consent Notice is required.

## **PLUMBING & DRAINAGE CONDITIONS (PRIVATE DRAINAGE)**

**If you are booking a Drainage inspection under your building consent, notify the staff of this so that they can inform the Plumbing and Drainage Surveyor to inspect both consents.**

- (PD1) Design, provide and install a complete **private** wastewater reticulation system to serve both Lots in compliance with Councils Code of Practice for City Infrastructure and Land Development (Refer Section 5.0)/New Zealand Building Code and applicable NZ Standards. Pay, if applicable, to the Council the cost of connecting the said reticulation to the Council's main sewer. Notes:
- Locate and relay the existing private drainage serving the existing dwelling on Lot 1 to a position clear of the building platform on Lot 2 and within a drainage easement.
  - Either grout fill the abandoned private drainage under Councils supervision, or remove.
  - Obtain a Minor Drainage Works Permit for any proposed private drainage works if not covered by a building consent.



- iv. Separate systems are to be provided to the point of connection to the public system/ inspection manhole.
  - v. Provide a 1050mm diameter manhole on the existing connection serving the site (within Lot 2, approximately 1.0m off the south-western boundary) and serve both Lots from this manhole. A manhole is required instead of a chamber as the depth of the connection at this point is 1.80m. The manhole is required to be constructed in accordance with Councils Code of Practice for City Infrastructure and Land Development. Provide easements as appropriate.
  - vi. A Registered Surveyor is required to certify the private drainage has been laid within the easements provided.
- (PD2) Design, provide and install a complete **private** stormwater drainage system to serve both Lots in compliance with Councils Code of Practice for City Infrastructure and Land Development (Refer section 4.0)/New Zealand Building Code and applicable NZ Standards. Collect all existing discharge points. Pay, if applicable, to the Council the cost of connecting the said reticulation to the Council's main stormwater. Notes:
- i. The system shall include connection to down pipes or drainage from any existing buildings on Lot 1.
  - ii. Separate systems are to be provided to the point of connection to the Public Drain/dry chamber.
  - iii. To minimise the number of connections to the principal lines provide a dry chamber at the end the existing connection serving the site and serve both Lots from this chamber. This is required to reduce infiltration to public drainage lines. Provide easements as appropriate.
  - iv. Locate and if applicable relay the existing private drainage serving the existing dwelling on Lot 1 to a position clear of the building platform on Lot 2 and within a drainage easement.
  - v. Obtain a Minor Drainage Works Permit for any proposed private drainage works if not covered by a building consent.
  - vi. A Registered Surveyor is required to certify the private drainage has been laid within the easements provided.
- (PD3) Provide an "As-Built" drainage plan for the property showing the separate private drains from the existing buildings on Lot 1 to the point of connection to the public drains/dry chamber.

## **SHARED DRIVEWAY & ON-SITE PARKING CONDITIONS**

**Please contact the Field Advisor on 836-8000 (extension 8725) to book an inspection (At least 48 hours prior to the inspection being required).**

- (SD1) Before the commencement of any work, obtain the approval of Council to engineering plans and specifications prepared in accordance with Council's "Code of Practice for City Infrastructure and Land Development" detailing the nature and extent of any proposed work. In addition before the issue of the 224c certificate pay any engineering and works supervision fees incurred. These will be charged at Councils scheduled rates.
- (SD2) **Either** repair **or** reconstruct the shared driveway over parts of Lots 1 & 2 etc and the adjacent strips labelled Appurtenant R.O.W, to the satisfaction of the Council. Notes:
- i. The extent of the above construction is limited to i) repair of the panels with severe cracks and/or broken areas or full reconstruction ii) all to Councils satisfaction. The construction shall also include the widening of the vehicle crossing (for which a vehicle crossing detail form needs to be completed and returned to Council).
  - ii. Inspection of the boxing prior to concrete pouring (or the sub-grade prior to pavement construction) is required. Contact 836-8000 ext. 8725, at least 48 hours prior to the inspection being required.
  - iii. The existing driveway is to be further inspected after the subdivision works have been completed and any further damage to the carriageway is to be repaired or replaced to Councils satisfaction.
  - iv. Ensure that the long section of the driveway and the vehicle crossing complies with Council's "Code of Practice for City Infrastructure and Land Development" standard detail SD 3.15. Provide a long section of the vehicle crossing for approval.
  - v. The minimum width of the carriageway on shared driveways is specified in Councils District Plan (2.7m for 3-5 lots, 3.5m for 6-10 lots) and the construction details are given in Councils "Code of Practice for City Infrastructure & Land Development." (150mm thick up to 4 lots, 175mm thick with reinforcing for 5-10 lots). It should be noted that since the parking areas proposed for Lot 1 are close to the entrance, your proposal to only widen the driveway to 3.5m in this vicinity is acceptable (and keep the rest of the driveway at least 2.7m wide).

- vi. Retain as necessary. Obtain a building consent for any retaining wall surcharge by traffic loads, sloping ground or over 1.2m in height.
- vii. Provide a hard-standing area for refuse as detailed in SD 3.7.

- (SD3) Provide a passing bay at the road entrance, in accordance with Councils District Plan. The length and width of the passing bay is to be determined by using the tracking curves of a 90 percentile car. Achieve a minimum 0.5m clearance between vehicles and fences. The minimum construction width is to be no less than 5m and 5.3m boundary to boundary. Show the location of the letterboxes and hard-standing area for rubbish bags. Note: This condition will require the widening of the right of way easement lettered C near the road entrance.
- (SD4) If any retaining wall is required on Councils road reserve, obtain complete and return all documentation from Council to permit a structure to be erected on the road reserve. Pay all associated fees. An encumbrance is required to be registered on the Title at the applicants expense.
- (SD5) As the shared driveway thickness was measured as 95 mm thick and has not been constructed to Councils Code of Practice requirements (ie 175mm thick with reinforcing) provide a written undertaking to inform the future purchasers that the shared driveway does not meet Councils Code of Practice requirements. This will be advised to Councils Hazards Register.
- (SD6) Construct the required two off street carparking spaces on Lots 1 with an all weather surface to Councils satisfaction.

## **LEGAL REQUIREMENTS**

**These conditions will be signed off by Consent Services.**

- (LD1) Take Note that Council being satisfied that adequate access to Lot 2 thereon is provided over other land pursuant to an easement of right-of-way appurtenant to that allotment, therefore resolves that the provisions of Section 321(1) of the Local Government Act 1974 shall not apply to those Allotments by virtue of Section 321(3)(c).

## **FEES, BONDS & CONTRIBUTIONS**

**Invoices will be prepared by Consent Services. If paying by personal/company cheque the standard 5 days clearance will apply. If you require the 224C certificate immediately, you must provide a bank cheque.**

- (FC1) Pay the fees arising from (EW1) and (SD1) above.
- (FC2) Pay to Council a street damage bond of \$500.00 prior to the commencement of work. This bond shall be refunded in full after inspection by Councils Construction Supervisor confirms no damage to Council's roading assets has occurred. The inspection is to take place once all work is complete.
- (FC3) Pay to the Council pursuant to Section 407 of the Act the sum of \$264.70 (Inclusive of GST at 12.5%) towards the cost of upgrading the stormwater drainage system (main system improvements) necessary to serve the subdivision.
- (FC4) Pay to the Council a financial contribution of \$4050.00 (inclusive of GST @ 12½%) for reserve purposes pursuant to Section 407 of the Act.

## **GENERAL**

**These conditions are to be signed off by Consent Services, fees will be charged on an hourly basis.**

- (GL1) Advise Council of the Land Transfer Plan number allocated by Land Information New Zealand.
- (GL2) Obtain the reticulation of electric power to Lot 2 by underground methods and provide to the Council satisfactory confirmation that the completed installation has been installed in compliance with the requirements of the Electrical Network Operator (including the requirements of the Operator of the network to which the subdivision network is to be connected).



(GL3) Obtain the reticulation of telephone services to Lot 2 by underground methods and provide to the Council satisfactory confirmation that the completed installation has been installed in compliance with the requirements of the Network Operator.

Reporting Planner  
Bronwyn Allerby

Date:

20/9/01

12.0 CONSENT GRANTED AS RECOMMENDED

Lee Ogilvie  
Team Leader Consents

Date:

20/09/2001

Graeme McCarrison  
Manager, Resource Consents

Signed by RONALD ALLAN JACKSON )  
Waitakere City Council on behalf of and by )  
Authority of the said Council under Section )  
252 of the Local Government Act 1974 )

Resource Planner (Subdivisions)

DATED this 21st day of September 2001

Please contact Bronwyn Allerby (Ph 836 8000 ext. 8314) if you have any queries about this resource consent and associated report.