

Barfoot & Thompson Greenlane
PO Box 4078
Shortland Street
AUCKLAND 1140



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| | |
|------------------------------|---|
| Applicant | Barfoot & Thompson Greenlane |
| LIM address | 122 Maraetai School Road MARAETAI Auckland 2018 |
| Application number | 8270326113 |
| Customer Reference | Sophia Sun |
| Date issued | 7-Jul-2021 |
| Legal Description | LOT 112 DP 531764 |
| Certificates of title | 868916 |

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: High wind speed of 44 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, 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.

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: | 12346165624 |
| Rates levied for the Year 2020/2021 : | \$0.00 |
| Total rates to clear for the current year (including any arrears and postponed rates): | \$0.00 |

The rates figures are provided as at 8 a.m. 07/07/2021. It is strongly advised these are not used for settlement purposes.

Retrofit Your Home Programme

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

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

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

 retrofit@aucklandcouncil.govt.nz

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

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

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

Financial / development contributions

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

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

Resource Management

Planning

122 Maraetai School Road MARAETAI Auckland 2018

| Application No. | Description | Decision | Decision Date |
|-----------------|--|---|---------------|
| LUC60311767 | Land Use Consent Vacant lot subdivision to create 70 residential lots (67 new lots) and construction of associated access (roads and JOALs) and infrastructure. Creating 70 new lots from 4 existing lots. | Granted(Construction Monitoring Underway) | 25/09/2018 |
| LUC60302412 | Land Use Consent Earthworks required to form the platforms for the new roads and right of ways associate with the 70 lot residential subdivision, including lot gradings, for further detail please refer to attached report and drawings. | Granted (Monitoring Complete) | 02/09/2020 |

Subdivisions

122 Maraetai School Road MARAETAI Auckland 2018

| Application No. | Description | Decision | Decision Date |
|-----------------|---|----------|---------------|
| SUB60311768 | Subdivision Consent Vacant lot subdivision to create 70 residential lots (67 new lots) and construction of associated access (roads and JOALs) and infrastructure. Creating 70 new lots from 4 existing lots. | Granted | 25/09/2018 |

| Application No. | Description | Decision | Decision Date |
|-----------------|--|----------|---------------|
| SRV90073738-2 | Subdivision survey plan ((s)223) 223 Survey Plan - Stage 2A | Granted | 28/11/2018 |
| CCT90075305-2 | Subdivision completion cert ((s)224C) 224 Certificate - Stage 2A | Approved | 30/05/2019 |
| SRV90083431-3 | Subdivision survey plan ((s)223) 223 Survey Plan - Stage 2B Subdivision LT 531764 | Granted | 24/08/2020 |
| CCT90083495-3 | Subdivision completion cert ((s)224C) 224C Completion Certificate - Stage 2B Subdivision LT 531764 | Approved | 30/11/2020 |

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

122 Maraetai School Road MARAETAI Auckland 2018

| Application No. | Description | Issue Date | Status |
|-----------------|--|------------|-----------------------------|
| BCO10253011 | Construction of retaining walls. BLA - 497 | 03/10/2017 | CCC Not Issued (See Note 3) |
| BCO10278532 | Maraetai Views Stage 2 - Timber and steel retaining walls 5, 6, 9 and 10 with retained heights of up to 1.6m within sub-division - AB Classic Allan Block retaining walls (mechanically stabilized earth walls) 7, 8, 11 and 12 with retained heights of up to 2m - Full drainage behind the retaining walls and outlets/bridging details - Where retained heights exceed 1m, a non-wind loaded safety fence/barrier required above wall | 20/05/2019 | CCC Not Issued (See Note 3) |
| BCO10308707 | RBW: (Lot 112) Proposed Two storey dwelling with double internal garage, 6 bedrooms, 5 bathrooms. Proposed address - 122 Maraetai School Road Maraetai Auckland 2018 | 26/08/2020 | CCC Not Issued (See Note 3) |

| Note | Description |
|------|-------------|
|------|-------------|

| Note | Description |
|------|---|
| 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

122 Maraetai School Road MARAETAI Auckland 2018

| Application No. | Description | Decision |
|-----------------|---|---|
| VXG21545319 | Vehicle crossing - Residential crossing | 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/haurakigulfislands>

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>

Restriction(s)

This property is affected by the following restriction(s):

| Effective Date | Description | Details |
|----------------|---------------------|---|
| | Restriction on land | LIR_00076654 The owners of lots 15, 16 and 104 DP472362 shall maintain the native planting areas on each respective allotment on a continuing basis to the satisfaction of the team leader - monitoring south. Please refer to the remaining planting areas plan referenced drawing no. 427-01-la-799 revision a and dated 06/15. Please refer to resource consent 43581. |

Further information on these restrictions may be provided elsewhere in this document. Alternatively please contact a Resource Management Planner at an Auckland council service centre or by telephone for further information.

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).

s44A(3) Other information relevant to the land

Coastal Erosion

Council has information on coastal erosion, which identifies areas of the Auckland coastline potentially susceptible to coastal instability and erosion within the next century. Coastal erosion is the wearing away of land due to coastal processes such as waves and currents.

Digital maps showing the areas of coastline that may be affected by coastal erosion over the next 100 years are available on the council's mapping platform GeoMaps from 31 May 2021. Geomaps can be accessed online. These digital maps will be included in Land Information Memorandums applied for from later in 2021.

The digital maps are based on the data in Technical Report 2020/21: Predicting Auckland's Exposure to Coastal Instability and Erosion, available by searching the Council website.

Attachments

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

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

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

- Consent Conditions : LUC60302412
- Consent Conditions : LUC60311767

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

Address

122 Maraetai School Road MARAETAI 2018

Legal Description

LOT 112 DP 531764

Appeals

Modifications

Zones

Residential - Single House Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Rural

Controls: Subdivision Variation Control - Urban - Maraetai and Omana Beach 700m2

Overlays

Designations

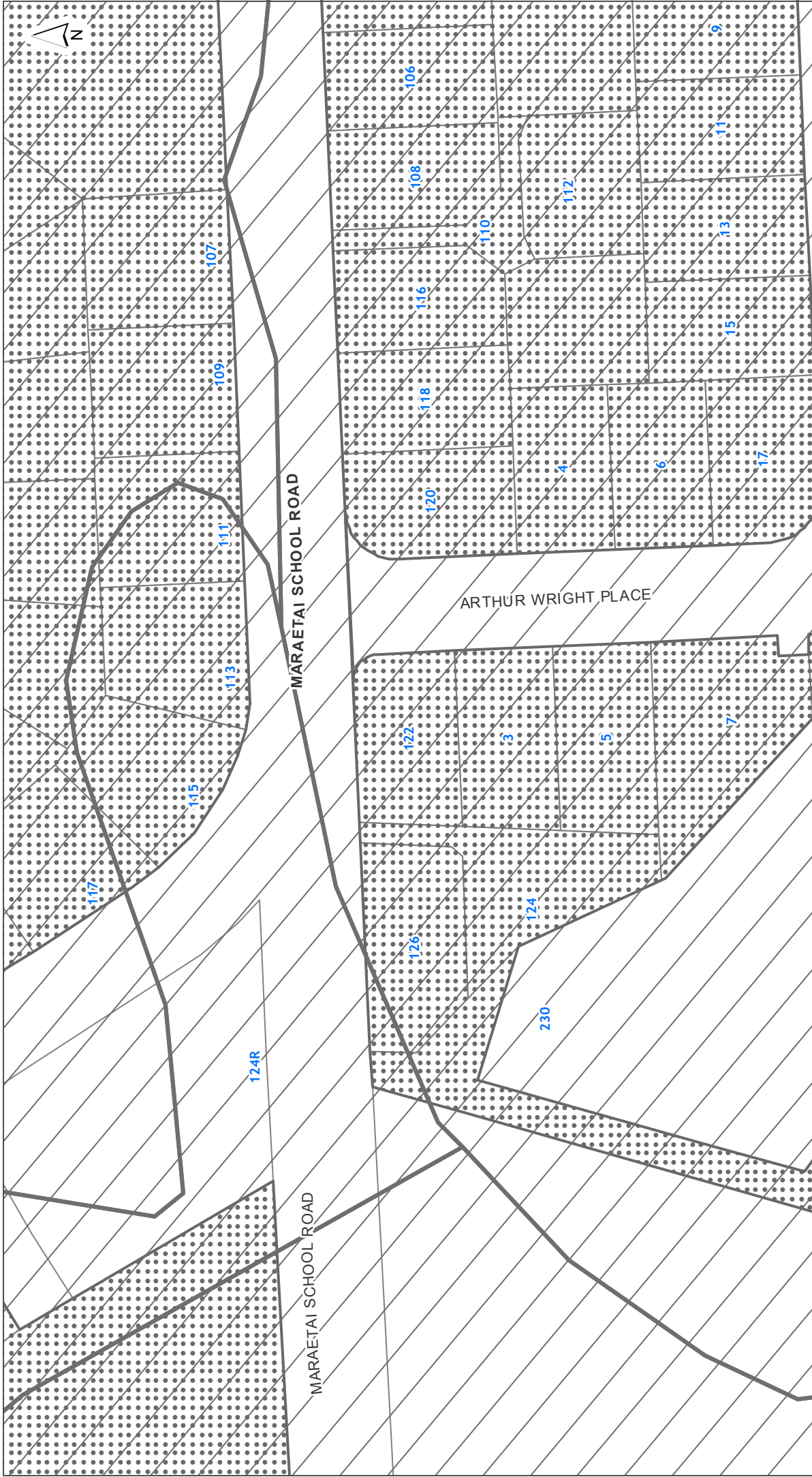


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Built Environment
 122 Maraetai School Road MARAETAI 2018
 LOT 112 DP 531764

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 Date Printed:
 7/07/2021

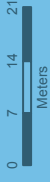




Controls

122 Maraetai School Road MARAETAI 2018

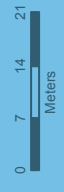
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Designations

122 Maraetai School Road MARAETAI 2018
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Historic Heritage and Special Character
 122 Maraetai School Road MARAETAI 2018
 LOT 112 DP 531764

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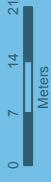
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Infrastructure

122 Maraetai School Road MARAETAI 2018

LOT 112 DP 531764



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Mana Whenua
 122 Maraetai School Road MARAETAI 2018
 LOT 112 DP 531764

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Natural Heritage
 122 Maraetai School Road MARAETAI 2018
 LOT 112 DP 531764

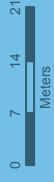
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Natural Resources
 122 Maraetai School Road MARAETAI 2018
 LOT 112 DP 531764



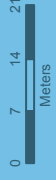
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Precincts
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Zones and Rural Urban Boundary
 122 Maraetai School Road MARAETAI 2018
 LOT 112 DP 531764

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 7/07/2021





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]
- 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 Substation Corridor
 - National Grid Yard Compromised
 - National Grid Yard Uncompromised
- } National Grid Corridor Overlay

Mana Whenua

- Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]

Built Environment

- Identified Growth Corridor Overlay

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
- Height Sensitive Areas
- Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
- Regionally Significant Volcanic Viewshafts Overlay Contours [i]
- Locally Significant Volcanic Viewshafts Overlay [rcp/dp]
- Locally Significant Volcanic Viewshafts Overlay Contours [i]
- Modified
- Natural
- Local Public Views Overlay [rcp/dp]
- Extent of Overlay
- Subdivision Schedule
- Waitakere Ranges Heritage Area Overlay

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

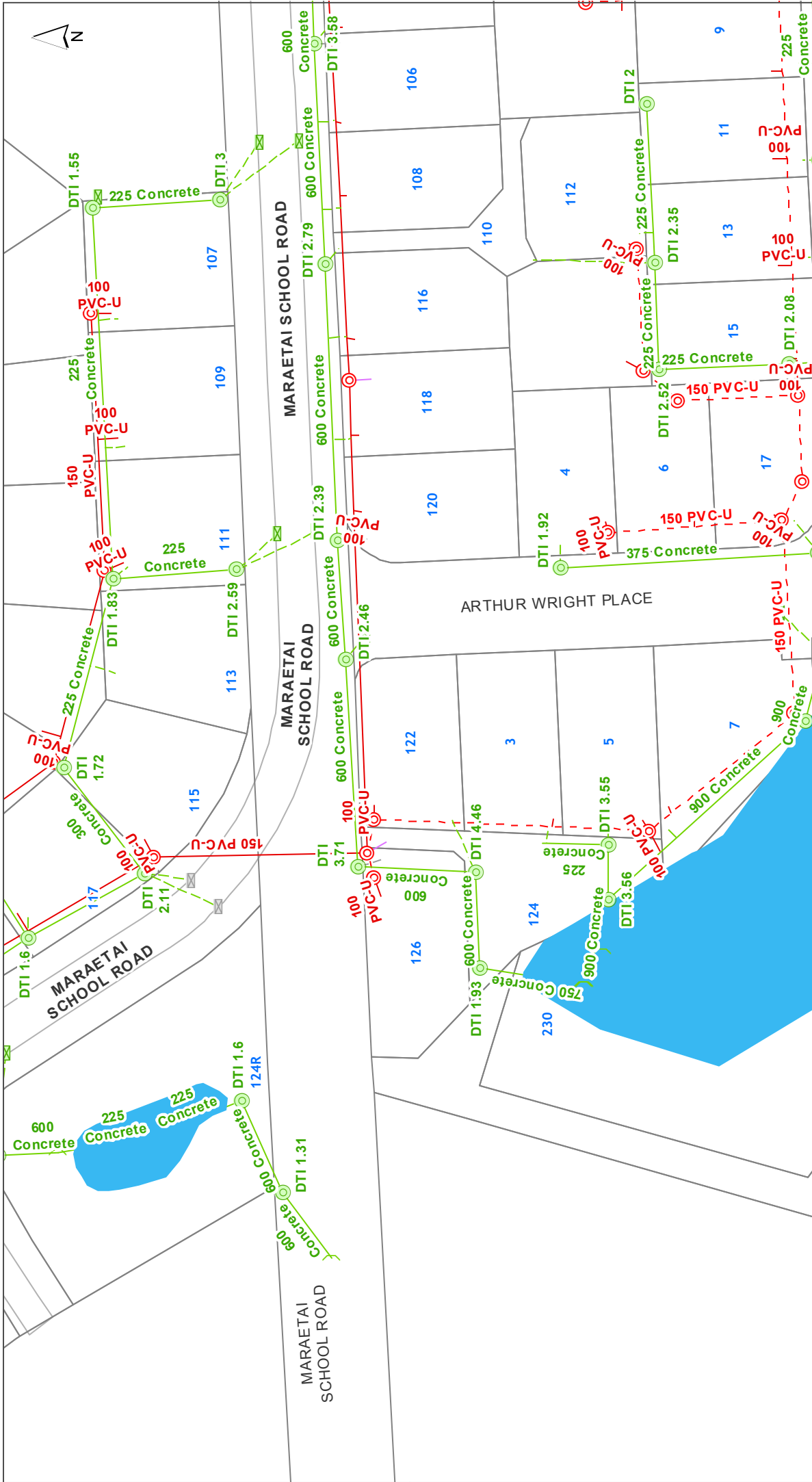
- Key Retail Frontage
 - General Commercial Frontage
 - Adjacent to Level Crossings
 - General
 - Motorway Interchange Control
 - Centre Fringe Office Control
 - Height Variation Control
 - Parking Variation Control
 - Level Crossings With Sightlines Control
 - Arterial Roads
- } Building Frontage Control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

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

Designations

- Designations

- Airspace Restriction Designations



0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
7/07/2021

Underground Services
122 Maraetai School Road MARAETAI 2018
LOT 112 DP 531764

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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 (Operational-Non-Potable) |
| | Local Pipe (Operational-Potable) |
| | Local Pipe (Operational Not Vested) |
| | Local Pipe (Abandoned / Not Operational) |
| | Transmission Pipe (Operational-Non-Potable) |
| | Transmission Pipe (Operational-Potable) |
| | Transmission Pipe (Not Operational) |
| | 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 (Operational) |
| | Local Pipe (Operational Not Vested) |
| | Local Pipe (Abandoned / Not Operational) |
| | Transmission Pipe (Operational) |
| | Transmission Pipe (Not Operational) |
| | 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 Wirā] |
| | 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: 21/09/2020





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Hazards
 122 Maraetai School Road MARAETAI 2018
 LOT 112 DP 531764

0 6.5 13 19.5
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 7/07/2021





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Natural Hazards - Coastal Inundation
 122 Maraetai School Road MARAETAI 2018
 LOT 112 DP 531764

0 6.5 13 19.5
 Meters
 Scale @ A4
 = 1:1,000
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Natural Hazards - Flooding
 122 Maraetai School Road MARAETAI 2018
 LOT 112 DP 531764

0 6.5 13 19.5
 Meters
 Scale @ A4
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Natural Hazards - Sea Spray
 122 Maraetai School Road MARAETAI 2018
 LOT 112 DP 531764

0 6.5 13 19.5
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
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Natural Hazards - Volcanic Cones
 122 Maraetai School Road MARAETAI 2018
 LOT 112 DP 531764

0 6.5 13 19.5
 Meters
 Scale @ A4
 = 1:1,000
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Other
 122 Maraetai School Road MARAETAI 2018
 LOT 112 DP 531764

0 6.5 13 19.5
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
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Hazards

Soil Warning Area

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




Hazards

Soil Warning Area continued




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





Natural Hazards

Overland Flow Path

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








Coastal Inundation

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

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

Other

Cultural Heritage Index

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

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

Legend updated: 12/06/2018

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



Restricted Discretionary activity

Application number(s): LUC60302412
Applicant: Neil Construction Limited
Site address: 110 Maraetai School Road, Maraetai
Legal description: Lot 104 DP 472362
Proposal:

To undertake a cumulative total of approximately 61,000m³ of earthworks (33,500m³ of cut (including topsoil) and 27,200m³ of fill (including topsoil)) over an area of 3.9 hectares in that part of the site zoned Single House only

The resource consents required under the Auckland Unitary Plan Operative in Part are:

Regional land use consents (s9(2))

- Restricted Discretionary Activity pursuant to Rule E11.4.1(A8) and (A9) for general earthworks in a Residential zone greater than 2,500m² in area on land which has a slope equal to or greater than 10 degrees and within the Sediment Control Protection Area.

District land use consents (s9(3))

- Restricted Discretionary Activity pursuant to Rule E12.4.1(A6) for general earthworks in a Residential zone greater than 2,500m² in area. The total area of earthworks is 3.9 hectares.
- Restricted Discretionary Activity pursuant to Rule E12.4.1(A10) for general earthworks in a Residential zone greater than 2,500m³ in volume. The total cumulative volume (cut and fill) of earthworks is 61,000m³.

Decision

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

Acting under delegated authority, under sections 104, 104C, & 108 the application(s) are **GRANTED**.

1. Reasons

The reasons for this decision are:

1. The application is for restricted discretionary activity resource consent, and as such under s104C only those matters over which council has restricted its discretion in Sections E11.8.1(1), and E12.8.1(1) have been considered. In addition, conditions have only been included in relation to those matters.
2. In accordance with an assessment under s104(1)(a) of the RMA the actual and potential effects from the proposal will be avoided and/or mitigated as:
 - The applicant will implement sufficient and effective sediment control measures in accordance with TP90 and GD05 standards.
 - Any adverse effects arising from the proposal can be avoided, remedied or mitigated through the imposition of conditions, including conditions to ensure the works are undertaken within the scope of the application and in an appropriate and timely manner, with the necessary measures in place at the relevant time.
 - In particular, control measures during earthworks construction phase to minimise the likely impact of dust, noise and runoff on the surrounding environment and to ensure on-site land stability.
3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents.
 - In particular the proposal accords with the relevant objectives and policies and assessment criteria of the Auckland Unitary Plan (Operative in Part) relating to regional and general earthworks in a residential zone.
 - Adherence to best practice sediment control measures (e.g compliance with TP90 and GD05) ensures the proposal is consistent with the Coastal Policy Statement, the Hauraki Gulf Marine Park Act and the National Policy Statement on Freshwater Management.
4. As a restricted discretionary activity no other matters can be considered under s104(1)(c).
5. The proposal satisfies the sustainable management purpose of Part 2 of the Resource Management Act 1991, as the proposal will enable the future development (and efficient use) of land zoned Single House, and though the imposition of conditions any adverse effects resulting from the activities can be adequately avoided or mitigated, therefore ensuring that the environmental qualities and amenity values of the site (and the surrounding environment) are maintained, consistent with the outcomes envisaged by the relevant zone.

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

General Conditions

1. The land modification and subdivision activities shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent number LUC60302412:
 - Application Form, and Assessment of Environmental Effects prepared by Ken Giffney of Dodd Civil Consultants titled "*Resource Consent Application for Earthworks at Maraetai Views – Stage 2 Maraetai School Road*" referenced 490/01 and dated June 2017, Revision 1, including appendices and the following appended reports (Note: plans included as an appendix to this report may have been superseded and the final works should rely on those specifically listed further below).

| Report title and reference | Author | Rev | Date |
|---|--------------------------------|-----|--------------|
| " <i>Geotechnical Site Investigation for Proposed Stage 2 of the Maraetai Views Subdivision at Maraetai School Road, Maraetai for Neil Construction Limited</i> " | Geotek Services Limited | | 9 June 2017 |
| " <i>Maraetai Views Stage 2 Earthworks Management Plan</i> " | Dodd Civil Consultants Limited | 1 | |
| " <i>Stream Ecological Valuation (SEV) and Assessment of a Permanent Steam at Maraetai School Road</i> " | Wildlands | | Oct 2013 |
| " <i>Arboricultural Assessment of Trees Location within the Proposed Development Area</i> " | Treescape Limited | | 047/12/2013 |
| " <i>Proposed Subdivision, Maraetai School Road, Maraetai: Archaeological Assessment</i> " | Clough & Associates Limited | | June 2013 |
| " <i>Preliminary Site Investigation for a proposed development located at 76 Maraetai School Road</i> " | Geosciences Limited | 1 | 30 July 2013 |

- The following further information:

| Report title and reference | Author | Rev | Date |
|--|--------------------------------|-----|--------------|
| Letter from Nikhil Prakash of Dodd Civil Consultants Ltd titled " <i>Response to Request for Further Information under Section 92 of the Resource Management Act 1991 (RMA) – Application Number LUC60302412</i> " including attachments | Dodd Civil Consultants Ltd | | 26 July 2017 |
| Email from Tim Schanknecht of Dodd Civil Consultants Ltd titled " <i>RE: 110 Maraetai School Road - s.92 request</i> " including attachments | Dodd Civil Consultants Limited | | 26 July 2017 |

| Report title and reference | Author | Rev | Date |
|---|---------------------------|------------|----------------|
| Email from Neil Pye of Neil Construction Limited titled "110 Maraetai School Road - LUC60302412" including attachments | Neil Construction Limited | | 21 August 2017 |
| Letter from E. Crestanello of Geotek Services Limited titled "Re Proposed Stage 2 of Maraetai Views Subdivision Geotechnical Review of Revised Earthworks Design" | Geotek Services Limited | | 24 August 2017 |

AND

- Plans as referenced below:

| Plan title | Drawing Number | Rev | Author |
|--------------------------------------|-----------------------|------------|--------------------------------|
| EXISTING TOPOGRAPHICAL PLAN | 101 | A | Dodd Civil Consultants Limited |
| SITE CLERANCE PLAN | 102 | A | Dodd Civil Consultants Limited |
| PROPOSED EARTHWORKS OVERVIEW PLAN | 200 | B | Dodd Civil Consultants Limited |
| PROPOSED DESIGN (FL) EARTHWORKS PLAN | 201 | B | Dodd Civil Consultants Limited |
| PROPOSED DESIGN (FL) EARTHWORKS PLAN | 202 | B | Dodd Civil Consultants Limited |
| PROPOSED DESIGN (FL) CUT / FILL PLAN | 203 | B | Dodd Civil Consultants Limited |
| PROPOSED DESIGN (FL) CUT / FILL PLAN | 204 | B | Dodd Civil Consultants Limited |
| PROPOSED SUBGRADE EARTHWORKS PLAN | 205 | A | Dodd Civil Consultants Limited |
| PROPOSED SUBGRADE EARTHWORKS PLAN | 206 | A | Dodd Civil Consultants Limited |
| PROPOSED SUBGRADE CUT / FILL PLAN | 207 | A | Dodd Civil Consultants Limited |
| PROPOSED SUBGRADE CUT / FILL PLAN | 208 | A | Dodd Civil Consultants Limited |
| PROPOSED SEDIMENT CONTROL PLAN | 210 | B | Dodd Civil Consultants Limited |
| PROPOSED SEDIMENT CONTROL PLAN | 211 | B | Dodd Civil Consultants Limited |
| PROPOSED EARTHWORKS CATCHMENT PLAN | 212 | B | Dodd Civil Consultants Limited |
| PROPOSED SEDIMENT CONTROL DETAILS | 213 | A | Dodd Civil Consultants Limited |
| PROPOSED SEDIMENT CONTROL DETAILS | 214 | A | Dodd Civil Consultants Limited |
| PROPOSED SEDIMENT CONTROL DETAILS | 215 | A | Dodd Civil Consultants Limited |
| PROPOSED SEDIMENT CONTROL DETAILS | 216 | A | Dodd Civil Consultants Limited |

| Plan title | Drawing Number | Rev | Author |
|---|-----------------------|------------|--------------------------------|
| PROPOSED ROADING SHEET LAYOUT | 300 | - | Dodd Civil Consultants Limited |
| ROAD 1 PLAN & LONGSECTION | 301 | - | Dodd Civil Consultants Limited |
| ROAD 2 PLAN & LONGSECTION | 302 | - | Dodd Civil Consultants Limited |
| JOAL LOTS 50-60 PLAN & LONGSECTION | 303 | - | Dodd Civil Consultants Limited |
| JOAL LOTS 79-83 PLAN & LONGSECTION | 304 | - | Dodd Civil Consultants Limited |
| JOAL LOTS 85-87 PLAN & LONGSECTION | 305 | - | Dodd Civil Consultants Limited |
| JOAL LOTS 70-75 PLAN & LONGSECTION | 306 | - | Dodd Civil Consultants Limited |
| JOAL LOTS 100-102 PLAN & LONGSECTION | 307 | - | Dodd Civil Consultants Limited |
| JOAL LOT 113-114 PLAN & LONGSECTION | 308 | - | Dodd Civil Consultants Limited |
| ROAD & JOAL TYPICAL SECTIONS | 310 | - | Dodd Civil Consultants Limited |
| ROAD & JOAL TYPICAL SECTIONS | 311 | - | Dodd Civil Consultants Limited |
| PROPOSED RETAINING WALL 1 DRAINAGE PLAN | 390 | A | Dodd Civil Consultants Limited |
| PROPOSED RETAINING WALL 3 DRAINAGE PLAN | 391 | A | Dodd Civil Consultants Limited |
| PROPOSED RETAINING WALL 4 DRAINAGE PLAN | 392 | A | Dodd Civil Consultants Limited |
| GENERAL NOTES | 1 | 0 | Dodd Civil Consultants Limited |
| PROPOSED RETAINING WALL PLAN | 0 | 1 | Dodd Civil Consultants Limited |
| PROPOSED RETAINING WALL ELEVATION | 1 | 1 | Dodd Civil Consultants Limited |
| RETAINING WALL 2 | 0 | 0 | Dodd Civil Consultants Limited |
| WALL TYPE RW1 | S201 | 0 | Dodd Civil Consultants Limited |
| DETAILS RW1 | S202 | 0 | Dodd Civil Consultants Limited |
| WALL TYPE W3 | S203 | 0 | Dodd Civil Consultants Limited |
| RETAINING WALL 4 | S204 | 0 | Dodd Civil Consultants Limited |

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

Monitoring Charges

3. The consent holder shall pay the Council charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.
4. The consent holder shall pay the council an initial consent compliance monitoring charge of \$1,000 inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this consent/s.

Advice note:

The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.

Access to Property

5. Until all the conditions of this Resource Consent have been completed to the satisfaction of the Team Leader – Southern Monitoring, servants or agents of Auckland Council shall be permitted to have access to relevant parts of the property at all reasonable times for the purpose of carrying out inspections, surveys, investigations, tests, measurements and/or to take samples whilst adhering to the Consent Holder's Health and Safety Policy.

Pre-Commencement

Chemical Treatment Plan

6. Prior to the commencement of earthworks activity on the subject site, a finalised Chemical Treatment Management Plan (CTMP) shall be submitted for the approval of the Team Leader Southern Monitoring. The plan shall include as a minimum:
 - (a) Specific design details of chemical treatment system based on a **rainfall activated dosing methodology** for the site's two Sediment Retention Ponds (such as Floc Shed/Box) and the Decanting Earth Bunds (such as Floc Socks);
 - (b) Details of optimum dosage (including assumptions);
 - (c) Results of initial chemical treatment trial and bench testing;
 - (d) A spill contingency plan;
 - (e) Monitoring, maintenance (including post-storm) and contingency programme (including a record sheet); and,
 - (f) Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

Erosion and Sediment Control

7. Prior to earthworks commencing, a certificate signed by an appropriately qualified and experienced engineer shall be submitted to the Team Leader – Southern Monitoring, to certify that the erosion and sediment controls have been constructed in accordance with condition 1 and GD05. Certified controls shall include the Sediment Retention Ponds, Decanting Earth Bunds, Dirty Water Diversions, Clean Water Diversions, Silt Fence, Super Silt Fence, and Stabilised Entrance Way. The certification for these measures shall be supplied immediately upon completion of their construction. Information supplied, if applicable, shall include:
 - (a) Contributing catchment area;
 - (b) Volume and dimensions of the structure;
 - (c) Position of inlets/outlets; and
 - (d) Stabilisation of the structure.
8. All Decanting Earth Bunds utilised during earthworks shall be designed to ensure that they:
 - (a) Have, at a minimum, a two percent storage capacity, being at least two cubic metres of impoundment volume for every 100m² of contributing catchment;
 - (b) have a level invert and two layers of geotextile covering and pinned securely to the emergency spillway to prevent erosion;
 - (c) have, as a minimum, a 3:1 length to width ratio;
 - (d) use floating decant devices that discharge at a rate of 3 litres per second, per hectare of contributing catchment, and;
 - (e) are chemically treated in accordance with the Chemical Management Plan
9. All Sediment Retention Ponds utilised during earthworks shall be designed to ensure that they:
 - (a) Have, at a minimum, a two percent storage capacity, being at least two cubic metres of impoundment volume for every 100m² of contributing catchment;
 - (b) have a level invert and two layers of geotextile covering and pinned securely to the emergency spillway to prevent erosion;
 - (c) have, as a minimum, a 3:1 length to width ratio;
 - (d) include a forebay structure;
 - (e) use floating decant devices that discharge at a rate of 3 litres per second, per hectare of contributing catchment, and;
 - (f) are chemically treated in accordance with the Chemical Management Plan.

Pre-start Meeting

10. Every year that consent LUC60302412 is exercised, prior to the commencement of the earthworks activity, the consent holder shall hold a pre-start meeting that:
- (a) is located on the subject site;
 - (b) is scheduled **not less than five days** before the anticipated commencement of earthworks;
 - (c) includes the Team Leader – Southern Monitoring (or their nominated delegated officer);
 - (d) includes the applicant's agent and/or engineer/surveyor responsible for 'signing off' completion of works in accordance with this resource consent; and
 - (e) includes representation from the contractors who will undertake the works.

The meeting shall discuss the erosion and sediment control measures, methodology and shall ensure all relevant parties are aware of and familiar with the necessary conditions of this consent.

The following information shall be made available at the pre-start meeting:

- Timeframes for key stages of the works authorised under this consent;
- Resource consent conditions;
- The finalised Chemical Treatment Management Plan (referred to in condition 6); and,
- The Erosion & Sediment Control Plan (referred to in condition 1);

Advice Note:

To arrange the pre-start meeting required by the condition above, please contact the Council's Development Engineering Team, (deveng.south@aucklandcouncil.govt.nz), Southern Monitoring (monitoring@aucklandcouncil.govt.nz). All additional information required by the Council should be provided 2 days prior to the meeting.

Construction Management Plan

11. At least **10 working days** prior to the commencement of works on site, the consent holder shall submit to Team Leader Southern - Compliance and Monitoring a Construction Management Plan (CMP). The CMP shall be implemented and maintained throughout the construction period. The CMP shall contain specific details relating to the construction and management of the approved works, including:
- (a) Contact details of the appointed contractor or project manager (phone number, e-mail, postal address)
 - (b) A general outline of the construction programme for each stage of development.
 - (c) Measures to be adopted to maintain areas of the site that are visible from public spaces and private property in a tidy condition in terms of rubbish disposal, storage and unloading of materials, etc.

- (d) Plans showing areas where stockpiles, equipment (including contractor parking) will occur so that there is no obstruction of public spaces (e.g. roads).
- (e) Plans showing the location of any site offices, staff facilities and staff car parking required during the construction period.
- (f) An overview of measures that will be adopted to prevent unauthorised public access during the construction period.
- (g) Procedures for controlling sediment run-off, dust, and the removal/ introduction of soil, debris, and materials associated with construction and/ or demolition (if necessary).
- (h) Dust mitigation/ suppression measures to ensure that there is no airborne or deposited dust beyond the subject site as a result of the earthworks activity that is noxious, offensive or objectionable.
- (i) Procedures for ensuring that residents in the immediate vicinity of the construction area are given prior notice of the commencement of construction activities and are informed about the expected duration of works and potential effects of the works (e.g. noise).

Advice Note:

The purpose of the CMP is to set out the management procedures and construction methods to be undertaken in order to avoid, remedy, or mitigate potential adverse effects arising from the construction period.

General Conditions for all earthworks activities

During work requirements

12. All earthworks shall be managed to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged in an uncontrolled manner beyond the subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that an uncontrolled discharge occurs, works shall cease immediately and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader – Southern Monitoring.

Advice Note:

In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:

- *provision of wheel wash facilities;*
- *cleaning of road surfaces using street-sweepers;*
- *silt and sediment traps; or,*
- *catchpits or enviropods.*

In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned.

It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Team Leader – Southern Monitoring for more details.

13. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the Erosion and Sediment Control Plan shall be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion.
14. Erosion and sediment control measures shall be constructed and maintained in general accordance with Auckland Council's Guidance Document 05 – Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05), unless a higher standard is detailed in the application documents or by a condition of consent in which case this higher standard shall apply.

Advice Note:

In the event that minor modifications to the proposed erosion and sediment control measures are required, any such modifications should be in general accordance with, or exceed, the requirements of with Auckland Council's Guidance Document 05 – Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05). Modifications should be limited to the scope of this consent and as identified in any approved plans. Any changes to the erosion and sediment control measures which affect their performance or level of treatment they provide, may require an application to be made in accordance with section 127 of the RMA. Any minor amendments should be provided to the Team Leader – Southern Monitoring, prior to implementation to confirm that they are within the scope of this consent.

15. The site shall be progressively stabilised against erosion at all stages of the earthwork activity, and shall be sequenced to minimise the discharge of contaminants to groundwater or surface water.

Advice Note:

Earthworks shall be progressively stabilised against erosion during all stages of the earthwork activity. Interim stabilisation measures may include:

- *the use of waterproof covers, geotextiles, or mulching;*
- *top-soiling and grassing and mulching of otherwise bare areas of earth; or,*
- *aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.*

It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Team Leader Southern Monitoring, Compliance, Auckland Council for more details.

16. Any imported fill materials shall be tested to establish compliance with clean fill criteria as outlined in the Ministry for the Environment Guide for Managing Clean fills (2002), and evidence thereof provided to the Team Leader Southern Monitoring.
17. The use of noise generating motorised equipment and vehicles associated with all earthworks and construction activities on the subject site shall be restricted to between the hours 7:00am to 6:30pm, Monday to Saturday inclusive. There shall be no operation of noise-generating, motorised equipment and vehicles associated with the activity on the subject site on Sundays or Public Holidays.

General

18. Upon abandonment or completion of earthworks on the subject site all areas of bare earth shall be permanently stabilised against erosion to the satisfaction of the Team Leader – Southern Monitoring.

Advice Note:

Should the earthworks be completed or abandoned, bare areas of earth shall be permanently stabilised against erosion. Measures may include:

- *the use of mulching;*
- *top-soiling, grassing and mulching of otherwise bare areas of earth; or,*
- *aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.*

The on-going monitoring of these measures is the responsibility of the consent holder. It is recommended that you discuss any potential measures with the Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader – Southern Monitoring at monitoring@aucklandcouncil.govt.nz or 09 301 0101 for more details.

19. All personnel working on the site shall be made aware of and have access to the contents of this consent document and the associated erosion and sediment plan and methodology.

Land Stability

20. The proposed earthworks shall be undertaken as per the of the Geotechnical Report provided in support of the application prepared by Geotek Services Limited, Dated: 09/06/2017, Ref: 5040_2 and Geotechnical review of revised design by Geotek Services Limited, Dated: 24/08/2017, Ref: 5040_2.1 (referenced in condition 1) and also in a manner which ensures that the land within the site, and on adjoining properties, remain stable at all times. In this regard;
 - (a) The consent holder shall employ a CPEng qualified Engineer, Registered Professional Surveyor or other suitably qualified person acceptable to Council to investigate, direct and supervise all construction works, particularly in close proximity to neighbouring properties to ensure that an appropriate design and construction methodology is carried out to maintain the short and long term stability of the site and surrounds.

- (b) All retaining walls, located closer to the boundary than their height, shall be designed with a 12 kPa surcharge.
- (c) All temporary stabilising works shall be constructed in a timely manner under engineering supervision.
- (d) All works shall be undertaken in a manner that does not create an adverse effect on neighbouring properties due to vibration.

Post Development

- 21. At the completion of works within the road reserve, the road shall be reinstated to current Auckland Transport standards.
- 22. A geotechnical completion report prepared by a suitably qualified geotechnical engineering professional responsible for supervising the works shall be provided to the Team Leader, Southern Monitoring within 1 month of the completion of the bulk earthworks that:
 - (a) Confirms the suitability of the completed works.
 - (b) Includes advice of any ongoing maintenance requirements, if any and
 - (c) Any other recommendations necessary for the continued stability of the site or surrounds.OR
 - (d) Readdresses the recommendations included in the previous geotechnical reports for the site and provides further amendments and recommendations as necessary.
- 23. A covenant in accordance with Section 108 of the Resource Management Act 1991 shall be registered on the Computer Freehold Register of the lot and a record placed on Council's Land Information Register if:
 - (e) Extremely Expansive Soils' [AS 2870 (1996) Class E or equivalent] or 'Specific Design Requirements' are indicated in the GCR, or
 - (f) Other matters are raised in the completion report that Council's Team Leader – Southern Monitoring, considers should be noted.

The requirements of this condition shall be registered as a covenant on the Computer Freehold Register of the lot, in accordance with Section 108 of the Resource Management Act at no cost Council. The Consent Notice shall be prepared by the Council's solicitor and registered at the consent holders' expense.

Advice Note:

The requirement to register a covenant may also be fulfilled (and this condition satisfied) if a condition of a subdivision consent is imposed which requires a consent notice to be registered on the titles on the relevant lots for the same reasons (and is registered on the relevant titles prior to the expiry of this consent).

Specific conditions – regional earthworks

Duration

24. Consent LUC60302412 shall expire 5 years from the date issued unless it has lapsed, been surrendered or cancelled at an earlier date pursuant to the RMA.

Seasonal Restriction

25. No earthworks shall be undertaken on the site between 30 April and 1 October in any year, without the prior written approval of the Team Leader Southern Monitoring at least two weeks prior to 30 April of any year. Revegetation/stabilisation is to be completed by 30 April in accordance with measures detailed in TP90 and any amendments to this document (GD05).

Advice Note:

Any 'Request for winter works' will be assessed against criteria in line with the information required to assess a comprehensive application. Principally that will focus on the level of risk, the propensity to manage that risk with contingency planning and a 'track record' of good compliance with consent conditions. Each 'Request for winter works' submitted, should include the following:

- *Description of works proposed to be undertaken between 30 April and 1 October and the duration of those works;*
- *Details of proposed measures to prevent sediment discharge from these specific works, particularly during periods of heavy rainfall;*
- *Details of area(s) already stabilised;*
- *Revised erosion and sediment control plan detailing stabilisation to date and time line/staging boundaries showing proposed progression of stabilisation;*
- *Contact details for contractor who will undertake stabilisation of the site including date(s) expected on site;*
- *Alternatives/contingencies proposed if the contractor referred to above becomes unavailable; and*
- *Details of site responsibilities, specifically who is responsible for erosion and sediment controls and stabilisation processes over the specified period.*

Monitoring

26. The sediment and erosion controls at the site of the works shall be inspected on a regular basis and within 24 hours of each rainfall event that is likely to impair their function or performance. A record shall be maintained of the date, time and any maintenance undertaken in association with this condition which shall be forward to the Team Leader – Southern Monitoring on request.

Advice notes

1. Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.
2. For the purpose of compliance with the conditions of consent, "the Council" refers to the council's monitoring inspector unless otherwise specified. Please contact Southern Monitoring at monitoring@aucklandcouncil.govt.nz to identify your allocated officer.
3. The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval.
4. A Corridor Access Request, (CAR), is required for all works undertaken within the 'road corridor'. See Auckland Transport's website <https://at.govt.nz/about-us/working-on-the-road/corridor-access-requests/#applycar> for more information.
5. In the event of discovery of sensitive material during earthworks, the accidental discovery protocol provided for in Standard E12.6.1 of the Auckland Unitary Plan shall apply.
6. Development contributions levied under the Local Government Act 2002 are payable in relation to this application. The consent holder will be advised of the development contributions payable separately from this resource consent decision. Further information about development contributions may be found on the Auckland Council website at www.aucklandcouncil.govt.nz
7. If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.
8. For more information on the resource consent process with Auckland Council see the council's website www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.

Delegated decision maker:

Name: Robert Chieng

Title: Team Leader, Resource Consents (South)

Signed:



Date:

25/8/2017

Decision on an application for resource consents under the Resource Management Act 1991 and engineering plan approval



Non-complying activity

Application numbers: BUN60311766
LUC60311767
SUB60311768
ENG60314381

Applicant: Neil Construction Ltd

Site address: 110 Maraetai School Road, Maraetai
17, 19 and 21 Te Makuru Lane, Maraetai

Legal description: Lots 12 and 104 DP 472362

Proposal:

To perform a subdivision creating 70 vacant residential allotments, five jointly-owned access lots, two roads, one drainage reserve and one balance allotment, over two stages, including the construction of retaining walls within the site's front yard.

The resource consents required are:

Land use consents (s9) – LUC60311767

Auckland Unitary Plan Operative in Part

District land use (s9(3))

Residential – Single House zone

- Restricted discretionary activity, pursuant to C1.9(2) for development that does not comply with Standard H3.6.8 Yards. Proposed retaining walls 6, 7 and 11 are to be partly located within 1.5 m of existing roads (Te Makuru Lane and Maraetai School Road) and so are defined as buildings and within the parent sites' 3 m front yard.

Note: Retaining walls 8 and 12 and the remaining parts of retaining walls 7 and 11 are not within 1.5 m of a boundary of a road or public place (and therefore buildings) as Roads 1 and 2 will not be vested at the time of construction and therefore do not require land use consent.

- Restricted discretionary activity, pursuant to C1.9(2) for development that does not comply with Standard H3.6.12 Front, side and rear fences and walls. Proposed retaining walls 7 and 11 will require safety fences (due to building code requirements) that are greater than 1.8 m in height (from the bottom of the retaining walls) within the parent sites' 3 m front yard.

Note: Fencing above other retaining walls will not be located within the parent site's yards and therefore do not require land use consent.

Transport

- Restricted discretionary activity, pursuant to E27.4.1(A2), for parking, loading and access that does not comply with the standards for parking loading and access.
 - The vehicle crossing onto Maraetai School Road (existing road) that is to serve proposed Lots 113 and 114 (3 to 9 parking spaces assumed to be served) does not comply with Standard E27.6.4.2(2) as its width at the property boundary is 6.0 m, exceeding the maximum of 3.5 m (E27.6.4.3.2(T150)).

Note: This infringement only occurs prior to the implementation of the proposed subdivision.

- Future development on Lots 51 to 59, 72 to 74 and 100 will not comply with Standard E27.6.4.3(1)(a) as vehicle access to the parking spaces required on those allotments will not be provided with 7 m long, 5.5 m wide passing bays every 50 m (E27.6.4.3.1(T148)).

Note: This infringement occurs when parking spaces are established on these allotments, after the implementation of the proposed subdivision.

Subdivision consent (s11) – SUB60311768

Auckland Unitary Plan Operative in Part

Subdivision – Urban

- Restricted discretionary activity, pursuant to E38.4.1(A7), for subdivision of a site with two or more zones. The subject site is partly within the Residential – Single House zone and partly within the Rural – Mixed Rural zone.
- Restricted discretionary activity, pursuant to E38.4.1(A11), for subdivision of land within the 1 per cent annual exceedance probability floodplain.
- Restricted discretionary activity, pursuant to E38.4.1(A11), for subdivision of land which may be subject to land instability.
- Discretionary activity, pursuant to E38.4.1(A13), for subdivision listed in Activity Table E38.4.1 that does not meet the permitted, controlled or restricted discretionary activities standards in E38.7 Standards for subdivision for specific purposes. The proposal does not comply with Standard E38.7.3.1(1) as lot boundaries do not follow the boundary between the Residential – Single House and Rural – Mixed Rural zones. Lot 300 contains land subject to both zones (all other sites area within the Residential – Single House zone only).

- Non-complying activity, pursuant to E38.4.2(A19), for vacant sites subdivision involving parent sites of 1 ha or greater that does not comply with Standard E38.8.3.1. The proposal does not comply with Standard E38.8.3.1(6) as the total number of rear sites (26) is 39% of the total number of proposed sites (67, excluding sites subject to the Subdivision Variation Control), exceeding 5%.
- Restricted discretionary activity, pursuant to E38.4.2(A20), for subdivision of sites identified in the Subdivision Variation Control complying with Standard E38.8.2.4. Existing Lots 10, 11 and 12 DP 472362 are subject to the Subdivision Variation Control and proposed Lots 83, 84 and 85 each comply with Standard E38.8.2.4.
- Non-complying activity, pursuant to E38.4.2(A23) for subdivision involving indigenous vegetation scheduled in the Significant Ecological Areas Overlay not complying with Standard E38.8.2.5. The proposal does not comply with Standard E38.8.2.5(2)(b) as Lots 59 and 75 are residential lots that are not located entirely within the areas available for residential subdivision (i.e. outside the SEA overlay).
- Discretionary activity, pursuant to E38.4.2(A30) for subdivision listed in Activity Table E38.4.2 not meeting E38.6 General standards for subdivision. The proposal does not comply with Standard E38.6.2(1) as Lots 45 to 50, 62 to 70, 76, 77, 83 to 85, 88 to 99 and 103 to 112 (all front sites) are not provided with physical access (i.e. vehicle crossings) to a road.
- Discretionary activity, pursuant to E38.4.1(A31) for subdivision listed in Activity Table E38.4.2 not meeting the standards in E38.8 Standards for subdivision in residential zones.

The proposal does not comply with E38.8.1.1(1) as access and manoeuvring does not meet the following requirements of E27 Transport:

- The vehicle crossing for JOAL 154 does not comply with Standard E27.6.4.2(2) as its width (measured along the site boundary) is approximately 5.5 m, exceeding the maximum of 3.5 m (E27.6.4.3.2(T150)); and
- JOALs 152, 153, 154 and 155 do not comply with Standard E27.6.4.3(1)(a) as 7 m long, 5.5 m wide passing bays are not provided every 50 m (E27.6.4.3.1(T148)).

In addition, the proposal does not comply with E38.8.1.1(2) as:

- JOALs 150, 154 and 155 exceed the maximum length of 50 m and JOALs 152 and 153 (considered together) exceed a length of 100 m.

Subdivision – Rural

- Restricted discretionary activity, pursuant to E39.4.1(A8), for subdivision of land within the 1 per cent annual exceedance probability floodplain.
- Discretionary activity, pursuant to E39.4.1(A9), for subdivision listed in Activity Table E39.4.1 not meeting standards in E39.6.1. The proposal does not comply with Standard E39.6.1.1 as a specified building area is not identified for proposed Lot 300.
- Non-complying activity, pursuant to E39.4.2(A13) for subdivision in the Rural – Mixed Rural zone not complying with Standard E39.6.5.1. The proposal does not comply with Standard E39.6.5.1(1) as proposed Lot 300 will have an area of 37.9 ha, less than the minimum average site size of 50 ha and the minimum site size of 40 ha.

Decision

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

Acting under delegated authority, under sections 104, 104B, 104D and 106 and Part 2 of the RMA, the resource consents are **GRANTED**.

Reasons

The reasons for this decision are:

1. The proposal passes the tests under s104D for non-complying activities. As discussed below the proposal will have less than minor effects on the environment and is considered to not be contrary to the objectives and policies of the relevant plan.
2. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA the actual and potential effects from the proposal will be acceptable as:
 - a. The height of the retaining walls will not be significant and restriction of fence types and heights above these retaining walls will avoid adverse effects related to visual dominance or engagement with the street.
 - b. The subdivision layout, in terms of blocks and road locations, is suitable given the topography of the site and existing legal restrictions.
 - c. All roads are designed and will be constructed in accordance with the relevant standards, satisfying Auckland Transport.
 - d. Potential adverse effects related to the length of shared access be mitigated through (as relevant for the length of the access) a specified pedestrian footpath, (private) solar power lighting and restrictions on buildings and fences directly either side of the access (creating an safe and open environment).
 - e. The proposed subdivision appropriately manages stormwater, including overland flow, with each allotment either connecting to an existing stormwater pond (appropriately sized to cater for the development) or providing an appropriate private stormwater outfall to the adjacent stream network.
 - f. All allotments will be provided with sufficient on-site water supply, and connections will be made to reticulated wastewater, power and telecommunication networks, which can sufficiently cater for the future development.
 - g. The proposed allotments provided are considered are of size, shape and grade to accommodate the anticipated residential development, with potential site stability hazards managed by foundation requirements and building location restrictions.
 - h. In terms of positive effects, the proposal facilitates the increased supply of residential units in the Auckland region and provides for ongoing protection of existing indigenous vegetation.

- i. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.
3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular, the proposal is deemed to be consistent with the provisions of the Auckland Unitary Plan Operative in Part ('AUP') (and subsequently all other relevant planning documents) as:
 - a. Subdivision works will not directly affect the indigenous vegetation, stream or riparian margins at this site, with legal protection afforded to those parts of the Significant Ecological Area Overlay within the proposed residential allotments.
 - b. The proposed subdivision supports an integrated transport network approach and traffic generation is not anticipated to result in more than minor adverse effects on the safe, efficient and effective operation of the transport network.
 - c. Access to each of the allotments is designed and located in a manner that will provide for safe, effective and efficient movement to and from sites and minimise potential conflicts between vehicles, pedestrians, and cyclists on the adjacent road network
 - d. Conveyance of overland flow is provided within road carriageways and future development of the residential allotments will not be affected by flooding hazards.
 - e. Future development of the residential allotments are to be in accordance with the recommendations of the provided geotechnical report.
 - f. Rear sites are only created where necessary due to site topography, existing boundaries and natural features, primarily accessed from JOALs from which a low speed environment and open streetscape outcome will be provided along.
 - g. Suitable roading and pedestrian connections are provided within the subdivision, recognising the site's constraints.
 - h. All available reticulated services are provided to each allotment in an efficient manner, with small-scale private stormwater disposal provided for some allotments where necessary due to topography.
 - i. The balance allotment is not subject to additional further restrictions given that future subdivision of this site, in accordance with the provisions of the AUP for rural zones subject to the Significant Ecological Area overlay, is likely to be undertaken in the future and restrictions on this balance allotment would compromise this ability.
4. In accordance with an assessment under s104(1)(c) of the RMA, no other matters are considered relevant.
5. In terms of s106 of the RMA, the subdivision consent is able to granted, subject to the proposed conditions, as:
 - a. There is not considered to be any significant risk from natural hazards as a result of the proposed subdivision given that the subdivision design and conditions of consent will ensure that all future development on the vacant sites will minimise flooding and instability risks, such as through imposition of building line restrictions.

- b. Legal access is provided to each allotment, either to an existing road, a proposed road to vest or a jointly-owned access lot. Where shared access is provided, physical access is to be provided prior to subdivision occurring. Otherwise, sufficient provision has been made for the future construction of physical access (vehicle crossings) without compromising the necessary infrastructure within the adjacent road reserve.
6. Given its generally consistency with the relevant statutory documents and that any resultant adverse effects are considered to be avoided or mitigated, the proposal will achieve the sustainable management purpose of the RMA under Part 2.

Overall, the proposal avoids and mitigates actual and potential adverse effects and is generally consistent with the relevant statutory documents and therefore, subject to appropriate and the necessary conditions, resource consent should be granted.

Conditions

Under sections 108 and 220 of the RMA, these consents are subject to the following conditions:

General conditions

These conditions apply to all resource consents (and the engineering approval, as relevant).

1. The subdivision activity to create 70 residential allotments, and related retaining walls and access, shall be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the Council as resource consent numbers BUN60311766, LUC60311767 and SUB60311768, including:
 - Application Form and Assessment of Environmental Effects prepared by Jono Payne of Campbell Brown Planning Limited, dated 21 November 2017;
 - The Request for Further Information response prepared by Jono Payne of Campbell Brown Planning Limited, received 12 March 2018;
 - The additional Request for Further Information response prepared by Jono Payne of Campbell Brown Planning Limited, received 7 June 2018;
 - The following reports (and attached plans):

| Report title and reference | Author | Dated |
|---|-----------------------------|--------------|
| Proposed Residential Subdivision – 110 Maraetai School Road – Traffic Impact Assessment | TEAM Traffic | 08/11/17 |
| Geotechnical Investigation Report for Proposed Stage 2 of the Maraetai Views Subdivision at Maraetai School Road, Maraetai for Neil Construction Limited (Ref No. 5040_2) | Geotek Services Limited | 9 June 2017 |
| Preliminary Site Investigation for a Proposed Development Located at 76, Maraetai School Road (Ref: LtR-0319/Jul13-Rev1) | Geosciences Limited | 30 July 2013 |
| Proposed Subdivision, Maraetai School Road, Maraetai: Archaeological Assessment | Clough & Associates Limited | June 2013 |

- The following relevant plans:

| Drawing title and reference | Author | Rev | Dated |
|--|---------------------------|-----|-------|
| Drawing No. 427-02-SP-05, Sheet 1 of 2: Proposed Subdivision of Lots 10-12 & 104 DP 472362 | Neil Construction Limited | H | 06/18 |
| Drawing No. 427-02-SP-05, Sheet 2 of 2: Proposed Subdivision of Lots 10-12 & 104 DP 472362 | Neil Construction Limited | H | 06/18 |
| Drawing No. 427-02-LS-01: Street Trees & Areas of Revegetation | Neil Construction Limited | B | 02/18 |
| Plan No. 101 - Existing Topographical Plan | Dodd Civil Consultants | A | 09/17 |
| Plan No. 300 - Roading Sheet Layout | Dodd Civil Consultants | F | 05/18 |
| Plan No. 301 - Road 1 Plan & Longsection | Dodd Civil Consultants | F | 05/18 |
| Plan No. 302 - Road 2 Plan & Longsection | Dodd Civil Consultants | D | 05/18 |
| Plan No. 303 - JOAL Lots 50-60 & JOAL Lots 56-59 Plan & Longsection | Dodd Civil Consultants | F | 05/18 |
| Plan No. 304 - JOAL Lots 79-82 Plan & Longsection | Dodd Civil Consultants | E | 03/18 |
| Plan No. 305 - JOAL Lots 85-87 Plan & Longsection | Dodd Civil Consultants | D | 11/17 |
| Plan No. 306 - JOAL Lots 70-75 Plan & Longsection | Dodd Civil Consultants | E | 05/18 |
| Plan No. 307 - JOAL Lots 100-102 Plan & Longsection | Dodd Civil Consultants | D | 03/18 |
| Plan No. 308 - JOAL Lot 113-114 Plan & Longsection | Dodd Civil Consultants | D | 03/18 |
| Plan No. 310 - Road & JOAL Typical Sections | Dodd Civil Consultants | D | 03/18 |
| Plan No. 311 - Road & JOAL Typical Sections | Dodd Civil Consultants | D | 03/18 |
| Plan No. 312 - Road and JOAL Setout Tables | Dodd Civil Consultants | B | 05/18 |
| Plan No. 313 - Road and JOAL Setout Tables | Dodd Civil Consultants | A | 03/18 |
| Plan No. 315 - Blow Ups of Vehicle Crossings | Dodd Civil Consultants | B | 05/18 |
| Plan No. 320 - MSR & Road 1 Intersection Detail | Dodd Civil Consultants | C | 05/18 |
| Plan No. 321 - Road 1 & Road 2 Intersection Detail | Dodd Civil Consultants | C | 05/18 |
| Plan No. 322 - MSR & Road 2 Intersection Detail | Dodd Civil Consultants | B | 05/18 |
| Plan No. 330 - Road Marking Plan | Dodd Civil Consultants | D | 05/18 |

| Drawing title and reference | Author | Rev | Dated |
|--|------------------------|-----|-------|
| Plan No. 331 - Road Marking Plan | Dodd Civil Consultants | D | 05/18 |
| Plan No. 340 - Proposed Retaining Wall Plan | Dodd Civil Consultants | D | 05/18 |
| Plan No. 341 - Proposed Retaining Wall Plan | Dodd Civil Consultants | D | 05/18 |
| Plan No. 342 - Proposed Retaining Wall Longsections | Dodd Civil Consultants | - | 10/17 |
| Plan No. 400 - Drainage Key Plan | Dodd Civil Consultants | F | 05/18 |
| Plan No. 401 - Drainage Plan | Dodd Civil Consultants | F | 05/18 |
| Plan No. 402 - Drainage Plan | Dodd Civil Consultants | F | 05/18 |
| Plan No. 408 - Drainage Plan with Bldg Footprint Overlay | Dodd Civil Consultants | B | 05/18 |
| Plan No. 409 - Drainage Plan with Bldg Footprint Overlay | Dodd Civil Consultants | B | 05/18 |
| Plan No. 410 - Stormwater Plan | Dodd Civil Consultants | E | 05/18 |
| Plan No. 411 - Stormwater Plan | Dodd Civil Consultants | E | 05/18 |
| Plan No. 412 - Stormwater Plan | Dodd Civil Consultants | F | 05/18 |
| Plan No. 413 - Stormwater Plan | Dodd Civil Consultants | F | 05/18 |
| Plan No. 414 - Stormwater Plan | Dodd Civil Consultants | F | 05/18 |
| Plan No. 420 - Primary SW Drainage Catchment Plan | Dodd Civil Consultants | D | 05/18 |
| Plan No. 421 - Primary SW Drainage Catchment Plan | Dodd Civil Consultants | D | 05/18 |
| Plan No. 422 - Secondary SW Drainage Catchment Plan | Dodd Civil Consultants | D | 05/18 |
| Plan No. 423 - Secondary SW Drainage Catchment Plan | Dodd Civil Consultants | D | 05/18 |
| Plan No. 425 - Overland Flowpath Typical Sections | Dodd Civil Consultants | - | 09/17 |
| Plan No. 426 - Overland Flowpath Typical Sections | Dodd Civil Consultants | A | 11/17 |
| Plan No. 427 - Overland Flowpath Channel Sections | Dodd Civil Consultants | A | 03/18 |
| Plan No. 428 - Overland Flowpath Channel 1 Detail | Dodd Civil Consultants | C | 05/18 |
| Plan No. 429 - Overland Flowpath Channel 2 Detail | Dodd Civil Consultants | C | 05/18 |
| Plan No. 450 - Stormwater Longsection | Dodd Civil Consultants | C | 05/18 |
| Plan No. 451 - Stormwater Longsection | Dodd Civil Consultants | C | 05/18 |
| Plan No. 452 - Stormwater Longsection | Dodd Civil Consultants | C | 05/18 |
| Plan No. 453 - Stormwater Longsection | Dodd Civil Consultants | C | 05/18 |

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| Plan No. 454 - Stormwater Longsection | Dodd Civil Consultants | C | 05/18 |
| Plan No. 455 - Stormwater Longsection | Dodd Civil Consultants | C | 05/18 |
| Plan No. 456 - Stormwater Longsection | Dodd Civil Consultants | C | 05/18 |
| Plan No. 457 - Stormwater Longsection | Dodd Civil Consultants | C | 05/18 |
| Plan No. 458 - Stormwater Longsection | Dodd Civil Consultants | D | 05/18 |
| Plan No. 459 - Stormwater Longsection | Dodd Civil Consultants | C | 05/18 |
| Plan No. 460 - Stormwater Longsection | Dodd Civil Consultants | C | 06/18 |
| Plan No. 461 - Stormwater Longsection | Dodd Civil Consultants | C | 05/18 |
| Plan No. 462 - Stormwater Longsection | Dodd Civil Consultants | C | 05/18 |
| Plan No. 470 - Stormwater Structure Set Out Tables | Dodd Civil Consultants | B | 05/18 |
| Plan No. 501 - Sanitary Sewer Plan | Dodd Civil Consultants | E | 05/18 |
| Plan No. 502 - Sanitary Sewer Plan | Dodd Civil Consultants | E | 05/18 |
| Plan No. 503 - Sanitary Sewer Plan | Dodd Civil Consultants | F | 05/18 |
| Plan No. 504 - Sanitary Sewer Plan | Dodd Civil Consultants | F | 05/18 |
| Plan No. 505 - Sanitary Sewer Plan | Dodd Civil Consultants | F | 05/18 |
| Plan No. 520 - Sanitary Sewer Catchment Plan | Dodd Civil Consultants | E | 05/18 |
| Plan No. 521 - Sanitary Sewer Catchment Plan | Dodd Civil Consultants | E | 05/18 |
| Plan No. 550 - Sanitary Sewer Longsection | Dodd Civil Consultants | C | 05/18 |
| Plan No. 551 - Sanitary Sewer Longsection | Dodd Civil Consultants | C | 05/18 |
| Plan No. 552 - Sanitary Sewer Longsection | Dodd Civil Consultants | C | 05/18 |
| Plan No. 553 - Sanitary Sewer Longsection | Dodd Civil Consultants | C | 05/18 |
| Plan No. 554 - Sanitary Sewer Longsection | Dodd Civil Consultants | D | 05/18 |
| Plan No. 555 - Sanitary Sewer Longsection | Dodd Civil Consultants | C | 05/18 |
| Plan No. 556 - Sanitary Sewer Longsection | Dodd Civil Consultants | C | 05/18 |
| Plan No. 557 - Sanitary Sewer Longsection | Dodd Civil Consultants | C | 05/18 |
| Plan No. 558 - Sanitary Sewer Longsection | Dodd Civil Consultants | C | 05/18 |
| Plan No. 559 - Sanitary Sewer Longsection | Dodd Civil Consultants | B | 05/18 |

| Drawing title and reference | Author | Rev | Dated |
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| Plan No. 560 - Sanitary Sewer Longsection | Dodd Civil Consultants | C | 06/18 |
| Plan No. 561 - Sanitary Sewer Longsection | Dodd Civil Consultants | C | 05/18 |
| Plan No. 570 - Sanitary Sewer Structure Setout Tables | Dodd Civil Consultants | B | 05/18 |
| Plan No. 700 - Stormwater Standard Details | Dodd Civil Consultants | - | 09/17 |
| Plan No. 701 - Stormwater Standard Details | Dodd Civil Consultants | - | 09/17 |
| Plan No. 702 - Stormwater Standard Details | Dodd Civil Consultants | - | 09/17 |
| Plan No. 703 - Stormwater Standard Details | Dodd Civil Consultants | - | 09/17 |
| Plan No. 704 - Stormwater Standard Details | Dodd Civil Consultants | - | 09/17 |
| Plan No. 710 - Roding Standard Details | Dodd Civil Consultants | - | 09/17 |
| Plan No. 711 - Roding Standard Details | Dodd Civil Consultants | - | 09/17 |
| Plan No. 712 - Roding Standard Details | Dodd Civil Consultants | - | 09/17 |
| Plan No. 713 - Roding Standard Details | Dodd Civil Consultants | - | 09/17 |
| Plan No. 714 - Roding Standard Details | Dodd Civil Consultants | - | 09/17 |
| Plan No. 715 - Roding Standard Details | Dodd Civil Consultants | - | 09/17 |
| Plan No. 716 - Roding Standard Details | Dodd Civil Consultants | B | 05/18 |
| Plan No. 720 - Sanitary Sewer Standard Details | Dodd Civil Consultants | - | 09/17 |
| Plan No. 721 - Sanitary Sewer Standard Details | Dodd Civil Consultants | - | 09/17 |
| Plan No. 722 - Sanitary Sewer Standard Details | Dodd Civil Consultants | - | 09/17 |
| Plan No. 723 - Sanitary Sewer Standard Details | Dodd Civil Consultants | - | 09/17 |
| Plan No. 724 - Sanitary Sewer Standard Details | Dodd Civil Consultants | - | 09/17 |
| Plan No. 725 - Sanitary Sewer Standard Details | Dodd Civil Consultants | - | 09/17 |
| Plan No. 726 - Sanitary Sewer Standard Details | Dodd Civil Consultants | - | 09/17 |
| Plan No. 727 - Sanitary Sewer Standard Details | Dodd Civil Consultants | - | 09/17 |
| Plan No. 728 - Sanitary Sewer Standard Details | Dodd Civil Consultants | - | 09/17 |

| Drawing title and reference | Author | Rev | Dated |
|--|-----------------------------|-----|--------|
| Plan No. 750 - Semi-Recessed Cesspit Details | Dodd Civil Consultants | A | 03/18 |
| Plan No. 751 - Deep Trench Excavation Requirements | Dodd Civil Consultants | - | 09/17 |
| Plan No. 752 - Deep Trench Excavation Requirements | Dodd Civil Consultants | - | 09/17 |
| Lighting Performance Predictions - Page 1 of 8 | Advanced Lighting Solutions | 9 | 7-3-18 |
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| Lighting Performance Predictions - Page 8 of 8 | Advanced Lighting Solutions | 9 | 7-3-18 |

and

- The following additional information:

| Other additional information | Author | Dated |
|--|--|-------------------|
| Stormwater Hydraulic Pipe Network Calculation Sheet, Maraetai Views Stage 2, Job No. 490/01, Page 1 of 3 | Dodd Civil Consultants | 31 May 2018 |
| Stormwater Overland Flowpaths Calculation Sheet, Maraetai Views Stage 2, Job No. 490/01, Page 2 of 3 | Dodd Civil Consultants | 15 September 2018 |
| Stormwater Overland Flowpaths - Max Capacity Calculation Sheets, Maraetai Views Stage 2, Job No. 490/01, Page 3 of 3 | Dodd Civil Consultants | 31 May 2018 |
| Maraetai [<i>sic</i>] Views, Stage 2 - Lighting Design Brief | Opus International Consultants Limited | 25 July 2017 |

Specific conditions – Engineering approval ENG60314381

- This approval will expire 5 years from the approval date.

3. All engineering works detailed on the plans prepared by Dodd Civil Consultants, listed in condition 1 and stamped ENG603142381 shall be constructed to the satisfaction of Council and are subject to the subsequent conditions of engineering approval ENG60314381 and the relevant conditions of subdivision consent SUB60311768 (approved concurrently).
4. The works detailed on the approved plans (stamped ENG603142381) shall be constructed to the satisfaction of, and at no cost to, the Council and are subject to the following requirements:
 - a. All materials, workmanship and testing shall be in accordance with Council's current Engineering Standards or any subsequent replacement documents;
 - b. All works on the existing public wastewater network shall be carried out by a Watercare Services Limited approved licensed contractor, at the consent holder's expense;
 - c. All works on the existing public stormwater network shall be carried out by a suitably qualified contractor, at the consent holder's expense; and
 - d. All approved construction work, shall be supervised by an engineering representative, appointed by the owner (refer to Council's current Engineering Standards).
5. All necessary steps shall be taken to avoid unnecessary damage to other utility services, the roading network or private property, and any damage shall be made good at the consent holder's expense. In this regard, prior to works commencing the consent holder shall:
 - a. carry out sufficient investigative work to ensure that the intended route/work area is available.
 - b. liaise with adjacent utility operators to ensure that due care and attention is given to the requirements and reasonable conditions of those utility operators to avoid any interference or damage. Contingency plans are to be agreed with those respective utility operators for any specific infringements to the required separation distances.
6. At the completion of works, certifications and as-built plans of all new public assets, to be vested in the Council (including associated documentation) must be provided in accordance with Auckland Council's Engineering Quality Assurance Manual.
7. The consent holder must be responsible for paying and monitoring and supervision charges relating to the compliance of this engineering work. The consent holder must be advised of the charges as they fall due, covering the fair and reasonable cost incurred by the Council.

Specific conditions – Land use consent LUC60311767

8. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. The consent is given effect to; or
 - b. An application under section 125 of the RMA is made to the Council before the consent lapses to extend the period after which the consent lapses and the Council grants an extension.

9. All proposed retaining walls within 1.5 m of Maraetai School Road (i.e. walls 7 and 11) shall be constructed with allan blocks.

Advice Note:

Retaining wall materials shall be in accordance with Plan Nos. 340 and 341, "Proposed Retaining Wall Plan", listed in condition 1

10. Any fences atop proposed retaining walls 7 and 11 where within 3 m of the existing road boundary of Maraetai School Road (excluding any fences that are constructed perpendicular to the road boundary) are to be pool-style with the maximum height being the greater of:
 - a. 1.8 m, measured from the toe of the retaining wall; or
 - b. The minimum height required to comply with Building Code Clause F4 (Safety from Falling), if applicable.

Specific conditions – Subdivision consent SUB60311768

11. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. A survey plan is submitted to Council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or
 - b. An application under section 125 of the RMA is made to the Council before the consent lapses to extend the period after which the consent lapses and the Council grants an extension.

Staging

12. The subdivision may be undertaken in stages as outlined in the application material listed in condition 1. The subdivision may be completed in a series of two stages as follows:

Stage 2A: The subdivision of Lots 10, 11, 12 and 104 DP 472362 to create Lots 83, 84 and 85. This can occur prior or concurrently to Stage 2B.

Stage 2B: The subdivision of Lots 10, 12 and 104 DP 472362 (or the resultant balance from Stage 2A) to create Lots 45 to 82, 86 to 114, 150 to 156 and 200. Lot 300 will be the balance lot. This can occur concurrently to or after Stage 2A.

Specific conditions – Subdivision consent SUB60311768 – Stage 2A

Survey plan approval (s223) conditions

13. The consent holder shall submit a survey plan in accordance with the approved subdivision scheme plan (listed in condition 1) and conditions 14 and 15 as follows.

14. Unless the survey plan includes Stage 2B (as provided for by condition 12), the consent holder shall either show on the survey plan a single allotment for the balance of the sites or have endorsed on the survey plan the following condition of amalgamation pursuant to section 220(1)(b)(ii) of the Resource Management Act 1991:
 - a. The balance of Lots 10, 12 and 104 DP 472362 shall be amalgamated and a single Computer Freehold Register shall be issued in accordance therewith.
15. Prior to approval of the survey plan for Stage 2A, a certificate from a licensed cadastral surveyor shall be provided certifying that any retaining walls and ancillary and supporting structures existing at that time are:
 - a. Where located adjacent and parallel to an existing or proposed road boundary, entirely located within the residential allotment;
 - b. Where located adjacent and parallel to a boundary between proposed residential allotments and/or JOALs, entirely located within the allotment that the wall faces; and
 - c. Where located adjacent and parallel to any other boundary (e.g. adjacent to reserves and balance allotments), entirely located within a single allotment in accordance with the approved plans listed in condition 1.

Section 224(c) certification conditions

16. The application for a certificate under section 224(c) of the RMA shall be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent relevant to Stage 2A (i.e. conditions 1 and 11 to 20) have been complied with, and that in respect of those conditions that have not been complied with:
 - a. a completion certificate has been issued in relation to any conditions to which section 222 applies;
 - b. a consent notice has been issued in relation to any conditions to which section 221 applies; and
 - c. a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

Services

17. The new stormwater connection for Lot 83 shall be installed and the existing stormwater connection for Lot 10 DP 472362 be removed in accordance with ENG60314381 or an equivalent engineering approval.
18. The consent holder shall demonstrate, to the satisfaction of the Team Leader – Monitoring and Compliance (South), that the following existing service connections have been retained or, if necessary, relocated within the proposed allotment:
 - a. For Lot 83, the wastewater, power and telecommunication connections for Lot 10 DP 472362;
 - b. For Lot 84, the stormwater, wastewater, power and telecommunication connections for Lot 11 DP 472362; and

- c. For Lot 85, the stormwater, wastewater, power and telecommunication connections for Lot 12 DP 472362.

Retaining walls

19. Any retaining walls and their ancillary and supporting structures shall be:
 - a. Where located adjacent and parallel to an existing or proposed road boundary, entirely located within the residential allotment;
 - b. Where located adjacent and parallel to a boundary between proposed residential allotments and/or JOALs, entirely located within the allotment that the wall faces; and
 - c. Where located adjacent and parallel to any other boundary (e.g. adjacent to reserves and balance allotments), entirely located within a single allotment in accordance with the approved plans listed in condition 1.

A certificate from a licensed cadastral surveyor shall be provided certifying the compliance with this requirement (as part of the application for section 224(c) certification) for any retaining walls constructed after the lodgement of the survey plan for Stage 2A (and therefore not subject to condition 15).

Consent notices

Water Supply

20. A consent notice shall be registered with the Registrar-General of Land against the Computer Freehold Registers of Lots 83, 84 and 85 hereon, pursuant to Section 221 of the Resource Management Act 1991, recording the following condition, which shall be complied with on a continuing basis, all at no cost to Council:

“Each lot shall have installed as a minimum, 2 x 25,000 litre water tanks (or tanks to the equivalent volume), for potable water supply and fire-fighting water supply within the sites during the construction of any building at the site and maintained thereafter by the owners/occupiers of each lot. The water tanks shall be accessible by foot from the private road (or JOAL) and shall be visible or denoted by suitable indicators. On-site water supply and firefighting requirements for each allotment shall be the responsibility of the property owner(s).”

Specific conditions – Subdivision consent SUB60311768 – Stage 2B

Survey plan approval (s223) conditions

21. The consent holder shall submit a survey plan in accordance with the approved subdivision scheme plan (listed in condition 1) and conditions 22 to 29 as follows. The survey plan shall show roads and reserves to vest, any easements and bush protection covenant areas as required by these conditions.
22. All areas of indigenous vegetation subject to the Significant Ecological Area overlay in the Auckland Unitary Plan Operative in Part must be contained within Lots 59, 75 and 300.

Lots to Vest

23. Lot 156 shall vest in the Council as public road. The consent holder shall meet all costs associated with the vesting of the roads.
24. Lot 200 shall vest in the Council as local purpose (drainage) reserve at no cost to Council.

Easements

25. The proposed easements over parts of Lots 56 to 58, 68, 69, 76, 77, 78, 150 to 155 and 300 for services, detailed on "Drawing No. 427-02-SP-05, Sheet 2 of 2" (listed in condition 1), shall be included in a memorandum of easements endorsed on the survey plan and shall be duly granted or reserved. The consent holder shall meet the costs for the preparation, review and registration of the easement instruments on the relevant computer registers.
26. Easements in gross in favour of Vector Ltd and Chorus NZ Ltd for the purpose of providing power and telecommunication services detailed on "Drawing No. 427-02-SP-05, Sheet 2 of 2" (listed in condition 1) shall be created over Lots 150 to 155 and shall be included in a memorandum of easements endorsed on the survey plan and be granted or reserved. The consent holder shall meet the costs for the preparation, review and registration of the easement instruments on the relevant computer registers.
27. Easements in gross in favour of the Auckland Council for the purpose of providing overland flow of stormwater detailed on "Drawing No. 427-02-SP-05, Sheet 2 of 2" (listed in condition 1) shall be created over parts of Lots 59, 81, 86, 150 to 153 and 300 and shall be included in a memorandum of easements endorsed on the survey plan and be granted or reserved. The consent holder shall meet the costs for the preparation, review and registration of the easement instruments on the relevant computer registers.

The easement documents shall be prepared by the City Solicitor at the consent holder's expense and registered on the relevant Computer Freehold Register and shall include a proviso:

- a. that no buildings, fences, structures (other than paved surfaces) or filling shall be placed within the easement areas;
- b. that no other works are to occur thereon except as specifically approved by the Council; and
- c. that the approved constructed levels and profile of the overland flow path(s) shall not be adversely affected in any way.

Suitable plans shall be submitted by the consent holder for inclusion into the easement documents showing as-built levels along the route(s), a long section and typical cross section (including design flow levels) for the easement area(s) together with suitably located benchmarks with levels shown in the Lands & Survey Auckland Datum, 1946, with levels before overtopping on to the carriageway or driveways.

Advice Note:

A copy of the Council's requirements for the preparation of legal documentation is attached to this decision. Before the Council's Solicitor will be instructed to prepare the documentation, the attached Auckland Council Legal Documentation Form shall be completed and returned to the Team Leader – Regulatory Engineering (South), complete with the information, documents and deposit referred to therein.

Covenant Areas

28. Those parts of Lots 59 and 75 containing indigenous vegetation, including all areas within the Significant Ecological Area Overlay of the Auckland Unitary Plan Operative in Part, shall be identified on the survey plan as bush protection covenant areas.

Advice Note:

No covenant areas are required for native bush within Lot 300.

Amalgamation

29. The consent holder shall have endorsed on the survey plan the following condition of amalgamation pursuant to section 220(1)(b)(iv) of the Resource Management Act 1991:
- a. Lot 150 hereon shall be held as to four undivided one-quarter shares by the owners of Lots 79 to 82 hereon and that individual computer freehold registered issued in accordance there with.
 - b. Lot 151 hereon shall be held as to two undivided one-half shares by the owners of Lots 86 and 87 hereon and that individual computer freehold registered issued in accordance there with.
 - c. Lot 152 hereon shall be held as to nine undivided one-ninth shares by the owners of Lots 51 to 59 hereon and that individual computer freehold registered issued in accordance there with.
 - d. Lot 153 hereon shall be held as to four undivided one-quarter shares by the owners of Lots 56 to 59 hereon and that individual computer freehold registered issued in accordance there with.
 - e. Lot 154 hereon shall be held as to five undivided one-fifth shares by the owners of Lots 71 to 75 hereon and that individual computer freehold registered issued in accordance there with.
 - f. Lot 155 hereon shall be held as to three undivided one-third shares by the owners of Lots 100 to 102 hereon and that individual computer freehold registered issued in accordance there with.

Retaining Walls

30. Prior to approval of the survey plan for Stage 2B, a certificate from a licensed cadastral surveyor shall be provided certifying that any retaining walls and ancillary and supporting structures existing at that time are:
- a. Where located adjacent and parallel to an existing or proposed road boundary, entirely located within the residential allotment;
 - b. Where located adjacent and parallel to a boundary between proposed residential allotments and/or JOALs, entirely located within the allotment that the wall faces; and
 - c. Where located adjacent and parallel to any other boundary (e.g. adjacent to reserves and balance allotments), entirely located within a single allotment in accordance with the approved plans listed in condition 1.

Engineering Plans

31. Prior to approval of the survey plan or commencement of any physical works required by the Stage 2B conditions of this consent, the consent holder shall provide design plans and specifications detailing the following works required in respect to this subdivision, to the satisfaction of the Team Leader – Regulatory Engineering (South).

The engineering plans submitted for approval shall detail all works associated with, and in accordance with Council Standards, including but not limited to:

- a. Safety barrier design on Maraetai School Road shall be specialist design and reviewed by Auckland Transport.

Design should also include:

- i) The shortening of barrier at proposed Road 1;
- ii) A flare for shared vehicle crossing for Lots 113 and 114; and
- iii) Detailed vehicle tracking to ensure barrier safety and acceptable tracking are achieved.

All approved construction work, shall be supervised by an engineering representative, appointed by the owner (refer to Council's current Engineering Standards).

Advice Note:

This condition does not apply to works authorised by engineering approval ENG603142381.

Section 224(c) certification conditions

32. The application for a certificate under section 224(c) of the RMA shall be accompanied by certification from a professionally qualified surveyor or engineer that all the conditions of subdivision consent relevant to Stage 2B (i.e. conditions 1, 11, 12 and 21 to 89) have been complied with, and that in respect of those conditions that have not been complied with:
- a. a completion certificate has been issued in relation to any conditions to which section 222 applies;

- b. a consent notice has been issued in relation to any conditions to which section 221 applies; and
- c. a bond has been entered into by the subdividing owner in compliance with any condition of subdivision consent imposed under section 108(2)(b).

Covenant Management Plan

33. Prior to commencement of any works for Stage 2B, a report shall be submitted to the Team Leader – Monitoring and Compliance (South) for approval that shall identify the measures proposed, in relation to the land covenant areas identified by condition 28, to provide for:
- a. Permanent protection of indigenous vegetation in the land covenant area;
 - b. Permanent exclusion of all livestock from the land covenant area;
 - c. Fencing around the perimeter of the land covenant area, except along the boundary with Lot 300;
 - d. On-going maintenance within the land covenant area, including weed and pest control measures.

The approved documentation shall hereafter be referred to as the Covenant Management Plan.

Landscape Management Plan

34. Prior to the commencement of any works for Stage 2B, a finalised set of landscape design drawings and supporting written documentation, prepared by a landscape architect or suitably qualified professional, shall be submitted to the Team Leader – Monitoring and Compliance (South) for approval.

The submitted information shall be consistent with the landscape plan listed in condition 1 (“Drawing No. 427-02-LS-01”), except that:

- a. Phormium Cookianum ‘Mountain Flax’ and Phormium Tenax ‘NZ Flax’ within Lot 200 shall not be planted directly adjacent to the footpath in Lot 156, with only low growing species planted against the footpath edge; and
- b. Where the landscape plan shows the planting of Magnolia Grandiflora ‘Little Gem’ as street trees, Magnolia Denudata ‘or Magnolia ‘Star Wars’ shall instead be planted.

The submitted information shall also, at a minimum, include landscape design drawings, specifications and maintenance requirements, including:

- c. Details of fencing between the proposed allotments and existing and proposed drainage reserve, recognising the requirements of condition 80;
- d. Details of height and materials used for the proposed retaining walls and related fences, being in accordance with the plans listed in condition 1 and recognising the requirements of conditions 38 and 79;

- e. An annotated planting plan which communicates the proposed location and extent of all areas of planting, including any revegetation, reinstatement planting, mitigation planting and natural revegetation;
- f. A plant schedule based on the submitted planting plan(s) which details specific plant species, plant sourcing, the number of plants, height and/or grade (litre) / Pb size at time of planting, and estimated height / canopy spread at maturity;
- g. Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation and mulching requirements;
- h. An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing within reserves;
- i. An annotated street furniture plan and related specifications which confirm the location and type of all lights, fences, walls and other structural landscape design elements within existing and proposed road reserves;
- j. A landscape maintenance report and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:
 - i) Irrigation
 - ii) Weed and pest control
 - iii) Plant replacement
 - iv) Inspection timeframes
 - v) Contractor responsibilities

The approved documentation shall hereafter be referred to as the Landscape Management Plan.

Advice Note:

It is recommended that the consent holder provide, in particular, details of maintenance methodology and frequency, allowance for fertilising, weed removal / spraying, replacement of plants, including specimen trees in case plants are severely damaged / die over the first five years of the planting being established and watering to maintain soil moisture.

As part of the approval process, the Council's monitoring team will liaise with landscape architects from the Council's Auckland Design Office to ensure that the submitted drawings and related information are consistent with the consented landscape concept plan (unless otherwise required by the condition above).

Lighting Plan – Shared accessway

35. Prior to the commencement of any works for Stage 2B, details of solar powered lighting along the shared accessway within Lots 152 and 153 shall be submitted to the Team Leader – Monitoring and Compliance (South) for approval. The submitted information shall also include:
- a. Location and specification of the proposed lighting; and
 - b. On-going maintenance requirements.

Pre-start meeting

36. Prior to the commencement of any works for Stage 2B, the consent holder shall hold a pre-start meeting that:
- a. is located on the subject site;
 - b. is scheduled not less than 5 days before the anticipated commencement of activity;
 - c. includes Auckland Council Regulatory Engineering South;
 - d. includes the consent holder's agent and/or engineer/surveyor responsible for 'signing off' completion of works in accordance with this resource consent; and
 - e. includes representation from the contractors who will undertake the works.

The following information shall be made available at the pre-start meeting:

- f. Resource consent conditions;
- g. Resource consent conditions plans; and
- h. Approved CAR and Temporary Traffic Management Plans from Auckland Transport

Advice Note:

To arrange the pre-start meeting, required by condition above, please contact Council's Regulatory Engineering Team, (deveng.south@aucklandcouncil.govt.nz) and Watercare Services Limited Development Team (preinspections@water.co.nz)

The conditions of consent will be discussed at this meeting.

Earthworks and retaining walls

37. Earthworks to facilitate the proposed subdivision shall be undertaken in accordance with the land use consent referenced LUC60302412 or any variation to this resource consent.
38. All retaining walls that face an existing or proposed road shall be constructed with allan blocks.

39. The proposed retaining walls works (and related earthworks) shall be undertaken as per the recommendation provided by the geotechnical report prepared by Geoteck Services Ltd, Ref: 5040_2, dated 9 June 2017 and also in a manner which ensures that the land within the site, and on adjoining properties, remain stable at all times. In this regard:
- a. The consent holder shall employ a CPEng qualified Engineer, Registered Professional Surveyor or other suitably qualified person acceptable to Council to investigate, direct and supervise all construction works, particularly in close proximity to neighbouring properties/ road reserve to ensure that an appropriate design and construction methodology is carried out to maintain the short- and long-term stability of the site and surrounds.
 - b. All retaining walls and/or temporary stabilising works shall be constructed in a timely manner under engineering supervision. The consent holder shall ensure that all necessary design/approvals for retaining walls are obtained and that sufficient resources are available to construct the required retaining walls, as directed by the engineer, prior to commencement of any significant excavation works.
 - c. Certification from a suitably qualified professional shall be provided to the Team Leader – Monitoring and Compliance (South) confirming that the works have been completed in accordance with the approved plans listed in condition 1 within ten working days following completion. Written certification shall be in the form of a geotechnical completion report, or any other form acceptable to the Council.
 - d. All pre-existing fill shall either be completely removed or removed and then re-worked to an engineering standard.
 - e. All retaining walls, located closer to the boundary/road reserve than their height, shall be designed with a 12 kPa surcharge.
 - f. All works shall be undertaken in a manner that does not create an adverse effect on neighbouring properties due to vibration.

Advice Note:

A Building Consent is required for retaining walls unless exempted under Schedule 1 of the Building Act 2004.

40. Any retaining walls and their ancillary and supporting structures shall be:
- a. Where located adjacent and parallel to an existing or proposed road boundary, entirely located within the residential allotment;
 - b. Where located adjacent and parallel to a boundary between proposed residential allotments and/or JOALS, entirely located within the allotment that the wall faces; and
 - c. Where located adjacent and parallel to any other boundary (e.g. adjacent to reserves and balance allotments), entirely located within a single allotment in accordance with the approved plans listed in condition 1.

A certificate from a licensed cadastral surveyor shall be provided certifying the compliance with this requirement (as part of the application for section 224(c) certification) for any retaining walls constructed after the lodgement of the survey plan for Stage 2B (and therefore not subject to condition 30).

Roads

41. All new roads shall be designed and fully constructed with stormwater control in accordance with ATCoP and the approved plans listed in condition 1.
42. Pram crossings shall be installed/constructed in accordance with the Auckland Transport Code of Practice (ATCOP), the approved plans listed in condition 1 and finished complete with tactile pavers (including directional).
43. All vehicle crossings shown on the approved plans listed in condition 1 shall be constructed in accordance with Auckland Transport Code of Practice Standards, except that:
 - a. The vehicle crossing for Lots 113 and 114 shall be constructed in accordance with the engineering plans approved under condition 31 (including alterations to the existing guard rail).
44. The consent holder must install street lighting in accordance with the Auckland Transport Code of Practice (ATCOP) and the approved plans listed in condition 1.
45. The consent holder shall submit a Resolution report for approval by Auckland Transport Traffic Control Committee to legalise the proposed traffic control devices (e.g. traffic signs, road marking and traffic calming devices).

Advice Note:

The resolutions, prepared by a qualified traffic engineer, will need to be passed so that the changes to the road reserve can be legally implemented and enforced. The resolution process may require public consultation to be undertaken in accordance with Auckland Transport's standard procedures. It is the responsibility of the consent holder to prepare and submit a permanent Traffic and Parking Changes report to AT TCC for review and approval. It is recommended that the resolution process be initiated at least 8 weeks prior to the installation permanent traffic and parking controls. No installation of any road markings will be allowed before the resolution is approved by the Auckland Transport Traffic Control Committee (TCC).

46. The consent holder shall provide and install road naming signs in accordance with the Council's standards for public roads (i.e. Roads 1 and 2) and common access lots that serve six or more lots (i.e. Lot 152) within the subdivision. The names shall be as approved by the Franklin Local Board.

Advice Note:

Land Information New Zealand (LINZ) requires that proposed roads, private roads within common access lots or lot accesses comprising panhandle access strips and/or reciprocal rights of way easements that serve six or more lots are to be named. LINZ has indicated that a name for the road or private road should be in place before the survey plan of subdivision is approved by the Council under section 223 of the RMA and advises that if no name is in place this could be problematic when titles are later requested. The consent holder should obtain evidence of acceptance from LINZ that the proposed names are not duplicated within the Auckland Council area before submitting the names to the Council for reporting to the relevant Local Board for approval. In giving its approval, the Local Board will have regard to the relevance of the road names to the locality or determine that the names are otherwise appropriate.

Jointly-Owned Access Lots

47. The shared access within Lots 150 to 155, shall be constructed/formed in accordance with the overland flow path levels, with stormwater control, in compliance with Council's current Local Engineering Standards and the approved plans listed in condition 1 to the satisfaction of the Team Leader – Regulatory Engineering (South).
48. Solar powered street lights shall be provided within Lots 152 and 153 in accordance with the lighting plan approved under condition 35.
49. Within Lot 152:
 - a. The 1 m pedestrian path shall be subject to a broom finish with no black oxide, which shall not be disrupted by any access to Lots 51 to 54; and
 - b. The ≥ 5.5 m carriageway and manoeuvring area shall be subject to a black oxide exposed aggregate finish.
50. An Engineering Completion Certificate certifying that the JOAL and common accessways have been constructed in accordance with the approved plans listed in condition 1 shall be provided as part of the application for 224(c) certification.

Landscaping

51. Landscaping within all reserve areas and roads (Lots 156 and 200 and that part of Maraetai School Road adjacent to the site) that is required by the Landscape Management Plan (condition 34) shall be completed in the recognised planting season (May to September) and be undertaken by a suitably qualified person in accordance with the following specifications at the cost of the consent holder and to the satisfaction of the Team Leader – Parks Planning:
 - a. Good quality topsoil, free of stones and clay lumps, shall be used in areas where street planting is to be undertaken, including tree pits. All grassed and planted areas shall be developed and completed with a minimum topsoil depth of 100mm and 400mm respectively.
 - b. If the subsoil below the required depth (400mm) is hard and compacted, it shall be ripped to break up the under layer.

- c. All areas that have been grassed must have at least a 90% strike rate, be in a mow-able condition (maximum gradient of 1:3) and be weed and rubbish free.
- d. The roads and reserve shall be cleared of any construction material, rubbish and surplus soil, and shall be maintained in a neat and tidy condition.
- e. Only if required, natural fertile topsoil capable of sustaining vigorous and healthy plant growth shall be imported in order to meet the necessary minimum depth of topsoil. All topsoil shall be uniformly composed of medium loam texture and shall be easily workable. It shall be free of clay lumps and non-soil material including bricks and other building/construction material and contamination.
- f. Any topsoil that is deemed not to meet these requirements shall be replaced at the consent holder's expense with complying topsoil.
- g. Should site factors preclude compliance with any of these conditions, the Team Leader – Parks Planning must be advised in writing as soon as practicable and, in any case, prior to planting, and an alternative soil improvement methodology proposed to the satisfaction of the Advisor.
- h. Grassing shall only be undertaken when the weather is suitable (i.e. mild, dull and moist, and when the ground is moist and workable). Where delays occur in the agreed programme which prevents areas being planted, the consent holder shall inform monitoring staff as soon as practicable.
- i. All engineering works contracts entered into for hard and soft landscaping shall comply with NZS 3910/NZS 3916/NZS 3917.
- j. At practical completion auditing, a chartered professional engineer engaged by the applicant shall provide certificates of compliance and producer statements as relevant and certify that the recreation reserve construction works have been carried out in accordance with the Landscape Management Plan and comply with the requirements in conditions above. Written manufacturers' guarantees shall be supplied for any products where warranties are available or applicable.
- k. Any defects identified at the practical completion audit are to be remedied by the applicant. The practical completion of the works will be determined by the Team Leader – Parks Planning to their satisfaction and this indicates the commencement of the maintenance period.

Public Stormwater System

- 52. The consent holder shall provide and install a complete public stormwater system to serve all allotments in accordance with the SWCoP and approved plans listed in condition 1 to the satisfaction of the Team Leader – Regulatory Engineering (South).
- 53. Individual private stormwater connections to proposed public stormwater systems for each allotment other than Lots 55 to 59, 75, 77 and 78 shall be provided at the lowest point within the boundary and installed in accordance with the approved plans listed in condition 1 to the satisfaction of the Team Leader – Regulatory Engineering (South).

54. An Engineering Completion Certificate certifying that all public stormwater pipes and individual stormwater connections have been constructed in accordance with the approved plans listed in condition 1 and the Council's Code of Practice for Land Development and Subdivision – Chapter 4: Stormwater shall be provided as part of the application for section 224(c) certification.
55. Adequate provision shall be made for the protection of wastewater lines that will be crossed over by a stormwater line. In all such cases the area between the lines shall be hard fill backfilled. Where clearance is less than 150 mm, 55 mm thick polystyrene packing shall be placed against the underside of the line. Where clearance is less than 300mm and bell jointed pipes are used, there shall be no bell joints placed directly over the lower line.

Public Wastewater System

56. The wastewater system, as required by this consent, shall be designed and adequately sized to service future development of upstream lots and lots in that area as defined in the Catchment Management Plan.
57. The consent holder shall provide and install a complete public wastewater system to serve all lots in accordance with the Water and Wastewater Code of Practice for Land Development and Subdivision to the satisfaction of Auckland Council.
58. A certificate from Watercare confirming that separate wastewater connections have been provided for all allotments shall be provided as part of the application for section 224(c) certification. No buildings in the development are to be occupied until confirmation from Watercare has been provided to the Council.
59. Adequate provision shall be made for the protection of stormwater lines that will be crossed over by a wastewater line. In all such cases the area between the lines shall be hard fill backfilled. Where clearance is less than 150 mm, 55 mm thick polystyrene packing shall be placed against the underside of the line. Where clearance is less than 300mm and bell jointed pipes are used, there shall be no bell joints placed directly over the lower line.

Private Stormwater Drainage

60. All private drainage serving the proposed subdivision and shown on the approved plans listed in condition 1, including the private stormwater outlets 6-1, 12-1 and HW1 to HW5 (serving Lots 55 to 59, 75, 77 and 78), shall be constructed, shown on an as-built plan and certified to be fully contained within the allotment serviced (or within a right to drain water easement for which that allotment is a dominant tenement).
61. Certification from a geotechnical engineer shall be provided to confirm the suitable location for the private outlets that does not cause or increase scouring or erosion at the point of discharge or downstream.

Electricity supply

62. The consent holder shall provide and install an underground electricity supply system to service each individual lot. The system shall be installed in accordance with the requirements of the Auckland Code of Practice for Land Development and Subdivision and the relevant network utility operator. The consent holder shall provide confirmation from the network utility operator that the system has been installed in accordance with their requirements and 'as-built' plans of the system to the Council.

Telecommunications services

63. The consent holder shall provide and install an underground telecommunications system to service each individual lot. The system shall be installed in accordance with the requirements of the Auckland Code of Practice for Land Development and Subdivision and the relevant network utility operator. The consent holder shall provide confirmation from the network utility operator that the system has been installed in accordance with their requirements and 'as-built' plans of the system to the Council.

Bush protection areas

64. All fences (and any other structures) required by the Covenant Management Plan approved under condition 33 shall be completed and defined on a plan to be submitted to Team Leader – Monitoring and Compliance (South) as part of the application for section 224(c) certification.

Foundation Completion Report

65. A foundation completion report for all allotments in Stage 2B shall be submitted for the completed land modification to the satisfaction of the Team Leader – Regulatory Engineering (South). The report shall readdress the previous geotechnical reports for the site (including the geotechnical reports listed in condition 1 and the geotechnical completion report required by condition 22 of land use consent LUC60302412) and also identify the location of "Expansive Soils" (AS2870 [1996]) and their categories.

As-built Plans and Certification

66. At the completion of works, certifications and as-built plans of all new public assets (excluding any private assets) to be vested in the Council (including associated documentation) shall be provided to the satisfaction of Team Leader – Monitoring and Compliance (South) and shall be in accordance with:
- a. The conditions of the Resource Consent;
 - b. Auckland Council's Engineering Quality Assurance Manual;
 - c. Auckland Council's current Engineering Standards;
 - d. NZS4431 1989 Code of Practice for Earth Fill for Residential Development.
67. The consent holder shall supply Completion / Provisioning certificates for the power and telephone services from the utility service providers and certified as-built plans giving locations of all Plinths, Cables and Ducts.

Maintenance of Works

68. The roads, drainage systems, street lighting, landscaping and planting, must be maintained to the standard required by this consent and subsequent approvals to the satisfaction of the Team Leader – Regulatory Engineering (South) and/or Team Leader – Parks Planning (as relevant) for the following periods after the section 224(c) certificate has been issued by the Council:
- a. 6 months for all roads, footpaths, drainage systems, and street lighting; and
 - b. 24 months for all street trees, landscaping and reserves.
- Any faults, defects or damage to any of these works must be remedied at the consent holder's cost.
69. The consent holder shall enter into a bond with the Council, on its usual terms and conditions, to secure compliance with condition 68. Any maintenance issues deemed unsuitable by Council during this period shall be remedied by the consent holder at their expense within 10 working days of formal notification from Council.
70. The bond for roads, footpaths, drainage systems and street lighting will not be released until the consent holder provides evidence to the satisfaction of the Council that these requirements have been met.
71. The bond for street trees, landscaping and reserves will not be released until the consent holder provides evidence to the satisfaction of the Council that these requirements have been met and the street trees have been certified, by a suitably qualified arborist, as being “fully established and sustainable” to the satisfaction of the Team Leader – Monitoring and Compliance (South).

Consent notices

Geotechnical Requirements

72. Any covenants that are required by condition 23 of land use consent LUC60302412 shall be extinguished and consent notices shall be registered with the Registrar-General of Land against the Computer Freehold Registers of the relevant allotment(s), pursuant to Section 221 of the Resource Management Act 1991, recording equivalent conditions, which shall be complied with on a continuing basis, all at no cost to Council.

Advice Note:

Condition 23 of land use consent LUC60302412 requires identification of Extremely Expansive Soils, Specific Design Requirements' or any other matters raised in the geotechnical completion report (required by that consent). A copy of the geotechnical completion report required by condition 22 of land use consent LUC60302412 should be provided as part of the application for section 224(c) certification to confirm any required consent notices.

73. Consent notices shall be registered with the Registrar-General of Land against the Computer Freehold Registers of the relevant allotment(s), pursuant to Section 221 of the Resource Management Act 1991, recording any specific engineering investigation and design or other works beyond the scope of NZS 3604:1990 recommended by the foundation completion report required under condition 65, which shall be complied with on a continuing basis, all at no cost to Council.
74. A consent notice shall be registered with the Registrar-General of Land against the Computer Freehold Registers of Lots 55 to 59, 80, 81, 86 and 87 hereon, pursuant to Section 221 of the Resource Management Act 1991, recording the following condition, which shall be complied with on a continuing basis, all at no cost to Council:
- “All buildings shall be constructed away from the slope side of Building Limitation Line (BLL) and are designed and constructed in accordance with limitations stated in the geotechnical report Geotek Services Ltd (ref: 5040_2, dated 9 June 2017) or geotechnical completion report (condition 22 of land use consent LUC60302412). The buildings shall not be exposed to any unacceptable low risk of slope stability. Any development proposed on the slope side of the BLL shall be endorsed by site specific geotechnical investigation, assessment and slope stability analyses undertaken by a competent Geo-professional.”

Water Supply

75. A consent notice shall be registered with the Registrar-General of Land against the Computer Freehold Registers of Lots 45 to 82 and 86 to 114 hereon, pursuant to Section 221 of the Resource Management Act 1991, recording the following condition, which shall be complied with on a continuing basis, all at no cost to Council:
- “Each lot shall have installed as a minimum, 2 x 25,000 litre water tanks (or tanks to the equivalent volume), for potable water supply and fire-fighting water supply within the sites during the construction of any building at the site and maintained thereafter by the owners/occupiers of each lot. The water tanks shall be accessible by foot from the private road (or JOAL) and shall be visible or denoted by suitable indicators. On-site water supply and firefighting requirements for each allotment shall be the responsibility of the property owner(s).”

Bush protection

76. A consent notice shall be registered with the Registrar-General of Land against the Computer Freehold Registers of Lots 59 and 75 hereon, pursuant to Section 221 of the Resource Management Act 1991, recording the following condition, which shall be complied with on a continuing basis and also recorded in the Land Information Register, all at no cost to Council:
- “The owner(s) of Lots 59 and 75 hereon shall, in accordance with the Covenant Management Plan (required by condition 33):

- a. Protect, manage and maintain indigenous vegetation within the land covenant areas identified by condition 28 on their respective lots on a continuing basis and to the satisfaction of the Team Leader – Monitoring and Compliance (South), including:
 - i) Ensuring that at no time shall any grazing animals be permitted in the land covenant areas;
 - ii) Undertaking on-going weed and pest control; and
 - iii) Maintaining the perimeter fencing; and
- b. Permit Council officers will to enter the property to monitor compliance with the foregoing obligations and any requirements issued in this regard with be complied with forthwith.”

JOAL interface

77. A consent notice shall be registered with the Registrar-General of Land against the Computer Freehold Registers of Lots 50 to 58, 70 to 73 and 75 hereon, pursuant to Section 221 of the Resource Management Act 1991, recording the following condition, which shall be complied with on a continuing basis, all at no cost to Council:

“No buildings or parts of buildings (as defined by Chapter J of the Auckland Unitary Plan Operative in Part) shall be located within 3 m of the boundary with Lot 152, 153 and/or 154, except that eaves, roofs, gutters or downpipes may project into this yard by no more than 750 mm. At least 50% of this 3 m yard shall be landscaped.

Any fences or walls (or a combination of these structures) located within 3 m of the boundary with Lot 152, 153 and/or 154 shall not exceed the following height, measured from the ground level at the boundary:

- a. 1.4 m;
- b. 1.8 m for no more than 50% of the length of boundary with Lot 152, 153 and/or 154 and 1.4 m for the remainder; or
- c. 1.8 m if the fence is at least 50% visually open as viewed perpendicular to the boundary with Lot 152, 153 and/or 154.”

78. A consent notice shall be registered with the Registrar-General of Land against the Computer Freehold Registers of Lots 59, 60 and 76 hereon, pursuant to Section 221 of the Resource Management Act 1991, recording the following condition, which shall be complied with on a continuing basis, all at no cost to Council:

“Any fences or walls (or a combination of these structures) located within 1 m of the boundary with Lot 152, 153 and/or 154 shall not exceed the following height, measured from the ground level at the boundary:

- a. 1.4 m;
- b. 1.8 m for no more than 50% of the length of boundary with Lot 152, 153 and/or 154 and 1.4 m for the remainder; or

- c. 1.8 m if the fence is at least 50% visually open as viewed perpendicular to the boundary with Lot 152, 153 and/or 154.”

Fences along public boundaries

79. A consent notice shall be registered with the Registrar-General of Land against the Computer Freehold Registers of Lots 46 to 49, 88 and 105 to 107 hereon, pursuant to Section 221 of the Resource Management Act 1991, recording the following condition, which shall be complied with on a continuing basis, all at no cost to Council:

“Any fences constructed atop any retaining walls that are within 3 m of the boundary of any existing or proposed road (excluding any fences that are constructed perpendicular to the road boundary) are to be pool-style with the maximum height being the greater of:

- a. 1.8 m, measured from the toe of the retaining wall; or
- b. The minimum height required to comply with Building Code Clause F4 (Safety from Falling), if applicable.”

80. A consent notice shall be registered with the Registrar-General of Land against the Computer Freehold Registers of Lots 108, 109, 113 and 114 hereon, pursuant to Section 221 of the Resource Management Act 1991, recording the following condition, which shall be complied with on a continuing basis, all at no cost to Council:

“Any fences or walls (or a combination of these structures) located within 1 m of the boundary with Lot 200 hereon, Lot 300 hereon and/or Lot 103 DP 472632 shall not exceed the following height, measured from the ground level at the boundary:

- a. 1.4 m; or
- b. 1.8 m if the fence is at least 50% visually open as viewed perpendicular to the boundary with Lot 200 hereon, Lot 300 hereon and/or Lot 103 DP 472632.”

JOALs

81. A consent notice shall be registered with the Registrar-General of Land against the Computer Freehold Registers of Lots 51 to 54 hereon, pursuant to Section 221 of the Resource Management Act 1991, recording the following condition, which shall be complied with on a continuing basis, all at no cost to Council:

“Any access to/from Lot 152 shall maintain the broom finish with no black oxide of the 1 m pedestrian path within Lot 152 and shall otherwise be subject to an alternative finish so as to not disrupt the visual priority of pedestrians along the JOAL.”

82. A consent notice shall be registered with the Registrar-General of Land against the Computer Freehold Registers of Lots 152 and 153 hereon, pursuant to Section 221 of the Resource Management Act 1991, recording the following condition, which shall be complied with on a continuing basis, all at no cost to Council:

“The owner(s) of each allotment shall be jointly responsible for the maintenance of the solar powered street lights within Lots 152 and 153, in accordance with the lighting plan approved under condition 35 of resource consent BUN60311766.”

Overland flow

83. A consent notice shall be registered with the Registrar-General of Land against the Computer Freehold Registers of Lots 59, 81 and 86 hereon, pursuant to Section 221 of the Resource Management Act 1991, recording the following condition, which shall be complied with on a continuing basis, all at no cost to Council:

“Any access or other paved surfaces shall be constructed in a manner to ensure that all overland flow from the shared accessway is contained within the right to drain water easement in favour of Auckland Council. Compliance with this condition shall be demonstrated as part of an application for building consent at the site.”

84. A consent notice shall be registered with the Registrar-General of Land against the Computer Freehold Registers of Lots 51 to 58, 71 to 75, 79 to 80, 82, 87, and 100 to 102 hereon, pursuant to Section 221 of the Resource Management Act 1991, recording the following condition, which shall be complied with on a continuing basis, all at no cost to Council:

“Any access or other paved surfaces shall be constructed in a manner than ensure that overland flow from the shared accessway (Lot 150 to 155, as relevant) is not diverted onto the site. Compliance with this condition shall be demonstrated as part of an application for building consent at the site.”

Stormwater discharges

85. A consent notice shall be registered with the Registrar-General of Land against the Computer Freehold Registers of Lot 75 hereon, pursuant to Section 221 of the Resource Management Act 1991, recording the following condition, which shall be complied with on a continuing basis, all at no cost to Council:

“Impervious areas within Lot 75 that are diverted and discharged to the private outfall structure labelled “HW1” (as shown in the plans listed in condition 1 of resource consent BUN60311766) shall not exceed 1,000 m², unless authorised by resource consent (water permit and discharge permit).”

Advice Note:

Discharge of stormwater from outfall structure HW1 is deemed to be a permitted activity pursuant to E8.4.1(A8) of the Auckland Unitary Plan Operative in Part, on the basis that stormwater will be deviated to it from no more than 1,000 m² of impervious surfaces, which is less than the maximum impervious area permitted at this site by the Single House zone standards (60% of the site).

86. A consent notice shall be registered with the Registrar-General of Land against the Computer Freehold Registers of Lot 55 hereon, pursuant to Section 221 of the Resource Management Act 1991, recording the following condition, which shall be complied with on a continuing basis, all at no cost to Council:

“Impervious areas within Lot 55 that are diverted and discharged to the private outfall structure labelled “HW5” (as shown in the plans listed in condition 1 of resource consent BUN60311766) shall not exceed 1,000 m², unless authorised by resource consent (water permit and discharge permit).”

Advice Note:

Discharge of stormwater from outfall structure HW5 is deemed to be a permitted activity pursuant to E8.4.1(A8) of the Auckland Unitary Plan Operative in Part, on the basis that stormwater will be deviated to it from no more than 1,000 m² of impervious surfaces, which is less than the maximum impervious area permitted at this site by the Single House zone standards (60% of the site).

87. A consent notice shall be registered with the Registrar-General of Land against the Computer Freehold Registers of Lot 59 hereon, pursuant to Section 221 of the Resource Management Act 1991, recording the following condition, which shall be complied with on a continuing basis, all at no cost to Council:

“Impervious areas within Lot 59 that are diverted and discharged to the private outfall structure labelled “6-1” (as shown in the plans listed in condition 1 of resource consent BUN60311766) shall not exceed 650 m², unless:

- a. authorised by resource consent (water permit and discharge permit); or
- b. stormwater from impervious areas within Lot 153 are diverted to an alternative stormwater outfall, in which case impervious areas within Lot 59 that are diverted and discharged to the private outfall structure labelled “6-1” shall not exceed up to a total of 1,000 m².”

Advice Note:

Discharge of stormwater from outfall structure 6-1 is deemed to be a permitted activity pursuant to E8.4.1(A8) of the Auckland Unitary Plan Operative in Part, on the basis that stormwater will be deviated to it from no more than 1,000 m² of impervious surfaces. Approximately 350 m² of impervious surfaces within Lots 152 and 153 will be deviated to outfall structure 6-1 and the balance (650 m²) is less than the maximum impervious area permitted at this site by the Single House zone standards (60% of the site).

88. A consent notice shall be registered with the Registrar-General of Land against the Computer Freehold Registers of Lots 55 to 59, 75, 77, 78 and 153 hereon, pursuant to Section 221 of the Resource Management Act 1991, recording the following condition, which shall be complied with on a continuing basis, all at no cost to Council:

“The owner(s) of each allotment shall be jointly responsible for the maintenance of the proprietary private stormwater outlet to which the allotment’s stormwater drains to.”

Private wastewater

89. A consent notice shall be registered with the Registrar-General of Land against the Computer Freehold Registers of Lots 56 to 59, 69, 70, 76 to 78, 108 and 114 hereon, pursuant to Section 221 of the Resource Management Act 1991, recording the following condition, which shall be complied with on a continuing basis, all at no cost to Council:

“Prior to the occupation of any dwelling, a private wastewater pump station (connected to the public reticulated wastewater network) is to be installed and operational on this allotment, in accordance the plans listed in condition 1 of resource consent BUN60311766, unless adequate gravity discharge can be achieved, evidence of which must be provided at the time of the building consent application.

If required, the owner(s) of each allotment shall be responsible for the maintenance of the relevant private wastewater pump.”

Advice notes

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
2. *For the purpose of compliance with the conditions of consent, “the Council” refers to the Council’s monitoring inspector unless otherwise specified. Please contact monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
3. *For more information on the resource consent process with Auckland Council see the Council’s website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment’s website: www.mfe.govt.nz.*
4. *If you as the applicant disagree with any of the above conditions or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the Council within 15 working days of your receipt of this decision (for s357A) or receipt of the Council invoice (for s357B).*
5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
6. *This consent approval does not authorise the construction of the necessary engineering works within other affected properties. Right of entry consent will need to be obtained or reconfirmed for access into the neighbouring property to construct the necessary engineering works.*

7. Adequate provision shall be made for the protection of the existing public drains. Any necessary repairs to the public drains that may be required as a consequence of the works shall be the consent holder's responsibility.
8. A Corridor Access Request (CAR) is required for all works undertaken within the road corridor. See Auckland Transport's website <https://at.govt.nz/about-us/working-on-the-road/corridor-access-requests/#applycar> for more information.
9. A vehicle crossing permit is required to be obtained from Auckland Transport prior to the commencement the proposed vehicle crossings on existing public roads. See Auckland Transport's website <https://at.govt.nz/about-us/working-on-the-road/vehicle-crossing-application/> for more information.
10. Development contributions levied under the Local Government Act 2002 are payable in relation to this application. The consent holder will be advised of the development contributions payable separately from this resource consent decision. Further information about development contributions may be found on the Auckland Council website at www.aucklandcouncil.govt.nz.
11. Watercare Services Ltd advises that at the time of application for a water and/or wastewater connection (or application for demand increase), completed in conjunction with a building consent, an Infrastructure Growth Charge shall apply. Details of this charge are available on the website www.watercare.co.nz.

Delegated decision maker:

Name: Robert Chieng
Title: Team Leader, Resource Consents

Signed: 

Date: _____
13/9/2018