

Sasha Bardwell
1/104 Titirangi Road
New Lynn
AUCKLAND 0600



Applicant	Sasha Bardwell
LIM address	37 Ambler Avenue Glen Eden
Application number	8270316199
Customer Reference	
Date issued	25-May-2021
Legal Description	LOT 2 DP 43798
Certificates of title	NA1527/65

Disclaimer

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

The LIM includes information which:

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

This LIM does not include other information:

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

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

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

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

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

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

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

Site Contamination

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

Wind Zones

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

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

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

Soil Issues

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.

Effective Date	Description	Details
07/04/2009	Manhole on site	Council's as-built records indicate there is a manhole(s), for wastewater or stormwater services, located on your property. It is the property owners' responsibility to ensure that these manholes are accessible by maintenance staff at all times, and that each manhole lid is level with the adjacent ground. If you are unable to locate the manhole(s) or a lid level needs raising or lowering, please contact EcoWater - Council's Drainage Department who can arrange for the necessary work to be carried out. The property owner may be liable for the cost of this work.

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:	12341414170
Rates levied for the Year 2020/2021 :	\$2,268.05
Total rates to clear for the current year (including any arrears and postponed rates):	\$566.99


The rates figures are provided as at 8 a.m. 25/05/2021. 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

37 Ambler Avenue Glen Eden

Application No.	Description	Decision	Decision Date
LUC60337678	Land Use Consent To construct nine new dwellings and subsequently create new freehold titles around each dwelling	Granted(Constructi on Monitoring Underway)	23/12/2019
LUC60069700	Land Use Consent Demolish of existing dwelling and construct 6 terrace dwellings	Superceded	18/05/2021

Subdivisions

37 Ambler Avenue Glen Eden

Application No.	Description	Decision	Decision Date
SUB60337710	Subdivision Consent To construct nine new dwellings and subsequently create new freehold titles around each dwelling	Granted	23/12/2019

Engineering Approvals

37 Ambler Avenue Glen Eden

Application No.	Description	Decision	Decision Date
ENG60351537	Engineering Compliance Engineering Application - Major - Servicing for a 9-lot subdivision (Replacing old EPA Number: ENG60338816 which is cancelled)	Approved	22/04/2020

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

37 Ambler Avenue Glen Eden

Application No.	Description	Issue Date	Status
BPM-1956-90	Dwelling (removed)	26/10/1956	Issued (See Note 1)
BPM-1969-294	Carport (removed)	18/06/1969	Issued (See Note 1)
BPM-1973-11224	Garage (removed)	31/12/1973	Issued (See Note 1)
BCO10303546	RBW: 9 Unit Development. 7 two-storey terrace houses and 2 three-storey terrace houses.	11/05/2020	CCC Not Issued (See Note 3)

Note	Description
1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.

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

37 Ambler Avenue Glen Eden

Application No.	Description	Decision
VXG21497101	New vehicle 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>

Auckland Unitary Plan

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

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

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

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

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

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

No information has been notified to Council.

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

Underground Services and District Plan maps are attached.

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

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

Attachments

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

- 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 : LUC60337678
- As Built Drainage Plan : BCO10303546

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

Address

37 Ambler Avenue Glen Eden

Legal Description

LOT 2 DP 43798

Appeals

Modifications

Zones

Residential - Mixed Housing Urban Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Urban

Overlays

Designations

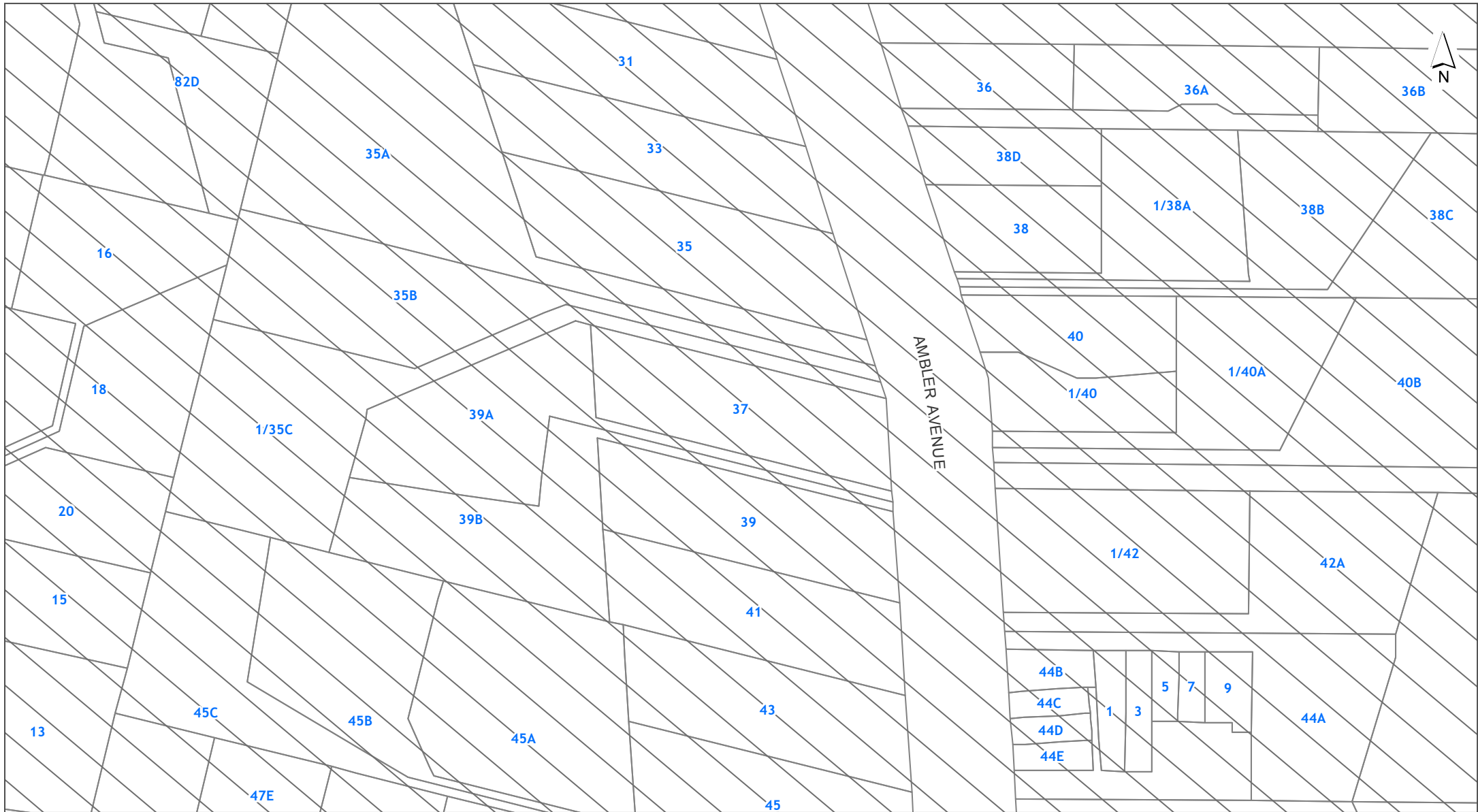


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Built Environment
37 Ambler Avenue Glen Eden
LOT 2 DP 43798

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 25/05/2021





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Controls
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Designations
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Historic Heritage and Special Character
37 Ambler Avenue Glen Eden
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Infrastructure
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Mana Whenua
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Natural Heritage
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Natural Resources
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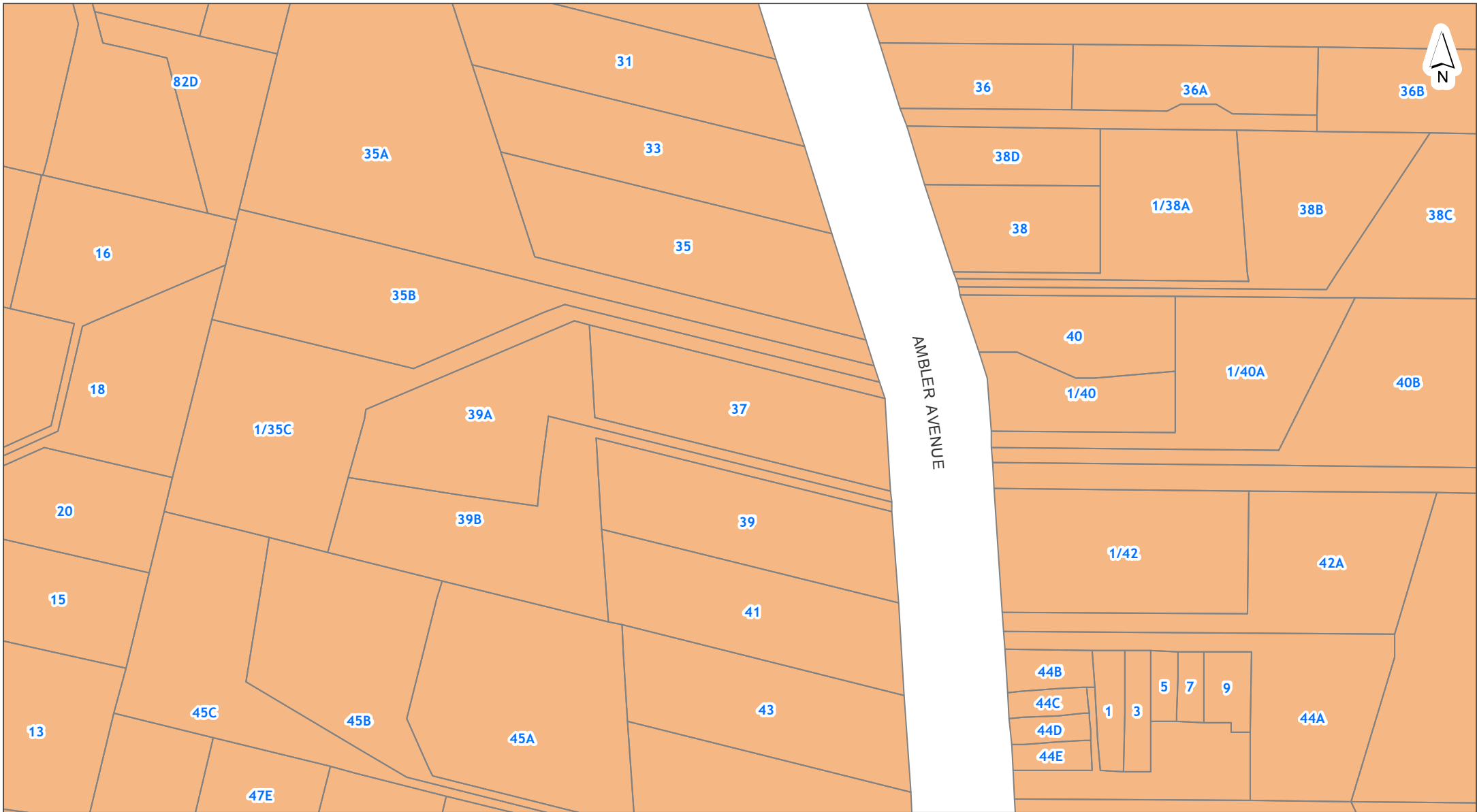


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Precincts
37 Ambler Avenue Glen Eden
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Zones and Rural Urban Boundary
37 Ambler Avenue Glen Eden
LOT 2 DP 43798

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 Meters
Scale @ A4
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Date Printed:
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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

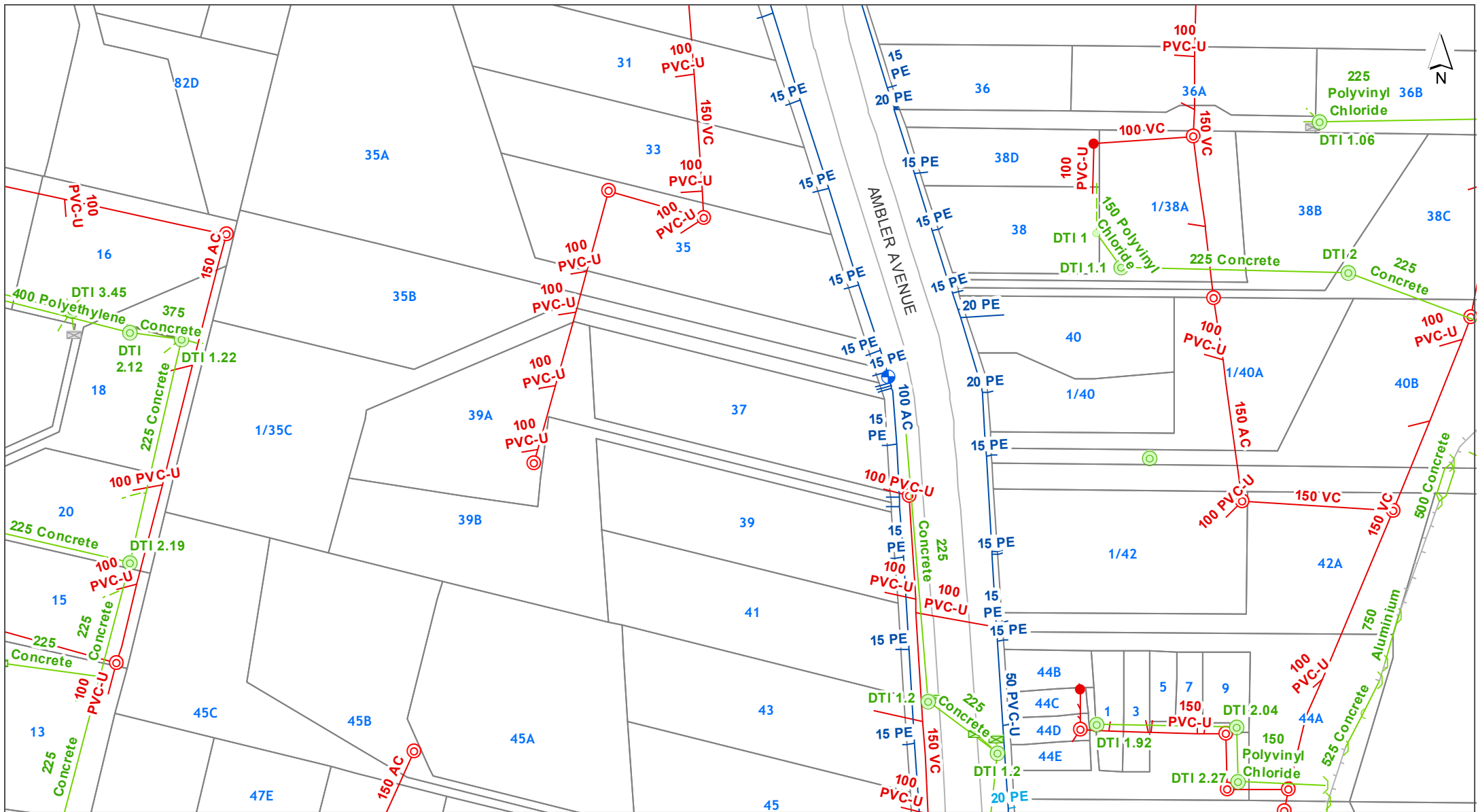
- Key Retail Frontage
 - General Commercial Frontage
 - Adjacent to Level Crossings
 - General
 - Motorway Interchange Control
 - Centre Fringe Office Control
 - Height Variation Control
 - Parking Variation Control
 - Level Crossings With Sightlines Control
 - Arterial Roads
- } Building Frontage Control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



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Underground Services
37 Ambler Avenue Glen Eden
LOT 2 DP 43798



Scale @ A4
 = 1:1,000

Date Printed:
 25/05/2021



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-NonPotable) |
| | Local Pipe (Operational-Potable) |
| | Local Pipe (Operational Not Vested) |
| | Local Pipe (Abandoned / Not Operational) |
| | Transmission Pipe (Operational-NonPotable) |
| | 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

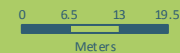
- | | |
|--|---|
| | Transpower Site |
| | Pylon (Transpower) |
| | 110 kv - Electricity Transmission |
| | 220 kv - Electricity Transmission |
| | 400 kv - Electricity Transmission |
| | Aviation Jet A1 Fuel Pipeline |
| | Liquid Fuels Pipeline [Marsden to Wiri] |
| | Gas Transmission Pipeline |
| |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

Legend updated: 21/09/2020



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Hazards
37 Ambler Avenue Glen Eden
LOT 2 DP 43798



Scale @ A4
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Date Printed:
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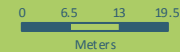


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Natural Hazards - Coastal Inundation

37 Ambler Avenue Glen Eden

LOT 2 DP 43798



Scale @ A4
 = 1:1,000

Date Printed:
 25/05/2021



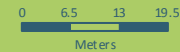


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Natural Hazards - Flooding

37 Ambler Avenue Glen Eden

LOT 2 DP 43798



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Date Printed:
 25/05/2021



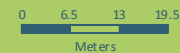


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Natural Hazards - Sea Spray

37 Ambler Avenue Glen Eden

LOT 2 DP 43798



Scale @ A4
 = 1:1,000

Date Printed:
 25/05/2021



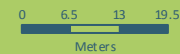


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Natural Hazards - Volcanic Cones

37 Ambler Avenue Glen Eden

LOT 2 DP 43798



Scale @ A4
= 1:1,000

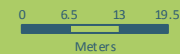
Date Printed:
25/05/2021





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Other
37 Ambler Avenue Glen Eden
 LOT 2 DP 43798



Scale @ A4
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Date Printed:
 25/05/2021


















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 an application for resource consents under the Resource Management Act 1991



Decision one – restricted discretionary activity for a residential activity

Application numbers: BUN60337676 (Council Reference)
LUC60337678 (s9 land use consent)

Applicant: Unispot Limited

Site address: 37 Ambler Avenue, Glen Eden

Legal description: Lot 2 DP 43798

Proposal:

To construct and use nine dwellings, and establish associated parking spaces, pedestrian and vehicle access.

Resource consent is required for the following reasons:

Land use consents (s9) – LUC60337678

Auckland Unitary Plan (Operative in part)

Residential – Mixed Housing Urban Zone

- The construction and use of nine dwellings on the site are a restricted discretionary activity pursuant to Rules H5.4.1(A4) and (A34).
- The development fails to comply with the following core standard and is a restricted discretionary activity under rule C.1.9(2):
 - Proposed unit 1 projects into the 1m northern side yard),required by Standard H5.6.8, by 0.2m over a length of 5.8m

Land Disturbance - District

- Earthworks affecting an area of approximately 1029m².is a restricted discretionary activity pursuant to Rule E12.4.1(A5).
- Earthworks comprising a cut/fill volume of approximately 411m³ is a restricted discretionary activity pursuant to Rule E12.4.1(A8).

Decision

I have read the application, supporting documents, and the report and recommendations on the application for resource consent. 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, 104C, and Part 2 of the RMA, the resource consent is **GRANTED**.

Reasons

The reasons for this decision are:

1. The application is for restricted discretionary resource consent, and as such under s104C only those matters over which council has restricted its discretion have been considered. Those matters are:

C1.9 Infringement of standards

- (3) *When considering an application for a resource consent for a restricted discretionary activity for an infringement of a standard under Rule C1.9(2), the Council will restrict its discretion to all of the following relevant matters:*
 - (a) *any objective or policy which is relevant to the standard;*
 - (b) *the purpose (if stated) of the standard and whether that purpose will still be achieved if consent is granted;*
 - (c) *any specific matter identified in the relevant rule or any relevant matter of discretion or assessment criterion associated with that rule;*
 - (d) *any special or unusual characteristic of the site which is relevant to the standard;*
 - (e) *the effects of the infringement of the standard; and*
 - (f) *where more than one standard will be infringed, the effects of all infringements considered together.*

H5.8.1. Matters of discretion for the Residential - Mixed Housing Urban Zone

(2) *for four or more dwellings per site:*

- (a) *the effects on the neighbourhood character, residential amenity, safety and the surrounding residential area from all of the following:*
 - (i) *building intensity, scale, location, form and appearance;*
 - (ii) *traffic; and*
 - (iii) *location and design of parking and access.*
- (b) *all of the following standards:*
 - (i) *Standard H5.6.9 Maximum impervious areas;*
 - (ii) *Standard H5.6.10 Building coverage;*
 - (iii) *Standard H5.6.11 Landscaped area;*
 - (iv) *Standard H5.6.12 Outlook space;*
 - (v) *Standard H5.6.13 Daylight;*
 - (vi) *Standard H5.6.14 Outdoor living space;*
 - (vii) *Standard H5.6.15 Front, side and rear fences and walls; and*
 - (viii) *Standard H5.6.16 Minimum dwelling size.*
- (c) *Infrastructure and servicing.*

(4) *for buildings that do not comply with ... Standard H5.6.8 Yards...*

- (a) *any policy which is relevant to the standard;*
- (b) *the purpose of the standard;*
- (c) *the effects of the infringement of the standard;*
- (d) *the effects on the landscape character, landscape qualities and natural features of the zone;*
- (e) *the effects on the amenity of neighbouring sites;*
- (f) *the effects of any special or unusual characteristic of the site which is relevant to the standard;*
- (g) *the characteristics of the development;*
- (h) *any other matters specifically listed for the standard; and*
- (i) *where more than one standard will be infringed, the effects of all infringements.*

E12.8.1 Land disturbance - District

(1) all restricted discretionary activities:

- (a) *compliance with the standards;*
- (b) *effects of noise, vibration, odour, dust, lighting and traffic on the surrounding environment;*
- (c) *effects on the stability and safety of surrounding land, buildings and structures;*
- (d) *effects on overland flow paths and flooding;*
- (e) *protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin;*
- (f) *the treatment of stockpiled materials on the site including requirements to remove material if it is not to be reused on the site;*
- (g) *staging of works and progressive stabilisation;*
- (h) *information and monitoring requirements;*
- (i) *timing and duration of works;*
- (j) *term of consent;*
- (k) *potential effects on significant ecological and indigenous biodiversity values;*
- (l) *risk that may occur as a result of natural hazards;*
- (m) *protection of or provision of network utilities and road networks.*
- (n) *potential effects on the natural character and values of the coastal environment, lakes, rivers and their margins, where works encroach into riparian or coastal yards; and*
- (o) *positive effects enabled through the land disturbance.*

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) Adverse effects on residential character and amenity will be avoided/mitigated through the development being compatible with the planned urban built character for the zone and locality.
 - (b) Landscaping and amenity spaces around the development will provide scale and softening to the two buildings (nine dwellings) and hard landscaping features, and privacy to future occupants.
 - (c) The massing and position of the proposed dwellings, placement of window openings, and the combination of the land rising to the rear and the physical buffer provided by the wide reciprocal rights of way along both north and south boundaries mitigates any potential loss of privacy for or increased overlooking on the neighbouring dwellings to the west, north and south. Dwellings to the east will be sufficiently separated by the road reserve, and the change in topography to negate any discernible effects.
 - (d) Adverse shading and dominance effects associated with the development will be mitigated by the articulated nature of the buildings, their two-storey (rear building) and three-storey (front building) massing and the combination of the land rising to the rear and the physical buffer provided by the wide reciprocal rights of way along both north and south boundaries.
 - (e) The development provides for an adequate quantum of parking spaces and on-site reverse manoeuvring space for all spaces, with one space noted to require two movements. The provision of a separated and demarcated pedestrian connection along the southern boundary of the development will also provide for adequate pedestrian linkages and minimise conflicts between vehicular and pedestrian traffic to/from the site.
 - (f) Adverse construction effects will be adequately managed through the use of standard management techniques and adherence to accepted measures as proposed by the applicant.
 - (g) There is sufficient capacity in public water supply and wastewater disposal networks to accommodate the development, whilst the development will incorporate on-site stormwater mitigation measures to ensure adverse stormwater discharge effects are mitigated to pre-development levels.
 - (h) In terms of positive effects, the development will increase the supply and diversity of housing options in this locality.
3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents, insofar as they relate to the matters over which discretion is restricted. In particular the assessment criteria in sections E12.8.2 and H5.8.2 of the Auckland Unitary Plan, as modified by Plan Changes 14 and 16. The development's preparatory earthworks and construction are to be carried out in accordance with conventional erosion / sediment control measures and hours of construction. The development has been designed to ensure that stormwater discharges will be adequately detained on site to pre-development levels (reflecting the site has historically not been connected to the public stormwater network), with particular reference to the stormwater detention system proposed in the shared driveway, and provision of landscaped areas. The position of the proposed vehicle crossing will not result in an unacceptable level of conflict with pedestrian traffic using Ambler Avenue, or future occupants who are to be served by a demarcated access along the shared driveway's southern edge. Finally, the development is of an intensity and layout that

is consistent with the relevant matters for discretion, assessment criteria, objectives and policies for the Residential – Mixed Housing Urban Zone. The development will not result in adverse dominance, shading or privacy effects on the nearby residential properties to the north, west and south. The development maintains a massing that is in general alignment with the zone’s intent, with the placement of the three storey building on the front, and two storey terrace to the rear, and articulated massing, ensuring that neighbouring dwellings will maintain adequate levels of sunlight access and privacy, and without undue increases in overlooking or dominance. Finally, the small infringement of the side yard standard will not result in any loss of amenity for adjoining residents to the north.

4. As a restricted discretionary activity, the other matters that can be considered under s104(1)(c) of the RMA must relate to the matters of discretion restricted under the plan. In this case, no other matters are considered relevant.
5. In the context of this restricted discretionary activity application for land use consent, where the relevant objectives and policies and matters for discretion in the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.
6. Overall, the proposal will increase housing supply on a site that is in close proximity to transport routes and amenities such as schools, will increase the variety of housing typologies and choice in the locality, and is of a design and appearance that does not adversely impact on the amenity of the immediate locality.

Conditions

Under sections 108 and 108AA of the RMA, this consent is subject to the following conditions:

1. The nine dwelling residential development 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 number LUC60337678 (BUN60337676)
 - Application Form and Assessment of Environmental Effects prepared by Civix, dated September 2019.

Report title and reference	Author	Dated
Geotechnical Investigation Report	BWN Ltd	14/11/2019
Residential Subdivision – 37 Ambler Avenue, Glen Eden: Transportation Assessment	Stantec	28/03/2019
Infrastructure Report	Civix	05/11/2019

Drawing title and reference	Author	Rev	Dated
Topographical Site Plan	Tripp Andrew Surveyors	2	07/02/17
Site Plan, Location Plan, HIRB Calculations (A2-01)	Ozac Architects	D	Sep 19
Site Coverage Calculations (A2-02)	Ozac Architects	D	Sep 19
Detailed Development Control (A2-03)	Ozac Architects	D	Sep 19
Site Retaining Wall Plan (A3-01)	Ozac Architects	D	Sep 19
Lower Ground Floor Plan (A3-02)	Ozac Architects	D	Sep 19
Ground Floor Plan (A3-03)	Ozac Architects	D	Sep 19
First Floor Plan (A3-04)	Ozac Architects	D	Sep 19
Roof Plan (A3-05)	Ozac Architects	D	Sep 19
Block A Elevations (A4-01)	Ozac Architects	D	Sep 19
Block B Elevations (A4-02)	Ozac Architects	D	Sep 19
Site Sections A-A, B-B (A5-01)	Ozac Architects	D	Sep 19
Typical Unit Layout (A6-01)	Ozac Architects	D	Sep 19
Landscape Plan: Planting Plan	ALA Planning and Design Ltd	7	30/10/19
Landscape Plan: Hard Landscape Plan	ALA Planning and Design Ltd	7	30/10/19
Sheet 1100: 37 Ambler Avenue, Glen Eden: Cut Fill Plan	Civix Planning Limited	-	25/10/19
Sheet 1150: 37 Ambler Avenue, Glen Eden: Retaining Wall Sections	Civix Planning Limited	-	25/10/19
Sheet 1151: 37 Ambler Avenue, Glen Eden: Retaining Wall Sections	Civix Planning Limited	-	25/10/19

Sheet 1152: 37 Ambler Avenue, Glen Eden: Retaining Wall Sections	Civix Planning Limited	-	25/10/19
Sheet 1153: 37 Ambler Avenue, Glen Eden: Retaining Wall Sections	Civix Planning Limited	-	25/10/19
Sheet 1180: 37 Ambler Avenue, Glen Eden: Erosion and Sediment Control Plan	Civix Planning Limited	-	25/10/19
Sheet 1190: 37 Ambler Avenue, Glen Eden: Erosion and Sediment Control Standard Details	Civix Planning Limited	-	19/03/19
Sheet 1191: 37 Ambler Avenue, Glen Eden: Erosion and Sediment Control Standard Details	Civix Planning Limited	-	19/03/19
Sheet 1210: 37 Ambler Avenue, Glen Eden: Accessway Plan	Civix Planning Limited	-	25/10/19
Sheet 1230: 37 Ambler Avenue, Glen Eden: Driveway Sections	Civix Planning Limited	-	25/10/19
Sheet 1250: 37 Ambler Avenue, Glen Eden: Roading Details	Civix Planning Limited	-	27/02/19
Sheet 1290: 37 Ambler Avenue, Glen Eden: Roading Standard Details	Civix Planning Limited	-	19/03/19
Sheet 1400: 37 Ambler Avenue, Glen Eden: Stormwater Servicing Plan	Civix Planning Limited	-	05/11/19
Sheet 1430: 37 Ambler Avenue, Glen Eden: Stormwater Longsections	Civix Planning Limited	-	25/10/19
Sheet 1431: 37 Ambler Avenue, Glen Eden: Stormwater Longsections	Civix Planning Limited	-	25/10/19
Sheet 1450: 37 Ambler Avenue, Glen Eden: Stormwater Infrastructure Assessment	Civix Planning Limited	-	11/09/19
Sheet 1451: 37 Ambler Avenue, Glen Eden: Stormwater Infrastructure Analysis	Civix Planning Limited	-	25/10/19
Sheet 1460: 37 Ambler Avenue, Glen Eden: Storage Design Details	Civix Planning Limited	-	25/10/19
Sheet 1490: 37 Ambler Avenue, Glen Eden: Stormwater Standard Details	Civix Planning Limited	-	10/09/19
Sheet 1491: 37 Ambler Avenue, Glen Eden: Stormwater Standard Details	Civix Planning Limited	-	10/09/19
Sheet 1600: 37 Ambler Avenue, Glen Eden: Water and Wastewater Servicing Plan	Civix Planning Limited	-	05/11/19
Sheet 1630: 37 Ambler Avenue, Glen Eden: Wastewater Longsections	Civix Planning Limited	-	23/10/19

Sheet 1631: 37 Ambler Avenue, Glen Eden: Wastewater Longsections	Civix Planning Limited	-	23/10/19
Sheet 1650: 37 Ambler Avenue, Glen Eden: Wastewater Infrastructure Assessment	Civix Planning Limited	-	11/09/19
Sheet 1651: 37 Ambler Avenue, Glen Eden: Wastewater Infrastructure Analysis	Civix Planning Limited	-	11/09/19
Sheet 1690: 37 Ambler Avenue, Glen Eden: Wastewater Standard Details	Civix Planning Limited	-	11/09/19
Sheet 1691: 37 Ambler Avenue, Glen Eden: Wastewater Standard Details	Civix Planning Limited	-	11/09/19

Other additional information	Author	Dated
S92 RFI response letter: <i>'Re: BUN60337676 at No. 37 Ambler Avenue, Glen Eden – Section 92 Response'</i>	Civix Planning Limited	5 November 2019
Letter: <i>'37 Ambler Avenue, Glen Eden: Section 92 response'</i>	Stantec New Zealand Ltd	9 September 2019

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.

The consent holder shall pay the council an initial consent compliance monitoring charge of \$1010 (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.

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.

Pre-commencement conditions.

Pre-start notification

3. Council's Team Leader - Compliance Monitoring Northwest 2 shall be informed, in writing, at least **ten working days** prior to the start date of the works authorised by this consent.

Advice Note:

In order to comply with Condition 3 please fill out the "Notice of Works Commencing" form supplied with your Resource Consent pack and forward this to Council as noted on the form to advise of the start of works.

Construction Traffic Management Plan

4. The consent holder shall submit to the Council's Team Leader - Compliance Monitoring Northwest 2, prior to any works commencing, a Construction Traffic Management Plan (CTMP) prepared in accordance with the Council's requirements for CTMPs and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management. All construction traffic shall be managed in accordance with the approved CTMP.

Advice note:

It is the responsibility of the consent holder to seek approval for the Construction Traffic Management Plan from Auckland Transport. Please contact Auckland Transport on (09) 355 3553 and review www.beforeudig.co.nz before commencing works.

Architectural Design Plans

5. Prior to the lodgement of any building consent for the development hereby consented, a finalised set of architectural detail drawings and materials specifications shall be submitted to Council for written certification by Council's Team Leader - Compliance Monitoring Northwest 2. The information shall include the following:

- details of the building's façade treatment / architectural features;
- materials schedule and specification, sample palette of materials, surface finishes, and colour schemes (including colour swatches) referenced on the architectural elevations;

The finalised set of drawings shall ensure that the building's proposed architectural treatment and finished appearance is consistent with the plans and information referenced at condition 1. All works shall then be carried out with the details certified by council, and thereafter retained and maintained, to the satisfaction of Council's Team Leader - Compliance Monitoring Northwest 2.

Advice note:

As part of the condition monitoring process, Council's monitoring inspectors will liaise with members of the Council's Auckland Design Office to ensure that the submitted details are consistent with the approved plans and information.

Lighting Plans

6. Prior to the lodgement of any building consent for the development hereby consented, the consent holder shall provide a Lighting Plan and Certification / Specifications prepared by a qualified Lighting Engineer, to Council's Team Leader - Compliance Monitoring Northwest 2. The purpose of this condition is to provide adequate lighting for the safety of people

residing, working or visiting the premises and its immediate environs outside of daylight hours. The Lighting Plan shall:

- include all accessible areas of the premises where movement of people are expected. Such locations include, but are not limited to the shared driveway, building entrances, building frontage, carpark, footpath or common access areas.
- include proposed locations, lux levels and types of lighting (i.e. manufacturer's specifications once a lighting style has been determined) and any light support structures required to control timing, level of lighting, or to minimise light spill, glare, and loss of night time viewing.
- Demonstrate compliance with the relevant standards in E24.6.1 Lighting of the Auckland Unitary Plan (Operative in Part).
- Demonstrate compliance with the AS/NZS 1158 P requirements and clearly specify what P Category the lighting design will achieve. The selection criteria for the chosen lighting category should also be presented (i.e. pedestrian/cycle activity, risk of crime etc.).
- Demonstrate the vertical illuminance by means of lux contours or a similar method to assess light spill on neighbouring properties where relevant. The limits of the vertical illuminance should comply with Auckland Unitary Plan (Operative in Part) Standard E24.6.1.3.
- Include an executive summary of the above information in plain English that outlines the relevant requirements to their application and their design response to them.

Advice Note:

The purpose of this condition is to ensure that adequate lighting is provided to frequently used areas within the proposed development for the safety of users. Adequate lighting is the amount of lighting at eye level for a person with average eyesight so they can identify any potential threat approaching them from at least a 15-metre distance.

Erosion and Sediment Control

7. Prior to the commencement of earthworks activity, all required erosion and sediment control measures on the subject site shall be constructed and carried out to the satisfaction of the Council's Team Leader - Compliance Monitoring Northwest 2.

Advice Note:

It is recommended that you discuss any potential measures with Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader, Compliance & Monitoring North West 2 on +64 9 301 0101 for more details.

Development in progress conditions

Finalised landscape design drawings, specifications, maintenance and implementation requirements

8. Prior to commencement of any construction works, the consent holder shall provide to the Council's Team Leader - Compliance Monitoring Northwest 2 for certification, a finalised set of detailed landscape design drawings and supporting written documentation which have

been prepared by a landscape architect or suitably qualified professional. The submitted information shall be consistent with the consented landscape concept plans prepared by ALA Planning and Design, dated 17/08/2019 and, at a minimum, shall include landscape design drawings, specifications, maintenance and implementation requirements including:

- open as viewed perpendicular to the front boundary of Units 1 and 2.
- Detailed landscape plan and specifications,
- Planting schedule, detailing the specific plant species, the number of plants provided, locations, height at time of planting and grade / Pb sizes;
- Pavement plan and specifications, detailing materiality and colour throughout the development site;
- Details of all hard landscape elements (paving, fencing, decking, retaining walls and lighting) in particular, retaining and fencing height shall be in accordance with Engineering sheets 1100, 1150, 1151, 1152, 1153 prepared by Civix Planning Ltd, and landscape plan drawing OZ_37Amb_01_CD1 prepared by ALA Planning and Design Ltd.

The finalised landscape design shall be consistent with the landscape design intent / objectives identified in the conceptual plans and information referenced at condition 1 and confirm responsibilities for ongoing maintenance requirements.

Advice note:

It is recommended that the consent holder consider a minimum two-year management / maintenance programme for plant establishment and 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 originally consented landscape concept plan(s).

Geotechnical

9. The construction of buildings foundations, retaining structures and all associated earthworks shall be supervised by a suitable qualified engineering professional. In supervising the works, the suitable qualified engineering professional shall ensure that they are constructed and otherwise completed in accordance with NZS 4431:1989 Code of Practice for Earthfill for residential Development or NZS4404:2004 Code of Practice for Urban Land Development & Subdivision Engineering and "Section 2 of the Code of Practice: City Infrastructure and Land Development" and the following report:
 - Geotechnical Investigation Report, 37 Ambler Avenue, Glen Eden, Auckland, reference 0489B, dated 14/11/19.

Advice Note:

Changes made on the approved drawing should be referred back to Council's Resource Consenting Team for assessment. This may require an amendment of the approved consent via s127.

Erosion and Sediment Control

10. All earthworks shall be managed to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged from the subject site either to land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works shall cease immediately, and the discharge shall be mitigated and/or rectified to the satisfaction of the Council's Team Leader - Compliance Monitoring Northwest 2.
11. The site shall be progressively stabilised against erosion at all stages of the earthwork activity.
12. All earthworks activity on the subject site shall comply with the New Zealand Standard 6803:1999 for Acoustics – Construction Noise.
13. The use of noise generating motorised equipment and vehicle movements to and from the site associated with earthworks activity on the subject site shall be restricted to between the following hours:

Monday to Friday: 7:30 a.m. to 7 p.m.

Saturday: 8:00 a.m. to 5:30 p.m.

There is to be no operation of noise-generating, motorised equipment and vehicles associated with earthworks activity on the subject site on Sundays or public holidays.

14. There shall be no discharge of contaminated surface runoff into the stormwater system or into the groundwater.
15. There shall be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the earthworks activity. All materials and equipment shall be stored within the subject site's boundaries.
16. There shall be no airborne or deposited dust beyond the subject site as a result of the earthworks activity that in the opinion of the Council's Team Leader - Compliance Monitoring Northwest 2 is noxious, offensive or objectionable.

Advice Note:

It is recommended that potential measures as discussed with Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader - Compliance Monitoring Northwest 2 on +64 9 301 0101 for more details. Alternatively, please refer to the Ministry for the Environment publication "Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions".

17. There shall be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks activity. In the event that such damage does occur, the Council's Team Leader - Compliance Monitoring Northwest 2, will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the consent holder.

Advice Note:

In order to prevent damage occurring during the earthwork activity, the consent holder should consider placing protective plates over footpaths, kerbs, and drains. Where necessary, prior to works commencing, photographing or video recording of roads, paths and drains may be appropriate.

If you would like further details or suggestions on how to protect public assets during the earthwork phase, please contact the Team Leader, Compliance & Monitoring North West 2 on +64 9 301 0101.

18. Notice shall be provided to the Council's Team Leader - Compliance Monitoring Northwest 2, at least two (2) working days prior to the removal of any erosion and sediment control works.

Shared Driveway

19. Prior to the development hereby granted consent being first occupied, the consent holder shall design, form and construct a shared driveway (Jointly Owned Access Lot) to serve units 1 - 9 under separate Engineering Plan Approval in accordance with Council's "Code of Practice for City Infrastructure and Land Development". Specific requirements:
 - (a) The minimum width of the carriageway on the shared driveway is to be 3m over the length of the entrance strip and be a minimum 175mm thick concrete construction. The carriageway shall be unobstructed by the buildings from the ground upward to a height of 3.8m and shall be clear of all fences;
 - (b) The design shall provide for stormwater catch pits and/or slot drains within the boundaries of the JOAL (or elsewhere within the site, if appropriate). Where necessary the provision of kerbing or similar to prevent water flowing on to other property shall be provided;
 - (c) Provide different surface treatment for the pedestrian paths (1.50m wide) close to southern side of the property boundary).
 - (d) Provide permeable pavers for car parking spaces.
 - (e) Provide an as-built plan from a Licensed Cadastral Surveyor certifying that all services and driveways have been located in accordance with the locations on registered easements, or within legal boundaries to the satisfaction of the Team Leader, Compliance Monitoring Northwest 2 (in consultation with the Team Leader - Development Engineering).

Advice Note:

The Consent Holder is to lodge an application for an Engineering Right of Way application for construction with Auckland Council. The application is to be approved by Development Engineering prior to the works commencing.

Stormwater

20. Prior to the development hereby granted consent being first occupied, the consent holder shall design, provide and install private on-site stormwater management devices (detention tank):

- (a) The system shall mitigate against adverse effects on the environment for 1 in 10 year rain events requirements and have a minimum capacity of 2,500L. The detailed design of the system shall be submitted to council for approval at the building consent stage.
- (b) Provide an as-built plan prepared by a certifying drain layer/plumber signed as sighted and approved by a Council Inspector.

Advice Note:

- *Construction of private drainage requires building consent.*
 - *The stormwater management device or system shall be operated and maintained in accordance with best practice for the device or system. Details of all inspections and maintenance for the stormwater management system, for the preceding three years, shall be retained by the consent holder. These records shall be provided to the Regulatory Engineering Team Leader – North West 1 on request.*
21. Existing private stormwater drainage systems serving the existing buildings shall be removed.

Covenant – stormwater

22. Prior to the development hereby granted consent being first occupied, and pursuant to Section 108(2) (d), the consent holder shall enter into a covenant, in favour of Council, to record and advise any future owners of the need to comply with this condition on an ongoing basis.
- (a) Retention and maintenance of the 2,500L detention tank is the responsibility of the incorporated society / entity that manages the common areas for the development; and
 - (b) The stormwater management device or system referred to in clause (a) above shall be operated and maintained in accordance with best practice for the device or system. Details of all inspections and maintenance for the stormwater management system, for the preceding three years, shall be retained by the consent holder. These records shall be provided to the Regulatory Engineering Team Leader – North West 1 on request.
23. The Covenant Instrument will be prepared by Auckland Council's solicitors at the cost of the consent holder. The owner or the consent holder's solicitor should contact Team Leader, Compliance Monitoring Northwest 2 to request the Covenant Instrument to be prepared and registered. The following should accompany that request:
- A copy of the consent condition;
 - A recent copy of the Certificate of Title.

Advice Note

If subdivision consent SUB60337710 has been completed and condition 170 of that consent (requiring stormwater management consent notice to be registered against records of title), this condition shall be deemed to be complied with.

Building Certification

24. No building works shall proceed beyond the foundation stage and roof framing stage of the new dwellings until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder, has provided written certification to the Council's Team Leader - Compliance Monitoring Northwest 2 that the works:
- have been completed in accordance with the approved plans as referred to in condition 1 of this consent.

Advice Note:

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

- *provide assurance that the building works, to that point, have been undertaken in accordance with the consent;*
- *reduce the risk of non-compliance as the works are completed.*
- *Written certification should include the following:*
 - *the finished ground level is clearly marked on the subject site*
 - *the relevant consent reference number and site address*
 - *levels, calculations, plans and drawings of the structure(s) that are the subject of certification*
 - *the quantification of the extent of any breach, infringement or non-compliance identified at the time of survey, where this has occurred.*
- *Written certification is to be provided directly to the officer specified in this condition.*

Post-development conditions

Vehicle Crossing

25. Prior to the development hereby granted consent being first occupied, the consent holder shall construct a new vehicle crossing to access proposed units 1- 9 to the satisfaction of Council's Team Leader - Compliance Monitoring Northwest 2. The new crossing shall maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, paving, patterns and finish as the footpath on each side of the crossing.

Advice Note:

A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works. Please visit The Auckland Transport website or contact Auckland Transport Call Centre on Ph 09 355 3553 for requirement and standards.

26. Prior to the residential development hereby granted consent being first occupied, the consent holder shall reinstate the redundant vehicle crossing to footpath, kerb and berm to Council standards and repair the footpath and grassed berm where it has been damaged during construction to the satisfaction of Council's Team Leader - Compliance Monitoring Northwest 2.

Traffic – Wheel Stops

27. Prior to the development hereby granted consent being first occupied, the consent holder shall install wheel stops (1m off from pedestrian path) at the front of the car spaces facing the path to protect the proposed buildings and landscape areas. The wheel stops shall be retained and maintained thereafter to the satisfaction of Council's Team Leader - Compliance Monitoring Northwest 2.

Lighting Plan Implementation

28. The lighting details certified by way of condition 6 shall be established prior to the residential development hereby consented being first occupied, and thereafter retained and maintained, to the satisfaction of Council's Team Leader - Compliance Monitoring Northwest 2.

Landscape Plan Implementation

29. The landscaping shown in the approved landscape plan required by condition 8 shall be established on the site by no later than the end of the first planting season following substantial completion of the residential development hereby consented and retained thereafter to the satisfaction of Team Leader - Compliance Monitoring Northwest 2.

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 email 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 disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/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.*

Delegated decision maker:

Name: Sonja Lister

Title: Principal Specialist – Consultant Lead, Resource Consents

Signed:

A handwritten signature in black ink, appearing to read 'Sonja Lister', is centered below the 'Signed:' label. The signature is written in a cursive, flowing style.

Date: 23.12.2019

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



Decision two – restricted discretionary activity for a subdivision consent

Application numbers: BUN60337676 (Council Reference)
SUB60337710 (s11 subdivision consent)

Applicant: Unispot Limited

Site address: 37 Ambler Avenue, Glen Eden

Legal description: Lot 2 DP 43798

Proposal:

To carry out a ten-lot subdivision around an approved nine dwelling development and jointly owned access lot under land use consent LUC60337678.

Resource consent is required for the following reason:

Subdivision consent (s11) – SUB60337710

Auckland Unitary Plan (Operative in part)

Subdivision – Urban

- The proposal involves the subdivision of the application / parent site into ten lots (nine residential lots and one jointly owned access lot), in accordance with an approved land use resource consent that complies with standard E38.8.2.1. This is a restricted discretionary activity pursuant to Rule E38.4.2(A14).

Decision

I have read the application, supporting documents, and the report and recommendations on the application for resource consent. 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, 104C, 106 and Part 2 of the RMA, the resource consent is **GRANTED**.

Reasons

The reasons for this decision are:

1. The subdivision requires a restricted discretionary resource consent, and as such under s104C only those matters over which council has restricted its discretion have been considered. Those matters are:

E38 Subdivision – Urban

- (6) *subdivision around existing buildings and development; and subdivision in accordance with an approved land use resource consent:*

(a) *the effect of the design and layout of the proposed sites created.*

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 avoided and mitigated as:

- (a) The ten-lot subdivision is to be undertaken in accordance with the consented arrangement for nine dwellings and the jointly owned access lot and will maintain the consented arrangement's achievement of the planned urban built character for the site and locality.
- (b) Amenity enjoyed by future occupants of adjoining properties will be maintained by the subdivision and the creation of the nine allotments. The shared driveway (jointly owned access lot) will provide for the safe access and egress of vehicles, including reverse manoeuvring space for all spaces.
- (c) The development provides for adequate provision of stormwater, wastewater and water supply connections to the public networks, including the provision of a stormwater detention tank within the shared driveway to mitigate stormwater effects to pre-development levels. The subdivision also provides for adequate connection to power and telecommunication network utilities.
- (d) The applicant has demonstrated the site is free of instability issues, ensuring the subdivision can be carried out without the need for specific geotechnical measures to be employed.
- (e) In terms of positive effects, the subdivision will provide for ownership for eight additional dwellings in a locality that is anticipated to accommodate further residential intensification.
- (f) 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 subdivision is consistent with the relevant objectives and associated policies, matters of discretion and assessment criteria for the subdivision in the Residential – Mixed Housing Urban Zone of Auckland Unitary Plan as outlined in Section E38 Subdivision - Urban. In particular:

- The ten-lot subdivision, with two front lots (lots 1 – 2), seven rear lots and a jointly owned access lot, will be in keeping with the intensity anticipated by the underlying zoning and the proposed lots are of sizes and a configuration that accords with the approved development, achieving the objectives and policies under E38.2(1), E38.3(6) and (13).
- The subdivision will provide for a shared driveway arrangement that is of sufficient width for serving the number of rear lots and is safe for on-site manoeuvring and access for both drivers and pedestrians (with separate demarcated pedestrian access along the right of way), consistent with the objectives and policies under E38.2(6) and E38.3(10).
- The subdivision will provide nine fully serviced sites to be used independently in terms of stormwater, wastewater, potable water and other infrastructure services, achieving the objectives and policies under E38.2(4), E38.3(19) and (20). Consent notices will ensure

that the ongoing use and maintenance of the stormwater detention / retention systems is secured.

4. As a restricted discretionary activity, the other matters that can be considered under s104(1)(c) of the RMA must relate to the matters of discretion restricted under the plan. In this case, there are no other relevant matters.
5. In terms of s106 of the RMA, the land for which the consent is sought is not known to be subject to, and proposal will not result in or exacerbate, any natural hazard. Sufficient provision has been made for legal and physical access to the proposed allotments. Accordingly, council is able to grant this subdivision consent subject to the conditions below.
6. In the context of this restricted discretionary activity subdivision, where the relevant objectives and policies and matters for discretion in the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.
7. Overall the proposal is considered to be an appropriate form of subdivision for this locality.

Conditions

Under sections 108, 108AA and 220 of the RMA, this consent is subject to the following conditions:

General conditions

1. This nine lot and one JOAL subdivision consent 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 number SUB60337710 (BUN60337676).
 - Application Form and Assessment of Environmental Effects prepared by Civix, dated September 2019.

Report title and reference	Author	Dated
Geotechnical Investigation Report	BWN Ltd	14/11/2019
Residential Subdivision – 37 Ambler Avenue, Glen Eden: Transportation Assessment	Stantec	28/03/2019
Infrastructure Report	Civix	05/11/2019

Drawing title and reference	Author	Rev	Dated
Sheet 1060 Scheme Plan: Proposed Lots on Lot 2 DP 43798	Civix Planning Limited	-	25/10/19
Sheet 1100: 37 Ambler Avenue, Glen Eden: Cut Fill Plan	Civix Planning Limited	-	25/10/19

Sheet 1150: 37 Ambler Avenue, Glen Eden: Retaining Wall Sections	Civix Planning Limited	-	25/10/19
Sheet 1151: 37 Ambler Avenue, Glen Eden: Retaining Wall Sections	Civix Planning Limited	-	25/10/19
Sheet 1152: 37 Ambler Avenue, Glen Eden: Retaining Wall Sections	Civix Planning Limited	-	25/10/19
Sheet 1153: 37 Ambler Avenue, Glen Eden: Retaining Wall Sections	Civix Planning Limited	-	25/10/19
Sheet 1180: 37 Ambler Avenue, Glen Eden: Erosion and Sediment Control Plan	Civix Planning Limited	-	25/10/19
Sheet 1190: 37 Ambler Avenue, Glen Eden: Erosion and Sediment Control Standard Details	Civix Planning Limited	-	19/03/19
Sheet 1191: 37 Ambler Avenue, Glen Eden: Erosion and Sediment Control Standard Details	Civix Planning Limited	-	19/03/19
Sheet 1210: 37 Ambler Avenue, Glen Eden: Accessway Plan	Civix Planning Limited	-	25/10/19
Sheet 1230: 37 Ambler Avenue, Glen Eden: Driveway Sections	Civix Planning Limited	-	25/10/19
Sheet 1250: 37 Ambler Avenue, Glen Eden: Roading Details	Civix Planning Limited	-	27/02/19
Sheet 1290: 37 Ambler Avenue, Glen Eden: Roading Standard Details	Civix Planning Limited	-	19/03/19
Sheet 1400: 37 Ambler Avenue, Glen Eden: Stormwater Servicing Plan	Civix Planning Limited	-	05/11/19
Sheet 1430: 37 Ambler Avenue, Glen Eden: Stormwater Longsections	Civix Planning Limited	-	25/10/19
Sheet 1431: 37 Ambler Avenue, Glen Eden: Stormwater Longsections	Civix Planning Limited	-	25/10/19
Sheet 1450: 37 Ambler Avenue, Glen Eden: Stormwater Infrastructure Assessment	Civix Planning Limited	-	11/09/19
Sheet 1451: 37 Ambler Avenue, Glen Eden: Stormwater Infrastructure Analysis	Civix Planning Limited	-	25/10/19
Sheet 1460: 37 Ambler Avenue, Glen Eden: Storage Design Details	Civix Planning Limited	-	25/10/19
Sheet 1490: 37 Ambler Avenue, Glen Eden: Stormwater Standard Details	Civix Planning Limited	-	10/09/19
Sheet 1491: 37 Ambler Avenue, Glen Eden: Stormwater Standard Details	Civix Planning Limited	-	10/09/19

Sheet 1600: 37 Ambler Avenue, Glen Eden: Water and Wastewater Servicing Plan	Civix Planning Limited	-	05/11/19
Sheet 1630: 37 Ambler Avenue, Glen Eden: Wastewater Longsections	Civix Planning Limited	-	23/10/19
Sheet 1631: 37 Ambler Avenue, Glen Eden: Wastewater Longsections	Civix Planning Limited	-	23/10/19
Sheet 1650: 37 Ambler Avenue, Glen Eden: Wastewater Infrastructure Assessment	Civix Planning Limited	-	11/09/19
Sheet 1651: 37 Ambler Avenue, Glen Eden: Wastewater Infrastructure Analysis	Civix Planning Limited	-	11/09/19
Sheet 1690: 37 Ambler Avenue, Glen Eden: Wastewater Standard Details	Civix Planning Limited	-	11/09/19
Sheet 1691: 37 Ambler Avenue, Glen Eden: Wastewater Standard Details	Civix Planning Limited	-	11/09/19

Other additional information	Author	Dated
S92 RFI response letter: <i>'Re: BUN60337676 at No. 37 Ambler Avenue, Glen Eden – Section 92 Response'</i>	Civix Planning Limited	5 November 2019
Letter: <i>'37 Ambler Avenue, Glen Eden: Section 92 response'</i>	Stantec New Zealand Ltd	9 September 2019

2. 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 (five years) to extend the period after which the consent lapses and the council grants an extension.

Survey plan approval (s223) conditions

Subdivision in accordance with plans

3. The survey plan shall be in accordance with the plan entitled '*Proposed Lots on Lot 2 DP 43798*', sheets 1060, prepared by Civix Planning Limited, dated 10/09/2019. The survey plan shall show any easements, and any covenant areas required by this subdivision consent.

Amalgamation condition

4. Pursuant to section 220(1)(b) of the RMA, the following amalgamation conditions shall be shown on the survey plan:

“That the jointly owned access lot (Lot 100) be held as one-ninth undivided shares by the owners of Lots 1-9 here in and that individual certificates of title issued in accordance therewith.” (LINZ ref: 1595412)

“That Lots 1 and 101 hereon be held together in the same in the same record of title.” (LINZ ref: 1595412)

“That Lots 2 and 102 hereon be held together in the same in the same record of title.” (LINZ ref: 1595412)

“That Lots 3 and 103 hereon be held together in the same in the same record of title.” (LINZ ref: 1595412)

“That Lots 4 and 104 hereon be held together in the same in the same record of title.” (LINZ ref: 1595412)

“That Lots 5 and 105 hereon be held together in the same in the same record of title.” (LINZ ref: 1595412)

“That Lots 6 and 106 hereon be held together in the same in the same record of title.” (LINZ ref: 1595412)

“That Lots 7 and 107 hereon be held together in the same in the same record of title.” (LINZ ref: 1595412)

“That Lots 8 and 108 hereon be held together in the same in the same record of title.” (LINZ ref: 1595412)

“That Lots 9 and 109 hereon be held together in the same in the same record of title.” (LINZ ref: 1595412)

Road name for JOAL

5. The consent holder shall provide and install road naming signs in accordance with the council’s standards for both public and private roads, common access lots and access strips that serve six or more lots within the subdivision. The names shall be as approved by the council.

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 (6) 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.

Section 224(c) compliance conditions

That a certificate pursuant to section 224(c) of the Resource Management Act will not be issued until conditions 6 to 23 have been met to the satisfaction of the Council and at the applicant's expense.

Surveyor Certification

6. A Licensed Cadastral Surveyor must provide confirmation that all services and driveway have been located entirely within easements and or lot boundaries to the satisfaction of Council.
7. The consent holder should provide and electricity and telecommunications connections to service all allotment generally as shown on the provided scheme plan. 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 provided by a licensed cadastral surveyor.

Shared Driveway

8. The consent holder shall design, form and construct a shared driveway (Jointly Owned Access Lot) to serve units 1 - 9 under separate Engineering Plan Approval in accordance with Council's "Code of Practice for City Infrastructure and Land Development". Specific requirements:
 - (a) The minimum width of the carriageway on the shared driveway is to be 3m over the length of the entrance strip and be a minimum 175mm thick concrete construction. The carriageway shall be unobstructed by the buildings from the ground upward to a height of 3.8m and shall be clear of all fences;
 - (b) The design shall provide for stormwater catch pits and/or slot drains within the boundaries of the JOAL (or elsewhere within the site, if appropriate). Where necessary the provision of kerbing or similar to prevent water flowing on to other property shall be provided;
 - (c) Provide different surface treatment for the pedestrian paths (1.50m wide) close to southern side of the property boundary).
 - (d) Provide permeable pavers for car parking spaces.
 - (e) Provide an as-built plan from a Licensed Cadastral Surveyor certifying that all services and driveways have been located in accordance with the locations on registered easements, or within legal boundaries to the satisfaction of the Team Leader, Compliance Monitoring Northwest 2 (in consultation with the Team Leader - Development Engineering).

Advice Note:

The Consent Holder is to lodge an application for an Engineering Right of Way application for construction with Auckland Council. The application is to be approved by Development Engineering prior to the works commencing.

Vehicle Crossing

9. The consent holder shall construct a new vehicle crossing to access proposed units 1- 9 to the satisfaction of Council's Team Leader - Compliance Monitoring Northwest 2. The new crossing shall maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, paving, patterns and finish as the footpath on each side of the crossing.

Advice Note:

- *A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works. Please visit The Auckland Transport website or contact Auckland Transport Call Centre on Ph 09 355 3553 for requirement and standards.*
 - *When a 224C Certificate is applied for, verification that Auckland Transport has completed approval and a final vehicle crossing inspection before this clause is considered fulfilled. An approval letter and completion certificate from Auckland Transport is required to be submitted to Auckland Council.*
10. The consent holder shall reinstate the redundant vehicle crossing to footpath, kerb and berm to Council standards and repair the footpath and grassed berm where it has been damaged during construction.

Water

11. Provide and install a separate private water service pipe to serve new lots as specified in Watercare Service Ltd.'s Code of Practice; refer Water and Wastewater Code of Practice for Land Development and Subdivision. Specific requirements:
- (a) Provide an as-built plan prepared by a certified drainlayer/plumber to the satisfaction of Council' Development Engineering Team Leader; and
 - (b) Provide certification from a Licensed Cadastral Surveyor that the private water pipes have been laid within the easement provided.

Wastewater

12. The consent holder shall provide an extension of the existing public wastewater system to serve the proposed development in accordance with Watercare Service Limited standards; refer Water and Wastewater Code of Practice for Land Development and Subdivision. The system shall be designed to provide separate connection to Lot 1 – 9.

Advice note:

- *Construction of private drainage requires building consent.*
 - *Installation of public drainage requires engineering plan approval. 224c will not be issued until the Engineering Approval Completion Certificate (EACC) is issued by Council's Development Engineering Team Leader.*
13. The existing private wastewater drainage serving the buildings on the application site shall be removed/redirected. The consent holder shall provide an 'as built plan' prepared by a suitably qualified drainlayer.

Stormwater

14. The consent holder shall provide new connections of the existing public stormwater system, and private stormwater drainage, to serve the proposed Lots 1 - 9 in accordance with Auckland Council standards; refer Auckland Council Code of Practice for Land Development and Subdivision.

Advice notes:

- *Construction of private drainage requires building consent. 224c will not be issued until a Code Compliance Certificate has been issued for the work.*
 - *Installation of public drainage requires engineering plan approval. Construction of private drainage requires building consent. 224c will not be issued until the Engineering Approval Completion Certificate (EACC) is issued by Council's Development Engineering Team Leader for the public drainage and Code Compliance Certificate has been issued for the private drainage.*
 - *Completion Certificate (EACC) is issued by Council's Development Engineering Team Leader for the public drainage and Code Compliance Certificate has been issued for the private drainage.*
15. The consent holder shall design, provide and install private on-site stormwater management devices (detention tank):
- (a) The system shall mitigate against adverse effects on the environment for 1 in 10 year rain events requirements and have a minimum capacity of 2,500L.
 - (b) Provide an as-built plan prepared by a certifying drain layer/plumber signed as sighted and approved by a Council Inspector.

Advice Notes:

- *Construction of private drainage requires building consent.*
 - *If land use consent LUC60337678 has been completed and condition 22 of that consent (requiring stormwater management covenant to be registered against the record of title), this condition shall be deemed to be complied with.*
16. The consent holder shall ensure all existing private stormwater drainage systems serving the existing buildings are removed.

Consent notice – stormwater

17. Pursuant to Section 221 a Consent Notice is required to be entered into on Lots 1 - 9, in favour of Council, to record and advise any future owners of the need to comply with this condition on an ongoing basis.
- (a) Retention and maintenance of the 2,500L detention tank in Lot 10 is the responsibility of the incorporated society / entity that manages the common areas for the development; and
 - (b) The stormwater management device or system referred to in clause (a) above shall be operated and maintained in accordance with best practice for the device or system. Details of all inspections and maintenance for the stormwater management system, for

the preceding three years, shall be retained by the consent holder. These records shall be provided to the Regulatory Engineering Team Leader – North West 1 on request.

Advice Note

Construction of private drainage requires separate Building Consent. The proposed tanks shall be designed in accordance with the stormwater mitigation calculation provided by the applicant. A tank schematic and Operations & Maintenance Manual are required to be submitted with the Building Consent.

Management of Common Areas / Assets

18. The consent holder shall provide to Council, details and evidence of the management entity (e.g. Unincorporated Society, Residents Association) that is to manage the common areas/assets, including, but not limited to:
- (a) The common access, parking and manoeuvring areas;
 - (b) Hard and soft landscaping within the common area, including lighting for the parking spaces and pedestrian paths;
 - (c) Management of stormwater management device within the common area, and specifically the 2,500L detention tank required by condition 15.

Membership of the entity shall comprise of all lot owners within the development hereby consented. The management entity shall thereafter be responsible for the specified matters, to the satisfaction of Council's Team Leader - Compliance Monitoring Northwest 2.

Management Entity – Consent notice

19. Pursuant to Section 221 a Consent Notice is required to be entered into on Lots 1 - 9, in favour of Council, to record and advise any future owners of the need to comply with this condition on an ongoing basis.
- (a) Management entity required by condition 18 is to be responsible in on ongoing basis for the items referenced in condition 18, including hard and soft landscaping, waste storage / recycling and collection, and stormwater management.

Consent Notices – activity in accordance with plans

20. The dwellings on Lots 1-9 shall be constructed to roof framing stage in accordance with the approved documents set out in Condition 1 of the land use consent referenced as LUC60337678 (BUN60337676).

If the s224(c) RMA Certificate is applied for prior to the roof framing stage of the dwellings on Lots 1-9, then the consent holder shall cause to have registered against the Computer Freehold Register for Lots 1-9 a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, recording the following condition, which shall be complied with on a continuing basis:

“The Lot has been created based on development approved in LUC60337678 (BUN60337676). The development on this lot shall be in accordance with the dwellings shown in the approved documents set out in condition 1 of LUC60337678 (BUN60337676), or as varied by any subsequent resource consent applications.”

Advice notes – Watercare

1. *Watercare Services Ltd have advised that connections to the existing public wastewater System/ watermain /fire hydrant shall be carried out by Watercare Services Ltd.'s contractor. At the time application for a water and/or wastewater Connection of (or application for demand increase), a water and wastewater Infrastructure growth charge per additional equivalent unit shall apply. Details of the Charges are available on the website www.watercare.co.nz.*
2. *The application documents show drainage works are proposed through the neighbouring property. The granting of this resource consent does not in any way allow the applicant to enter and construct drainage within neighbouring property, without first obtaining the agreement of all owners and occupiers of said land to undertake the proposed works. Any negotiation or agreement is the full responsibility of the applicant, and is a private agreement that does not involve Council. Should any disputes arise between the private parties, these are civil matters, which can be taken to independent mediation or disputes tribunal for resolution. It is recommended that the private agreement be legally documented to avoid disputes arising. To obtain sign-off for the resource consent, the services described by the above conditions are required to be in place to the satisfaction of Council.*

Advice notes – general

1. *Public stormwater & wastewater drainage connections are to be taken into the body of the lot, and are to terminate not less than 1 metre inside the Lot.*
2. *Connections are to be approved and constructed as part of the Engineering Approval. Application and approval must be granted prior to works commencing. All connections shall be marked by a 50m x 50m x 1m tantalised painted blue (SW) or red (ww) stake on completion and clearly dimensioned on any drainage “as built”. In the event the connection into the Lot is not ready to be connected to the private system, the public connection shall also be capped in readiness for future development.*
3. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
4. *For the purpose of compliance with the conditions of consent, “the council” refers to the council’s monitoring inspector unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
5. *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.*
6. *If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/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).*
7. *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.

Delegated decision maker:

Name: Sonja Lister

Title: Principal Specialist – Consultant Lead, Resource Consents

Signed:

A handwritten signature in black ink that reads "Sonja Lister". The signature is written in a cursive style with a large initial 'S'.

Date: 23.12.2019

As built drainage plan



Building Consent number: BCO/0303546

DETAILS

Owner:

Mailing address:

Postcode:

Legal description of land where building is located:

Lot number:

DP number:

Drain-layer:

Registration number:

Date submitted:

Note: Please provide figures/measurements from a defined point of reference.

Note: Use black ink for building outline. Denote stormwater as S/W and sanitary sewer as S/S

