

Decision on an Applications for a Resource Consent under the Housing Accords and Special Housing Area Act 2013

Applicant's Name:	Ockleston Investments Limited																																																																																											
Site Address:	1 Ockleston Landing, Hobsonville																																																																																											
Proposal:	Non-complying activity land use consent to construct a single residential dwelling (including associated landscaping, site preparation and construction activities) in accordance with the Ockleston Landing Design Guidelines.																																																																																											
Application Numbers and Legal Descriptions:	Parent Sites: Lot 11 DP 89678 and Sections 1 and 5 SO 445478																																																																																											
	<p>This is a combined land use decision in relation to the following land use consents for each individual future lot:</p> <table><tr><th colspan="4"><u>Future Lot</u></th></tr><tr><td>1</td><td>LUC-2016-1869</td><td>33</td><td>LUC-2016-1902</td></tr><tr><td>2</td><td>LUC-2016-1870</td><td>34</td><td>LUC-2016-1903</td></tr><tr><td>3</td><td>LUC-2016-1871</td><td>35</td><td>LUC-2016-1904</td></tr><tr><td>4</td><td>LUC-2016-1872</td><td>36</td><td>LUC-2016-1905</td></tr><tr><td>5</td><td>LUC-2016-1873</td><td>37</td><td>LUC-2016-1906</td></tr><tr><td>6</td><td>LUC-2016-1874</td><td>38</td><td>LUC-2016-1907</td></tr><tr><td>7</td><td>LUC-2016-1875</td><td>39</td><td>LUC-2016-1908</td></tr><tr><td>8</td><td>LUC-2016-1876</td><td>48</td><td>LUC-2016-1910</td></tr><tr><td>9</td><td>LUC-2016-1877</td><td>49</td><td>LUC-2016-1911</td></tr><tr><td>10</td><td>LUC-2016-1878</td><td>50</td><td>LUC-2016-1912</td></tr><tr><td>11</td><td>LUC-2016-1880</td><td>51</td><td>LUC-2016-1913</td></tr><tr><td>12</td><td>LUC-2016-1881</td><td>52</td><td>LUC-2016-1914</td></tr><tr><td>13</td><td>LUC-2016-1882</td><td>53</td><td>LUC-2016-1915</td></tr><tr><td>14</td><td>LUC-2016-1883</td><td>54</td><td>LUC-2016-1916</td></tr><tr><td>15</td><td>LUC-2016-1884</td><td>55</td><td>LUC-2016-1917</td></tr><tr><td>16</td><td>LUC-2016-1885</td><td>56</td><td>LUC-2016-1918</td></tr><tr><td>17</td><td>LUC-2016-1886</td><td>57</td><td>LUC-2016-1919</td></tr><tr><td>18</td><td>LUC-2016-1887</td><td>58</td><td>LUC-2016-1920</td></tr><tr><td>19</td><td>LUC-2016-1888</td><td>59</td><td>LUC-2016-1921</td></tr><tr><td>20</td><td>LUC-2016-1889</td><td>60</td><td>LUC-2016-1922</td></tr><tr><td>21</td><td>LUC-2016-1890</td><td>61</td><td>LUC-2016-1923</td></tr><tr><td>22</td><td>LUC-2016-1891</td><td>62</td><td>LUC-2016-1924</td></tr></table>	<u>Future Lot</u>				1	LUC-2016-1869	33	LUC-2016-1902	2	LUC-2016-1870	34	LUC-2016-1903	3	LUC-2016-1871	35	LUC-2016-1904	4	LUC-2016-1872	36	LUC-2016-1905	5	LUC-2016-1873	37	LUC-2016-1906	6	LUC-2016-1874	38	LUC-2016-1907	7	LUC-2016-1875	39	LUC-2016-1908	8	LUC-2016-1876	48	LUC-2016-1910	9	LUC-2016-1877	49	LUC-2016-1911	10	LUC-2016-1878	50	LUC-2016-1912	11	LUC-2016-1880	51	LUC-2016-1913	12	LUC-2016-1881	52	LUC-2016-1914	13	LUC-2016-1882	53	LUC-2016-1915	14	LUC-2016-1883	54	LUC-2016-1916	15	LUC-2016-1884	55	LUC-2016-1917	16	LUC-2016-1885	56	LUC-2016-1918	17	LUC-2016-1886	57	LUC-2016-1919	18	LUC-2016-1887	58	LUC-2016-1920	19	LUC-2016-1888	59	LUC-2016-1921	20	LUC-2016-1889	60	LUC-2016-1922	21	LUC-2016-1890	61	LUC-2016-1923	22	LUC-2016-1891	62
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	24	LUC-2016-1893	68	LUC-2016-1928
	25	LUC-2016-1894	69	LUC-2016-1929
	26	LUC-2016-1895	70	LUC-2016-1930
	27	LUC-2016-1896	71	LUC-2016-1931
	28	LUC-2016-1897	72	LUC-2016-1932
	29	LUC-2016-1898	73	LUC-2016-1933
	30	LUC-2016-1899	74	LUC-2016-1934
	31	LUC-2016-1900		
	32	LUC-2016-1901		

I have read the application, supporting documents, and the report and recommendations on the consent applications. I am satisfied that I have sufficient information to consider the matters required by the Housing Accords and Special Housing Areas Act 2013 (HASHAA) and make a decision under delegated authority on this application.

This requires resource consent for the following reasons:

Land use consents (s9 RMA)

Note 1: Unless otherwise stated the following are district land use matters under s9(3) of the RMA.

Note 2: Unless lot-specific, the following reasons for consent are common to all land use consents subject to this decision.

- The vehicle crossings for Lots 1, 31 and 50 are located within 10m of an intersection. Pursuant to H.1.2.3.4.1, this is a restricted discretionary activity.
- The vehicle crossings for Lots 48, 49, 51, 52, 72 and 73 do not have a minimum separation of 2m, the vehicle crossings for individual residential lots are less than 3.0m wide at the site boundary and JOAL 2, which serves 8 dwellings, is less than 5.5m wide at the site boundary and will have a formed access less than 5.5m. Pursuant to H.1.2.3.4.2 and H.1.2.3.4.3, this is a restricted discretionary activity.
- The proposal involves the construction of one residential dwelling (per lot/site) in the Public Open Space - Informal Recreation Zone. Pursuant to I.2.1, this is a non-complying activity as dwellings are not provided for in this zone.
- The proposal includes new buildings that exceed 100m² gross floor area in the Public Open Space - Informal Recreation Zone. Pursuant to I.2.1 and I.2.3.8, this is a restricted discretionary activity.
- The proposal involves new buildings with 1m side/rear yard setbacks which will not comply with the 6m side/rear yard control of the adjoining zone. Pursuant to I.2.3.5, this is a restricted discretionary activity.
- The proposal involves new buildings with 3m front yard and 1m side and rear yard setbacks which will not comply with the 5m front yard control or the 6m side/rear yard control in the Public Open Space - Informal Recreation Zone. Pursuant to I.2.3.6, this is a restricted discretionary activity.
- The proposal involves new buildings with individual site coverages up to 40% which will infringe the maximum 10% site coverage in the Public Open Space - Informal Recreation Zone. Pursuant to I.2.3.9, this is a restricted discretionary activity.

- The proposal involves individual site impervious area up to 60% which will infringe the maximum 10% impervious area in the Public Open Space - Informal Recreation Zone. Pursuant to I.2.3.10, this is a restricted discretionary activity.
- The proposal involves the development of new impervious areas greater than 25m² in the SMAF1 overlay where the total percentage impervious area on the site is greater than 10%. Pursuant to H.4.14.3.1, this is a controlled activity under s9(2) of the RMA (regional consent).
- The proposed bedrooms and sleeping areas for dwellings within the High Land Transport Noise overlay (Lots 11-13 and 51-68) will infringe the required internal noise levels set out in Table 1 as bedrooms and sleeping areas will be designed to comply with 40 dB LAeq (24 hour) at all times as opposed to 35 dB LAeq (1 hour) and any required mechanical ventilation will not provide six air pressure changes/hour. Pursuant to Chapter J.1.5.2, this is a restricted discretionary activity. Overall the application is assessed as a discretionary activity.

Acting under delegated authority, under section 34, 35 and 36 of the Housing Accords and Special Housing Area Act 2013, this application is **GRANTED, SUBJECT TO CONDITIONS**.

Reasons for the Decision

Under section 39 of the Housing Accords and Special Housing Area Act 2013 the reasons for this decision are:

- a) For the reasons outlined below, the proposals satisfy both tests of section 104D of the RMA (s34(1)(d) HASHAA) in relation to non-complying activities.
- b) The proposal is consistent with and will achieve the purpose of HASHAA. The site presents a unique opportunity to achieve the purpose of HASHAA in providing additional housing supply for the Auckland Region on a site whose current Open Space zoning does not otherwise support housing at the intensity proposed. The site has been identified as appropriate for the provision of housing through its establishment as an SHA. This land use consent authorises an approved building envelope, with the future dwelling to be designed in accordance with the Ockleston Landing Design Guidelines to ensure a positive design outcome.
- c) The proposal is consistent with Part 2 of the RMA as it will achieve the sustainable management of natural and physical resources. The development will achieve a sustainable and efficient use of land by increasing the density of residential occupation on site in a manner that responds to the anticipated outcomes of the MHS zone and the approved Ockleston Landing Design Guidelines, while being in close proximity to existing infrastructure, services and amenities by virtue of the bridge across SH18.
- d) The actual and potential effects of the proposal were assessed in reference to the relevant objectives and policies of the PAUP, and associated rules and assessment criteria. The proposal is consistent with these provisions and will have acceptable effects on the environment for the following reasons:
 - Information has been supplied in support of the application and reviewed by Council, which confirms that the site can be developed in a safe and efficient manner that is appropriate for residential development.

- While the development will alter the existing character of the site and immediate surroundings, the development will provide an introduction of a suburban environment that relates well to the neighbouring Hobsonville Point development area to the south, while introducing a more suburban character akin to the likely future development of the Whenuapai area located to the north.
- The Ockleston Landing Design Guidelines and conditions to control building size and location on each individual site, will ensure appropriate separation, bulk, privacy and amenity in accordance with the relevant Mixed Housing Suburban controls. Minor non-compliances within those controls in relation to fencing height and front yard setback are considered appropriate within the context of the overall development. The separation distances between dwelling frontages, created by the proposed roads, will ensure these infringements have less than a minor effect of streetscape amenity due to development wide consistency through the design guidelines.
- Substantial separation distances from dwellings on adjacent sites will ensure that any adverse effects on residential amenity are less than minor during temporary construction works. Notwithstanding and in particular relation to the closest adjacent sites at 3, 5, 7 and 9 Clarks Lane; temporary construction-related noise will be managed through standard conditions that control construction hours. This will ensure that any temporary construction-related effects on surrounding residential amenity values are less than a minor.
- Conditions of consent will ensure that onsite stormwater management will be undertaken in accordance with the stormwater discharge permit REG-2016-1365, to ensure no adverse effects in terms of stormwater runoff and effects on downstream habitats.
- Earthworks authorised by LUC-2016-1363 / SUB-2016-1364 / REG-2016-1365 will establish building platforms on each site and as such, any earthworks required to construct dwellings on the site(s) will be within the permitted activity threshold for district-level earthworks.
- The residential amenity of proposed lots within the High Transport Noise Route Overlay will be ensured through acoustic design and mechanical ventilation, as assessed and proposed by the Acoustic Assessment prepared by Marshall Day Acoustics Ltd, dated 27 May 2016. This will be secured through conditions of consent requiring dwellings to be constructed in accordance with those standards.

Overall, the proposal is in accordance with the aspirations of the PAUP and HASHAA, which seek to provide for a high standard of design as well as the efficient use of land to ensure that housing affordability is achieved.

- e) The proposal is consistent with the seven essential design qualities of the New Zealand Urban Design Protocol for the reasons outlined above.
- f) The proposal meets the criteria for a qualifying development by being a land use consent considered as part of a comprehensive application for development within the Ockleston Landing SHA.
- g) There is adequate infrastructure and capacity available to service the development in terms of stormwater, waste water, potable water (including firefighting capacity), gas, power and telecommunications.

- h) The applicant supplied a Preliminary Site Investigation (PSI) in accordance with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES), to ensure there are no risks to human health arising from the change in land use and associated earthworks to enable site development. This report confirmed that shallow fill materials present on the site are a result of localised filling and therefore unlikely to contain contaminated materials or unknown sources of fill that would trigger the need for contaminant discharge consent under the PAUP. This also confirms that the development site has not been subject to a HAIL activity in the past and that it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land. The activity is therefore a permitted activity under Regulation 8(4) of the NES.
- i) Other matters that have been considered include the the need for a suitable monitoring charge to administer compliance with the recommended conditions of consent below.

Conditions

Under sections 37 and 38 of the Housing Accords and Special Housing Area Act 2013, this consent is subject to the following conditions:

GENERAL CONDITIONS

Commencement of Consent

1. Pursuant to s42(1) of the HASHAA, this consent (or any part thereof) shall not commence until such time as the 'Lot' has been created and the new title has been issued, as approved under LUC-2016-1363 / SUB-2016-1364 / REG-2016-1365.

Development in accordance with the Ockleston Landing Design Guidelines

2. All development and activities shall be:
 - a) In accordance with the requirements stipulated in the document entitled 'Ockleston Landing Design Guidelines', prepared by Woods, dated August 2016 until such time that the lot is rezoned to a residential zone.
 - b) In general accordance with the following application materials and documentation:

Specialist Reports and Information				
Specialist Report	Title	Prepared by	Ref	Date
Assessment of Environmental Effects	1 Ockleston Landing, Hobsonville Assessment of Environmental Effects	Evita Key of Barker and Associates Ltd	15311	15/6/16
Design Guidelines	Ockleston Landing Design Guidelines, Whenuapai, Auckland	Woods Ltd		August 2016
Acoustic Report	1 Ockleston Landing Housing	Marshal Day Acoustics Ltd	Rp 005 2016265A	27 May 2016

Civil Infrastructure Report (including appendices unless superseded)	Ockleston Investments Ltd, Ockleston Landing, Hobsonville	Kevin O'Connor of KOA Ltd	215126	15/6/2016
Geotechnical Report	Geotechnical Assessment of #1 Ockleston Landing, Hobsonville	Geotek Services Ltd, dated	5267	5 August 2014
Stormwater Report	Section 92 Response - Stormwater, Ockleston Landing, Hobsonville	Riley Consultants Ltd	160261-D	5 August 2016

Drawings			
Drawing Ref. No.	Title	Architect / Author	Date
1, Rev A	Compliance Diagram: Single Dwelling	HW, Woods Ltd	18/7/16

In the event of any inconsistency between the approved drawings and supplementary documentation, the approved drawings will prevail.

- The consent holder shall pay the Council an initial consent compliance monitoring charge of \$230 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Advice Note:

To avoid doubt, the above monitoring charge applies to each land use consent number subject to this decision.

The initial monitoring charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice. Only after all conditions of the resource consent have been met, will Council issue a letter confirming compliance on request of the consent holder.

Lapse of Consent

- Under section 51 of the Housing Accords and Special Housing Area Act (HASHAA) 2013, this consent lapses 5 years after the date it is granted.

Approved Building Envelope Controls

5. The residential dwelling shall be designed and constructed to comply with the following standards (as specified in the Ockleston Landing Design Guidelines):
- a) The Auckland Unitary Plan definition for “dwellings” shall be applied.
 - b) Buildings must not exceed 8m in height except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more.
 - c) Buildings must not project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level along the side and rear boundaries, excluding boundaries where there is an existing or proposed common wall between buildings on adjacent sites.
 - d) Buildings must not be constructed within 3m of the front boundary or within 1m of the side and rear boundaries, excluding boundaries where there is an existing or proposed common wall between buildings on adjacent sites.
 - e) The maximum impervious area of a residential site is 60 per cent of site area, excluding any jointly owned access lots which have no maximum impervious area. The Auckland Unitary Plan definition for “impervious area” shall be applied.
 - f) The maximum building coverage of a residential site is 40 per cent of site area, excluding any jointly owned access lots. The Auckland Unitary Plan definition for “building coverage” shall be applied.
 - g) Dwellings must have a ground level outdoor living space that is at least 20m², with no dimension less than 4m, is directly assessable from the principle living room, dining room or kitchen and is free of buildings, parking spaces and manoeuvring areas.
 - h) Dwellings must comply with the development controls within the Auckland Unitary Plan for the design of the parking relating to parking space, size, location, access, manoeuvring, formation and gradients.

Advice Note:

Should a consent holder not comply with the above conditions, a variation to this application will be required, as per the process outlined within the Ockleston Landing Design Guidelines. To avoid doubt, any specific variation to these controls will supersede those similar controls specified in the above design guidelines.

There are additional performance standards within the design guidelines that need to be adhered-to in relation to onsite amenity, site access, garages, universal access, streetscape interface, roof form, front yards, materials and storage of waste bins.

Ockleston Landing Design Review Panel

6. At building consent stage, the consent holder shall submit confirmation from the ‘Ockleston Landing Design Review Panel’ that the dwelling’s design is in accordance with the Ockleston Landing Design Guidelines. No construction works shall commence until Council is in receipt of this confirmation.

Universal Access

7. At the building consent stage, the consent holder shall ensure that dwellings are designed in accordance with the universal access requirements of the Ockleston Landing Design Guidelines, to the satisfaction of the Team Leader, Western Monitoring, Resource Consenting and Compliance.

No High Contaminant Yielding Roofing or Cladding

8. The consent holder shall use inert roofing, spouting and cladding materials, unless agreed otherwise in writing by the Team Leader, Western Monitoring, Resource Consenting and Compliance.

Advice Note:

This condition is to ensure compliance with the Stormwater Rule of the Proposed Auckland Unitary Plan - Chapter H, Rule 4.14.3.1 and to ensure the building is in accordance with the stormwater and infrastructure reports referenced in condition 1.

Stormwater

9. The consent holder shall ensure the installation of stormwater management device(s) (such as but not limited to: rain gardens, permeable paving, water tanks or infiltration devices) are provided for any development in the lot and maintained in perpetuity. The on-site stormwater retention and attenuation devices shall be designed to meet the following requirements for all impervious surfaces:

- a) Retention of 5mm of runoff depth; plus,
- b) Detention (temporary storage) of 17.9mm for runoff from the 95th percentile 24 hour rainfall event.

The stormwater device(s) shall be operated and maintained in accordance with the approved Operation and Maintenance Manual which shall be provided to Council for approval at the specific design stage (at building consent). The approved Operation and Maintenance Manual shall be in accordance with that approved under this consent.

Advice note:

Stormwater disposal from the site needs to be in general accordance with the approved discharge permit REG/2016/1365 for 1 Ockleston Landing, Hobsonville.

Sustainability and Homestar Rating

10. At building consent stage for each new dwelling, the consent holder shall provide for approval in writing of the Manager, Resource Consenting and Compliance, copies of the design ratings demonstrating that the dwellings achieve the Homestar 6 requirement of the Chapter H, Rule 6.4.2.1 of the Proposed Auckland Unitary Plan.

Advice Note:

The time of application for building consent is a trigger for the requirement to provide the design ratings to council. This is not a requirement of building consent.

11. Within 3 months of the issuing of the Code of Compliance Certificate for the building the consent holder shall provide copies of all Homestar Certificates in order to demonstrate that each dwelling has been constructed in accordance with the design ratings approved under condition 10, to the satisfaction of the Manager, Resource Consenting and Compliance. If no Code of Compliance certificate is applied for then Homestar certificates shall be provided within 3 months of occupation of the building.

Building and Materials

12. No air conditioning, heat pump equipment and water and electricity metres shall be installed to the exterior of the building, excluding the roof unless it is fully screened from street-view (i.e. public street or pocket park).

Acoustic Design and Ventilation (specific to Lots 11-13 and 51-68 only)

13. The consent holder shall ensure that the detailed design of buildings follows the recommendations of the Marshal Day Acoustic Report – 1 Ockleston Landing, reference Rp 005 2016265A, dated 27 May 2016. This shall be undertaken to the satisfaction of the Team Leader, Western Monitoring, Resource Consenting and Compliance.
14. Prior to the issuing of building consent the consent holder shall submit a report to Auckland Council, prepared by a suitably qualified and experienced acoustics specialist, to the satisfaction of the Team Leader, Western Monitoring, Resource Consenting and Compliance, demonstrating that:
 - a) Sound levels, from road-traffic and any other activity at permitted limits, will be no more than 40 dB LAeq (24hour) within all noise sensitive spaces; and
 - b) Mechanical ventilation is provided for these dwellings capable of operating at a noise level of no more than 35dB LAeq(1 min) in bedrooms and sleeping areas and no more than 40dB LAeq(1 min) in the other habitable rooms, classrooms and hallways of dwellings.

CONSTRUCTION CONDITIONS

Construction Noise Standards and Hours

15. All construction and earthworks activities on the subject site shall comply with the New Zealand Standard 6803:1999 for Acoustics - Construction Noise, at all times. The use of noise generating tools, motorised equipment, and vehicles that are associated with construction and/or earthworks activity on the subject site shall be restricted to between the following hours to comply with this standard:
 - Monday to Saturday: 7:30am to 6.00pm
 - Sundays or Public Holidays: No works

No earthworks or construction activities on the site or use of noise generating tools, motorised equipment, and vehicles that are associated with construction and/or earthworks activities shall be undertaken outside the above hours/days, without the prior written approval of the Team Leader, Western Monitoring, Resource Consenting and Compliance.

Advice Note:

Works may be undertaken outside these hours solely under the written approval of Team Leader, Western Monitoring, Resource Consenting and Compliance. This will only be granted under exceptional circumstances, for example in the event of urgent stabilisation works or in the event of inclement weather preventing work Monday to Saturday. Any work outside these hours will be subject to the approval of any neighbouring residents or

other affected parties as may be identified by the Team Leader, Western Monitoring, Resource Consenting and Compliance.

Geotechnical Supervision and Certification

16. All retaining and foundation construction on the site shall be supervised by a suitably qualified and registered engineering professional. In supervising the works, the engineering professional shall ensure that they are constructed and otherwise completed in accordance with the geotechnical and engineering reports listed in Condition 1 of this consent. The supervising engineer's contact details shall be provided in writing to the Team Leader, Western Monitoring, Resource Consenting and Compliance at least two weeks prior to earthworks commencing on site.

No Obstruction of Access or Damage

17. There shall be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the construction and/or earthworks activity on the subject site. All materials and equipment shall be stored within the subject site's boundaries to the satisfaction of the Team Leader, Western Monitoring, Resource Consenting and Compliance.
18. Any damage to the footpath, berm of road as a result of any construction activities, shall be repaired at the consent holder's expense.

Dust Control

19. There shall be no airborne or deposited dust beyond the subject site as a result of the earthworks or construction activity that in the opinion of the Team Leader, Western Monitoring, Resource Consenting and Compliance is noxious, offensive or objectionable.

Advice Note:

In assessing whether the effects are noxious, offensive or objectionable, the following factors will form important considerations:

- (i) The frequency of dust nuisance events*
- (ii) The intensity of events, as indicated by dust quantity and the degree of nuisance*
- (iii) The duration of each dust nuisance event*
- (iv) The offensiveness of the discharge, having regard to the nature of the dust*
- (v) The location of the dust nuisance, having regard to the sensitivity of the receiving environment.*

It is recommended that potential measures are discussed with the Team Leader, Western Monitoring, Resource Consenting and Compliance who will guide you on the most appropriate approach to take. Alternatively, please refer to the Ministry for the Environment publication "Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions".

Earthworks

20. Any earthworks shall be managed to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged beyond the subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works shall cease immediately and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader, Western Monitoring, Resource Consenting and Compliance.

Advice Note:

Discharge from the site includes the following:

- *Discharge of water from sediment control devices such as silt fences that may contain dissolved contaminants delete if contaminants at this site are in particulate form, not dissolved.*
- *Infiltration of stormwater into open excavations that may be contaminated.*
- *Disposal of water (e.g. perched groundwater or collected stormwater) from excavations.*

Measures such as covering excavations overnight and during rainfall, diverting overland flow around the works area, and disposal of any collected water in an excavation may be required to comply with this condition.

It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Team Leader, Western Monitoring, Resource Consenting and Compliance for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication No. 90, Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region.

21. There shall be no deposition of earth, mud, dirt or other debris on any road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it shall immediately be removed. In no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

Advice Note:

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

- *provision of a stabilised entry and exit(s) point for vehicles*
- *provision of wheel wash facilities*
- *ceasing of vehicle movement until materials are removed*
- *cleaning of road surfaces using street-sweepers*
- *silt and sediment traps*

- *catchpits or environpods*

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

It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Team Leader, Western Monitoring, Resource Consenting and Compliance for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication No. 90, Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region.

Earthworks – Lot 67 only

22. The consent holder shall ensure that the silt and sediment control methods outlined in conditions 20 and 21 above, are established onsite prior to the commencement of any construction activities on the site. This is to ensure there are appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system and watercourse/overland flow path traversing the site, as this discharges to the Waitemata Harbour. These measures shall be implemented in accordance with Auckland Regional Council, Technical Publication No. 90, Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region, for the duration of construction activity.

Surveyor Certification

23. No building works shall proceed beyond the roof framing stage until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder, has provided written certification to the Team Leader, Western Monitoring, Resource Consenting and Compliance that the works:
 - do not exceed the vertical or horizontal extent of the approved building envelope controls set out in Conditions 5b (height), 5c (height in relation to boundary) and 5d (yards) approved under this consent.

Advice Note:

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

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

Written certification should include the following:

- *the finished ground level is clearly marked on the subject site*
- *the relevant consent reference number and site address*
- *levels, calculations, plans and drawings of the structure(s) that are the subject of certification*

- *the quantification of the extent of any breach, infringement or non-compliance identified at the time of survey, where this has occurred.*

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

Vehicle crossing

24. All new vehicle crossings shall be designed and formed in accordance with the Auckland Transport Code of Practice 2013. The new crossing shall maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing.

Advice Note:

Works within the road reserve require prior approval from Auckland Transport. The consent holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.

Completion of Parking and Vehicle Circulation Areas

25. Prior to the occupation of residential units all access and parking (including the provision of any cycle parking) shall be formed, sealed with an all-weather surface, marked out and drained, to the satisfaction of the Team Leader, Western Monitoring, Resource Consenting and Compliance.

Advice Note:

Parking areas should be marked out in accordance with the approved site plan to ensure appropriate parking supply, access, signage, directions, ground treatment and vehicle manoeuvring. This includes the allocation of specific parking spaces to each unit/dwelling where relevant.

Advice Notes

1. *Development contributions levied under the Local Government Act 2002 are payable in relation to this application. The consent holder will be advised of the development contributions payable separately from this resource consent decision. Further information about development contributions may be found on the Auckland Council website at www.aucklandcouncil.govt.nz.*
2. *To avoid doubt, stormwater discharge from the site was considered and authorised across the subdivision of 1 Ockleston Landing, under REG-2016-1365.*
3. *This consent does not constitute authority to build or undertake private drainage works and it may be necessary for you to apply for a Project Information Memorandum and Building Consent if you have not already done so.*

4. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
5. *The granting of this resource consent does not in any way allow the consent holder to enter and undertake works within neighbouring properties, 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 consent holder, 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 conditions above are required to be in place to the satisfaction of Council.*
6. *If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to sections 81 or 82 of the HASHAA. Any objection must be made in writing to Council within 15 working days of notification of the decision.*

Delegated Decision Maker:

Name: Colin Hopkins

Title: Lead Project Planner – Resource Consents Project
Management

Signed:



Date: 17 August 2016