

Chapman Tripp
Level 35
Auckland Central
AUCKLAND 1010



Applicant	Chapman Tripp
LIM address	8 Parkhead Place Rosedale 0632
Application number	8270115936
Customer Reference	Augusta - Industrial Fund 2
Date issued	3-Oct-2018
Legal Description	Lot 15 DP 117850
Certificates of title	NA67D/357

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

Council's regulatory records indicate that there could be historic, and/or current, land use activities on, within or adjacent to this site that fall within the Hazardous Activities and Industries List (HAIL) published by the Ministry for the Environment. This list comprises activities and industries that are considered likely to cause land contamination as a result of hazardous substance use, storage, and disposal. A site contamination assessment (undertaken by a suitably qualified and experienced practitioner) and resource consent from Auckland Council may be required prior to any soil disturbance (including sampling soil), redevelopment, subdivision or change of use of the site.

Wind Zones

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

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

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

Soil Issues

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

Effective Date	Description	Details
10/07/2008	Geotechnical completion/ investigation report on file	Development must be compliant with the report by Soil & Rock Consultants ref 07629 dated 30-05-08.

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

Flooding

This statement entitled "Flooding" appears on all LIMs.

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

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

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

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

Overland Flow Path

This site (property parcel) spatially intersects with one or more Overland Flow Paths, as displayed on the map attached to this LIM entitled “Special Land Features – Natural Hazards - Flooding”.

Overland Flow Paths are lines representing the predicted route of overland flow, based on analysis of a Digital Terrain Model (derived from aerial laser survey). Overland Flow Paths do not show the width or extent of flow.

Overland Flow Paths are based solely on the terrain and are indicative only.

Overland Flow Paths may flood depending on the amount of rain.

The Auckland Unitary Plan contains policies and rules relating to development and/or works within or adjacent to Overland Flow Paths.

Note: The terms “Flow Path” and “Flowpath” are used interchangeably.

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
10/07/2008	On-site stormwater management device	Total dual purpose tanks volume is 54.0 m3. Total raingarden area is 195.0 m2. Annual inspection and cleaning is required at the property owner's cost.

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

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

No Information has been notified to Council.

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

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

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


Billing Number/ Rate Account:	12340564748
Rates levied for the Year 2018/2019 :	\$110,731.88
Total rates to clear for the current year (including any arrears):	\$83,048.91

The rates figures are provided as at 8 a.m. 03/10/2018. 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

8 Parkhead Place Rosedale 0632

Application No.	Description	Decision	Decision Date
LT-2014981	Land Use Consent New Commercial development and car parking area next to arterial road	Granted (Monitoring Complete)	
28907	Discharge Consent Discharge and diversion of stormwater in association with a warehouse/office development	Granted	03/06/2004
LU-2127540	Extension of lapse date Proposal to extend application number LT-2014981	Granted	21/01/2008
35933	Discharge Consent To discharge stormwater from 2426 square metres of impervious area: owners are clearing the current structures and putting up an off ice & retail building with a childcare centre, cafe and shops within the building.	Granted (Ongoing Monitoring)	19/08/2008
LCO-35933	Land Use Consent Stormwater Discharge Arc 35933	Granted	20/08/2008
LN-2128425	Land Use Consent Proposal for new buildings, carparking, siteworks and Landscaping.	Granted	15/09/2008
LN-2131491	Land Use Consent To increase cafe operation from 48 seats to 120 seats	Granted	28/06/2010
LO-2132546	Land Use Consent Illuminated Signage - Business 9, Buffer Strip	Granted	13/09/2010
LN-2134165/1	Land Use Consent Proposed Dance Studio	Granted	30/09/2011

Subdivisions

There are **NO** Subdivision resource consents recorded.

Engineering Approvals

8 Parkhead Place Rosedale 0632

Application No.	Description	Decision	Decision Date
SF-3009931	Engineering Compliance Watermain Extension	Approved	05/08/2004
SF-3020191	Engineering Compliance Major Engineering Works Application	Approved	12/04/2005
SF-3021709	Engineering Compliance Major EWA Lot 15 DP 117850	Approved	21/11/2008

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

8 Parkhead Place Rosedale 0632

Application No.	Description	Issue Date	Status
BE-1040731 BP-1040732	To build proposed warehouse and offices for Good Health Products Ltd at 8 Parkhead Place, Albany. ***Certifier*** To issue CCC and Inspections AMENDEMENT TO BC 1040731 - General floor layout, SS line position revised, SW manhole additions, change in type of retaining wall, structural details changed	04/03/2004	CCC Issued 24/06/2005 (See Note 2)
BD-1220242	Pallet Racking	09/03/2005	CCC Issued 19/01/2012 (See Note 2)
BD-1222135	Double garage	20/09/2005	CCC Issued 19/01/2012 (See Note 2)
BE-1234336	Site works - car parking, detention and re-tension tank	14/10/2008	CCC Issued 11/12/2009 (See Note 2)
BE-1234242	Stage 1 - STIHL Building - Sub structure	22/10/2008	CCC Issued 16/11/2009 (See Note 2)
BE-1234656	New Childcare Facility	05/12/2008	CCC Issued 24/02/2010 (See Note 2)

Application No.	Description	Issue Date	Status
BE-1234626	New warehouse Facility - Stihl building	09/02/2009	CCC Issued 24/02/2010 (See Note 2)
BE-1234959	New cafe/retail shop	09/03/2009	CCC Issued 24/02/2010 (See Note 2)
BD-1236276	Internal fitout and new entrance canopy.	11/09/2009	CCC Issued 11/12/2009 (See Note 2)
BD-1239147 BP-1239147/A	New outdoor courtyard, toilet and doors Amendment to BD1239147 - New Volla roof, redirecting drainage	06/07/2010	CCC Issued 20/01/2012 (See Note 2)
BD-1242299	Proposed new louvre canopy system.	27/07/2011	CCC Issued 19/01/2012 (See Note 2)

Note	Description
2	Code Compliance Certificate (CCC) for this consent was issued.

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

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

Compliance Schedules (Building Warrant of Fitness)

8 Parkhead Place Rosedale 0632

Reference number	BWOF expiry date
WOF-22158	26/10/2018
WOF-22784	13/11/2018
WOF-22797	10/12/2018
WOF-22686	15/12/2018

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

8 Parkhead Place Rosedale 0632

Licence Type / Reference	Trading Name	Expiry Date	Status
SER – Site Entity Registration 52100110342	Good Helath Products	19/04/2020	Active
On Licence 52090011782	CAFFE E CUCINA	28/09/2020	Current
NP3- National Programme 3 52100092530	Good Helath Products	19/04/2020	Registered

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

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

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

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

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

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

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

The AUP:OP can be viewed here:

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

The legacy regional and district plans can be viewed here:

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

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

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

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

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

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

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

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

Plan Changes and Notices of Requirement

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

No information has been notified to Council.

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

Underground Services and District Plan maps are attached.

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

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

Attachments

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

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

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

- As Built Drainage Plan : Drainage 8 Parkhead
- Consent Conditions : LN 2128425
- Consent Conditions : LU2127540
- Consent Conditions : LN2134165 1
- Consent Conditions : 35933
- Consent Conditions : LUC2014981
- Consent Conditions : LN2131491
- Consent Conditions : LO2132546
- Consent Conditions : 28907

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

Address

8 Parkhead Place Rosedale 0632

Legal Description

Lot 15 DP 117850

Appeals

Modifications

Zones

Business - Light Industry Zone

Precinct

Controls

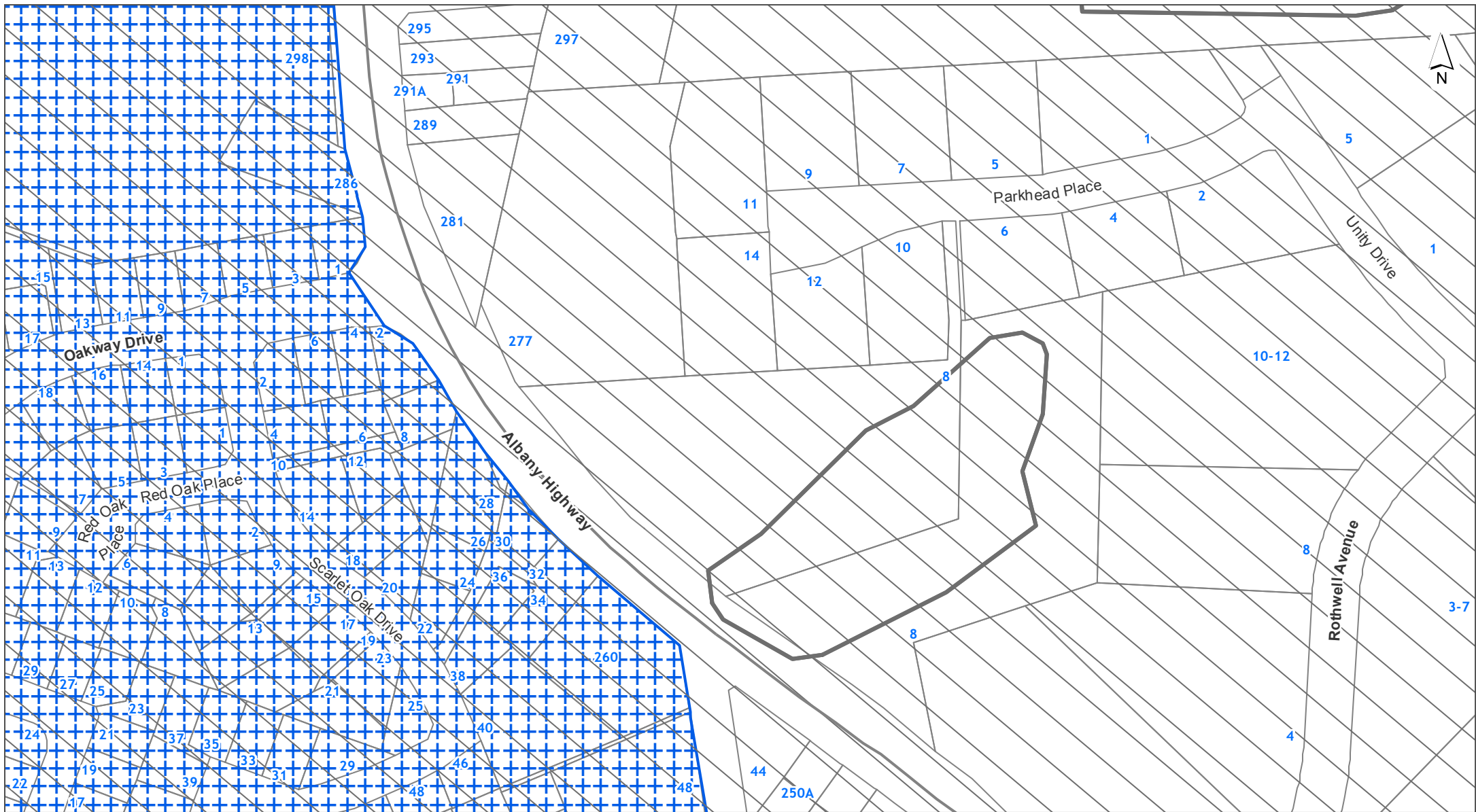
Controls: Macroinvertebrate Community Index - Exotic

Controls: Macroinvertebrate Community Index - Urban

Overlays

Designations

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



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

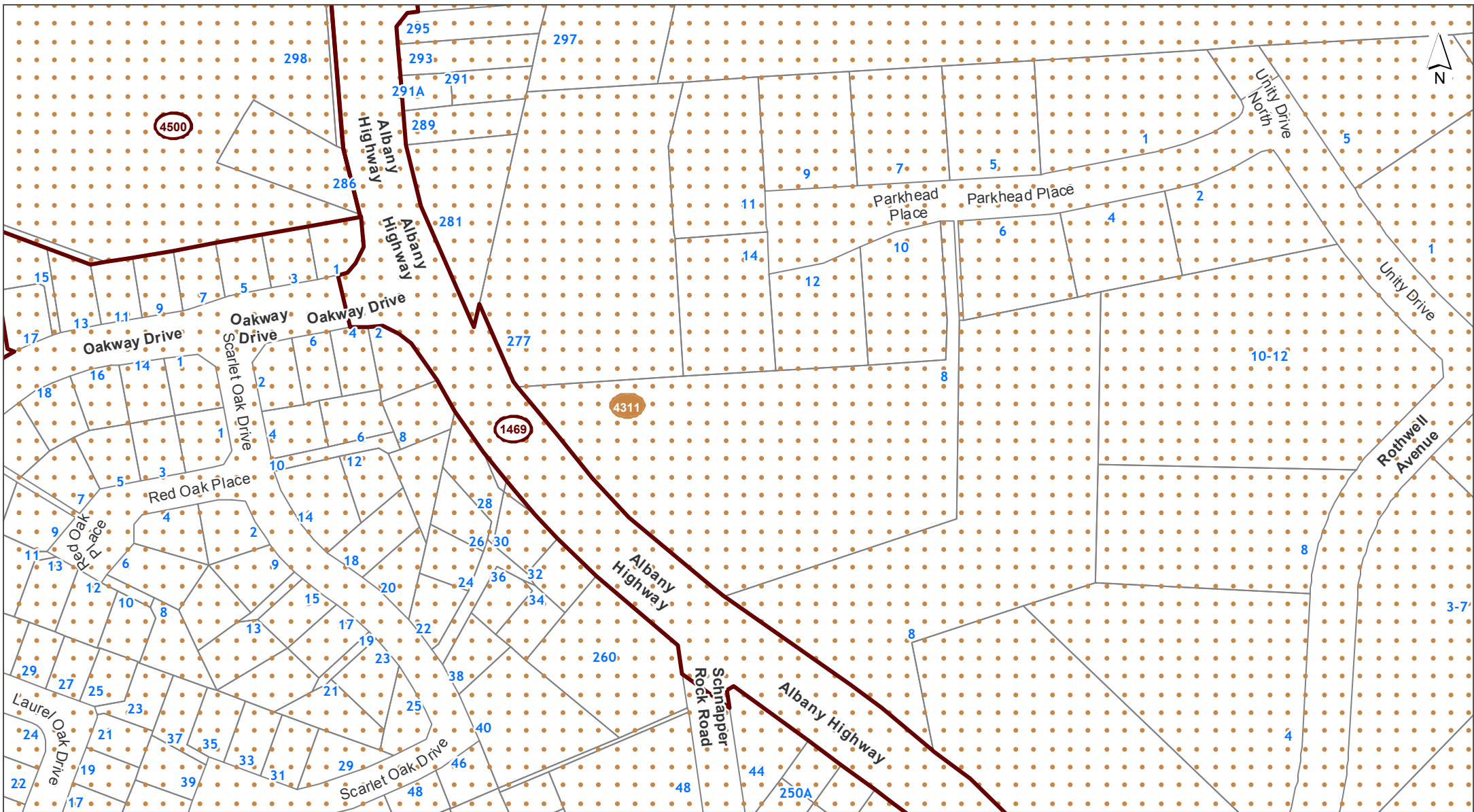
Controls
8 Parkhead Place Rosedale 0632
Lot 15 DP 117850



Scale @ A4
 = 1:2,500

Date Printed:
 3/10/2018





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

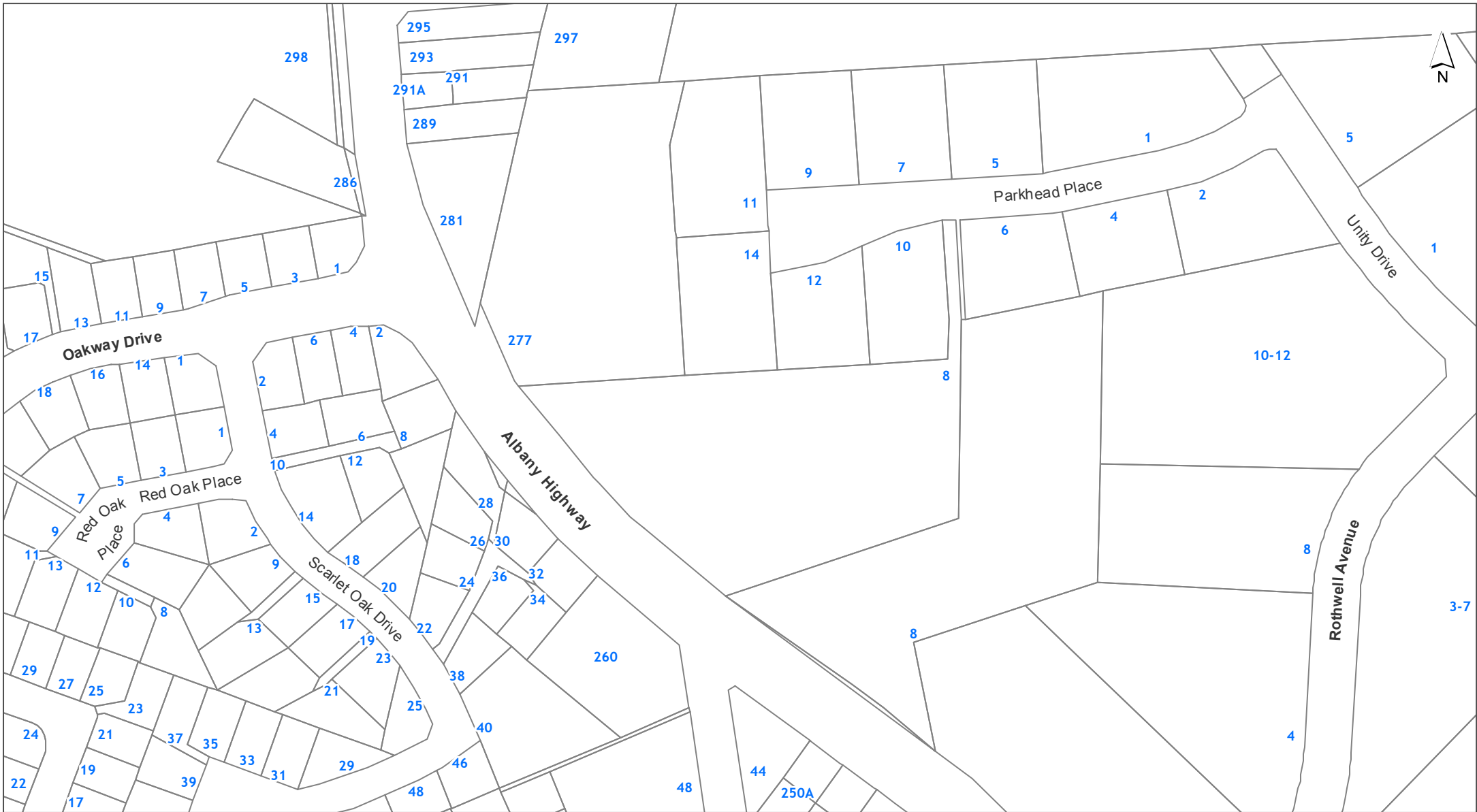
Designations
8 Parkhead Place Rosedale 0632
Lot 15 DP 117850



Scale @ A4
 = 1:2,500

Date Printed:
 3/10/2018



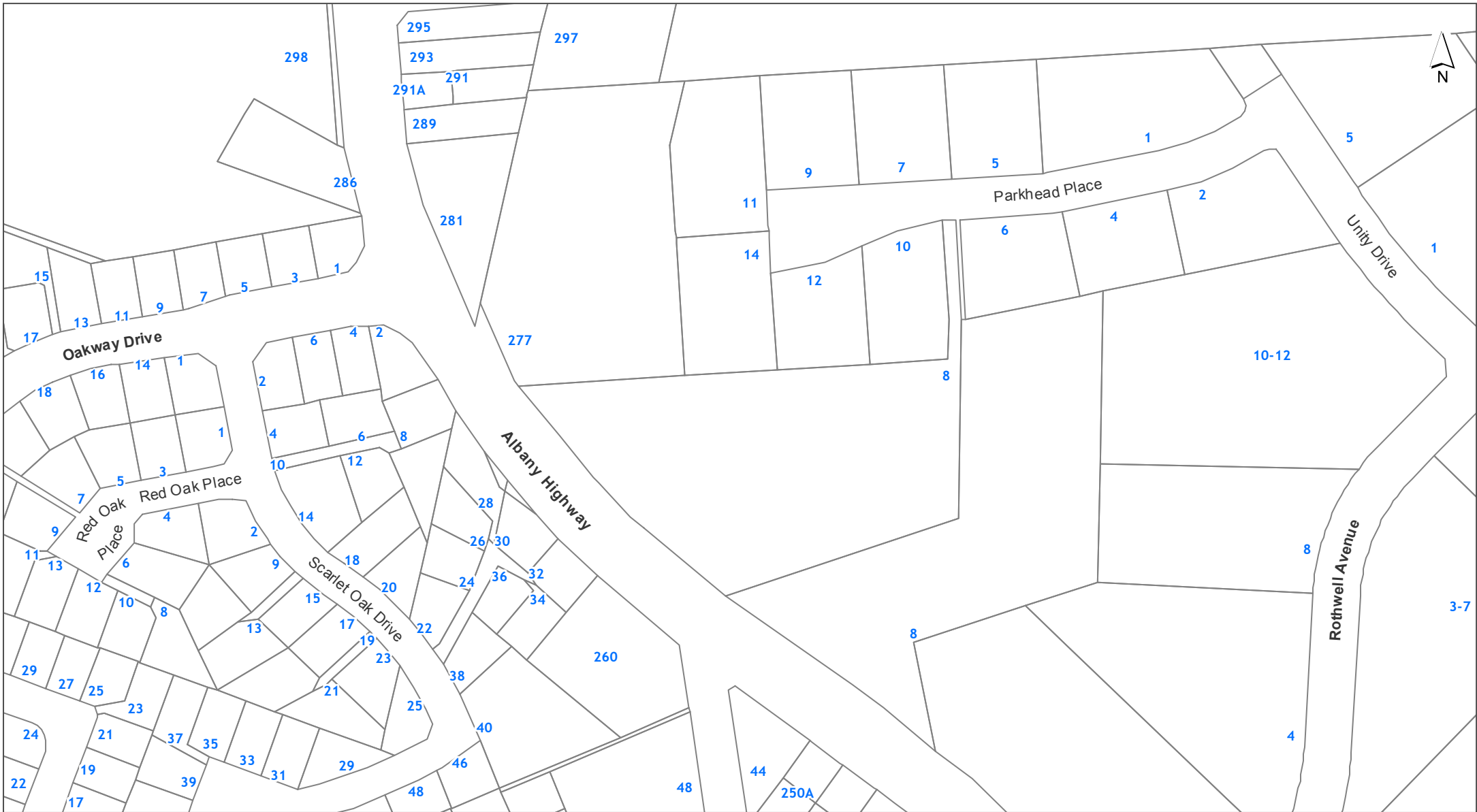


DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty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

Infrastructure
8 Parkhead Place Rosedale 0632
Lot 15 DP 117850

0 10 20 30
 Meters
Scale @ A4
 = 1:2,500
Date Printed:
 3/10/2018





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

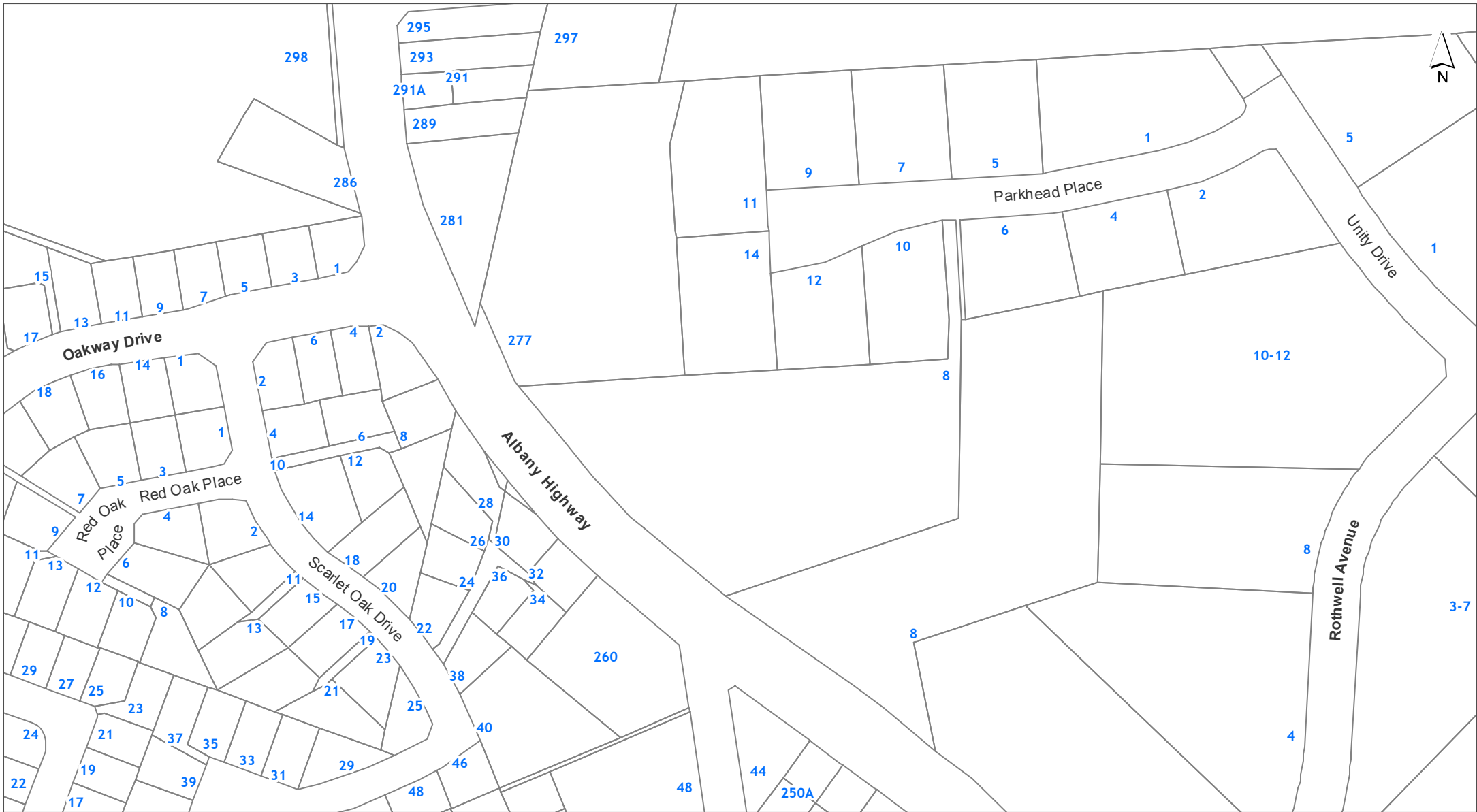
Mana Whenua
8 Parkhead Place Rosedale 0632
Lot 15 DP 117850



Scale @ A4
= 1:2,500

Date Printed:
3/10/2018



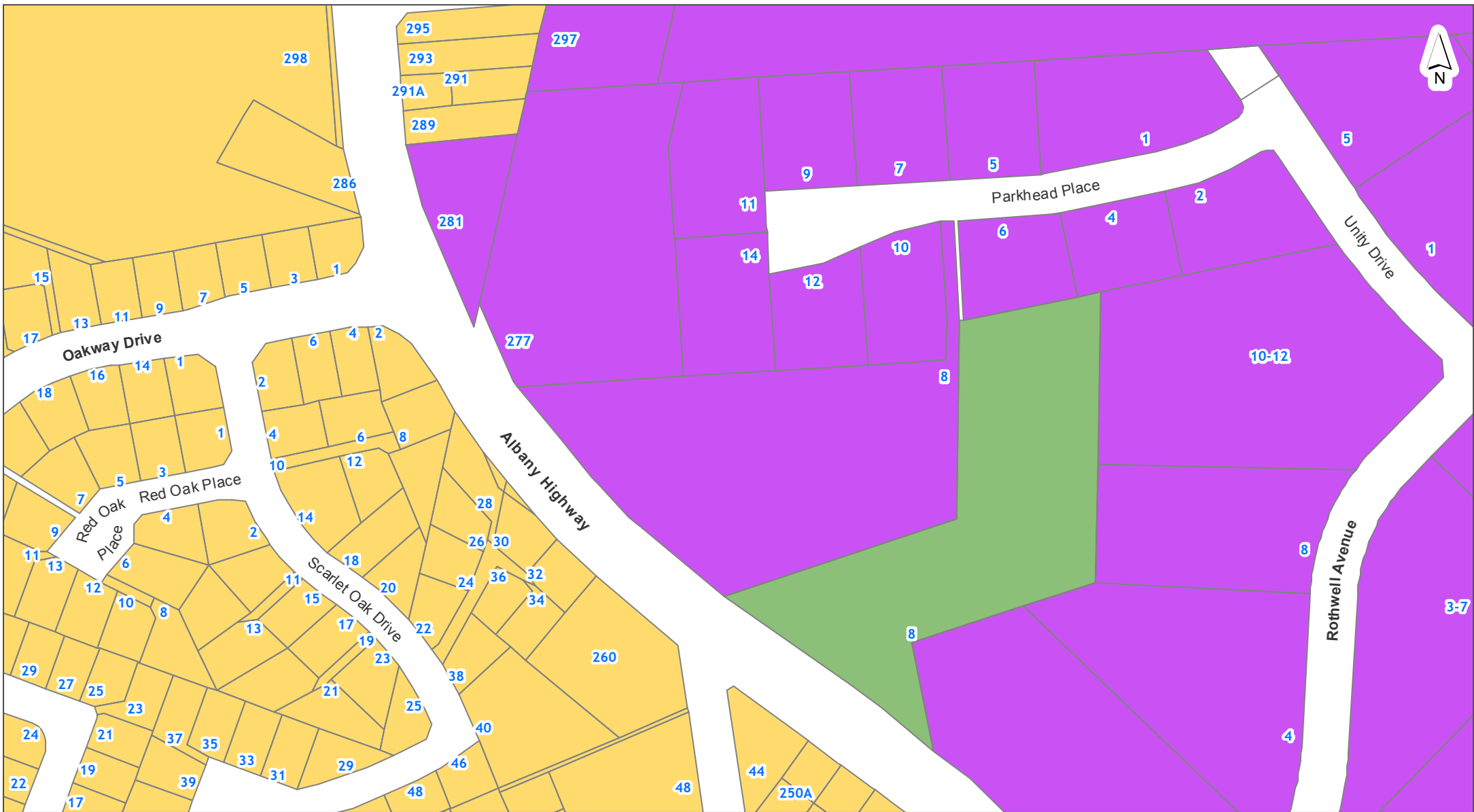


DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty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

Precincts
 8 Parkhead Place Rosedale 0632
 Lot 15 DP 117850

0 10 20 30
 Meters
 Scale @ A4
 = 1:2,500
 Date Printed:
 3/10/2018





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

Zones and Rural Urban Boundary
8 Parkhead Place Rosedale 0632
Lot 15 DP 117850



Scale @ A4
 = 1:2,500

Date Printed:
 3/10/2018



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

Appeals

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

Plan Modifications

- Notice of Requirements
- Plan Changes

ZONES

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

ZONES

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

Tagging of Provisions:

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

DESIGNATIONS

- Designations
- Airspace Restriction Designations

OVERLAYS

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

Natural Resources

- Significant Ecological Areas Overlay
- Lake Management Areas Overlay (Natural Lake and Urban Lake)

Infrastructure

Mana Whenua

CONTROLS

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

Building Frontage Control

Vehicle Access Restriction Control

OVERLAYS

- Precincts
- Indicative Coastline [i]
- Rural Urban Boundary
- 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]
- Local Public Views 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]
- Extent of Overlay
- Subdivision Schedule
- Modified
- Natural
- Waitakere Ranges Heritage Area Overlay
- Ridgeline Protection Overlay
- 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 [rcp/dp]

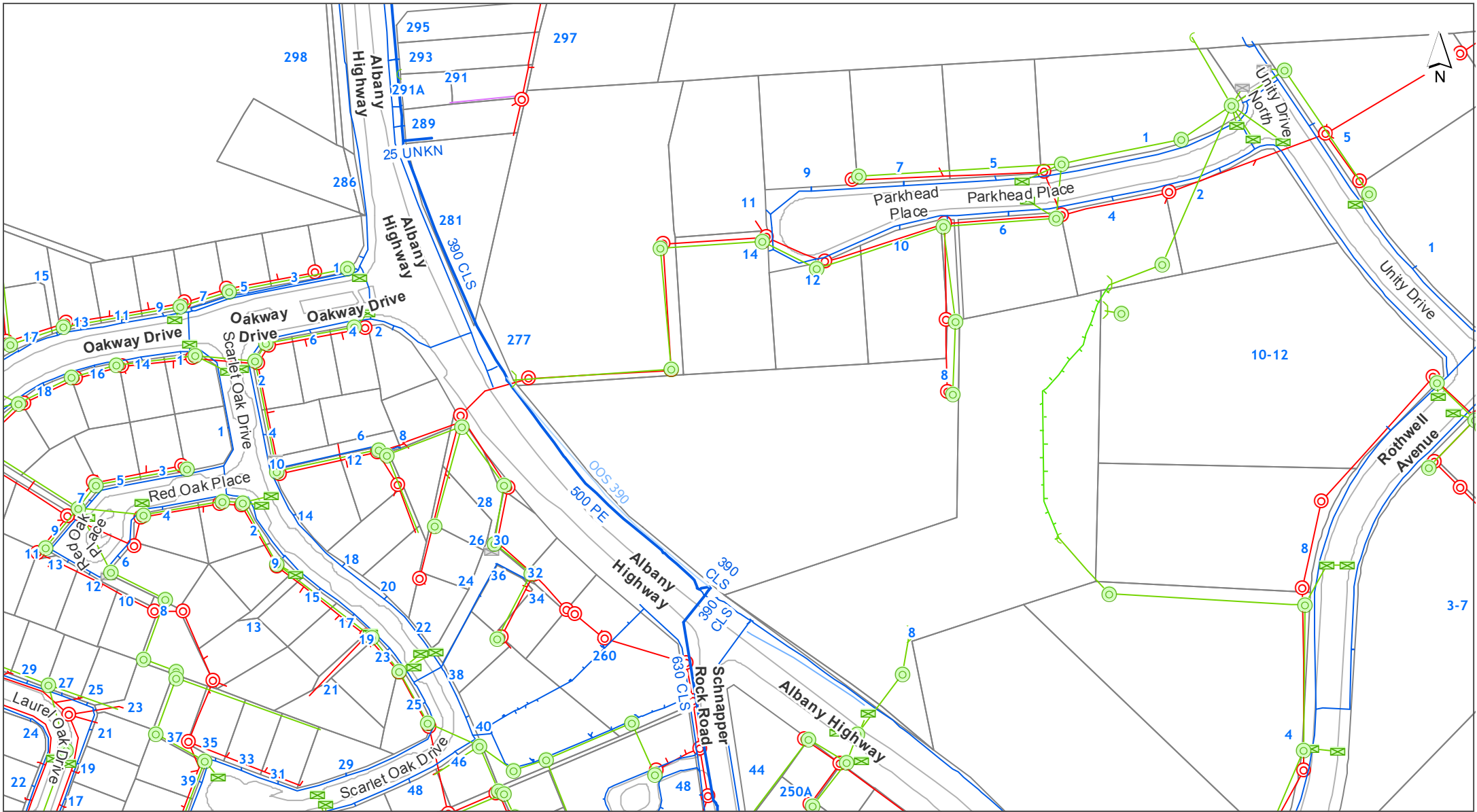
Natural Heritage

Built Heritage & Character

CONTROLS

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

Built Environment



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

Underground Services
8 Parkhead Place Rosedale 0632
Lot 15 DP 117850



Scale @ A4
 = 1:2,500

Date Printed:
 3/10/2018



Stormwater

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

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

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

Water

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

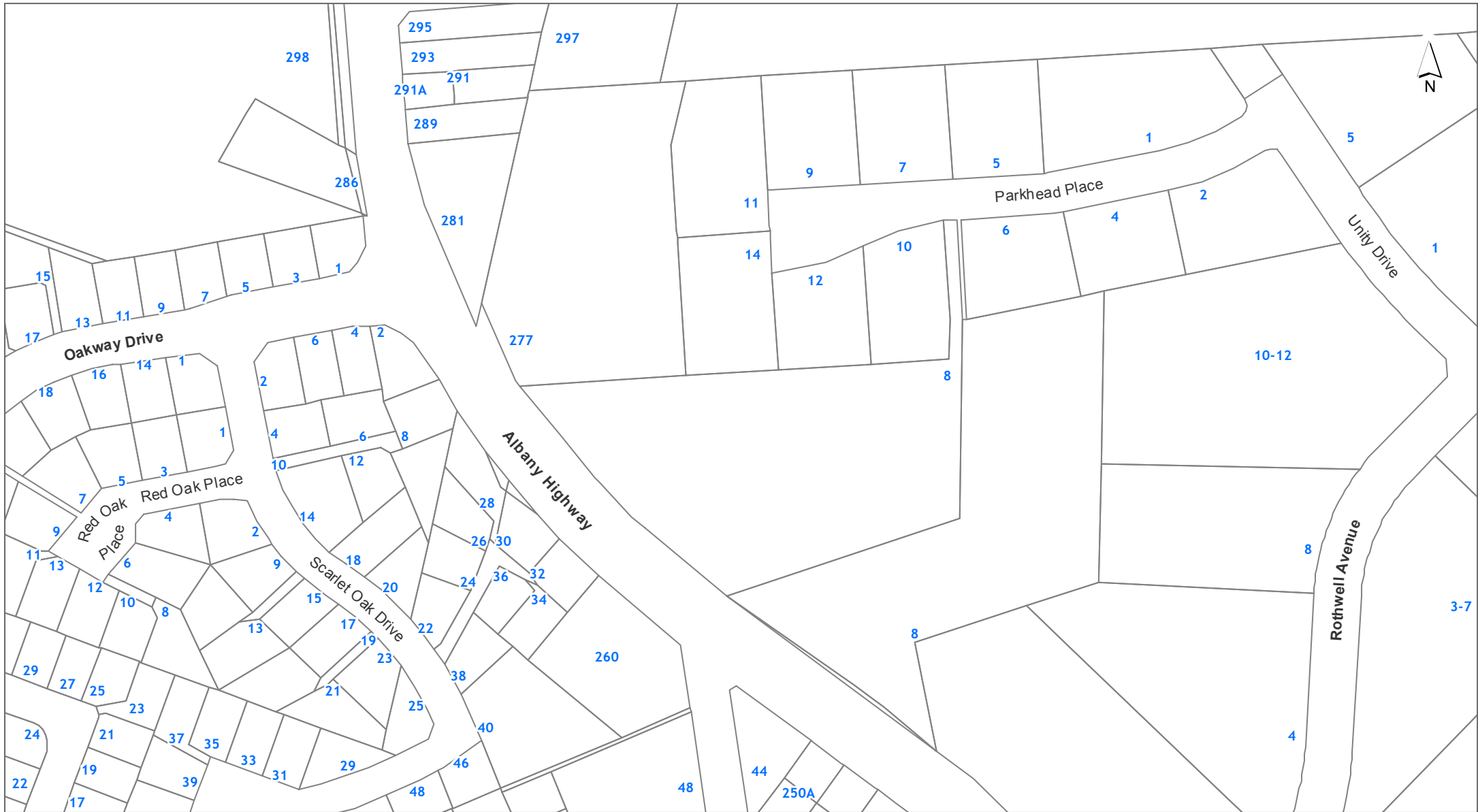
Wastewater

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

Utilities

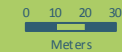
- | | |
|--|---|
| | Transpower Site |
| | Pylon (Transpower) |
| | 220kv Line (Transpower) |
| | 110kv Line (Transpower) |
| | 33kv Line (Transpower) & Underground Line (Mercury) |
| | Transmission Line (Vector) |
| | Oil Services Pipeline [Wiri] |
| | Liquid Fuels Pipeline [Wiri to Marsden] |
| | High-Pressure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

Legend updated: 9/05/2018



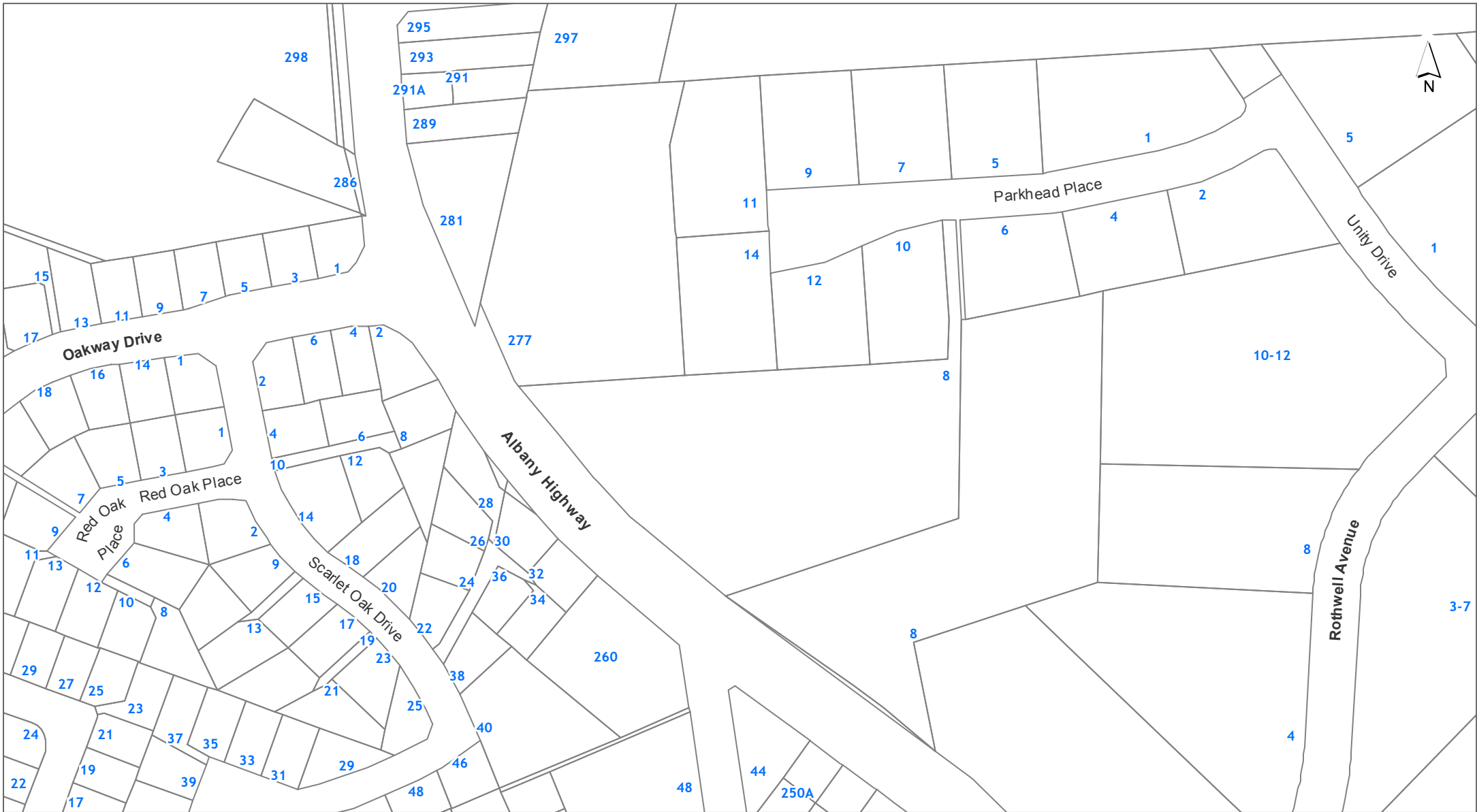
DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty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

Hazards
8 Parkhead Place Rosedale 0632
Lot 15 DP 117850



Scale @ A4
 = 1:2,500
Date Printed:
 3/10/2018



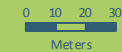


DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty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

Natural Hazards - Coastal Inundation

8 Parkhead Place Rosedale 0632

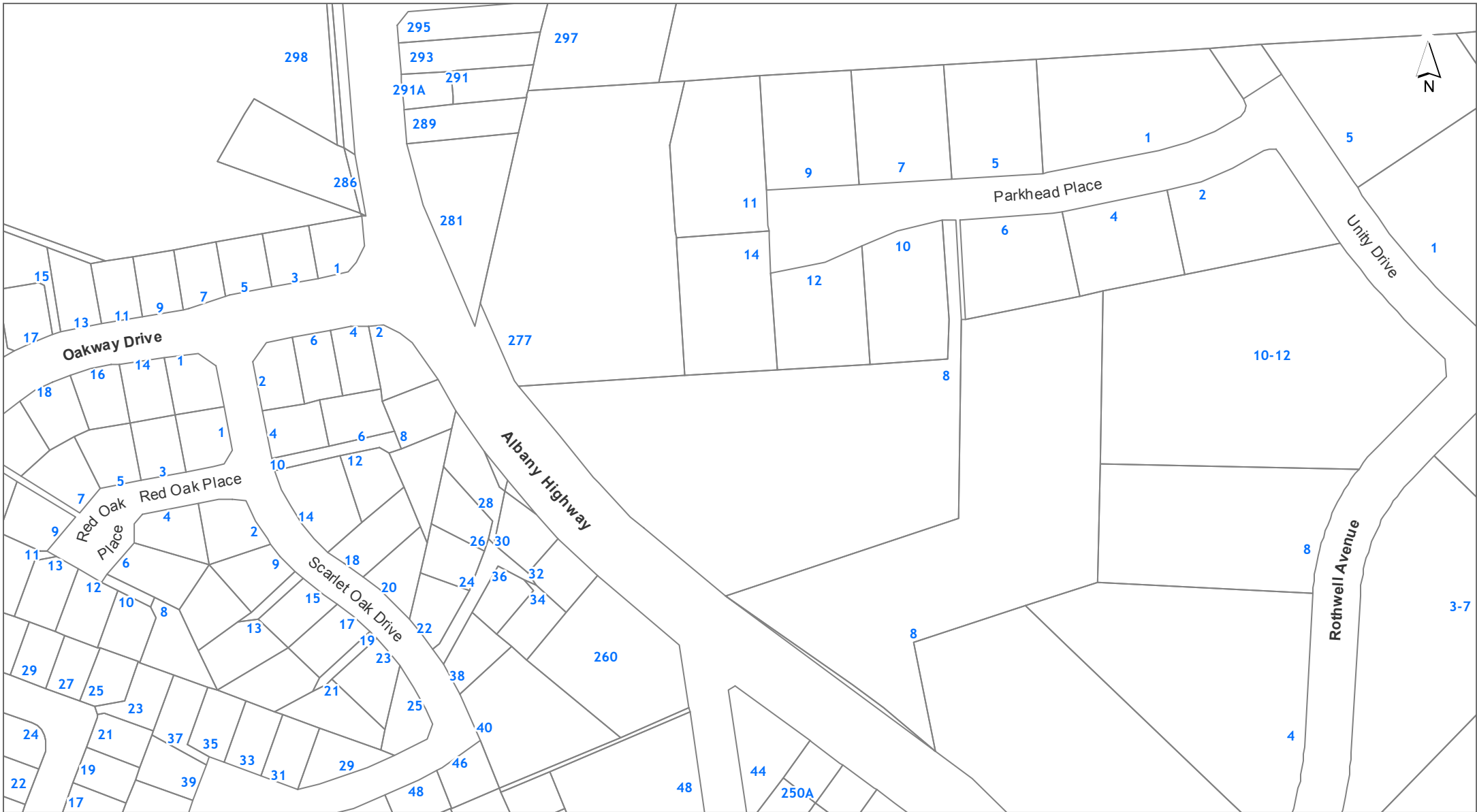
Lot 15 DP 117850



Scale @ A4
 = 1:2,500

Date Printed:
 3/10/2018



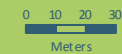


DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty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

Natural Hazards - Volcanic Cones

8 Parkhead Place Rosedale 0632

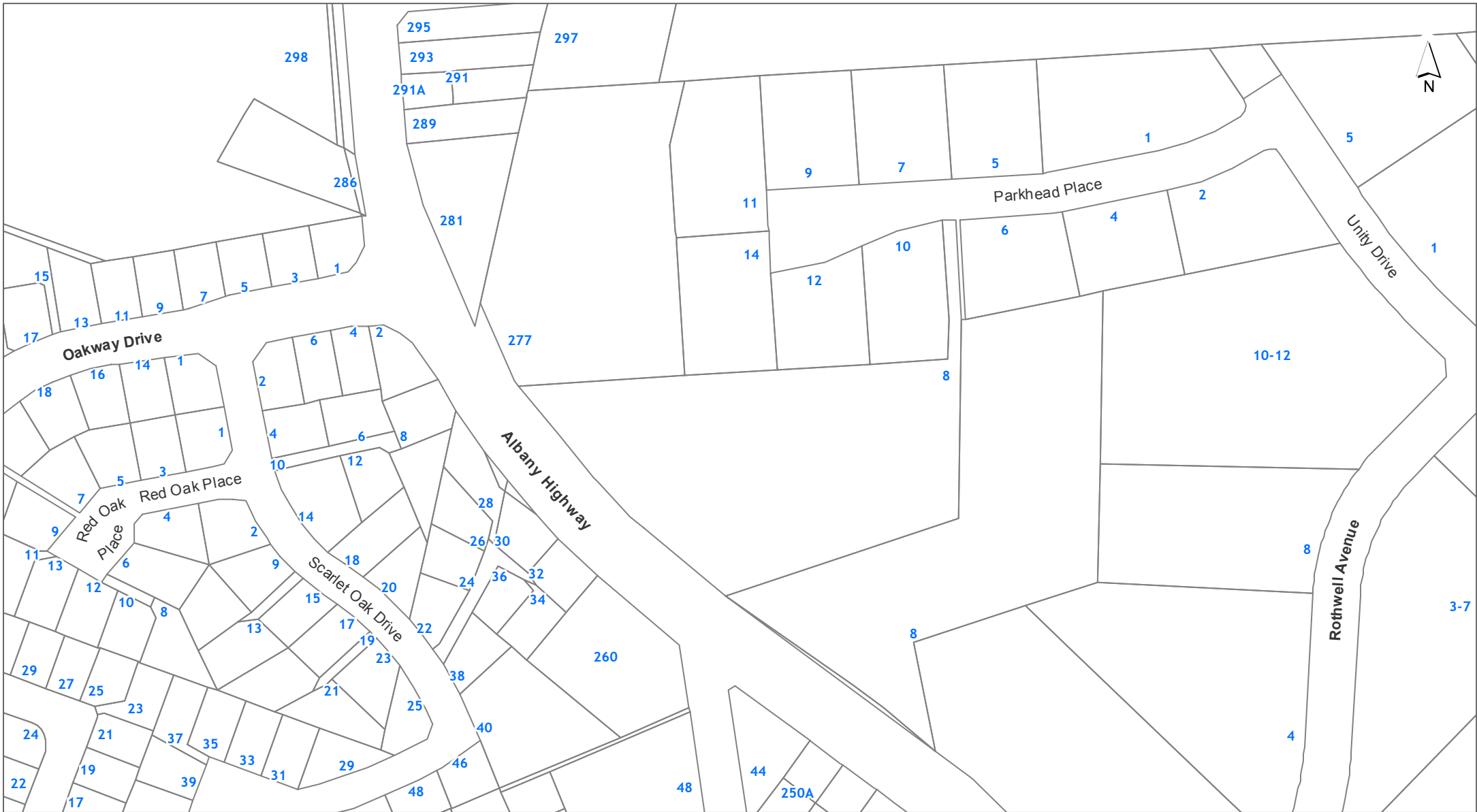
Lot 15 DP 117850



Scale @ A4
 = 1:2,500

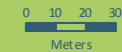
Date Printed:
 3/10/2018





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

Other
8 Parkhead Place Rosedale 0632
Lot 15 DP 117850



Scale @ A4
= 1:2,500
Date Printed:
3/10/2018


















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.

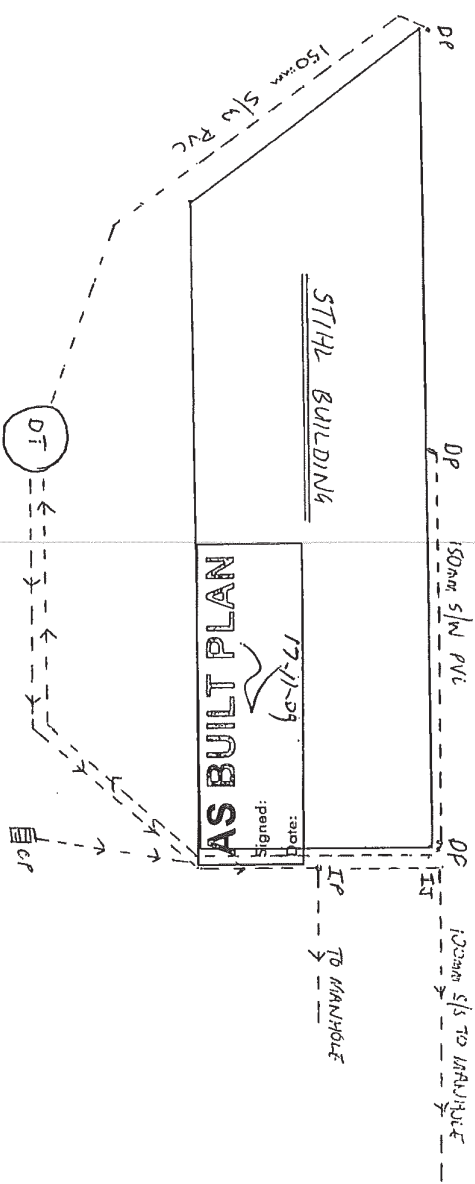
Legend updated: 12/06/2018

ROCKHARD CIVIL AND DRAINAGE LTD
DRAINAGE AS BUILT FOR STEHL BUILDING






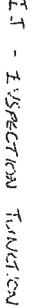
8 PARKHEAD PLACE ALBANY

DRAWN 11-09-2009

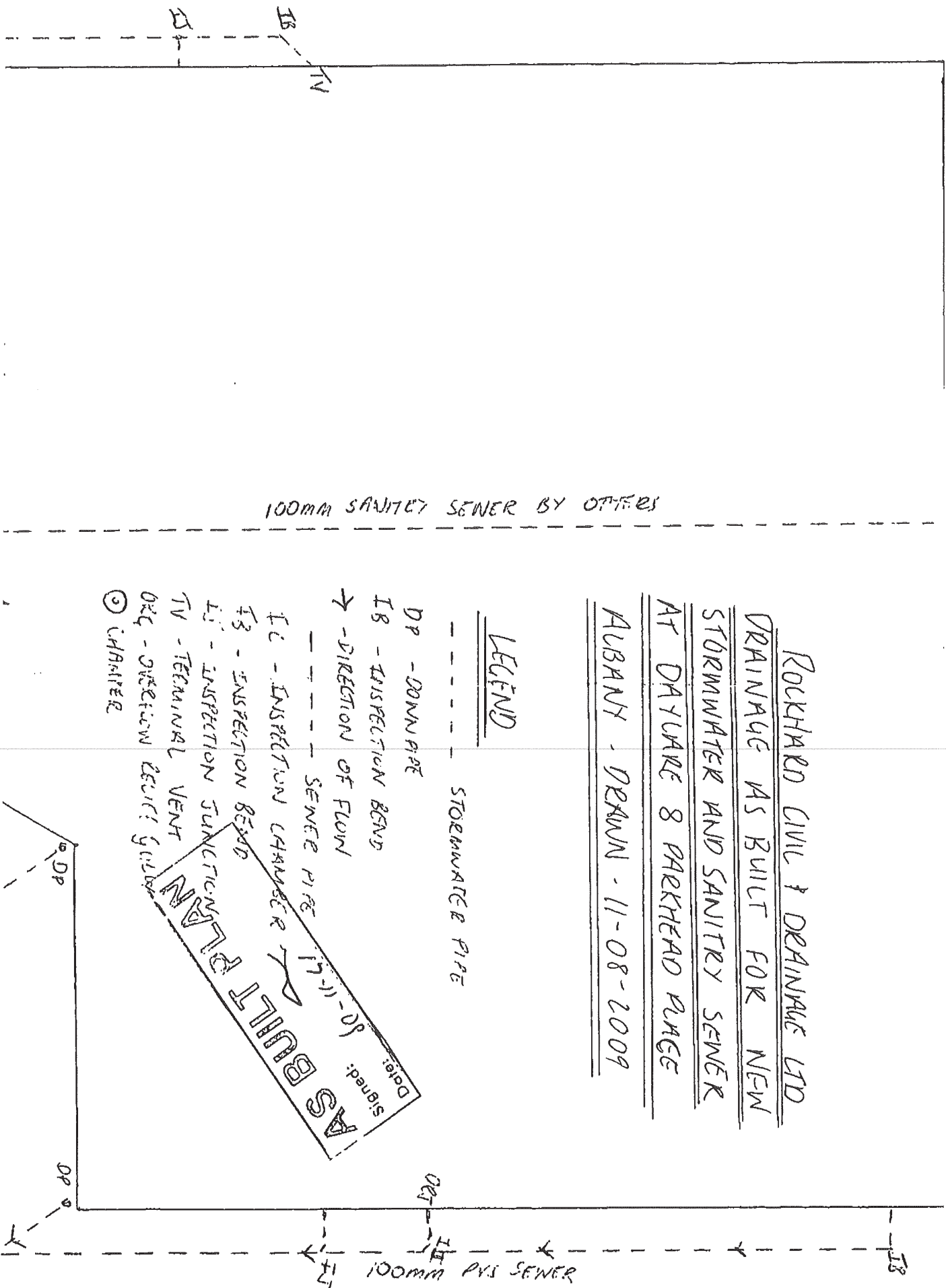
A3



LEGEND

-  CESS PIT
-  STAGNANT WATER PIPE
-  DT 2200MM KP DETENTION
-  DP - DOWN PIPE
-  SENSE PIPE
-  IT - INSPECTION TUNNEL

BE-1234626



100MM SANITARY SEWER BY OTHERS

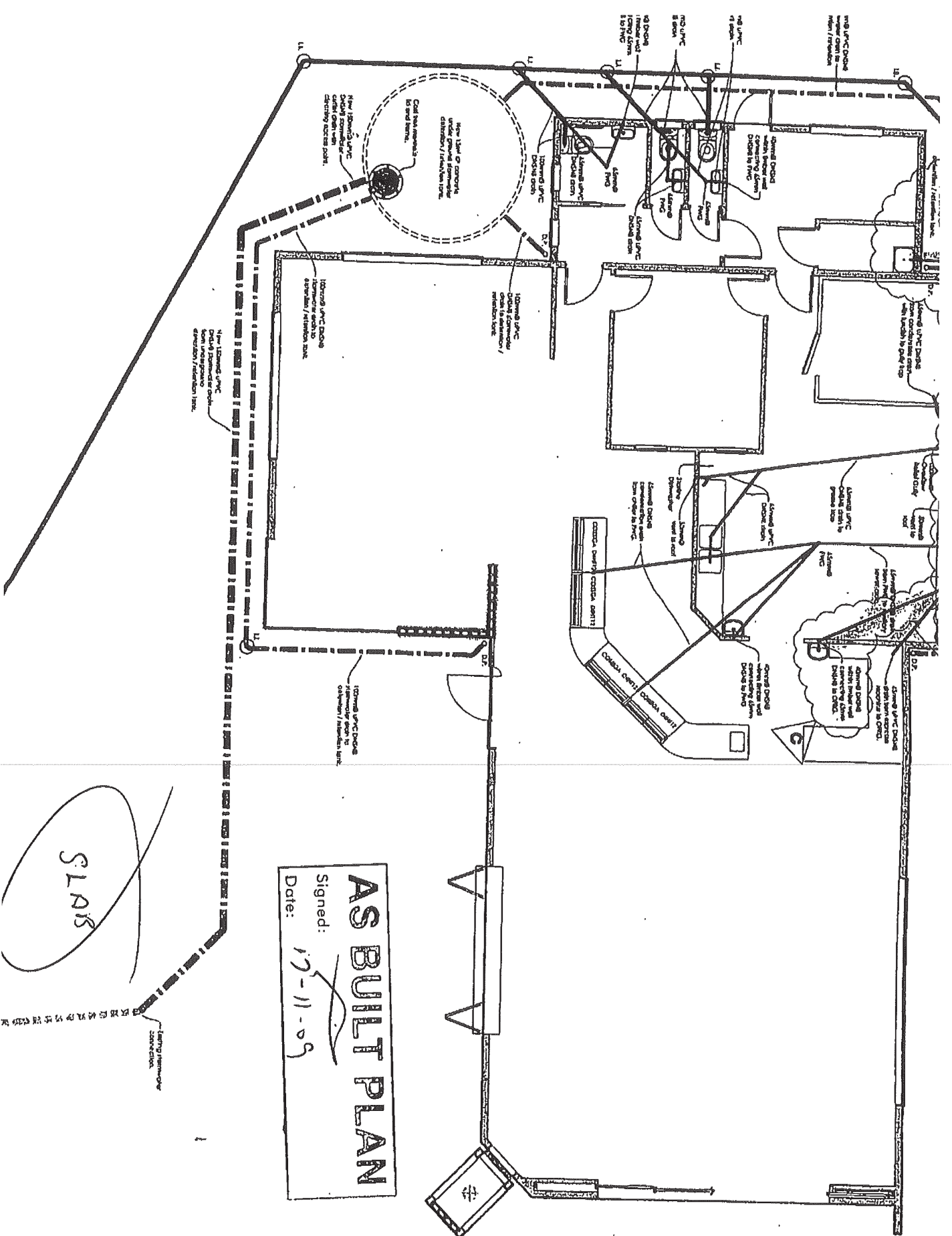
ROCKHARD CIVIL & DRAINAGE LTD
DRAINAGE AS BUILT FOR NEW
STORMWATER AND SANITARY SEWER
AT DAYLARK 8 PARKHEAD PLAGE
ALBANY - DRAWN - 11-08-2009

LEGEND

- STORMWATER PIPE
- DP - DOWN PIPE
- IB - INSPECTION BEND
- - DIRECTION OF FLOW
- SENEER PIPE
- IC - INSPECTION CHAMBER
- IB - INSPECTION BEND
- IB - INSPECTION JUNCTION
- TV - TERMINAL VENT
- CH - OVERFLOW CHAMBER
- CHAMBER

AS BUILT PLUMBING
 Signed: [Signature]
 Date: 11-11-09

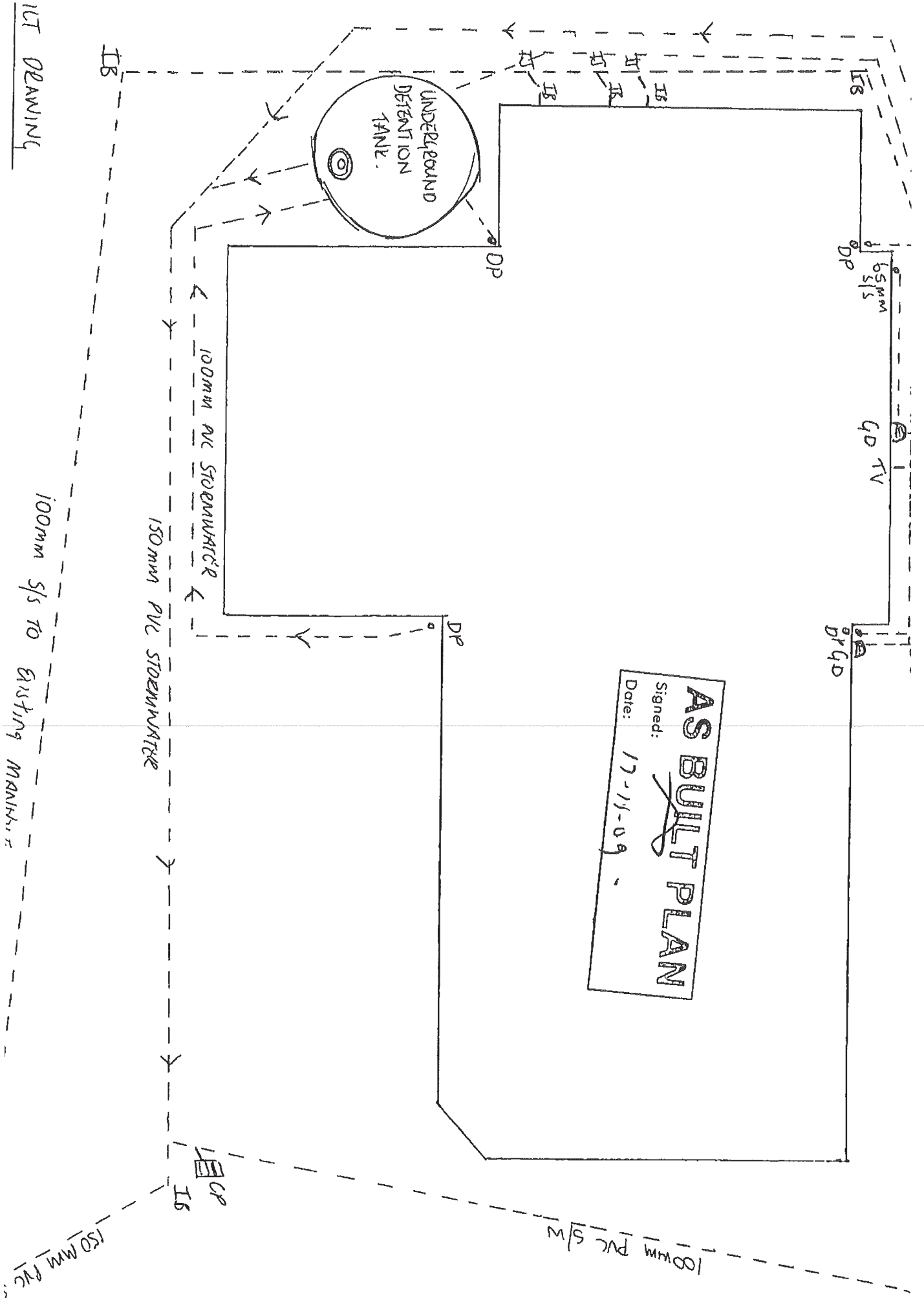
ALL STORMWATER TO TANK



AS BUILT PLAN
 Signed: _____
 Date: 17-11-09

SLAB

Leaving room over concrete



AS BUILT PLAN
 Signed: _____
 Date: 17-11-09

ILT DRAWING

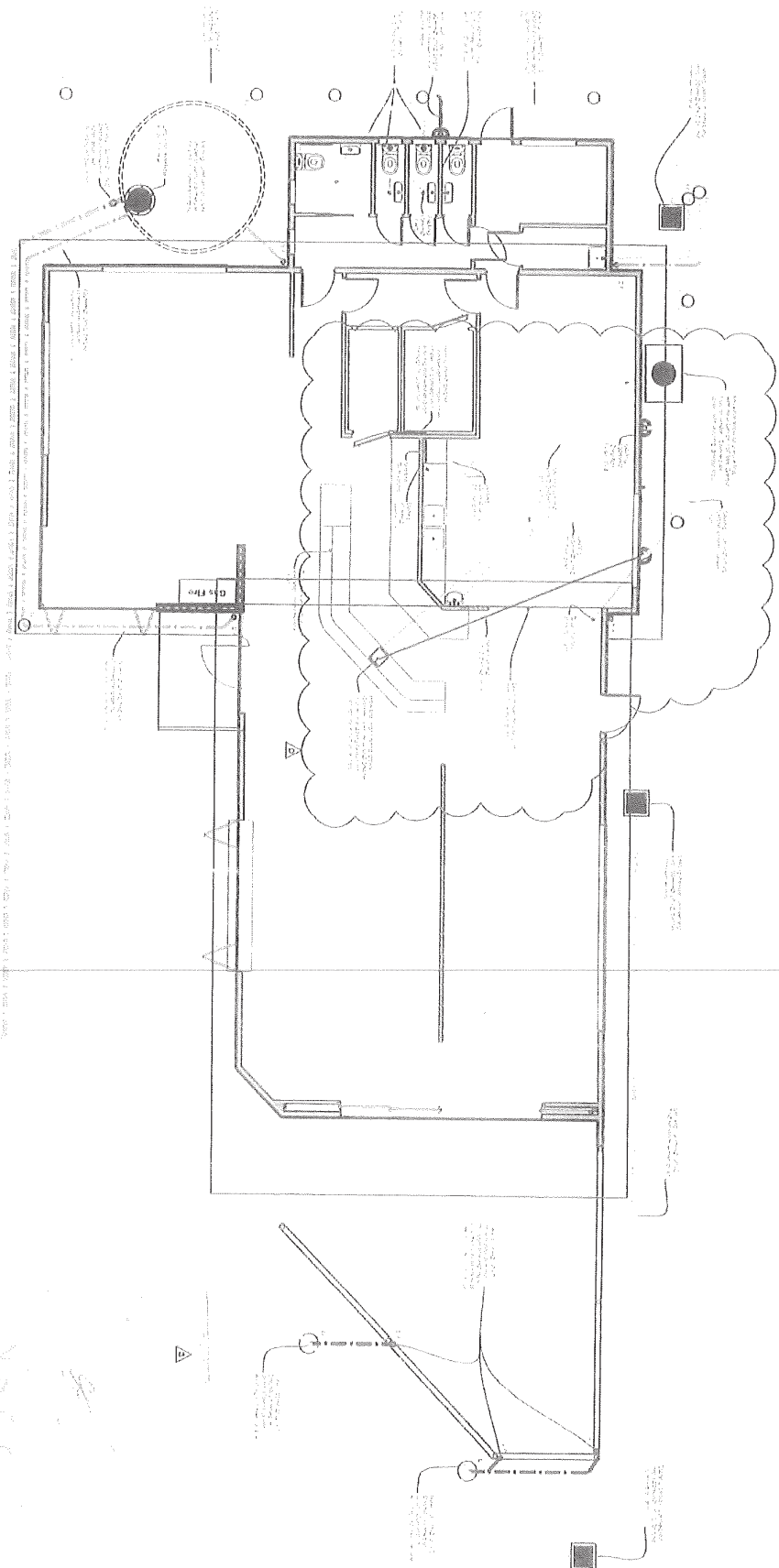
100mm s/s TO EXISTING MAINS

100mm PVC STORMWATER

150mm PVC STORMWATER

150mm PVC s/w

100mm PVC s/w



A3

IMPORTANT NOTICE

The information contained herein is the property of the undersigned and is to be used only for the project and location specified. It is not to be reproduced, copied, or disseminated in any form or by any means without the written consent of the undersigned. The undersigned shall not be held responsible for any errors or omissions in this document. The undersigned shall not be held responsible for any damages, injuries, or losses resulting from the use of this document. The undersigned shall not be held responsible for any changes or modifications to this document. The undersigned shall not be held responsible for any delays or interruptions in the project. The undersigned shall not be held responsible for any costs or expenses incurred by the project. The undersigned shall not be held responsible for any legal or regulatory requirements. The undersigned shall not be held responsible for any other matters. The undersigned shall not be held responsible for any other matters.

NOTES GENERAL

1. All plumbing fixtures shall be installed in accordance with the manufacturer's instructions and the applicable code requirements. 2. All piping shall be installed in accordance with the applicable code requirements. 3. All venting shall be installed in accordance with the applicable code requirements. 4. All electrical work shall be installed in accordance with the applicable code requirements. 5. All work shall be completed in accordance with the applicable code requirements. 6. All work shall be completed in accordance with the applicable code requirements. 7. All work shall be completed in accordance with the applicable code requirements. 8. All work shall be completed in accordance with the applicable code requirements. 9. All work shall be completed in accordance with the applicable code requirements. 10. All work shall be completed in accordance with the applicable code requirements.

TIMBER TREATMENT SELECTION

Building Element	Treatment
Exterior Siding	ACQ
Decking	ACQ
Roofing	Asph/Flt
Interior Siding	ACQ
Flooring	ACQ
Trim	ACQ
Structural	ACQ
Other	ACQ

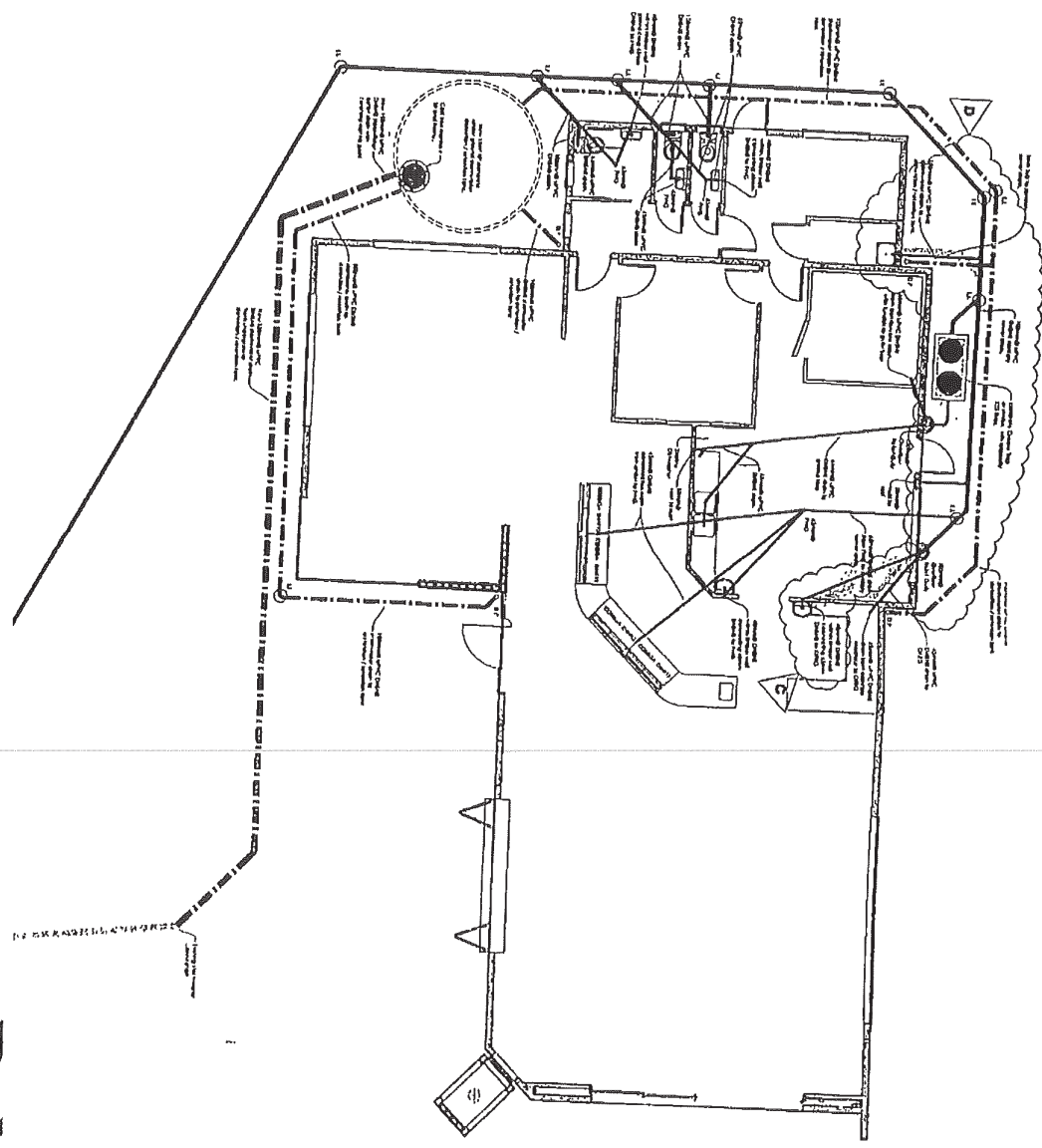
PROPOSED CADA ADDITION

8 Pondford Place
Albany

Plumbing Plan

ICR
 21 2010
 PO1 D

44



CAFE
 8 PARKHEAD PLACE ALBANY
 AS-BUILT PLUMBING

BASSETT
Architectural & Engineering
 LIMITED

**NORTH SHORE CITY COUNCIL
DECISION ON RESOURCE CONSENT
REFERENCE LN-2128425**

The application by J & C Blanchard Family Trust for new buildings, carparking, siteworks and landscaping at 8 Parkhead Place Rosedale 0632 (being Lot 15 DP 117850) was considered by the Albany Hearing Commissioners on 15/09/08 whereby it was resolved:

- A.** That the application be dealt with as a **NON-NOTIFIED NON-COMPLYING** activity, pursuant to Sections 93, 94, and 94A-D of the Resource Management Act 1991 for the reasons that:
1. The adverse effects on the environment would be minor because:
 - The buildings are in keeping with the character and amenity of the surrounding environment.
 - The only building form infringement relates to the front yard setback. Extensive planting will provide a high quality front yard with the built form being screened partially.
 - A detailed landscape plan has been submitted to soften the interface with the Reserve and the Residential properties.
 - Loading can be accommodated sufficiently on-site.
 - There will be no right hand turns on to Albany Highway.
 - The increase in traffic flows will be barely noticeable considering the large volumes already on Albany Highway.
 - The site works meet engineering standards and will be controlled through erosion and sediment control methods.
 - The nature of activities, having consideration to the surrounding environment, will not degrade the intent of the Business 9 zone.
 2. There are no persons considered to be adversely affected by the proposed activity because the potential adverse effects are minor and do not relate to any specific party.
 3. There are no special circumstances that warrant notification because the proposal is conventional in nature and represents no significant deviation from the range of effects anticipated by the Plan.
- B.** That the application be **GRANTED** pursuant to Sections 104, 104A-D of the Resource Management Act 1991 for the following reasons:
1. Any actual or potential effects on the surrounding environment will be minor for the reasons discussed in Part 6.2 of the attached Notification Report.

2. The proposal is not considered to be contrary to the Objectives and Policies at Sections 9.3.1, 12.3.1, 12.3.5, 15.3.4 and 15.3.5 of the District Plan
 3. The proposal is for a Non-Complying activity with no Assessment Criteria. Ability to meet the Objectives and Policies is sufficient.
 4. Plan Change 24 does not carry as much weight as the Operative District Plan.
- B.** That pursuant to Section 116 of the Resource Management Act 1991 and Section 208(a)(ii) of the Local Government Act 2002, this resource consent shall **COMMENCE** on the date that the development contribution required pursuant to Section 198(1)(a) of the Local Government Act 2002 in respect of the activity to which this resource consent relates has been paid by way of clear funds.
- C.** That pursuant to Section 125 of the Resource Management Act 1991, this consent shall **LAPSE** number in words years after the granting of this consent unless given effect to before that date, or an extension is given in terms of Section 125 (1)(b) because this period is considered a fair and reasonable timeframe within which to give effect to the activity, having regard to the scale and nature of the activity, and the general Duty under Section 17 of the RMA to avoid, remedy, or mitigate adverse environmental effects.
- D.** That pursuant to Sections 108 and 108A of the Resource Management Act 1991, this consent is **SUBJECT TO THE FOLLOWING CONDITIONS:**
-

GENERAL

Compliance With Submitted Plans and Documents

1. This Land Use Consent (Council reference LN-2128425) shall proceed in accordance with the following documents submitted and approved by the Council as part of the application:
 - The Council-stamped approved plans prepared by Chris W Howell & Associates, sheets Ro1-R03, dated 13/05/2008.
 - The AEE prepared by Graham Parfitt, dated May 2008.
 - The Erosion and Sediment Control Plan prepared by Chris W Howell and Associates, dated 13/05/2008.
 - The Traffic Report prepared by Traffic Solutions Ltd, dated 23 June 2008
 - The Landscaping Plan (dated 8-7-2008) and associated material by Greenwood Associates dated 26/08 2008.

In any instance during development of a variance between information stated within the application (i.e. the AEE or supporting documents) and information shown on plans, the stated information shall have precedence.

Extent of Infringements

2. The extent of the infringements shall be limited to that applied for being:
 - Development within a Buffer Strip.
 - Café with an On-Licence.
 - Vehicle turn over of 596 trips per day.
 - No designated loading space for this development.
 - 3000m² of site works.
 - Excavation to a maximum depth of 3.5m.

Erosion and Sediment Control Plan

3. The consent holder must comply with the approved Erosion and Sediment Control Plan prior to the commencement of earthworks.

Any erosion and sediment controls shall be designed and maintained having regard to Technical Publication No.90 of the Auckland Regional Council, and be implemented to the satisfaction of Council's Compliance Officer or Development Engineer. However even if approved by a current ARC consent, stormwater inlet protection as described in TP90, 2.5 is not permitted in respect of public catchpits within North Shore City. Any treatment train that relies on or requires protection of a public catchpit shall achieve this only by catchpit inserts.

The consent holder must ensure all necessary measures proposed in the Plan approved by Council have been implemented and provide a certificate of establishment to Council prior to the commencement of any construction works.

All site works including any bulk earthworks shall be carried out in accordance with the approved engineering drawings, any Erosion and Sediment Control Plan and in accordance with Section 9 of the North Shore City Operative District Plan. The work must take full account of the geotechnical report dated, by, entitled, reference.

Advice Note

- Any application submitted for construction approval must include a completed checklist E&S02 entitled "Erosion and Sediment Control – Application Guide and Checklist". This will be required whether or not a Sediment Control Consent has been obtained from the Auckland Regional Council. Council form E&S03 is used to provide certification of establishment of erosion and sediment control measures.

BEFORE CONSTRUCTION STARTS

Pre-Construction Advice to Monitoring

4. The Council's Monitoring Officer shall be advised, in writing, seven (7) working days prior to any site works, including earthworks, and before construction commences. Please fill out and return the attached form by fax or post.

Construction Traffic Management Plan

5. Prior to the start of construction, the applicant should submit a construction Traffic Management Plan for the approval of Council.

Prevention of Silt Run-off

6. The consent holder shall install measures to control and/or mitigate any silt runoff, sedimentation or erosion that may occur. These measures shall be implemented prior to the commencement of any earthworks on the site and shall remain in place for the duration of the project. These measures are to be at the consent holder's sole expense. The consent holder shall ensure that no silt, sediment or water containing silt or sediment is discharged into stormwater pipes, drains, channels, soakage systems. These measures shall be designed having regard to Technical Publication No. 90 of the Auckland Regional Council, and be implemented to the satisfaction of the Council's Monitoring Officer or Development Engineer.

Wastewater Drainage

7. The consent holder shall provide a wastewater drainage system (sanitary sewer), the design of which shall be presented to the Council with the building consent application, or (if public), as an Engineering Works Application.

Stormwater Drainage

8. The consent holder shall provide a stormwater drainage system, the design of which shall be presented to the Council with the building consent application, or (if public), as an Engineering Works Application.

This stormwater drainage system shall comply with the Council's *Infrastructure Design Standards* and the *Approved Stormwater Outfall Policy August 2004* (available on the Council's website at www.northshorecity.govt.nz). It shall cater for all stormwater runoff resulting from a 10-year / 20-year Average Recurrence Interval (ARI) storm for residential developments, including runoff from catchment areas above the site. The system shall attenuate runoff peaks such that there is no increase in runoff flow rates above predevelopment levels for 2- and 10-year ARI storms. There shall be a minimal increase in overall stormwater volumes above pre-development levels through on-site controls.

Stormwater Drainage

9. Drainage design – the SW drainage is to be in accordance with the preliminary plan RO2 Rev A (proposed site surfaces/site services) dated May 2008 prepared by Chris Howell and Associates and design by Airey Consultants. The design involves integration of 5 rain harvesting tanks (for reuse within the site), total volume 51m³ and several rain gardens within the complex.

Note that for the building consent application, the plan RO2 above is to be developed further, and clearly show plumbing and drainage compliance with the NZ Building Code, plus show that adequate maintenance provisions are ensured.

The rain harvesting systems are to be specifically designed for ease of maintenance.

Drainage Network

10. Drainage Network within Site – the drainage system (tanks / rain gardens) within the site are private drainage devices to be maintained by the future Body Corporate or landowner of the site.

DURING CONSTRUCTION

Work in Accordance With Approved Plans

11. A copy of the consent conditions, the Council stamped, approved plans and the Council stamped, approved Erosion and Sediment Control Plan shall be kept on site at all times. All contractors and sub-contractors shall work in accordance with them. It is the responsibility of the consent holder to ensure that this happens.

Paving of Parking and Access

12. All parking spaces, access-ways and manoeuvring areas shall be formed, drained and finished with an all-weather dust-free surface, in accordance with the Council stamped, approved plans. This shall be to the satisfaction of the Council's Monitoring Officer, and be completed prior to occupation of the commercial premises.

Noise Limits

13. The consent holder is to note the provisions of the District Plan, which limits the hours of all noise-related activity on, and emitting from, the site.

Construction activity shall occur on the site in accordance with the following noise limits:

Weekdays:

6.30am - 7.30am	less than an L ₁₀ level of 60 dBA
7.30am - 6pm	less than an L ₁₀ level of 75 dBA
6pm - 8pm	less than an L ₁₀ level of 70 dBA

Saturdays:

7.30am - 6pm	less than an L ₁₀ level of 75 dBA
--------------	--

Sunday, Public Holidays and all other times:

No noise permitted on site above the normal background level, i.e. no heavy machinery or noise producing equipment (where the L₁₀ is a noise level which is equalled or exceeded for 10% of any 15-minute measurement period).

The site is to comply with **NZS 6803P** at all times.

Note: The intent of the standard is that all noisy construction work will take place between 7.30am and 6pm, Monday to Saturday.

Erosion and Sediment Control Plan – During Construction

14. All personnel working on the site shall be made aware of the Erosion and Sediment Control Plan and its requirements. The approved Erosion and Sediment Control Plan shall be kept on site for inspection by the Council's Monitoring Officer.

Discharge of Washings

15. Washings from building activity (e.g. concrete products, wheelbarrows, paint or plastering) shall not be directed/discharged/deposited into any road, gutter, drain or stormwater system. If such material is discharged into one of the abovementioned features, the consent holder shall, at their expense take all necessary measures to remove the contaminant from the feature.

Dust Nuisance

16. The consent holder shall institute appropriate measures to control or mitigate any potential dust nuisance. All such measures initiated shall be maintained throughout the entire duration of the construction period. The Council reserves the right at all times to stop the works in and during periods of high winds. Note: No burning of any rubbish, vegetation or other material will be permitted except with the appropriate Fire Permit.

Avoidance of Befouling of Public Roads

17. The consent holder shall implement, to the satisfaction of the Council's Monitoring Officer, suitable measures to prevent depositing of earth on surrounding streets by trucks moving fill and other materials to and from the site. In the event that any material is deposited on the street, the consent holder shall take immediate action, at their expense, to clean the street. The loading of earth, fill and other materials shall be confined to the subject site.

Recycling and Waste Management

18. A recycling and waste management plan should be submitted to, and approved by Council, prior to occupation of the property.

Landscape Plan - Implementation

19. Landscaping shall be implemented and maintained in accordance with the approved landscaping plan and supporting implementation strategy from Greenwood Associates Landscape Architecture Ltd., referenced as Landscape Planting dated 8-7-2008 and in accordance with sound husbandry practices within the first planting season following the completion of construction works on the site (to avoid confusion all landscape documents have been stamped to illustrate clearly which ones form the basis for the landscaping and on going maintenance).

All plantings that die or decline to a point that in the opinion of the Council's Monitoring Officer, they are of no value at any time during two years following initial planting, shall be replaced with like species and be of similar size.

The landscaping is to be irrigated and maintained in accordance with the approved landscaping plan hereafter

Landscape Bond

20. To ensure the performance of the consent conditions relating to landscaping and prior to all works commencing on the site, the consent holder shall pay a bond for the sum of \$10,000 to Council.
 - a) This bond shall be paid prior to commencement of work on the site and shall be either cash or guaranteed by a registered trading bank in accordance with Council's requirements.
 - b) The bond shall be held for a minimum period of 24 months from the date of completion of the development (C.C.C.). Fifty percent of the bond shall be released upon satisfactory completion of the development (C.C.C.) and landscaping as per the approved landscaping plan.
 - c) The bond document shall be prepared by the consent holder at his/her expense and submitted to the Council for approval. Any costs incurred by Council in preparing, checking, assessing and release of this bond shall met by the consent holder.

FOLLOWING COMPLETION OF CONSTRUCTION

Post-Construction Advice to Monitoring

21. The consent holder shall inform the Council's Monitoring Officer, in writing, upon:
 - a) The commencement of the activity.
 - b) The completion of the building.
 - c) The completion of landscaping.

Right-Turn Movements

22. Right-turn movements should be prohibited at the Albany Highway driveway, and two 'No Right Turn' signs should be installed accordingly.

Northern Accessway

23. The accessway along the northern side of the existing warehouse building should operate as a one-way only in a westwards direction and this should be enforced with appropriate signage and road-markings. A plan illustrating this shall be submitted to the Council's Team Leader of Roading.

Revegetation

24. Those areas of excavation not covered by buildings, parking or access-ways shall be re-vegetated (e.g. by re-grassing) within one month of the completion of site works, or as soon as practicable thereafter, to the satisfaction of the Council's Monitoring Officer.

**NORTH SHORE CITY COUNCIL
DECISION ON SECTION 125 APPLICATION
REFERENCE LU-2127540**

The application by Good Health Properties to extend the timeframe within which to give effect to approved Land Use Consent reference LU-2127540 for the extension of resource consent number LT-201 4981 at 8 Parkhead Place Albany 0632 (being Lot 15 DP 117850) by a period of two years, was considered by the Albany Hearing Commissioners on January 21st 2008 whereby it was resolved:

A. That the application by Good Health Products to extend the timeframe within which to give effect to approved land use consent LUC2014981 for consent to construct a new building to facilitate manufacturing with an associated office and warehouse with access to two roads, site works and where the activity is deemed to be a high traffic generator at 8 Parkhead Place, Albany (being Lot 15 DP 117850), by a period of two years, **BE GRANTED** pursuant to Section 125 of the Resource Management Act 1991 for the following reasons:

1. Substantial progress has been made in giving effect to the consent. In particular it is considered that the majority of the building and site development have occurred including site works and provision of most of the car parks and that the activity is operating from the site
2. No persons are considered to be adversely affected by the extension because effects are contained within site boundaries, by provision of car parking, compliance with relevant development controls and use of appropriate and effective measures to generate temporary effects of site development.
3. The extension will have no adverse effect on the Objectives and Policies of the District Plan as the provisions of the District Plan have not changed from those considered when the original consent was granted. In fact, since the consent was granted, the District Plan has been made Operative

B. That pursuant to Section 125(1)(b) of the Resource Management Act 1991 land use consent LUC2114981- **SHALL LAPSE** on 20 December 2010.

**AUCKLAND COUNCIL
DECISION ON RESOURCE CONSENT
REFERENCE LN-2134165/1**

The application by Limelight Dance Studios Limited to authorise a dance studio at 8 Parkhead Place, Rosedale being Lot 15 DP 117850 (LN-2134165/1) was considered by Delegated Authority on 30/09/11 whereby it was resolved:

- A.** That the application be dealt with as a **NON-NOTIFIED DISCRETIONARY** activity, pursuant to Sections 95A-E of the Resource Management Act 1991 for the reasons that:
- 1) Pursuant to section 95A-E of the RMA, this application may be processed without public notification or limited notification because the activity will have adverse effects on the environment that are less than minor for the following reasons:
 - The closest residential property is 35m from the building and is separated by Albany Highway which carries large volumes of traffic and therefore the ambient background noise in this area is higher than standard suburban residential areas.
 - There is a restaurant located upon the subject site which has capacity for more people and operate within more permissive hours.
 - The nature of the dance studio is a small scale operation that can be appropriately controlled through the mechanisms outlined within the applicant's AEE and supplementary information.
 - Parking and traffic can be accommodated upon the site and are well separated from the residential properties on the opposite side of Albany Highway.
 - 2) There are no persons considered to be adversely affected by the activity as discussed in section 4.2.3 of this report.
 - 3) There are no special circumstances that would act as a basis for Council to exercise its discretion under section 95A(4).
- B.** That the application be **GRANTED** pursuant to Sections 104, 104A-D of the Resource Management Act 1991 for the following reasons:
1. In terms of section 104(1)(a) of the RMA, the potential adverse effects are considered to be less than minor in nature as parking and traffic can be adequately provided for while the nature and scale of the activity is suited to its environment.
 2. In terms of section 104(1)(b) of the RMA, the proposal is consistent with the relevant provisions of the plan at 15.3.2, 15.3.4, 15.3.5, 15.7.1.1 and 15.7.1.6. The proposal is consistent as the commercial activity is able to operate in a manner that retains the amenity values of the residential properties on the opposite side of Albany Highway.
 3. In terms of section 104(1)(c) of the RMA, there are not other matters considered relevant for the determination of this resource consent.

Conditions

Pursuant to section 108 of the RMA, this consent is subject to the following conditions:

General Conditions

Activity in accordance with plans

1. The dance studio activity shall be carried out in accordance with the plans and all information submitted with the application, being:

Reference Number	Title	Architect/Author	Date
	AEE	Limelight Dance Studios	Undated
	Site Plan for Dance Studio		
	First Floor Plan	Limelight Dance Studios	Undated
	Noise Issues Letter	Limelight Dance Studios	15/09/11

All Charges Paid

2. Pursuant to section 116 of the RMA, this consent (or any part thereof) shall not commence until such time as all charges pursuant to section 36 of the RMA, owing at the time the Council's decision is notified are paid in full to the Council.

Advice Note

The afore-mentioned condition means that this Consent cannot be exercised until all charges owing are paid in full. This condition does not serve to extend the lapsing period of this Consent, which shall lapse five years from the date this notice of the decision was served on the consent holder, unless given effect to before that date or an extension is given in terms of Section 125(1)(b).

Extent of Infringement

3. The extent of the infringement shall be limited to that applied for being a dance studio catering for a maximum of 55 people in any one day.

Class Size

4. The maximum class size is to be 20 people to ensure that the parking demand can be met within the spaces leased to the applicant

Car Park Spaces

5. The seven car parks associated with the activity are to be clearly marked out (Limelight Parking Only) prior to occupation of the unit.

Monitoring Charges

6. The consent holder shall pay the Council a consent compliance monitoring charge of \$220(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. (This 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).

7. The \$220(inclusive of GST) charge shall be paid as part of the resource consent fee and 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.

Noise Limits

8. The proposed activity must comply with the noise requirements as set in Rule 10.5 of the District Plan at the nearest residential zone boundary

		Mon-Sat Inclusive 0700-2000hrs	Mon-Sat Inclusive 2000-2300hrs	Sun & Public Holidays	All other times
i)	As measured at any zone boundary except those within the high background noise area	50dBA L10	45dBA L10	45dBA L10	40dBA L10 75dBA Lmax

The L10 limit will be subject to a 5dBA arithmetic reduction from the district plan levels, in accordance with Section 4.4 of NZS 6802:1991 – noise with special audible characteristics.

Speaker Positions

9. To minimise any potential disturbance to the nearby residential environment all amplified music devises are to be positioned in such a manner as to best direct sound away from the residential boundary

Review Conditions

10. If found that district plan noise levels are exceeded, then an acoustic consultant should be employed by the applicant and all remediation shall be done at the cost of the applicant to ensure complaince with the District Plan noise standards is acheived. If compliance cannot be acheived then the abiltiy to provide amplified music will be reviewed.
11. If parking demand cannot be adequately accommodated within the seven parking spaces allocated to the Dance Studio and the shortage of parking affects parking elsewhere on site then the nature of the classes and the amount of parking provided can be reviewed by the Council.

8.3 Advice notes

1. Please read the conditions of this resource consent carefully and make sure that you understand all the conditions that have been imposed before commencing the development.
2. This resource consent will lapse five years after the date of Council's decision unless:
 - (a) it is given effect to before the end of that period. To give effect to this consent, the activity allowed by this consent must be established and the conditions contained in the consent

complied with. Please note that there must be compliance with all of the consent conditions once the land use has been established, or

- (b) an application is made and granted prior to the expiry of that period for a time extension. The statutory considerations that apply to extensions are set out in section 125 of the RMA.

3. A copy of this consent should be held on site at all times during the establishment and construction phase of the activity. The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Takapuna Resource Consent Compliance and Monitoring Team, by email, Takapuna.RCCompliance@aucklandcouncil.govt.nz, (09) 301 0100 or post to Private Bag 92300, Auckland 1142 and include the following details:
 - (i) name and telephone number of the project manager and the site owner;
 - (ii) site address to which the consent relates;
 - (iii) activity to which the consent relates; and
 - (iv) expected duration of works.
4. If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to sections 357A or 357B of the RMA. Any objection must be made in writing to Council within 15 working days of notification of the decision.
5. Compliance with the consent conditions will be monitored by Council in accordance with section 35(d) of the Resource Management Act. This will typically include site visits to verify compliance (or non compliance) and documentation (site notes and photographs) of the activity established under 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. Only after all conditions of the Resource Consent have been met, will Council issue a letter on request of the consent holder.
6. A Development Contribution is payable for this land use consent. This Development Contribution must be paid prior to the granting of a building consent. The Development Contribution will be assessed at the time of payment.
7. Signage is to comply with the permitted standards within s13 of the Auckland Plan (North Shore Section). If compliance is not achieved then a separate resource consent is required.

AUCKLAND REGIONAL COUNCIL

RESOURCE CONSENT

Granted pursuant to the Resource Management Act 1991

PERMIT NO. 35933

CONSENT HOLDER: Good Health Products Limited

FILE REFERENCE: 17377

CONDITIONS OF CONSENT

Duration of Consent: This consent shall expire on 31 December 2042 unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the Resource Management Act 1991.

Purpose of Consent: To authorise the diversion and discharge of stormwater from a commercial development in accordance with Sections 14 (1)(a) and 15 (1)(a) and (b) of the Resource Management Act 1991.

Site Location: 8 Parkhead Place, Albany, North Shore City.
Approximate Map Reference NZTM 1751442.96E, 5931289.38N.

Legal Description of Land: Lot 15 DP 117850.

Discharge Location: Map Reference NZTM:
Western SWMH 1231222.91E, 5005907.05N.
Northeast SWMH 1231361.32E, 5005906.78N

Territorial Authority: North Shore City Council.

DEFINITIONS:

Act: means the Resource Management Act 1991 and further amendments

ARC: means the Auckland Regional Council

ARI: means Average Recurrence Interval

Manager: means the Group Manager, Consents & Consents Compliance, Regulatory Services, ARC; or nominated ARC staff acting on the Manager's behalf.

TP10: means ARC Technical Publication No. 10, *Stormwater Management Devices: Design Guideline Manual, May 2003.*

PERMIT NO. 35933

TP108: means ARC Technical Publication No. 108, Guidelines for Stormwater Runoff Modelling in the Auckland Region, April 1999.

GENERAL CONDITION:

1. That the Consent Holder shall permit the servants or agents of ARC to have access to relevant parts of the property at all reasonable times for the purpose of carrying out inspections, surveys, investigations, tests, measurements and/or to take samples.

SPECIFIC CONDITIONS:

2. That the Consent Holder shall construct the stormwater management system as shown on the following plans, and associated reports and hydraulic calculations, received by ARC on 13 June, 28 July, 7 and 12 August 2008.

Title: Raingarden Section.
Plan No: Drawing SK1.
Author: Airey Consultants Limited.
Date: April 2008.

Title: Stormwater Detention and Retention Tank.
Plan No: Drawing SK2.
Author: Airey Consultants Limited.
Date: April 2008.

Title: Proposed Site Surfaces/Services Plan.
Plan No: Drawing C02, Revision C.
Author: Airey Consultants Limited.
Date: 24 July 2008.

Any amendments that may affect the capacity or performance of the stormwater management system shall be approved by the Manager in writing, prior to construction.

In particular, this requires that the following stormwater management works are constructed for the following catchment areas and design standards (as defined by TP10 and TP108) and they are completed prior to discharges commencing from the site:

Works	Catchment area-impervious	Catchment area-pervious	Design Standard
<i>Hynds Sand Filter (Existing)</i>	173m ²	0	75% TSS removal
<i>Raingarden (Existing)</i>	1 797m ²	50m ²	75% TSS removal
<i>Raingarden (Existing)</i>	4 1,855m ²		75% TSS removal

PERMIT NO. 35933

<i>Raingarden (Existing)</i>	5	695m ²		75% TSS removal
<i>Raingarden (Proposed)</i>	1	514m ²	201m ²	75% TSS removal Runoff from 34.5mm rainfall detained and released over 24 hours
<i>Raingarden (Proposed)</i>	2	765m ²	566m ²	75% TSS removal Runoff from 34.5mm rainfall detained and released over 24 hours
<i>Raingarden (Proposed extension of existing RG 2)</i>	3	350m ²	536m ²	75% TSS removal Runoff from 34.5mm rainfall detained and released over 24 hours
<i>Raingarden (Proposed)</i>	4	1,230m ²	0	75% TSS removal Runoff from 34.5mm rainfall detained and released over 24 hours
<i>Raingarden (Proposed)</i>	5	1,590m ²	180m ²	75% TSS removal Runoff from 34.5mm rainfall detained and released over 24 hours
<i>Rain tank (Office & Retail)</i>		502m ²	0	Runoff from 34.5mm rainfall detained and released over 24 hours
<i>Rain tank (Shops & Cafe)</i>		250m ²	0	Runoff from 34.5mm rainfall detained and released over 24 hours
<i>Rain tank (Childcare Centre)</i>		475m ²	0	Runoff from 34.5mm rainfall detained and released over 24 hours
<i>Roof material</i>				All roof surfaces are to be constructed from inert materials

3. That notwithstanding Condition 2, that the Consent Holder shall ensure that the stormwater management system is constructed and maintained so as to minimise erosion, risk of obstruction of the waterway and hazards to safety.
4. That the Consent Holder or their agent shall arrange and conduct a pre-construction site meeting between ARC and all relevant parties, including the site stormwater engineer, with regard to the stormwater management works, prior to the construction of any infrastructure works on the site. Any resulting amendments to the stormwater

PERMIT NO. 35933

management system may be reviewed by ARC at the time and shall be approved in accordance with Condition 2 above.

5. That the Consent Holder or their agent shall arrange and conduct a post construction site meeting within 30 days of completion of installation of the stormwater management works between ARC and all relevant parties, including the site stormwater engineer. As-Built Plans shall be available for this meeting, as specified in Condition 11 below.

Overland Flowpaths

6. That the Consent Holder shall ensure that, for stormwater flows in excess of the capacity of the primary systems, secondary flow paths shall be provided and maintained to allow surplus stormwater from critical storms, up to the 100 year ARI event, to discharge with the minimum of nuisance and damage.

Advice Note: For the purposes of this Consent "major overland flow paths" are those that accompany a primary drainage system of a nominal 600 mm diameter pipe or larger or with peak overland flow exceeding 0.5 m³/s in the 100-year ARI event.

7. The Consent Holder shall ensure that major secondary flow paths on land under their control are kept free from significant obstructions such as buildings, and solid fences.
8. Where roading kerbs and channels are constructed across secondary flow paths, the Consent Holder shall ensure that kerbs are set at a level that maximises the capture of water by road cesspits. Other than at designated overland flow paths, driveway crossings shall be constructed in order to minimise the overflow of water from the road into private properties.

Habitable Floor Levels

9. The Consent Holder shall ensure that the habitable floor levels of buildings authorised for construction after the commencement of this Consent are constructed at least 0.5 m above the 100-year ARI flood levels of adjoining watercourses or major secondary flow paths, unless the relevant District Plan or Code of Subdivision establishes an alternative freeboard in which case the District Plan or Code of Subdivision freeboard requirement shall prevail.

Operation and Maintenance

10. That the Consent Holder shall ensure that the stormwater management works are managed in accordance with the Operation and Maintenance Plan received by the ARC on 28 July 2008. All new aspects of the stormwater management system associated with Stage 2 of the development shall be added to the Operation and Maintenance Plan as necessary. Any amendments to the Operation and Maintenance Plan shall be approved by the Manager in writing, prior to implementation.

Certification of Construction Works

11. The Consent Holder shall obtain written certification from a Chartered Engineer that all individual works constructed under the programme of works specified in Condition 2 have been built in a manner consistent with their approved design parameters and that those works will function as intended. Written certification shall be obtained and

PERMIT NO. 35933

submitted to the Manager within 30 working days following the Practical Completion of the construction works.

12. That the Consent Holder shall supply to the Manager **within 30 days** of Practical Completion, As-Built plans of the stormwater management works which are certified as a true record of the stormwater management system by a suitably qualified engineer. The As-Built plans shall include, but not be limited to:
 - i) The surveyed location (to the nearest 0.1m) and level (to the nearest 0.01m) of the discharge structure, with co-ordinates expressed in terms of the New Zealand Transverse Mercator Projection and LINZ datum.
 - ii) Location, dimensions and levels of the major overland flowpaths including cross sections and long sections.
 - iii) Plans and cross sections of all stormwater management devices, including confirmation of the Water Quality Volume, storage volumes and levels of any outflow control structure.
 - iv) Documentation of any discrepancies between the design plans and the As Built plans.
13. That the Consent Holder shall ensure that access arrangements (including any easements if necessary) are in place allowing the person(s) or body responsible for long-term operation and maintenance of the stormwater management system to carry out their responsibilities.
14. That the Consent Holder shall on request from the ARC submit an Annual Monitoring Report detailing all inspections and maintenance for the stormwater management system for the preceding twelve months, in December of each year from the granting of this consent. The Annual Monitoring Report shall include but not be limited to the following:
 - i) Details of the person(s) or body who are responsible for maintenance of the stormwater management system and the organisational structure supporting this process.
 - ii) Details of any maintenance undertaken.
 - iii) Details of what inspections were completed over the preceding twelve months.

REVIEW CONDITION:

15. The conditions of this consent may be reviewed by the ARC pursuant to Section 128 of the Resource Management Act 1991, (with the costs of the review process being borne by the Consent Holder), by giving notice pursuant to Section 129 of the Act, in one or more of the following times:
 - June 2009 or
 - June 2010 or
 - June 2011 or
 - June 2012
 - And/or at five yearly intervals after either the date of that review (if such review occurs) or after June 2013 whichever is the earlier
 - And/or within 12 months of the granting of a network discharge consent as part of the Regional Discharges Project.

PERMIT NO. 35933

The purpose of the review may be for any of the following purposes, namely:

- i) To deal with any adverse effect on the environment which may arise from the exercise of the consent or upon which the exercise of the consent may have an influence and which becomes apparent, or is found appropriate, to deal with at a later stage, and in particular but without limiting the ambit of this clause to:
 - a) Insert conditions, or modify existing conditions, to require the Consent Holder to identify the character or nature of any discharges authorised by this Consent and to report the results of that monitoring to the ARC; and/or
 - b) Insert conditions, or modify existing conditions to require the Consent Holder to monitor the effects of any discharges authorised by this Consent on the local receiving environment and to report the results of that monitoring to the ARC;
 - c) The conditions may relate to the matters contained in s108(4) of the Resource Management Act 1991 or any Act in substitution thereof.
- ii) Insert conditions, or modify existing conditions, requiring the Consent Holder to adopt the Best Practicable Option to remedy, mitigate or minimise any adverse effects on the environment resulting from the discharges authorised by this consent, including remedying or mitigating any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage.
- iii) Achieve consistency with performance measures implemented on catchment wide or network operator wide discharge consents for the area and to investigate the necessity of modifying or enhancing treatment or management systems, should the results of receiving environment monitoring indicate that the discharges authorised by this consent are causing or exacerbating the occurrence of adverse effects in the receiving environment.

Exclusions

This consent to divert and discharge stormwater does not authorise the discharge of contaminants from an industrial or trade process. A separate consent for those activities may be required from the ARC.

ADVICE NOTES:

1. The Consent Holder is advised that they will be required to pay to ARC any administrative charge fixed in accordance with Section 36(1) of the Resource Management Act 1991, or any additional charge required pursuant to Section 36(3) of the Resource Management Act 1991 in respect of this consent.
2. The Consent Holder is advised that the date of the commencement of this consent will be as determined by Section 116 of the Resource Management Act 1991, unless a later date is stated as a condition of consent. The provisions of Section 116 of the Resource Management Act 1991 are summarised in the covering letter issued with this consent.
3. The Consent Holder is referred to Section 124 of the Resource Management Act 1991, which provides for the exercising of a consent while applying for a new consent for the same activity.

PERMIT NO. 35933

4. The Consent Holder is advised that, pursuant to Section 125 of the Resource Management Act 1991, this resource consent lapses on the expiry of five years after the date of commencement of this consent unless the consent is given effect to or other criteria contained within Section 125 are met.
5. The Consent Holder is advised that, pursuant to Section 126 of the Resource Management Act 1991, if this resource consent has been exercised, but is not subsequently exercised for a continuous period of five years, the consent may be cancelled by the ARC unless other criteria contained within Section 126 are met.
6. That in the event of archaeological evidence being uncovered (e.g. shell, middens, hangi or ovens, pit depressions, defensive ditches, artifactual material or human bones) work is to cease in the vicinity of then discovery, and the Archaeologist, ARC, is to be contacted so that the appropriate action can be taken before any work may recommence there.
7. Form oils (separation agents) should be applied to any construction shutters in an area removed from the watercourse such that any excess oil or spillage cannot be washed to the receiving environment.
8. When using concrete retarders, hardeners or accelerators near watercourses care is required to ensure only the minimum amount of chemical is used to achieve the result required and excess chemical is not flushed to the receiving environment.
9. Prior to earthworks commencing the Consent Holder is advised to become familiar with the Permitted Activity category requirements of the Auckland Regional Plan: Sediment Control (dated November 2001) and take particular note of the following:

Sediment originating from the site of a land disturbance activity shall be managed in such a way to ensure that after reasonable mixing it does not give rise to any of the following effects to the receiving waters:
 - the production of any conspicuous scums, foams or floatable suspended materials,
 - any conspicuous change in the colour or visual clarity,
 - any emission of objectionable odour,
 - the rendering of freshwater unsuitable for consumption by farm animals,
 - any significant adverse effect on aquatic life.Examples of methods to control the discharge of sediment are outlined in the Technical Publication No.90 "Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region, March 1999" available from the ARC.
10. Pursuant to Section 136 and 137 of the Resource Management Act 1991, the Consent Holder may transfer the consent to another party by notifying ARC in writing of their intention to do so. Unless the consent has lapsed, been surrendered or cancelled, or transferred to another party, the Consent Holder is responsible for compliance with all conditions of the consent for the duration of the consent.

This consent has been granted by the Auckland Regional Council pursuant to the Resource Management Act 1991.

PERMIT NO. 35933



Roger Bannister
**Manager, Stormwater and Sediment
Consents & Consents Compliance (Land)
Auckland Regional Council**

Date:

19/11/8

NORTH SHORE CITY COUNCIL
DECISION ON RESOURCE CONSENT REFERENCE LUC2014981

The application by Good Health Products for consent to construct a new building to facilitate manufacturing with an associated office and warehouses with access to two roads, siteworks and where the activity is deemed to be a high traffic generator at 8 Parkhead Place, Mairangi Bay (being Lot 15 DP 117850) was considered by the Albany Hearing Commissioners on 20 October 2003 whereby it was resolved:

That the application has been dealt with as a non-notified *Limited Discretionary*, activity, pursuant to Section 94 of the Resource Management Act 1991 for the reasons that:

1. The adverse effect on the environment of the activity for which consent is sought will be no more than minor because no vegetation of significance is to be removed, siteworks are considered reasonable and appropriate and landscaping of the site is proposed.
 2. The Council is satisfied that appropriate conditions can be imposed to avoid, remedy or mitigate any adverse effects which arise from those matters over which the Council has restricted its discretion.
 3. There are no (other) persons considered to be adversely affected by the granting of this resource consent because effects are able to be contained within site boundaries by compliance with relevant bulk and location rules, and by provision of required carparking and by use of appropriate measures to contain silt.
-
4. There are no special circumstances to warrant notification.

That the application **BE GRANTED** pursuant to Sections 104, 105 and 108 of the Resource Management Act 1991 for the following reasons:

1. The proposal satisfies the relevant assessment criteria set out at 9.7.1. In particular:
 - adequate and effective techniques will be employed to capture and retain any sediment generated through site walls.
 - the siteworks are considered to appropriately minimise site disturbance and vegetation clearance, but are required to provide a level building platform.
 - the building proposed is considered to be appropriate to the character and quality of the surrounds in particular having regard to existing residential development.
 - landscaping is proposed to enhance the site and locality.
 - there is reasonable separation between the proposed building and residential activity to ensure no loss of rural amenity or visual privacy.
 - the proposal will not result in visual dominance or showing inappropriate to the locality.

2. Any actual or potential effects on the surrounding environment will be no more than minor as:
 - The proposed development is of a character and scale anticipated by the zone and by the provisions of the District Plan.
 - The proposal is considered to provide for a reasonable level of on-site amenity, including the provision of required landscaping and carparking without detracting from the amenity of adjacent sites.
 - Having consideration to the site layout, the provision of carparking on the site and the access layout, it is considered that the proposal will have a de minimus traffic effect on the road network subject to conditions of consent.
3. The proposal is not considered to be contrary to the objectives and policies of the District Plan as effects are able to be avoided, remedied or mitigated.

CONSENT IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

General Conditions

1. The development shall proceed in general accordance with the plans prepared by Chris Howell & Associates dated 21 July 2003 reference 7444 and the description of the activity including methods of mitigation.
2. The extent of the infringement(s) shall be limited to that applied for.
3. That pursuant to Section 108(1) of the Resource Management Act 1991, the Council's administrative charges for the receiving, processing or granting of an application, or for any specified or additional matter in accordance with Section 36 of the Act or any regulations under the Act, or as necessary to enable the Council to recover its actual and reasonable costs in respect of this application, must be paid in full within 30 days of the date of notification of the invoice.
4. That the final design layout of the proposed road widening work along Albany Highway be subject to the approval of the Manager, Transport Services, North Shore City Council.

BEFORE CONSTRUCTION STARTS

5. Council's Monitoring Officer must be advised in writing three working days prior to any site works, including earthworks and/or vegetation removal, and before construction commences. Please fill out and return the attached form by fax or post.

6. All site works and development shall proceed and be implemented in accordance with the approved site management plan, including its supporting information.
7. All personnel working on the site shall be made aware of the 'Site Management Plan' and its requirements. To confirm that they are aware of the 'Site Management Plan' the supervisors of all staff, including contractors shall sign the document. The signed 'Site Management Plan' shall be kept on site for inspection by Councils Compliance Officer.
8. The consent holder shall institute appropriate measures to control or mitigate any potential dust nuisance. All such measures initiated shall be maintained throughout the entire duration of the construction period.

The Council reserves the right at all times to stop the works in and during periods of high winds.

Note: No burning of any rubbish, vegetation or other material will be permitted except with the appropriate Fire Permit.

9. The consent holder is to note the provisions of the Proposed District Plan, which limits the hours of all noise related activity on and emitting from the site.

Construction activity shall occur on the site in accordance with the following limits:

Weekdays

6.30am - 7.30am	less than an L_{10} level of 60 dBA
7.30am - 6pm	less than an L_{10} level of 75 dBA
6pm - 8pm	less than an L_{10} level of 70 dBA

Saturdays

7.30am - 6pm	less than an L_{10} level of 75 dBA
--------------	---------------------------------------

Sunday, Public Holidays and all other times

No noise permitted on site above the normal background level, ie. no heavy machinery or noise producing equipment.

Where the L_{10} is a noise level, which is equalled or exceeded for 10% of any 15 minute measurement period.

The site is to comply with **NZS 6803P** at all times.

Note: The intent of the standard is that all noisy construction work will take place between 7.30am and 6pm, Monday to Saturday.

10. The consent holder shall implement, to the satisfaction of Council's Development Engineer, suitable measures to prevent depositing of earth on surrounding streets by trucks moving fill and other materials to and from the site. In the event that any material is deposited on the street, the consent holder shall take immediate action, at their expense, to clean the street.

The loading of earth, fill and other materials shall be confined to the subject site.

11. The consent holder shall provide a wastewater drainage system (sanitary sewer), the design of which shall be presented to Council for approval with the building consent application.
12. The consent holder shall provide a stormwater drainage system, the design of which shall be presented to Council for approval with the building consent application.

This stormwater drainage system shall comply with Council's design standards and the Storm water Disposal Policy August 2002 (available on Council's website www.northshorecity.govt.nz). It shall cater for all stormwater runoff resulting from a 10 year Average Recurrence Interval (ARI) storm for residential developments including runoff from catchment areas above the site.

-
13. The consent holder shall take note of any existing overland flows on the proposed development site, and shall provide suitable means to eliminate or mitigate these flows to the satisfaction of the Council's Development Engineer and shall be presented to the Council with the Building Consent application.
 14. The consent holder shall install all water reticulation for the development.
 15. The consent holder shall install and maintain all necessary silt and sediment traps or pits to control any discharge of stormwater from the site. This system shall take into account the requirements of Auckland Regional Council's Technical Publication No.10.
 16. The consent holder's stormwater drainage system shall include, to the satisfaction of the Council's Stormwater Operations Manager, appropriate measures to avoid, control or mitigate the adverse effects or urban stormwater runoff on "water quality" in the aquatic receiving environments.

17. To help address the stormwater quality, construction pods shall be installed during construction and enviropods or similar shall be installed in all cesspits collecting surface water from paved areas after completion. These shall be the responsibility of the property owner for care and maintenance.

Charges

18. Pursuant to Section 409 of the Resource Management Act (referenced by Section 283 of the Local Government Act) and the Council's adopted policy for financial contribution for Wastewater Treatment Plant capacity upgrading, that a sum of \$2782.50 plus GST (two thousand seven hundred and eighty two dollars and fifty cents) be paid by the consent holder prior to the issue of a building consent.
19. The consent holder must pay to the Council the sum of (to be calculated at building consent) plus GST in lieu of reserves in full satisfaction of the Council's requirements pursuant to Section 409 of the Resource Management Act and Section 294 of the Local Government Act 1974 being the value of 0.5% of the assessed value of the work. This shall be paid by the consent holder prior to the issue of a building consent.

FOLLOWING COMPLETION OF CONSTRUCTION

Revegetation

20. Those areas of excavation not covered by buildings, parking or accessways shall be re-vegetated (e.g. by re-grassing) within one month of the completion of siteworks, or as soon as practicable thereafter, to the satisfaction of Council's Monitoring Officer.

Notwithstanding the ability to apply for an extension under section 125 of the Resource Management Act 1991, this consent will lapse on: **20 October 2008**.

**NORTH SHORE CITY COUNCIL
DECISION ON RESOURCE CONSENT
REFERENCE LN-2131491**

The application by Good Health Products Limited for an increase in patronage numbers and hours of operations for the previously consented cafe at 8 Parkhead Place, Albany (being Lot 15 DP 117850) was considered by the Albany Hearing Commissioners on 28/06/10 whereby it was resolved:

- A. That the application be dealt with as a **NON-NOTIFIED DISCRETIONARY** activity, pursuant to Sections 95A-E of the Resource Management Act 1991 for the reasons that:
1. The activity will have or is likely to have adverse effects on the environment that are less than minor because:
 - Car parking provided is sufficient for the activity proposed.
 - The additional vehicle movements can be accommodated upon the established network.
 - The alterations to the built form are consistent with the character and amenity of the site.
 - The additional seating capacity during the day will not generate additional perceivable effects due to the size of the site and the other commercial operations already upon it with their associated effects.
 - The opening of an evening restaurant is considered suitable for the site and will not generate effects upon the largely commercial surrounding environment.
 2. There are no special circumstances that warrant notification because the proposal is conventional in nature and represents no significant deviation from the range of effects anticipated by the Plan.
 3. There are no affected persons for the purposes of section 95B and 95E. The residential properties located within the buffer strip are sufficiently separated and orientated away from the activity while the restaurant can comply with permitted acoustic standards.
- B. That the application be **GRANTED** pursuant to Sections 104, 104A-D of the Resource Management Act 1991 for the following reasons:
1. Any actual or potential effects on the surrounding environment will be less than minor for the reasons discussed in Part 6.2 of the attached Notification Report.

2. The proposal is not considered to be contrary to the Objectives, Policies and Assessment Criteria at Sections 12.3.1, 12.3.4, 12.5.1.1, 12.5.1.2, 12.5.2.1, 15.3.1, 15.3.4, 15.3.5 of the District Plan because:
 - The traffic network is capable of accommodating the additional traffic movements proposed. The entry point off Albany Highway is to be upgraded as a requirement of the original resource consent to maintain the efficient operation of this road.
 - The car parking shortfall during the evening is merely a technical one. All the other commercial operations on site are closed during the evening thereby providing a pool of 127 car parking spaces to the restaurant to utilise.
 - The building additions have been designed to integrate with the established built forms in the environment.
 - The proposed use is in line with the zoning.
 - The activity is sufficiently separated from the closest residential properties.
 - The restaurant operation will comply with permitted noise standards.
3. There are no other matters considered relevant for the determination of this resource consent.

B. That pursuant to Sections 108 and 108A of the Resource Management Act 1991, this consent is **SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That pursuant to Section 116(1) of the Resource Management Act 1991 and Section 208(a)(ii) of the Local Government Act 2002, this resource consent shall **COMMENCE** on the date that the development contribution required pursuant to Section 198(1)(a) of the Local Government Act 2002 in respect of the activity to which this resource consent relates has been paid by way of clear funds.

GENERAL

Compliance with Submitted Plans and Documents

2. This Land Use Consent (Council reference LN-2131491) shall proceed in accordance with the following documents submitted and approved by the Council as part of the application:
 - The Council-stamped approved plans prepared by ICR, sheets R02, RC1, RC2 and RC3.
 - The AEE prepared by Hamish Firth of Mt Hobson Properties, dated April 2010.
 - The Traffic Report prepared by Traffic Solutions Limited, dated 14 May 2010.
 - The Acoustic Report prepared by Hegley Acoustic Consultants, dated June 2010.

In any instance during development of a variance between information stated within the application (i.e. the AEE or supporting documents) and information shown on plans, the stated information shall have precedence.

Extent of Infringements

3. The extent of the infringements shall be limited to that applied for being:
 - A 7 space car parking shortfall during the evening.
 - Vehicle generation exceeding 600 movements per day for the entire site.
 - Enclosure of the originally consented outdoor courtyard within a buffer strip and located partially within the front yard.
 - Service of alcohol during the evening.

Maximum Occupancy

4. The cafe is restricted to a maximum occupancy of 80 people during the hours of 7am-5pm and 120 people during the hours of 5pm-12pm (Monday to Saturday) and 5pm-11pm on Sundays.

Lapsing of Consent

5. That pursuant to Section 125 of the Resource Management Act 1991, this consent shall **LAPSE** three years after the commencement of this consent under Section 116 of the Resource Management Act 1991, unless given effect to before that date, or an extension is given in terms of Section 125 (1)(b) because this period is considered a fair and reasonable timeframe within which to give effect to the activity, having regard to the scale and nature of the activity, and the general Duty under Section 17 of the RMA to avoid, remedy, or mitigate adverse environmental effects.

BEFORE CONSTRUCTION STARTS

Pre-Construction Advice to Monitoring

6. The Council's Monitoring Officer shall be advised, in writing, seven (7) working days prior to any site works, including earthworks and before construction commences. Please fill out and return the attached form by fax or post.

DURING CONSTRUCTION

Work in Accordance With Approved Plans

7. A copy of the consent conditions and the Council stamped approved plans shall be kept on site at all times. All contractors and sub-contractors shall work in accordance with them. It is the responsibility of the consent holder to ensure that this happens.

Noise Limits

8. The consent holder is to note the provisions of the District Plan, which limits the hours of all noise-related activity on, and emitting from, the site.

Construction activity shall occur on the site in accordance with the following noise limits:

Weekdays:

6.30am - 7.30am less than an L₁₀ level of 60 dBA
 7.30am - 6pm less than an L₁₀ level of 75 dBA
 6pm - 8pm less than an L₁₀ level of 70 dBA

Saturdays:

7.30am - 6pm less than an L₁₀ level of 75 dBA

Sunday, Public Holidays and all other times:

No noise permitted on site above the normal background level, i.e. no heavy machinery or noise producing equipment (where the L₁₀ is a noise level which is equalled or exceeded for 10% of any 15-minute measurement period).

The site is to comply with **NZS 6803P** at all times.

Note: The intent of the standard is that all noisy construction work will take place between 7.30am and 6pm, Monday to Saturday.

FOLLOWING COMPLETION OF CONSTRUCTION

Post-Construction Advice to Monitoring

9. The consent holder shall inform the Council’s Monitoring Officer, in writing, upon:

- a) The commencement of the activity.
- b) The completion of the building.

10. The proposed activity must comply with the noise requirements as set in Rule 10.5 of the District Plan at the nearest residential zone boundary

		Mon-Sat Inclusive 0700- 2000hrs	Mon-Sat Inclusive 2000- 2300hrs	Sun & Public Holidays	All other times
i)	As measured at any zone boundary except those within the high background noise area	50dBA L10	45dBA L10	45dBA L10	40dBA L10 75dBA Lmax

The L10 limit will be subject to a 5dBA arithmetic reduction from the district plan levels, in accordance with Section 4.4 of NZS 6802:1991 – noise with special audible characteristics.

**NORTH SHORE CITY COUNCIL
DECISION ON RESOURCE CONSENT
REFERENCE LO-2132546**

The application by Caffè E Cucina Limited for Illuminated Signage - Business 9, Buffer Strip at 8 Parkhead Place Rosedale 0632 (being Lot 15 DP 117850) was considered by the Albany Hearing Commissioners on 13th September 2010 whereby it was resolved:

- A. That the application be dealt with as a **NON-NOTIFIED DISCRETIONARY** activity, pursuant to Sections 95A-E of the Resource Management Act 1991 for the reasons that:
1. The activity will have or is likely to have adverse effects on the environment that are minor because:
 - The signs will be illuminated however are not anticipated to generate any significant adverse effects due primarily to the nature of the surrounding business sites.
 - The volume of traffic that uses Albany Highway ensures the area is particularly at night reasonably well lit due to vehicle headlights which will to a certain extent offset any potential adverse effects created by the illuminated signage.
 - The signs are of a permitted size, comply with the luminance levels of Section 13 and the subtle colours are not considered to generate any adverse effects to the existing streetscape.
 - The residential sites located across the road at 30 and 32 Scarlet Oak Drive are not considered to be adversely affected by the proposed signage at they are screened from the subject site by an existing 1.8m high boundary fence and some moderately mature vegetation. The outlook for these sites is north-facing and they are separated by Albany Highway, a distance of more than 30m.
 - Councils Traffic Engineer has assessed the proposal and supports it for the following reasons:
 - The signs are located away from the existing road and within the property. There are no issues with pedestrian or vehicle visibility at the vehicle crossing of intersections, and the illuminated facade signage will not have an impact on pedestrian safety in this area.
 - The signage will not detract from the effective functioning of traffic warning and regulatory signage.
 - The signs are illuminated are not flashing.
 - The new illuminated facade signage will not have a significant impact on driver or pedestrian safety, and is consistent with other signage in the area.

**NORTH SHORE CITY COUNCIL
DECISION ON RESOURCE CONSENT
REFERENCE LO-2132546**

The application by Caffè E Cucina Limited for Illuminated Signage - Business 9, Buffer Strip at 8 Parkhead Place Rosedale 0632 (being Lot 15 DP 117850) was considered by the Albany Hearing Commissioners on 13th September 2010 whereby it was resolved:

- A. That the application be dealt with as a **NON-NOTIFIED DISCRETIONARY** activity, pursuant to Sections 95A-E of the Resource Management Act 1991 for the reasons that:
1. The activity will have or is likely to have adverse effects on the environment that are minor because:
 - The signs will be illuminated however are not anticipated to generate any significant adverse effects due primarily to the nature of the surrounding business sites.
 - The volume of traffic that uses Albany Highway ensures the area is particularly at night reasonably well lit due to vehicle headlights which will to a certain extent offset any potential adverse effects created by the illuminated signage.
 - The signs are of a permitted size, comply with the luminance levels of Section 13 and the subtle colours are not considered to generate any adverse effects to the existing streetscape.
 - The residential sites located across the road at 30 and 32 Scarlet Oak Drive are not considered to be adversely affected by the proposed signage at they are screened from the subject site by an existing 1.8m high boundary fence and some moderately mature vegetation. The outlook for these sites is north-facing and they are separated by Albany Highway, a distance of more than 30m.
 - Councils Traffic Engineer has assessed the proposal and supports it for the following reasons:
 - The signs are located away from the existing road and within the property. There are no issues with pedestrian or vehicle visibility at the vehicle crossing of intersections, and the illuminated facade signage will not have an impact on pedestrian safety in this area.
 - The signage will not detract from the effective functioning of traffic warning and regulatory signage.
 - The signs are illuminated are not flashing.
 - The new illuminated facade signage will not have a significant impact on driver or pedestrian safety, and is consistent with other signage in the area.

2. There are no special circumstances that warrant notification because the proposal is conventional in nature and represents no significant deviation from the range of effects anticipated by the Plan. Therefore the provisions of sections 95A, 95B, 95D and 95E are considered sufficient to appropriately determine the notification of this application.
3. There are no affected persons for the purposes of section 95B and 95E.

B. That the application be **GRANTED** pursuant to Sections 104, 104A-D of the Resource Management Act 1991 for the following reasons:

1. Any actual or potential effects on the surrounding environment will be Minor for the reasons discussed in Part A.
2. The proposal is not considered to be contrary to the Objectives and Policies at Sections 13.3 & 15.4.9 of the District Plan because:
 - The signs are of a size and design which is consistent with other signs in the surrounding area and will not detract from residentially zoned properties.
 - The signs are considered appropriate to maintain the moderate level of visual and environmental amenity that is expected within the Business 9 zone.
 - Council's Traffic Engineer has assessed the sign and established that it will not adversely affect traffic safety or pedestrian safety as it is fixed to an existing building.
 - The signs do not have a great impact on the amenity of the surrounding area, due to its business nature and the closest residentially zoned land is located approximately 30m from the sign.
3. The proposal satisfies the relevant Assessment Criteria set out at Sections 13.5.1, 13.5.2, 15.7.1.1 & 15.7.1.6 of the Plan because:
 - The signs are not highly visible from the residential zoned property as they are located approximately 30m away and therefore do not visually dominate the outlook from adjacent residential sites.
 - The signs are of a high architectural design and are considered consistent with the amenity of the surrounding commercial environment.
 - The signs are viewed in the context of the highly modified environment with the existing landscaping located on the site softening visual effects of the sign.
 - The signage clearly identifies the activity occurring on the site and has been assessed by Council's Traffic Engineer, who considers the location of the sign as acceptable and not interfering with traffic or pedestrian safety due to its location on the existing building.
 - The two illuminated signs are internally lit and do not exceed a level of 790cds/m² having a total combined area of 6.18m².

- The proposal is in character with its surrounding environment and is not overly visible from any residential units or the adjacent council reserve.
- C. That pursuant to Section 125 of the Resource Management Act 1991, this consent shall **LAPSE** 5 years after the granting of this consent unless given effect to before that date, or an extension is given in terms of Section 125 (1)(b).
- D. That pursuant to Sections 108 and 108A of the Resource Management Act 1991 this consent is **SUBJECT TO THE FOLLOWING CONDITIONS:**

All Charges Paid

1. Pursuant to Section 116 of the Resource Management Act 1991, this consent (or any part thereof) **SHALL NOT COMMENCE** until such time as all charges pursuant to section 36 of the RMA, owing at the time the Council's decision is notified are paid in full to the Council.

Advice Note

The afore-mentioned condition means that this Consent can not be exercised until all charges owing are paid in full. This condition does not serve to extend the lapsing period of this Consent, which shall lapse five years from the date this notice of the decision was served on the consent holder, (13th September 2010), unless given effect to before that date or an extension is given in terms of Section 125(1)(b).

GENERAL

Compliance With Submitted Plans and Documents

2. This Land Use Consent (Council reference LO-2132546) shall proceed in accordance with the following documents submitted and approved by the Council as part of the application:
- The Council-stamped approved plans prepared by ICR Consulting Limited, sheets RC1 A & RC3 A, dated Feb 2010 and the plans prepared by Speedy Signage, labelled Sign 2 & Sign 3 dated 27/08/2010.
 - The AEE prepared by Hamish Firth (Mt Hobson Properties Limited), dated 31st August 2010 including the email from Jeff Sawell (Speedy Signs) dated 1st September 2010 confirming luminance levels.

In any instance during development of a variance between information stated within the application (i.e. the AEE or supporting documents) and information shown on plans, the stated information shall have precedence.

Extent of Signage Infringement

3. The extent of the signage infringement shall be limited to that applied for being the installation of two illuminated signs being sign 2 located on the existing buildings western facade and sign 3 located on the buildings southern facade. Both signs

have a length of 3m and a height of 1.03m with a luminance level of 790 cds/m² and display 'Caffe E Cucina'

The signs will be illuminated during the hours of operation being 7am - 12pm Monday to Saturday and 5pm - 11pm on Sundays.

Outdoor Lighting

4. The signage shall be so located or shielded to ensure that any glare from resulting from the lighting does not exceed 125lux as measured horizontally or vertically at any point of the nearest residential boundary between the hours of 0700 and 2200. And; not exceed 20lux measured horizontally or vertically any point of the nearest residential boundary between the hours of 2200 and 0700.

BEFORE CONSTRUCTION STARTS

Pre-Construction Advice to Monitoring

5. The Council's Monitoring Officer shall be advised, in writing, seven (7) working days before construction commences. Please fill out and return the attached form by fax or post.

DURING CONSTRUCTION

Work in Accordance With Approved Plans

6. A copy of the consent conditions, the Council stamped, approved plans shall be kept on site at all times. All contractors and sub-contractors shall work in accordance with them. It is the responsibility of the consent holder to ensure that this happens.

Noise Limits

7. The consent holder is to note the provisions of the District Plan, which limits the hours of all noise-related activity on, and emitting from, the site.

Construction activity shall occur on the site in accordance with the following noise limits:

Weekdays:

6.30am - 7.30am	less than an L ₁₀ level of 60 dBA
7.30am - 6pm	less than an L ₁₀ level of 75 dBA
6pm - 8pm	less than an L ₁₀ level of 70 dBA

Saturdays:

7.30am - 6pm	less than an L ₁₀ level of 75 dBA
--------------	--

Sunday, Public Holidays and all other times:

No noise permitted on site above the normal background level, i.e. no heavy machinery or noise producing equipment (where the L₁₀ is a noise level which is equalled or exceeded for 10% of any 15-minute measurement period).

The site is to comply with **NZS 6803P** at all times.

Note: The intent of the standard is that all noisy construction work will take place between 7.30am and 6pm, Monday to Saturday.

FOLLOWING COMPLETION OF CONSTRUCTION

Post-Construction Advice to Monitoring

8. The consent holder shall inform the Council's Monitoring Officer, in writing, upon:

a) The completion of the building.

ADVICE NOTES

Building Consent

a) It is the responsibility of the consent holder to ensure that all necessary building consents have been obtained, and that these are consistent with the plans and information approved as part of this consent.

Compliance with the Council's Bylaws

b) The development is required to comply with the Council's Bylaws.

Development Contribution Assessment Number	Not Applicable - Not DC Qualifying
---	------------------------------------

PERMIT NO: 28907

AUCKLAND REGIONAL COUNCIL

RESOURCE CONSENT

Granted pursuant to the Resource Management Act 1991

PERMIT NO. 28907

CONSENT HOLDER: Good Health Products Limited

FILE REFERENCE: 17377

CONDITIONS OF CONSENT

Duration of Consent: This consent shall expire on 31 December 2038 unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the Resource Management Act 1991.

Purpose of Consent: To authorise the diversion and discharge of stormwater in accordance with Sections 14 (1)(a) and 15 (1)(a) and (b) of the Resource Management Act 1991.

Site Location: 8 Parkhead Place, Albany.

Legal Description of Land: Lot 15 DP 117850

Discharge Location: 47 Parkhead Place, Albany.
Approximate Map Reference NZMS 260 R10 623927.

Territorial Authority: North Shore City Council.

DEFINITIONS:

Act means the Resource Management Act 1991 and further amendments

ARC: means the Auckland Regional Council

ARI means Average Recurrence Interval

Manager: means the Manager, Land & Water Quality Section, ARC, or nominated ARC staff acting on the Manager's behalf.

TP10: means ARC Technical Publication No. 10, *Stormwater Management Devices: Design Guideline Manual, May 2003.*

TP108: means ARC Technical Publication No. 108, *Guidelines for Stormwater Runoff Modelling in the Auckland Region, April 1999.*

TP124 means ARC Technical Publication No. 124, Low Impact Design Manual for the Auckland Region, April 2000

GENERAL CONDITION:

1. The consent holder shall permit the servants or agents of ARC to have access to relevant parts of the property at all reasonable times for the purpose of carrying out inspections, surveys, investigations, tests, measurements and/or to take samples.

SPECIFIC CONDITIONS:

2. The consent holder shall construct the stormwater quality system as shown on the Chris W Howell & Associates drawing numbers C02 and C07 Job No. 7444, dated 19-09-2003 and the attached hydraulic calculations and information by Airey Consultants Limited, received by ARC 25 February 2004 and 16 March 2004. Any amendments that may affect the capacity or performance of the stormwater quality system shall be approved by the Manager in writing, prior to construction.

In particular, this requires that the following works are constructed for the following catchment areas and design standards (as defined by TP10 and TP108) and they are completed prior to discharges commencing from the site:

Works	Catchment area-impervious m ²	Catchment area-pervious	Design Standard
Rain-garden 1	725	0	75% TSS removal
Rain-garden 2	150	0	75% TSS removal
Rain-garden 3	180	0	75% TSS removal
Rain-garden 4	1200	0	75% TSS removal
Rain-garden 5	930	0	75% TSS removal
Rain-garden 6	960	0	75% TSS removal
Colour Steel Roof Material	3366	0	To manufacturer's specifications

3. Notwithstanding Condition 2, that the consent holder shall ensure that the stormwater quality system is constructed and maintained so as to minimise erosion, risk of obstruction of the waterway and hazards to safety.
4. The consent holder or their agent shall arrange and conduct a pre-construction site meeting between ARC and all relevant parties, including the site stormwater engineer, with regard to the stormwater management system, prior to the construction of any infrastructure works on the site. Any resulting amendments to the stormwater management system may be reviewed by ARC at the time and shall be approved in accordance with Condition 2 above.

Overland Flowpaths

5. The consent holder shall ensure that, for stormwater flows in excess of the capacity of the primary systems, secondary flow paths shall be provided and maintained to allow surplus stormwater from critical storms, up to the 100 year ARI event, to discharge with the minimum of nuisance and damage.

Advice Note: For the purposes of this Consent "major overland flow paths" are those that accompany a primary drainage system of a nominal 600 mm diameter pipe or larger.

6. The consent holder shall ensure that major secondary flow paths on land under their control are kept free from significant obstructions such as buildings, and solid fences. The Consent Holder shall encourage other land owners to similarly keep major secondary flow paths free from significant obstructions such as buildings, and solid fences.
7. Where roading kerbs and channels are constructed across major secondary flow paths, the consent holder shall ensure that kerbs are set at a level that maximises the capture of water by road cesspits, and driveway crossings are constructed in order to minimise the overflow of water from the road into private properties.

Habitable Floor Levels

8. The consent holder shall ensure that the habitable floor levels of buildings authorised for construction after the commencement of this Consent are constructed at least 0.5 m above the 100 ARI flood levels of adjoining watercourses or major secondary flow paths, unless the relevant District Plan or Code of Subdivision establishes an alternative freeboard in which case the District Plan or Code of Subdivision freeboard requirement shall prevail.

Certification of Construction Works

9. The Consent Holder shall obtain written certification from a Chartered Engineer that all individual works constructed under the programme of works specified in condition (4) have been built in a manner consistent with their approved design parameters and that those works will function as intended. Written certification shall be obtained and submitted to the Manager within 20 working days following the Practical Completion of the construction works.
10. That the consent holder shall supply to the Manager **within 30 days** of Practical completion, As-Built plans of the stormwater management system which are certified as a true record of the stormwater management system by an Chartered Engineer or Registered Surveyor. The As-Built plans shall include, but not be limited to:
 - i) The surveyed location and level of the discharge structure, , measured to the nearest 0.1metre with co-ordinates expressed in terms of the New Zealand Map Grid and LINZ datum.
 - ii) Location, dimensions and levels of the major overland flowpaths including cross sections and long sections.
 - iii) Plans and cross sections of all stormwater management devices, including confirmation of the Water Quality Volume, storage volumes and levels of any outflow control structure .

- iv) Documentation of any discrepancies between the design plans and the As Built plans.
11. That, if requested by the Manager, the consent holder shall ensure that the following details regarding all land use activities at the site are submitted to ARC within 1 month of occupation of the site. Thereafter, the consent holder shall ensure that this information is submitted to ARC at 1 yearly intervals and within 1 month following any changes in land use activities at the site.

Land use activity information shall include as a minimum the following details for the site, property or business activity:

- i. Business Name;
- ii. Street Address;
- iii. Postal address if different from the street address;
- iv. Business Contact person(s) including their name, phone, fax and cell phone numbers;
- v. Date of commencement of the business activity; and,
- vi. Business Type (using the ARC code of businesses attached to and forming part of this consent, or the NZ Standard Industrial Classification coding system).

Operation and Maintenance Conditions

- 12. That the consent holder shall ensure that the stormwater management system is managed in accordance with the Operation and Maintenance Plan received by the ARC on 25 February 2004.
- 13. That the consent holder shall ensure that the colour steel roofing material is managed in accordance with the specifications and recommendations of the manufacturer.

REVIEW CONDITIONS

- 14. The conditions of this Consent may be reviewed by the ARC pursuant to Section 128 of the Resource Management Act 1991, (with the costs of the review process being borne by the Consent Holder), by the giving of notice pursuant to Section 129 of the Act, in one of the following years:
 - June 2005
 - June 2006
 - June 2007
 - June 2008

And/or at five yearly intervals after either the date of that review (if such review occurs) or after June 2009 whichever is the earlier

The purpose of the review may be for any of the following purposes, namely:

- i) To deal with any adverse effect on the environment which may arise from the exercise of the consent or upon which the exercise of the consent may have an influence and which becomes apparent, or is found appropriate, to deal with at a later stage, and in particular but without limiting the ambit of this clause to:

- a) Insert conditions, or modify existing conditions, to require the Consent Holder to identify the character or nature of any discharges authorised by this Consent and to report the results of that monitoring to the ARC; and/or
 - b) Insert conditions, or modify existing conditions to require the Consent Holder to monitor the effects of any discharges authorised by this Consent on the local receiving environment and to report the results of that monitoring to the ARC; and,
 - c) The conditions may relate to the matters contained in s.108(4) of the Resource Management Act 1991 or any Act in substitution thereof.
- ii) Insert conditions, or modify existing conditions, requiring the Consent Holder to adopt the Best Practicable Option to remedy, mitigate or minimise any adverse effects on the environment resulting from the discharges authorised by this consent, including remedying or mitigating any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage.

Advice Note:

For the removal of doubt, purpose (ii) of a review may include the need to:

- i) *achieve consistency with performance measures implemented on catchment wide discharge consents for the area; and, investigate the necessity of modifying or enhancing existing treatment or management systems should the results of receiving environment monitoring indicate that the discharges authorised by this Consent are causing or exacerbating the occurrence of adverse effects in the receiving environment.*

Exclusions

The diversion and discharge of stormwater from sites specified in Schedule 3 of the Auckland Regional Plan: Air, Land and Water as high risk sites requiring a stormwater consent under rule 5.5.21 of that Plan that are constructed after the commencement of this Consent are not authorised by this Consent. Separate consents for those activities are required from the ARC.

ADVICE NOTES:

1. The consent holder is advised that they will be required to pay to ARC any administrative charge fixed in accordance with Section 36(1) of the Resource Management Act 1991, or any additional charge required pursuant to Section 36(3) of the Resource Management Act 1991 in respect of this consent.
2. The consent holder is advised that the date of the commencement of this consent will be as determined by Section 116 of the Resource Management Act 1991, unless a later date is stated as a condition of consent. The provisions of Section 116 of the Resource Management Act 1991 are summarised in the covering letter issued with this consent.
3. The intent of clause (ii) of the Review condition is to characterise discharges that may affect degraded area. It is not intended through this clause that ARC will impose a long-term, regular frequency, discharges monitoring programme. The clause is designed to potentially require characterisation of discharge as a one-off exercise as opposed to regular monitoring.
4. The intent of clause (iii) of the Review condition is to monitor the effects of the discharge on the local receiving environment. It is not expected that the consent holder will undertake widespread State of Environment monitoring. Through this clause ARC is primarily interested in effects on the Primary Deposition Area or Settling Zone in the coastal marine area, or the reach of stream immediately downstream of the discharge in freshwater.
5. The intent of clause (i) of Review condition is to characterise discharges that may affect degraded areas. It is not intended through this clause that ARC will impose a long-term, regular frequency, discharge monitoring programme. The clause is designed to potentially require characterisation of discharge as a one-off exercise as opposed to regular monitoring.
6. In accordance with the Proposed Auckland Regional Plan: Air, Land & Water (notified October 2001), an Industrial or Trade Process Discharge Permit may be required for each specific site should the land use activities at the site change to a high risk activity in accordance with Schedule 3 of the Proposed Auckland Regional Plan: Air, Land & Water.
7. A "site" comprises the parcels of land or lots occupied by a single industry or trade process- ie that proportion of the property where the activity takes place.
8. The consent holder is referred to Section 124 of the Resource Management Act 1991, which provides for the exercising of a consent while applying for a new consent for the same activity.

9. The consent holder is advised that, pursuant to Section 125 of the Resource Management Act 1991, this resource consent lapses on the expiry of two years after the date of commencement of this consent unless the consent is given effect to or other criteria contained within Section 125 are met.
10. The consent holder is advised that, pursuant to Section 126 of the Resource Management Act 1991, if this resource consent has been exercised, but is not subsequently exercised for a continuous period of two years, the consent may be cancelled by the ARC unless other criteria contained within Section 126 are met.
11. Form oils (separation agents) should be applied to construction shutters in an area removed from the watercourse such that any excess oil or spillage cannot be washed to the receiving environment.
12. When using concrete retarders, hardeners or accelerators near watercourses care is required to ensure only the minimum amount of chemical is used to achieve the result required and excess chemical is not flushed to the receiving environment.
13. Prior to earthworks commencing the consent holder is advised to become familiar with the Permitted Activity category requirements of the Auckland Regional Plan: Sediment Control (dated November 2001) and take particular note of the following:

Sediment originating from the site of a land disturbance activity shall be managed in such a way to ensure that after reasonable mixing it does not give rise to any of the following effects to the receiving waters:

- *the production of any conspicuous scums, foams or floatable suspended materials,*
- *any conspicuous change in the colour or visual clarity,*
- *any emission of objectionable odour,*
- *the rendering of freshwater unsuitable for consumption by farm animals,*
- *any significant adverse effect on aquatic life.*

Examples of methods to control the discharge of sediment are outlined in the Technical Publication No.90 "Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region, March 1999" available from the ARC.

14. That in the event of archaeological evidence being uncovered (e.g. shell, middens, hangi or ovens, pit depressions, defensive ditches, artifactual material or human bones) work is to cease in the vicinity of the discovery, and the Archaeologist, ARC, is to be contacted so that the appropriate action can be taken before any work may recommence there.
15. Pursuant to Section 136 and 137 of the Resource Management Act 1991, the consent holder may transfer the consent to another party by notifying ARC in writing of their intention to do so.

Unless the consent has lapsed, been surrendered or cancelled, or transferred to another party, the consent holder is responsible for compliance with all conditions of the consent for the duration of the consent.

PERMIT NO: 28907

This consent has been granted by the Auckland Regional Council pursuant to the Resource Management Act 1991.



**Eddie Grogan
Manager
Land & Water Quality
Auckland Regional Council**

Date:

3 / 06 / 04

Per: Susan Ira
**Stormwater Technical Officer
Land & Water Quality**