

Chapman Tripp Limited  
Lvl 35  
23-29 Albert Crescent  
Auckland Central  
AUCKLAND 1010



---

<b>Applicant</b>	Chapman Tripp Limited
<b>LIM address</b>	116-152 Swanson Road Henderson
<b>Application number</b>	8270111967
<b>Customer Reference</b>	100342537 - SDM
<b>Date issued</b>	14-Sep-2018
<b>Legal Description</b>	LOT 2 DP 470382
<b>Certificates of title</b>	635532

---

### 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**

The Council's records indicate that the property was or is currently used for storage of fuel oils, LPG, flammable liquids and aerosols. There is no evidence that the property is, or is not, contaminated as a result of that use. Potential purchasers or tenants of the property should investigate the position and seek professional advice. The Council may require soil testing if it is proposed in the future to subdivide the property, to establish new activities, to extend existing activities or to build on the property, depending on the nature and scale of those activities. This information is supplied pursuant to s.44A(3) of the Local Government Official Information & Meetings Act 1987. In 2001 the then Auckland Regional Council and the Auckland District Health Board commissioned a report to identify properties previously used for horticultural purposes, as a starting point to establish the extent or otherwise of residual pesticide contamination of soils arising from those former horticultural uses. A copy of that report (Pesticide Residues & Horticultural Soils in the Auckland Region Working Report No.96) can be obtained from the Auckland Council. This property has been identified by this Council as a site which may previously have been used for horticultural purposes. Subsequently Council has been provided with the results of a soil test report in respect of the north western portion of the site located at 114-152 Swanson Road which concludes that the residual concentrations of agrichemicals detected in the surface soil comprise on DDT. The levels of the contamination detected are below the Auckland Council's environmental criteria and the criteria for the protection of human health. The soil does not pose an unacceptable risk to human health or the environment. All soil can remain on site, however as a result of the detection of organic compounds (DDT) in the soil samples from the site, surface soil from these areas will not be accepted as cleanfill should it be removed from site. Should it be necessary to dispose of the material off site, it will be accepted as managed fill at both Greenmount or Puke Tutu Island. The report concluded that from the limited site investigation the soil from the site is suitable for the proposed land use and does not require further investigation. A copy of that report, by Geosciences Limited, dated 21 July 2011, reference LtR-0117/Jul11 is held on Council's Hazard Register. (Contact Johan Faurie, 09 476 0454). Report requested as support documentation for Resource Consent application (RMA LUC 2011-719) and Building Consent application (ABA 2011-846 & 991).

### **Wind Zones**

Wind Zone(s) for this property: Medium wind speed of 37 m/s

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

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

### **Soil Issues**

The Auckland Council is not aware of any soil issues in relation to this land. If any soil information/reports have been prepared in relation to this property, they will be available for viewing at an Auckland Council Service Centre or via the property file product services.

### **Watercourses**

This site has a watercourse passing through or beside it, as shown on the attached public drainage and

water services map. Watercourses are generally the responsibility of the occupier(s)/owner(s) of the land they pass through or alongside of.

### Overland Flowpath

This site is potentially at risk of flooding during heavy rainfall events. The extent of this flooding is shown on the attached special land features map as "Overland flowpath".

The overland flowpath has been determined after detailed hydraulic analysis and modelling of the stormwater system and represents the general overland route that stormwater may take.

The council may also hold a catchment or flood hazard report giving detailed flood maps and flood levels in this area. These are held, and are available for viewing (for a fee), at Auckland Council Service Centres.

Any proposed development on this site may require a detailed flood risk report to be completed by a qualified drainage engineer. This will confirm the extent of risk and action required. Proposed development must have regard for established flood flows and levels and the need to ensure that flood plains and flow paths are not impeded.

Phone Auckland Council (09) 301 0101 for further information.

### Flood Risk

The site is potentially at risk of flooding during heavy rainfall events. An indication of the extent of the modelled Flood Prone and Flood Sensitive areas are shown on the Natural Hazards map within this LIM. Any proposed development on this site may require a detailed flood risk report to be completed by a qualified drainage engineer. This will confirm the extent of the flood risk and action required. Proposed development must have regard for established flood levels and the need to ensure that flood plains and flow paths are not impeded. This information is provided pursuant to s.44A (2)(a) Local Government Official Information and Meetings Act 1987.

### 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.

### Special Features - General

Effective Date	Description	Details
17/09/2012	Planning special feature	The property is within the Medium Density Housing Radius (Sturges Road Railway Station)

## s44A(2)(b) Information on private and public stormwater and sewerage drains

Information on private and public stormwater and sewerage drains is shown on the **underground services map** attached.

Note: Private drainage is the responsibility of the land owner up to and including the point of connection to the public sewer or drain.

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

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

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

No Information has been notified to Council.

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

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

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

<b>Billing Number/ Rate Account:</b>	12341479256
<b>Rates levied for the Year 2018/2019 :</b>	\$136,551.73
<b>Total rates to clear for the current year (including any arrears):</b>	\$102,413.79

The rates figures are provided as at 8 a.m. 14/09/2018. 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

116-152 Swanson Road Henderson

Application No.	Description	Decision	Decision Date
LUC-1972-109	Land Use Consent The Establishment Of Paper Processing Factory And Warehouse With Ancillary Office	Granted	01/09/1972
LUC-1987-1501	Land Use Consent Application To Dispense With Carparking Requirements In Conjunction With Additions To The Plan In Swanson Rd	Granted	15/01/1987
LUC-1996-2964	Land Use Consent Construct A New Store And Transformer Room	Granted	31/10/1996
5537	Discharge Consent	Expired	31/12/2001
LUC-2002-1376	Tree Consent Request To Remove 3 Exotic Trees	Granted(Constructi on Monitoring Underway)	16/08/2002

Application No.	Description	Decision	Decision Date
51014	Discharge Consent remediation of former Caxton products Ltd	Granted	04/02/2005
38924	Discharge Consent Application for the establishment of a commercial printing operation	Granted (Ongoing Monitoring)	22/02/2011
LUC-2011-36	Land Use Consent Alterations and additions to existing industrial development to establish a commercial printing operation requires consent under the Working Environment landscaping, air discharge, parking, signage rules and General Natural Area vegetation, earthworks and impermeable surface rules	Granted	02/03/2011
LUC-2011-719	Land Use Consent Proposed New Warehouse Building And Office Annexure - Parking, Landscape Treatment, Contamination, Vegetation, Earthworks, Signs	Granted	26/08/2011
LUC-2012-1408	Land Use Consent Proposed Industrial subdivision requires consent under the City Wide Contaminated Sites Rule	Granted	04/03/2013
LUC-2013-938	Land Use Consent Earthworks Associated With Proposed Accessway	Granted	07/11/2013
REG-2013-1510	Discharge Consent Earthworks associated with proposed accessway - Stormwater Flow 2	Granted	07/11/2013
LUC-2013-1768	Change of Condition (s127) Variation to consent under s127 to increase sign size	Granted	24/01/2014
LUC-2013-1433	Land Use Consent Childcare Centre	Granted(Construction Monitoring Underway)	17/04/2014
2759	Discharge Consent	Superseded	21/11/2017

### Subdivisions

116-152 Swanson Road Henderson

Application No.	Description	Decision	Decision Date
SUB-2012-1398	Subdivision Consent Two lot industrial subdivision	Granted	12/12/2012
SUB-2012-1398	Subdivision completion cert ((s)224C) LT 470382	Approved	18/03/2014
SUB-2012-1398	Subdivision completion cert ((s)224C) LT 470382	Approved	18/03/2014

### Engineering Approvals

116-152 Swanson Road Henderson

Application No.	Description	Decision	Decision Date
-----------------	-------------	----------	---------------

Application No.	Description	Decision	Decision Date
ENG-2011-785	Engineering Compliance Engineering plan for drainage re LUC-2011-719	Approved	15/06/2012
ENG-2014-26	Engineering Compliance Raise existing stormwater manhole lid levels as part of the new access way	Approved	19/10/2016

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

116-152 Swanson Road Henderson

Application No.	Description	Issue Date	Status
BPM-1973-26393	Amenities Block And Cafeteria	31/12/1973	Issued (See Note 1)
BPM-1973-22623	Factory And Warehouse	31/12/1973	Issued (See Note 1)
BPM-1974-28844	Pump House	31/12/1974	Issued (See Note 1)
BPM-1974-28860	Storage Tank And Swimming Pool (Pool Removed)	31/12/1974	Issued (See Note 1)
BPM-1974-28996	Dangerous Goods Store	31/12/1974	Issued (See Note 1)
BPM-1974-30179	Transformer Building - Addition To Amenities Block	31/12/1974	Issued (See Note 1)
BPM-1978-10575	Addition To Factory - LPG Storage Installation	31/12/1978	Issued (See Note 1)
BPM-1979-12203	Partition Wall In Existing Factory	31/12/1979	Issued (See Note 1)
BPM-1980-14494	Site Works	31/12/1980	Issued (See Note 1)
BPM-1987-32943	4 Floodlights	31/12/1987	Issued (See Note 1)
BPM-1987-32634	Extension To Warehouse And Factory	31/12/1987	Issued (See Note 1)

Application No.	Description	Issue Date	Status
BPM-1987-33677	2 Office Buildings	31/12/1987	Issued (See Note 1)
ABA-1995-7972	Compressor Storage Room	10/07/1995	CCC Issued 20/08/1998 (See Note 2)
ABA-1996-1803	Plumbing	23/05/1996	CCC Issued 12/07/1996 (See Note 2)
ABA-1996-2837	New Store And Transformer Room	11/11/1996	CCC Issued 20/08/1998 (See Note 2)
ABA-1996-3763	New Transformer Room	14/11/1996	CCC Issued 20/08/1998 (See Note 2)
ABA-1997-20	Minor Plumbing	15/01/1997	CCC Issued 07/02/1997 (See Note 2)
COM-1998-1221	Replace Block Retaining Wall With Timber Pole	30/03/1998	CCC Issued 14/07/1998 (See Note 2)
COM-1998-1726	Replace Block Retaining Wall With Timber Pole	27/04/1998	CCC Issued 14/07/1998 (See Note 2)
ABA-1999-1907	Double Check Valve To Cafeteria Dishwashing Machine	27/04/1999	CCC Issued 06/07/1999 (See Note 2)
ABA-2000-366	Sink Bench And Boiler	10/02/2000	CCC Issued 23/03/2000 (See Note 2)
ABA-2000-299	Install Tub, Eyewash And Pump And Waste To Gully	21/03/2000	CCC Issued 23/03/2000 (See Note 2)
COM-2000-1959	Office Extension (Mezzanine)	23/06/2000	CCC Issued 26/03/2001 (See Note 2)
ABA-2001-1060	Installation Of Existing Sinkbench/Relocate Dishwasher	10/04/2001	CCC Issued 25/05/2001 (See Note 2)
COM-2002-3416	Relocated Building On Same Site	15/11/2002	CCC Not Issued (See Note 3)
ABA-2009-1007	Installation Of Backflow Prevention Device Inside Property Boundary, After Council Meter.	21/08/2009	CCC Issued 09/10/2009 (See Note 2)

Application No.	Description	Issue Date	Status
ABA-2011-25	Proposed Office Fitout For Existing Printing Factory.	03/03/2011	CCC Issued 18/08/2012 (See Note 2)
ABA-2011-205	Alterations to existing printing factory: New 500m2 office and new canopy; Dividing walls in warehouse; addition of two roller doors; extend pavement area.	21/04/2011	CCC Issued 25/03/2013 (See Note 2)
ABA-2011-846 ABA-2011-846/A	(Stage 1) Construction of 4000 sq m. warehouse constructed of concrete foundations, concrete slab, precast panel and structural steel frame. Re-design Of Structural Steel Portal Frame.	26/09/2011	CCC Issued 14/03/2012 (See Note 2)
ABA-2011-991	Stage 2 Of Construction Of Warehouse, External Cladding, Internal Office, Electrical, Mechanical, Hydraulics And Fire Service, Sprinkler Valve Room.	31/10/2011	CCC Issued 28/03/2012 (See Note 2)
ABA-2011-1311	Installation Of Keylock Pallet Storage Racking In An Existing Warehouse Building.	30/11/2011	CCC Issued 13/06/2012 (See Note 2)
ABA-2012-1031	New Canopy To Existing Warehouse	14/09/2012	CCC Issued 22/05/2013 (See Note 2)
COA-2012-44	Pellet Racking System	24/01/2013	CoA Issued (See Note 6)
ABA-2013-240	Turning Existing Changing Rooms/Toilets Into A Fitness Gymnasium	10/05/2013	CCC Issued 20/08/2013 (See Note 2)
ABA-2013-450	Installing A New Roller Shutter Door Into Existing Warehouse	27/05/2013	CCC Issued 25/03/2014 (See Note 2)
ABA-2013-1947	Minor Stormwater Drainage Work	19/02/2014	CCC Issued 08/08/2014 (See Note 2)
ABA-2014-875	Minor Private Wastewater Works.	13/06/2014	CCC Issued 26/11/2014 (See Note 2)
ABA-2015-2279	Fire Protection Services (Automatic Sprinkler System) Alterations	01/12/2015	Lapsed (See Note 8)

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

Note	Description
2	Code Compliance Certificate (CCC) for this consent was issued.
3	Consent approved but a final Code Compliance Certificate (CCC) for this consent has not been issued. To obtain a CCC an inspection to confirm compliance with the approved plans and standards may be sought.
6	Certificate of Acceptance (COA) has been processed.
8	No building work should have been carried out under this consent.

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)

116-152 Swanson Road Henderson

Reference number	BWOF expiry date
WKG-2011-26	14/03/2019
WKG-2012-13	13/07/2019

### Swimming/Spa Pool Barriers

The Council has no record of a swimming pool or spa pool being registered on this property. Swimming pools and spa pools must have a barrier that complies with the Building Act 2004.

Pool barrier information is available for viewing at <http://www.aucklandcouncil.govt.nz>

### Licences

There are NO current licences recorded

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

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

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

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

<b>Zoning:</b>	Working
----------------	---------

<b>Proposed Modifications</b>	No site specific modification recorded
-------------------------------	--

### Notified District Plan Changes

From time to time changes to the District Plan are proposed through Plan Changes. Plan changes are publicly notified so that people can make submissions on the proposed changes. These Plan Changes may propose to alter the zone or policies or rules that apply to land or sites in a particular locality. Plan changes may affect particular land, sites or development rights and obligations in many and varied ways. Please refer to the District Plan for information on any proposed Plan Changes or see the Auckland Council website at: <http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/DistrictRegionalPlans/Pages/proposedamendmentstoplans.aspx>.

District Plans (including appendices) and any proposed changes to them are available to view at all Council offices or on-line at Councils' website: [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz). Please note the District Plan attached is relevant to the property of the LIM. Where a property abuts a Legacy Council boundary, only the District Plan details of that property are shown.

### Proposed Unitary Plan

**Please note** that the **Auckland Unitary Plan - Operative in part** 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. As from 15 November 2016 parts of the Auckland Unitary Plan are operative. Where that is the case, those parts of the Auckland Unitary Plan replace the corresponding parts of legacy regional and district plans. Certain parts of the Auckland Unitary Plan have not become operative. Where this is the case, both the Auckland Unitary Plan and the legacy regional and district plans will need to be considered.

The relevant planning maps from the Auckland Unitary Plan and legacy district plans are attached.

The Auckland Unitary Plan can be viewed online at:

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

and the (legacy) regional and district plans can be viewed online at

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/DistrictRegionalPlans/Pages/Home.aspx>

Unitary plan documentation on last attachment.

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

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/paupappeals.asp>

### 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.

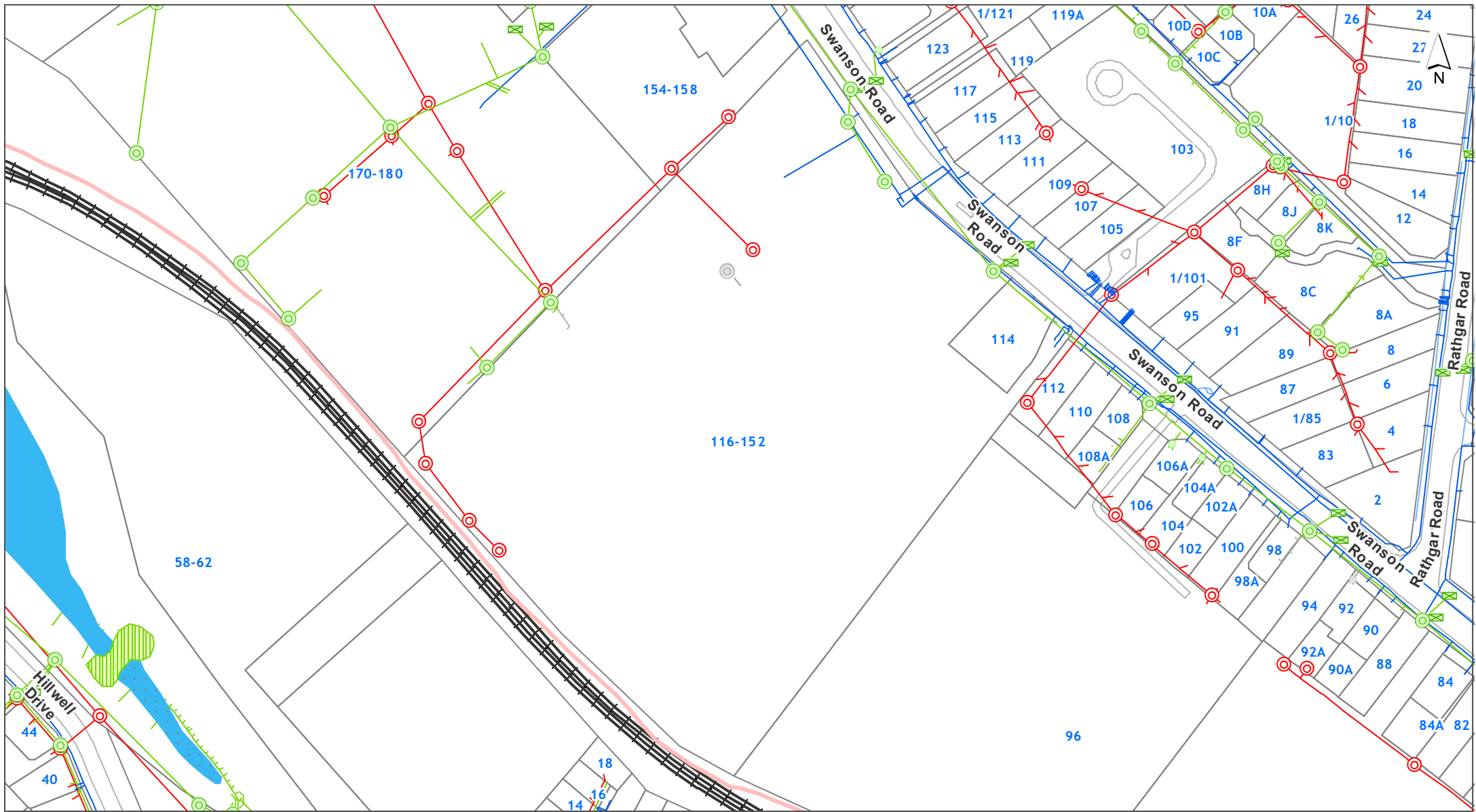
---

- Underground Services & Utilities Map and Map Legend
- Special Land Features Map and Map Legend
- The Proposed Auckland Unitary Plan - Decisions version
- District Plan Excerpt Map and Map Legend
- Proposed Auckland Unitary Plan Property Summary Report

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

- As Built Drainage Plan : ABA-2011-205
- Consent Conditions : LUC-1972-109
- Consent Conditions : LUC-1987-1501
- Consent Conditions : LUC-1996-2964
- Consent Conditions : LUC-2013-1433
- Consent Conditions : LUC-2013-938
- As Built Drainage Plan : ABA-1997-20
- As Built Drainage Plan : ABA-1996-2837
- As Built Drainage Plan : ABA-2012-1031
- Consent Conditions : LUC-2011-36
- Consent Conditions : LUC-2011-719
- Consent Conditions : LUC-2012-1408
- Consent Conditions : LUC-2002-1376
- As Built Drainage Plan : ABA-1995-7972

- Certificate of Acceptance (COA) : COA-2012-44
- Consent Conditions : LUC-2013-1768



**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**  
**116-152 Swanson Road Henderson**  
**LOT 2 DP 470382**



Scale @ A4  
= 1:2,500

Date Printed:  
14/09/2018



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 |

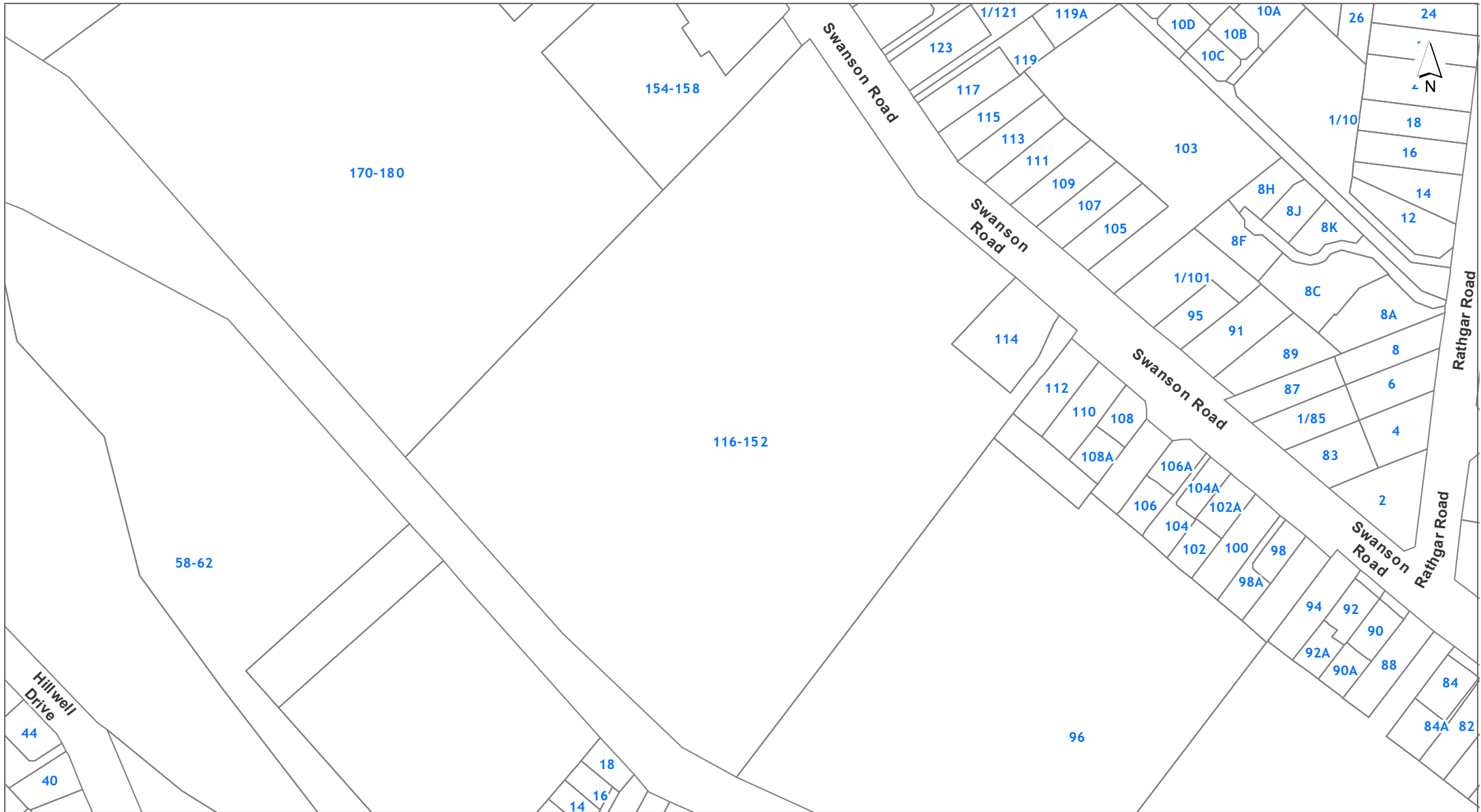
Wastewater

- |  |                                    |
|--|------------------------------------|
|  | 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



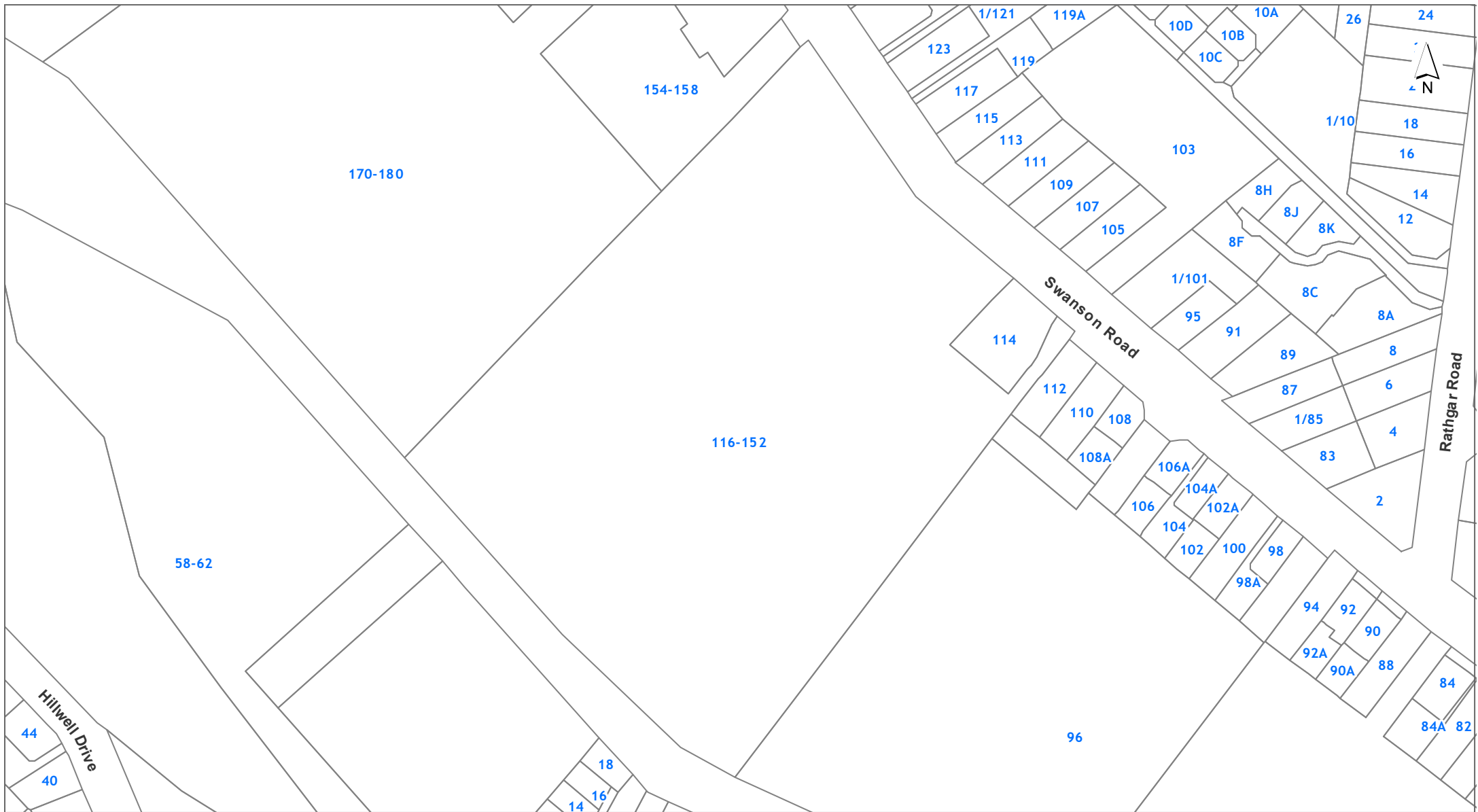
DISCLAIMER:  
This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty 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.

**1 - Hazards**  
**116-152 Swanson Road Henderson**  
**LOT 2 DP 470382**

0 10 20 30  
Meters  
Scale @ A4  
= 1:2,500  
Date Printed:  
14/09/2018







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.

3 - Other  
116-152 Swanson Road Henderson  
LOT 2 DP 470382

0 10 20 30  
Meters  
Scale @ A4  
= 1:2,500  
Date Printed:  
14/09/2018














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

-  2000m<sup>2</sup> to 4000m<sup>2</sup>
-  4000m<sup>2</sup> to 3ha
-  3ha and above
-  Flood Plains
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Coastal Inundation
-  Sea Spray
-  Volcanic Cones

Other

Cultural Heritage Index

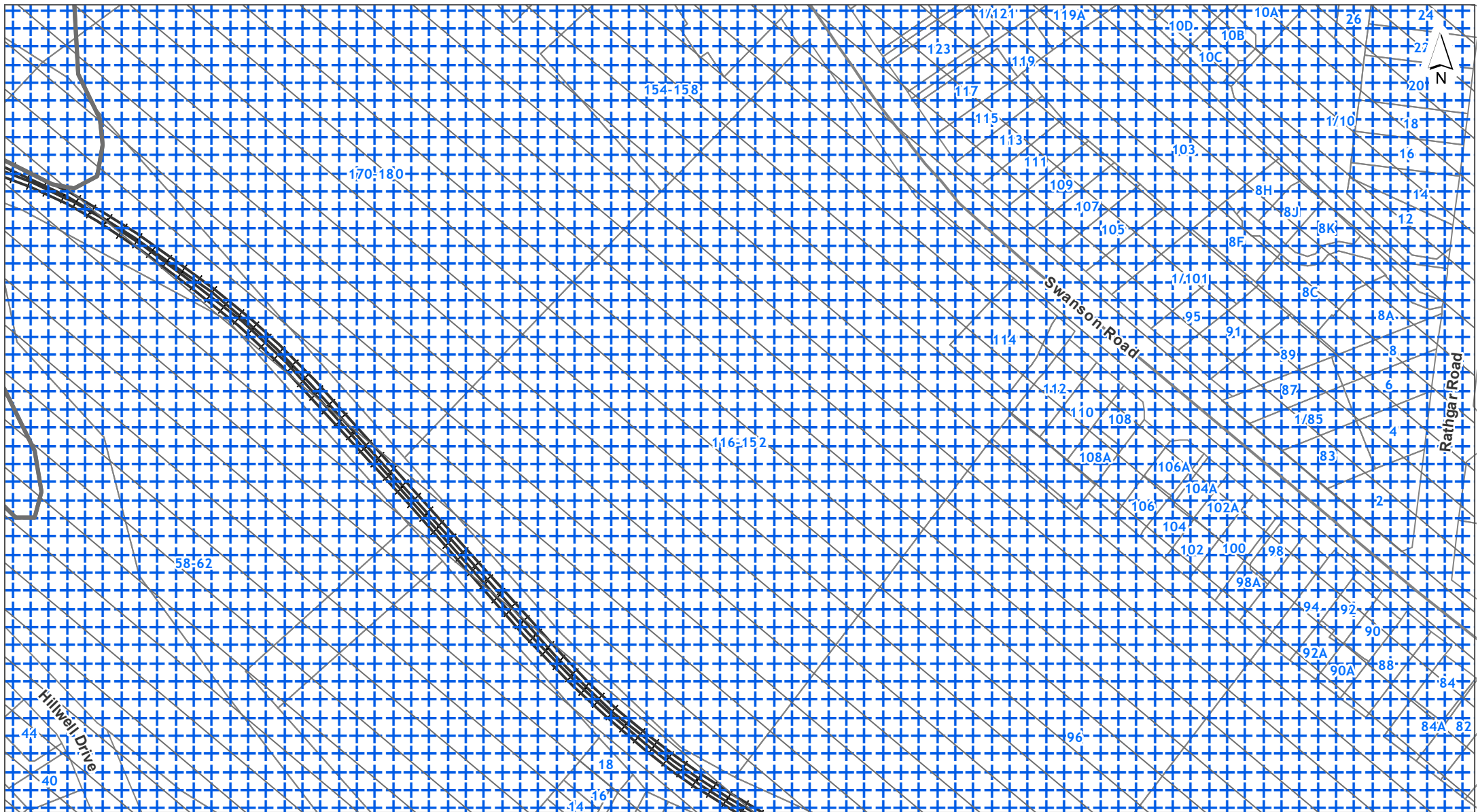
-  Archaeological Site
-  Hayward and Diamond
-  Historic Botanical Site
-  Historic Structure
-  Maori Heritage Area
-  Maritime Site
-  Reported Historic Site

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: 5/05/2017





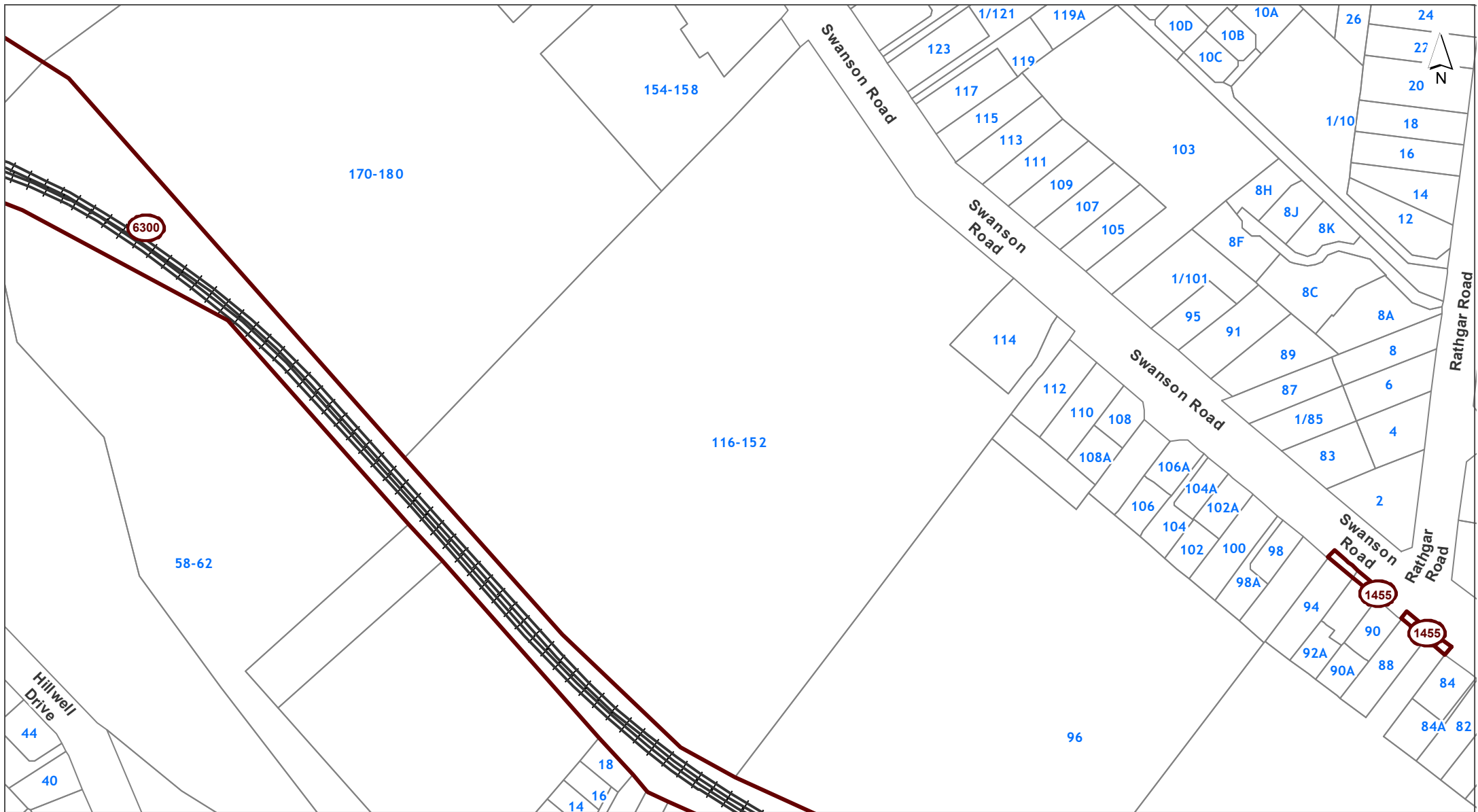


**DISCLAIMER:**  
 This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty 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**  
**116-152 Swanson Road Henderson**  
**LOT 2 DP 470382**

0 10 20 30  
 Meters  
 Scale @ A4  
 = 1:2,500  
 Date Printed:  
 14/09/2018





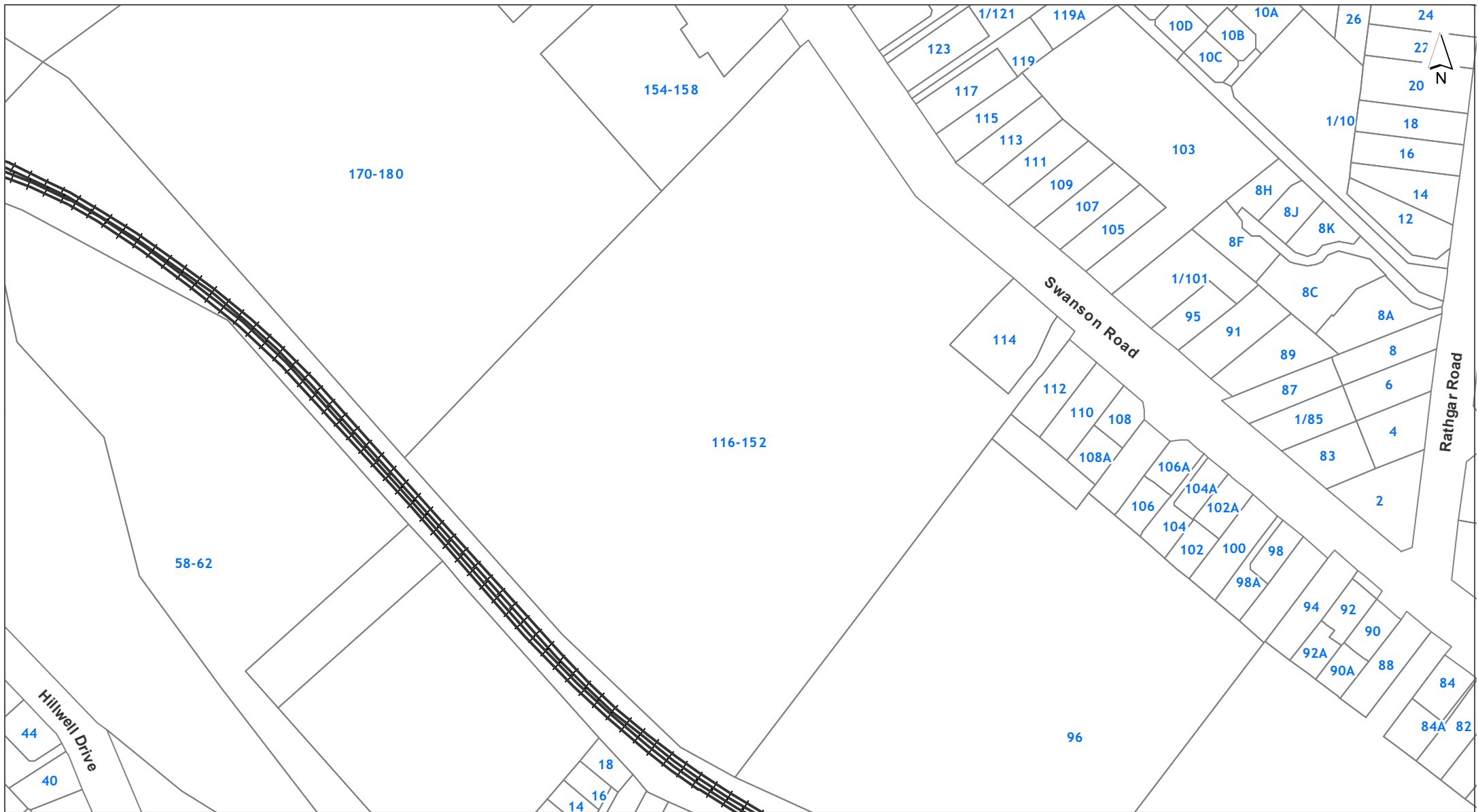
**DISCLAIMER:**  
This map/plan is illustrative only and all information should be independently verified on site before taking any action.  
Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty 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**  
**116-152 Swanson Road Henderson**  
**LOT 2 DP 470382**

0 10 20 30  
Meters  
Scale @ A4  
= 1:2,500  
Date Printed:  
14/09/2018







**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**  
**116-152 Swanson Road Henderson**  
**LOT 2 DP 470382**

0 10 20 30  
Meters  
Scale @ A4  
= 1:2,500  
Date Printed:  
14/09/2018











# 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 Substation Corridor
- National Grid Yard Compromised
- 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

## Natural Heritage

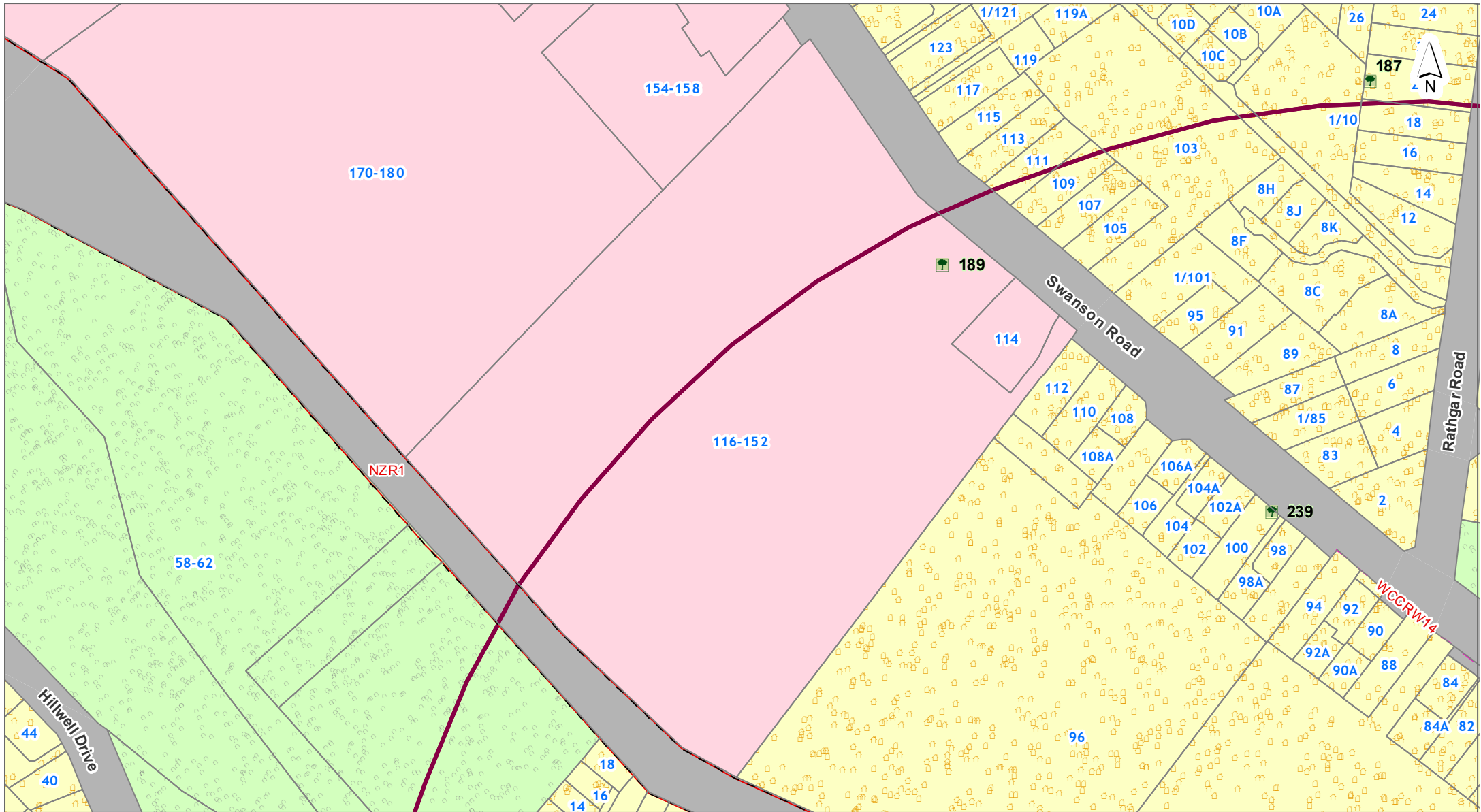
- Notable Trees Overlay
- Outstanding Natural Features Overlay [rcp/dp]
- Outstanding Natural Landscapes Overlay [rcp/dp]
- Outstanding Natural Character Overlay [rcp/dp]
- High Natural Character Overlay [rcp/dp]
- Local Public Views Overlay [rcp/dp]
- Viewshafts
- Height Sensitive Areas
- Regionally 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

## Built Heritage & Character

- Historic Heritage Overlay Place [rcp/dp]
- Historic Heritage Overlay Extent of Place [rcp/dp]
- Special Character Areas Overlay Residential and Business
- Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]
- Auckland War Memorial Museum Viewshaft Overlay Contours [rcp/dp]

## Built Environment

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

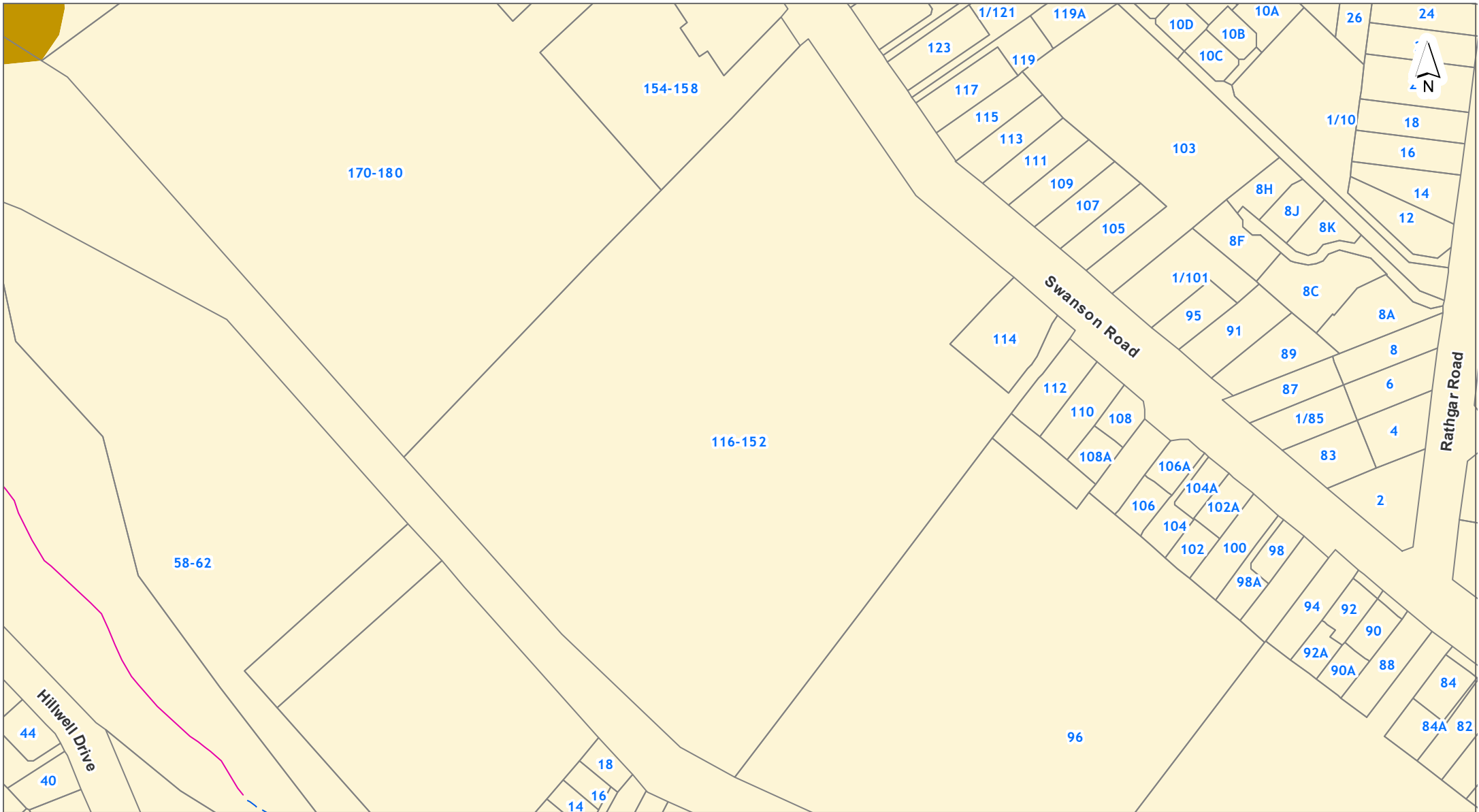


**DISCLAIMER:**  
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.  
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no 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.

**116-152 Swanson Road Henderson**  
**LOT 2 DP 470382**

0 10 20 30  
 Meters  
**Scale @ A4**  
 = 1:2,500  
**Date Printed:**  
 14/09/2018





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.

**116-152 Swanson Road Henderson**  
**LOT 2 DP 470382**

0 10 20 30  
Meters  
Scale @ A4  
= 1:2,500  
Date Printed:  
14/09/2018



Zones




Human Environment Classification

-  Bush Living
-  Coastal Village
-  Community
-  Community Periphery
-  Countryside
-  Foothills
-  Living
-  Living 1
-  Living 2
-  Living 3
-  Living 4
-  Living 5
-  Living 6
-  Living Penihana North
-  Living 2 Penihana Noth
-  Open Space
-  Rural Village
-  Special Area
-  Waitakere Ranges
-  Working
-  Working (Lincoln)
-  Working (New Lynn) Proposed Open Space
-  Transport Environment / Auckland Transport notice of requirement on formed road



Designations & Structure Plans

-  Lodged Notice of Requirement
-  Plan Modification Area
-  Waitakere Ranges Heritage Area
-  Proposed New 1km Radius from Central Point / Train Station
-  Medium Density Housing
-  Area of Plan Change
-  Area under Appeal
-  Large Property Management Area
-  Penihana South Land
-  Special Area Boundary
-  Subdivision Proposed (223)
-  Volcanic Viewshaft A13





Designation Type

-  Designation
-  Requirement
-  Road Widening

Structure Plan Area








-  Structure Plan Area Boundary
-  Urban Concept Plan Area Boundary

Other





-  Metropolitan Urban Limits Boundary
-  Arterial Roading Criteria
- Utility Line Type**
-  Microwave Corridor
-  High Voltage Electricity Line (Over 33kv)

Natural Environment



Riparian Width Classification

-  Non Riparian Stream
-  Riparian Margin (5m)
-  Riparian Margin (7m)
-  Riparian Margin (10m)
-  Riparian Margin (15m)
-  Riparian Margin (20m)
-  Riparian Margin (30m)



Coastal Margin Buffer Extent






-  5 metre Coastal Edge
-  10 metre Coastal Edge
-  15 metre Coastal Edge
-  20 metre Coastal Edge

Sensitive Ridge - Centreline


-  Natural Ridge Centreline
-  Modified Ridge Centreline

Sensitive Ridge - Buffer

-  Sensitive Ridge - Steep (25m)
-  Sensitive Ridge - Moderate (65m)
-  Sensitive Ridge - Broad (100m)

-  Historic Tree
-  Heritage Site
-  Protected Point
-  Ecological Linkage Opportunity
-  Headland, Scarp or Cliff

Local Area

-  Oratia
-  Waiatarua

Natural Area Classification

-  Coastal
-  General
-  Managed
-  Natural Water Body
-  Protected
-  Restoration

Legend updated: 11/10/2016

This property may be affected by designations not shown on this map or represented on this Legend. Please refer to the Auckland Council District Plan (Waitakere Section)

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

### Address

116-152 Swanson Road Henderson

### Legal Description

LOT 2 DP 470382

### Appeals

### Modifications

### Zones

Business - Light Industry Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index - Urban

Controls: Stormwater Management Area Control - Flow 2

### Overlays

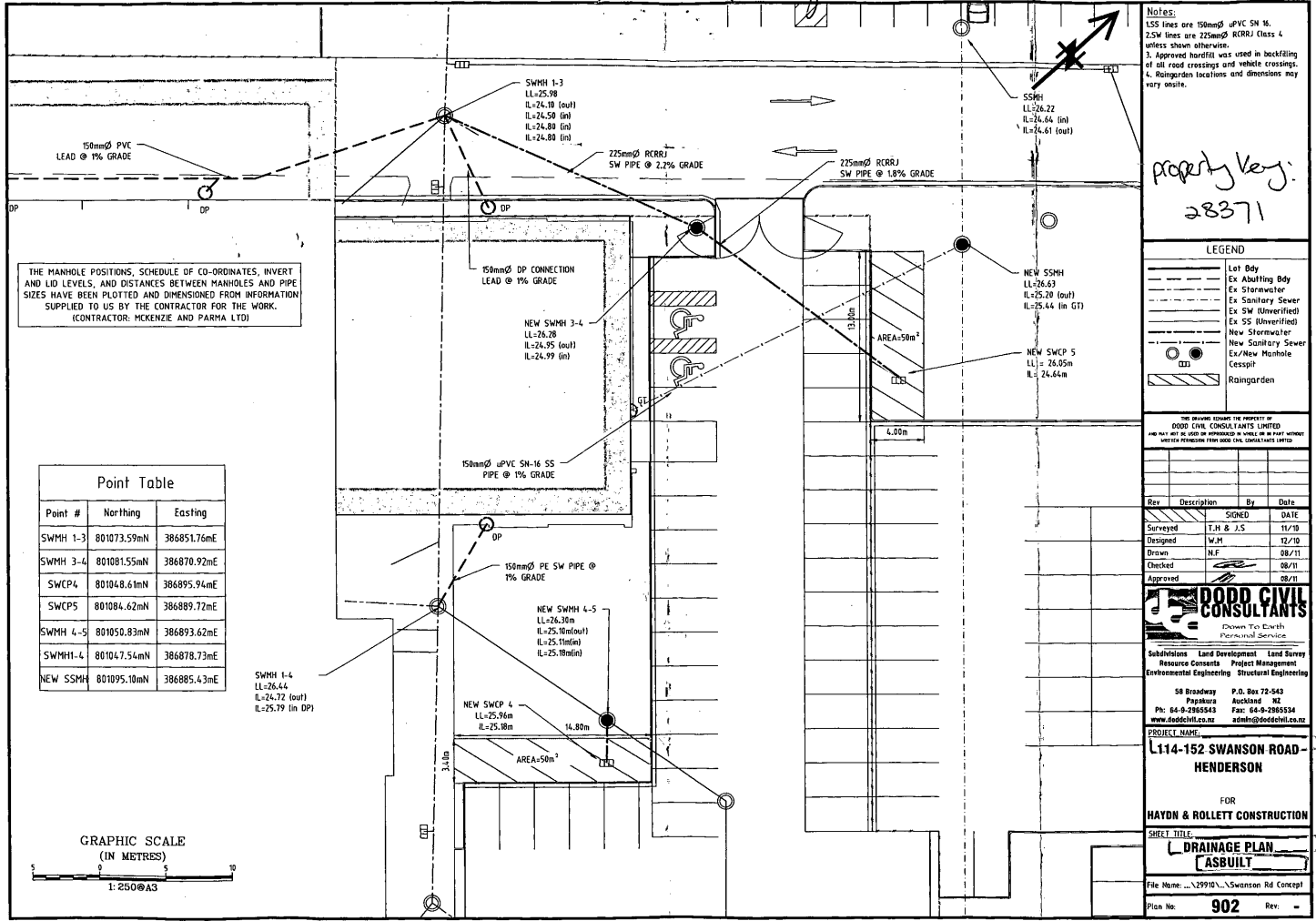
Natural Heritage: Notable Trees Overlay - 1956 - Peppermint gum

### Designations

ABA 2011 205

My 17.5.12

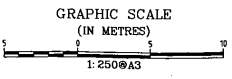
Sheet 1 of 2



THE MANHOLE POSITIONS, SCHEDULE OF CO-ORDINATES, INVERT AND LID LEVELS, AND DISTANCES BETWEEN MANHOLES AND PIPE SIZES HAVE BEEN PLOTTED AND DIMENSIONED FROM INFORMATION SUPPLIED TO US BY THE CONTRACTOR FOR THE WORK.  
(CONTRACTOR: MCKENZIE AND PARMA LTD)

Point #	Northing	Easting
SWMH 1-3	801073.59mN	386851.76mE
SWMH 3-4	801081.55mN	386870.92mE
SWCP4	801048.61mN	386895.94mE
SWCP5	801084.62mN	386889.72mE
SWMH 4-5	801050.83mN	386893.62mE
SWMH-4	801047.54mN	386878.73mE
NEW SWMH	801095.10mN	386885.43mE

SWMH 1-4  
LL=26.44  
IL=24.72 (out)  
IL=25.79 (in DP)



Notes:  
1. 150mm lines are 150mm Ø PVC SM 16.  
2. SW lines are 225mm Ø RCRRJ Class 4 unless shown otherwise.  
3. Approved handfill was used in backfilling of all road crossings and vehicle crossings.  
4. Rainingarden locations and dimensions may vary onsite.

Property Key:  
28371

LEGEND

- Lot Bdy
- - - Ex Abutting Bdy
- - - Ex Stormwater
- - - Ex Sanitary Sewer
- - - Ex SW (Unverified)
- - - Ex SS (Unverified)
- - - New Stormwater
- - - New Sanitary Sewer
- - - Ex/New Manhole
- - - Cesspit
- ▨ Rainingarden

WE HEREBY CONFIRM THE PROPERTY OF  
DODD CIVIL CONSULTANTS LIMITED  
AND NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT  
THE WRITTEN PERMISSION FROM DODD CIVIL CONSULTANTS LIMITED

Rev	Description	By	Date
	SIGNED		
	Surveyed	T.H & J.S	11/10
	Designed	W.H	12/10
	Drawn	N.F	08/11
	Checked		08/11
	Approved		08/11

**DODD CIVIL CONSULTANTS**  
Down To Earth  
Perennial Service

Subdivisions Land Development Land Survey  
Resource Consultants Project Management  
Environmental Engineering Structural Engineering

58 Broadway P.O. Box 72-543  
Papakura Auckland NZ  
Ph: 64-9-2865543 Fax: 64-9-2865534  
www.doddcivil.co.nz email@doddcivil.co.nz

PROJECT NAME:  
**L114-152 SWANSON ROAD - HENDERSON**

FOR  
**HAYDN & ROLLETT CONSTRUCTION**

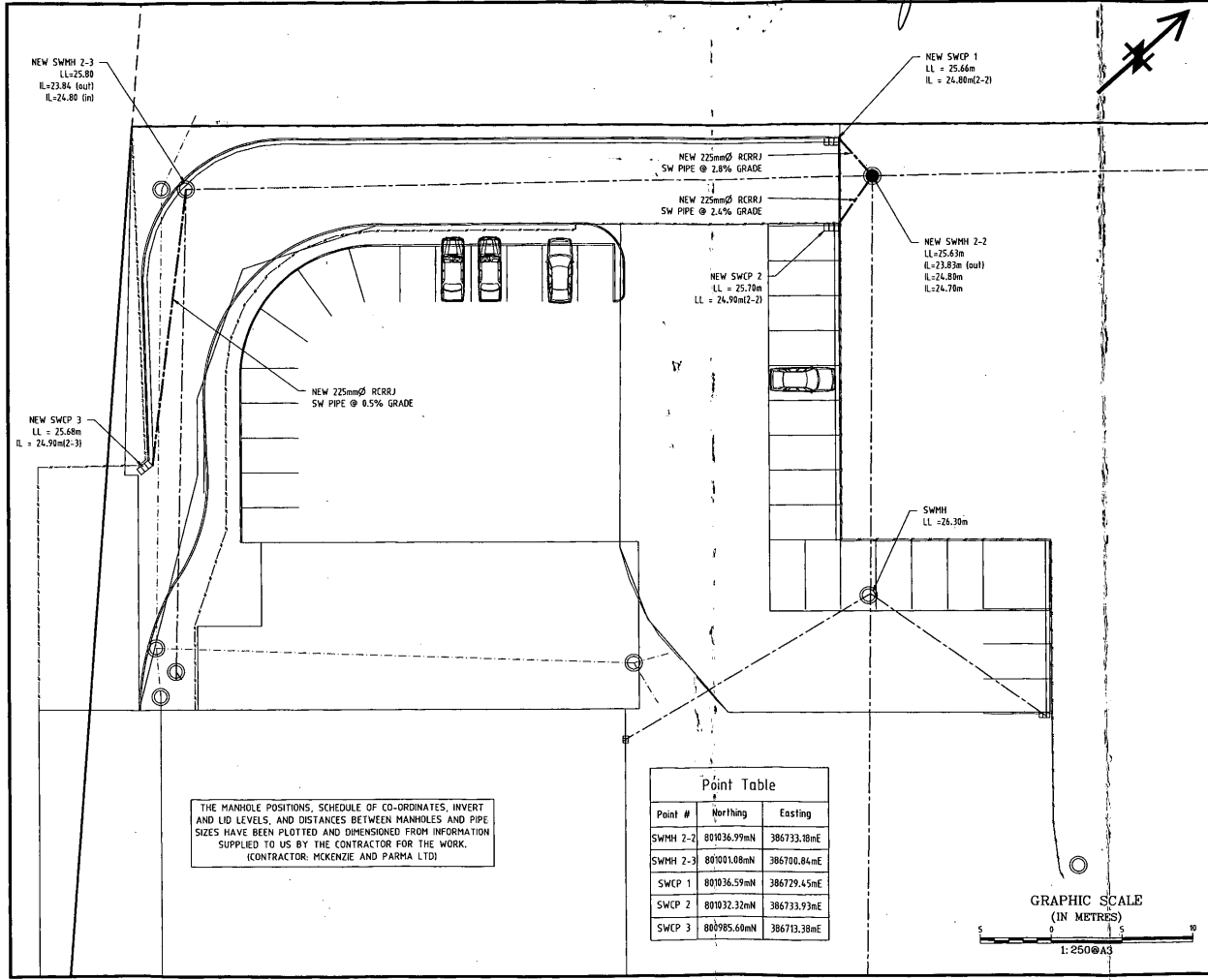
SHEET TITLE:  
**DRAINAGE PLAN ASBUILT**

File Name: ...29910\...Swanson Rd Concept  
Plan No: **902** Rev: -

ABA Lot 1-205

17.5.2012

Sheet 2 of 2



Notes:  
 1. New lines are 225mmØ RCRRJ Class 4.  
 2. Approved kerbsill was used in backfilling of all road crossings and vehicle crossings.

Property Key:  
 28371

LEGEND

---	Lot Bdy
- - - -	Ex Abutting Bdy
---	Ex Stormwater
---	Ex Sanitary Sewer
---	Ex SW (Unverified)
---	Ex SS (Unverified)
---	New Stormwater
---	Ex/New Manhole
---	Cesspit

THE DRAWING IS THE PROPERTY OF  
 DODD CIVIL CONSULTANTS LIMITED  
 AND MAY BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT  
 WRITTEN PERMISSION FROM DODD CIVIL CONSULTANTS LIMITED

Rev	Description	By	Date
		SIGNED	DATE
Surveyed	T.H. & J.S.		11/10
Designed	W.M.		12/10
Drawn	N.F.		08/11
Checked			08/11
Approved			08/11

**DODD CIVIL CONSULTANTS**  
 Chartered Professional Services  
 Subdivisions Land Development Land Survey  
 Resource Consents Project Management  
 Environmental Engineering Structural Engineering  
 58 Broadway P.O. Box 72-543  
 Paparua Auckland NZ  
 Ph: 64-9-2365543 Fax: 64-9-2365534  
 www.doddcivil.co.nz admin@doddcivil.co.nz

PROJECT NAME:  
**114-152 SWANSON ROAD - HENDERSON**

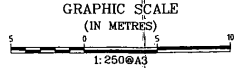
FOR  
**HAYDN & ROLLETT CONSTRUCTION**  
 SHEET TITLE:  
**DRAINAGE PLAN ASBUILT**

File Name: ...229901\Swanson Rd Concept  
 Plan No: **901** Rev: --

THE MANHOLE POSITIONS, SCHEDULE OF CO-ORDINATES, INVERT AND LID LEVELS, AND DISTANCES BETWEEN MANHOLES AND PIPE SIZES HAVE BEEN PLOTTED AND DIMENSIONED FROM INFORMATION SUPPLIED TO US BY THE CONTRACTOR FOR THE WORK.  
 (CONTRACTOR: MCKENZIE AND PARMA LTD)

Point Table

Point #	Northing	Easting
SWMH 2-1	801036.99mN	386733.18mE
SWMH 2-3	801001.08mN	386700.84mE
SWCP 1	801036.59mN	386729.45mE
SWCP 2	801032.32mN	386733.93mE
SWCP 3	800985.60mN	386713.38mE



(Lincoln)

HWD'R/lc  
TP 714/140

1st September, 1972

Mr. and Mrs. R.J. Renall,  
125 Swanson Road,  
HENDERSON, AUCKLAND. 8.

Dear Sir and Madam,

APPLICATION FOR CHANGE OF USE :  
CAXTON PRINTING WORKS LTD.

The application by Caxton Printing Works Limited for the consent of Council to use Part Lot 5 D.P. 1467 C.T. 91/260 for the establishment of paper processing factory and warehouse with ancillary offices has been approved subject to the following conditions :

- 1) That the buildings be erected generally in accordance with Plan No. 1772/1D submitted subject to the proviso that the bulk and location of buildings shall be such as to allow of the possibility of establishing car parking areas for five hundred cars if ever required.
- 2) That sufficient car parking area be formed as is required for each stage of development with the proviso that if at any stage of development the County Engineer is of the opinion that further hard surface car parking is required such additional car parking area shall be formed as directed.
- 3) That the car parking reserve areas while not required for car parking purposes shall be landscaped progressively as the orchard is phased out of production.
- 4) That the general frontage of the property shall be landscaped and planted so as to provide an attractive appearance. All such planting and landscaping to be carried out in a manner approved by the County Engineer and shall at all times thereafter be maintained in a like order and condition.
- 5) Such other conditions as may be judged necessary to ensure compliance with the town planning Code of Ordinances or County By-laws on the issue of any building permit.

Yours faithfully,

K. MACLACHLAN  
County Clerk.

NON NOTIFIED APPLICATION UNDER SECTION 76 OF THE  
TOWN AND COUNTRY PLANNING ACT 1977 BY BRUCE HENDERSON CONSULTANTS LTD  
AT 114 SWANSON ROAD, LINCOLN BEING LOT 1 DP 68101

PLANNING CONSIDERATIONS (contd)

It should be noted that a concept plan only of the proposed development has been received, and while it appears that all other requirements relating to the relevant Industrial 2 zoning can be satisfied, this cannot be confirmed until final plans are received. To avoid later confusion, a further condition of consent should be imposed requiring satisfaction of those requirements.

RECOMMENDATION

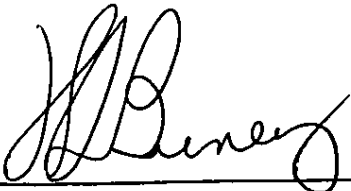
That pursuant to 76 of the Town and Country Planning Act 1977, consent be granted to the application by Bruce Henderson Consultants Limited to erect additions on the Caxton Printing Works Limited site not complying with the District Scheme parking requirements at 114 Swanson Road Lincoln (Lot 1 DP 68101) for the following reasons:-

- (i) In view of the existing surplus off-street carparking supply, and the proposal not to increase staff levels, adequate provision is already made for carparking demand arising from the proposal.
- (ii) Should actual carparking demand rise above that supplied on the site at some future time, sufficient space is available for the construction of that carpark.

but subject to the following conditions:-

- (1) That sufficient provision be made at all times for off-street carparking to cater for persons employed on the site, and visitors to the site.
- (2) That all other requirements of Ordinance 8.2 Industrial 2 zone be met.
- (3) That in all other respects the development proceed in general accordance with submitted plans and information.

CONSENT GRANTED AS RECOMMENDED

  
CITY DEVELOPMENT PLANNER

~~CHAIRPERSON, PLANNING COMMITTEE~~

DATE: 8/1/87

# CITY OF WAITAKERE DISTRICT PLAN

## RESOURCE CONSENT

2964

Pursuant to Sections 104, 105 and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, consent is granted to the application by Carter Holt Harvey Tissue to conduct a new store and head office room at an existing industrial development at 114-152 Swanson Rd being Lot 1 DP 68101 for the following reasons:-

- (i) The written consent has been obtained from all persons considered to be potentially affected by the proposal pursuant to S94(2)(b) of the Resource Management Act 1991.
- (ii) The proposal has been considered in terms of the relevant assessment criteria, meets the relevant policies and objectives of the District Plan, and will not create any significant adverse effects on the environment. (Relevant assessment criteria are attached).

Conditions imposed on the consent are as follows:

1. That sufficient provision be made at all times for off street car parking to cater for persons employed on the site and visitors to the site.
2. Comply with Rule 8.1 relating to noise control to this consent.

Pamela Hill Wells

Date: 31/10/96

For: Peter Reburn  
**PLANNING MANAGER**

*[Signature]*  
31/10/96

### BACKGROUND INFORMATION

Dates: Lodged: 3/10/96 Further Info. requested: ..... Further Info. received: .....

Any Affected Persons: Yes / (NO) (Refer file) General National R.M.D.

Zone: Operative - Industrial 2 / Lakeburda Section Proposed - Lakeburda H.E.

Ward: H / W / NL (M) Building Consent No.: 96/2837

Address For Service: Riviera Pkg 93100, Henderson

Use Category: Cont.  Ltd Disc  Disc.  (Tick Appropriate Box)

District Plan Rules Relevant:- (Tick Appropriate Box)

Height to boundary:	<input type="checkbox"/>	Signage:	<input type="checkbox"/>	Height:	<input type="checkbox"/>
Privacy/Amenity:	<input type="checkbox"/>	Buildings:	<input type="checkbox"/>	Front Yard:	<input type="checkbox"/>
Outdoor Space:	<input type="checkbox"/>	Vegetation Clearance:	<input type="checkbox"/>	Other (Specify below):	<input type="checkbox"/>
Impermeable Surfaces:	<input type="checkbox"/>	Earthworks:	<input type="checkbox"/>		

Extent of non-compliance: Building consent required for the extension of the site

(If you have any queries about this report, please contact the Resource Management Section) (Ph: 836-8013)

# Decision on an Application for a Resource Consent under the Resource Management Act 1991



**Application Number(s):** LUC-2013-1433  
**Applicant's Name:** Lollipops Educare Property Limited  
**Site Address:<sup>6</sup>** 114 Swanson Road, Swanson.  
**Legal Description:** Lot 1 DP 470382

Site preparation, construction and development works for a new childcare centre activity involving:

**Proposal:**

- Earthworks: 1,300m<sup>2</sup> and 150m<sup>3</sup> topsoil strip and placement of hardfill.
- Permitted vegetation removal.
- Small, localised soil contamination removal.
- A new, single-level, purpose-built building with associated outdoor playground areas.
- Vehicle access via the existing, primary vehicle crossing into the 114-152 Swanson Road site and associated RoW.
- Carparking: fourteen vehicle spaces, including pick-up/drop-off and mobility spaces.
- Landscaping: along the north-eastern and eastern boundaries, and at edge of the carparking area.
- Signage: a 2.0m tall, 1.2m wide free-standing sign, and three signage areas (on the north-eastern and western building elevations).

The childcare centre activity will involve the following:

- Maximum occupancy: 75 children
- Maximum number of staff on-site at any time: 15 staff
- Hours of operation:<sup>7</sup> Monday to Friday (inclusive), 07:00-18:00

<sup>6</sup> Consent was lodged under the previous 114-152 Swanson Road address, but the subject site received 224c approval and issuing on 19/03/14 (for separate SUB-2012-1398/LUC2014-1408) and is now known as 114 Swanson Road (Lot 1 DP 470382; CT: 635531).

<sup>7</sup> Administrative duties and cleaning will extend outside normal operating hours.

**Activity Status:** Restricted Discretionary Activity

**Site Area:**<sup>8</sup> 1,500m<sup>2</sup>

**Roading:** District Arterial Road (High Noise Route)

**Designation:** Southern boundary of wider site adjoins NZR1 Western Rail Line designation

An overland flowpath traverses portions of the site, and is within a floodplain.

A contamination notation is ascribed to the subject site within Council's records, as follows:

**Other:**

**Contamination:** The Council's records indicate that the property was or is currently used for storage of fuel oils, LPG, flammable liquids and aerosols. There is no evidence that the property is, or is not, contaminated as a result of that use. Potential purchasers or tenants of the property should investigate the position and seek professional advice. The Council may require soil testing if it is proposed in the future to subdivide the property, to establish new activities, to extend existing activities or to build on the property, depending on the nature and scale of those activities.

This information is supplied pursuant to s.44A(3) of the Local Government Official Information & Meetings Act 1987.

<b>Operative Plan(s):</b>	Auckland Council District Plan (Waitakere Section)
<b>Zoning:</b>	Working Environment General Natural Area
<b>Proposed Plan Change(s)</b>	Proposed Auckland Unitary Plan
<b>Zoning:</b>	Light Industry
<b>Special features, overlays etc:</b>	Infrastructure: High Land Transport Noise Route Natural Resource: Stormwater Management Area [rp] – Flow 2

<sup>8</sup> The subject site received s224c in a parallel process during the processing and consideration of this land use consent. The subject site was until very recently part of the wider former parent site (specifically: Lot 1 DP 68101; 57,516m<sup>2</sup>).

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

Resource consent is required for the following reasons:

### **Operative Plan: Auckland Council District Plan (Waitakere Section)<sup>9</sup>**

#### **CITY WIDE RULES**

##### **RULE 1.1 - Natural Hazards: General Limited Discretionary Activity**

Consent required for development upon a site known by Council to be subject to inundation (other than inundation by the sea) and which require consent for earthworks and vegetation alteration under the Natural Area rules; specifically, the proposed development occurring on the subject site which is identified within Council's records as a being a section within a floodplain and containing an overland flowpath.

#### **GENERAL NATURAL AREA RULES**

##### **RULE 3.3 – Earthworks Limited Discretionary Activity**

Consent required for earthworks outside an approved building platform exceeding 100m<sup>2</sup> and 50m<sup>3</sup>; specifically, 1,300m<sup>2</sup> and 150m<sup>3</sup> topsoil strip to prepare the car parking, landscaping and playground areas.

#### **WORKING ENVIRONMENT RULES**

##### **RULE 9.2 – Parking, Loading and Driveway Access Limited Discretionary Activity**

Consent required for provision of parking spaces less than the 1:35m<sup>2</sup> GFA requirement of 19; specifically, fourteen spaces are proposed (including five peak period pick-up/drop-off spaces) and one mobility space.

##### **RULE 11.2 – Signs Limited Discretionary Activity**

Consent required for free-standing signage; specifically, one 2.0m tall and 1.2m wide, pylon sign located in the landscape buffer along the Swanson Road frontage, near the site entrance.

---

<sup>9</sup> During the processing of this consent (LUC-2013-1433), Section 224 certification was received for the subject site. Therefore, the previously proposed Lot 1 now constitutes a site and, as such, the vegetation alteration (General Natural Area) and landscape treatment (Working Environment) infringements that existed at the time of lodgement no longer exist.

## National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

### **Rule 10.2**

#### **Restricted Discretionary Activity**

Consent required for development on a site that does not meet the requirements of a Permitted or Controlled Activity, involving earthworks of greater than 25m<sup>3</sup> per 500m<sup>2</sup> where a Detailed Site Investigation has uncovered contamination that exceeds applicable standards, attributable to historical use of the site for horticultural purposes and previous storage of fuel, oils, LPG, flammable liquids, and aerosols.<sup>10</sup>

### **Proposed Plan: Proposed Auckland Unitary Plan**

#### **RULE H.4.14.2 – Stormwater Management Area - Flow 2**

#### **Restricted Discretionary Activity**

Consent required for development upon this subject site, located within the SMAF2 in which over 25m<sup>2</sup> of impermeable surfaces are being created along with stormwater management devices (10,046L detention tanks and raingardens).

Note: The relevant objectives and policies of the PAUP have immediate legal effect and are contained in Part 2 Chapters C5.12, C7.3, D1.1, D1.4. and E7.5. However, as Council's discretion is limited to certain matters within the operative Auckland Council District Plan (Waitakere Section), only those matters are considered within this assessment.

Acting under delegated authority, under sections 104C this application is **GRANTED.**

### **Reasons for decision**

Under section 113 of the RMA the reasons for this decision are:

- The application is for a restricted discretionary activity resource consent, as such only those matters over which council has restricted its discretion have been considered. In addition, conditions have only been recommended in relation to those matters.
- In accordance with an assessment under s104(1)(a) of the Resource Management Act the actual and potential effects from the proposal will be acceptable, due to the following:

#### **Earthworks:**

- The nature (topsoil strip for carparking, landscaping and playground areas), scale and extent (1,300m<sup>2</sup> and 150m<sup>3</sup>), and on-site locations of earthworks and construction works are considered commensurate and appropriate to the proposed childcare centre development, and any adverse effects adequately mitigated via conditions of consent including restrictions on hours of works and noise, erosion and sediment control measures.

<sup>10</sup> Horticultural purposes and storage of fuels (and equivalents) constitute a potentially contaminating activities under the HAIL list within the NES.

**Contamination:**

- Elaina Boud (Contamination Specialist) has reviewed the proposal and is satisfied that subject to the inclusion of conditions of consent the site contamination will be adequately and appropriately remediated to accommodate the proposed use thereafter. With regards to the contamination from previous HAIL activity, the provisions provided within the SMP (including disposal at an appropriately licensed landfill) are appropriate for the site and will result in minimal risk to human health and the environment during and following development works.

**Natural hazards:**

- Lidiya Filippova (Development Engineer) has reviewed the proposal and is satisfied that subject to the inclusion of conditions of consent relating to on-site stormwater management it will not cause harm to property or person, nor to adjacent sites and the locality, and not exacerbate an existing overland flowpath or floodplain hazards.

**Vegetation:**

- The vegetation removal is permitted as the subject site has received separate Section 224c (during the processing period of this current land use consent) and constitutes an "urban environment" in accordance with the District Plan. Zeke Fiske (Arborist) assessed the proposed vegetation alteration prior to the concurrent receipt of Section 224c, accordingly Mr Fiske had originally provided recommended conditions of consent (on the basis of vegetation alteration infringements), which are now included as Advice Notes to maintain the health and longevity of the retained on-site trees for the longterm (as the infringements no longer exist post-receipt of Section 224c).

**Infrastructure:**

- The subject site is essentially flat and currently served by the reticulated water, wastewater and stormwater networks, in addition to provision of on-site stormwater devices (including 10,046L detention tanks and raingardens). Lidiya Filippova (Development Engineer) has reviewed the proposal and is satisfied subject to the inclusion of conditions of consent that the development will be adequately and appropriately serviced by infrastructure, noting the following:

As part of the Network Discharge Consent (NDC) this application has been required to:

- Provide mitigation of the stormwater runoff for the 1 in 2 and 10 year storm events back to the predevelopment level,
- Provide extended detention of the first 34.5mm of rainfall, and
- Provide 75% of TSS removal.

Further liaison with the Stormwater Development Unit has identified that the required level of the stormwater mitigation may be achieved by:

- Provision of a stormwater detention tank designed for the treatment of runoff to the 1 in 2 and 10 year storm events to the predevelopment level,
- Provision of additional volume in the tank for non-potable stormwater re-use, and
- Provision of a raingarden to treat stormwater runoff from the driveway and parking areas.

The stormwater mitigation report with reference number 444/01 prepared by Dodd Civil Consultants Ltd dated 17/03/2014, and plan titled 'Stormwater Details' dated 03/2014 Revision A have been reviewed and accepted.

Reference to the related consents for this site has revealed that all service connections have been installed under SUB-2012-1398. The applicant, however, had not physically identified connections on site and therefore was not certain whether they are in place or not. The latest plans refer to the underlying subdivision consent and specify that if there are any complications on site during construction of the service connections, the method or layout of connections will be revised at that time.

### **Traffic:**

John Carroll (Traffic Engineer) has reviewed the proposal and is satisfied subject to the inclusion of conditions of consent that the safe operation of the roading network will continue, noting specifically:

- Vehicular access will be adequately afforded via the existing heavy commercial vehicle crossing connecting to Swanson Road immediately north of the subject site and within the former parent site, via a RoW easement.
- With GFA less than 5,000m<sup>2</sup>, a dedicated loading space is not required or proposed.
- With regards to traffic generation, Mr Carroll states that:

... using legacy Council's [October 1997] Parking and Driveway Guideline (page 15) Table 5.3 Traffic Generation for Educational Establishments: Childcare (\*Informal & Sessions), the 75-child places will generate 60 movements per hour in each of the AM peak In & AM peak Out, Inter peak In & Inter peak Out, PM peak In & PM peak Out; and **\*240 movements per day for Informal** and 600 movements per day for Sessions. The traffic generation as an effect on the passing traffic flow of about 25,060 ADT will be minimal (1% = 251 ADT).

\*Informal assumes there is one session per day and Sessions assumes there are two sessions per day – most applications are based on Informal.

- In terms of on-site parking and manoeuvring, Mr Carroll states that the layout dimensions generally comply with Council's Parking and Driveway Guideline (with pavement markings and signs to be required via condition of consent):

Parking for this specific activity in Working Environment is not defined in the **District Plan – Waitakere Section** and assessment is made using Council's {August 2010} **Parking and Driveway Guideline** – page 43, Appendix A2 - Base Car Parking Space Ratios:

- Education, Child-care Informal, require 1:4 child places in a day 75 children = 19 spaces required.
- Education, Child-care Sessions, require 1:2 child places in a day – 75 children = 38 spaces required.
- With a total of **19** car parks required for **\*\*Child-care Informal & 38** car parks required for Child-care Sessions and **14** spaces provided, there is **\*\*a parking shortfall of 5** for the childcare facility.
- There is adequate on-street public car parking to accommodate this technical parking overflow.

**\*\*Most childcare facilities are usually assessed using Child-care Informal.**

*Loading requirements for any courier-type deliveries can be accommodated on a short-term informal basis within the proposed car park layout.*

- Five spaces are marked pick-up/drop-off spaces for use between 07:00-09:00 and 15:00-17:00, and one mobility space (not time restricted) is also provided adjacent to the building entrance.

**Landscaping, signage and lighting:**

- Gordon Griffin (Landscape Architect) has reviewed the proposal and is satisfied subject to the inclusion of conditions of consent that the proposed landscaping will contribute to the visual amenity of the development with regards to its external interfaces (particularly the Swanson Road frontage) and internal areas (including the carparking area). Mr Griffin identifies a potential future issue with respect to the grassed areas within the Playground 1, 2 and 3 areas which will be adequately addressed via a condition of consent requiring future monitoring and reinstatement of the grass (if required).
- The free-standing signage is not located within the road reserve, is of dimensions consistent with those found on similar sites within the surrounding area is not proposed to be illuminated, and does not include flashing or moving parts that would result in nuisance or distraction to drivers along Swanson Road or within the site, or sleep disruption to residential properties located opposite and adjacent to the site, including 96, 101, 103, 105, 107, 109, 111, 112, 113, and 115 Swanson Road.
- With the exception of security lighting, the hours of use of external lighting (if any) will be restricted to avoid the sleep sensitive night-time periods. In the event that external lighting (other than security lighting) is installed, conditions of consent are included to ensure such lighting is not used during the night-time period and subject to certification of compliance by suitably qualified and experienced lighting engineer.

**Hours of operation and noise:**

- The proposed hours of operation, being 07:00-18:00 Monday to Friday only, will avoid the sleep sensitive periods for the adjacent residential properties during weekdays (particularly those at 93, 95, 96, 1/101, 2/101, 3/101, 4/101, 103, 106A, 106B, 107, 109, 110, 111, 112, 113, 115, 117, 119, 121, and 123 Swanson Road), and as it will not operate on weekends or Public Holidays there will be no nuisance effects on surrounding properties during these times.
- The subject site is surrounded on its eastern, western and southern boundaries, being a newly created site within the wider former parent site, with both zoned as Working Environment and subject to the relevant permitted noise standards. The northern site boundary adjoins Swanson Road (District Arterial Road - High Noise Route), being a highly trafficked route with associated road noise experienced by sites along its length. The noise generated by the childcare activity will be required to adhere to the relevant noise standards of the District Plan (with regards to the Working-Working and Working-Living Environment interfaces) and will be avoided or mitigated by the following: physical buffering afforded by Swanson Road (to the north), the location of outdoor playground areas and the carpark area and vehicle access on the western side of the development being physically screened/buffered by the building itself (to the east), and the operating hours of the childcare centre

being restricted to 07:00-18:00 Monday -Friday only and therefore avoid the sleep sensitive periods for the surrounding residential properties. Additionally, conditions of consent will be included requiring compliance with the relevant noise standards and certification of such by a suitably qualified and experienced acoustician.

**Amenity and neighbourhood character:**

- The proposed childcare centre building and signage will be of a design, scale, siting/physical setback from boundaries, and single-storey height would be sympathetic with the surrounding environment (including the wider former Working Environment parent site), and will therefore not result in overshadowing, dominance or loss of sunlight/daylight for the nearby residential properties (particularly those at: 96, 101, 103, 105, 107, 109, 11, 112, 113, and 115 Swanson Road). In addition, the proposed landscaping, including along the boundary edges will soften and enhance the streetscape along this section of Swanson Road.
  - The proposed childcare centre development is in keeping with the non-residential character and amenity of the site, and that existing northward along the same side of Swanson Road. Additionally, the development of this Working Environment site in this manner can be reasonably expected by the nearby residential properties.
- In accordance with an assessment under s104(1)(b) of the Resource Management Act the proposal would be consistent with the relevant statutory documents. In particular, the proposal is consistent with the objectives and policies of the District Plan as they apply to the Working Environment and General Natural Area; and with those of the Proposed Auckland Unitary Plan (in Part 2 Chapters C5.12, C7.3, D1.1, D1.4. and E7.5). Any adverse environmental impacts as a result of the proposed childcare centre building, associated outdoor playgrounds, carparking area, and site preparation works would be adequately avoided (through appropriate building design, site remediation, earthworks control measures, restrictions on hours of works and noise) to ensure that the visual amenity and neighbourhood character of the environment is maintained.
  - In terms of section 104(1)(c) of the Resource Management Act 1991, other relevant matters, including monitoring, have been considered in the determination of the application. Monitoring and the associated monitoring fee is appropriate to ensure compliance with the conditions attached to this consent.
  - The proposal is consistent with the sustainable management of natural and physical resources as outlined in Part 2 of the Resource Management Act 1991, as the proposal provides for the well-being of the users of the site while avoiding any adverse effects on the environment.
  - A review condition (pursuant to Section 128 of the Resource Management Act) will be included in order to deal with any adverse effect on the environment which may arise or potentially arise from the exercise of the consent that is appropriate to deal with at a later stage, specifically with regards to noise, lighting or landscape effects.

Overall the proposal is considered to be an acceptable and appropriate development of the site, and there are no significant other matters relevant to this consent to warrant any effects to be unacceptable.

## Conditions

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

### General Conditions

1. The childcare activity shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the Council as consent number LUC-2013-1433:

#### **Application Form:**

- Application Form (dated: 23/10/13).

#### **Assessment of Environmental Effects:**

- "Land Use Consent Application: Lollipops Educare Properties Limited. 114 Swanson Road, Henderson. Ref: 594. October 2013", and "Application for Land Use Resource Consent. New Childcare Centre. Planning Report. District Plan & Statutory Assessment. 114 Swanson Road, Henderson. October 2013", prepared by Paul Arnesen of Planning Focus Limited.

#### **Certificate of Title:**

- Identifier: 635531 (issued: 07/04/14; search: 16/04/14)

#### **Section 92 response:**

- "Further Information Response - 114 Swanson Road. Ref: 594. 29 November 2013", prepared by Paul Arnesen of Planning Focus Limited (received: 02/12/13).
- Amended plans: 28/03/14, 02/12/13 and 30/10/14.

#### **Infrastructure:**

- "Engineer Report - Lollipops Swanson. Applicant: Haydn & Rollett. Site Location: 114 Swanson Rd, Henderson", prepared by Dodd Civil Consultants.
- "Operation and Maintenance Manual Raingarden & Detention Tank. 114-152 Swanson Road, Henderson. March 2014", prepared by Dodd Civil Consultants.

#### **Contamination:**

- "Re: Provision of a Site Management Plan (SMP) for a portion of the property located at 114-152 Swanson Road, Auckland. Ref: LtR-0351SMP/Oct13. 10 October 2013", prepared by Geosciences Limited (received: 29/11/13).
- "Re: Detailed Site Investigation for a portion of the property located 114-152 Swanson Road, Auckland. Ref: LtR-02777/Apr-13. 22 April 2013", prepared by Geosciences Limited (received: 29/11/13).

#### **Traffic:**

- "Proposed Childcare Centre. 114-152 Swanson Road, Henderson. Traffic

Impact Assessment. October 2013", prepared by A. Arthanari of Traffic Engineering and Management Limited (TEAM).

**Drawings:**

- Titled: "Lollipops Swanson. 114-152 Swanson Road, Henderson. Preliminary Design":

Sheet number	Revision	Title	Architect/Author	Dated
SK101	8	Proposed Site Plan	Babbage	14/10/13*
SK111	3	Elevations (North, West, East, and South)	Babbage	19/09/13

\* - Received on 30/10/13.

- Titled: "Project Name: Lollipops Swanson 114-152 Swanson Road, Henderson for Lollipops Educare Ltd":

Sheet number	Revision	Title	Architect/Author	Dated
151	B	Concept Plan	Dodd Civil Consultants	03/14*
201	-	Earthworks Plan	Dodd Civil Consultants	10/13
202	-	Cut/Fill Plan	Dodd Civil Consultants	10/13
203	-	Sediment Control	Dodd Civil Consultants	10/13
301	B	Roading Plan	Dodd Civil Consultants	03/14*
302	A	Pavement Details	Dodd Civil Consultants	03/14*
400	A	Drainage Plan	Dodd Civil Consultants	03/14*
401	A	Stormwater Details	Dodd Civil Consultants	02/14*

\* - Received via email on 28/03/14.

- Titled: "Project: Lollipops Swanson. Client: 114-152 Swanson Road, Henderson":

Sheet number	Revision	Title	Architect/Author	Dated
LS01	-	Landscape Planting Plan	LASF Landscape Architects	28/11/13*

\* - Received on 02/11/14.

## Monitoring

2. This consent (or any part thereof) shall not commence until such time as the following charges, which are owing at the time the Council's decision is notified, have been paid in full:
  - (a). All fixed charges relating to the receiving, processing and granting of this resource consent under section 36(1) of the Resource Management Act 1991 (RMA); and
  - (b). All additional charges imposed under section 36(3) of the RMA to enable the Council to recover its actual and reasonable costs in respect of this application, which are beyond challenge.
3. The consent holder shall pay any subsequent further charges imposed under section 36 of the RMA relating to the receiving, processing and granting of this resource consent within 20 days of receipt of notification of a requirement to pay the same, provided that, in the case of any additional charges under section 36(3) of the RMA that are subject to challenge, the consent holder shall pay such amount as is determined by that process to be due and owing, within 20 days of receipt of the relevant decision.

### Advice Note:

*Development contributions levied under the Local Government Act 2002 are payable in relation to this application. The consent holder will be advised of the development contributions payable separately from this resource consent decision. Further information about development contributions may be found on the Auckland Council website at [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz).*

4. The consent holder shall pay the Council an initial consent compliance monitoring charge of \$520.00 (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.

## Term of Consent

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

### Advice Note:

*Compliance with the consent conditions will be monitored by Council (in accordance with section 35(d) of the RMA). The initial monitoring charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions; updating files, etc, all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. Only after all conditions of the resource consent have been met, will Council issue a letter on request of the consent holder.*

## Pre-Start Meeting

6. **Prior to the commencement of the any works on the site** (including earthworks and construction works) the Consent Holder shall hold a pre-start meeting to discuss the conditions of LUC-2013-1433.

As a minimum, the pre-start meeting shall:

- a. Be held on the subject site.
- b. Be scheduled not less than five (5) days before the anticipated commencement of works.
- c. Include the Council's Environmental Monitoring Adviser: West ("EMA").
- d. Include representation from the contractors who will undertake works, including the site contractor, geotechnical engineer, stormwater engineer, and/or equivalents.
- e. Confirm the following:
  1. Proposed methodology and anticipated time for undertaking the works, including a description of the equipment required (including earthworks, remediation, vegetation removal, infrastructure, construction, and landscaping) .
  2. Final location and design of where sediment and erosion control measures shall be implemented.
  3. Tree protection and proposed works procedures relating to retained vegetation (including a string line or equivalent to illustrate the extent of fencing), and confirm which vegetation is consented to be removed.
  4. Agree and demarcate the location of site entry and access routes, stabilisation requirements, material storage and/or stockpiling areas to be required on site.

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

- (i) The conditions of this consent.
- (ii) Approved (signed/stamped) development and construction plans.
- (iii) Timeframes for the earthworks and construction components authorised under this consent. Those key stages will be dated and agreed to with Council's EMA during the meeting.
- (v) Contact details of the site contractor and other key contractors (if relevant).

Advice Note:

1. *Please contact the EMA on ph: 09 301 0101 to arrange the pre-start meeting.*
2. *All additional information required by the Council should be provided 2 days prior to the meeting.*

7. The consent holder shall minute the meeting required by Condition 6. and a copy of the minutes shall be forwarded to the Council's EMA **within five (5) working days of the meeting being held.**

## Earthworks

8. Erosion and sediment control measures must be carried out in accordance with the Auckland Regional Councils Guidelines for Land Disturbing Activities in the Auckland Region, Technical Publication No. 90.
9. Excavation works must not commence at the site until all the environmental controls have been put in place.
10. The consent holder shall at all times control any dust in accordance with the 'Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions', MfE 2001.
11. If evidence of contamination which has not been previously identified is discovered during earthworks the consent holder shall immediately cease the works and notify Auckland Council and provide a site contamination report to the satisfaction of Team Leader – Compliance and Monitoring: West.
12. No soil from the site is to be classified as cleanfill. All excavated soil removed from the site is to be disposed of at a landfill licensed to accept material containing the contaminant levels outlined in the 'Detailed Site Investigation for a portion of the property located at 114-152 Swanson Road, Auckland', geosciences Ltd, 22 April 2013, or tested to determine appropriate disposal, and provide landfill receipts within the Site Validation Report required under Condition 22.
13. Exposed excavated areas must be kept to a minimum at all times to minimise the risk of erosion due to stormwater runoff.
14. Soil stockpiles must be covered by an impermeable layer if left overnight, and when rain is anticipated during the working day. The integrity of the impermeable layer or structure designed to contain contaminated soil or other contaminated materials within the property must not be compromised.
15. The duration of earthworks within the property must be no more than two months.
16. Playgrounds 1, 2 and 3 shall be presented as even surfaces that meld with adjacent hard surfaces.
17. The soil within the property must be reinstated to an erosion-resistant state within one month following earthwork activities to the satisfaction of the Team Leader – Compliance and Monitoring: West.
18. The consent holder must ensure that the contamination level of any imported soil complies with Auckland Council's cleanfill criteria.

## Remediation

19. The consent holder shall remediate the site in accordance with 'Provision of a Site Management Plan (SMP) for a portion of the property located at 114-152 Swanson

Road, Auckland'; geosciences Ltd, 10 October 2013. Any changes to the plan shall be approved in writing by Auckland Council prior to the commencement of any deviation to the plan.

20. The consent holder shall engage a suitably qualified and experienced environmental consultant in remediation of contaminated sites to oversee the implementation of the required remediation of contaminated soils.
21. The consent holder shall engage a suitably qualified and experienced environmental consultant to obtain two further samples from the proposed 'outdoor' area in addition to the proposed validation samples. These samples are to be obtained from soil that is to remain on site, at a depth of no greater than 0-150mm below ground level (bgl) and are to be analysed by an accredited laboratory for lead concentration.
22. The consent holder shall submit a Site Validation Report to the satisfaction of Team Leader – Compliance and Monitoring: West **within three months following completion of the remediation works** to confirm the performance of soil excavation, disposal and/or contaminated soil remediation.

The Site Validation Report shall include, but not be limited to:

- a) Details of the volume and origin of soils removed
- b) Evidence of landfill disposal
- c) Comparison of the soil test results of the remaining soil against the appropriate acceptance criteria. Validation samples to be obtained include those suggested in the SMP at a depth of no greater than 0-150mm bgl and as required under Condition 21. All validation samples are to be analysed by an accredited laboratory for lead concentration.
- d) Conditions of the final site ground conditions
- e) Scaled plans showing the location and containment details (if any) of any contaminated materials remaining on site
- f) An ongoing monitoring and management plan (if necessary)

## Infrastructure

23. Provide private wastewater drainage system to serve the development with connection to the public system as specified below:
  - (i) If required, extend the existing public connection located in the vicinity of 112 Swanson Road to within the boundary of 116-152 Swanson Road as per the conditions of the underlying Subdivision Consent SUB-2012-1398.
  - (ii) Provide a copy of the private drainage As-Built plan for the property, prepared by a Certifying Drainlayer or Plumber and signed approved by a Council's Inspector, showing the private drains from the point of collection to the point of discharge at the public line connection.  
Advice note: construction of private drainage requires a building consent.
  - (iii) Works on the public wastewater network can only be carried out by Watercare Services Limited's contractor. If applicable, provide a copy of 'Network As-Built Approval' from Watercare Services Limited.

24. Provide and install on-site stormwater management devices to mitigate against adverse effects on the environment and increased downstream flooding. Specific Requirements:

- (i) Maintain stormwater runoff flows, volumes, and timing to pre-development levels for the 1 in 2 and 10 year storm events.
- (ii) Store the first 34.5mm of rainfall and discharge over 24 hours.
- (iii) Provide non-potable rainwater runoff collection and re-use to toilet, laundry and garden.
- (iv) Provide a stormwater quality treatment system for the on-site parking areas.  
Advice note: the stormwater mitigation report, with reference number 444/01 prepared by Dodd Civil Consultants Ltd dated 17/03/2014, and plan, titled 'Stormwater Details' dated 03/14 revision A, have been accepted.
- (v) Provide a private drainage As-Built plan for the property, prepared by a Chartered Professional Engineer or Certifying Drainlayer and signed approved by a Council's Inspector, showing the stormwater management system from the point of collection to the point of discharge.

Advice note:

*Construction of private drainage requires a building consent.*

25. Pursuant to Section 108(2)(d) a covenant is to be entered into, in favour of Council, to record that to mitigate against adverse effects on the environment and increased downstream flooding an on-site stormwater management system is required on an on-going basis to meet the following specific requirements:

- (i) Maintain stormwater runoff flows, volumes, and timing to pre-development levels for the 1 in 2 and 10 year storm events.
- (ii) Store the first 34.5mm of rainfall and discharge over 24 hours.
- (iii) Provide non-potable rainwater runoff collection and re-use to toilet, laundry and garden.
- (iv) Provide stormwater quality treatment system for the on-site parking areas.
- (v) The owner must operate, monitor and maintain the stormwater management devices (stormwater detention/re-use tank and raingarden) in accordance with the conditions below:
  - 1. Regular maintenance (as required by the operation and maintenance manual) of the system shall be carried out by the owner as required to ensure efficient operation.
  - 2. *Auckland Council* may at any time upon prior written notice by its officers, employees, agents or contractors enter the property; to inspect or test the system and; to inspect the owner's records in relation to operation, monitoring and maintenance of the system.
  - 3. *Auckland Council* may, by notice in writing, instruct the owner to carry out any actions or works in relation to operation, monitoring and maintenance of the system. IF the owner fails to carry out those actions or works within 7 working days of receiving Auckland Council's Notice, Auckland Council may carry out said work itself

- and enter the property to execute the work. Council may recover all costs of carrying out said work from the owner.
4. The owner must not modify or remove the system.

Advice Note:

*Council's Hazards and Special Features Register will be advised of the above requirements.*

Covenant Instrument

*The Covenant Instrument will be prepared by Auckland Council's solicitors at the cost of the consent holder and will contain the terms and conditions the solicitors usually include in such documents. The owner or the consent holder's solicitor should contact Team Leader, Compliance Monitoring (West) to request the Covenant Instrument to be prepared and registered. The following should accompany that request:*

- *A copy of the consent condition;*
- *A recent copy of the Certificate of Title.*

## Landscaping and Fencing

26. Landscape treatment including Hard Landscape Treatment and Planting shall be in accordance with the following plan:

- (i) DWG# LS01 Project Lollipops Swanson 114-152 Swanson Road, Landscape Planting Plan by LASF landscape architects, dated 28 November 2013 and shall be to the satisfaction of the Team Leader Compliance and Monitoring – West.

Playgrounds 1, 2 and 3 shall have permeable soft fall and/or bark treatment to the satisfaction of the Team Leader: Compliance and Monitoring – West.

27. Planting shall be set in place as per the approved Landscape Planting Plan (DWG# LS01 Project Lollipops Swanson 114-152 Swanson Road, Landscape Planting Plan by LASF landscape architects, dated 28 November 2013) within the first planting season (May until 7<sup>th</sup> September) following preparation of the planting areas and shall be to the satisfaction of the Team Leader: Compliance and Monitoring – West.

28. The grass areas and planting areas shall be maintained for the duration of the consent with plants watered in the first two summers as necessary to facilitate establishment and with garden areas kept weed free, Any plant that dies, is removed or otherwise fails to thrive shall be replaced the following planting season, all to the satisfaction of the Team Leader: Compliance and Monitoring – West.

29. Fences shall be set in place following final earthworks and prior to installation of planting as per DWG# LS01 Project Lollipops Swanson 114-152 Swanson Road, Landscape Planting Plan by LASF landscape architects, dated 28 November 2013 and shall be to the satisfaction of the Team Leader: Compliance and Monitoring – West.

## Noise

30. The consent holder shall ensure that the activity complies with the noise limits set out in Rule 8.1 – Noise of the Working Environment Rules of the Auckland Council District Plan (Waitakere Section), being as follows:

(i) As measured at the appropriate part of any **Living Environment** site:

<b>Monday-Saturday 07.00-19.00</b>		<b>Monday-Saturday 07.00-22.00</b>  <b>Sunday and Public Holidays 07.00-22.00</b>		<b>22.00-07.00</b>	
<b>L<sub>10</sub> 55dBA</b>	<b>L<sub>Max</sub> N/A</b>	<b>L<sub>10</sub> 50dBA</b>	<b>L<sub>Max</sub> N/A</b>	<b>L<sub>10</sub> 45dBA</b>	<b>L<sub>Max</sub> 70dBA</b>

(ii) As measured at the appropriate part of any **Working Environment** site (other than the site within which the activity is situated):

<b>Monday-Saturday 07.00-19.00</b>		<b>Monday-Saturday 07.00-22.00</b>  <b>Sunday and Public Holidays 07.00-22.00</b>		<b>22.00-07.00</b>	
<b>L<sub>10</sub> 65dBA</b>	<b>L<sub>Max</sub> N/A</b>	<b>L<sub>10</sub> 65dBA</b>	<b>L<sub>Max</sub> N/A</b>	<b>L<sub>10</sub> 65dBA</b>	<b>L<sub>Max</sub> 70dBA</b>

31. **Within three months of the opening of the childcare centre** the consent holder shall engage a suitably qualified and experienced acoustician to undertake noise measurements of the centre where at least 70% of child enrolment capacity is reached. The measurements shall be conducted using such methods and from such locations as to accurately demonstrate compliance or otherwise with the noise limits in Condition 30. A report setting out the results of the noise measurements shall be submitted to the satisfaction of the EMA **within two (2) weeks** of the measurements taking place. In scheduling the measurements, the meteorological requirements of NZS6801:1991 Measurement of Sound should be observed and may be used as a reason to defer measurements to a future date.

## Signage and Lighting

32. The top of the free-standing sign shall be set no higher than 2.4m above the adjacent ground level.

33. All external lighting (if any) except security lighting shall be turned off between the hours of 20:00 and 07:00 on Monday to Sunday (inclusive), including Public Holidays.

34. **Prior to the operation of the childcare centre**, the Consent Holder shall submit a lighting certificate from a suitably qualified and experienced lighting engineer to the satisfaction of the Team Leader, Compliance and Monitoring: West, to confirm that the external lighting (if any, and excluding sensor security lighting) will comply with the lighting standards of the District Plan including compliance with AS/NZS 1158(1996).

## Carparking

35. On completion of the hard surfacing, the new car parking area layout shall be pavement marked, with signs erected where necessary, to clearly define access, staff/visitor and disability parking spaces. All to comply with The Manual of Traffic Signs and Markings, (MOTSAM) published by Transit NZ. Also refer to NZS 4121 (2001) Design for Access and Mobility – Buildings and Associated Facilities.

## Review conditions

36. **Pursuant to Section 128 of the Resource Management Act**, the conditions of this consent may be reviewed by the Manager: Resource Consenting and Compliance – West at the consent holder's cost:
- a) As and when considered necessary at the Manager's discretion following commencement of consent in order:
    - i. To deal with any adverse effect on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage, in particular adverse noise, lighting or landscape effects as per Conditions 26, 27, 28, 29, 30, 31, 32, 33, and 34.
  - b) At any time, if it is found that the information made available to Council in the application contained inaccuracies which materially influenced the decision and the effects of the exercise of the consent are such that it is necessary to apply more appropriate conditions.

## Advice notes

1. The initial monitoring charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice. Only after all conditions of the resource consent have been met, will Council issue a letter confirming compliance on request of the consent holder.
2. Any site investigations and validations should be undertaken in accordance with the Contaminated Land Management Guidelines No. 5 Site Investigation and Analysis of Soils, MfE 2011.

3. The Site Validation Report should be prepared in accordance with the Contaminated land Management Guidelines No. 1 Reporting on Contaminated Sites in New Zealand, MfE 2011.
4. Jointly the site supervisor and EMA shall confirm the approximate location of where temporary tree protection measures shall be implemented. A string line or equivalent shall be strung temporarily to illustrate the extent of fencing.
5. Prior to the undertaking of any construction works all surrounding protected vegetation being retained, shall have temporary protective fences erected on the periphery of the dripline (or within 750mm where this is not possible). The temporary protection fences must be strong and appropriate to the degree of construction works taking place on the site. The temporary tree protection fences can be constructed using orange plastic mesh, but this must be supported by waratahs (or equivalent) placed firmly into the ground at 4 meter centres. The waratahs will have two stands of wire attached to them (top and bottom) and the orange plastic mesh must be fastened to the wires every 1 meter (top and bottom).
6. All works beneath the dripline of protected vegetation shall be undertaken in accordance with best arboricultural practices.
7. At no time shall any tracking of any machinery, storage of materials, stockpiling of spoil, excessive foot traffic, or other contamination occur beneath or adjacent to the dripline of protected vegetation unless it is approved by the EMA and is on an existing hard surface or a temporarily constructed hard surface consisting of 200mm of well composted mulch over laid with strong matting and 200mm x 50mm planking that is securely held together over the matting.
8. Washings from concrete trucks and/or associated machinery, such as concrete pumps, shall not contaminate any area within or alongside protection vegetation or areas deemed for planting (or which is likely to result in overland flows contaminating protected vegetation).
9. Where concrete is to be poured in excavations in/near to the dripline of any protected vegetation the area shall be covered with heavy grade polythene sheeting (or equivalent waterproof membrane) in order to prevent any contaminants contacting the roots or soil within the root zone.
10. Pruning of roots, less than 35mm, shall be undertaken in accordance with documented arboricultural standards. Immediately following the root pruning it shall be the responsibility of the resource consent holder to ensure that the disturbed area is covered with damp hessian sacking until the excavated area can be backfilled.
11. All roots to be pruned, greater than 35mm, whose removal is required only in order to affect reasonable access to an excavated area shall be clean cut back to the edge of excavations with a sharp implement such as a handsaw or a pair of secateurs.
12. It is recommended (to protect the health of the trees and to reduce wear of the grass surface) that the storage structures associated with Playgrounds 1, 2 and 3 be located closer to the building and outside the dripline of the trees to remain.

13. It is recommended that the acoustic fence east of the staff timber deck be placed 1.5m from the deck so that some of the proposed planting area east of this deck provides amenity to the staff deck area.

Acting under delegated authority, Resource Consent LUC-2013-1433 shall be granted subject to the conditions of consent specified above.

Delegated decision maker:

Name: Sonja Bury

Title: Team Leader, Resource Consents

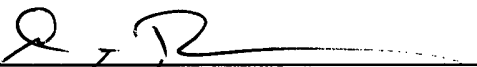
Signed: SB

Date: 17/04/14

Title: Team Leader- Resource Consents

Signed:

Date:

  
\_\_\_\_\_  
2/11/2013



**DECISION ON RESOURCE CONSENT APPLICATION LUC2013-938/ REG2013-1510  
at 114-152 Swanson Road in Henderson.**

Consent Application LUC2013-938/ REG2013-1510 has been made by Westend Property Ltd for a limited discretionary activity consent to authorise the construction of a heavy vehicle access way at 114-152 Swanson Road, Henderson on land described as Lot 1 DP 68101. This requires resource consent for the following reasons:

**Operative District Plan**

General Natural Area:

- Controlled activity resource consent is required for work within the dripline of exotic vegetation which is more than 6.0m in height and more than 600mm in girth, pursuant to Rule 2.2(b);
- Limited Discretionary activity resource consent is required for earthworks for 187m<sup>3</sup> of earthworks within an area of about 1330m<sup>2</sup> and for earthworks encroaching within 1m of the boundary of adjoining site, pursuant to Rule 3.4(a).

**Proposed Auckland Unitary Plan (Rules that have legal effect)**

Part 3, Chapter H, Sub-Section 4.14, Rule 2.1 Stormwater Management – Flow 2

- Restricted Discretionary activity resource consent is required for impervious areas in a SMAF 2 unable to comply with the permitted or controlled activity controls, pursuant to activity table 2.1.

**National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health**

- Controlled activity resource consent is required because a Detailed Site Investigation pertaining to the subject development (piece of land) exists and soil disturbance activities taking place as part of the proposal will exceed permitted activity thresholds.

The reasons for granting this limited discretionary activity consent are as follows:

- (a) In terms of section 104(1)(a) of the Resource Management Act 1991, Any actual and potential effects on the environment by the proposal will be adequately avoided, remedied or mitigated by appropriate conditions of consent. In particular, a condition of consent requiring that soil is removed to a site that is licensed to receive contaminated waste.
- (b) For this resource consent application the relevant provisions of both an operative plan and any proposed plan must be considered. The relevant objectives and policies of the Auckland Council Operative District Plan (Waitakere Section) are contained in Objectives 1 and 3, and Policies 1.7, 1.10 and 3.2. The relevant objectives and policies of the Proposed Unitary Plan

(PAUP) are contained in Part 2, Chapter E, Subsection 7.5 Stormwater Management Area – Flow Objective 1, and policies 1 and 2(a) are relevant.

Weighting only becomes relevant in the event different outcomes arise from assessments of objectives and policies under both the operative and proposed plans. Outcomes under both plans are similar because both plans provide for development in areas subject to sedimentation and increased flows to be carried out in a manner that doesn't adversely impact on health and safety.

It is considered that the proposal is consistent with the above objectives and policies because:

- Sediment and erosion controls, as conditions of this consent, will ensure that the earthworks are appropriately managed and would therefore protect surrounding sites from sediment runoff and would protect the quality of the City's waterways.
- (c) Although the application does not meet the permitted or controlled activity controls of the relevant provisions of the PAUP, it is considered that the actual and potential effects are acceptable. Little weight can be given to the relevant plan provisions, and no other matters have been identified as relevant.
- (d) In terms of section 104(1)(b)(i) of the Resource Management Act 1991, National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health, have been considered in the determination of the application. In particular, all excavated material will be removed off site and areas subject to soil disturbance activities (access way) will be sealed with concrete thereby containing potential contaminants.
- (e) In terms of section 104(1)(c) of the Resource Management Act 1991, other relevant matters, including monitoring, have been considered in the determination of the application.
- (f) The proposal would not be contrary to Part II of the Resource Management Act 1991.

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

#### **ALL CHARGES PAID**

- (ACP 1) This consent (or any part thereof) shall not commence until such time as the following charges, which are owing at the time the council's decision is notified, have been paid in full:
- (a) All fixed charges relating to the receiving, processing and granting of this resource consent under section 36(1) of the Resource Management Act 1991 (RMA); and
  - (b) All additional charges imposed under section 36(3) of the RMA to enable the council to recover its actual and reasonable costs in respect of this application, which are beyond challenge.
  - (c) All development contributions relating to the development authorised by this consent, unless the Manager Resource Consents has otherwise agreed in writing to a different payment timing or method.

- (ACP 2) The consent holder shall pay any subsequent further charges imposed under section 36 of the RMA relating to the receiving, processing and granting of this resource consent within 20 days of receipt of notification of a requirement to pay the same, provided that, in the case of any additional charges under section 36(3) of the RMA that are subject to challenge, the consent holder shall pay such amount as is determined by that process to be due and owing, within 20 days of receipt of the relevant decision.

## ACTIVITY IN ACCORDANCE WITH THE PLANS

- (GEN 1) The activity shall be carried out in accordance with the plans and all information submitted with the application, being

- Assessment of Environmental Effects by Ken Giffney, Dodd Civil Consultants dated July 2013;
- Arboricultural Report by Seth Thompson, Tree Fellas Ltd dated 18 September 2013;
- Preliminary Geotechnical Findings and Recommendations titled: *'Proposed Caprice NZ Facility, 114 to 152 Swanson Road, Henderson – Preliminary Geotechnical Findings and Recommendations'* by Coffey Geotechnics (NZ) Limited dated 10 June 2011;
- Plans:
  - *'Overview Concept Plan'* by Dodd Civil Consultants referenced as Plan 150 Rev B and dated September 2013;
  - *'Proposed Concept Plan'* by Dodd Civil Consultants referenced as Plan 151 Rev B and dated September 2013;
  - *'Proposed Concept Plan'* by Dodd Civil Consultants referenced as Plan 152 Rev B and dated September 2013;
  - *'Proposed Earthworks Plan'* by Dodd Civil Consultants referenced as Plan 201 Rev B and dated September 2013;
  - *'Proposed Earthworks Plan'* by Dodd Civil Consultants referenced as Plan 202 Rev B and dated September 2013;
  - *'Proposed Cut/ Fill Plan'* by Dodd Civil Consultants referenced as Plan 203 Rev B and dated September 2013;
  - *'Proposed Cut/ Fill Plan'* by Dodd Civil Consultants referenced as Plan 204 Rev B and dated September 2013;
  - *'Proposed Sediment Details'* by Dodd Civil Consultants referenced as Plan 205 Rev B and dated September 2013;
  - *'Proposed Roding Layout'* by Dodd Civil Consultants referenced as Plan 301 Rev B and dated September 2013;
  - *'Proposed Roding Layout'* by Dodd Civil Consultants referenced as Plan 302 Rev B and dated September 2013;
  - *'Proposed Roding Setout'* by Dodd Civil Consultants referenced as Plan 303 Rev B and dated September 2013;
  - *'Proposed Roding Setout'* by Dodd Civil Consultants referenced as Plan 304 Rev B and dated September 2013;
  - *'Proposed Access Details'* by Dodd Civil Consultants referenced as Plan 305 Rev B and dated September 2013;

- 'Proposed Drainage Plan' by Dodd Civil Consultants referenced as Plan 400 Rev B and dated September 2013
- 'Proposed Drainage Plan' by Dodd Civil Consultants referenced as Plan 401 Rev B and dated September 2013.

and referenced by Council as **LUC2013-938/ REG2013-1510**

## **TERM OF CONSENT**

(TER 1) This consent lapses five years after the date it is granted unless:

- (a) The consent is given effect to; or
- (b) The council extends the period after which the consent lapses.

## **MONITORING CHARGES**

(MON 1) The consent holder shall pay the Council an initial consent compliance monitoring charge of \$360.00 (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.

(MON 2) The \$360.00 (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.

## **GENERAL**

**(GEN1)** Prior to the commencement of the earthworks activity, the consent holder shall hold a pre-start meeting that:

- a. is located on the subject site
- a. is scheduled not less than 5 days before the anticipated commencement of earthworks
- b. includes Council's Environmental Monitoring Advisor (EMA).
- c. includes representation from the contractors who will undertake earthworks and suitably qualified professionals (including consent holder's Work's Arborist).
- d. The following information shall be made available at the pre-start meeting:
  - resource consent conditions;
  - Sediment Control Plan;
  - The tree protection procedures relating to all protected vegetation can be explained by the consent holder and Works Arborist to any contractors

and sub-contractors who shall be engaged to carry out any works associated with this consent.

- e. The minutes of this meeting shall be forwarded to Council's Environmental Monitoring Advisor (EMA) within 3 days of the meeting.

Advice Note:

*To arrange the pre-start meeting required by Condition (GEN1) please contact the Team Leader, Compliance Monitoring – West to arrange this meeting +64 9 836 8000. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided 2 days prior to the meeting.*

## **EARTHWORKS**

- (EW1)** The Team Leader, Compliance and Monitoring – West shall be notified at least two (2) working days prior to earthwork activities commencing on the subject site.

Advice Note:

*In order to comply with condition EW1, please fill out the "Notice of Works Commencing" form supplied with your Resource Consent pack and forward this to Council as noted on the form to advise of the start of works.*

- (EW2)** Prior to the commencement of earthworks activity, all required erosion and sediment control measures on the subject site shall be constructed and carried out.

Advice Note

*It is recommended that you discuss any potential measures with Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader, Compliance & Monitoring – West +64 9 836 8000 for more details. Alternatively, please refer to "Auckland Regional Council, Technical Publication No. 90, Erosion & Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region".*

- (EW3)** All earthworks shall be managed to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged from the subject site either to land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works shall cease immediately and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader, Compliance & Monitoring – West.

- (EW4)** The site shall be progressively stabilised against erosion at all stages of the earthwork activity.

- (EW5)** All earthworks activity on the subject site shall comply with the New Zealand Standard 6803:1999 for Acoustics – Construction Noise.

- (EW6)** The use of noise generating motorised equipment and vehicle movements to and from the site associated with earthworks activity on the subject site shall be restricted to between the following hours:

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

Saturday: 8:00am to 5:30pm

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

**(EW7)** There shall be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the earthworks activity. All materials and equipment shall be stored within the subject site's boundaries.

**(EW8)** There shall be no airborne or deposited dust beyond the subject site as a result of the earthworks activity, that in the opinion of the Team Leader, Compliance and Monitoring – West, is noxious, offensive or objectionable.

Advice Note:

*It is recommended that potential measures as discussed with Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader, Compliance & Monitoring – West on +64 9 836 8000 for more details. Alternatively, please refer to the Ministry for the Environment publication "Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions".*

**(EW9)** There shall be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks activity. In the event that such damage does occur, the Team Leader, Compliance Monitoring – West, will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the consent holder.

Advice Note:

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

*If you would like further details or suggestions on how to protect public assets during the earthwork phase, please contact the Team Leader, Compliance & Monitoring – West on +64 9 836 8000*

**(EW10)** Notice shall be provided to the *Team Leader – West*, at least two (2) working days prior to the removal of any erosion and sediment control works.

## **GEOTECH CONDITIONS**

**(GE1)** All associated earthworks shall be supervised by a suitable qualified engineering professional. In supervising the works, the suitable qualified engineering professional shall ensure that they are constructed and otherwise completed in accordance with NZS 4431:1989 Code of Practice for Earthfill for residential Development or NZS4404:2004 Code of Practice for Urban Land Subdivision and "Section 2 of the Code of Practice: City Infrastructure and Land Development" and the "Proposed Caprice NZ Facility, 114 to 152 Swanson Road Henderson Preliminary Geotechnical Findings and Recommendations, prepared by Coffey Geotechnics, reference GENZNEWP15160, dated 10 June 2011".

- (GE2)** One (1) month on completion of earthworks, a Certificate determining if the earthworks have been carried out in accordance with the conditions of consent GE1 and that the site has been left in a condition suitable for its intended use, signed by the suitably qualified engineer who supervised the works, shall be provided to the Team Leader, Compliance & Monitoring - West. The written evidence shall be in the form of a receipt, producer statement or similar.

## **NATIONAL ENVIRONMENTAL STANDARDS FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH CONDITIONS**

### **General**

- (NES1)** If evidence of contamination which has not been previously identified is discovered during earthworks, the consent holder shall immediately cease the works and notify the Team Leader: Compliance and Monitoring, Western Resource Consenting & Compliance, Auckland Council and provide a site contamination report to the satisfaction of the Team Leader Compliance and Monitoring, Western Resource Consenting & Compliance, Auckland Council.

### **Disturbing Soil**

- (NES2)** The consent holder shall at all times control any dust in accordance with the 'Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions', MfE 2001.
- (NES3)** Exposed excavated areas must be kept to a minimum at all times to minimise the risk of erosion due to stormwater runoff.
- (NES4)** Soil stockpiles must be covered by an impermeable layer if left overnight, and when rain is anticipated during the working day. The integrity of the impermeable layer or structure designed to contain contaminated soil or other contaminated materials within the property must not be compromised.
- (NES5)** The duration of earthwork activities within the property must be no longer than two months.
- (NES6)** The soil within the property must be reinstated to an erosion-resistant state within one month following earthwork activities.
- (NES7)** No soil from the site is to be classified as cleanfill. All excavated soil removed from the property is to be disposed of at a landfill licensed to accept material containing the contaminant levels outlined in the report '*Surface Soil Investigation of the North-Western Portion of the Property Located at 114-152 Swanson Road, Henderson*' by Geosciences Ltd and dated 21 July 2011, or tested to determine appropriate disposal, and provide landfill receipts to the Team Leader: Compliance and Monitoring, Western Resource Consenting & Compliance, Auckland Council.
- (NES8)** The consent holder must ensure that the contamination level of any imported soil complies with Auckland Council's cleanfill criteria.

### **VEGETATION ALTERATION**

- (VEG1)** Subject to the conditions outlined below, the vegetation alteration shall proceed in accordance with the information submitted with the application referenced by Council as LUC2013-0938/ REG2013-1510. Vegetation alteration shall be limited to the works within the dripline, for the construction of a new driveway, of 12x She-Oak (*Casuarina cunninghamiana*) and 10x

Queensland Box (*Lophostemon confertus*) trees as identified within the application.

**(VEG2)** All works pertaining to this Resource Consent shall be executed in accordance with the submitted Arboricultural Report by Seth Thompson for Tree Fellas Ltd, dated 18<sup>th</sup> September 2013, **except where superseded by the following conditions.**

**(VEG3)** A copy of this Resource Consent shall be held on site throughout the period of work.

**(VEG4)** The Consent Holder shall employ a suitably qualified independent Arborist with proven experience (Works Arborist) to monitor, direct and directly supervise any excavation/tree works within the dripline of retained protected vegetation within and/or alongside the site, for the duration of works.

**(VEG5)** The consent holder shall ensure:

- All works beneath the dripline of protected trees shall be undertaken in accordance with best Arboricultural practices.
- Works should cease, and Council's Environmental Monitoring Advisor (EMA) contacted immediately, if during excavations and/or activities within or adjacent to the dripline of protected vegetation more than minor adverse effects to the health and well being of protected vegetation are being generated.
- That at no time shall any trenching or alteration of soil grade/contour (unless it is a constituent of this consent), tracking of any machinery, storage of materials, stockpiling of spoil, excessive foot traffic, or other contamination occur, beneath/adjacent to the dripline of protected vegetation.

**(VEG6)** All excavations within the dripline of any protected trees shall be undertaken:

- As far from the base of the tree as possible;
- By first determining root location through probing and/or hand-excavation;
- With care so as to avoid/minimise root damage;
- Using non-mechanical hand tools or an air-spade at all times.

**(VEG7)** Pruning of roots shall only be undertaken where unavoidable, by the Works Arborist, and in accordance with documented Arboricultural standards:

- All roots measuring less than 35mm in diameter, whose removal is required only in order to affect reasonable access to an excavated area shall be clean cut back to the edge of excavations with a sharp implement such as a handsaw or a pair of secateurs.
- All tree roots measuring 35mm or greater in diameter are to be retained, carefully worked around and protected. In any instance where this is not feasible, the removal of such roots shall be carried out where satisfied that the health and safety of the vegetation will not be compromised.
- Immediately following the root pruning it shall be the responsibility of the resource consent holder to ensure that the disturbed area is covered with damp hessian sacking until the excavated area can be backfilled.

**(VEG8)** Within one week of completion of the works a layer of good quality aged mulch shall be spread beneath the dripline, including the area between the driveway and the boundary fence, to a minimum depth of 50mm.

**(VEG9)** The Works Arborist shall submit a final completion report to the Council's Environmental Monitoring Advisor within one month of completion of the works. The arboricultural report will include a statement on effects of the development on the tree/trees; that works were carried out in accordance with the Arboricultural Report and consent conditions including photographic evidence, and recommendations for any further remedial work to remedy any detrimental effects.

#### Advice notes

1. Any private drainage that is to be taken over as public requires an Engineering Plan Approval application to be made separately to Auckland Council.
2. 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.
3. 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.
4. 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.

N.B – all charges owing at the time council's decision is notified must be paid before a consent can commence.

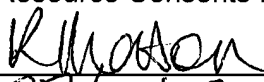
5. The consent holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and the Historic Places Act 1993. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. Please note that the approval of this resource consent, including consent conditions specified above, may affect a previously issued building consent for the same project, in which case a new building consent may be required.
6. 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 at least 14 days prior to work starting on the consented development. A "Notice of Works Starting" Form is

included in your Resource Consent Pack to facilitate this notice. "Notice of Works Starting" forms can be emailed to [rcadmin@aucklandcouncil.govt.nz](mailto:rcadmin@aucklandcouncil.govt.nz), faxed (09 353 9186) or posted to Administration Officer, Compliance and Monitoring, Resource Consents and Compliance, Auckland Council, Private Bag 92300, Auckland 1142.

7. The granting of this resource consent does not in any way allow the consent holder to enter and undertake works within neighbouring properties, without first obtaining the agreement of all owners and occupiers of said land to undertake the proposed works. Any negotiation or agreement is the full responsibility of the consent holder, and is a private agreement that does not involve Council. Should any disputes arise between the private parties, these are civil matters which can be taken to independent mediation or disputes tribunal for resolution. It is recommended that the private agreement be legally documented to avoid disputes arising. To obtain sign-off for the resource consent, the services described by the conditions above are required to be in place to the satisfaction of Council.
8. 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.
8. Development contributions levied under the Local Government Act 2002 are payable in relation to this application. The consent holder will be advised of the development contributions payable separately from this resource consent decision. Further information about development contributions may be found on the Auckland Council website at [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz).

Authored by: Ragan Mason  
Title: Resource Consents Planner

Signed:  
Date:

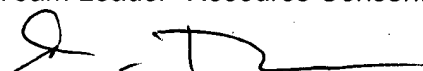
  
07/11/13

#### **SECTION 104B DETERMINATION**

**Having considered the submitted application material and all relevant statutory considerations, I concur with the foregoing assessment. As such, acting under delegated authority, this application at 114-152 Swanson Road, Henderson for resource consent shall be granted consent.**

Team Leader: Robert Buxton  
Title: Team Leader- Resource Consents

Signed:



Date:

7/11/2013

# WAITAKERE CITY COUNCIL

## 'AS BUILT' DRAINAGE PLAN

Drainage plans are necessary for all new work and extensions to drains, including septic tank effluent disposal systems. The plan is to be completed accurately to scale in ink, and must show clearly street boundary, property boundaries, outline of buildings as well as layout of ALL drains and inspection fittings.

Owner's Name: Carter Holt Harvey Tissue.

The scale of the 'As Built' Plan is to be 1:200. Please indicate on the 'As Built' plan if any other scale is used. Please refer to additional notes overleaf.

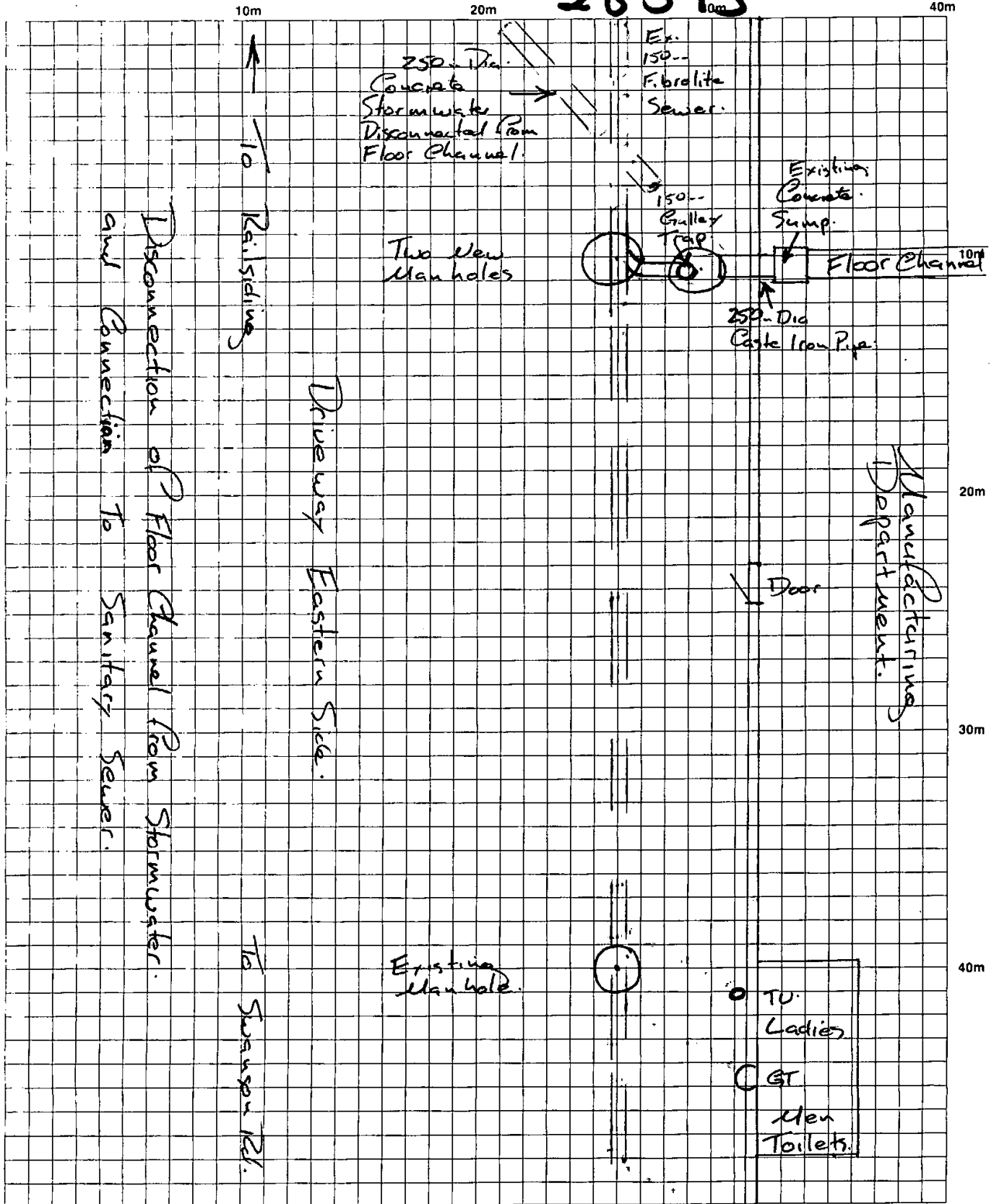
Address of Property: (No.) 154 (Street) Swanson Rd.

Lot 1 D.P. 53699

Drainlayer's Name: J. A. Brown.

Building Consent # 97-20.

ROAD BOUNDARY **28373**



For Office Use Only:—

Drainage Permit No. ....

Building Permit No. ....

Date inspected .....

Inspector .....

# WAITAKERE CITY COUNCIL

## 'AS BUILT' DRAINAGE PLAN

Drainage plans are necessary for all new work and extensions to drains, including septic tank effluent disposal systems. The plan is to be completed accurately to scale in ink, and must show clearly street boundary, property boundaries, outline of buildings as well as layout of ALL drains and inspection fittings.

Owner's Name: Carter Holt Harvey Tissue

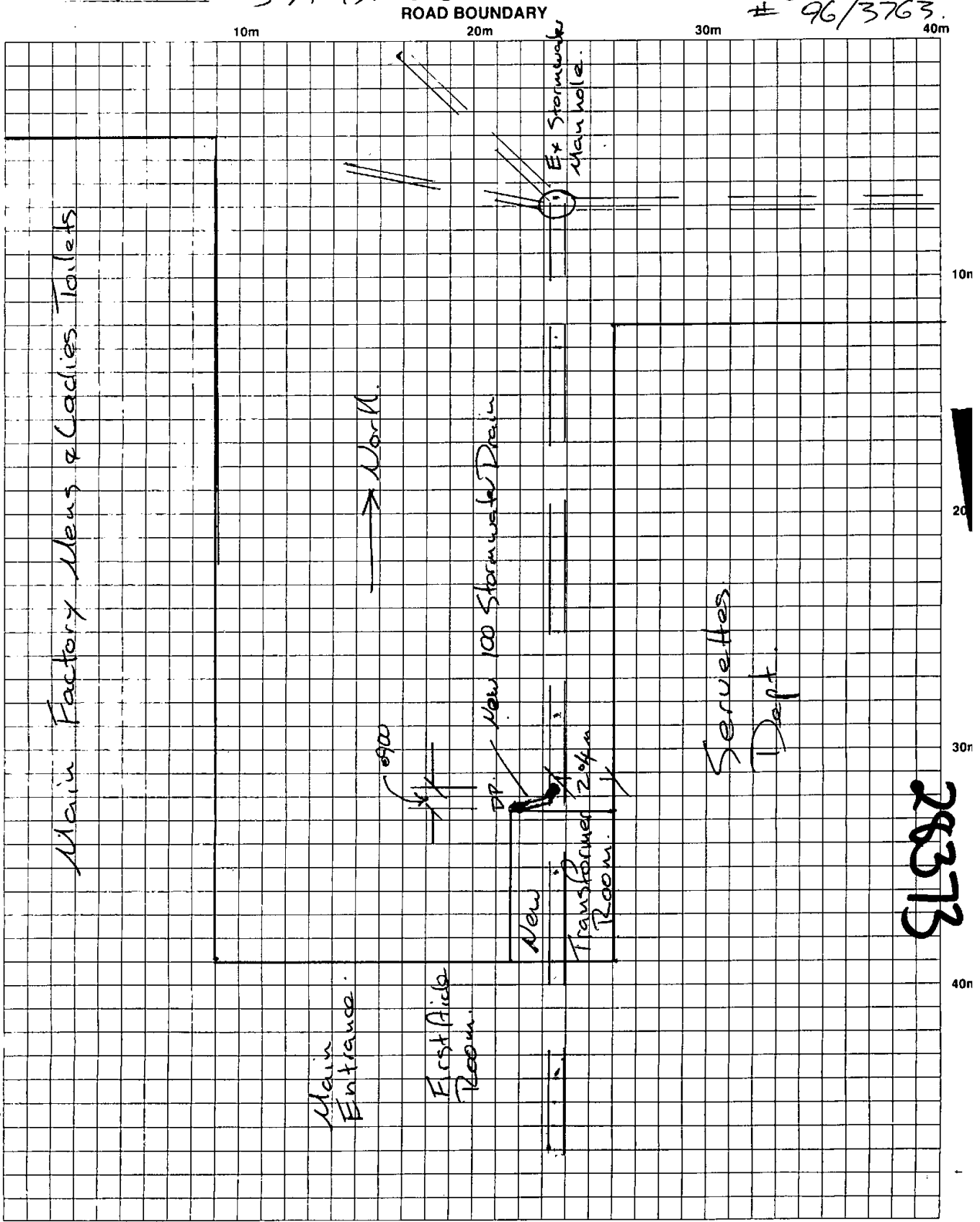
Address of Property: (No.) 154 (Street) Swanson Rd.

Lot 1 D.P. 53699.

Drainlayer's Name: J A Brown

The scale of the 'As Built' Plan is to be 1:200. Please indicate on the 'As Built' plan if any other scale is used. Please refer to additional notes overleaf.

Building Consent # 96/3763.



For Office Use Only:—

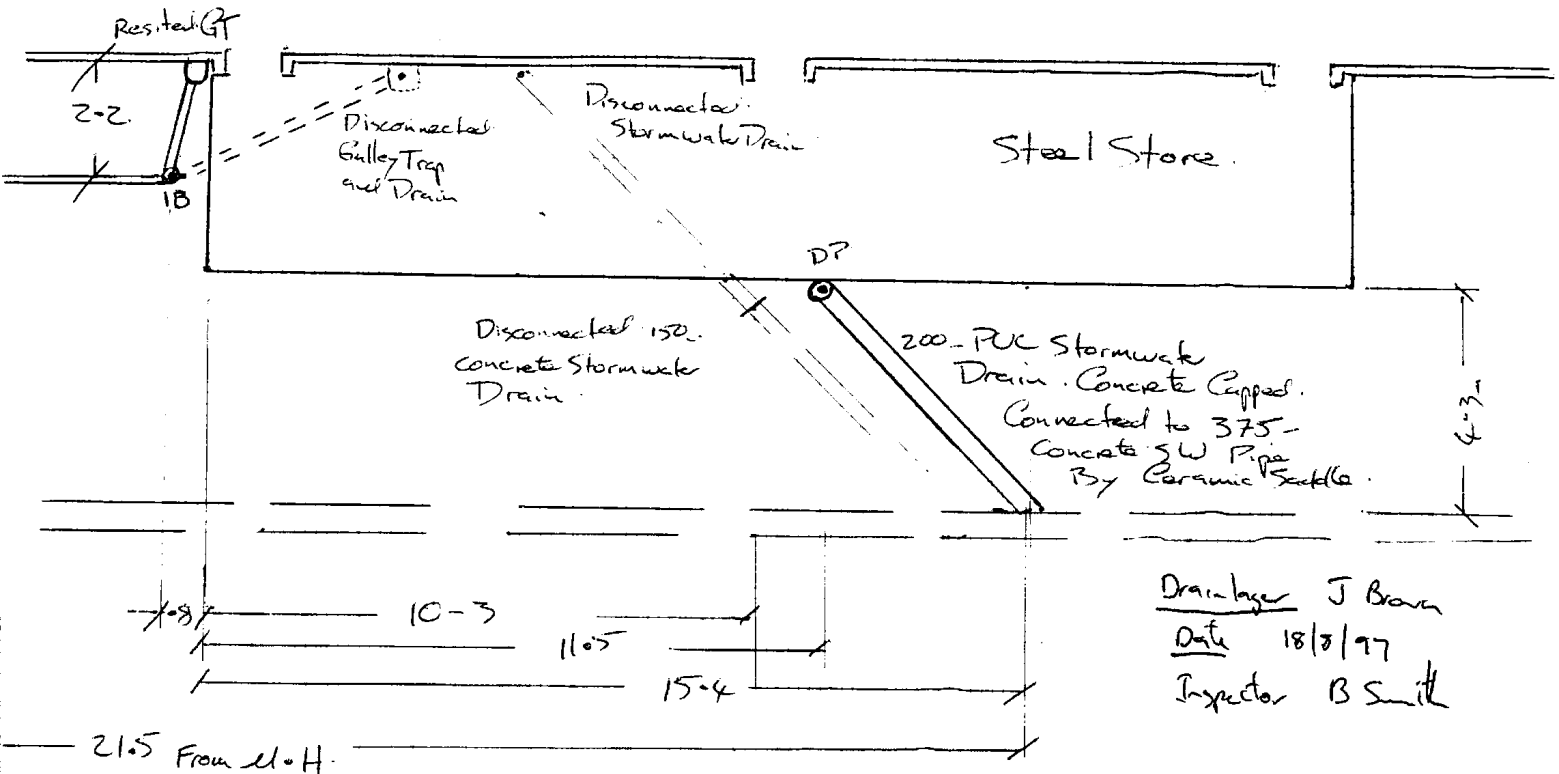
Drainage Permit No. \_\_\_\_\_

Building Permit No. \_\_\_\_\_

Date inspected \_\_\_\_\_

Inspector \_\_\_\_\_

Carter Holt Harvey Tissue 28371  
 152 Swanson Rd. Henderson



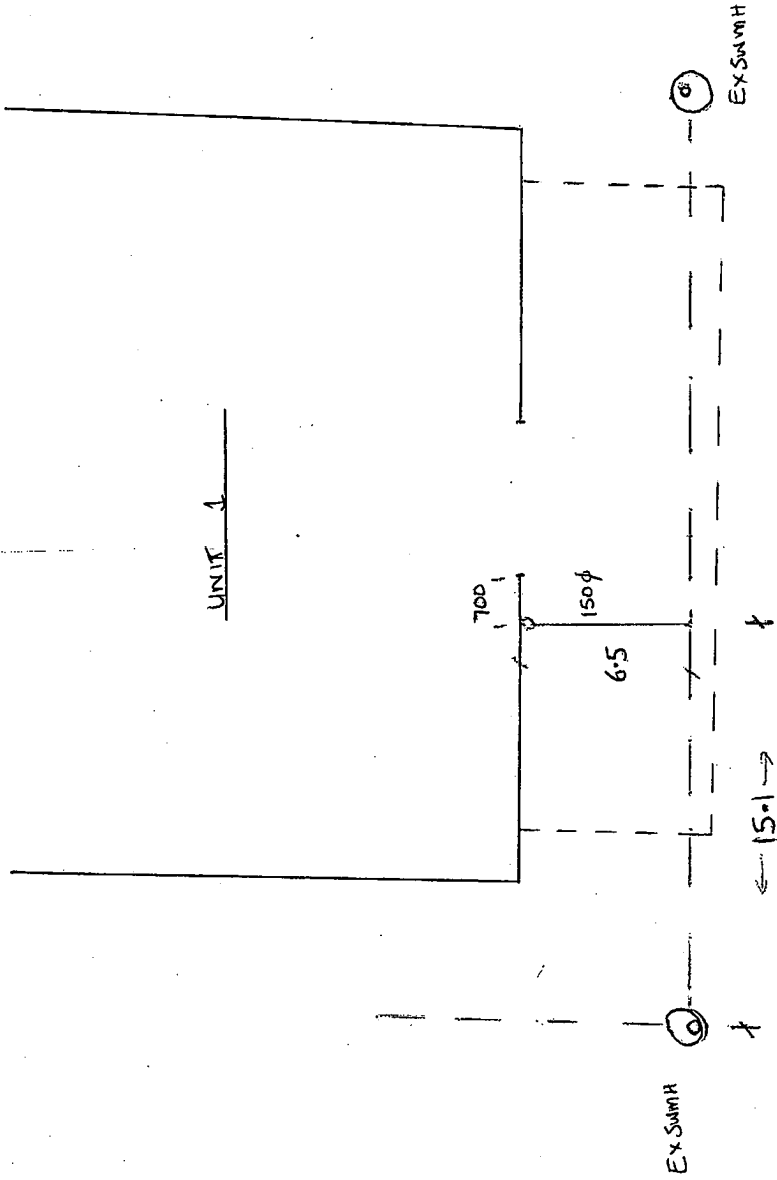
Eastern Drive Way.

BC 96/2837

GLENN MOSER

8 of 10

15/6/13.



UNIT 1

114-152 SWANSON RD

HENDERSON

R MALONEY 05679

CONSENT NO ABA-2012-1031

PK: 28371

## 10.0 RECOMMENDATION

### 10.1 Recommendation

It is recommended that pursuant to sections 104, 104B, 104D, and 108 of the RMA, consent is **granted** to the discretionary activity application by McDougall Reidy & Co Limited to authorise resource consent for a commercial printing premises at 114-152 Swanson Road, Henderson being LOT 1 DP 68101(Consent Application LUC 2011-36).

The reasons for this decision are as follows:

- (i) The works proposed onsite are of a scale and size appropriate given the existing non-residential activity onsite.
- (ii) The scale of the activity onsite would not detract from the visual amenity or neighbourhood character of the wider environment
- (iii) Vegetation alteration onsite is considered to be adequately mitigated through replacement planting and existing screening of the site from Swanson Road.
- (iv) The proposal satisfies the relevant objectives, policies, rules and other provisions of the Waitakere District Plan;
- (v) The proposal is not contrary to Part II of the Resource Management Act.

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

#### ACTIVITY IN ACCORDANCE WITH THE PLANS

(GEN 1) The non-residential activity shall be carried out in accordance with the plans and all information submitted with the application, being

- Application Form, Assessment of Environmental Effects report prepared by Planning Focus Limited entitled "Application for land use resource consent and air discharge consent, establishment of commercial printing operation and site development works" dated January 2011.
- Site Plan, Floor Plan and Elevation Drawings prepared by Woodhams/Meikle/Zhan entitled "Proposed Industrial Development Swanson Road – Henderson" sheets SK1-63 & SK3-07 dated 17<sup>th</sup> January 2011 & 17<sup>th</sup> December 2010.
- Operational Statement – Webstar Auckland dated 13<sup>th</sup> January 2011
- Air Discharge Report prepared by Sinclair Knight Merz entitled "Webstar New Zealand Limited Assessment of effects on the environment for discharges to air from Webstar Printing, Henderson" dated 17<sup>th</sup> January 2011.
- Engineering Report prepared by Dodd Civil Consultants entitled "Engineering Report 114 Swanson Road Henderson Auckland Haydn & Rollett" undated.

- Arboricultural Assessment Report prepared by Tree Fellas Limited entitled "Arboricultural Report 114 Swanson Road Swanson" dated 15<sup>th</sup> December 2010.
- Updated Arboricultural Assessment Report prepared by Tree Fellas Limited entitled "Arboricultural Report 114 Swanson Road Swanson" dated 14<sup>th</sup> February 2011.

and referenced by Council as LUC 2011-36.

## MONITORING CHARGES

- (MON 1) The consent holder shall pay the Council a consent compliance monitoring charge of \$495.00 (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).
- (MON 2) The \$495.00 (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.

## LANDSCAPE

- (LA 1) **Prior to any works commencing on site** the consent holder shall arrange for a pre-commencement meeting to be held between the consent holder, the site supervisor and Council's Environmental Monitoring Officer (ph 8390400) - please give a minimum of 48 hours notice to discuss and identify the following:
- Any earthworks stockpile locations.
  - Identify those protected trees to be removed and those to remain that require works within the dripline. (If for the south west area the site layout reveals existing protected trees for removal that do not need to be removed, then these trees shall remain).
  - Identify the location(s) for any required tree protection fencing.
  - The proposed methodology and anticipated time for undertaking the vegetation alteration works including a description of the equipment required. Jointly the site supervisor and Environmental Monitoring Officer shall confirm the approximate location of where temporary tree protection measures shall be implemented. A string line or equivalent shall be strung temporarily to illustrate the extent of fencing. Additionally the location of site access routes, material storage and/or stockpiling areas to be required on site shall be agreed and demarcated.
  - Identify the environmentally damaging plants/trees to be removed from the western boundary planting area. (Chinese tree privet, Ligustum lucidum, woolly nightshade, (Solanum mauritianum, and Acacia sp, wattle).
- (LA 2) In the first planting season (May until 7<sup>th</sup> September) following construction of the additions and alterations to the hard surfacing area the following landscape treatment including planting shall be carried out to the satisfaction of the Planning Manager Western Resource Consents and Compliance Monitoring:
- Weed management along the western boundary. Environmentally damaging species, (Chinese tree privet, Ligustum lucidum, woolly nightshade, (Solanum mauritianum, and Acacia sp, wattle) shall be removed.

- b. Planting: Tree planting shall be carried out as per the following plan, Appendix B: Proposed Mitigation Planting. Further to this, if removal of weeds on the western boundary planted area leaves a gap between trees remaining of 20m or more, then a replacement tree shall be planted at Pb40 minimum grade selected from the following list, so that the maximum space between trees is 10m: *Metrosideros excelsa*, (pohutukawa), *Alectryon excelsus*, (titoki), *Beilschmiedia taraira*, (taraira), *Vitex lucens*, (puriri). Any tree planted within a grass area shall be planted within a weed-free garden area to 400mm diameter with a woodchip mulch to 60mm depth. (This is to protect the tree from mowers).

- (LA 3) The trees shall be maintained for the duration of the consent with plants watered in the first two summers to facilitate establishment and with the area around each tree kept weed-free. If any of the trees dies, is removed, or otherwise fails to establish it shall be replaced the following year and maintained for the remaining period of the consent, all to the satisfaction of the Planning Manager Western Resource Consents and Compliance Monitoring.

### **TRANSPORT ASSETTS**

- (T1) The existing two vehicle crossings on Swanson Road are to be further inspected after the onsite works have been completed and any further damage to the vehicle crossings are to be repaired or replaced to Council's satisfaction, using standard detail SD 3.11 Heavy Commercial Vehicle Crossing in Council's Code of Practice for City Infrastructure and Land Development.
- (T2) On completion of the hard surfacing repairs and amendments, the car parking areas layout is to be pavement marked, with signs erected where necessary, to clearly define truck and car access, "Keep Clear" areas, staff/visitor and disability parking spaces etc. All to generally comply with The Manual of Traffic Signs and Markings, (MOTSAM) published by Transit NZ. Also refer to NZS 4121 (2001) Design for Access and Mobility – Buildings and Associated Facilities.

### **EARTHWORKS**

- (EW 1) Before commencement of any works and until completion of exposed site works, adequate sediment and erosion control measures in accordance with the approved sediment control plan and in accordance with Auckland Regional Council Technical Publication No. 90 "Erosion and Sediment Control Guideline for Earthworks" (latest edition) shall be constructed and maintained by the consent holder. The control measures must be maintained until the site has been adequately stabilised against erosion and sediment-laden run off.
- (EW 2) All "cleanwater" runoff from stabilised surfaces including catchment areas above the site shall be diverted away from earthwork areas via a stabilised system, so as to prevent surface erosion and sediment laden runoff.
- (EW 3) All sediment laden runoff from the site shall be treated by sediment and erosion control measures in accordance with the Auckland Regional Council Technical Publication No. 90 "Erosion and Sediment Control Guideline for Earthworks" (latest edition). These structures are to be constructed in accordance with best practice, be operational before earthworks commence, and be maintained until the site has been adequately secured against erosion (whether by vegetative means, paving or otherwise).
- (EW 4) A stabilised entranceway to the site shall be provided with large, washed aggregate over geotextile cloth prior to the commencement of works and maintained for the duration of works. Additional measures such as wheel

wash facilities shall be implemented (as) if deemed necessary by Council's Environmental Monitoring Advisor to prevent the deposition of earth or other debris on the surrounding street network by vehicles entering and exiting the site. Roads, footpaths, berms and kerbs including entry and exit points to the site shall be kept free from damage and clear of mud and debris at all times Any material deposited on the street shall be immediately removed by sweeping and any damage caused shall be immediately repaired at the expense of the consent holder. The consent holder shall notify Council's Monitoring Advisor when entranceway controls are in place (Please call Council's Call Centre 3010101 to arrange an inspection). Work shall not commence until approval has been gained in writing from the Manager Resource Consenting and Compliance (West).

(EW 5) Footpaths, berms and kerbs shall be protected from damage by crossing or parking vehicles to the satisfaction of the Manager Resource Consenting and Compliance (West). Any damage which is attributed to the earthworks operation shall be rectified at the cost of the consent holder and at the direction of Council.

(EW 6) All necessary action shall be taken to prevent a dust nuisance to neighbouring properties; including, but not limited to, the staging of areas of works, the retention of existing shelter belts and hedgerows, the installation and maintenance of wind fences and vegetated strips, watering of all haul roads and manoeuvring areas during dry periods, spraying of load dumping operations, and **suspension of all operations if necessitated by the prevailing conditions to the satisfaction of the Manager, Resource Consenting and Compliance (West).**

(EW 7) A full copy of the Resource Consent Conditions, Approved Plans, including site management and Erosion and Sediment Control Plans shall be kept on the site at all times. All personnel working on the site shall be made aware of and have access to the contents of this consent document and the associated Site Management and Erosion and Sediment Control Plans.

(EW 8) Heavy vehicle movements to and from the site during the period of earthworks operations shall be restricted to the following hours:

Monday to Saturday: 7.00am - 6.00pm

Sunday and Public Holidays: No deliveries.

(EW 9) All development works on the site involving earthworks and the use of associated heavy machinery shall be undertaken between the following hours only:-

Monday to Friday: 7.30 am to 7.00 pm

Saturday 8.00 am to 5.30 pm

Sunday and Public Holidays: No work

## **CONTAMINATION**

(CON 1) This proposal is being undertaken on land identified by Council as being potentially contaminated, therefore one of the following options must be nominated for treatment of all earthworks:

**either** (a) All topsoil and spoil shall remain on site

**or** (b) Any soil removed from the site shall be transferred to a facility licensed to accept contaminated fill;

or (c) Soil removed from the site shall be tested for contaminants and may only be disposed of to an approved cleanfill site if shown to be not contaminated

(CON 2) The applicant shall provide evidence in writing (such as a record of the location of fill on site, test results, receipt of fill from licensed facility) of which option they have chosen, to the satisfaction of the Manager, Resource Consents

(CON 3) All exposed finished soil surfaces shall be covered with a minimum 150mm layer of mulch, topsoil, impermeable surface or equivalent to prevent migration of contaminants from the site.

#### VEGETATION ALTERATION

(VEGE 1) Subject to the conditions outlined below, the vegetation alteration shall proceed in accordance with the information submitted with the application referenced by Council as LUC 2011-0036. Vegetation alteration shall be limited to the removal of 3x Pin Oak *Quercus palustris* trees, 5x Arizona Cypress *Cupressus arizonica*, 2x Italian Cypress *Cupressus sempervirens*, 2x Box Elder *Acer negundo*, 2x Liquidambar *Liquidambar styraciflua* and 1x Tarata/Lemonwood *Pittosporum eugenioides* trees. And to work within the dripline of 1x Honey Locust *Gleditsia triacanthos* and 5x Brush Box *Lophostemon confertus* trees, as identified within the application and Arboricultural Reports by Reports by Seth Thompson for Tree Fellas Ltd, dated 15 December 2010 and 14 February 2011.

(VEGE 2) All works pertaining to this Resource Consent shall be executed in accordance with the submitted Arboricultural Report by Reports by Seth Thompson for Tree Fellas Ltd, dated 15 December 2010 and 14 February 2011, **except where superseded by Council conditions.**

(VEGE 3) The removal of the 15x protected trees shall be undertaken by appropriately trained and skilled persons in accordance with modern arboricultural practices to avoid damage to or death of other protected vegetation growing beneath or alongside.

(VEGE 4) The Consent Holder shall employ a suitably qualified independent Arborist with proven experience (Works Arborist) to monitor, direct and supervise any excavation/works within the dripline of all protected vegetation within and alongside the site for the duration of works.

(VEGE 5) No storage of materials, cement/concrete washings and leaching of chemicals, tracking of any machinery, stockpiling of spoil, trenching or alteration of soil grade, or other contamination shall occur within any protected vegetation dripline areas, and within those areas demarcated by temporary protective fences.

(VEGE 6) Where excavation work is required beneath the dripline of any retained protected vegetation the works shall be undertaken in the best interest of the physiological and structural welfare of the protected vegetation. All roots measuring 35mm or greater in diameter are to be retained, carefully worked around and protected. All roots less than 35mm diameter exposed in the course of excavation works, shall be pruned back cleanly using a sharp saw or a pair of secateurs past any point of fracture or damage. All retained and or cut roots shall be protected from drying out by a covering of hessian or similar material that is to be kept damp until the excavated area can be backfilled.

(VEGE 7) In any instance where the above condition cannot be met, approval for the removal of tree roots measuring 35mm or greater in diameter located within the dripline of any protected vegetation shall be obtained from the Works Arborist, prior to works commencing or continuing. The Works Arborist may carry out the removal of

such roots only when he/she are satisfied that the health and safety of the subject vegetation will not be compromised.

- (VEGE 8) If during excavations and/or activities within or adjacent to the dripline of protected vegetation which in the opinion of the Works Arborist may generate more than minor adverse effects to the health and well being of the trees, all work shall cease and Council's Environmental Monitoring Advisor shall be contacted immediately in order to ensure that appropriate procedures are followed thereafter.
- (VEGE 9) Any pruning of retained protected vegetation shall be undertaken by the Works Arborist in accordance with the principles of natural target pruning/modern accepted Arboricultural practice and only undertaken in the best interest of the physiological and structural welfare of the protected vegetation.
- (VEGE 10) The Works Arborist shall submit a final completion report to the Council's Environmental Monitoring Advisor within one month of completion of the works. The arboricultural report will include a statement on effects of the development on the trees; that works were carried out in accordance with the provided methodology, including photographic evidence, and recommendations for any further remedial work to remedy any detrimental effects.

#### Advice notes

1. 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.
2. 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.
3. 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.

N.B – all charges owing at the time council's decision is notified must be paid before a consent can commence.

4. The consent holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and the Historic Places Trust Act 1993. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. Please note that the approval of this resource consent, including consent conditions specified above, may affect a previously issued building consent for the same project, in which case a new building consent may be required.
5. 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 Environmental Monitoring Advisor (Western Office) ph 3010101 and include the following details:

- name and telephone number of the project manager and the site owner;
- site address to which the consent relates;
- activity to which the consent relates; and
- expected duration of works.

6. The granting of this resource consent does not in any way allow the consent holder to enter and undertake works within neighbouring properties, without first obtaining the agreement of all owners and occupiers of said land to undertake the proposed works. Any negotiation or agreement is the full responsibility of the consent holder, and is a private agreement that does not involve Council. Should any disputes arise between the private parties, these are civil matters which can be taken to independent mediation or disputes tribunal for resolution. It is recommended that the private agreement be legally documented to avoid disputes arising. To obtain sign-off for the resource consent, the services described by the conditions above are required to be in place to the satisfaction of Council.
7. 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.
8. A Development Contribution is payable for this land use consent. This Development Contribution must be paid prior to either the granting of a building consent. The Development Contribution will be assessed at the time of payment. The estimate of the amount payable at the date of this consent is \$29,858.16 incl GST.

**11.0 DECISION UNDER DELEGATED AUTHORITY**

**11.1 Adequacy of Information**

It is considered that the information submitted with the application is sufficiently comprehensive to enable the consideration of the above matters on an informed basis:

- a) The level of information provides a reasonable understanding of the nature and scope of the proposed activity as it relates to the Waitakere District Plan
- b) The extent and scale of any adverse effects on the environment are able to be assessed.
- c) Persons who may be adversely affected are able to be identified.

Report Prepared by: Sarah Baker  
Title: Resource Consents Planner  
Signed: *S. Baker*  
Date: 3/3/11

**11.2 Decision**

Acting under delegated authority and as recommended in section 10.1 Consent Number LUC 2011-36 shall be granted subject to the conditions of consent specified.

Team Leader: *Steven McKenzie*  
Title: Team Leader - Resource Consents  
Signed: *S. McKenzie*  
Date: 03/03/2011

## 10.0 RECOMMENDATION

### 10.1 Recommendation

It is recommended that pursuant to sections 104, 104B and 108 of the RMA, consent is **granted** to the Discretionary Activity application by Westend Property Limited to authorise a warehouse and associated parking at 114-152 Swanson Road, Henderson being LOT 1 DP 68101 (LUC 2011-719).

The reasons for this decision are as follows:

- (i) Any actual and potential effects on the environment by the proposal are considered to be no more than minor and will be adequately avoided, remedied or mitigated by appropriate conditions of consent.
- (ii) The proposal would be not contrary to the relevant Objectives and Policies of the Plan, and regard has been had to the relevant assessment criteria
- (iii) The proposal would be not contrary to Part II of the Resource Management Act 1991.

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

#### **ALL CHARGES PAID**

**(ACP 1) 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.**

#### **ACTIVITY IN ACCORDANCE WITH THE PLANS**

- (GEN 1) The activity shall be carried out in accordance with the plans and all information submitted with the application, being
- Application Form, Assessment of Environmental Effects prepared by Planning Focus Limited dated 4<sup>th</sup> July 2011.
  - Soil investigation report prepared by Geosciences Limited dated 21<sup>st</sup> July 2011.
  - Site Plan, Elevation Drawings and Floor Plan prepared by Woodhams/Meikle/Zhan entitled "Proposed industrial development Swanson Road – Henderson" sheets SK3-06 (dated 23<sup>rd</sup> June 2011), SK3-04 (dated 22<sup>nd</sup> June 2011) & SK1-07 (dated 29<sup>th</sup> June 2011).
  - Operational Statement prepared by Caprice NZ Limited dated 8<sup>th</sup> June 2011.
  - Arborist Report prepared by Tree Fellas Limited dated 4<sup>th</sup> July 2011.
  - Engineering Report prepared by Dodd Civil Consultants Limited REF: 299/11, undated.
  - Contamination Methodology prepared by Geosciences Limited dated 30<sup>th</sup> June 2011.
  - Response to Further information request letter from Planning Focus dated 9<sup>th</sup> August 2011.
  - Email from Andrew Deller to Sarah Baker dated 27<sup>th</sup> July 2011 clarifying proposed earthworks onsite.
  - Email from Andrew Deller to Sarah Baker dated 10<sup>th</sup> August 2011 providing the required management plan for the proposed earthworks onsite.

and referenced by Council as LUC 2011-719.

(GEN 2) The maximum number of staff onsite at any time shall be 18.

### **MONITORING CHARGES**

(MON 1) The consent holder shall pay the Council a consent compliance monitoring charge of \$637.00 (inclusive of GST) as part of the resource consent fee. The consent holder will be advised of 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). Such further charges are to be paid within one month of the date of invoice.

### **INFRASTRUCTURE**

(DE 1) Prior to undertaking any building or earthworks in the vicinity of the existing public wastewater drain obtain ownership of the drain by agreement with Watercare Services Limited. Note: 1. Contact Watercare Services Limited (Luz Tandigan) to complete the transfer process, 2. Any requirements of the Building Consent Authority with respect to construction over the drain also need to be adhered to.

(DE 2) Limit impermeable surfaces across the site to 85% in accordance with the capacity of the downstream stormwater management pond.

(DE 3) Prior to commencement of earthworks and construction of the vehicle crossing, accessway and carpark area adjacent to Swanson Road locate (position and depth) and stake out the existing watermain. Undertake all necessary measures to ensure the watermain is not affected by the works including preventing any heavy compaction equipment from being used within 2m of the watermain.

(DE 4) Confirm whether there is an existing 300mmØ water connection located within the existing field, (separate from the connection located immediate north of the existing accessway). If such a connection exists, liaise with Watercare to abandon or relocate the connection.

Advice Note: The stormwater team have advised that the isolated manhole shown on GIS in the vicinity of the southern side of the proposed building is a private manhole.

### **SIGNS**

(SIGN 1) Two freestanding signs may be constructed onsite 4.0 metres high and 1.8 metres wide. The signs shall advertise the tenancies located within the site only.

### **DRIVEWAY**

(RT1) The existing three vehicle crossings on Swanson Road are to be further inspected after the onsite works have been completed and any further damage to the vehicle crossings are to be repaired or replaced to Council's satisfaction, using standard detail SD 3.11 Heavy Commercial Vehicle Crossing in Council's Code of Practice for City Infrastructure and Land Development.

(RT2) Form and constructs a new, fourth vehicle crossing on Swanson Road, using standard detail SD 3.11 Heavy Commercial Vehicle Crossing in Council's Code of Practice for City Infrastructure and Land Development. Note: The maximum width of the vehicle crossing at the

road boundary is 6.7m and 7.6m at the kerb line, unless extra width approval is demonstrated by design using the truck turning path.

- (RT3) Inspection of the vehicle crossing and car parking area boxing prior to concrete pouring (or car park subgrade prior to pavement construction) is required. Contact Council's Call Centre Phone 301 0101, at least 48-hours prior to the inspection being required.
- (RT4) On completion of the hard surfacing repairs and amendments, the car parking areas layout is to be pavement marked, with signs erected where necessary, to clearly define truck and car access, "Keep Clear" areas, staff/visitor and disability parking spaces etc. All generally complying with The Manual of Traffic Signs and Markings, (MOTSAM) published by Transit NZ. Also refer to NZS 4121 (2001) Design for Access and Mobility – Buildings and Associated Facilities.

## EARTHWORKS

- (EW 1) Before commencement of any works and until completion of exposed site works, adequate sediment and erosion control measures in accordance with the approved sediment control plan attached as appendix (*planner to insert*) and in accordance with Auckland Regional Council Technical Publication No. 90 "Erosion and Sediment Control Guideline for Earthworks" (latest edition) shall be constructed and maintained by the consent holder. **The consent holder shall notify Council's Manager - Western Resource Consenting and Compliance (ph 3010101) when controls are in place. Work shall not commence until approval has been gained in writing from the Manager - Western Resource Consenting and Compliance.** The control measures must be maintained until the site has been adequately stabilised against erosion and sediment-laden run off.
- (EW 2) All earthworks and fill from earthworks shall be kept out of the remaining native bush and outside the driplines of trees that are retained. A protective fence around the bush and/or the driplines of the trees shall be erected prior to the commencement of any work on the site and shall remain in place until the completion of all works on site.
- (EW 3) All earthworks, stockpiles of earth and the storage of other construction materials/ works shall be excluded from the drip-line of all vegetation to be retained on site and from the riparian margins of streams / the coast. A protective fence shall be erected around the affected area prior to the commencement of any work on the site and shall remain in place until the completion of all works on site.
- (EW 4) All dirt tracked onto the surrounding roads as a result of the development covered by this consent shall be cleaned by spade/sweeping on a daily basis at the expense of the applicant. In case of repeated non-compliance with this condition, Council may engage the road cleaning contractor nominated by the applicant to carry out the road cleaning. Council's Environmental Monitoring Advisor may engage the road sweeping contractor to carry out road cleaning if it is the Environmental Monitoring Advisor's opinion that the dirt on roads and/or footpath is creating an adverse effect on the environment. The road cleaning contractor shall be engaged at the cost of the applicant. **At no stage shall roads be washed down with water.**
- (EW 5) All necessary action shall be taken to prevent a dust nuisance to neighbouring properties; including, but not limited to, the staging of areas of works, the retention of existing shelter belts and hedgerows, the installation and maintenance of wind fences and vegetated strips, watering of all haul roads and manoeuvring areas during dry periods, spraying of load

dumping operations, and suspension of all operations if necessitated by the prevailing conditions to the satisfaction of the Manager - Western Resource Consenting and Compliance.

- (EW 6) Heavy vehicle movements to and from the site during the period of earthworks operations shall be restricted to the following hours:
- |                             |                 |
|-----------------------------|-----------------|
| Monday to Saturday:         | 7.00am - 6.00pm |
| Sunday and Public Holidays: | No deliveries.  |
- (EW 7) All development works on the site involving earthworks and the use of associated heavy machinery shall be undertaken between the following hours only:-
- |                             |                    |
|-----------------------------|--------------------|
| Monday to Friday:           | 7.30 am to 7.00 pm |
| Saturday                    | 8.00 am to 5.30 pm |
| Sunday and Public Holidays: | No work            |
- (EW 8) All excess or unsuitable excavated material shall be removed from the site before or immediately following the completion of earthworks and disposed of to the satisfaction of the Manager - Western Resource Consenting and Compliance. Written evidence demonstrating that the excavated fill has been deposited in an approved location, should be submitted to the Manager - Western Resource Consenting and Compliance in the form of producer statement, certification or similar.
- (EW 9) No earthworks shall be commenced on the site until a building consent is issued for the development.

#### CONTAMINATION

(CON 1) This proposal is being undertaken on land identified by Council as being potentially contaminated, therefore one of the following options must be nominated for treatment of all earthworks:

either (a) All topsoil and spoil shall remain on site

or (b) Any soil removed from the site shall be transferred to a facility licensed to accept contaminated fill;

#### VEGETATION ALTERATION

- (ARB 1) All works associated with the construction of the new footpath are to be in accordance with the Arborist Report by *Seth Thompson for Tree Fellas LTD* and dated **4<sup>th</sup> July 2011** except where superseded by the following conditions:
- (ARB 2) All works beneath the dripline of protected vegetation shall be undertaken in accordance with best arboricultural practices.
- (ARB 3) Prior to any works commencing on site the consent holder shall arrange for a pre-commencement meeting to be held between the consent holder, the appointed works Arborist, the site supervisor and Council's Environmental Monitoring Advisor (ph 3010101 - please give a minimum of 48hours notice).
- (ARB 4) At the pre commencement meeting the site supervisor will confirm the proposed methodology and anticipated time for undertaking the works, including a description of the equipment required.
- (ARB 5) Jointly the site supervisor, the appointed works Arborist and Environmental Monitoring Advisor shall confirm the approximate location of where temporary tree protection

measures shall be implemented, or whether required. A string line or equivalent shall be strung temporarily to illustrate the extent of fencing, if deemed required.

- (ARB 6) Additionally the location of site access routes, material storage and/or stockpiling areas to be required on site shall be agreed and demarcated.
- (ARB 7) The consent holder shall minute this meeting and a copy of these shall be forwarded to Council's Environmental Monitoring Advisor within 5 working days of the meeting.
- (ARB 8) Prior to the undertaking of any construction works all surrounding protected vegetation being retained, shall have temporary protective fences erected, if required, on the periphery of the dripline (or within 750mm where this is not possible). The temporary protection fences must be strong and appropriate to the degree of construction works taking place on the site. The temporary tree protection fences can be constructed using orange plastic mesh, but this must be supported by waratahs (or equivalent) placed firmly into the ground at 4 meter centres. The waratahs will have two stands of wire attached to them (top and bottom) and the orange plastic mesh must be fastened to the wires every 1 meter (top and bottom).
- (ARB 9) The EMA shall approve the location of the temporary tree protection fences prior the start of any further site works. The temporary fences shall remain in place for the duration of the works. The location of the temporary tree protection fences shall not be altered without the approval of the EMA.
- (ARB 10) At no time shall any works, trenching or alteration of soil grade, the tracking of any machinery, storage of materials, stockpiling of spoil, excessive foot traffic, or other contamination occur beneath or adjacent to the dripline of protected vegetation unless it is approved by the EMA and is on an existing hard surface or a temporarily constructed hard surface consisting of 200mm of well composted mulch over laid with strong matting and 200mm x 50mm planking that is securely held together over the matting.
- (ARB 11) Washings from concrete trucks and/or associated machinery, such as concrete pumps, shall not contaminate any area within or alongside protection vegetation or areas deemed for planting (or which is likely to result in overland flows contaminating protected vegetation).
- (ARB 12) Where concrete is to be poured in excavations in/near to the dripline of any protected vegetation the area shall be covered with heavy grade polythene sheeting (or equivalent waterproof membrane) in order to prevent any contaminants contacting the roots or soil within the root zone.
- (ARB 13) Pruning of roots shall be undertaken in accordance with documented arboricultural standards. Immediately following the root pruning it shall be the responsibility of the resource consent holder to ensure that the disturbed area is covered with damp hessian sacking until the excavated area can be backfilled.
- (ARB 14) All roots measuring less than 35mm in diameter, whose removal is required only in order to affect reasonable access to an excavated area shall be clean cut back to the edge of excavations with a sharp implement such as a handsaw or a pair of secateurs.
- (ARB 15) All tree roots measuring 35mm or greater in diameter are to be retained, carefully worked around and protected. In any instance where this is not feasible the approval of the EMO, or appointed works Arborist, shall be sought who shall only approve the removal of selected tree roots where he/she is satisfied that the health and safety of the vegetation will not be compromised.

(ARB 16) Within the planting season (typically Apr–Sept) immediately following the removal of the subject vegetation the applicant shall plant within the subject site at least **twenty three native** replacement trees of PB Grade\* 60 or equivalent. It shall be the responsibility of the resource consent holder to provide evidence of the replacement planting to Council's Environmental Monitoring Officer in the form of an invoice or similar and sketch showing the location of the replacement trees and includes the details of the resource consent that requires the trees to be planted.

*[\*This is a horticultural term referring to the pint bag size the tree has been grown in. A tree nursery or garden centre will be able to advise you with respect to fulfilling the outlined requirements].*

(ARB 17) The replacement trees shall be of good quality nursery stock and maintained to the satisfaction of Council for a period of 2 years from the date of planting. If any of the replacement trees die within this period, they shall be replaced and maintained as per the stated conditions.

(ARB 18) The replacement trees shall not be removed without the approval of the Manager Resource Consents, Waitakere City or unless removal is necessary to avoid injury to persons or damage to property. In the latter case replacement planting, subsequent maintenance and preservation, in accordance with the conditions of this consent, shall be undertaken.

(ARB 19) All areas to be replanted shall be evenly covered in well decomposed organic mulch to a depth of at least 75mm which is to be maintained for two years.

(ARB 20) Except as provided for by this consent, no works on or within the dripline of vegetation, or the removal of vegetation which is protected by Council's tree protection rules, contained in the Waitakere District Plan, shall proceed without further resource consent/s.

(ARB 21) A copy of these conditions, the Attached Arborist Report and planting schedule shall be kept on site throughout the duration of the works on site.

#### **Advice notes**

1. The changes to the Webstar building (LUC 2011-36) outlined in "Other Matters" in the Assessment of Environmental Effects for this consent have not been assessed and require a separate S127 application to LUC 2011-36.
2. 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.
3. 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.
4. 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.

N.B – all charges owing at the time council's decision is notified must be paid before a consent can commence.

5. The consent holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and the Historic Places Trust Act 1993. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. Please note that the approval of this resource consent, including consent conditions specified above, may affect a previously issued building consent for the same project, in which case a new building consent may be required.
6. 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 Environmental Monitoring Advisor (Western Office) ph 3010101 and include the following details:
- name and telephone number of the project manager and the site owner;
  - site address to which the consent relates;
  - activity to which the consent relates; and
  - expected duration of works.
7. The granting of this resource consent does not in any way allow the consent holder to enter and undertake works within neighbouring properties, without first obtaining the agreement of all owners and occupiers of said land to undertake the proposed works. Any negotiation or agreement is the full responsibility of the consent holder, and is a private agreement that does not involve Council. Should any disputes arise between the private parties, these are civil matters which can be taken to independent mediation or disputes tribunal for resolution. It is recommended that the private agreement be legally documented to avoid disputes arising. To obtain sign-off for the resource consent, the services described by the conditions above are required to be in place to the satisfaction of Council.
8. 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.
8. 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 amount will be assessed at the time of payment. The estimate of the amount payable at the date of this consent is;
- Stage 1 - \$9,877.68 (incl. GST)  
Stage 2 - \$175,709.74 (incl. GST)

**This estimate excludes water supply or wastewater infrastructure. From the 1st July 2011, Watercare Services Ltd (Watercare) will collect an Infrastructure Growth Charge (IGC) to partly fund the cost of infrastructure relating to increased demand for water and wastewater services.**

## 10.0 DECISION UNDER DELEGATED AUTHORITY

### 10.1 Adequacy of Information

It is considered that the information submitted with the application is sufficiently comprehensive to enable the consideration of the above matters on an informed basis:

- a) The level of information provides a reasonable understanding of the nature and scope of the proposed activity as it relates to the Auckland Council District Plan (Waitakere Section)
- b) The extent and scale of any adverse effects on the environment are able to be assessed.

Report Prepared by: Sarah Baker  
Title: Resource Consents Planner

Signed: S Baker

Date: 26/5/11

### 10.2 Decision

Acting under delegated authority and as recommended in section 9.1 Consent Number LUC 2011-719 shall be granted subject to the conditions of consent specified.

Team Leader: Steven McKenzie  
Title: Team Leader - Resource Consents

Signed: S McKenzie

Date: 26/06/2011

## 10.0 RECOMMENDATION

It is recommended that pursuant to sections 104, 104B, 108 & 220 of the RMA, consent is **granted** to the Discretionary Activity application by Westend Industrial Park Nominees Ltd to authorise subdivision and development at 114-152 Swanson Road, Henderson being Lot 1 DP68101 CT NA23C/529 (Consent Application LUC 2012-1408 / SUB 2012-1398)

The reasons for this decision are as follows:

- (i) Any actual and potential effects on the environment by the proposal will be adequately avoided, remedied or mitigated by appropriate conditions of consent.
- (ii) The design and layout of the proposed subdivision is compatible with existing activities on the site and are of a sufficient size to accommodate the existing buildings on the site.
- (iii) Each proposed allotment will have adequate infrastructure of a capacity large enough to cater for the existing activities on the site.
- (iv) Each proposed allotment has safe and efficient motor vehicle access to a road and will not be a detriment to the existing road network.
- (v) The proposal would be consistent with the relevant Objectives and Policies of the Plan, and regard has been had to the relevant assessment criteria.
- (vi) In terms of section 104(1)(b)(ii) the proposal is consistent with the provisions of the NES: Assessing and Managing Contaminants in Soil to Protect Human Health (specifically provisions contained in Section 10(3)(a) to (h) of the NES).
- (vii) The proposal would be consistent with Part II of the Resource Management Act 1991.

Pursuant to section 108 and 220 of the RMA, this consent is granted subject to the following conditions:

### LAND USE CONSENT LUC2012-1408

#### ALL CHARGES PAID

- (ACP 1) This consent (or any part thereof) shall not commence until such time as the following charges, which are owed at the time the council's decision is notified, have been paid in full:
  - (a) All fixed charges relating to the receiving, processing and granting of this resource consent under section 36(1) of the Resource Management Act 1991 (RMA); and
  - (b) All additional charges imposed under section 36(3) of the RMA to enable the council to recover its actual and reasonable costs in respect of this application, which are beyond challenge.
- (ACP 2) The consent holder shall pay any subsequent further charges imposed under section 36 of the RMA relating to the receiving, processing and granting of this resource consent within

20 days of receipt of notification of a requirement to pay the same, provided that, in the case of any additional charges under section 36(3) of the RMA that are subject to challenge, the consent holder shall pay such amount as is determined by that process to be due and owing, within 20 days of receipt of the relevant decision.

## ACTIVITY IN ACCORDANCE WITH THE PLANS

(GEN 1) The activity shall be carried out in accordance with the plans and all information submitted with the application, being:

- Assessment of Environmental Effects prepared by Harrison Grierson Consultants Ltd, titled "*Proposed Two Lot Subdivision at 114-152 Swanson Road, Henderson,*" dated December 2012, ref: 1030-1318646-02;
- Drawing titled "*Subdivisional Concept Plan,*" prepared by Harrison Grierson Consultants Ltd, Rev. C, dated 6 November 2012, drawing: 131846-RC01;
- Drawing titled "*Subdivision Engineering Design Plan,*" prepared by Harrison Grierson Consultants Ltd, Rev. A, dated 10 December 2012;

and referenced by Council as **LUC2012-1408**.

## TERM OF CONSENT

(TER 1) This consent lapses five years after the date it is granted unless:

- (a) The consent is given effect to; or
- (b) The council extends the period after which the consent lapses.

## MONITORING CHARGES

(MON 1) The consent holder shall pay the Council a consent compliance monitoring charge of \$384.00 (inclusive of GST) as part of the resource consent fee. The consent holder will be advised of 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). Such further charges are to be paid within one month of the date of invoice.

## EARTHWORKS

- (EW 1) Where excess soil or waste materials resulting from earthworks activity is to be removed from the subject site, it shall be deposited at an approved disposal site. Written evidence confirming this action shall be provided to the Team Leader, Compliance Monitoring (West) within 10 (ten) working days of the completion of earthworks activity. Written evidence shall be in the form of a receipt, producer statement or similar.
- (EW 2) all earthworks shall be managed to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged from the subject site to either land, stormwater drainage systems, watercourses, or receiving waters. In the event that such a discharge occurs, works shall cease immediately and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader, Compliance Monitoring (West).
- (EW 3) The earthworks shall be permanently stabilised against erosion immediately following the completion of earthworks. The on-going monitoring of these measures is the responsibility of the consent holder.

It is recommended that any potential measures are discussed with the Council's Environmental Monitoring Advisor who will guide you on the most appropriate approach to take. Please contact the Team Leader, Compliance Monitoring (West) for more details. Alternatively, please refer to Auckland Regional Council Technical Publication No.90, Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region.

## **INFRASTRUCTURE**

### **The consent holder shall:**

- (DE 1) Provide separate private wastewater drainage systems to each Unit, with connection to the public system as specified below:
- (i) Unit 1 is to be served by the existing wastewater connection in 112 Swanson Road. Private drainage is to be extended from where the connection enters Unit 2, through to Unit 1.
  - (ii) Locate and relay any existing private drainage serving the existing building on Unit 1 to a connection. Either grout fill, or remove, the abandoned private drainage under Council's supervision.
  - (iii) Provide a copy of the private drainage As-Built plan for the property, prepared by a Registered Drainlayer, showing the separate private drains from Unit 1 to the point of connection to the public drains. Please note that construction of private drainage requires a building consent
- (DE 2) Provide separate private stormwater drainage systems to each Unit, with connection to the public system as specified below:
- (i) Provide a new stormwater connection for Unit 1.
  - (ii) Locate and relay the existing private drainage serving the existing building to the new connection. Either grout fill, or remove, the abandoned private drainage under Council's supervision.
  - (iii) Provide a private drainage As-Built plan for the property, prepared by a Registered Drainlayer, showing the separate private drains from each unit to the point of connection to the public drains / chamber. Please note that construction of private drainage requires a Building Consent.
  - (iv) Apply for new connections at the Council, by completing the application form. Pay all costs associated with providing the new connections. Please note that connections to the public stormwater system can be carried out by the Consent Holder's contractor under supervision by Council's QA Inspector.
- (DE 3) Provide a private water supply reticulation system to serve each Unit in compliance with Council's Code of Practice for City Infrastructure and Land Development (Refer section 6). Specific requirements:
- (i) All Unit Areas are to be individually metered at the road reserve boundary. Note that meters will be installed when a Building Consent is applied for.
  - (ii) If the building on Unit Area 1 is supplied with water from the meter serving Unit Area 2, this will need to be disconnected, and if necessary, supply re-established from the new water meter.

## SUBDIVISION CONSENT – SUB 2012-1398

### **ALL CHARGES PAID**

- (ACP 1) This consent (or any part thereof) shall not commence until such time as the following charges, which are owed at the time the council's decision is notified, have been paid in full:
- (a) All fixed charges relating to the receiving, processing and granting of this resource consent under section 36(1) of the Resource Management Act 1991 (RMA); and
  - (b) All additional charges imposed under section 36(3) of the RMA to enable the council to recover its actual and reasonable costs in respect of this application, which are beyond challenge.
- (ACP 2) The consent holder shall pay any subsequent further charges imposed under section 36 of the RMA relating to the receiving, processing and granting of this resource consent within 20 days of receipt of notification of a requirement to pay the same, provided that, in the case of any additional charges under section 36(3) of the RMA that are subject to challenge, the consent holder shall pay such amount as is determined by that process to be due and owing, within 20 days of receipt of the relevant decision.

### **1. SECTION 223 REQUIREMENTS**

Provide a survey plan of the subdivision to Council to be approved pursuant to Section 223 of the Act. Enclose the survey plan signing and ensure that the following conditions have been complied with to the satisfaction of Council.

- (a) The Survey Plan shall be in accordance with the plan titled "*Subdivisional Concept Plan*," prepared by Harrison Grierson Consultants Ltd, Rev. C, dated 6 November 2012, drawing: 131846-RC01 and all referenced by Council as SUB2012-1398 and the information submitted with the application (including further information).
- (b) Provide wastewater drainage easements (for private services that pass through Lot 2 to protect the existing or proposed private drains for Lot 1) in a Memorandum of Easements endorsed on the Survey Plan. Include in the Section 223 approval on the plan "*subject to the granting or reserving of the easement(s) set out in the Memorandum hereon.*" **Refer to Condition (DE 1)(iv) below.**
- (c) Provide easements for the Right of Way labelled 'A' in favour of Lot 1 in a Memorandum of Easements endorsed on the survey plan. Include in the Section 223 approval on the plan, "*subject to the granting or reserving of the easement(s) set out in the Memorandum hereon.*"

### **Advice Notes**

- (1) The application requesting the s223 certification:
  - shall be in writing, and
  - shall have attached a cheque for the advertised s223 processing fee, and
  - shall demonstrate how each of the s223 conditions have been satisfied.
  - The Landonline documentation shall include the s223 and any other TA Certificates applicable. Note that the TA Ref. is SUB2012-1398 (west).

- (2) The consent holder must ensure that placement of the services and driveway/s occurs entirely within the easement/s and/or lot boundaries as shown.
- (3) Take note that the subdivision consent is given effect to on the day Council issues the s223 certificate. In accordance with Sections 125(2) and 224(h) of the RMA 1991, this subdivision consent will lapse if the Section 224(c) certificate is not lodged with the District Land Registrar (LINZ) within 3 years of the Section 223 certification by Council. It is the responsibility of the consent holder to ensure all conditions of the consent are complied with within the necessary timeframe to ensure s224(c) certificate can be issued by Council.
- (4) Take note that street numbers for the lots on the survey plan will be allocated by Council subsequent to Section 223 approval, and these numbers must be used for future applications for building consent. A copy of the survey plan with the Council allocated numbers will be provided.

## **2. SECTION 224(c) REQUIREMENTS**

Prior to the release by the Council of the Section 224(c) certificate for this subdivision the consent holder shall comply with the following conditions to the satisfaction of Council:-

Note: The application requesting the 224(c) release;

- shall be in writing, accompanied by official Council 224(c) application form, and
- shall include the advertised processing fee, and
- shall provide a detailed explanation address how each of the following conditions have been satisfied.

### **INFRASTRUCTURE CONDITIONS**

**The consent holder shall:**

- (DE 1) Provide separate private wastewater drainage systems to each lot, with connection to the public system as specified below:
  - (i) Lot 1 is to be served by the existing wastewater connection in 112 Swanson Road. Private drainage is to be extended from where the connection enters Lot 2, through to Lot 1.
  - (ii) Locate and relay any existing private drainage serving the existing building on Lot 1 to a connection. Either grout fill, or remove, the abandoned private drainage under Council's supervision.
  - (iii) Provide a copy of the private drainage As-Built plan for the property, prepared by a Registered Drainlayer, showing the separate private drains from Lot 1 to the point of connection to the public drains. Please note that construction of private drainage requires a Building Consent.
  - (iv) Provide easements as necessary to protect private drains where they pass through adjacent private properties.
- (DE 2) Provide separate private stormwater drainage systems to each lot, with connection to the public system as specified below:
  - (i) Provide a new stormwater connection for Lot 1.

- (ii) Locate and relay the existing private drainage serving the existing building to the new connection. Either grout fill, or remove, the abandoned private drainage under Council's supervision.
  - (iii) Provide a private drainage As-Built plan for the property, prepared by a Registered Drainlayer, showing the separate private drains from each lot to the point of connection to the public drains / chamber. Please note that construction of private drainage requires a building consent.
  - (iv) Apply for new connections at the Council, by completing the application form. Pay all costs associated with providing the new connections. Connections to the public stormwater system can be carried out by the Consent Holder's contractor under supervision by Council's QA Inspector.
- (DE 3) Provide a private water supply reticulation system to serve each lot in compliance with Council's Code of Practice for City Infrastructure and Land Development (Refer section 6). Specific requirements:
- (i) All lots are to be individually metered at the road reserve boundary. Note that meters will be installed when a building consent is applied for.
  - (ii) If the building on Lot 1 is supplied with water from the meter serving Lot 2, this will need to be disconnected, and if necessary supply re-established from the new water meter.

## **GENERAL**

These conditions are to be signed off by Resource Consents, fees will be charged on an hourly basis.

- (GL 1) Advise Council the name of the Consultant and/or person/s who will be the developer's representative fulfilling engineering responsibilities as detailed in section 1.4.1 of Councils Code of Practice for City Infrastructure and Land Development.
- (GL 2) Provide confirmation from a Licensed Cadastral Surveyor that all services and driveways have been located entirely within easement/s and/or lot boundaries to the satisfaction of the Manager: Resource Consents.
- (GL 3) Provide confirmation that the relevant network utility operators are satisfied with the electric power and telephone connections to each allotment; or, if necessary, carry out any remedial work required.

## **FEES, BONDS & CONTRIBUTIONS**

Invoices will be prepared by Resource Consents. If paying by personal/company cheque the standard 5 days clearance will apply. If you require the s224(c) certificate immediately, you must provide a bank cheque.

- (FC 1) Pay to Council any engineering, works supervision, monitoring, 224(c) processing and administrative fees as incurred which will be charged at Councils advertised schedule of fees.

## **Advice notes for both Land Use and Subdivision Consent/s**

1. 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.

2. 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.
3. This resource consent will lapse five years after the date of Council's decision **unless**:

#### **Land Use**

- (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.

#### **Subdivision**

- (c) Take note that the subdivision consent is given effect to on the day Council issues the s223 certificate. In accordance with Sections 125(2) and 224(h) of the RMA 1991, this subdivision consent will lapse if the Section 224(c) certificate is not lodged with the District Land Registrar (LINZ) within 3 years of the Section 223 certification by Council. It is the responsibility of the consent holder to ensure all conditions of the consent are complied with within the necessary timeframe to ensure s224(c) certificate can be issued by Council.

N.B – all charges owing at the time council's decision is notified must be paid before a consent can commence.

4. The consent holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and the Historic Places Act 1993. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. Please note that the approval of this resource consent, including consent conditions specified above, may affect a previously issued building consent for the same project, in which case a new building consent may be required.
5. 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 at least 14 days prior to work starting on the consented development. A "Notice of Works Starting" Form is included in your Resource Consent Pack to facilitate this notice. "Notice of Works Starting" forms can be emailed to [rcmadmin@aucklandcouncil.govt.nz](mailto:rcmadmin@aucklandcouncil.govt.nz), faxed (09 353 9186) or posted to Administration Officer, Compliance and Monitoring, Resource Consents and Compliance, Auckland Council, Private Bag 92300, Auckland 1142.
6. The granting of this resource consent does not in any way allow the consent holder to enter and undertake works within neighbouring properties, without first obtaining the agreement of all owners and occupiers of said land to undertake the proposed works. Any negotiation or agreement is the full responsibility of the consent holder, and is a private agreement that does not involve Council. Should any disputes arise between the private parties, these are civil matters which can be taken to independent mediation or disputes tribunal for resolution. It is recommended that the private agreement be legally documented to avoid disputes arising. To obtain sign-off for the resource consent, the services described by the conditions above are required to be in place to the satisfaction of Council.

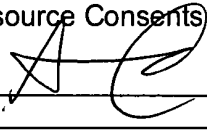
7. Compliance with the consent conditions will be monitored by Council in accordance with section 35(d) of the Resource Management Act. This will typically include site visits to verify compliance (or non compliance) and documentation (site notes and photographs) of the activity established under the 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.


**11.0 DECISION UNDER DELEGATED AUTHORITY**

**11.1 Adequacy of Information**

It is considered that the information submitted with the application is sufficiently comprehensive to enable the consideration of the above matters on an informed basis:


- a) The level of information provides a reasonable understanding of the nature and scope of the proposed activity as it relates to the Auckland Council District Plan (Waitakere Section)
- b) The extent and scale of any adverse effects on the environment are able to be assessed.

Report Prepared by: Ceilla Govind  
Title: Resource Consents Planner  
Signed:   
Date: 4 March 2013

Report Reviewed by: Nitya Reddy  
Title: Senior Subdivision Advisor  
Signed:   
Date: 04/03/2013

**11.2 Decision**

Acting under delegated authority and as recommended in section 10.1 Consent Numbers LUC 2012-1408 and SUB 2012-1398 at 114-152 Swanson Road, Henderson shall be granted subject to the conditions of consent specified.

Reviewed by: Sonja Bury  
Title: Principal Planner - Resource Consents  
Signed:   
Date: 4/3/13

GENERAL NATURAL AREA RULE 2.3 (VEGETATION ALTERATION – LIMITED DISCRETIONARY ACTIVITY) - REMOVAL OF EXOTIC VEGETATION GREATER THAN 6M IN HEIGHT OR 600MM IN GIRTH.

Overall the application is therefore considered to be a **LIMITED DISCRETIONARY ACTIVITY**. The proposal complies with all other development control rules under the Transitional and Proposed District Plans.

**4.0 ENVIRONMENTAL ASSESSMENT**

Please see the attached Assessment Criteria sheet.

**5.0 STATUTORY ASSESSMENT**

5.1 Section 94(1A)(a) of the Resource Management Act 1991 provides for resource consents to be processed non-notified if the activity to which the application relates is a limited discretionary activity and the plan expressly permits consideration of the application without the need to obtain the written approval of affected persons. The Proposed District Plan does expressly permit that limited discretionary activities need not be publicly notified and that written consents are not required. This application has been processed on this basis.

In addition, the proposal would generate no more than minor adverse effects on the environment and it is considered that there are no persons who would be affected by the proposal.

**6.0 MONITORING**

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

**7.0 DECISION**

Pursuant to Sections 94, 104, 105 and 108 of the Resource Management Act 1991, consent is granted to remove the subject vegetation for the following reasons:

- (i) Any adverse effect on the environment will be minor.
- (ii) No body or person will be adversely affected by the granting of the resource consent subject to the conditions listed below.
- (iii) The proposal satisfies relevant objectives, policies, rules and other provisions of the Waitakere City Proposed District Plan.

**This consent is subject to satisfaction of the following condition(s):**

1. Subject to the conditions outlined below, the vegetation clearance shall proceed in accordance with the information submitted with the application, dated 25 July 2002, and all referenced by Council as RMA 20021376. The only trees to be subject to clearance shall be those that are identified in Section 3.1 of this report.
2. The removal of the subject vegetation shall be undertaken in accordance with modern arboricultural practices and shall ensure that no damage occurs to protected vegetation growing beneath or alongside the subject trees during the removal process.

**ADVICE NOTE:** The suggested pruning of the 'large eucalyptus near gate' can be done as a *permitted activity* and therefore this does not require Resource Consent.

Please note that you must establish the activity within two years. If this does not happen the consent lapses and you may need to apply for an extension or new consent.

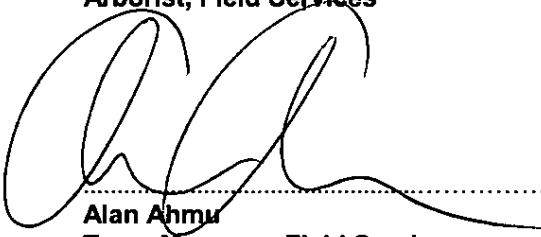
Please contact Andrew Richards (Ph 836 8000 ext 8041) if you have any queries about this resource consent and associated report.

Yours faithfully,



.....  
Andrew Richards  
Arborist, Field Services

**DATE: 16 August 2002**



.....  
Alan Ahmu  
Team Manager- Field Services

**DATE: 16 August 2002**

# WAITAKERE CITY COUNCIL

## 'AS BUILT' DRAINAGE PLAN

Drainage plans are necessary for all new work and extensions to drains, including septic tank effluent disposal systems. The plan is to be completed accurately to scale in ink, and must show clearly street boundary, property boundaries, outline of buildings as well as layout of ALL drains and inspection fittings.

Owner's Name: Carter Holt Harvey Tissue

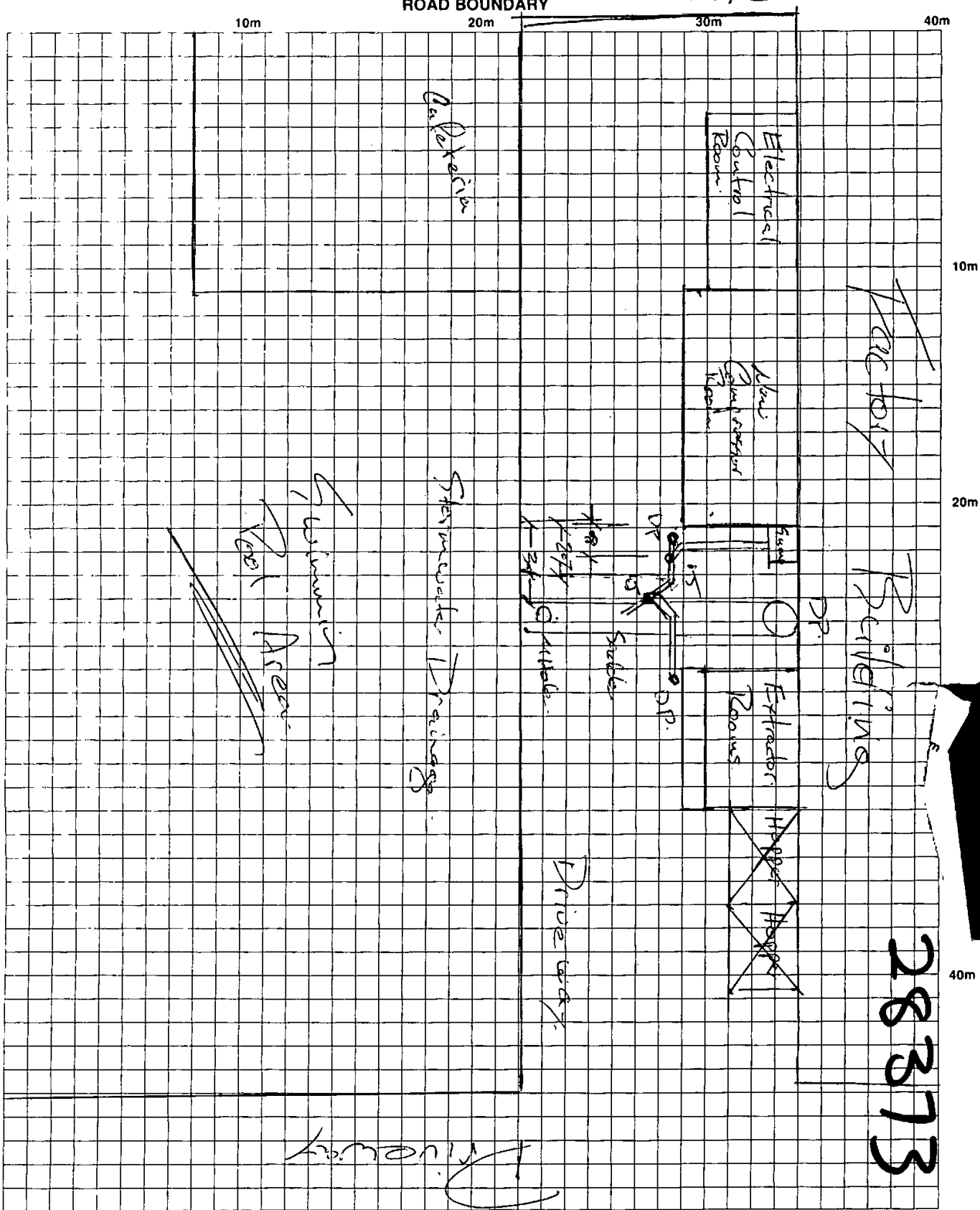
The scale of the 'As Built' Plan is to be 1:200. Please indicate on the 'As Built' plan if any other scale is used. Please refer to additional notes overleaf.

Address of Property: (No.) 154 (Street) Swanson Rd

Lot \_\_\_\_\_ D.P. \_\_\_\_\_

Building Consent # 7972

Drainlayer's Name: JABrain



For Office Use Only:—  
 Drainage Permit No. \_\_\_\_\_  
 Building Permit No. \_\_\_\_\_

Date inspected 21-11-95 Inspector [Signature]

Certificate of acceptance

Section 99, Building Act 2004  
(Form 9 – Building Forms) Regulations 2004)



Application number: COA-2012-44

Date issued: 23 January 2013

**THE BUILDING**

Street Address: 114-152 Swanson Road, HENDERSON

Legal description:  
Lot number & Deposited plan DP: LOT 1 DP 68101

Parcel: Valuation Number

Building name: Storage racks

Location of building within site/block number: Level or unit number:

**THE OWNER**

Name of owner: WESTEND PROPERTY LIMITED PARTNERSHIP

Mailing address: PO Box 1147, Shortland Street, AUCKLAND 1140

Street address/registered office:

Telephone No. (Home): Telephone No. (Work):

Mobile No.: Facsimile No.:

Email address:

**FIRST POINT OF CONTACT FOR COMMUNICATION (Must be in New Zealand)**

Full Name:

Mailing address:

Street address/registered office:

Telephone No. (Home): Telephone No. (Work):

Mobile No.:

Facsimile No.:

Email address:

P00008 01/07/10 V2

## ACCEPTANCE OF COMPLIANCE

The territorial authority named below is satisfied, to the best of its knowledge and belief and on reasonable grounds, that, insofar as it can ascertain, the building work described below complies with the building code:

The installation of two rows of storage racks.

The territorial authority was only able to inspect the following parts of the building work and this certificate is qualified as follows:

Items issued with a Certificate of Acceptance:

- The installation of 2 rows of storage racks.

Items not issued with a Certificate of Acceptance:

- Nil

Based on the following information and inspections:

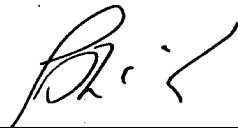
Inspection undertaken on the 23<sup>rd</sup> of January 2013

Nothing in this certificate limits the requirements that a person must not carry out building work except in accordance with a building consent, nor does it relieve any person from the requirement to obtain a building consent for building work.

## ATTACHMENTS

X Compliance schedule

Signature: On behalf of Auckland Council



Date: 23 January 2013

Print name:

Ian McCormick

Position:

Building Control Manager

**Auckland Council**  
**Private Bag 92300**  
**Auckland 1142**  
**Ph: 301 0101 Fax: 301 0100**

## Decision on an Application for a Change / Cancellation of Consent Condition(s) under the Resource Management Act 1991



**Application Number(s):** LUC 2013-1768  
**Applicant's Name:** Westland Industrial: Park Nominees Ltd  
**Site Address:** 114-152 Swanson Road  
**Legal Description:** LOT 1 DP 68101  
NA23C/529  
**Proposal:** To undertake changes to conditions of LUC 2011-719.  
**Activity Status:** Discretionary Activity

I have read the application, supporting documents, and the report and recommendations on the section 127 application. I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on this application.

No new reasons for resource consent are triggered by the proposed change to the application.

Acting under delegated authority, under sections 104, 104B and 127 this application to change conditions (GEN 1) and (SIGN 1) is **GRANTED**.

Under section 113 of the RMA the reasons for this decision are:

- The increase in signage area will be in keeping with adjacent and adjoining properties in terms of bulk and location and will not detract from amenity values currently enjoyed by the wider environment.
- No additional infringements are generated by the change in sign size.
- The increase in sign area will allow for greater visibility for traffic along Swanson Road and will allow for ease of access to and from the application site.

### Changes to condition wording

Pursuant to section 127 of the Resource Management Act 1991, condition (GEN 1) and (SIGN 1) is amended to read:

### ACTIVITY IN ACCORDANCE WITH THE PLANS

(GEN 1) The activity shall be carried out in accordance with the plans and all information submitted with the application, being

- Application Form, Assessment of Environmental Effects prepared by Planning Focus Limited dated 4<sup>th</sup> July 2011.
- Soil investigation report prepared by Geosciences Limited dated 21<sup>st</sup> July 2011.
- Site Plan, Elevation Drawings and Floor Plan prepared by Woodhams/Meikle/Zhan entitled "Proposed industrial development Swanson Road – Henderson" sheets SK3-06 (dated 23<sup>rd</sup> June 2011), SK3-04 (dated 22<sup>nd</sup> June 2011) & SK1-07 (dated 29<sup>th</sup> June 2011).
- **Signage plans titled "SM Custom Plinth 114-152 Swanson Drive" dated 13/01/2014 and prepared by Panorama Signs Limited.**
- Operational Statement prepared by Caprice NZ Limited dated 8<sup>th</sup> June 2011.
- Arborist Report prepared by Tree Fellas Limited dated 4<sup>th</sup> July 2011.
- Engineering Report prepared by Dodd Civil Consultants Limited REF: 299/11, undated.
- Contamination Methodology prepared by Geosciences Limited dated 30<sup>th</sup> June 2011.
- Response to Further information request letter from Planning Focus dated 9<sup>th</sup> August 2011.
- Email from Andrew Deller to Sarah Baker dated 27<sup>th</sup> July 2011 clarifying proposed earthworks onsite.
- Email from Andrew Deller to Sarah Baker dated 10<sup>th</sup> August 2011 providing the required management plan for the proposed earthworks onsite.

**The activity shall be carried out in accordance with the plans and all information submitted with the application referenced by Council as LUC 2011-719 and varied by LUC 2013-1768.**

## SIGNS

(SIGN 1) Two freestanding signs may be constructed onsite 4.0 ~~5.0~~ metres high and 4.80 ~~1.85~~ metres wide. The signs shall advertise the tenancies located within the site only.

This report and recommendation prepared by:

Name: Belinda Taurua-Hill

Title: Intermediate Planner, Resource Consents


Signed: 

Date: 24/01/14

Delegated decision maker:

*Name:* Sonja Bury

*Title:* Team Leader, Resource Consents

*Signed:* \_\_\_\_\_ 

*Date:* \_\_\_\_\_ 24/1/14

**Appendix A – The complete conditions of LUC 2011-719 as varied by LUC 2013-1768 are as follows:**

**ALL CHARGES PAID**

**(ACP 1) 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.**

**ACTIVITY IN ACCORDANCE WITH THE PLANS**

**(GEN 1) The activity shall be carried out in accordance with the plans and all information submitted with the application, being**

- Application Form, Assessment of Environmental Effects prepared by Planning Focus Limited dated 4<sup>th</sup> July 2011.
- Soil investigation report prepared by Geosciences Limited dated 21<sup>st</sup> July 2011.
- Site Plan, Elevation Drawings and Floor Plan prepared by Woodhams/Meikle/Zhan entitled "Proposed industrial development Swanson Road – Henderson" sheets SK3-06 (dated 23<sup>rd</sup> June 2011), SK3-04 (dated 22<sup>nd</sup> June 2011) & SK1-07 (dated 29<sup>th</sup> June 2011).
- Signage plans titled "SM Custom Plinth 114-152 Swanson Drive" dated 13/01/2014 and prepared by Panorama Signs Limited.
- Operational Statement prepared by Caprice NZ Limited dated 8<sup>th</sup> June 2011.
- Arborist Report prepared by Tree Fellas Limited dated 4<sup>th</sup> July 2011.
- Engineering Report prepared by Dodd Civil Consultants Limited REF: 299/11, undated.
- Contamination Methodology prepared by Geosciences Limited dated 30<sup>th</sup> June 2011.
- Response to Further information request letter from Planning Focus dated 9<sup>th</sup> August 2011.
- Email from Andrew Deller to Sarah Baker dated 27<sup>th</sup> July 2011 clarifying proposed earthworks onsite.
- Email from Andrew Deller to Sarah Baker dated 10<sup>th</sup> August 2011 providing the required management plan for the proposed earthworks onsite.

The activity shall be carried out in accordance with the plans and all information submitted with the application referenced by Council as LUC 2011-719 and varied by LUC 2013-1768.

**(GEN 2) The maximum number of staff onsite at any time shall be 18.**

**MONITORING CHARGES**

**(MON 1) The consent holder shall pay the Council a consent compliance monitoring charge of \$637.00 (inclusive of GST) as part of the resource consent fee. The consent holder will be advised of 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). Such further charges are to be paid within one month of the date of invoice.**

**INFRASTRUCTURE**

- (DE 1) Prior to undertaking any building or earthworks in the vicinity of the existing public wastewater drain obtain ownership of the drain by agreement with Watercare Services Limited. Note: 1. Contact Watercare Services Limited (Luz Tandigan) to complete the transfer process, 2. Any requirements of the Building Consent Authority with respect to construction over the drain also need to be adhered to.
- (DE 2) Limit impermeable surfaces across the site to 85% in accordance with the capacity of the downstream stormwater management pond.
- (DE 3) Prior to commencement of earthworks and construction of the vehicle crossing, accessway and carpark area adjacent to Swanson Road locate (position and depth) and stake out the existing watermain. Undertake all necessary measures to ensure the watermain is not affected by the works including preventing any heavy compaction equipment from being used within 2m of the watermain.
- (DE 4) Confirm whether there is an existing 300mmØ water connection located within the existing field, (separate from the connection located immediate north of the existing accessway). If such a connection exists, liaise with Watercare to abandon or relocate the connection.

Advice Note: The stormwater team have advised that the isolated manhole shown on GIS in the vicinity of the southern side of the proposed building is a private manhole.

## **SIGNS**

- (SIGN 1) Two freestanding signs may be constructed onsite 5.0 metres high and 1.85 metres wide. The signs shall advertise the tenancies located within the site only.

## **DRIVEWAY**

- (RT1) The existing three vehicle crossings on Swanson Road are to be further inspected after the onsite works have been completed and any further damage to the vehicle crossings are to be repaired or replaced to Council's satisfaction, using standard detail SD 3.11 Heavy Commercial Vehicle Crossing in Council's Code of Practice for City Infrastructure and Land Development.
- (RT2) Form and constructs a new, fourth vehicle crossing on Swanson Road, using standard detail SD 3.11 Heavy Commercial Vehicle Crossing in Council's Code of Practice for City Infrastructure and Land Development. Note: The maximum width of the vehicle crossing at the road boundary is 6.7m and 7.6m at the kerb line, unless extra width approval is demonstrated by design using the truck turning path.
- (RT3) Inspection of the vehicle crossing and car parking area boxing prior to concrete pouring (or car park subgrade prior to pavement construction) is required. Contact Council's Call Centre Phone 301 0101, at least 48-hours prior to the inspection being required.
- (RT4) On completion of the hard surfacing repairs and amendments, the car parking areas layout is to be pavement marked, with signs erected where necessary, to clearly define truck and car access, "Keep Clear" areas, staff/visitor and disability parking spaces etc. All generally complying with The Manual of Traffic Signs and Markings, (MOTSAM) published by Transit NZ. Also refer to NZS 4121 (2001) Design for Access and Mobility – Buildings and Associated Facilities.

## **EARTHWORKS**

- (EW 1) Before commencement of any works and until completion of exposed site works, adequate sediment and erosion control measures in accordance with the approved

sediment control plan attached as appendix (*planner to insert*) and in accordance with Auckland Regional Council Technical Publication No. 90 "Erosion and Sediment Control Guideline for Earthworks" (latest edition) shall be constructed and maintained by the consent holder. **The consent holder shall notify Council's Manager - Western Resource Consenting and Compliance (ph 3010101) when controls are in place. Work shall not commence until approval has been gained in writing from the Manager - Western Resource Consenting and Compliance.** The control measures must be maintained until the site has been adequately stabilised against erosion and sediment-laden run off.

- (EW 2) All earthworks and fill from earthworks shall be kept out of the remaining native bush and outside the driplines of trees that are retained. A protective fence around the bush and/or the driplines of the trees shall be erected prior to the commencement of any work on the site and shall remain in place until the completion of all works on site.
- (EW 3) All earthworks, stockpiles of earth and the storage of other construction materials/ works shall be excluded from the drip-line of all vegetation to be retained on site and from the riparian margins of streams / the coast. A protective fence shall be erected around the affected area prior to the commencement of any work on the site and shall remain in place until the completion of all works on site.
- (EW 4) All dirt tracked onto the surrounding roads as a result of the development covered by this consent shall be cleaned by spade/sweeping on a daily basis at the expense of the applicant. In case of repeated non-compliance with this condition, Council may engage the road cleaning contractor nominated by the applicant to carry out the road cleaning. Council's Environmental Monitoring Advisor may engage the road sweeping contractor to carry out road cleaning if it is the Environmental Monitoring Advisor's opinion that the dirt on roads and/or footpath is creating an adverse effect on the environment. The road cleaning contractor shall be engaged at the cost of the applicant. **At no stage shall roads be washed down with water.**
- (EW 5) All necessary action shall be taken to prevent a dust nuisance to neighbouring properties; including, but not limited to, the staging of areas of works, the retention of existing shelter belts and hedgerows, the installation and maintenance of wind fences and vegetated strips, watering of all haul roads and manoeuvring areas during dry periods, spraying of load dumping operations, **and suspension of all operations if necessitated by the prevailing conditions to the satisfaction of the Manager - Western Resource Consenting and Compliance.**
- (EW 6) Heavy vehicle movements to and from the site during the period of earthworks operations shall be restricted to the following hours:  
Monday to Saturday: 7.00am - 6.00pm  
Sunday and Public Holidays: No deliveries.
- (EW 7) All development works on the site involving earthworks and the use of associated heavy machinery shall be undertaken between the following hours only:-  
Monday to Friday: 7.30 am to 7.00 pm  
Saturday 8.00 am to 5.30 pm  
Sunday and Public Holidays: No work
- (EW 8) All excess or unsuitable excavated material shall be removed from the site before or immediately following the completion of earthworks and disposed of to the satisfaction of

the Manager - Western Resource Consenting and Compliance. Written evidence demonstrating that the excavated fill has been deposited in an approved location, should be submitted to the Manager - Western Resource Consenting and Compliance in the form of producer statement, certification or similar.

- (EW 9) No earthworks shall be commenced on the site until a building consent is issued for the development.

## **CONTAMINATION**

- (CON 1) This proposal is being undertaken on land identified by Council as being potentially contaminated, therefore one of the following options must be nominated for treatment of all earthworks:

**either** (a) All topsoil and spoil shall remain on site

**or** (b) Any soil removed from the site shall be transferred to a facility licensed to accept contaminated fill;

## **VEGETATION ALTERATION**

- (ARB 1) All works associated with the construction of the new footpath are to be in accordance with the Arborist Report by *Seth Thompson* for *Tree Fellas LTD* and dated **4<sup>th</sup> July 2011** except where superseded by the following conditions:
- (ARB 2) All works beneath the dripline of protected vegetation shall be undertaken in accordance with best arboricultural practices.
- (ARB 3) Prior to any works commencing on site the consent holder shall arrange for a pre-commencement meeting to be held between the consent holder, the appointed works Arborist, the site supervisor and Council's Environmental Monitoring Advisor (ph 3010101 - please give a minimum of 48hours notice).
- (ARB 4) At the pre commencement meeting the site supervisor will confirm the proposed methodology and anticipated time for undertaking the works, including a description of the equipment required.
- (ARB 5) Jointly the site supervisor, the appointed works Arborist and Environmental Monitoring Advisor shall confirm the approximate location of where temporary tree protection measures shall be implemented, or whether required. A string line or equivalent shall be strung temporarily to illustrate the extent of fencing, if deemed required.
- (ARB 6) Additionally the location of site access routes, material storage and/or stockpiling areas to be required on site shall be agreed and demarcated.
- (ARB 7) The consent holder shall minute this meeting and a copy of these shall be forwarded to Council's Environmental Monitoring Advisor within 5 working days of the meeting.
- (ARB 8) Prior to the undertaking of any construction works all surrounding protected vegetation being retained, shall have temporary protective fences erected, if required, on the periphery of the dripline (or within 750mm where this is not possible). The temporary protection fences must be strong and appropriate to the degree of construction works taking place on the site. The temporary tree protection fences can be constructed using orange plastic mesh, but this must be supported by waratahs (or equivalent) placed firmly into the ground at 4 meter centres. The waratahs will have two stands of wire attached to them (top and bottom) and the orange plastic mesh must be fastened to the wires every 1 meter (top and bottom).

- (ARB 9) The EMA shall approve the location of the temporary tree protection fences prior the start of any further site works. The temporary fences shall remain in place for the duration of the works. The location of the temporary tree protection fences shall not be altered without the approval of the EMA.
- (ARB 10) At no time shall any works, trenching or alteration of soil grade, the tracking of any machinery, storage of materials, stockpiling of spoil, excessive foot traffic, or other contamination occur beneath or adjacent to the dripline of protected vegetation unless it is approved by the EMA and is on an existing hard surface or a temporarily constructed hard surface consisting of 200mm of well composted mulch over laid with strong matting and 200mm x 50mm planking that is securely held together over the matting.
- (ARB 11) Washings from concrete trucks and/or associated machinery, such as concrete pumps, shall not contaminate any area within or alongside protection vegetation or areas deemed for planting (or which is likely to result in overland flows contaminating protected vegetation).
- (ARB 12) Where concrete is to be poured in excavations in/near to the dripline of any protected vegetation the area shall be covered with heavy grade polythene sheeting (or equivalent waterproof membrane) in order to prevent any contaminants contacting the roots or soil within the root zone.
- (ARB 13) Pruning of roots shall be undertaken in accordance with documented arboricultural standards. Immediately following the root pruning it shall be the responsibility of the resource consent holder to ensure that the disturbed area is covered with damp hessian sacking until the excavated area can be backfilled.
- (ARB 14) All roots measuring less than 35mm in diameter, whose removal is required only in order to affect reasonable access to an excavated area shall be clean cut back to the edge of excavations with a sharp implement such as a handsaw or a pair of secateurs.
- (ARB 15) All tree roots measuring 35mm or greater in diameter are to be retained, carefully worked around and protected. In any instance where this is not feasible the approval of the EMO, or appointed works Arborist, shall be sought who shall only approve the removal of selected tree roots where he/she is satisfied that the health and safety of the vegetation will not be compromised.
- (ARB 16) Within the planting season (typically Apr–Sept) immediately following the removal of the subject vegetation the applicant shall plant within the subject site at least **twenty three native** replacement trees of PB Grade\* 60 or equivalent. It shall be the responsibility of the resource consent holder to provide evidence of the replacement planting to Council's Environmental Monitoring Officer in the form of an invoice or similar and sketch showing the location of the replacement trees and includes the details of the resource consent that requires the trees to be planted.  
*[\*This is a horticultural term referring to the pint bag size the tree has been grown in. A tree nursery or garden centre will be able to advise you with respect to fulfilling the outlined requirements].*
- (ARB 17) The replacement trees shall be of good quality nursery stock and maintained to the satisfaction of Council for a period of 2 years from the date of planting. If any of the replacement trees die within this period, they shall be replaced and maintained as per the stated conditions.
- (ARB 18) The replacement trees shall not be removed without the approval of the Manager Resource Consents, Waitakere City or unless removal is necessary to avoid injury to

persons or damage to property. In the latter case replacement planting, subsequent maintenance and preservation, in accordance with the conditions of this consent, shall be undertaken.

(ARB 19) All areas to be replanted shall be evenly covered in well decomposed organic mulch to a depth of at least 75mm which is to be maintained for two years.

(ARB 20) Except as provided for by this consent, no works on or within the dripline of vegetation, or the removal of vegetation which is protected by Council's tree protection rules, contained in the Waitakere District Plan, shall proceed without further resource consent/s.

(ARB 21) A copy of these conditions, the Attached Arborist Report and planting schedule shall be kept on site throughout the duration of the works on site.

### Advice notes

1. The changes to the Webstar building (LUC 2011-36) outlined in "Other Matters" in the Assessment of Environmental Effects for this consent have not been assessed and require a separate S127 application to LUC 2011-36.
2. 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.
3. 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.
4. 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.

N.B – all charges owing at the time council's decision is notified must be paid before a consent can commence.

5. The consent holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and the Historic Places Trust Act 1993. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. Please note that the approval of this resource consent, including consent conditions specified above, may affect a previously issued building consent for the same project, in which case a new building consent may be required.
6. 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 Environmental Monitoring Advisor (Western Office) ph 3010101 and include the following details:

- name and telephone number of the project manager and the site owner;
  - site address to which the consent relates;
  - activity to which the consent relates; and
  - expected duration of works.
7. The granting of this resource consent does not in any way allow the consent holder to enter and undertake works within neighbouring properties, without first obtaining the agreement of all owners and occupiers of said land to undertake the proposed works. Any negotiation or agreement is the full responsibility of the consent holder, and is a private agreement that does not involve Council. Should any disputes arise between the private parties, these are civil matters which can be taken to independent mediation or disputes tribunal for resolution. It is recommended that the private agreement be legally documented to avoid disputes arising. To obtain sign-off for the resource consent, the services described by the conditions above are required to be in place to the satisfaction of Council.
8. 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.
8. 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 amount will be assessed at the time of payment. The estimate of the amount payable at the date of this consent is;  
Stage 1 - \$9,877.68 (incl. GST)  
Stage 2 - \$175,709.74 (incl. GST)

**This estimate excludes water supply or wastewater infrastructure. From the 1st July 2011, Watercare Services Ltd (Watercare) will collect an Infrastructure Growth Charge (IGC) to partly fund the cost of infrastructure relating to increased demand for water and wastewater services.**