

**From:** [Arron Cox](#)  
**To:** [Fast Track Consenting](#)  
**Subject:** FW: Meeting to discuss Drury applications  
**Date:** Wednesday, 17 March 2021 3:24:53 pm  
**Attachments:** [image002.png](#)  
[image001.png](#)  
[image003.png](#)  
[image005.png](#)  
[image007.png](#)  
[image009.png](#)  
[LUC-2016-1869-1934 - Master Decision.pdf](#)  
[LUC-2016-1363 - Subdivision Decision.pdf](#)  
[Design Guidelines - Version 3.pdf](#)  
[Drury Fast Tracks\\_FUZ Obs and Pols\\_Draft v0.1.docx](#)

Can you please add the below email to all the Drury applications (Drury Centre, Drury East and Waihoehoe).

**From:** Cassandra Ng s 9(2)(a)  
**Sent:** Wednesday, 17 March 2021 9:29 am  
**To:** Rebecca Perrett s 9(2)(a); Arron Cox s 9(2)(a)  
**Cc:** Nick Roberts s 9(2)(a); Mary Wong s 9(2)(a); Rachel Morgan s 9(2)(a)  
**Subject:** RE: Meeting to discuss Drury applications

**MFE CYBER SECURITY WARNING**

This email originated from outside our organisation. Please take extra care when clicking on any links or opening any attachments.

Hi Rebecca and Arron,

Thanks for this, please see our responses to queries in your email below in red.

Looking forward to discussing this with you shortly.

Ngā Mihi | Kind regards,

**Cassandra Ng**  
Senior Planner

**B&A**

B&A  
Urban & Environmental

M s 9(2)(a)

**From:** Rebecca Perrett s 9(2)(a)  
**Sent:** Tuesday, 16 March 2021 8:18 am  
**To:** Nick Roberts s 9(2)(a); Cassandra Ng s 9(2)(a); Mary Wong s 9(2)(a)  
**Cc:** Arron Cox s 9(2)(a)

**Subject:** Meeting to discuss Drury applications

Hi Nick, Cassandra and Mary,

Thank you all for making yourselves available to meet with us.

As discussed, we have received the three applications for Projects to be referred under the Fast-track Consenting Act (FTCA) and undertaken an initial analysis. We have some initial questions particularly regarding the scope of the Projects and the status/alignment of current planning processes.

To be eligible for referral to an expert consenting panel the Minister must be satisfied that a project will help to achieve the purpose of the FTCA, including the promotion of sustainable management of natural and physical resources. Your responses will help us to understand more about the scope of the Projects and issues which may affect the developments.

In particular we would like to discuss the following:

- Private plan change pathway vs resource consent
  - The land is zoned Future Urban with strong objectives avoiding urban development and subdivision prior to plan change. What is the compatibility of the Projects with the objectives and policies. We have undertaken a draft assessment of the projects against the relevant Future Urban Zone objectives and policies (see **attached**). In our view, the projects are not contrary to the objectives and policies of the Future Urban Zone.
  - The applications for referral include 'super lots' to enable a range of dwelling densities that are not currently provided for within the plan provisions. How are these super lots intending to be addressed in the Projects and resource consents to the EPA, what consents are needed and what further consents would be needed to develop them.
  - Consent will be sought to construct the roads and servicing / infrastructure to facilitate future development of the super lots (i.e., making these 'development ready' super lots).
  - Utilising the fast track process will allow enabling works to prepare the development ready super lots to occur while the Drury East Plan Changes (PC48, 49 and 50) are processing. This will result in development ready land which will provide for the constructions of housing either once live zoning is in place or under the current FUZ (noting our assessment of the objectives and policies)
  - The consents needed to develop the super lots is identified in the referral applications. The key consent required is a non-complying activity consent under E38.4.3(A29) for subdivision in the FUZ not otherwise provided for.
  - Dwellings on the super lots would be delivered via the live zoning of the plan change applications (via resource consents if required), or via a non-complying resource consent under H18.4.1(A28) for dwellings within the FUZ that do not comply with the standards (i.e. standards requiring a max of 1 dwelling per site in the FUZ).
- Potential conflicts the Projects have with the Drury-Opaheke Structure Plan (i.e. layout/density/infrastructure requirements/reserves). There are no conflicts. As outlined in the planning attachments to the referral applications, the projects give

effect to the Council endorsed Structure Plan.

- Decision making under the FTCA requires consideration of matters in the RMA (including Part 2 matters, and section 104). What consideration has been made of s104D RMA gateway tests. The initial technical investigations undertaken thus far indicate that the projects are feasible and there are no adverse effects on the environment that are more than minor. The objectives and policies of the FUZ are covered above, and it is considered that the projects are not contrary to the relevant objectives and policies. Therefore, the projects pass the s104D gateway tests.
- Scope of the Projects
  - Clarity of the Projects sites/land areas
    - Kiwi
      - The parent site and the extent of the project area are different for the Drury Centre project.
      - The parent site is 30.709 hectares.
      - The extent of the project area is approximately 28.55 hectares.
    - Oyster
      - The parent site and the extent of the project area are the same for the Waihoehoe Precinct. This is approx 34.65ha.
    - Fulton Hogan
      - The parent site and the extent of the project area are different for the Drury East project.
      - The parent site is approximately 36.6427 hectares.
      - The extent of the project area is approximately 32.33 hectares.
  - Whether the Projects include development of dwellings or residential lots 'ready for development'
  - Kiwi – The Drury Centre project includes the development of large format retail (buildings) and 10 'development ready' residential super lots. No dwellings are proposed as part of this project.
  - Oyster – The Waihoehoe Precinct includes the development of both dwellings and residential superlots, including:
    - Approximately 360 dwellings (terraces and detached) on the eastern portion of the project area; and
    - 9 residential superlots on the western half of the project area.
    - For the detached dwellings, development standards in accordance with the proposed residential zones in the plan change are proposed to guide the future development envelope on each of the individual sites. These development standards (i.e. maximum building height, HIRB, building coverage etc) will inform the permitted building envelopes and provide certainty in terms of anticipated outcomes of the proposed built form. This will allow for the construction of a single dwelling on each detached dwelling site, subject to design panel approval (see below) without the need for further consents.
    - For the terrace lots, the development and layout of those are essentially determined and guided by the masterplan and block layout plans which

illustrate the combination of unit types proposed in each superlot/block. Typical elevations and floor plans will be provided for each individual unit type to understand the internal layout and building envelopes for blocks of terraces, with 2-3 options of elevational treatment to ensure good urban design outcomes in terms of richness in diversity and variety. This will allow for the development of terraces on these lots with a variety of elevational treatments, subject to design panel approval (see below) without the need for further consents.

- Conditions of consent are proposed to develop in accordance with the masterplan and specified building envelopes for the individual house sites. In addition, we are preparing a set of design guidelines which outlines the overall design philosophies for the project and these guidelines will be included as a consent notice requiring development to be assessed and certified against these design guidelines to ensure that development meets the underlying design philosophies of the project as intended and a high quality of urban design is achieved. This approach has been successfully applied at Ockleston Landing in Hobsonville, Auckland and an example (consent conditions and latest guidelines) is attached for your reference.
- Fulton Hogan – The Drury East project includes the development of both dwellings and residential superlots, including:
  - Up to 247 dwellings (detached); and
  - 40 residential superlots enabling the development of terraces and walk up apartments.
  - For the detached dwellings, development standards in accordance with the proposed residential zones in the plan change are proposed to guide the future development envelope on each of the individual sites. These development standards (i.e. maximum building height, HIRB, building coverage etc) will inform the permitted building envelopes and provide certainty in terms of anticipated outcomes of the proposed built form. This will allow for the construction of a single dwelling on each detached dwelling site, subject to design panel approval (see above) without the need for further consents.
- How the built form and amenity controls are addressed within the Projects to align with the NPSUD and support the range of building typologies and densities intended for a well-functioning urban environment (particularly within the high and medium density super lots).
- As above re our proposed design guidelines approach.
- The superlots will be developed under the operative / live zoning framework, or via non-complying activity resource consents for dwellings in the FUZ.
- Dependencies of each Project
  - Infrastructure and funding constraints that will arise from the Projects. **This has been summarised in the tables included in each referral application.**
- whether infrastructure is designed to meet the demand of the three plan changes and the wider Drury-Opaheke catchment.

Transport modelling for the Drury East plan change takes a very conservative approach, assuming a 'worst case' full buildout of the Drury, Pukekohe and Paerata area, and also assumes the SGA upgrade works will not proceed. That modelling confirms with the interim upgrades proposed by the developers, the developments can proceed without the need for major upgrades.

- As outlined in the application, the required wastewater and water upgrades have already been substantially constructed.
- Do works on one project have to occur to enable the other project to go ahead No. Irrespective of the order of the projects, the developers have an agreement in place for the construction of required upgrades.
- Certainty that other projects in the Drury area are not impacted by the Projects, including design and construction (i.e. NZTA Mill Rd corridor, Drury Central station).
  - The Fulton Hogan project area has been deliberately pulled back from Cossey Road so it would not be impacted by the Mill Road corridor.
  - Oyster gives effect to the Structure Plan in terms of the Opaheke North South arterial road and complements the SGA work by constructing the first section of the Opaheke NS Road. Oyster are actively engaging with AT to refine the roading design.
  - The Drury Centre station is not impacted by the Kiwi development. The Kiwi project also is not impacted by other projects.
- Any consenting requirements / potential issues under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. The applications identify Projects' sites as 'pieces of land'. This has been identified in the applications.
- Assessment of the Projects against the objectives and policies of the National Policy Statement for Freshwater Management 2020 (NPSFWM). This could include addressing the concerns that Auckland Council raised in its submission on Plan Changes 48, 49 and 50. This has been undertaken in the applications.
- Assessment of the Projects against the objectives and policies of the National Policy Statement for Urban Development. This could include addressing the concerns that Ministry of Housing and Urban Development raised in its submission on Plan Changes 48, 49 and 50. This has been undertaken in the applications.
- Whether the Projects include activity that would be a prohibited activity under Regulation 53 of the Resource Management (National Environmental Standards for Freshwater) Regulations 2020, in respect to natural wetlands on any Project sites (note some wetlands don't appear to be included or protected within the scheme plans – i.e. wetlands 1 and 2 at Drury East Stage 1). The projects will not involve a prohibited activity under regulation 53 of the NESF. The masterplans have been consciously designed to ensure none of the natural wetlands in the Oyster and FH applications will be impacted. They will be maintained and protected.
- Whether any other approvals are required, have been sought/obtained for works on land owned by others (i.e. road reserves) or for vesting of land included in the Projects (i.e.

Auckland Transport, Watercare, Reserves). If not, whether obtaining any required approvals would impact on timing of the Projects and therefore the investment certainty objective of the FTCA. **No other approvals are required. As outlined in the applications, the developers either own or have sale and purchase agreements in place to buy the land which provides them full control to develop the land and implement the projects.**

- whether any of the restrictions and/or easement rights in favour of third parties/land (registered on some records of title) and designations, may prevent, limit or delay delivery of the Projects, and whether any of the third parties are likely to be affected by the Projects. **While some of the development/housing proposed will be within the lodged boundaries of SGA designations, the developers are involved in on-going engagement with AT and SGA to ensure that development proposed in the projects is outside the actual areas required for infrastructure / the designations.**
- Presenting full time jobs in support of economic benefits, as a calculated metric (FTE) to capture part-time, temporary workers.
  - Oyster – this information has been provided in FTE in the application.
  - Kiwi and Fulton Hogan – we require additional time to obtain this information as a calculated metric (FTE).

Ngā Mihi  
Rebecca

**Rebecca Perrett**

*Senior Policy Analyst | Kaitātari Kaupapa Here Matua  
Fast-track Consenting*

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OBJECTIVE / POLICY	ASSESSMENT
<b>E39 Subdivision – Rural</b>	
<b>E39.2. Objectives</b>	
(1) Land is subdivided to achieve the objectives of the zones, the relevant overlays and Auckland-wide provisions.	As assessed below.
(2) Land is subdivided in a manner that provides for the long-term needs of the community and minimises adverse effects of future development on the environment.	The development would provide for the long-term needs of the community by providing much needed housing and employment opportunities related to the development of the land. Adverse effects of future development will be minimised through the development being in accordance with the Drury Opaheke structure plan.
<b>E39.3. Policies</b>	
(1) Provide for subdivision which supports the policies of the zones.	As assessed below.
<b>H18 Future Urban Zone</b>	
<b>H18.2. Objectives</b>	
(1) Land is used and developed to achieve the objectives of the Rural – Rural Production Zone until it has been rezoned for urban purposes.	As per Policy B2.2.2(8) above.
(3) Future urban development is not compromised by premature subdivision, use or development.	The masterplans for the projects have been designed to align with and enable future development in the wider area in accordance with the Drury Opaheke structure plan.
(4) Urbanisation on sites zoned Future Urban Zone is avoided until the sites have been rezoned for urban purposes.	The development will result in the urbanisation of land zoned Future Urban Zone before the site is rezoned for urban purposes, and therefore will not meet this objective. Notwithstanding, the assessment in the remainder of this table identifies that the proposal generally meets the remainder of the relevant objectives and policies of the AUP(OP), including the policies in H18.3 which give effect to, and provide context for the purpose of the objectives under H18.2, including this objective.
<b>H18.3. Policies</b>	
(1) Provide for use and development which supports the policies of the Rural – Rural Production Zone unless that use and development is inconsistent with policies H18.3(2) to (6).	As per Policy B2.2.2(8) above.
(2) Enable activities that are reliant on the quality of the soil or require a rural location to	Urban development of the site will not impact on wider rural character and amenity given the



operate or which provide for the day to day needs of the local rural community.	logical location and proximity to urban development and planned public transport upgrades (rail). These policies are intended to be transitionally applicable to the sites prior to urbanisation.
(3) Require subdivision, use and development to maintain and complement rural character and amenity.	Specifically, in relation to the Waihoehoe Plan Change area, this area is largely comprised of rural residential / lifestyle properties, and therefore it does not directly contribute to the wider rural productive capacity.
(4) Avoid subdivision that will result in the fragmentation of land and compromise future urban development.	The proposal is for comprehensive urban development in general accordance with the Drury Opaheke structure plan. The applications will fragment the land, however, the applications will demonstrate that the subdivision will not compromise future urban development.
<p>(6) Avoid subdivision, use and development of land that may result in one or more of the following:</p> <p>(a) structures and buildings of a scale and form that will hinder or prevent future urban development;</p> <p>(b) compromise the efficient and effective operation of the local and wider transport network;</p> <p>(c) require significant upgrades, provisions or extension to the wastewater, water supply, or stormwater networks or other infrastructure;</p> <p>(d) inhibit the efficient provision of infrastructure;</p> <p>(e) give rise to reverse sensitivity effects when urban development occurs;</p> <p>(f) give rise to reverse sensitivity effects in relation to existing rural activities or infrastructure; or</p> <p>(g) undermine the form or nature of future urban development.</p>	The development/subdivision of sites would not result in any of the situations in (a) to (g) as it will be enabling urban development to occur.



# OCKLESTON LANDING DESIGN GUIDELINES

Ockleston Landing Development, Hobsonville, Auckland

April 2018 : Version 3

Released under the provision of  
the Official Information Act 1982

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## B&A

*Prepared by:*

Barker & Associates Ltd

*On behalf of:*

Ockleston Investments Ltd

April 2018

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# 1.0 INTRODUCTION

## OCKLESTON LANDING DEVELOPMENT

These Design Guidelines are intended to share with lot purchasers and their designers the vision for Ockleston Landing and to make recommendations for the design, materials and landscaping of your new house.

They also contain some mandatory requirements intended to maintain standards and the development, and ensure your home is within what is lawfully allowed to occur.

## THE OBJECTIVE

This document has been prepared by Ockleston Investments Ltd to establish a basis for the development of housing at Ockleston Landing, Hobsonville.

The objective is to create a neighbourhood which supports a recognisable style that sits between the more intense Hobsonville Village developments and the existing adjacent homes on Clarks Lane and Ockleston Landing.

The Design Guidelines are formulated to allow sufficient flexibility for individual designers / lot developers to provide their own architectural response.

## THE PROCESS

Each lot has the benefit of an approved resource consent which sets, amongst other elements, the “building envelope” parameters for development (see Table 1) via conditions of consent in advance of the dwelling itself being designed. This approved resource consent also contains a condition that the dwelling design be in accordance with the controls in these Design Guidelines. In addition, each lot has a consent notice on the title that requires development of the lot to be in accordance with the Design Guidelines.

Where a lot developer relies on the approved resource consent, Auckland Council will subsequently provide a “back-stop” by certifying that the resource consent conditions have been complied with. If the resource consent is not given effect within the stipulated timeframe then it will lapse. In such a case, the lot developer will be required to apply for a “new” resource consent. Alternatively, if the lot developer seeks to construct a dwelling that is not in accordance with the approved resource consent, a variation or “new” resource consent to authorise the development on the lot will be required.

Table 1: Approved Resource Consent Parameters	
Parameter:	Approved resource consent permits:
Density:	Only one dwelling per residential site is permitted.
Building height	11m + 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more.
Height in relation to boundary	<p><i>Lots 1-39 and 48-50:</i> 3.0m vertical above ground level + 45 degree recession plane to side and rear boundaries, excluding common walls, except that along the northern side boundary, the Auckland Unitary Plan Standard H5.6.6 (Alternative height in relation to boundary) shall apply.</p> <p><i>All remaining lots:</i> 3.0m vertical above ground level + 45 degree recession plane to side and rear boundaries, excluding common walls, except that along one side boundary, the Auckland Unitary Plan Standard H5.6.6 (Alternative height in relation to boundary) shall apply.</p> <p>The exclusions listed under the Auckland Unitary Plan Standard H6.6.6(4)-(6) shall apply.</p>
Height in relation to boundary adjoining 3-9 Clarks Lane	Notwithstanding the above, where a site adjoins 3, 5, 7 or 9 Clarks Lane, then 2.5m vertical above ground level + 45 degree recession plane to the western boundary of the site.
Yards	<p>Front yard: 3m</p> <p>Side/rear yards: 1m, excluding common walls, except that a side yard is not required for that length of a side boundary where there is a building complying with the 'Zero Lot Line' parameter. If the 'Zero Lot Line' parameter is utilised, the other side yard shall be a minimum of 1.5m.</p>
Zero lot line	A building may be constructed on one side boundary, or a maximum distance from that boundary of 200mm, up to a maximum height of 3m and for a maximum length of 7m within the first 14m of the front boundary. This parameter may only be used for that side boundary to which the 3.0m + 45 degree recession plane applies.
Maximum Impervious Area	70% maximum of lot, excluding any jointly owned access lots (JOALs).
Building Coverage	50% maximum of lot, excluding any JOALs.
Landscaped Area	30% minimum of lot, excluding any JOALs.
Outdoor living space	Minimum 20m <sup>2</sup> area with no dimension less than 4m and directly accessible from the principle living room, dining room or kitchen.
Parking	The following Auckland Unitary Plan Standards apply: E27.6.3.1 Design of parking spaces; E27.6.3.3 Access and manoeuvring; E27.6.3.5 Vertical clearance; E27.6.3.6 Formation and gradient; E27.6.4.4 Gradient of vehicle access.

Notwithstanding, a consent notice on the title will still require, among other things, that any building design be in accordance with the Design Guidelines. Therefore, the Design Guidelines controls will still constrain what can be built, and a “new” resource consent will be required. In such a case, the drawings must have received final approval and “sign off” by the Ockleston Landing Design Review Panel before the “new” resource consent application is lodged with the Council.

Prior to applying to Auckland Council for building consent, design drawings are to be submitted to the Ockleston Landing Design Review Panel for approval.

The designs will be assessed against the objectives and design controls within these guidelines.

#### **Process when the developer relies on the approved resource consent:**

The lot developer may rely on the development parameters in the approved resource consent to authorise development.

This consent establishes the building envelope, maximum coverages, minimum outdoor living space and parking. The resource consent also contains a condition that the building design be in accordance with the controls in the Design

Guidelines. Council’s statutory role will consist of monitoring and certifying that the conditions of the consent have been complied with (refer to “Certification” in Table 2 below).

Any exceedance of the parameters established by the approved resource consent would require a developer to apply to Auckland Council for a variation to this consent or a “new” resource consent.

#### **Process when a “new” resource consent is required:**

Alternatively, in the event that the approved resource consent lapses before it is given effect to, the lot developer will then be required to apply for a “new” resource consent to authorise development on the lot. A consent notice on the title will still require, among other things, that any building design be in accordance with the Design Guidelines. Therefore, the Design Guidelines controls will still constrain what can be built, and the alternative “new” approval process (set out below) will apply. In such a case, the Design Drawings must have received final approval and “sign off” by the Ockleston Landing Design Review Panel before the “new” resource consent application is lodged with the Council (refer to the “new” approval process in Table 3 below).

**Table 2: Approved consent process diagram**

1. Design Approval	2. Certification	3. Construction
<ul style="list-style-type: none"> <li>▶ Pre-design meeting with the Ockleston Landing Design Review Panel for consultation and explanation of the design intent and design controls.</li> <li>▶ Individual concept design according to the Design Guidelines.</li> <li>▶ Presentation of Design Drawings to the Design Review Panel.</li> <li>▶ Feedback on the Design Drawings from the Design Review Panel.</li> <li>▶ Refinement of the Design Drawings (if required).</li> <li>▶ Presentation of refined Design Drawings to Design Review Panel.</li> <li>▶ Design Drawings sign-off and approval by Design Review Panel.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Submission by the lot developer to Auckland Council of the complete package of Design Drawings and the Design Assessment Report from the Panel, stating the Panel’s support of the design and its consistency with the Design Guidelines.</li> <li>▶ Certification from Auckland Council that the approved resource consent’s conditions have been complied with, including confirmation that the building is designed in accordance with the Design Guidelines and with the approved resource consent parameters.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Detailed design and documentation.</li> <li>▶ Building consent application and approval.</li> <li>▶ Presentation of technical drawings to the Design Review Panel for sign off against the consented design.</li> <li>▶ Commence construction.</li> </ul>

Where the lot developer seeks a “new” resource consent, either because the approved consent has lapsed or the developer wishes to pursue something not provided for by the consented development parameters, the Council’s statutory role will be to process the application for a “new” resource consent in the normal manner, as described in the “new” resource consent approval process in Table 3.

## OCKLESTON LANDING DESIGN REVIEW PANEL

### Role of the Panel

The role of the Ockleston Landing Design Review Panel is to:

- ▶ determine whether the proposed design is consistent with the Ockleston Landing Design Guidelines; and
- ▶ promote good design and a quality built environment within the Ockleston Landing development with reference to the objectives and design controls stated in the Guidelines.

The Panel will assess the extent to which a proposed house design is consistent with the Design Guidelines based on plans and elevations presented to it by the lot developer.

### Process for design review

It is expected that design review by the Panel will occur three times. The process for design approval is set out in Tables 2 and 3. Additional information is provided below.

#### Review 1: Concept design

Following the first concept design review, the Panel must issue to the lot developer a memo recording its overall view of the concept in terms of its consistency with the Design Guidelines. It is expected that this memo will give the lot developer direction to move forward to refined design.

#### Review 2: Refined design

Following the second design review, the Panel must issue to the lot developer a Design Assessment Report recording the Panel’s support, or otherwise, for the proposed design. The report should record the Panel’s view as to the degree of consistency of the proposal with the Design Guidelines. Where the proposal varies from the design controls set out in the Design Guidelines and the Panel considers that this variance will produce good built form outcomes, the report should record the reasons for this view.

**Table 3: New consent process diagram**

1. Design Approval	2. Resource Consent Approval	3. Construction
<ul style="list-style-type: none"> <li>▶ Pre-design meeting with the Ockleston Landing Design Review Panel for consultation and explanation of the design intent and design controls.</li> <li>▶ Individual lot concept design according to Design Guidelines.</li> <li>▶ Presentation of Design Drawings to the Design Review Panel.</li> <li>▶ Feedback on the Design Drawings from the Design Review Panel.</li> <li>▶ Refinement of the Design Drawings to the Design Review Panel.</li> <li>▶ Design Drawings sign-off and approval by Design Review Panel.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Lodgement of resource consent application with Auckland Council, on the basis of the Design Drawings approved by the Design Review Panel.</li> <li>▶ Approval of resource consent application by Auckland Council.</li> </ul>	<ul style="list-style-type: none"> <li>▶ Detailed design and documentation.</li> <li>▶ Building consent application and approval.</li> <li>▶ Presentation of building consent drawings to the Design Review Panel for sign-off against the consented design.</li> <li>▶ Commence construction.</li> </ul>



The degree to which a proposal that varies from the design controls achieves good built form outcomes should be assessed against the objectives listed in the Design Guidelines. It is expected that all design proposals are able to demonstrate they achieve the outcomes that these objectives incorporate.

### **Review 3: Technical drawing review**

This is the final check of the design by the Panel and is a review of the building consent plans. The purpose of this review is to ensure that the building consent drawings are consistent with those the Panel reviewed at Refined Design stage.

### **Panel membership**

The required quorum for the Panel to review a design proposal is a minimum of two people. One of these must be an appropriately experienced architect, urban designer, or landscape architect. The other may be a representative of Ockleston Investments Limited.

### **Required information for Panel review**

The lot developer must provide plans which have a sufficient level of detail and information to enable the Design Review Panel to assess whether the proposed design is consistent with the Design Guidelines and for Auckland Council to certify that the approved resource consent parameters have been complied with.

The Panel and / or Council may request further information where they consider this is necessary to perform these tasks.

Required information includes:

- ▶ Site plan with contours, floor plans, and elevations, all to a standard scale, specified on the plans.

- ▶ Building materials and colour palette.
- ▶ Landscape plans that show: fencing, paths, and driveways, stating their colour, materiality and finish; and front yard planting, confirming specimen tree size minimum required size (PB95) and the generally proposed type of planting (eg: hedges; grasses, low shrubs).
- ▶ Building consent plans (Review 3 only).
- ▶ Annotation / tabulation on the appropriate plan of information to demonstrate compliance with the approved resource consent parameters (refer Table 1). This should include: the proposed percentages of impervious surface, building coverage, and landscaped area; demarcation of required area of outdoor living space; required yards; building height; and height in relation to boundary recession planes.

The lot developer may choose to supply a render / 3D image to convey the design intent.

For Review 1 'Concept Design' sufficient information is required to clearly communicate the design intent. For Review 2 'Refined design' all elements of the above are required.

### **Feedback and approval from the Panel**

The Design Review Panel will provide feedback within five (5) working days on the Concept Design (Review 1) after receiving the information required above, and will provide written approval or otherwise, within ten (10) working days, on the Refined Design (Review 2), after receiving the information required above.

## 2.0 DESIGN GUIDELINES

### 2.A ON-SITE AMENITY

#### Objectives

- ▶ Outdoor living spaces are functional, accessible, well located for sunlight, and offer a reasonable level of privacy.
- ▶ There is a reasonable standard of visual privacy between habitable rooms of adjacent houses.
- ▶ Habitable rooms have an outlook and sense of space and optimise access to sunlight and daylight.

#### Design Controls

- ▶ The outdoor living space must be directly accessible from the principal living, dining or kitchen area and free of buildings, parking spaces and manoeuvring areas.
- ▶ The outdoor living space should be generally flat and designed to maximise the number of sunlight hours during winter.
- ▶ The outdoor living space should be located away from street frontages where practicable in order to achieve a reasonable level of privacy.
- ▶ Consideration should be given to the placement and ceiling height of habitable rooms, in particular the main living area, in order to optimise access to sunlight and daylight. As a guide, a floor to ceiling height of at least 2.7m is recommended in the main living area.
- ▶ Outlook spaces of the following minimum dimensions must be provided:
  - Principal living room: 6m depth x 4m width.
  - Principal bedroom: 3m in depth x 3m in width.
  - All other habitable rooms: 1m depth x 1m width.

*Outlook space information notes:*

*Where the room has two or more external faces with windows, the outlook space must be provided from the face with the largest area of glazing. The outlook space is measured at right angles to and horizontal from the window to which it applies.*

*Outlook spaces required by different rooms in the same dwelling may overlap.*

*Outlook spaces may stretch over the street, but not adjacent sites.*



Figure 1: A house with a landscaped front yard as an attractive transition space from the street.

## 2.B SITE ACCESS

### Objectives

- ▶ Driveways do not visually dominate front yards and landscape elements.
- ▶ Pedestrian and vehicular conflicts are minimised.

### Design Controls

- ▶ Driveway width is a maximum of 5.0m (double) or 3.5m (single), with localised widening in front of the garage if required.
- ▶ The design and finish of the driveway may be exposed aggregate or coloured concrete. Unit pavers in natural stone, concrete or brick are encouraged.
- ▶ A pedestrian path should be provided, that is clearly differentiated from the driveway, in a direct alignment from the street to the front door.
- ▶ Driveways and pedestrian paths should follow the contour profile of the site and avoid any need for significant excavation of the site and retaining walls.



Figure 2: Different types of materials suggested for front access way.

## 2.C GARAGES

### Objectives

- ▶ Garage doors do not visually dominate the street.
- ▶ Sufficient space is provided within a site to avoid cars over-hanging the footpath, providing for pedestrian amenity and safety.

### Design Controls

- ▶ A garage door facing the street must be set back at least 5m from the site's frontage.
- ▶ Garages must be set back behind the front façade of the dwellings by a minimum of 1m.
- ▶ Garages must be enclosed and no car ports are allowed.
- ▶ A garage door facing a street must be no greater than 45% of the width of the front façade of the dwelling to which the garage relates.
- ▶ Where a double garage is proposed, in addition to the above, design techniques should be used to make the garage appear visually recessive. These might include facade detailing, composition and colour of cladding elements, and facade articulation.

*For the purpose of these controls, the front facade consists of a length of building facade in the first 10m from the street frontage of the lot. In the case of a corner lot, both sides of the house facing the street will be considered as the front facade.*



Figure 3: Clear views to front door.



Figure 4: Path to front door separated from driveway by landscaping strip.



Figure 5: First floor overhang and darker colours contribute to visually recessive quality of garaging.

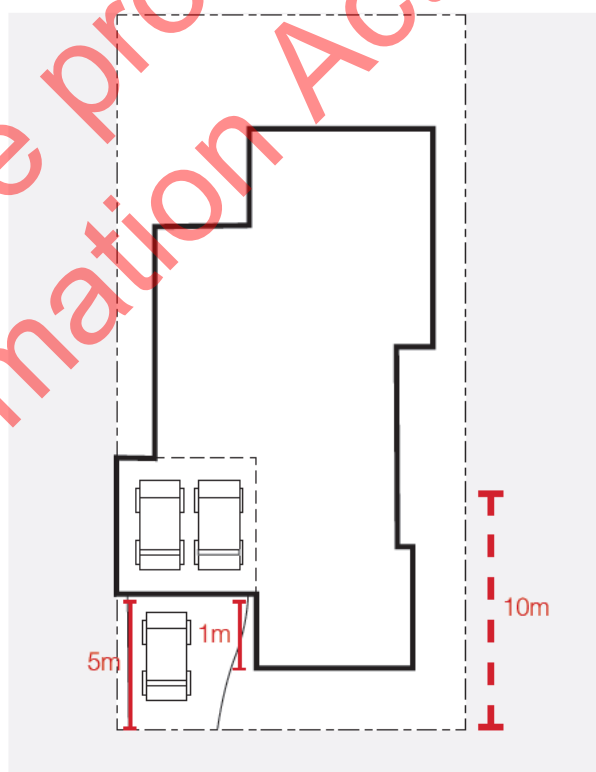


Figure 6: Garaging set at least 5m back from the street frontage.



## 2.D STREETScape INTERFACE

### Objectives

- ▶ Houses avoid an overly bulky appearance.
- ▶ House design and appearance contributes to visual interest along the street while being complementary to an overall unified streetscape.
- ▶ Houses contribute to passive surveillance of the street and public open space.

### Design Controls

- ▶ Building mass is broken up into primary and secondary forms to avoid long, linear façades.
- ▶ Architectural detailing is incorporated into façades, such as horizontal and vertical rhythms, façade modulation and articulation, and recessive or projecting balcony forms.
- ▶ Identical, or repetitive façade presentation is avoided, except where as part of an integrated development, such as duplexes or terraces. As a guide, no more than three adjoining houses on conventional lots should have strongly repeating elements.
- ▶ Glazing to the street, where incorporated into an integrated and well resolved front façade, is maximised.
- ▶ Front doors must be visible to the street.
- ▶ Corner lots should be designed to address both street frontages by methods including placement of habitable rooms, optimising glazing and facade articulation along both frontages.
- ▶ Front entry porches and verandahs should be designed as an integral component of the house.
- ▶ Houses are encouraged to locate a habitable room other than a bedroom where they will afford a view over the street, in order to contribute to passive surveillance.
- ▶ Storage for rubbish and recycling must be provided on site and screened from public view.

## 2.E ROOF FORM

### Objectives

- ▶ Each roof form reads as a strong, simple element from street level.

### Design Controls

- ▶ Gable roof ends facing the street or single pitch roofs, both with steeper pitches, are encouraged. Simple



Figure 7: House street facade with strong overall massing and clear horizontal and vertical articulation.



Figure 8: Street facades with strong gable ended roofs.

hip-roofs facing the street are discouraged.

- ▶ When appropriate for the architectural character, eaves are strongly encouraged, with a minimum depth of 200mm.
- ▶ Roofs should have a non-reflective finish. Unpainted zincalume must be avoided to ensure water quality.

## 2.F FRONT YARDS

### Objectives

- ▶ Front yards are attractive transition spaces between the footpath and the front of the dwelling that positively contribute to the streetscape.
- ▶ Fences within front yards define the property boundary between the street and the site and are limited to a height that minimises visual dominance effects on the street and enables passive surveillance.

### Design Controls

- ▶ Fences within front yards must be a maximum 1.2m in height. A higher fence within the front yard may be constructed in limited circumstances. For example, to achieve reasonable privacy where site layout constrains the placement of the primary outdoor living space to the street. In this case, the maximum fence height must be 1.6m high for no more than 50% of the frontage and 1.2m for the remainder, or 1.6m high if the fence is at least 50% visually open.
- ▶ Timber fences within the front yard must be stained in a recessive colour that does not compete with the dwelling.
- ▶ Each lot must have a minimum of one tree within the front yard of PB95 size at time of planting.
- ▶ At least 50% of the front yard must be landscaped. Grouped plantings particularly along the front boundary, to help define the street edge, are encouraged. These might include hedges, flaxes/grasses or low shrubs.
  - ▶ Retaining walls in front yards should be avoided. Where necessary, they must be constructed from 150 x 50mm horizontal timber palings with a 150 x 50mm timber capping. They must be no more than 900mm in height and have a stained finished.
- ▶ A linear strip of planting (e.g. a hedge or low grasses) will be required along the front boundary where a retaining wall occurs.



Figures 9 & 10: Landscaped front yards that clearly define the street boundary.

- ▶ Utility items such as clotheslines, rubbish bins and air conditioning units, must not be visible from the street, except for roof solar heating devices where they follow the angle of the roof.

## 2.G MATERIALS AND COLOURS

### Objectives

- ▶ Each house façade has a consistency in textures and tones to tie the streetscape together.
- ▶ Each house facade has a complementary mix of textures and tones.
- ▶ Materials and colours on house facades reflect and complement the natural landscape.

### Design Controls

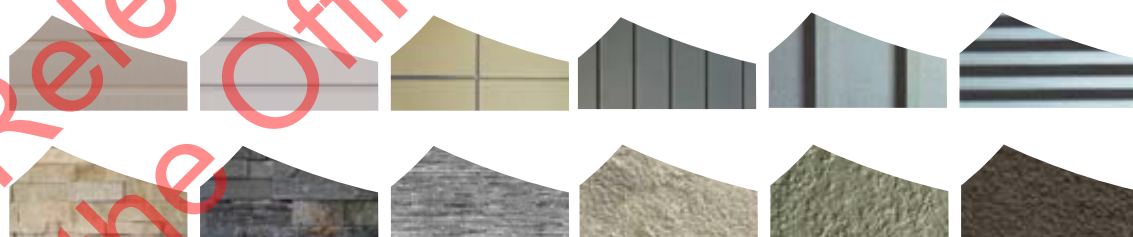
- ▶ Materials used must minimise glare and reflection.
- ▶ Accent colours or materials are encouraged to be strategically used for architectural feature elements.



Basic Colours: light, natural and earthy hues that are harmonious with the natural landscape.



Accent Colours: Used as highlight elements to help articulation and create contrast, but should complement base colour.



Cladding



Timber Cladding

- ▶ The material palette should be restricted to no more than three cladding types per dwelling, with single cladding materials expressing whole volumes (joins between different cladding not occurring at external corners).
- ▶ The colour of any miscellaneous exterior items such as rainwater tanks and heat pumps must be complementary to the colour and material of site fencing.
- ▶ Indicative colours and materials are illustrated below.



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

<b>Application Number(s):</b>	LUC-2016-1363 / SUB-2016-1364 / REG-2016-1365 (stormwater discharge permit)
<b>Applicant's Name:</b>	Ockleston Investments Limited
<b>Site Address:</b>	1 Ockleston Landing, Hobsonville
<b>Legal Description:</b>	Lot 11 DP 89678 and Sections 1 and 5 SO 445478
<b>Proposal:</b>	A subdivision, land use and discharge permit application to establish a greenfield residential subdivision of 74 lots to provide for one dwelling per lot, and associated infrastructure, roading and private reserve; involving earthworks, diversion of overland flows and discharge of stormwater.

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 Housing Accords and Special Housing Areas Act 2013 (HASHAA) and make a decision under delegated authority on this application.

This requires resource consent for the following reasons:

### *Land use consents (s9 RMA) - LUC-2016-1363*

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

- Pursuant to H.1.2.1 and H.1.2.3.1, any residential activity, development and subdivision that exceeds the 30 residential dwellings (74 residential lots proposed) threshold (traffic generation) is a restricted discretionary activity.
- Proposal does not meet the 10% impervious area threshold for 'Public Open Space - Informal Recreation' zone. Pursuant to H.4.14.2.1, this is a discretionary activity.
- The proposal involves the removal of six Magnolia street trees within existing Ockleston Landing road reserve. Pursuant to H.3.1.1, this is a restricted discretionary activity.
- The proposal involves the construction of a rain garden, stormwater outfall structures and associated rip rap scour protection within a 1 per cent AEP flood plain. Pursuant to H.4.12.1, this is a restricted discretionary activity.

- The proposal includes stormwater management devices in the form of raingardens and a stormwater outlet and rip rap structure in the Public Open Space - Informal Recreation Zone. Pursuant to I.2.1, this is a discretionary activity.
- The proposal involves the activity of 74 future-dwellings in the Public Open Space - Informal Recreation Zone as a result of the proposed subdivision. Pursuant to I.2.1, this is a non-complying activity as dwellings are not provided for in this zone.
- The proposal involves earthworks over an area of 2.575ha and with a total volume of approximately 12,540m<sup>3</sup>. Pursuant to H.4.2.1.1, this is a restricted discretionary activity under s9(2) of the RMA (regional consent).
- The proposal involves the development of new impervious areas greater than 25m<sup>2</sup> in the SMAF1 overlay where the total percentage impervious area on the site is greater than 10%. Pursuant to H.4.14.3.1, this is a controlled activity under s9(2) of the RMA (regional consent).

#### *Subdivision Consent (s11 RMA) – SUB-2016-1364*

- The proposal involves subdivision for 74 residential lots, a pocket park, three JOALs and two public roads within the Public Open Space zone. Pursuant to H.5.1, this is a restricted discretionary activity.

#### *PAUP Stormwater Discharge Permit (s15 RMA) – REG-2016-1365*

- The proposal involves discharge of stormwater from impervious areas (including all roading and individual sites to be created as part of the above subdivision) totalling 25,842m<sup>2</sup> that are not authorised by an existing Network Discharge Consent. Pursuant to H.4.14.1.1, this is a discretionary activity.

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

#### **Reasons for the Decision**

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

- a) For the reasons outlined below, the proposal satisfies both tests of section 104D of the RMA (s34(1)(d) HASHAA) in relation to non-complying activities.
- b) The proposal is consistent with and will achieve the purpose of HASHAA. The proposed development provides for 74 residential lots within an established Special Housing Area. This includes the provision of seven “relative” affordable dwellings (Lots 41-47) to meet Criteria A as required in Schedule 12 of the Order in Council of the Housing Accords and Special Housing Areas (Auckland - New February 2016 Areas) Order 2016. The site presents a unique opportunity to achieve the purpose of HASHAA in providing additional housing supply for the Auckland Region on a site that otherwise would not be able to provide housing at the intensity proposed. Each lot created by the proposed subdivision will be supported by a land use consent to authorise an approved building envelope, with the future dwellings to be designed in accordance with proposed Design Guidelines to ensure design

outcomes. This will allow the owners of each lot to have an independent land use consent that can be implemented, thereby facilitating the construction of housing in a unique manner.

- The proposal is consistent with Part 2 of the RMA as it will achieve the sustainable management of natural and physical resources. The development will achieve a sustainable and efficient use of land by increasing the density of residential occupation on site in a manner that responds to the anticipated outcomes of the MHS zone, while being in close proximity to existing infrastructure, services and amenities by virtue of the bridge across SH18. Information has been supplied in support of the application and reviewed by Council, which confirms that the site can be developed in a safe and efficient manner that is appropriate for subdivision. In particular, management of all earthworks and stormwater discharge from the site will be controlled in accordance with best practice and Council standards which will achieve the purpose of the RMA. The development will provide for the wellbeing of residents by providing a communal reserve to encourage recreation and community, while ensuring that buildings are designed and constructed in accordance with sustainable design principles.
- c) The actual and potential effects of the proposal were assessed in reference to the relevant objectives and policies of the PAUP, and associated rules and assessment criteria. The proposal is consistent with these provisions and will have acceptable effects on the environment for the following reasons:
- The Mixed Housing Suburban zone most-accurately reflects the density and scale of development proposed, rather than the existing Open Space zone. The proposal is consistent with and will achieve the purpose of the relevant Mixed Housing Suburban objectives and policies. The development provides a suitable transition from the high-intensity and density of residential development within the Hobsonville Point precinct, to the existing rural (and future urban) environment surrounding the site. For these reasons, it is considered that the proposed development will generally have a positive effect on the character of the area over time. In particular, the development encourages a variety of lot sizes and housing typologies to provide housing choice for future land owners. The proposed Ockleston Landing Design Guidelines (secured through consent notices on each individual title to be created) will manage the height, bulk, form and appearance of development and require sufficient setbacks and landscaped areas to maintain a suburban residential character of two storeys.
  - While the development will alter the existing character of the site and immediate surroundings, the development will provide an introduction of a suburban environment that relates well to the neighbouring Hobsonville Point development area to the south, while introducing a more suburban character akin to the likely future development of the Whenuapai area located to the north.
  - The Ockleston Landing Design Guidelines will ensure appropriate separation and privacy from the closest adjacent residential dwellings at 3, 5, 7 and 9 Clarks Lane. The balance of existing adjacent dwellings have substantial separation distances from the site as noted in the agent's assessment, which ensure there will be no adverse privacy, bulk, dominance or amenity effects on persons at these sites.
  - The Ockleston Landing Design Guidelines will ensure appropriate separation, bulk, privacy and amenity in accordance with the relevant Mixed Housing Suburban controls. Minor non-compliances within those controls in relation to fencing height and front yard setback are considered appropriate within the context of the overall development. The separation distances between dwelling frontages, created by the proposed roads, will

ensure these infringements have less than a minor effect of streetscape amenity due to development wide consistency through the design guidelines.

- The development and subdivision to provide for 74 residential lots and dwellings will generate a level of traffic that can be accommodated within the existing road network servicing the parent site, without compromising its operational efficiency and safety. In addition, there is suitable provision for both on-site and street parking across the development site, as well as the ability for each individual site to have secure bike storage in garages. The design of all proposed roads and Jointly Owned Access lots is appropriate to ensure the safe and efficient movement of vehicles through the development, and there is sufficient capacity in the road-side reserve to accommodate waste bins for each unit.
- There is sufficient parking capacity provided within the proposed development, on both individual sites and in the proposed roading network, to accommodate the parking demand generated by occupants and visitors. This will ensure the safe and efficient operation of the road network, which is supported by pedestrian (and cycle) connection across SH18 to public transport routes and local amenities along Hobsonville Road
- Substantial separation distances from dwellings on adjacent sites will ensure that any adverse effects on residential amenity are less than minor during temporary construction works. Notwithstanding and in particular relation to the closest adjacent sites at 3, 5, 7 and 9 Clarks Lane; temporary construction-related noise and vibration will be managed through standard conditions, including the provision of construction, traffic and noise management plans to ensure that any temporary construction-related effects on surrounding residential amenity values are less than a minor.
- Onsite stormwater management and the direction of existing overland flows through the proposed roading network to their discharge point, has been designed to the appropriate Auckland Council Stormwater Code of Practice standards (as confirmed by Mr Nell on behalf of Auckland Council's Stormwater Unit). This will ensure that none of the proposed lots allow for residential building in an inappropriate location that would otherwise be subject to flooding.
- Taking into account the existing stormwater flow rates generated by the upstream catchment (which originate from a piped network under SH18 discharging into the watercourse), Mr Nell confirms that the additional stormwater flows generated by the development, which will discharge to the watercourse in proposed Lot 67 and subsequently the Waitemata Harbour, can be accommodated within that watercourse. This ensures that there will be no adverse effects in relation to flooding that would otherwise compromise the safety of persons or dwellings at 30 Ockleston Landing.
- As confirmed by Mr Steve Bryant and his recommended conditions, the applicant proposes to comprehensively manage all earthworks across the site to ensure less than minor adverse effects from sediment runoff and associated construction traffic that would affect the water quality of downstream habitats. The proposal will have adequate sediment and erosion controls in place for the duration of the earthworks. Sediment-laden water will be collected onsite and treated to an appropriate clarity level before being discharged in accordance with TP.90.
- The relevant iwi groups were consulted with during the processing of the application, who confirmed that no Cultural Impact Assessments were required. As such the proposal will not affect the cultural and spiritual values of Mana Whenua. Notwithstanding, the inclusion of an Accidental Discovery Protocol advice note will ensure that any artefacts or items discovered during earthworks are protected.

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

- d) The proposal is consistent with the seven essential design qualities of the New Zealand Urban Design Protocol for the reasons outlined above.
- e) There is adequate infrastructure and capacity available to service the development in terms of stormwater, waste water, potable water (including firefighting capacity), gas, power and telecommunications.
- f) The applicant supplied a Preliminary Site Investigation (PSI) in accordance with the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES), to ensure there are no risks to human health arising from the change in land use and associated earthworks to enable site development. This report confirmed that shallow fill materials present on the site are a result of localised filling and therefore unlikely to contain contaminated materials or unknown sources of fill that would trigger the need for contaminant discharge consent under the PAUP. This also confirms that the development site has not been subject to a HAIL activity in the past and that it is highly unlikely that there will be a risk to human health if the activity is done to the piece of land. The activity is therefore a permitted activity under Regulation 8(4) of the NES.
- g) Other matters that have been considered include the need for a suitable monitoring charge to administer compliance with the recommended conditions of consent below.

### **Conditions**

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

### **GENERAL CONDITIONS**

1. Establishment of 74 dwellings, earthworks, construction activities including the establishment of servicing infrastructure and roading, subdivision and discharge of stormwater from the site, shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the authorising agency as consent numbers **LUC-2016-1363 / SUB-2016-1364 / REG-2016-1365 (stormwater discharge permit)**.
  - Application Form and Assessment of Environmental Effects prepared by Evita Key of Barker and Associates Ltd, reference 15311 and dated 15/6/16.
  - Drawings, specialist reports and additional information below:

<b>Specialist Reports and Information</b>				
<b>Specialist Report</b>	<b>Title</b>	<b>Prepared by</b>	<b>Ref</b>	<b>Date</b>
Assessment of Environmental Effects	1 Ockleston Landing, Hobsonville Assessment of	Evita Key of Barker and Associates Ltd	15311	15/6/16



	Environmental Effects			
Design Guidelines	Ockleston Landing Design Guidelines, Whenuapai, Auckland	Woods Ltd		No date
Design Statement	Ockleston Landing, Hobsonville, Auckland	Harshal Wagle of Woods Ltd	V1	June 2016
Acoustic Report	1 Ockleston Landing Housing	Marshall Day Acoustics Ltd	Rp 005 2016265A	27 May 2016
Civil Infrastructure Report (including appendices unless superseded)	Ockleston Investments Ltd, Ockleston Landing, Hobsonville	Kevin O'Connor of KOA Ltd	215126	15/6/2016
Geotechnical Report	Geotechnical Assessment of #1 Ockleston Landing, Hobsonville	Geotek Services Ltd, dated	5267	5 August 2014
Transportation Assessment	Transportation Assessment Report	Mike Nixon of Commute Transportation Ltd	J00310	3 June 2016
Preliminary Site Investigation (PSI)	Preliminary Site Investigation (PSI), 1 Ockleston Landing, Hobsonville	Jean Faurie of Geosciences Ltd	Rep-0869	May 2016
Erosion and Sediment Control Plan, Ockleston Investments Ltd	Erosion and Sediment Control Plan, Ockleston Investments Ltd	SD, KOA Consultants Ltd	215126 V.2	July 2016

Drawings			
Drawing Ref. No.	Title	Architect / Author	Date
01, Rev A	Proposed Scheme Plan	HW, Woods Ltd	2/8/16
Sheet 1 of 1, Rev P8, job 25126	(Survey Scheme Plan) "Application for Subdivision Consent Plan, Proposed Subdivision of Sections 1 & 5 SO 445478, Lot 11 DP 89678 Ockleston Landing, Hobsonville, Auckland, Ockleston Investments Ltd"	KOA Ltd	1/8/16
2 of 10, rev P5	Proposed Contours	KOA Ltd	3/6/17
3 of 10, rev P5	Cut Fill Contours	KOA Ltd	3/6/16
4 of 10, rev P4	Road 1 Long Sections	KOA Ltd	26/5/16
5 of 10, rev P4	Road 2 & Right of Way 3 Long Sections	KOA Ltd	26/5/16
6 of 10, rev P4	ROW's 1 & 2 Long Sections	KOA Ltd	26/5/16
7 of 10, rev P4	Sections Through Lots 66-73 & Lot 44	KOA Ltd	26/5/16

8 of 10, rev P3	Typical Cross Sections of Roads 1&2	KOA Ltd	14/7/16
9 of 10, rev P4	Typical Cross Sections of JOAL's 1-3	KOA Ltd	14/7/16
10 of 10, rev P2	Typical Cross Sections of Ockleston Landing Berm & Parking	KOA Ltd	20/7/16
1 of 4, rev P6	Proposed Sanitary Sewer Layout	KOA Ltd	4/7/16
2 of 4, rev P5	Proposed Sanitary Long Section 1	KOA Ltd	4/7/16
3 of 4, rev P4	Proposed Sanitary Long Sections 2&3	KOA Ltd	4/7/16
4 of 4, rev P4	Proposed Sanitary Long Sections 4-7	KOA Ltd	4/7/16
160261-1, rev4	Stormwater Concept Plan	Riley Consultants Ltd	5/8/16
160261-2, rev2	Typical Stormwater Detail	Riley Consultants Ltd	5/8/16
160261-3, rev2	Typical Rain Garden Detail	Riley Consultants Ltd	5/8/16
160261-3, rev1	Stepped Rain Garden Detail	Riley Consultants Ltd	5/8/16
A101	Site Plan	TM, Woods Ltd	4 August 2016
A102	Ground Floor Plan	TM, Woods Ltd	4 August 2016
A103	First Floor Plan	TM, Woods Ltd	4 August 2016
A104	Two Bedroom Terrace – Type 1 Floor Plan	TM, Woods Ltd	4 August 2016
A105	Two Bedroom Terrace – Type 2 Floor Plan	TM, Woods Ltd	4 August 2016
A106	Three Bedroom Terrace – Floor Plan	TM, Woods Ltd	4 August 2016
A107	Elevations	TM, Woods Ltd	4 August 2016
A108	3D Perspective Images 1	TM, Woods Ltd	4 August 2016
A109	3D Perspective Images 2	TM, Woods Ltd	4 August 2016
A110	Rubbish Bin Collection Strategy	TM, Woods Ltd	4 August 2016
1, Rev A	Compliance Diagram: Single Dwelling	HW, Woods Ltd	18/7/16
2, Rev A	Compliance Diagram: Duplex Dwelling	HW, Woods Ltd	18/7/16
<b>Other Plans</b>			
Sheet 1, revision P5	Proposed Development – Earthworks/Roading, Ockleston Road – Buckley Avenue, Hobsonville, Auckland, Existing Contours	KOA Consultants Ltd	3/6/15
6063/2	Landscaping Plan	Greenwood Associated Ltd	20/7/16
6063/3	Public Space Plan	Greenwood Associated Ltd	15/6/16
6063/4	Typical Rain Garden Planting Layout	Greenwood Associated Ltd	15/6/16



6063/5	8-Lot Planting Plan	Greenwood Associated Ltd	15/6/16
6063/6	8-Lot Fencing Plan	Greenwood Associated Ltd	15/6/16
6063/7	8-Lot Hard Landscape/Surfaces Plan		15/6/16

Other Additional Information	
Referenced	Date
The Iwi Consultation Summary	June 2016
The assessment titled 'Section 92 Response – Stormwater, Ockleston Landing, Hobsonville', from Riley Consultants Ltd, ref:160261-D	5 August 2016
'Ockleston Landing – Section 92 Response Overland Flowpath Design Calculations, prepared by Riley Consultants Ltd, ref: 160261	16 August 2016
The Updated Water Supply Review, prepared by Fluent Solutions Ltd, ref: 29-04-16 JSR 000256 KOA Rev1	20 June 2016
The email from Richard Goldstone of Auckland Council confirming tree removal	28 July 2016
The letter from Sosene Meredith of Watercare Services Ltd	25 July 2016
The email from Scott Lomas of Te Kawerau Iwi Tribal Authority	27 June 2016

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

- The consent holder shall pay the Council an initial consent compliance monitoring charge of \$1,500 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

**Advice Note:**

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

**Lapse of Consent LUC-2016-1363 / SUB-2016-1364 / REG-2016-1365**

- Under section 51 of the Housing Accords and Special Housing Area Act (HASHAA) 2013, this consent lapses 2 years after the date it is granted, unless given effect-to prior to this date.

**Duration of Consent for Stormwater Discharge Permit REG-2016-1365**

4. Under section 50 of the Housing Accords and Special Housing Area Act (HASHAA) 2013 and section 123 of the RMA, the stormwater discharge permit shall expire on 17 August 2051 unless it has lapsed, been surrendered or been cancelled at an earlier date.

Advice Note:

*It is acceptable to set a term of thirty five years for the permit. The applicant anticipates that the construction works be completed within two years; however, any long-term discharge will continue for the life of the development. Due to the low risks of on-going stormwater discharge and over-development, a maximum term of 35 years is recommended for the expiry date.*

### **Geotechnical Supervision and Certification**

5. All earthworks, excavations, retaining and foundation construction on the site shall be supervised by a suitably qualified and registered engineering professional. In supervising the works, the engineering professional shall ensure that they are constructed and otherwise completed in accordance with the geotechnical and engineering reports listed in Condition 1 of this consent. The supervising engineer's contact details shall be provided in writing to the Team Leader, Western Monitoring, Resource Consenting and Compliance at least two weeks prior to earthworks commencing on site.
6. All earthworks and excavations shall be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it shall immediately be rectified to the satisfaction of the Team Leader, Western Monitoring, Resource Consenting and Compliance.

### **Operation and Maintenance Manual for the Stormwater Management Devices**

7. The consent holder shall prepare an Operation and Maintenance Manual for all stormwater devices, setting out the principles for the general operation and maintenance for the stormwater system, outlet channel and the associated management devices. The Operation and Maintenance Manual shall submit to the Team Leader, Northern Monitoring, Resource Consenting and Compliance. The Operation and Maintenance plan is to include, but not be limited to:
  - a) a detailed technical data sheet
  - b) all the requirements as defined within the Auckland Council Code of Practice for Land Development and Subdivision: Chapter 4 – Stormwater.
  - c) all the requirements as defined within regional discharge consent or subsequent variations, and
  - d) details of who will hold responsibility for short-term and long-term maintenance of the stormwater devices
  - e) a programme for regular maintenance and inspection of the stormwater system
  - f) a programme for the collection and disposal of debris and sediment collected by the stormwater management device or practices
  - g) a programme for post storm maintenance
  - h) a programme for inspection and maintenance of outfall erosion
  - i) general inspection checklists for all aspects of the stormwater system, including visual check of roadside catchpits, wetlands and outfalls

- j) a programme for inspection and maintenance of vegetation associated with the stormwater devices.
- k) recommended on-going control methodology to eradicate established pests and invasive weeds from both terrestrial and aquatic areas

### **Stormwater Connections**

8. The consent holder shall provide and install a complete public stormwater system to serve all lots in accordance with the approved Engineering Plans listed in Condition 14 to the satisfaction of the Team Leader, Northern Monitoring, Resource Consenting and Compliance.
9. Individual private stormwater connections to the existing or proposed public stormwater systems for each lot at the lowest point within the boundary shall be provided and installed in accordance with the approved Engineering Plans to the satisfaction of the Team Leader, Northern Monitoring, Resource Consenting and Compliance
10. An Engineering Completion Certificate certifying that all public stormwater pipes and individual stormwater connections have been constructed in accordance with the approved Engineering Plan and the Auckland Council Code of Practice for Land Development and Subdivision – Chapter 4: Stormwater shall be provided in support of the 224(c) application pursuant to Section 46 of HASHAA.
11. Video inspections of all public stormwater pipes and as-built plans for all public and individual private stormwater lines shall be supplied with the 224(c) application pursuant to Section 46 of the HASHAA. The video inspections shall be carried out within one month prior to the lodgement of the application for the 224(c) certificate

### **Overland Flow Path**

12. The overland flow paths (OLFPs) to service the development and the surrounding roads shall be designed to the satisfaction of Council's Principal Development Engineer, SHA Consenting, Natural Resources and Specialist Input, Resource Consenting and Compliance. Detailed engineering plans and calculations showing the location, depth, width and velocity of the OLFPs through and within the site are required and shall be provided in accordance with the following standards:
  - a) The overland flow paths and ponding areas must be able to cope with flows assuming cess pits are 100% blocked plus any flows from adjacent land from a 1% AEP storm event without causing nuisance and damage;
  - b) The contours surrounding the flow paths must be designed and constructed to channel the excess flow into the overland flow paths;
  - c) The overland flow paths should be where possible located on roads and access ways;
  - d) Calculation and designs shall show compliance with Councils Code of Practice. Where there is a deviation from this standard, it shall be noted and reasons given for this deviation; and
  - e) Where these OLFPs pass adjacent or through private residential lots, an easement will be required and consent notices (and easements if necessary) shall be placed on the private titles requiring minimum floor levels based on the flood depth plus

freeboard requirements of the PAUP and Auckland Council Code of Practice for Land Development and Subdivision: Chapter 4 – Stormwater.

### **Outfall structures**

13. The design of the stormwater outfall in Lot 67 to the overland flow path shall be submitted to and approved by the Team Leader, Western Monitoring, Resource Consenting and Compliance (in liaison with the Stormwater Unit and Parks Department). The approved design shall be submitted as part of the Engineering Plan Approval Application.

#### Advice Note:

*The design should be in general accordance with the "Typical Outfall Detail" as illustrated in drawing 160261-2/Rev. 2 prepared by Riley Consultants, should incorporate natural materials laid back into the ground and should not incorporate any standing water that could present a hazard in terms of drowning, stagnant water, trip/falls*

### **ENGINEERING PLAN REQUIREMENTS AND APPROVALS**

14. Prior to the commencement of any civil construction works or prior to the lodgement of the survey plan pursuant to s.45 of the HASHAA (s.223 of the RMA), whichever is the earlier, the consent holder shall submit 2 hard copies and one PDF/CD version of complete engineering plans (including engineering calculations and specifications) to the Council's Principal Development Engineer, SHA Consenting, Natural Resources and Specialist Input, Resource Consenting and Compliance. Details of the chartered professional engineer who shall act as the developer's representative for the duration of the development shall also be provided with the application for Engineering Plan Approval.

The engineering plans shall include but not be limited to the information regarding the following engineering works:

- Earthworks and any retaining walls.
- Design and location of any counterfort and/or subsoil land drainage required and the proposed ownership and maintenance of the counterfort and/or subsoil land drainage.
- Detailed design of all roads to be vested in Council including intersections, parking, roundabouts, cycling routes, pedestrian crossings and footpaths. All roads shall be designed in accordance with Auckland Transport's Code of Practice (ATCOP) unless otherwise authorised by this consent.
- Detailed design of all street lighting, street furniture and other structures/facilities on the roads to be vested in Auckland Transport (including street furniture, traffic calming devices and safety measurements, marking and street sign etc.) shall be designed in accordance with ATCOP unless otherwise authorised by this consent.
- Details of lighting to be provided within the Pocket Park, Lot 72 walkway, JOAL 1 (Lot 80) and JOAL 2 (Lot 81).
- Details of traffic calming devices, pram crossings and TGSIs, parking spaces, street trees, traffic controls, and any proposed parking controls to prevent parking from occurring over the footpath or at locations where this blocks the carriageway.

- Details of any road safety improvements such as paint markings, lighting and/or speed advisory signage that may be required to be installed between Sinton Rd (from approximately 190m south of the Clarks Ln / Sinton Rd intersection) to Ockleston Landing towards the site's eastern frontage. This will require a safety audit of this section to be undertaken by the applicant's traffic engineers.
- Engineering drawings to the satisfaction of the Council's Principal Development Engineer, SHA Consenting, Natural Resources and Specialist Input, Resource Consenting and Compliance to illustrate:
  - (a) Gradient and planting details of the batters of the proposed swale on Ockleston Landing
  - (b) Provision of pedestrian safety measures where there is a drop into the raingarden from the footpath of more than 25mm.

Advice Notes:

- (a) *The swale batter should be designed in accordance with Auckland Transport's Code of Practice being mowable batter slopes are to be no steeper than 1 vertical to 5 horizontal or batters steeper than 1 in 5 must be densely planted and mulched to reduce maintenance.*
- (b) *Pedestrian safety measures could include a 75mm upstand kerb, landscaping within the rain garden that has been gently sloped up to within 25mm of the footpath, or a 0.5m margin by way of a paved area within the rain garden. The rain garden shall be planted in such a way such that full growth of the plants do not overhang the footpath, thereby concealing the drop in the footpath.*
- Design of any shared accessways, jointly owned access lots (including lighting details) and vehicle crossings.
- Details of any proposed upgrades of the existing water supply, stormwater and wastewater systems and approval from the relevant utility owner of the asset(s).

Stormwater

- Stormwater management devices proposed to mitigate the impervious surfaces associated with the Road Reserve shall be designed and sized to meet the following requirements to mitigate runoff from all impervious area prior to discharge to streams:
  - Retention of 5mm of runoff depth, plus,
  - Detention (temporary storage) of 17.9mm for runoff from the 95th percentile 24 hour rainfall event.
- This shall generally follow the proposed layout as shown on the Riley Consultants SW Plans referenced 160261-1 Rev 4, 160261-2 Rev 2, 160261-3 Rev 2, 160261-4 Rev 1 and concepts included in further information response referenced in condition 1. The design of these devices shall be such that they meet the following criteria:
  - Combine both retention and detention requirements in a single device where possible;
  - Ensure that the internal water storage volume for retention requirements is set below the subsoil outlet pipe;
  - Be set offline from the primary stormwater reticulation network;



- Inflow and outflow arrangements are to be discussed and agreed with both Council and Auckland Transport prior to submitting for EPA;
- Where rain gardens are used the footpath or grass berm level adjacent shall be set minimum of 100mm above the kerb inlet or at the same height at the top of kerb level; and
- Mulch or bark specification shall take into account the issue of floating mulch blocking outlets. This may require a higher density and specific weight of mulch or use of other media such as stone.

At the stage of EPA the applicant shall submit detailed engineering plans and calculations showing the location, depth, width and velocity of Overland Flow paths through and within the site.

- Calculation and designs shall show compliance with Councils C.o.P. Where there is a deviation from this standard, it shall be noted and reasons given for this deviation.
- Prior to the issue of 223c a registered surveyor or chartered engineer shall provide an As-built survey plan of the overland flow paths and required minimum finished floor levels for all private Lots within or adjacent to and OLFP.
  - These minimum FFLs shall be entered onto the titles to ensure they are complied with.
  - Easements will be required where OLFPs pass through private Lots to protect these areas from future development including altering ground levels.
- Details of any drainage reserve including the post development contour, walkways, sign board, lighting and reserve furniture.
- Information relating to gas, electrical or telecommunication reticulation including ancillary equipment.

As part of the application for Engineering Plan Approval, a chartered professional engineer shall:

- Certify that all accessways have been designed in accordance with the Auckland Transport Code of Practice
- Certify that all water supply and wastewater systems have been designed in accordance with the Water and Wastewater Code of Practice for Land Development and Subdivision, May 2015 prepared by Watercare Services Limited (WSL)
- Provide a statement that the proposed infrastructure has been designed with the long term operation and maintenance of the asset
- Confirm that all practical measures are included in the design to facilitate safe working conditions in and around the asset
- Certify that the proposed stormwater system or devices proposed have been designed in accordance with the Auckland Council Code of Practice for Land Development and Subdivision: Chapter 4 – Stormwater.
- Provide a statement that the proposed infrastructure has been designed with the long term operation and maintenance of the asset.

- Confirm that all practical measures are included in the design to facilitate safe working conditions in and around the asset.

Advice Note:

*A minimum of 2 metres clearance from any stormwater and wastewater lines and manholes is necessary at all times other than for approved works which connect to these services. Where the minimum clearance cannot be provided, the consent holder shall contact Council's Stormwater Unit and Watercare Services Limited, a minimum 48 hours prior to the commencement of any work, to arrange a site inspection and obtain approval.*

## **PRE-CONSTRUCTION CONDITIONS**

### **Pre-Construction Meeting with Compliance and Monitoring Staff**

15. Prior to the commencement of the construction and / or earthworks activities, the consent holder shall hold a pre-construction meeting that:

- a) is located on the subject site
- b) is scheduled not less than 5 days before the anticipated commencement of earthworks
- c) includes the Team Leader, Western Monitoring, Resource Consenting and Compliance etc.
- d) includes the supervising Registered Engineer
- e) includes representation from the contractors who will undertake the works
- f) any other suitably qualified professionals required to fulfil the conditions of this consent.

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

- Timeframes for key stages of the works authorised under this consent
- Resource consent conditions
- Erosion and Sediment Control Plan
- Construction Traffic Management Plan
- Construction noise management plan
- Final approved Corridor Access Request (incorporating traffic management plans – if required)

A pre-construction meeting shall be held prior to the commencement of the earthworks activity in each period between October 1 and April 30 that this consent is exercised.

Advice Note:

*To arrange the pre-construction meeting please contact the Team Leader, Western Monitoring, Resource Consenting and Compliance through the Council website [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz). The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided 3 days prior to the meeting.*



## Construction Management Plan

16. Prior to the commencement of construction and / or any earthworks activity, a finalised Construction Management Plan (CMP) shall be submitted to the Team Leader, Western Monitoring, Resource Consenting and Compliance for approval. No construction activity shall commence until written confirmation of the CMP has been obtained from the Team Leader, Western Monitoring, Resource Consenting and Compliance and all measures identified in that plan as needing to be established prior to commencement of works have been. The Construction Management Plan shall contain sufficient detail to address the following matters:

- Who the site or project manager is and contact details (phone, facsimile, postal address).
- The location of notice boards that clearly identify the name, telephone number and address for service of the site or project manager.
- Measures to be adopted to ensure that pedestrian access past the works is provided where practicable and that such access is safe.
- Procedures for controlling sediment runoff and removal of debris and construction materials from public roads or places
- The location and design of all hoardings and gantries.
- Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities.
- Control procedures for delivery and removal of construction materials from public roads or places.
- Location of workers conveniences (e.g. portaloos).
- Ingress and egress to and from the site for construction vehicles.
- Hours of operation and days of the week for construction activities (in accordance with any other specific condition in this consent relating to construction hours).

All ongoing construction related activities shall be undertaken in accordance with the approved management plan.

### Advice Note:

*To ensure all work on roads are as safe as possible for works, motorists, pedestrians and cyclists, anyone or any business planning to dig up part of an existing road, shall obtain a Corridor Access Request (CAR) permit from Auckland Transport. A CAR permit is required for, but not limited to, the following activities:*

- *Any activity that will alter or cause to be altered the surface of any part of the road reserve, including but not be limited to excavating, drilling and resurfacing*
- *The placement of any pipe, duct, pole, cabinet or other structure below, on or above the road reserve*
- *A new driveway.*

*The above management plan can be prepared in conjunction with the other management plans required by this consent, to avoid any duplication of information.*

**Advice note:**

*When demolishing (or substantially disturbing in the process of moving) a building that due to its age may have asbestos-containing materials (ACM) in it:*

- You have obligations under the relevant regulations for the management and removal of asbestos, including the need to engage a person holding a WorkSafe NZ Certificate of Competence (CoC) for restricted works involving asbestos, to confirm the presence or absence of any ACM.*
- If any ACM is found, removal or demolition will have to meet the Health and Safety at Work (Asbestos) Regulations 2016.*
- Information on asbestos containing materials and your obligations can be found at [www.worksafe.govt.nz](http://www.worksafe.govt.nz)*

**Construction Traffic Management Plan**

17. Prior to the commencement of construction and / or any earthworks activity on the subject site, a finalised Traffic Management Plan (TMP) shall be prepared and shall address the control of the movement of earthmoving vehicles and construction machinery, vehicles and materials to and from the site. The TMP shall be submitted to the Team Leader, Western Monitoring, Resource Consenting and Compliance. No earthworks or construction activities on the subject site shall commence until confirmation is provided from council that the TMP is satisfactory and any required measures referred to in that plan have been put in place. The CTMP shall ensure that the following matters are included at a minimum:
- (a) the control of the movement of earthmoving vehicles to and from the site
  - (b) a designated heavy vehicle entry and exit point or points
  - (c) a designated haulage route on the public roading network for heavy vehicles accessing the site
  - (d) signage proposed to warn pedestrians and road users of heavy vehicle movements
  - (e) measures to ensure that any mud, dirt or debris tracked on to the surrounding roads by heavy vehicles accessing the site is avoided and/or cleaned up if it occurs
  - (f) any restrictions on the hours of site access due to traffic concerns.

**Advice Note:**

*The CTMP should be prepared in accordance with the Council's requirements for CTMPs and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management.*

*It is the responsibility of the applicant to seek approval for the Construction Traffic Management Plan from Auckland Transport if it is required. Please contact Auckland Transport on (09) 355 3553 and <https://www.submitica.co.nz/> before commencement of works.*

18. All vehicle movements to and from the site during construction shall be in accordance with the approved construction traffic management plan.

### **Construction Noise Management Plan**

19. Prior to works commencing, the consent holder shall prepare and submit, to the satisfaction of the Team Leader, Western Resource Consents Compliance and Monitoring, a Construction Noise Management Plan (CNMP) prepared by a suitably qualified person. The CNMP shall include specific details relating to the control of noise associated with all project works. The objective of the CNMP is to set out the measures required to minimise the construction noise effects. The CNMP shall, as a minimum, address the following matters:
  - a) a description of noise sources, including machinery, equipment and construction techniques to be used;
  - b) predicted construction noise levels and minimum safe distances;
  - c) specific hours of operation, including times and days when noisy construction work would occur;
  - d) the identification of activities and locations that will require the design of noise mitigation measures such as temporary barriers or enclosures and the details of such measures where (without them) the noise limits are predicted to be exceeded;
  - e) the measures that will be undertaken (if required) by the Consent Holder to communicate noise management measures to affected stakeholders;
  - f) methods for monitoring and reporting on construction noise; and
  - g) methods for receiving and responding to complaints about construction noise.

### **Earthworks**

20. Prior to the commencement of bulk earthworks at the site, a Chemical Treatment Management Plan (CTMP) shall be submitted for the written approval of the Team Leader Western Monitoring, Compliance. The plan shall include as a minimum:
  - a) Specific design details of the chemical treatment system based on a batch dosing methodology for the site's Sediment Retention Pond and Decanting Earth Bunds;
  - b) Monitoring, maintenance (including post storm) and contingency programme (including a record sheet);
  - c) Details of optimum dosage (including assumptions);
  - d) Results of initial chemical treatment trial and bench testing;

- e) A spill contingency plan; and
- f) Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

Advice Note:

*In the event that minor amendments to the CTMP are required, any such amendments should be limited to the scope of this consent. Any amendments which affect the performance of the CTMP may require an application to be made in accordance with section 52 of the HASHAA (section 127 of the RMA). Any minor amendments should be provided to the Team Leader Western Monitoring, Compliance prior to implementation to confirm that they are within the scope of this consent.*

## **CONSTRUCTION CONDITIONS**

### **Construction Noise and Hours**

21. All construction and earthworks activities on the subject site shall comply with the New Zealand Standard 6803:1999 for Acoustics - Construction Noise, at all times. The use of noise generating tools, motorised equipment, and vehicles that are associated with construction and/or earthworks activity on the subject site shall be restricted to between the following hours to comply with this standard:

- Monday to Saturday: 7:30am to 6:00pm
- Sundays or Public Holidays: No works

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

Advice Note:

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

### **No Obstruction of Access or Damage**

22. There shall be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the construction and/or earthworks activity on the subject site. All materials and equipment shall be stored within

the subject site's boundaries to the satisfaction of the Team Leader, Western Monitoring, Resource Consenting and Compliance.

23. Any damage to the footpath, berm of road as a result of any construction activities, shall be repaired at the consent holder's expense.

### **Dust Control**

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

#### Advice Note:

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

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

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

### **Earthworks**

25. Prior to earthworks commencing, a certificate signed by an appropriately qualified and experienced engineer shall be submitted to the Team Leader Western Monitoring, Compliance to certify that the erosion and sediment controls have been constructed in accordance with the erosion and sediment control plans as specified in condition 1 of this consent.

Certified controls shall include the Sediment Retention Pond, Decanting Earth Bunds, Cleanwater Diversions, Dirty Water Diversions and Silt Fences. The certification for these subsequent measures shall be supplied immediately upon completion of construction of those measures. Information supplied if applicable, shall include:

- a) Contributing catchment area;
- b) Shape of structure (dimensions of structure);
- c) Position of inlets/outlets; and
- d) Stabilisation of the structure.

26. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required as a condition of resource consent or by the Erosion and Sediment Control Plan referred to in Condition 1 shall be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion.
27. The site shall be progressively stabilised against erosion at all stages of the earthwork activity, and shall be sequenced to minimise the discharge of contaminants to groundwater or surface water.

Advice Note:

*In accordance with Condition 27 earthworks shall be progressively stabilised against erosion during all stages of the earthwork activity. Interim stabilisation measures may include:*

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

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

28. Upon abandonment or completion of earthworks on the subject site all areas of bare earth shall be permanently stabilised against erosion to the satisfaction of the Team Leader, Western Monitoring, Resource Consenting and Compliance.

Advice Note:

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

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

*The on-going monitoring of these measures is the responsibility of the consent holder. It is recommended that you discuss any potential measures with the Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader, Western Monitoring, Resource Consenting and Compliance 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.*

## **Seasonal Earthworks Restrictions**



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

### **No Deposition of Soils or Debris on the Road**

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

#### *Advice Note:*

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

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

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

*It is recommended that you discuss any potential measures with the Team Leader, Western Monitoring, Resource Consenting and Compliance who may be able to provide further guidance on the most appropriate approach to take.*

### **Vehicle Crossing**

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

### **Landscaping Plan**

32. The landscaping identified in the Landscaping Plans prepared by Greenwood Associates in Condition 1 above, shall be implemented within the first planting season (generally May to September) following the completion of the works on the site to the satisfaction of the Team Leader, Western Monitoring, Resource Consenting and Compliance.
33. The consent holder shall provide a landscaping maintenance and management plan (in reference to the landscaping plans approved in Condition 1 above) detailing the ongoing

maintenance schedule of landscaping within common areas not otherwise vested to Council (the pocket park); for certification by the Team Leader, Western Monitoring, Resource Consenting and Compliance (in liaison with Urban Design staff) prior to completion of all landscaping on the site.

### **Lighting Plan**

34. The consent holder shall provide a lighting plan at the building consent stage for approval by the Team Leader, Western Monitoring, Resource Consenting and Compliance (in liaison with Urban Design staff) prior to the approval of any building consent. This condition is to ensure that adequate lighting will be provided within the Pocket Park, JOALs 1 and 2, and the Lot 78 walkway to vest to Council. This is to ensure the visibility and safety of residents and visitors outside of daylight hours. All lighting shall comply with the relevant illumination standards of the Auckland Council consolidated bylaw. The consent holder shall implement the approved lighting plan prior to s224c stage.

### **GENERAL SUBDIVISION CONDITIONS**

#### **Overland Flow Easement Lot 67**

35. An easement for the purpose of ensuring the conveyance of stormwater through the existing overland flow path on proposed Lot 67 shall be prepared by Council's solicitor and shall be registered against the Certificates of Title of Lot 67 at the cost of the consent holder. The easement instrument shall include but not be limited to, as follows:
- a) the owner of the lot is responsible to keep the easement unobstructed by buildings, earthworks, solid walls, vegetation, fences, or any other impediments to prevent free flow of water.
  - b) the owner of the lot is responsible to repair and maintain the overland flow path where it crosses over Lot 67 in its approved state and to prevent it from becoming a danger or nuisance;
  - c) the owner of the lot is responsible for the cost of all required repair and maintenance works associated with the overland flow path easement.

#### **Retaining Wall**

36. The retaining wall shall be constructed in accordance with the approved Engineering Plans. A certificate from a licensed cadastral surveyor shall be provided certifying the compliance with this requirement at the lodgement of the s224(c) for approval.

#### **Street Naming**

37. The consent holder shall submit a road naming application for proposed new roads for approval by the Local Board prior to the lodgement of the survey plan for the associated stage. The road naming application shall provide suggested street names (one preferred plus two alternative names) and include evidence of meaningful consultation with local Iwi groups.

## **SECTION 223 CONDITION REQUIREMENTS (S.45 of HASHAA)**

38. Within two years of the decision of the subdivision consent, the consent holder shall submit a survey plan of the subdivision to Auckland Council for approval pursuant to section 45 of HASHAA. The survey plan shall be general in accordance with the approved subdivision plans in Condition (1) of the consent.
39. The consent holder shall ensure that the following conditions have been met to the satisfaction of Council's Manager, Resource Consenting and Compliance:
- The Memorandum of Easements and Memorandum of Easements in Gross in accordance with the approved subdivision scheme plans shall be duly granted or reserved
  - An easement(s) to be created as per Condition (35) shall be duly granted or reserved.
  - Lots 79 and 83, as shown on the approved scheme plan, shall be vested in the Auckland Council as Legal Road.
  - Lot 78, as shown on the approved scheme plan, shall be vested in Auckland Council as walkway.
  - As-built plans and details to confirm that all services/structures/overland flows are entirely within the easements to be created.
  - That Lot 80 (JOAL 1) hereon (legal access) to be held as to eight undivided one-eighth shares by the owners of Lots 40-47 hereon as tenants in common in the said shares and that individual computer registers be issued in accordance therewith.
  - That Lot 81 (JOAL 2) hereon (legal access) to be held as to eight undivided one-eighth shares by the owners of Lots 63-70 hereon as tenants in common in the said shares and that individual computer registers be issued in accordance therewith.
  - That Lot 82 (JOAL 3) hereon (legal access) to be held as to two undivided one-half shares by the owners of Lots 12 and 13 hereon as tenants in common in the said shares and that individual computer registers be issued in accordance therewith.
  - Where either existing or proposed overland flow paths cross lot boundaries, the consent holder shall provide to Council plans to accompany easement(s) in favour of the Council as required in condition (12) above. Any easement documentation shall be prepared by the Consent Holder's Solicitors to the satisfaction of Council's Solicitors. All costs are to be at the expense of the Consent Holder. The terms of these easements must prevent buildings, structures or other obstructions being erected in the overland flow path, and must require the land owner to maintain, weed and clean the overland flow paths to ensure an unobstructed flow of stormwater.

### **Private Pocket Park**

40. The consent holder is to form an enduring legal entity (e.g. a body corporate, residents association or company) to the satisfaction of Council's solicitors which will be responsible for carrying out the maintenance of the Pocket Park on Lot 77. The consent holder's solicitors shall prepare the constitution of the company (or rules of residents association or body corporate if these options are adopted) at the consent holders' expense and to the satisfaction of Council's solicitors. The consent holder shall pay the Council Solicitors legal costs and disbursements relating to the review of the constitution or rules of the enduring legal entity.

## **SECTION 224 CONDITION REQUIREMENTS (S.46 of HASHAA)**

### **Geotechnical Completion Report**

41. A Geotechnical Completion Report by a Chartered Professional Engineer shall be provided to Council with the 224 application. The report shall confirm the stability of the land for residential development including any special conditions/requirements to be met for any future development on the site.

### **Roads and Traffic**

42. All roads and ancillary facilities such as rain gardens, grass berms, traffic light, street lighting, and traffic calm devices, marking, street sign, and street furniture to be vested in Council shall be constructed in accordance with the approved Engineering Plans to the satisfaction of the Council's Manager, Resource Consenting and Compliance.

An Engineering Completion Certificate certifying that all proposed roads and the ancillary structures on the roads to be vested in Council have been constructed in accordance with the approved Engineering Plans, shall be provided in support of the 224 application.

All RAMM as-built plans and data for all new roads shall also be provided with the 224(c) application. This shall be inclusive of kerb lines, cesspits, footpath, intersection control devices, pavement marking, bus bays, street lighting, street furniture, street name, directional signs and landscaping etc.

A report from a suitably qualified and registered electrician shall be supplied with the 224(c) application. The report shall certify that all street lightings have complied with the relevant safety standards and that they are connected to the network and are operational.

### **Reinstatement of Existing Roads**

43. Any damaged footpath, kerb, crossing as a result of the construction work shall be repaired, reinstated or reconstructed in accordance with the Auckland Transport Code of Practice to the satisfaction of the Council's Manager, Resource Consenting and Compliance.

An Engineering Completion Certificate certifying that the above condition has been met shall be provided in support of the s224 application.

### **Jointly Owned Access Lots (JOAL)**

44. The Jointly Owned Access Lots (Lots 80, 81 and 82) shall be formed, paved and drained in accordance with the approved Engineering Plans to the satisfaction of the Council's Manager, Resource Consenting and Compliance.

An Engineering Completion Certificate certifying that the Jointly Owned Access Lots have been constructed in accordance with the approved Engineering Plans shall be provided in support of the 224 application.

Advice Note:

*Where footpath intersects a new vehicle crossing, the overlapped area shall be designed and constructed to the same levels, using the same materials, kerbing, pavings, patterns and finish as the footpath, on each side of the crossing.*

### **Road Safety Audit**

45. In accordance with the EPA requirements of condition 14 above, the consent holder shall carry out a safety audit of roading between Sinton Rd (from approximately 190m south of the Clarks Ln / Sinton Rd intersection) to Ockleston Landing towards the site's eastern frontage. The safety audit shall be undertaken in accordance with the New Zealand Transport Agency Procedure Manual by an independent and appropriately qualified safety auditor. The Road Safety Audit Report shall be provided to Council's Manager, Resource Consenting and Compliance prior to the lodgement of an application for the certificate pursuant to sections 46 of HASHAA and 224(c) of the RMA. Safety improvements such as (but not limited to) paint markings, curve or shoulder widening, lighting and/or speed advisory signage that may be required to be installed, shall be implemented to the satisfaction of Auckland Transport.

### **Approval of Traffic Control Committee**

46. The consent holder shall submit a Resolution report for approval by Auckland Transport Traffic Control Committee to legalise the proposed traffic control devices (e.g. traffic signs, road marking and traffic calming devices). A copy of the Resolution from the Traffic Control Committee shall be submitted with the lodgement of the application for the certificate pursuant to sections 46 of HASHAA and 224(c) of the RMA.

### **Stormwater System**

47. Accurate as-built plans for the stormwater management system/devices and a engineering completion certificate certifying that the stormwater system has been constructed in accordance with the approved Engineering Plan shall be provided with the s.224 application (s.46 of the HASHAA).
48. The consent holder is responsible for the maintenance of the stormwater system/devices in accordance with the approved Operation and Maintenance Manual under the relevant consent condition below for 24 months following the issue of the s.224(c) certificate pursuant to s46 of the HASHAA. A maintenance bond is payable as per the relevant consent condition.

### **Operation and Maintenance Manual for the Stormwater Management Devices**

49. The consent holder shall prepare an Operation and Maintenance Manual for all stormwater devices, setting out the principles for the general operation and maintenance for the stormwater system, stormwater outfall on Lot 67 and the associated management devices. The Operation and Maintenance Manual shall submit to the Manager, Resource Consenting and Compliance for approval. The Operation and Maintenance plan is to include, but not be limited to:

- a) a detailed technical data sheet
- b) all the requirements as defined within the Auckland Council Code of Practice for Land Development and Subdivision: Chapter 4 – Stormwater.
- c) all the requirements as defined within regional discharge consent or subsequent variations, and
- d) details of who will hold responsibility for short-term and long-term maintenance of the stormwater devices
- e) a programme for regular maintenance and inspection of the stormwater system
- f) a programme for the collection and disposal of debris and sediment collected by the stormwater management device or practices
- g) a programme for post storm maintenance
- h) a programme for inspection and maintenance of outfall erosion
- i) general inspection checklists for all aspects of the stormwater system, including visual check of roadside catchpits, wetlands and outfalls
- j) a programme for inspection and maintenance of vegetation associated with the stormwater devices.
- k) recommended on-going control methodology to eradicate established pests and invasive weeds from both terrestrial and aquatic areas

### **Stormwater Connections**

50. The consent holder shall provide and install a complete public stormwater system to serve all lots in accordance with the approved Engineering Plans to the satisfaction of the Principal Development Engineer, SHA Consenting, NRSI, Resource Consenting and Compliance.

All impermeable road surfaces shall drain to devices within the roading corridor in accordance with the approved engineering plans.

Individual private stormwater connections to the existing or proposed public stormwater systems for each lot at the lowest point within the boundary shall be provided and installed in accordance with the approved Engineering Plans to the satisfaction of the Principal Development Engineer, SHA Consenting, NRSI, Resource Consenting and Compliance.



An Engineering Completion Certificate certifying that all public stormwater pipes and individual stormwater connections have been constructed in accordance with the approved Engineering Plan and the Auckland Council Code of Practice for Land Development and Subdivision - Chapter 4: Stormwater shall be provided in support of the 224(c) application pursuant to Section 46 of HASHAA.

Video inspections of all public stormwater pipes and as-built plans for all public and individual private stormwater lines shall be supplied with the 224(c) application pursuant to Section 46 of the HASHAA. The video inspections shall be carried out within one month prior to the lodgement of the application for the 224(c) certificate.

**Advice Note:**

*As-built documentation for all assets to be vested in Council required by the conditions above shall be in accordance with the current version of the Development Engineering As-built Requirement' (currently Version 1.2). A valuation schedule for all asset to be vested in Council shall be included as part of the as-built documentation.*

**Overland Flow Path Easement**

51. The easement instrument for the overland flow paths shall be prepared by the Council's solicitor at the cost of the consent holder. The instrument shall require that:

- a) the owner of the lot is responsible to keep the easement unobstructed by buildings, earthworks, solid walls, vegetation, fences, or any other impediments to prevent free flow of water.
- b) the owner of the lot is responsible to repair and maintain the overland flow path in its approved state and to prevent it from becoming a danger or nuisance;
- c) the owner of the lot is responsible for the cost of all required repair and maintenance works associated with the overland flow path easement.

**Minimum Floor Levels**

52. A Stormwater Report from a suitable qualified and experienced engineering professional shall be provided to the satisfaction of Principal Development Engineer, SHA Consenting, Natural Resources and Specialist Input, Resource Consenting and Compliance, identifying:

- a) The 1% AEP flood level for the site and the surrounding road reserves ;
- b) A layout plan of the overland flow paths for the site and the adjacent land along the boundary in accordance with the approved EPA before Section 223 approval;
- c) The overland flowpath plan shall include as built cross sections of all roads including the ponding areas with levels before overtopping;
- d) As built longitudinal plan and cross sections for shall be provided for overland flow path locations;
- e) The minimum floor level of all habitable buildings must be at least 150mm for flows below 2m<sup>3</sup> per second and a 100 mm deep and where flows exceed this the minimum

floor level of all habitable buildings must be at least 500mm. This may be enforced through a consent notice on the property unless the building consents have already been issued;

- f) No buildings, structures or other obstructions may be erected in the overland flow paths without written permission from the Council; and
- g) Where either existing or proposed overland flow paths cross lot boundaries, the consent holder shall provide to Council plans to accompany easement(s) in favour of the Council. Any easement documentation shall be prepared by the Consent Holder's Solicitors to the satisfaction of Council's Solicitors. All costs are to be at the expense of the Consent Holder. The terms of these easements must prevent buildings, structures or other obstructions being erected in the overland flow path, and must require the land owner to maintain, weed and clean the overland flow paths to ensure an unobstructed flow of stormwater.

### **Wastewater Connections**

53. The consent holder shall provide and install a complete public wastewater system to serve all lots in accordance with the approved Engineering Plans to the satisfaction of the Principal Development Engineer, SHA Consenting, NRSI, Resource Consenting and Compliance.

Individual private wastewater connections to the proposed public wastewater systems for each residential lot within the lot boundary shall be provided in accordance with the approved Engineering Plans.

An Engineering Completion Certificate certifying that all public wastewater pipes and individual wastewater connections have been constructed in accordance with the approved Engineering Plan and the Water and Wastewater Code of Practice for Land Development and Subdivision, May 2015 prepared by Watercare Services Limited shall be provided in support of the 224(c) application pursuant to s.46 of the HASHAA.

Wastewater pipes as-built plans for all public and individual private wastewater lines shall be supplied with the 224(c) application pursuant to s.46 of the HASHAA.

A certificate from Watercare Services Limited confirming that separate wastewater connections have been provided for each residential lot shall be provided in support of the 224(c) application.

### **Water Supply**

54. The consent holder shall provide and install a complete water supply reticulation system to serve all lots in accordance with the approved Engineering Plans to the satisfaction of Principal Development Engineer, SHA Consenting, NRSI, Resource Consenting and Compliance.

The consent holder shall complete a successful pressure test for all new water mains prior to the connection to the existing public water supply reticulation system to the satisfaction of Council. Evidence of undertaking a successful pressure test for new water mains in accordance with the Water and Wastewater Code of Practice for Land Development and Subdivision, May 2015 prepared by Watercare Services Limited shall be supplied with an application for 224(c) certificate pursuant to s.46 of the HASHAA.

Individual private water connections to the proposed public water reticulation system for each residential lot shall be provided in accordance with the approved Engineering Plans. Each lot shall have an individual water connections at the road reserve boundary. Ducting of provide lines is recommended where they cross driveways.

An Engineering Completion Certificate certifying that all public water pipes and individual water supply connections have been constructed in accordance with the approved Engineering Plan and the Water and Wastewater Code of Practice for Land Development and Subdivision, May 2015, prepared by Watercare Services Limited shall be provided in support of the 224(c) application pursuant to Section of the HASHAA.

As-built plans for all public and individual private water supply lines and a certificate from Watercare Services Limited confirming that separate water supply connections have been provided for each residential lot shall be supplied with the 224(c) application pursuant to s.46 of the HASHAA.

### **Fire Hydrants**

55. Fire hydrants shall be designed, provided and installed within 135m of the furthest point on any property and within 65m of the end of a cul-de-sac in accordance with Water and Wastewater Code of Practice to the satisfaction of Council. Detailed design and location of fire hydrant shall be submitted to Council for approval via Engineering Plans.

The consent holder shall undertake a comprehensive hydrant flow test result to confirm or otherwise that the existing public water supply system can meet the fire flow requirement for the development as stipulated in the NZFS COP; and domestic supply can meet the minimum 250 kPa residual pressure at the proposed connection to the public main.

Evidence of undertaking the hydrant flow test and compliance with the standards above shall be provided with the s.224 application, pursuant to s.46 of the HASHAA.

### **Network Utility Services**

56. Individual private connection to the underground reticulation of electricity, and telecommunication services to the boundary of each residential lot, shall be provided and installed to the satisfaction of the appropriate network utility providers.

Certificates from the network utility providers and certified 'as-built' given locations of all plinths, cables and ducts shall be supplied to Council as part of the 224 application.

### **Construction of Retaining Walls**

57. The consent holder shall construct the retaining wall across Lots 63-66 (inclusive), which is required to establish the building platform envisaged by the Ockleston Landing Design Guidelines and compliance diagram in relation to these lots. This shall be undertaken to the satisfaction of the Team Leader, Western Monitoring, Resource Consenting and Compliance.
58. The consent holder shall construct any retaining required and approved under EPA to establish the building platform and retain fill materials on Lot 67, to the satisfaction of the Team Leader, Western Monitoring, Resource Consenting and Compliance.

### **Lighting Plan Implementation**

59. The consent holder shall implement the approved lighting plan under condition (34) prior to s224c stage.

### **As Built Plans**

60. The consent holder will provide certified as built plans for landscape works (hard and soft) within the road reserves in Dwg or Pdf as part of the s.224(c) application (s.46 of the HASHAA) for all trees, planted areas, grassed areas, lighting (if required) and all hard structures and must be certified for as built purposes.

### **Private Pocket Park**

61. The consent holder shall confirm those lots deemed responsible for maintenance of the Pocket Park. A first ranking encumbrance shall be placed on the titles of those lots, requiring the owner(s) of each lot to be a member of the enduring legal entity created under Condition 40 above. This legal entity will be responsible for the ongoing maintenance of the Pocket Park. The consent holder's solicitors shall prepare the encumbrance at the consent holders' expense and to the satisfaction of Council's solicitors. The consent holder shall pay the Council's Solicitors legal costs and disbursements relating to the registration of the encumbrance, and shall do all acts and things necessary to enable registration of the encumbrance to be completed.

### **Street Trees and Landscape Planting**

62. All street trees and landscape planting within areas to be vested in Council (including drainage reserves), and landscaping of the Pocket Park shall be implemented in accordance with the approved Landscape Planting Plan in the first planting season following completion of the construction works for the particular site.

The consent holder shall continue to maintain all plantings on the proposed roads for a period of two years or three planting seasons whichever is the longer following written approval from the Manager, Local and Sports Parks (West) stating that the planting has been implemented in accordance with the approved Landscape Planting Plan (Street Trees). Any dead or dying trees and/or plants must be replaced as required throughout this period.

A maintenance bond is payable if a 224(c) Certificate pursuant to s46 of the HASHAA is to be issued within the maintenance period.

A written statement from the Manager, Local and Sports Parks (West) stating that the street trees and landscape planting within road side reserve have been implemented in accordance with the approved Landscape Planting Plan (Street Trees).

Advice note:

*To avoid doubt, maintenance bonds will not apply to the private pocket park. Maintenance of this park is the responsibility of the residents' society required by condition 40.*

## **Maintenance Bonds**

63. Prior to the issue of the Certificate pursuant to s.46 of HASHAA and 224(c) of the RMA the consent holder shall enter into a maintenance bond with Auckland Council to ensure the compliance with the landscaping conditions. Two quotations from contractors for the maintenance of the landscape planting shall be submitted with the lodgement of the application for a certificate pursuant to s.46 of the HASHAA and s.224(c) of the RMA.

The rationale for the amount of the bond shall be based:

- 2.5% of 150% the cost of the civil works for the site(s); and
- $1.5 \times$  the contracted rate for maintenance of the landscape planting which is to be vested with the Council or is located in the public domain. This includes but is not limited to street trees, as well as any proposed vegetation for the proposed drainage reserves, devices including rain gardens and grassed swales.

The bond shall be paid in cash or in a way of bank bond at the time of the issue of the 224(c) Certificate for the subdivision and full amount of the bond shall be held for:

- a minimum 24 months for any landscape planting within the proposed drainage reserves, street trees and rain gardens on the roads;
- a minimum 12 months for any other asset including hard landscape work.

The bond shall be prepared by Auckland Council at the cost of the consent holder. Any costs incurred by the Council in preparing, checking, assessing and release of this bond must be met by the consent holder prior to repayment of the bond. Any faults, defects or damage to any of these works must be remedied at the consent holder's cost. The bond will not be released until the consent holder provides evidence to the satisfaction of the Council that these requirements have been met.

If the consent holder fails to maintain the above assets (landscape plantings), the Council may undertake the works necessary to bring the assets up to the standards required by this consent and the cost of this work may be deducted from the bond. The cost of maintenance of any replacement works will also be deducted from the bond.

## **Consent Notices – Infrastructure**

64. Pursuant to s44 of the HASHAA and s221 of the RMA, the following consent notices shall be registered against the Certificates of Title of each relevant residential lot:



- (i) The recommendations contained in the approved Geotechnical Completion Report or any addendums produced as part of the development, specifying information and recommendations relating to foundation design, retaining walls and stormwater disposal plus any additional restrictions shall be continually upheld.

Advice Note:

*If the approved Geotechnical Completion Report or any addendums do not contain any special conditions/requirements to be met, then no such consent notice will be required*

**Consent Notice - Stormwater**

65. Pursuant to s44 of the HASHAA and 221 of the RMA, consent notices shall be registered against all residential lots and JOALs to ensure that the following requirements will be complied on a continual basis:

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

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

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

**Consent Notice – Design Guidelines**

66. Pursuant to s44 of the HASHAA and s221 of the RMA, the following consent notices shall be registered against the Certificates of Title of Lots 1-39 and 48-74 (inclusive) until such time that the lot is rezoned to a residential zone:

- a) Any development and/or activities undertaken on these lots shall be in accordance with the document entitled 'Ockleston Landing Design Guidelines', prepared by Woods Ltd. A copy of this document can be found on Auckland Council's property file for the lots under the property address '1 Ockleston Landing, Hobsonville' or alternatively application references LUC-2016-1363 and/or SUB-2016-1364. Any proposal not in accordance with this document will require a new resource consent from Auckland Council.
- b) At building consent stage, the consent holder shall submit confirmation from the 'Ockleston Landing Design Review Panel' that the dwelling's design is in accordance with the Ockleston Landing Design Guidelines. No construction works shall commence until Council is in receipt of this confirmation.

## Consent Notice - Affordability

67. Pursuant to s44 of the HASHAA and s221 of the RMA, a consent notice shall be registered against the Certificate of Title of Lots 41-47 to ensure that the following condition be complied with on a continuing basis:

- b) This lot is deemed to be for the provision of an affordable dwelling in accordance with the affordability criteria set out in Criteria A of Schedule 12 of the Order in Council of the Housing Accords and Special Housing Areas (Auckland - New February 2016 Areas) Order 2016 for the Ockleston Landing, Hobsonville Special Housing Area. Before any dwelling in the development is occupied, or title to that dwelling is transferred, the consent holder shall provide to the Team Leader, Western Monitoring, Resource Consenting and Compliance a statutory declaration from the purchaser of the Affordable Dwelling that the purchaser meets all the following criteria:
  - i. The purchaser's gross household income, as at the date of the declaration, does not exceed 120% of the Auckland median household income;
  - ii. The purchaser has paid a price for the affordable dwelling which is not more than that defined under Criteria A of the affordability criteria set out in Schedule 12 of the Order in Council of the Housing Accords and Special Housing Areas (Auckland - New February 2016 Areas) Order 2016 for the Ockleston Landing, Hobsonville Special Housing Area, which is \$578,250.
  - iii. The purchaser has the legal right to and intends to own and occupy the affordable dwelling exclusively as their residence for not less than 3 years after gaining title to the dwelling;
  - iv. The purchaser is a first home buyer and has never owned any other real property;
  - v. The purchaser is a natural person and is purchasing the affordable dwelling in their own name and not in the name of any other person.

The consent notice shall specify that it ceases to have effect 3 years after the date of transfer of title to the purchaser of the dwelling who meets the above criteria. In the event that the lot is first sold to a builder or a building company for the purposes of constructing a dwelling that is to be on sold and not occupied by that builder or building company, the statutory declaration shall be provided from the builder or buildings company to the Team Leader, Western Monitoring, Resource Consenting and Compliance when the Certificate of Title of the dwelling is transferred to the subsequent purchaser of the dwelling.

## Advice Notes

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

2. *In the event that any archaeological features are uncovered on the site, it is recommended that works cease and the Team Leader, Western Monitoring, Resource Consenting and Compliance. Archaeological features' may in practice include shell middens, hangi or ovens, pit depressions, defensive ditches, artefacts, or koiwi tangata (human skeletal remains). Please note in the event of a discovery, contacting Heritage New Zealand (on 09 307 9920).*
3. *Prior to demolishing any existing structures on site, attention of the consent holder is drawn to the provisions of the Health and Safety at Work (Asbestos) Regulations 2016 and the New Zealand Guidelines for the Management and Removal of Asbestos, New Zealand Demolition and Asbestos Association, March 2011;*
4. *This consent does not constitute authority to build or undertake private drainage works and it may be necessary for you to apply for a Project Information Memorandum and Building Consent if you have not already done so.*
5. *Watercare Services Limited have advised that at the time of application for a water and/or wastewater connection (or application for demand increase), completed in conjunction with a building consent, a water and wastewater Infrastructure Growth Charge per additional equivalent unit shall apply. Details of the charge are available on the website, [www.watercare.co.nz](http://www.watercare.co.nz).*
6. *The granting of this application does not constitute a guarantee from the Watercare Services Limited to provide a fire fighting capability in accordance with the Fire Service Code of Practice at any given point in time. If the development is to be sprinklered to certain flow and pressure, the applicant need to be aware that the flow and pressure in the public main can change, and periodic test need to be carried out and, if required, upgrade the sprinkler system to meet the development demand at no cost to Watercare.*
7. *Watercare approval is required prior to connecting any individual dwelling / building to the public water and/or wastewater network. This application is generally made at the same time as the building consent application.*
8. *The consent holder is advised of the need to ensure connection between the walkway and NZTA footbridge across SH18.*
9. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
10. *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.*

11. If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to sections 81 or 82 of the HASHAA. Any objection must be made in writing to Council within 15 working days of notification of the decision.

12. The consent holder and Auckland Council are advised that this land use and subdivision consent authorises the use of the site for residential purposes, in accordance with the Notified Proposed Auckland Unitary Plan Mixed Housing Suburban Zone controls. The 'activity' of residential occupation of a single dwelling on each of the 74 lots is therefore expressly authorised by this consent and required (by way of consent notice) to be in accordance with the Ockleston Landing Design Guidelines. This consent is to be read in conjunction with the individual land use consents associated with each lot, which expressly authorise the building envelope and subsequent construction of each dwelling – provided their design is in accordance with the above guidelines.

**Delegated Decision Maker:**

Name: Colin Hopkins

Title: Lead Project Planner – Resource Consents Project Management

Signed:



Date: 17 August 2016

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

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



	23	LUC-2016-1892	67	LUC-2016-1927
	24	LUC-2016-1893	68	LUC-2016-1928
	25	LUC-2016-1894	69	LUC-2016-1929
	26	LUC-2016-1895	70	LUC-2016-1930
	27	LUC-2016-1896	71	LUC-2016-1931
	28	LUC-2016-1897	72	LUC-2016-1932
	29	LUC-2016-1898	73	LUC-2016-1933
	30	LUC-2016-1899	74	LUC-2016-1934
	31	LUC-2016-1900		
	32	LUC-2016-1901		

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

This requires resource consent for the following reasons:

Land use consents (s9 RMA)

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

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

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

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

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

### **Reasons for the Decision**

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

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

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

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

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

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

### **Conditions**

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

### **GENERAL CONDITIONS**

#### **Commencement of Consent**

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

#### **Development in accordance with the Ockleston Landing Design Guidelines**

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

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

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

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

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

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

Advice Note:

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

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

### Lapse of Consent

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

### Approved Building Envelope Controls



5. The residential dwelling shall be designed and constructed to comply with the following standards (as specified in the Ockleston Landing Design Guidelines):
- a) The Auckland Unitary Plan definition for “dwellings” shall be applied.
  - b) Buildings must not exceed 8m in height except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more.
  - c) Buildings must not project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level along the side and rear boundaries, excluding boundaries where there is an existing or proposed common wall between buildings on adjacent sites.
  - d) Buildings must not be constructed within 3m of the front boundary or within 1m of the side and rear boundaries, excluding boundaries where there is an existing or proposed common wall between buildings on adjacent sites.
  - e) The maximum impervious area of a residential site is 60 per cent of site area, excluding any jointly owned access lots which have no maximum impervious area. The Auckland Unitary Plan definition for “impervious area” shall be applied.
  - f) The maximum building coverage of a residential site is 40 per cent of site area, excluding any jointly owned access lots. The Auckland Unitary Plan definition for “building coverage” shall be applied.
  - g) Dwellings must have a ground level outdoor living space that is at least 20m<sup>2</sup>, with no dimension less than 4m, is directly assessable from the principle living room, dining room or kitchen and is free of buildings, parking spaces and manoeuvring areas.
  - h) Dwellings must comply with the development controls within the Auckland Unitary Plan for the design of the parking relating to parking space, size, location, access, manoeuvring, formation and gradients.

**Advice Note:**

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

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

**Ockleston Landing Design Review Panel**

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

**Universal Access**

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

## **No High Contaminant Yielding Roofing or Cladding**

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

### Advice Note:

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

## **Stormwater**

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

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

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

### Advice note:

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

## **Sustainability and Homestar Rating**

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

### Advice Note:

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

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

## Building and Materials

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

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

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

## **CONSTRUCTION CONDITIONS**

### **Construction Noise Standards and Hours**

15. All construction and earthworks activities on the subject site shall comply with the New Zealand Standard 6803:1999 for Acoustics - Construction Noise, at all times. The use of noise generating tools, motorised equipment, and vehicles that are associated with construction and/or earthworks activity on the subject site shall be restricted to between the following hours to comply with this standard:

- Monday to Saturday: 7:30am to 6.00pm
- Sundays or Public Holidays: No works

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

#### Advice Note:

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

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

### **Geotechnical Supervision and Certification**

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

### **No Obstruction of Access or Damage**

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

### **Dust Control**

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

#### *Advice Note:*

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

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

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

## Earthworks

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

### Advice Note:

*Discharge from the site includes the following:*

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

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

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

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

### Advice Note:

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

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



- *catchpits or environpods*

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

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

### **Earthworks – Lot 67 only**

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

### **Surveyor Certification**

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

#### **Advice Note:**

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

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

*Written certification should include the following:*

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

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

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

### **Vehicle crossing**

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

#### **Advice Note:**

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

### **Completion of Parking and Vehicle Circulation Areas**

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

#### **Advice Note:**

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

### **Advice Notes**

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

4. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
5. *The granting of this resource consent does not in any way allow the consent holder to enter and undertake works within neighbouring properties, without first obtaining the agreement of all owners and occupiers of said land to undertake the proposed works. Any negotiation or agreement is the full responsibility of the consent holder, and is a private agreement that does not involve Council. Should any disputes arise between the private parties, these are civil matters which can be taken to independent mediation or disputes tribunal for resolution. It is recommended that the private agreement be legally documented to avoid disputes arising. To obtain sign-off for the resource consent, the services described by the conditions above are required to be in place to the satisfaction of Council.*
6. *If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to sections 81 or 82 of the HASHAA. Any objection must be made in writing to Council within 15 working days of notification of the decision.*

**Delegated Decision Maker:**

Name: Colin Hopkins

Title: Lead Project Planner – Resource Consents Project  
Management

Signed:



Date: 17 August 2016