

Barfoot & Thompson Epsom
C/O CDM Ltd
Hayden Pirie
PO Box 100180
North Shore
AUCKLAND 0745



Applicant	Barfoot & Thompson Epsom
LIM address	309/27 Enfield Street MOUNT EDEN Auckland 1024
Application number	8270360721
Customer Reference	
Date issued	8-Dec-2021
Legal Description	PRIN 309 DP 521418, AU 55 DP 521418, AU 55L DP 521418
Certificates of title	832742

Disclaimer

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

The LIM includes information which:

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

This LIM does not include other information:

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

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

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

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

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

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

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

Site Contamination

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

Wind Zones

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

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

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

Soil Issues

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

Flooding

This statement entitled "Flooding" appears on all LIMs.

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

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

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

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

Flood Plain

This site (property parcel) spatially intersects with a Flood Plain, as displayed on the map attached to this LIM entitled "Special Land Features - Natural Hazards - Flooding", and may flood during significant rainfall events.

Flood Plains represent the predicted area of land inundated by runoff from a 1% Annual Exceedance Probability (AEP) magnitude event, often referred to as a '1 in 100-year event'.

Flood Plains are generally determined by computer based hydrological and hydraulic modelling.

The Auckland Unitary Plan contains policies and rules relating to development and/or works within or adjacent to Flood Plains.

Note: The terms “Flood Plain” and “Floodplain” are used interchangeably.

Flood Prone Area

This site (property parcel) spatially intersects with a Flood Prone Area, as displayed on the map attached to this LIM entitled “Special Land Features – Natural Hazards - Flooding”.

Flood Prone Areas represent depressions in the terrain with no natural outlet. The frequency of flooding within the Flood Prone Area is dependent on the upstream catchment area, the amount of rainfall and the outlet capacity.

Flood Prone Areas are determined from analysis of a Digital Terrain Model (DTM).

Any development within a Flood Prone Area may require a risk assessment.

Overland Flow Path

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

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

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

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

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

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

Exposure Zones

New Zealand Standard 3604:2011 classifies all properties in New Zealand into zones based on environmental features including wind, earthquake, snow load and exposure. These zones are relevant to building requirements, such as strength of buildings, materials that should be used and maintenance. All building sites are classified as being in Exposure Zones Extreme Sea Spray, B, C, or D, depending on the severity of exposure to wind driven salt.

This property is classified as: Zone C

Medium — Inland coastal areas with medium risk from wind-blown sea-spray salt deposits. This zone covers mainly coastal areas with relatively low salinity. The extent of the affected area varies significantly with factors such as winds, topography and vegetation. Within each of the zones there are different environmental locations that require fittings and fixtures appropriate to its designation as outlined Tables 4.1 to 4.3 in NZS 3604:2011 being either "closed", "sheltered" or "exposed".

For further information refer to NZS 3604:2011 Section 4 — Durability.

Coastal Erosion

This explanation appears on all LIMs, not just sites that may be susceptible to coastal erosion.

The map entitled “Natural Hazards - Coastal Erosion” shows information on potential coastal erosion and resulting land instability, if any, in relation to this site.

Coastal erosion is the wearing away of land due to coastal processes such as waves and currents. Coastal instability is the movement of land (typically as a landslide) resulting from the loss of support caused by coastal erosion.

Where applicable, the map shows lines that indicate areas susceptible to coastal instability and erosion (ASCIE) within the next 100 years. The lines do not show the future position of the coast. Rather, they show the landward edge of the area that might become unstable as a result of coastal erosion. The area between this line and the sea is considered to be potentially susceptible to erosion, or instability caused by erosion.

The lines represent three timescales, and take into account projected sea level rise based on carbon emission scenarios known as representative concentration pathways (RCP):

- 2050 (0.28 m of sea level rise; RCP 8.5)
- 2080 (0.55 m of sea level rise; RCP 8.5)
- 2130 (1.18 m of sea level rise; RCP 8.5)
- 2130 (1.52 m of sea level rise; RCP 8.5+)

The RCP projections are from the Intergovernmental Panel on Climate Change fifth assessment report (2015), and the related sea level rise values align with Ministry for the Environment Coastal Hazards and Climate Change Guidance for Local Government (2017).

The lines are based on data from a regional study (“Predicting Auckland’s Exposure to Coastal Instability and Erosion”, available on the Council website). The lines may not take into account local variability, and are not intended for site-specific use.

Development on sites affected by potential coastal erosion may be subject to Auckland Unitary Plan activity controls and may require a detailed coastal hazard assessment report to be completed by a qualified expert.

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

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

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

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

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

No Information has been notified to Council.

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

For metered water information, please contact **Watercare (09) 442 2222** for services provided to this property.

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


Billing Number/ Rate Account:	12345881628
Rates levied for the Year 2021/2022 :	\$2,385.27
Total rates to clear for the current year (including any arrears and postponed rates):	\$1,192.63

The rates figures are provided as at 8 a.m. 08/12/2021. It is strongly advised these are not used for settlement purposes.

Retrofit Your Home Programme

The Retrofit Your Home programme provides financial assistance, advice and information to householders wanting to create an improved home environment.

The scheme contributes to the achievement of the Air Quality National Environmental Standards encouraging the installation of clean heat and insulation in homes as well as supporting access to central government grants and subsidies. The programme offers homeowners a retrofit plan for their homes and financial assistance up to \$5000 repaid through a targeted rate.

 Auckland Council (09) 890 7898 if you require further information

 retrofit@aucklandcouncil.govt.nz

s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and (2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004

Note: if the land is part of a cross lease title or unit title, consents and permits for the other flats or units may be included in this LIM. If the land has been subdivided there may be consents and permits included that relate to the original property.

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

Financial / development contributions

Financial and development contributions are relevant for recently subdivided land, vacant lots, new residential unit(s) or where there is further development of a site. If any financial or development contribution has not been paid, Council can recover outstanding amount(s) from a subsequent owner of the land.

Please note that financial contributions and development contributions may be paid in land, cash or a combination of these. The form of payment of contributions may be subject to negotiation but final discretion remains with the Council.

Resource Management

Planning

27 Enfield Street MOUNT EDEN Auckland 1024

Application No.	Description	Decision	Decision Date
R/LUC/2011/4054	Land Use Consent Commercial car-parking.	Granted	06/12/2011
LUC20070763201	Land Use Consent Streamline resource consent for constructing a five storey building.	Lapsed	13/02/2013
52894	Land Use Consent The construction of one bore for Geotechnical investigation purposes.	Granted	15/03/2013
R/LUC/2014/1348	Land Use Consent Mixed use development with associated car parking facilities.	Granted(Construction Monitoring Underway)	08/09/2014
R/REG/2014/2980	Land Use Consent Regional earthworks associated with consent R/LUC/2014/1348.	Granted(Construction Monitoring Underway)	08/09/2014
R/REG/2014/2981	Discharge Consent Regional PAUP stormwater consent only - see R/LUC/2014/1348 for application plans/details.	Granted	08/09/2014
R/REG/2014/1591	Discharge Consent Contaminated site discharge associated with consent R/VCC/2014/1591/1	Granted	08/09/2014
53150	Land Use Consent The construction of six bores for geological, geotechnical and groundwater investigation purposes.	Granted	14/10/2014
53186	Land Use Consent To authorise the construction of five bores for geological and geotechnical investigation purposes.	Granted	23/01/2015
53209	Land Use Consent To authorise the construction of up to 28 percussion holes & 1 test anchor bore for geotechnical & groundwater investigation purposes.	Granted	17/03/2015
R/VCC/2014/1348/1	Land Use Consent Variation of conditions to enable a re-design of the consented building.	Granted	01/04/2015
R/VCC/2014/1348/1	Change of Condition (s127) Variation of conditions to enable a re-design of the consented building.	Granted	01/04/2015
R/VCC/2014/2981/1	Change of Condition (s127) Variation of conditions to enable a re-design of the consented building (PAUP stormwater consent).	Granted	07/04/2015
R/VCC/2014/1348/2	Land Use Consent s127 change of car parking layout	Granted	07/06/2016

Application No.	Description	Decision	Decision Date
R/VCC/2014/1348/2	Change of Condition (s127) s127 change of car parking layout	Granted	07/06/2016

Subdivisions

27 Enfield Street MOUNT EDEN Auckland 1024

Application No.	Description	Decision	Decision Date
R/SUB/2017/1084	Subdivision completion cert ((s)224C) 224C Certification	Approved	
O/RW/17	Subdivision Consent Subdivision (from file 23 enfield)	Granted	02/09/1991
R/SUB/2005/3885	Subdivision Consent sub - 2 lot subdivision - 1 vacant site 1 existing building	Granted	19/05/2006
R/223/2005/3885/1	Subdivision survey plan ((s)223) 223	Granted	09/08/2006
R/SUB/2017/1084	Subdivision Consent Unit title subdivision	Granted	27/04/2017
R/SUB/2017/1084	Subdivision survey plan ((s)223) 223 Survey Plan	Granted	24/04/2018

Engineering Approvals

27 Enfield Street MOUNT EDEN Auckland 1024

Application No.	Description	Decision	Decision Date
E/EPA/2016/273	Engineering Compliance watermain	Approved	19/05/2016
E/EPA/2016/524	Engineering Compliance Public wastewater extension	Approved	25/08/2017

If there are any conditions, then only that portion of the consent will be included in the attachments section. The applicant should satisfy themselves as to whether all conditions of resource consents for this property have been met.

Resource Management - Other issues

Effective Date	Reference	Description
22/06/2015	R/LUC/2014/1348	Abatement Notice - CEASE noise limits breach - Outstanding

Further Information

The Council may hold additional information for this property, for example concerning resource consents for

discharges to air, land or water issued by the former Auckland Regional Council prior to 1 November 2010. If you would like Auckland Council to search for this type of information, please contact us.

Building

27 Enfield Street MOUNT EDEN Auckland 1024

Application No.	Description	Issue Date	Status
RB/90/00017	Fitness centre	28/11/1990	Issued (See Note 1)
BLD20072738401	Demolish dry store and uplift concrete slab and retaining walls	29/01/2008	Lapsed (See Note 8)
B/2015/735	New five storey mixed use apartment building- STAGE 1 - Piling	18/03/2015	CCC Issued 01/03/2018 (See Note 2)
B/2015/735/1	New five storey mixed use apartment building - STAGE 2 - Foundations, basement slab, retaining walls & in ground services	23/04/2015	CCC Issued 22/02/2018 (See Note 2)
B/2015/735/2 B/2015/735/3/A	New five storey mixed use apartment building - STAGE 3 - Ground floor slab, structural only Amendment - Construction of superstructure for a 95 apartment development	03/06/2015	CCC Issued 31/05/2018 (See Note 2)
B/2015/735/3	New five storey mixed use apartment building - STAGE 4 - Superstructure	30/11/2015	CCC Issued 02/02/2019 (See Note 2)
B/2015/735/4	New apartment building - Stage 5 - architectural & services	24/08/2017	CCC Issued 30/01/2019 (See Note 2)
BCO10272105	Addition of kitchen sink, toilet and wash basin to an office fitout	13/09/2018	CCC Issued 21/01/2020 (See Note 2)

Note	Description
1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.
2	Code Compliance Certificate (CCC) for this consent was issued.
8	No building work should have been carried out under this consent.

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

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

Compliance Schedules (Building Warrant of Fitness)

27 Enfield Street MOUNT EDEN Auckland 1024

Reference number	BWOF expiry date
WOF21428654	30/01/2022

Some buildings (usually those with Commercial or Industrial use) require a Building Warrant of Fitness (BWOF) and a Compliance Schedule in accordance with the Building Act 2004. Where a Building does not require a BWOF, specific safety systems and features of the building are required to be maintained to a specific standard.

A change of use of a building may mean that BWOF and Compliance Schedule requirements may change. A building consent will usually be required.

Vehicle Crossing

27 Enfield Street MOUNT EDEN Auckland 1024

Application No.	Description	Decision
VXG21383848	Vehicle Crossing - Lot 1 DP 401942	Completion Certificate Issued (See Note 2)

Note	Description
2	Certificate of Completion issued by Auckland Transport. This confirms that Final Inspection has occurred and certifies that the Vehicle Crossing has been constructed in accordance with the guidelines and specifications detailed in the Approval.

The installation and maintenance of vehicle crossings is the responsibility of the owner of the land. The standard required is set out in by-laws for your area, these are available to view at: <https://at.govt.nz/about-us/working-on-the-road/vehicle-crossing-application/#standards>

Swimming/Spa Pool Barriers

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

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

Licences

27 Enfield Street MOUNT EDEN Auckland 1024

Licence Type / Reference	Trading Name	Expiry Date	Status
SER – Site Entity Registration 52100309998	The Plant Origin	10/12/2021	Active

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

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

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

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

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

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

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

The AUP:OP can be viewed here:

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

The legacy regional and district plans can be viewed here:

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

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

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

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

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

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

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

can be found here:

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

Plan Changes and Notices of Requirement

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

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

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

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

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

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

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

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

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

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

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

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

Auckland Unitary Plan

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

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

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

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

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

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

No information has been notified to Council.

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

Underground Services and District Plan maps are attached.

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

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

Attachments

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

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

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

- Consent Conditions : R.LUC.2007.7632
- Consent Conditions : R_VCC_2014_1348_2
- Consent Conditions : R.LUC.2014.1348
- Consent Conditions : R.LUC.2011.4054
- As Built Drainage Plan : 2x Private Drainage Plans

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

Address

309/27 Enfield Street MOUNT EDEN 1024

Legal Description

PRIN 309 DP 521418, AU 55 DP 521418, AU 55L DP 521418

Appeals

Modifications

Zones

Business - Mixed Use Zone

Precinct

Controls

Controls: Centre Fringe Office Control

Controls: Macroinvertebrate Community Index - Urban

Overlays

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - E10 - Mount Eden - Viewshafts

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - E16 - Mount Eden - Viewshafts

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - E18 - Mount Eden - Viewshafts

Natural Heritage: Regionally Significant Volcanic Viewshafts Overlay Contours [i]

Natural Resources: Quality-Sensitive Aquifer Management Areas Overlay [rp] - Auckland Isthmus Volcanic

Designations

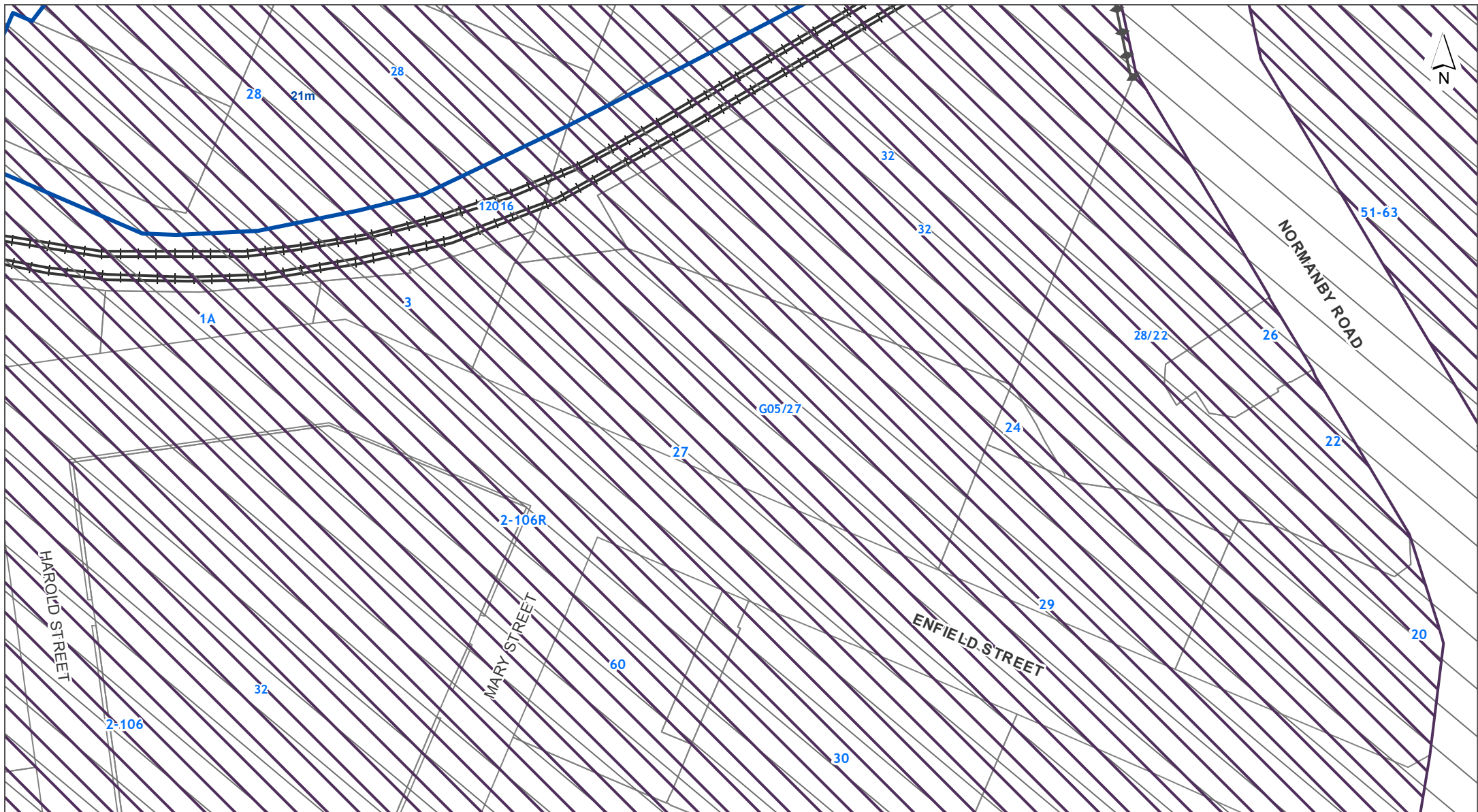


DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty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

Built Environment
309/27 Enfield Street MOUNT EDEN 1024
PRIN 309 DP 521418, AU 55 DP 521418, AU 55L DP 521418

0 7 14 21
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 8/12/2021



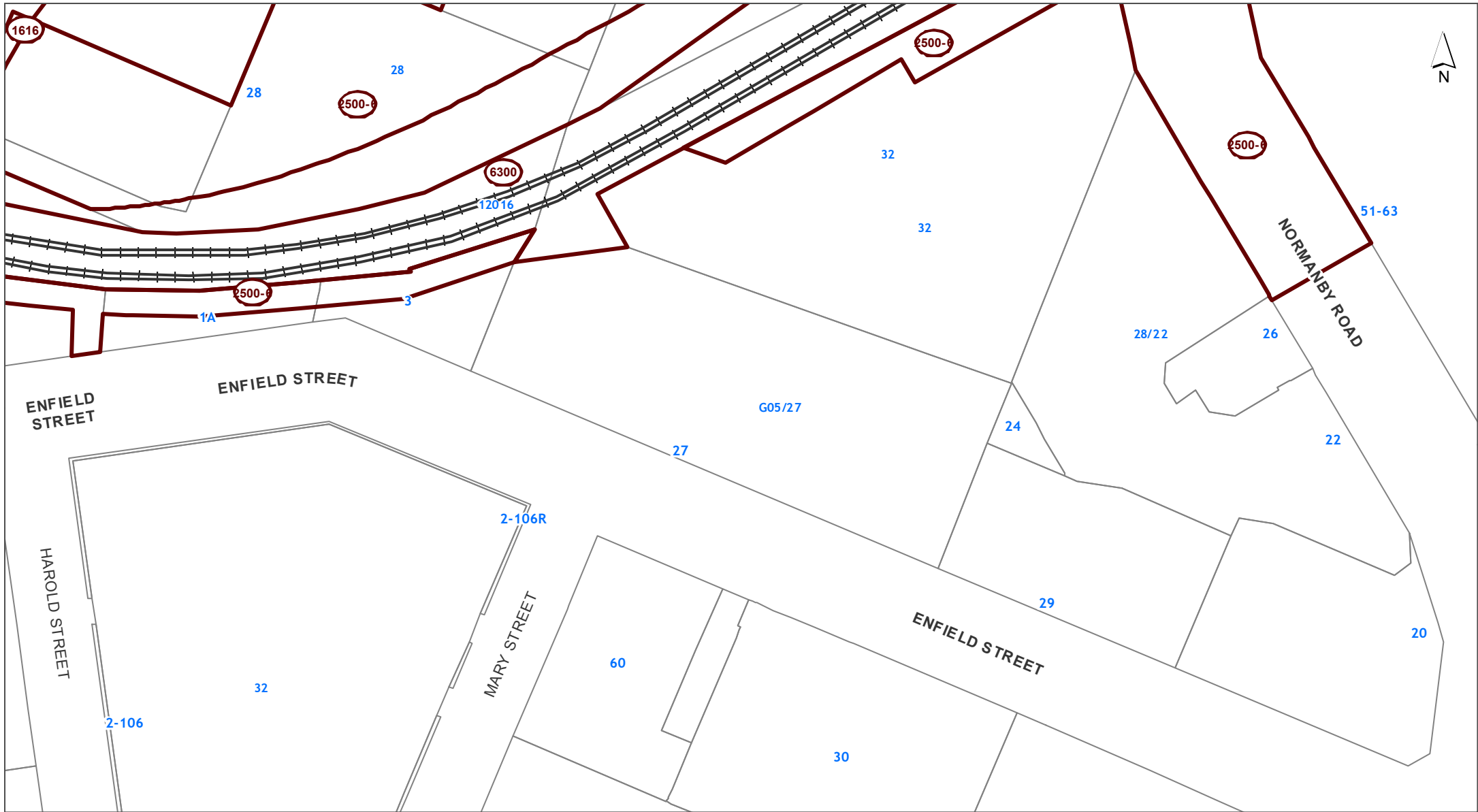


DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty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

Controls
 309/27 Enfield Street MOUNT EDEN 1024
 PRIN 309 DP 521418, AU 55 DP 521418, AU 55L DP 521418

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 8/12/2021



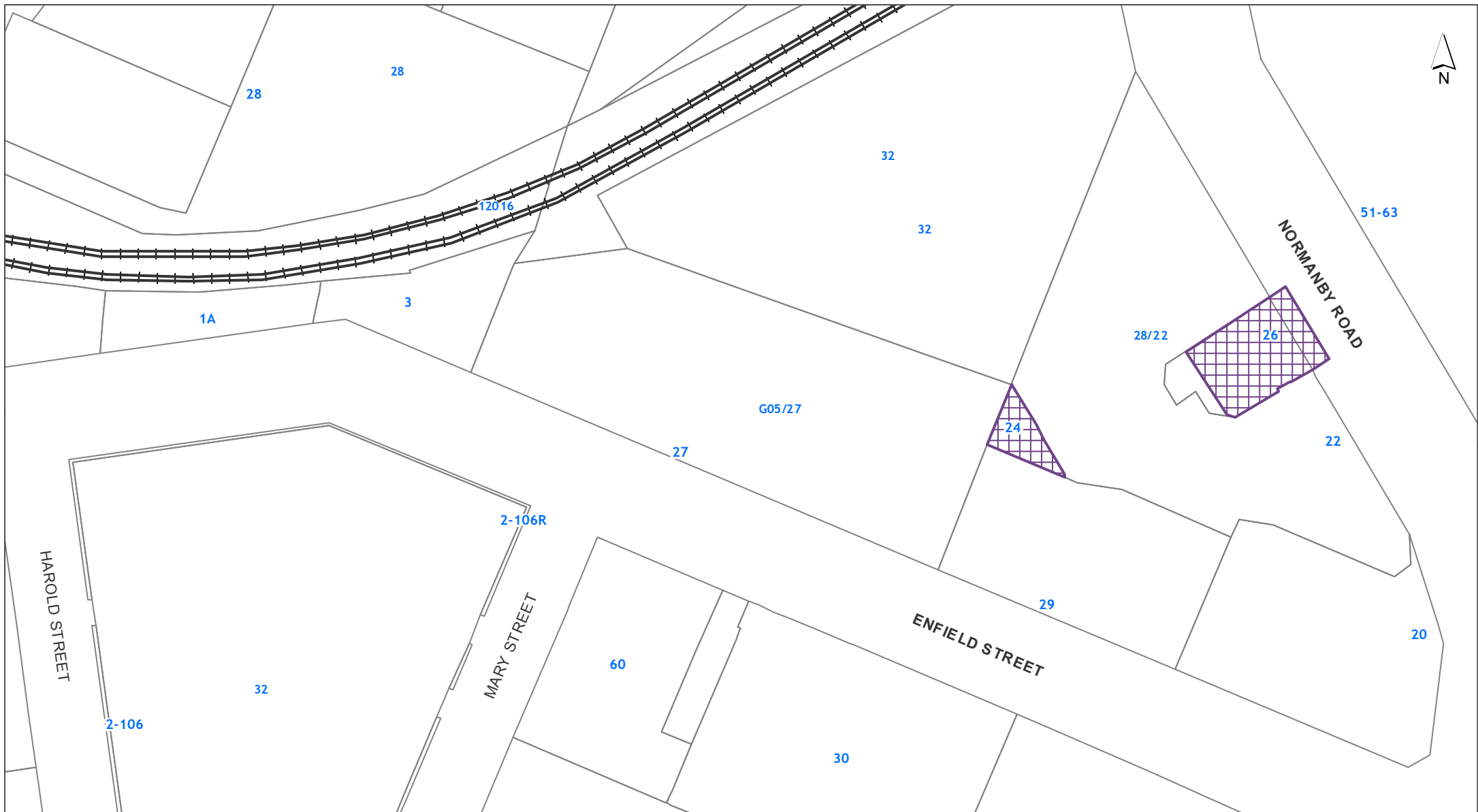


DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty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

Designations
309/27 Enfield Street MOUNT EDEN 1024
PRIN 309 DP 521418, AU 55 DP 521418, AU 55L DP 521418

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 8/12/2021





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

Historic Heritage and Special Character
309/27 Enfield Street MOUNT EDEN 1024
PRIN 309 DP 521418, AU 55 DP 521418, AU 55L DP 521418

0 7 14 21
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 8/12/2021



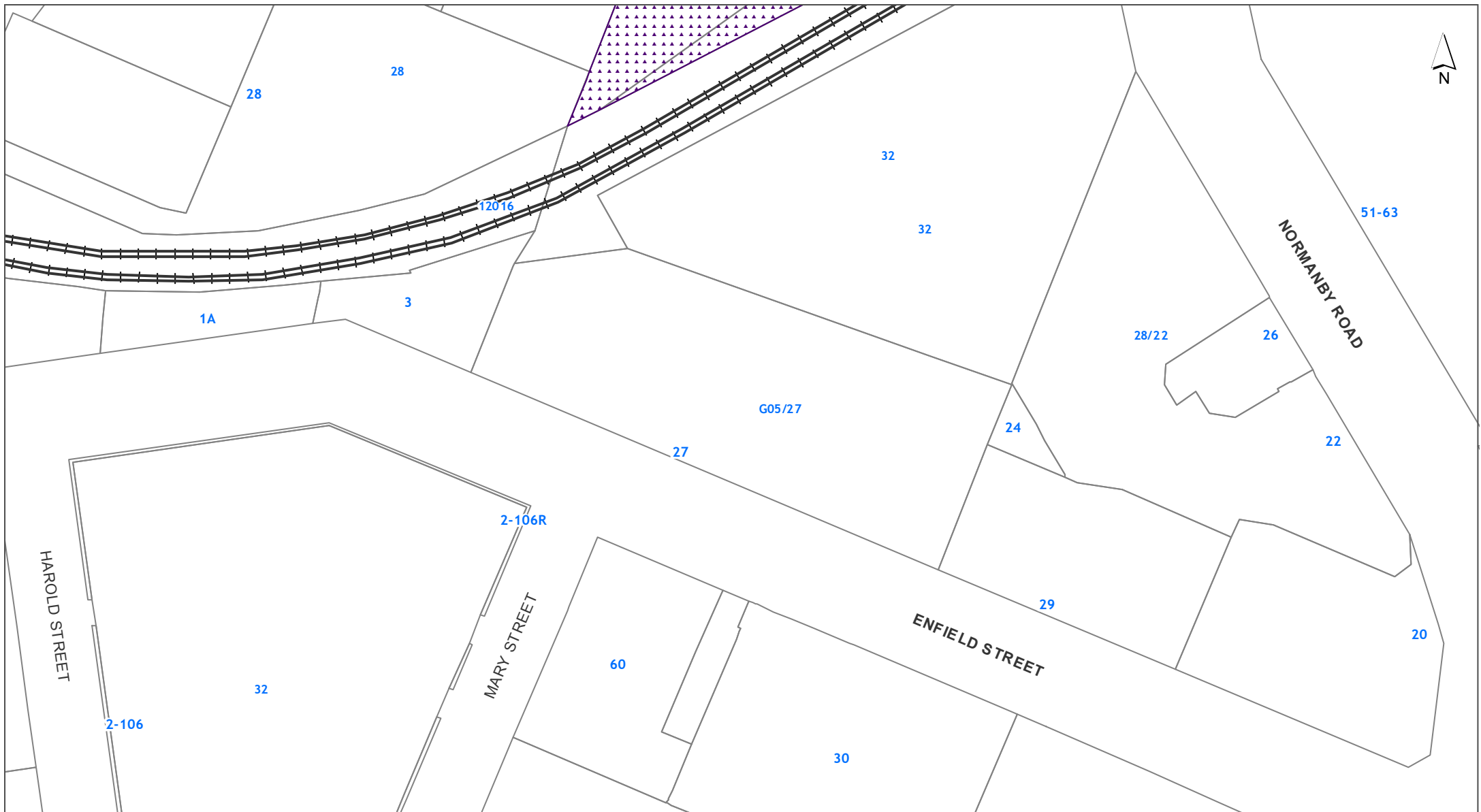


DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty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

Infrastructure
309/27 Enfield Street MOUNT EDEN 1024
PRIN 309 DP 521418, AU 55 DP 521418, AU 55L DP 521418

0 7 14 21
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 8/12/2021



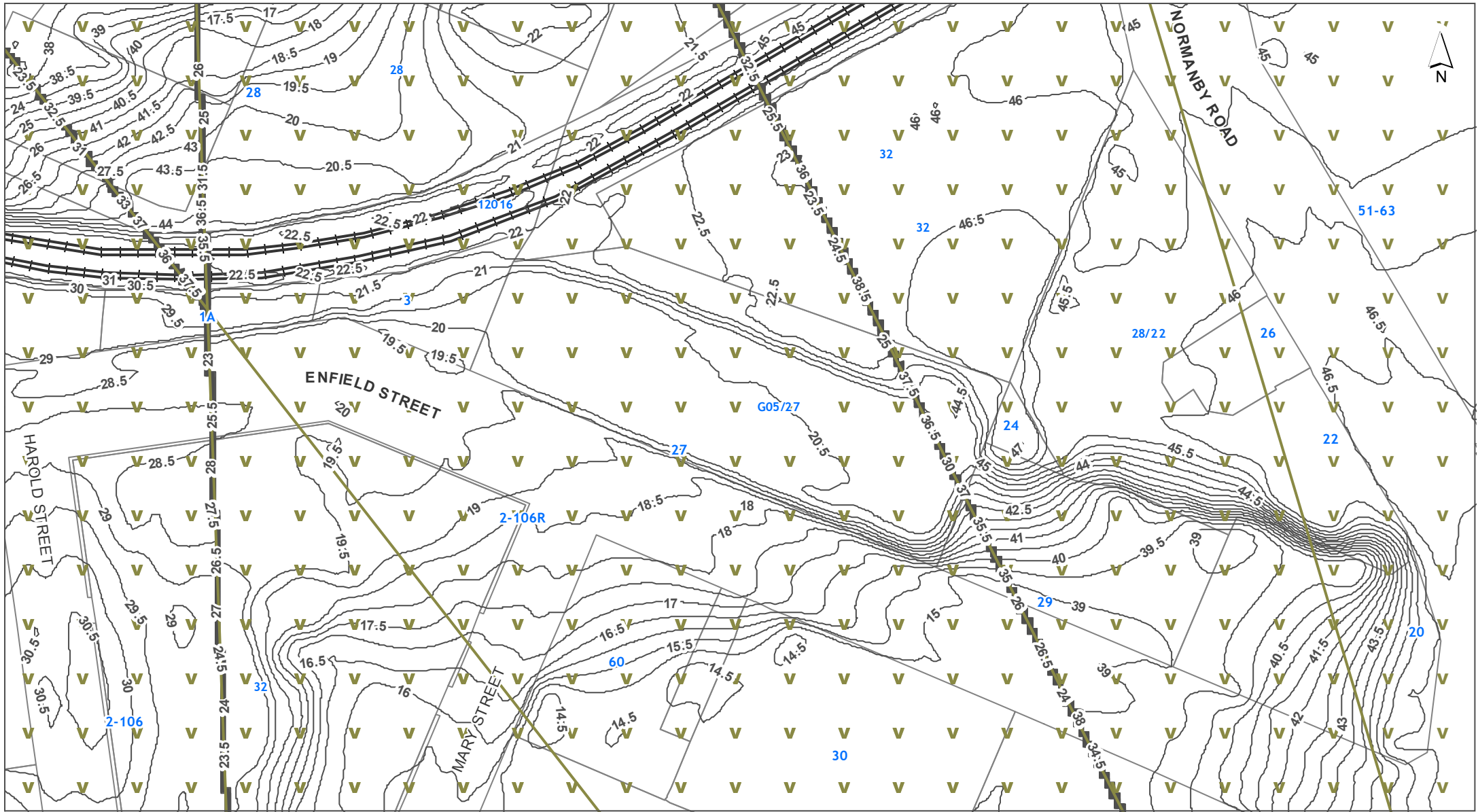


DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty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

Mana Whenua
309/27 Enfield Street MOUNT EDEN 1024
PRIN 309 DP 521418, AU 55 DP 521418, AU 55L DP 521418

0 7 14 21
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 8/12/2021



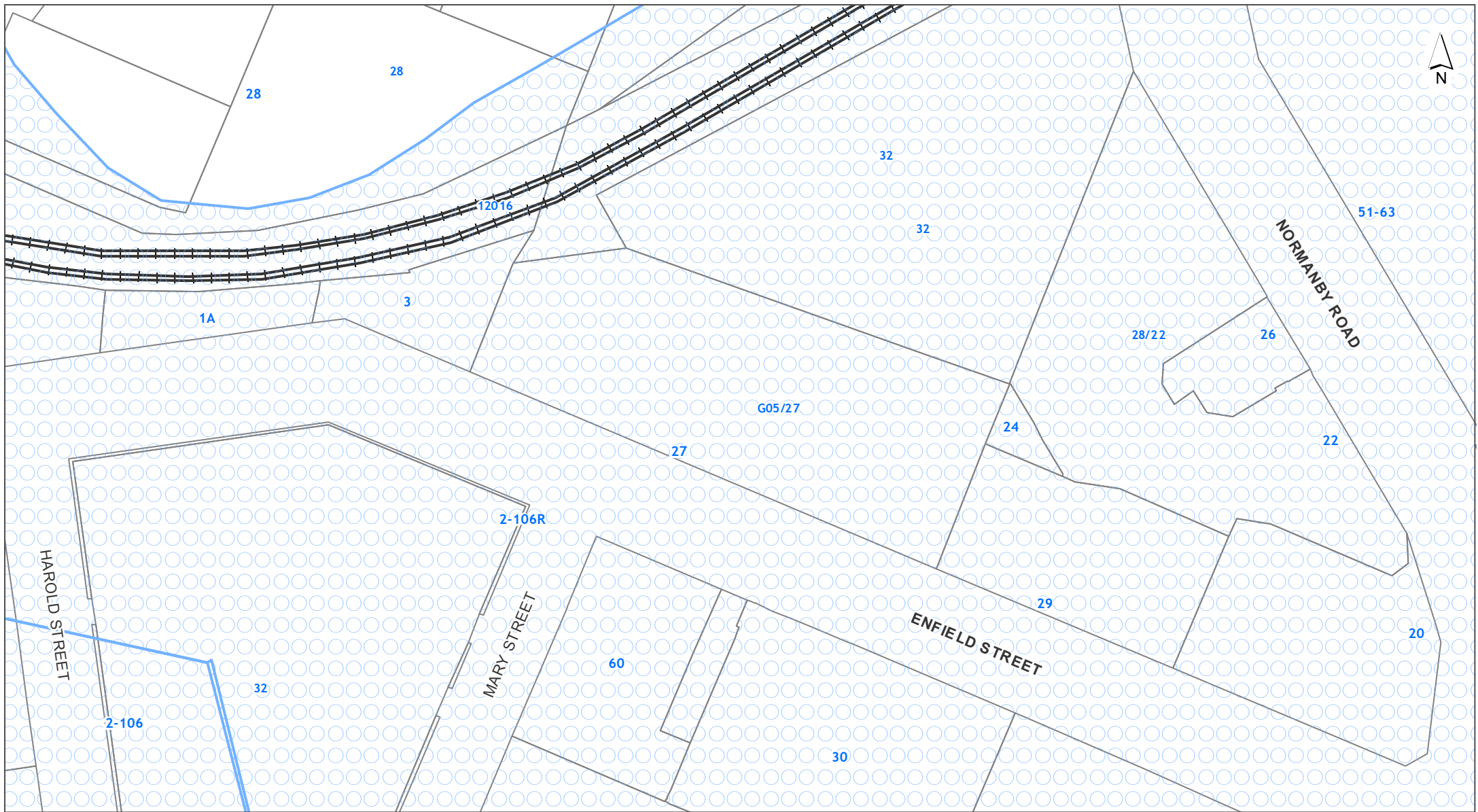


DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty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

Natural Heritage
 309/27 Enfield Street MOUNT EDEN 1024
 PRIN 309 DP 521418, AU 55 DP 521418, AU 55L DP 521418

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 8/12/2021





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

Natural Resources
309/27 Enfield Street MOUNT EDEN 1024
PRIN 309 DP 521418, AU 55 DP 521418, AU 55L DP 521418

0 7 14 21
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 8/12/2021



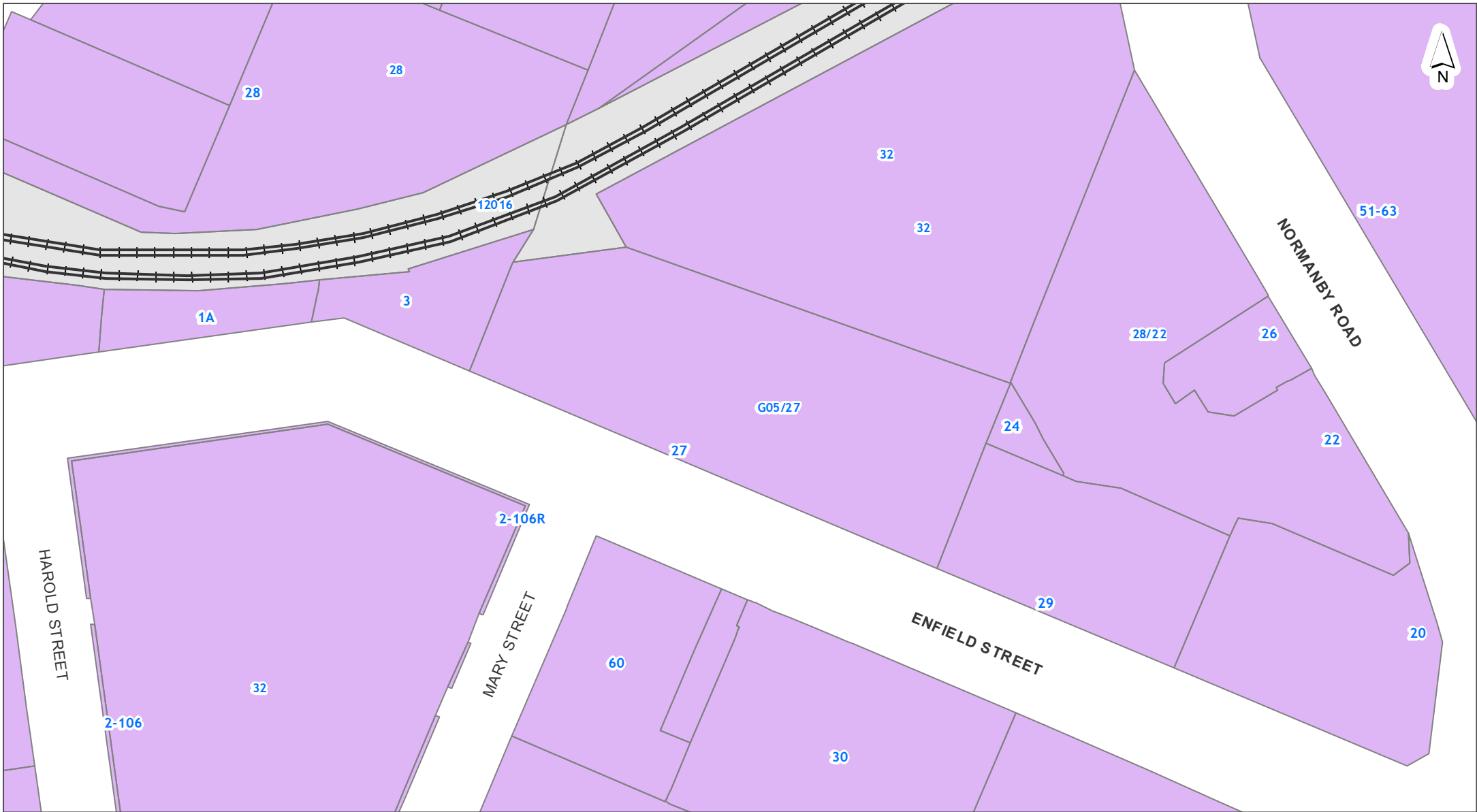


DISCLAIMER:
 This map/plan is illustrative only and all information should be independently verified on site before taking any action.
 Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty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

Precincts
 309/27 Enfield Street MOUNT EDEN 1024
 PRIN 309 DP 521418, AU 55 DP 521418, AU 55L DP 521418

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 8/12/2021





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


Zones and Rural Urban Boundary
309/27 Enfield Street MOUNT EDEN 1024
PRIN 309 DP 521418, AU 55 DP 521418, AU 55L DP 521418

0 7 14 21
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 8/12/2021





NOTATIONS

Appeals to the Proposed Plan

 Appeals seeking changes to zones or management layers

Proposed Plan Modifications to Operative in part Plan

 Notice of Requirements

 Proposed Plan Changes

Tagging of Provisions:

[i] = Information only

[rp] = Regional Plan






[rcp] = Regional Coastal Plan

[rps] = Regional Policy Statement

[dp] = District Plan (only noted when dual provisions apply)

ZONING



Residential

-  Residential - Large Lot Zone
-  Residential - Rural and Coastal Settlement Zone
-  Residential - Single House Zone
-  Residential - Mixed Housing Suburban Zone
-  Residential - Mixed Housing Urban Zone
-  Residential - Terrace Housing and Apartment Buildings Zone








Business

-  Business - City Centre Zone
-  Business - Metropolitan Centre Zone
-  Business - Town Centre Zone
-  Business - Local Centre Zone
-  Business - Neighbourhood Centre Zone
-  Business - Mixed Use Zone
-  Business - General Business Zone
-  Business - Business Park Zone
-  Business - Heavy Industry Zone
-  Business - Light Industry Zone

Open space

-  Open Space - Conservation Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Open Space - Civic Spaces Zone
-  Open Space - Community Zone
-  Water [i]



Rural

-  Rural - Rural Production Zone
-  Rural - Mixed Rural Zone
-  Rural - Rural Coastal Zone
-  Rural - Rural Conservation Zone
-  Rural - Countryside Living Zone
-  Rural - Waitakere Foothills Zone
-  Rural - Waitakere Ranges Zone

Future Urban

-  Future Urban Zone
-  Green Infrastructure Corridor (Operative in some Special Housing Areas)

Infrastructure

-  Special Purpose Zone - Airports & Airfields
Cemetery
Quarry
Healthcare Facility & Hospital
Tertiary Education
Māori Purpose
Major Recreation Facility
School
-  Strategic Transport Corridor Zone

Coastal

-  Coastal - General Coastal Marine Zone [rcp]
-  Coastal - Marina Zone [rcp/dp]
-  Coastal - Mooring Zone [rcp]
-  Coastal - Minor Port Zone [rcp/dp]
-  Coastal - Ferry Terminal Zone [rcp/dp]
-  Coastal - Defence Zone [rcp]
-  Coastal - Coastal Transition Zone














Precincts

--- Rural Urban Boundary


















--- Indicative Coastline [i]

Overlays









Natural Resources

-  Terrestrial [rp/dp]
 -  Marine 1 [rcp]
 -  Marine 2 [rcp]
 -  Water Supply Management Areas Overlay [rp]
 -  Natural Stream Management Areas Overlay [rp]
 -  High-Use Stream Management Areas Overlay [rp]
 -  Natural
 -  Urban
 -  High-Use Aquifer Management Areas Overlay [rp]
 -  Quality-Sensitive Aquifer Management Areas Overlay [rp]
 -  Wetland Management Areas Overlay [rp]
- } Significant Ecological Areas Overlay








Natural Heritage

-  Verified position of tree
 -  Unverified position of tree
 -  Group of Trees
 -  Outstanding Natural Features Overlay [rcp/dp]
 -  Outstanding Natural Landscapes Overlay [rcp/dp]
 -  Outstanding Natural Character Overlay [rcp/dp]
 -  High Natural Character Overlay [rcp/dp]
 -  Viewshafts
 -  Height Sensitive Areas
 -  Regionally Significant Volcanic Viewshafts Overlay Contours [i]
 -  Locally Significant Volcanic Viewshafts Overlay [rcp/dp]
 -  Locally Significant Volcanic Viewshafts Overlay Contours [i]
 -  Modified
 -  Natural
 -  Local Public Views Overlay [rcp/dp]
 -  Extent of Overlay
 -  Subdivision Schedule
- } Notable Trees Overlay
- } Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
- } Waitakere Ranges Heritage Area Overlay
- } Ridgeline Protection Overlay


Infrastructure

-  Airport Approach Surface Overlay
 -  Aircraft Noise Overlay
 -  City Centre Port Noise Overlay [rcp / dp]
 -  Quarry Buffer Area Overlay
 -  National Grid Subdivision Corridor
 -  National Grid Substation Corridor
 -  National Grid Yard Compromised
 -  National Grid Yard Uncompromised
- } National Grid Corridor Overlay

Historic Heritage & Special Character

-  Historic Heritage Overlay Place [rcp/dp]
-  Historic Heritage Overlay Extent of Place [rcp/dp]
-  Special Character Areas Overlay Residential and Business
-  Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]
-  Auckland War Memorial Museum Viewshaft Overlay Contours [i]
-  Stockade Hill Viewshaft Overlay – 8m height area
-  Stockade Hill Viewshaft [i]












Mana Whenua












-  Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]

Built Environment

-  Identified Growth Corridor Overlay

Controls

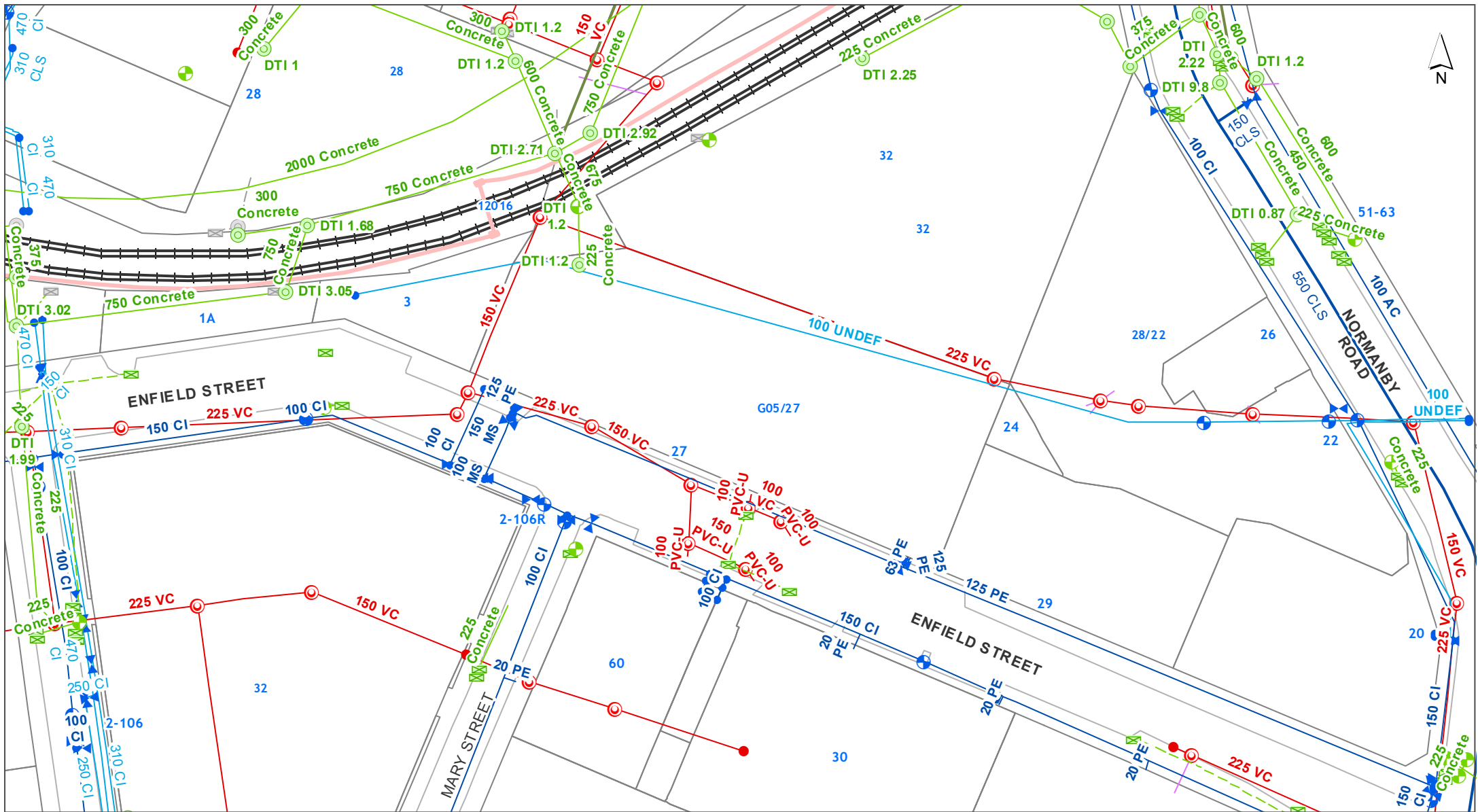
-  Key Retail Frontage
 -  General Commercial Frontage
 -  Adjacent to Level Crossings
 -  General
 -  Motorway Interchange Control
 -  Centre Fringe Office Control
 -  Height Variation Control
 -  Parking Variation Control
 -  Level Crossings With Sightlines Control
 -  Arterial Roads
 -  Business Park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

-  Hazardous Facilities
 -  Infrastructure
 -  Macroinvertebrate Community Index
 -  Flow 1 [rp]
 -  Flow 2 [rp]
 -  Subdivision Variation Control
 -  Indigenous Vegetation 749.7 ha
 -  Freshwater Wetland 14.6 ha
 -  Surf Breaks [rcp]
 -  Cable Protection Areas Control [rcp]
 -  Coastal Inundation 1 per cent AEP Plus 1m Control
- } Emergency Management Area Control
- } Stormwater Management Area Control
- } Kawau Island Rural Subdivision SEAs Control

Designations

-  Designations

-  Airspace Restriction Designations



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

Underground Services

309/27 Enfield Street MOUNT EDEN 1024

PRIN 309 DP 521418, AU 55 DP 521418, AU 55L DP 521418



Scale @ A4
 = 1:1,000

Date Printed:
 8/12/2021



Stormwater

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

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

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

Water

- | | |
|--|--|
| | Valve |
| | Hydrant |
| | Fitting |
| | Other Watercare Point Asset |
| | Other Watercare Linear Asset |
| | Local Pipe (Operational-NonPotable) |
| | Local Pipe (Operational-Potable) |
| | Local Pipe (Operational Not Vested) |
| | Local Pipe (Abandoned / Not Operational) |
| | Transmission Pipe (Operational-NonPotable) |
| | Transmission Pipe (Operational-Potable) |
| | Transmission Pipe (Not Operational) |
| | Transmission Pipe (Proposed) |
| | Pump Station |
| | Reservoir |
| | Other Structure (Local) |
| | Chamber (Transmission) |
| | Water Source (Transmission) |
| | Other Watercare Structures and Areas |

Wastewater

- | | |
|--|--|
| | Fitting |
| | Fitting (Non Watercare) |
| | Manhole |
| | Pipe (Non Watercare) |
| | Local Pipe (Operational) |
| | Local Pipe (Operational Not Vested) |
| | Local Pipe (Abandoned / Not Operational) |
| | Transmission Pipe (Operational) |
| | Transmission Pipe (Not Operational) |
| | Transmission Pipe (Proposed) |
| | Chamber |
| | Structure (Non Watercare) |
| | Pump Station |
| | Wastewater Catchment |

Utilities

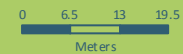
- | | |
|--|---|
| | Transpower Site |
| | Pylon (Transpower) |
| | 110 kv - Electricity Transmission |
| | 220 kv - Electricity Transmission |
| | 400 kv - Electricity Transmission |
| | Aviation Jet A1 Fuel Pipeline |
| | Liquid Fuels Pipeline [Marsden to Wiri] |
| | Gas Transmission Pipeline |
| |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

Legend updated: 21/09/2020



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

Hazards
309/27 Enfield Street MOUNT EDEN 1024
PRIN 309 DP 521418, AU 55 DP 521418, AU 55L DP 521418



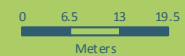
Scale @ A4
= 1:1,000

Date Printed:
8/12/2021



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

Natural Hazards - Coastal Erosion ASCIE
309/27 Enfield Street MOUNT EDEN 1024
PRIN 309 DP 521418, AU 55 DP 521418, AU 55L DP 521418



Scale @ A4
= 1:1,000

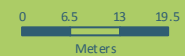
Date Printed:
8/12/2021





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

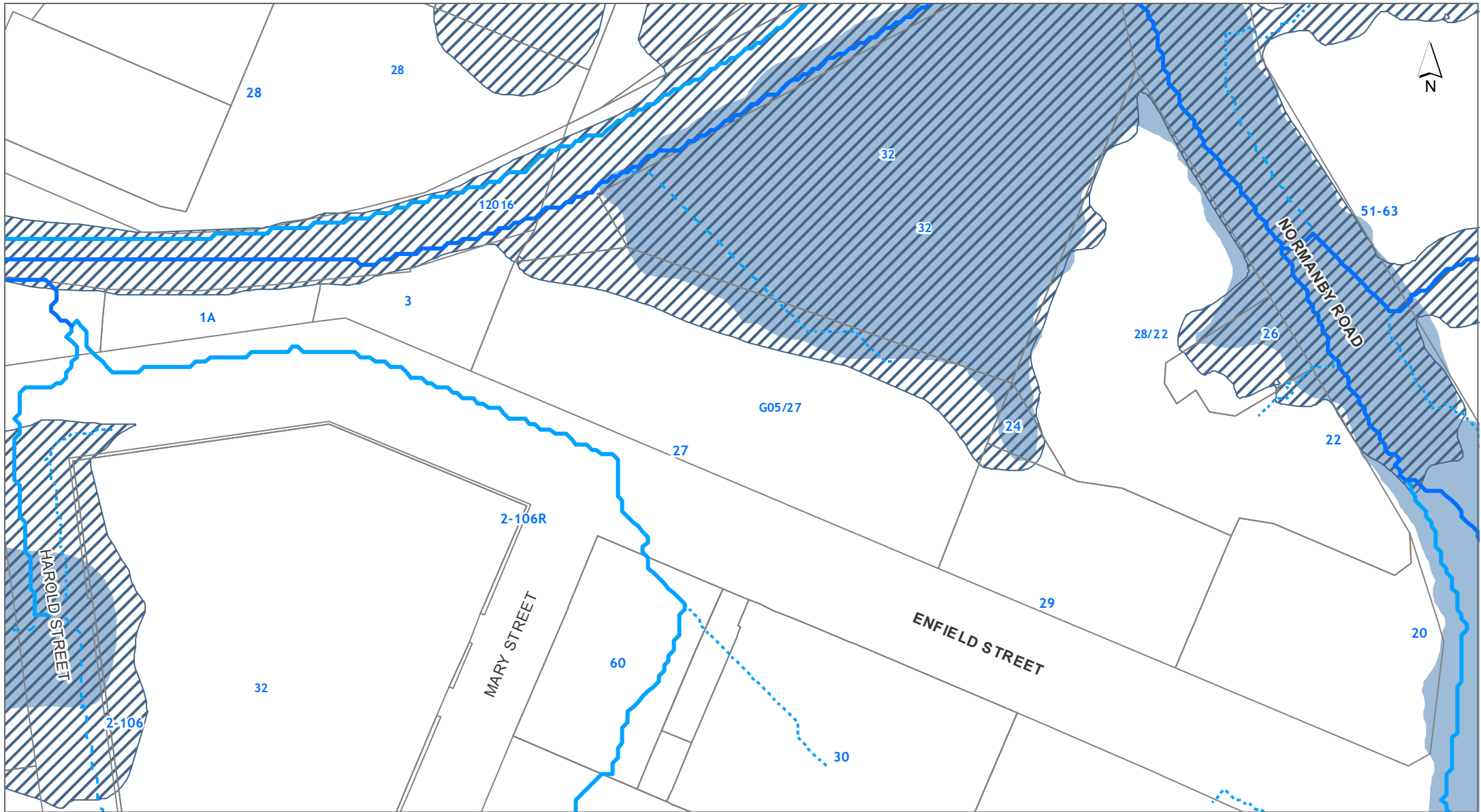
Natural Hazards - Coastal Inundation
 309/27 Enfield Street MOUNT EDEN 1024
 PRIN 309 DP 521418, AU 55 DP 521418, AU 55L DP 521418



Scale @ A4
 = 1:1,000

Date Printed:
 8/12/2021





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

Natural Hazards - Flooding
309/27 Enfield Street MOUNT EDEN 1024
PRIN 309 DP 521418, AU 55 DP 521418, AU 55L DP 521418

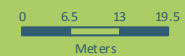
0 6.5 13 19.5
Meters
Scale @ A4
= 1:1,000
Date Printed:
8/12/2021





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

Natural Hazards - Sea Spray
309/27 Enfield Street MOUNT EDEN 1024
PRIN 309 DP 521418, AU 55 DP 521418, AU 55L DP 521418



Scale @ A4
= 1:1,000

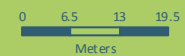
Date Printed:
8/12/2021





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

Natural Hazards - Volcanic Cones
 309/27 Enfield Street MOUNT EDEN 1024
 PRIN 309 DP 521418, AU 55 DP 521418, AU 55L DP 521418



Scale @ A4
 = 1:1,000

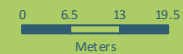
Date Printed:
 8/12/2021





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

Other
309/27 Enfield Street MOUNT EDEN 1024
PRIN 309 DP 521418, AU 55 DP 521418, AU 55L DP 521418



Scale @ A4
= 1:1,000

Date Printed:
8/12/2021






Hazards

Soil Warning Area

-  Fill (Franklin District only)
-  Advisory (Franklin District only)
-  Contamination (Franklin District only)
-  Erosion (Franklin District only)
-  Hazardous Activities & Industries List (HAIL) (Franklin District only)
-  Inundation (Franklin District only)
-  Rainfall Event (Franklin District only)
-  Slippage (Franklin District only)
-  Subsidence (Franklin District only)
-  Slippage / Subsidence / Erosion etc (Auckland City and Papakura District only)
-  Uncertified Fill (Auckland City and Papakura District only)
-  Organic Soil (Auckland City and Papakura District only)
-  Filled / Weak Ground (Auckland City and Papakura District only)
-  Refuse Tips Site / Weak Area (Auckland City and Papakura District only)
-  Unstable / Suspected Ground (Auckland City and Papakura District only)
-  Allochthon Waitemata (Rodney District only)
-  Motatau Complex (Rodney District only)
-  Puriri Mudstone (Rodney District only)
-  Mahurangi Limestone (Rodney District only)
-  Mangakahia Complex (Rodney District only)
-  Hukerenui Mudstone (Rodney District only)
-  Whangai Formation (Rodney District only)
-  Tangihua Complex (Rodney District only)
-  within 150m of Northland Allochthon (Rodney District only)











Hazards

Soil Warning Area continued









-  Soil D (Rodney District only)
-  within 150m of Soil D (Rodney District only)
-  Soil C (Rodney District only)
-  within 150m of Soil C (Rodney District only)
-  Soil B (Rodney District only)
-  within 150m of Soil B (Rodney District only)
-  Soil A (Rodney District only)
-  Gas Main Pipeline
-  Petroleum Pipeline
-  Closed Landfill (Auckland Council owned)
-  Closed Landfill (Privately owned)
-  Air Discharge (Franklin District only)
-  No Soakage (Franklin District only)
-  Indicative Steel Mill Slurry Line 20m Buffer (Franklin District only)
-  Indicative Steel Mill Water Line 20m Buffer (Franklin District only)

Natural Hazards

Overland Flow Path








-  Catchment area 100 Ha and above
-  Catchment area 3 Ha to 100 Ha
-  Catchment area 1 Ha and 3 Ha
-  Catchment area 4000 m² to 1 Ha
-  Catchment area 2000 m² to 4000 m²
-  1% AEP Flood Plain
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Sea Spray
-  Volcanic Cones

Coastal Inundation

-  1% AEP
 -  1% AEP plus 1m sea level rise
 -  1% AEP plus 2m sea level rise
- Areas Susceptible to Coastal Instability and Erosion (ASCIE)**
-  ASCIE 2050 (RCP8.5)
 -  ASCIE 2080 (RCP8.5)
 -  ASCIE 2130 (RCP8.5)
 -  ASCIE 2130 (RCP8.5+)
 -  Marine Area (Based on MHWs10, from Unitary Plan)

Other

Cultural Heritage Index

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

The information Council holds in relation to Special Land Features differs based on the area a property is located in. Those areas where information is held on a Special Land Feature is denoted in the legend above.

Legend updated: 22/07/2021

24 January 2008

307 7660
LUC NO: 20070763201
File Ref: P2151

Enfield Estate Limited.
c/o Resource Management Solutions Ltd
PO Box 68954
Newton
Auckland

Attn: Kate Lawson

Dear Sir/Madam

25-27 ENFIELD STREET, MOUNT EDEN - 20070763201

Section 93/94 determination and Resource Consent determination on an application to construct a new 98 unit apartment building at 25-27 Enfield Street, Mount Eden. The building will feature 168 parking spaces on two levels. A café with an outdoor dining area will be located on the ground floor of the building.

I refer to the above application which was considered by the Planning Fixtures Sub-Committee on Tuesday, 22 January 2008. It was resolved:

That, pursuant to sections 93 and 94 of the Resource Management Act 1991, this application be processed without notice because:

- the adverse effects of the activity on the environment will be minor, as the proposal will generate minor adverse effects on infrastructure, traffic, parking, privacy, amenity values, and existing neighbourhood character. The proposal will generate minor adverse effects as a result of construction and the in-situ contamination of the site. The proposal will also result in minor noise effects; and
- there are no persons considered to be adversely affected by the activity.

That, pursuant to section 94C, there are no special circumstances to warrant notification.

Pursuant to section 104B of the Resource Management Act 1991, the discretionary activity land use application by Enfield Estate Limited to construct a new 98-unit apartment building with a ground floor café that:

- involves the construction of a new building in the Mixed Use zone
- involves the establishment of an outdoor eating area
- involves the location of an activity on a contaminated site
- involves the construction of a building with a gross floor area ratio of 2.02:1

- involves a shortfall of 17 parking spaces where 185 parking spaces are required - as a result only 14 shared spaces are to be provided for apartment visitors and café patrons
- involves three vehicle crossings serving the site, thereby exceeding the allowable two vehicle crossings per site
- involves three vehicle crossings with a collective width greater than seven metres
- involves earthworks of 3411m² over a slope with an average slope of 0.3%
- involves the provisions of 168 parking spaces

at 25-27 Enfield Street, Mount Eden, described as LOT 1 DP 140685, CT 83C/304, be granted consent.

Relevant Statutory Provisions

The following provisions of the Resource Management Act 1991 were relevant in the assessment of this application:

- sections 104, 104B and 108 (discretionary activity).

Relevant Plan Provisions

The relevant planning documents considered were:

Auckland City District Plan 1999 – Isthmus Section, and, in particular, the following:

- Rules 4.3.2.5, 4A.2, 5E.7.1C, 8.7.7, 8.8.10.2, 12.8.1, 12.8.2.2(i), 12.8.2.2(iii), 12.9.1.1A, and the assessment criteria associated with these rules
- Objectives 8.6.10.1(a), 8.6.10.1(b), 8.6.10.1(c), 5E.4.3, 12.3.1, 12.7.1 and the policies associated with these objectives

The New Zealand Urban Design Strategy

Principal Issues in Contention

The application was not the subject of a contested hearing as the Council generally concurs with the applicant's assessment. Accordingly, there were no issues in contention

Main Findings of Fact

The main findings of fact are that:

- the proposal involves the construction of a 98 unit apartment building at 25 – 27 Enfield Street, Mount Eden
- the building will also contain a café, which is located on the ground floor of the development
- the proposal will require the removal of contaminated material from the site

- while the proposal will not provide all the parking required by the District Plan, the small scale nature of the café, as well as the proximity of the site to public transport and places of employment will reduce the need for car parking
- the proposed building can be constructed to avoid the noise from adjacent industrial and commercial activities from adversely affecting occupants of the building
- the applicant has undertaken a redesign of the building to meet the concerns of the Urban Design Panel
- the proposal will generate minor adverse effects on the environment, which can be adequately managed by the imposition of the recommended conditions of consent
- while the proposal will generate minor effects on the environment, no persons will be adversely affected by the construction and use of the proposed building.

Summary of Evidence

This application was not the subject of a contested hearing. Whilst no evidence has been provided, the Council has considered the following specialists' reports:

- **Assessment of Environmental Effects** entitled *"New Apartment Building in the Mixed Use Zone – 25-27 Enfield Street, Mount Eden"*, prepared by Matt Feary of RMS Limited, dated 26 October 2007
- **plans** entitled *"Residential Development, 25 – 27 Enfield Street, Mt Eden"* drawn by Woodhams/Meikle/Zhan Architects, dated 15 October 2007, Sheets:
 - SK0-01 – Existing Site Plan
 - SK1-60 – Cross Section A-A
 - SK1-61 – Cross Section B-B
 - SK1-62 – Cross Section C-C
 - SK1-63 – South and Rear Elevations
 - SK1-64 – Side Elevation 1 and Site Elevation 2
 - SK1-65 – Ground Level
 - SK-66 – Level One
 - SK-67 – Level Two
 - SK-68 – Level Three
 - SK-69 – Level Four
- **Landscape Concept Plan** by Trish Bartlett, dated October 2007
- **Traffic Impact Assessment** entitled *"Proposed Development 25-27 Enfield Street, Mount Eden"* by Bryce Hall of Traffic Planning Consultants, dated October 2007
- **Acoustic Report** entitled *"Enfield Street Residential Development – Preliminary Resource Consent Review"* by Curt Robinson of Marshal Day Acoustics Limited, dated 5 October 2007
- **Infrastructure Report** entitled *"Proposed Apartments – 25-27 Enfield Street, Mt Eden, Auckland for Resource Management Solutions Limited"* by Gehan De Silva of Jawa Structures Limited, dated 11 October 2007

- Remediation Action Plan entitled “25 – 27 Enfield Street, Mt Eden” by Kristel Franklin of Tonkin and Taylor Limited, dated July 2007
- Traffic Engineering Memo prepared by Bruno Royce of Traffic Engineering Solutions, dated 19 December 2007
- Traffic Engineering Memo prepared by Dina Hanna, Traffic Engineer, dated 18 December 2007
- Urban Design Memo prepared by Robert Lipka, Senior Urban Designer, dated 10 January 2008
- Noise Memo prepared by Jacqueline Ahmu, Environmental Health Specialist – Noise, dated 3 January 2008
- Contamination Memo prepared by Ruben Naidoo, Environmental Health Licensing & Monitoring, dated 12 December 2007
- Engineering Memo prepared by Scott Paton, Development Engineer, dated 10 December 2007
- Council Planner’s Report prepared by Tim Hegarty, dated 11 January 2008.

Reasons for the Decision

Pursuant to section 113 of the Resource Management Act 1991, the reasons for this discretionary activity consent follow.

- (a) The granting of consent to the application will have minor effects on the environment. In particular, the proposal will have minor adverse effects on infrastructure, traffic, parking, privacy, amenity values, and existing neighbourhood character. The proposal will also generate minor adverse effects as a result of construction and the disturbance of in-situ contamination of the site. The proposal will also result in minor noise effects. The use of mechanical ventilation and the use of appropriate cladding will avoid the potential for reserve sensitivity effects.
- (b) The granting of consent to the application is consistent with the relevant assessment criteria for discretionary activities, and, in particular, the establishment of an activity on a contaminated site and parking shortfalls. The proposal is also consistent with the assessment criteria for the construction of a new building in the Mixed Use zone (restricted controlled activity) and the establishment of an outdoor dining area (controlled activity).
- (c) The imposition of the following conditions will ensure that the effects of the granting the application are minor, and, in particular, ensure that the proposal is constructed in accordance with the submitted application material and plans. These conditions will also ensure that adequate traffic and construction management practices are used during the construction and operation of the building. The conditions will ensure that adequate infrastructure is installed.
- (d) The application is consistent with the objectives and policies of the District Plan and the sustainable management purpose of the Resource Management Act 1991.

Conditions of Consent

Pursuant to section 108 of the Resource Management Act 1991, this consent is subject to the conditions that follow.

Activity in Accordance with Application and Plans

- (1) The proposed activity shall be carried out in accordance with the plans and all information submitted with the application, being described as
- Assessment of Environmental Effects entitled "*New Apartment Building in the Mixed Use Zone – 25-27 Enfield Street, Mount Eden*", prepared by Matt Feary of RMS Limited, dated 26 October 2007
 - Plans entitled "*Residential Development, 25 – 27 Enfield Street, Mt Eden*" drawn by Woodhams/Meikle/Zhan Architects, dated 15 October 2007, Sheets:
 - SK0-01 – Existing Site Plan
 - SK1-60 – Cross Section A-A
 - SK1-61 – Cross Section B-B
 - SK1-62 – Cross Section C-C
 - SK1-63 – South and Rear Elevations
 - SK1-64 – Side Elevation 1 and Site Elevation 2
 - SK1-65 – Ground Level
 - SK-66 – Level One
 - SK-67 – Level Two
 - SK-68 – Level Three
 - SK-69 – Level Four
 - Landscape Concept Plan by Trish Bartlett, dated October 2007
 - Traffic Impact Assessment entitled "*Proposed Development 25-27 Enfield Street, Mount Eden*" by Bryce Hall of Traffic Planning Consultants, dated October 2007
 - Acoustic Report entitled "*Enfield Street Residential Development – Preliminary Resource Consent Review*" by Curt Robinson of Marshal Day Acoustics Limited, dated 5 October 2007
 - Infrastructure Report entitled "*Proposed Apartments – 25-27 Enfield Street, Mt Eden, Auckland for Resource Management Solutions Limited*" by Gehan De Silva of Jawa Structures Limited, dated 11 October 2007
 - Remediation Action Plan entitled "*25 – 27 Enfield Street, Mt Eden*" by Kristel Franklin of Tonkin and Taylor Limited, dated July 2007

all referenced by the Council as LUC20070763201.

Monitoring

- (2) The consent holder shall pay to the Council a consent compliance monitoring charge of \$824 (inclusive of GST) plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent. (This charge is to cover

the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent).

The consent holder will be advised of any further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

Noise and Vibration

(3) The consent holder shall, prior to occupation, submit to the Council (Resource Consent Monitoring Leader) a report prepared by an engineer specialising in acoustic design certifying, that the building has been designed so that the following internal noise levels will not be exceeded:

- (a) in all bedrooms, not more than 35dBA L₁₀, on the highest ambient noise levels measured over one week at the site
- (b) in all other habitable rooms, not more than 45dBA L₁₀, on the highest ambient noise levels measured over one week at the façade.

At the same time, and under the same physical conditions as the internal noise levels in (a) above will be achieved, all bedrooms will be adequately ventilated in accordance with the Building Code.

(4) The consent holder shall ensure that the building is designed so that it complies with the vibration standard on habitable rooms contained within the Auckland City Council's Isthmus District Plan, Section 8.8.10(9).

(5) The consent holder shall, prior to the commencement of any works, submit a Construction Noise and vibration Management Plan (CNMP) to the satisfaction of the Council (Resource Consent Monitoring Leader). The CNMP must include, but not be limited to, the following:

- a description of the final construction methodology, including a list of potentially noisy plant and equipment, the estimated noise levels and the approximate locations within the site
- where the predicted noise and vibration levels exceed the relevant standard, specific noise mitigation measures must be implemented which may include but not be limited to acoustic screening, alternative equipment, or similar
- noise and vibration monitoring must be undertaken during each phase of the works when it is likely that the relevant standards will be exceeded. Additional monitoring shall be undertaken in the event of any complaints received
- in the event of the measured noise or vibration levels exceeding the relevant standard, the Council (Resource Consent Monitoring Leader) must be notified immediately and further mitigation options shall be investigated and implemented.
- a complaints management system must be implemented. It must specify the responsible persons for maintaining the complaints register,

procedures to be followed in investigating and resolving complaints and procedures for reporting complaints to the Council

- the name and contact telephone numbers of the Site Manager or other persons responsible for supervision of the works, implementation of the Noise Management Plan and complaint receipts and investigations.
- (6) Music in the café shall be at background levels only (this is a level that does not interfere with normal speech patterns) to the satisfaction of the Council (Resource Consent Monitoring Leader).
- (7) There shall be no external speakers associated with the café and all windows and doors shall be closed between the hours of 10.00pm and 7.00am any day.
- (8) The outdoor area shall not be used between 10.00pm and 7.00am on any day and a solid acoustic wall shall be erected between the café and the adjacent residential unit.

Engineering

- (9) The consent holder shall engage an engineer to inspect and supervise the excavation and temporary support on the boundary with Enfield St to ensure that its stability is able to be maintained until the building is completed. The consent holder shall provide the name and contact details of the supervising engineer to the Council (Resource Monitoring Team Leader) at least one month before commencing earthworks on site. Following the completion of the works, the consent holder shall provide an engineering report to the Council (Resource Monitoring Team Leader) addressing any instability on adjacent sites that may have resulted from the proposal and any remediation works undertaken or further work that may be necessary.
- (10) The consent holder shall ensure that all stormwater soakholes are constructed outside the 10-year flood plain (i.e. clear of the 69.81m contour).
- (11) Footpath levels either side of new vehicle crossings shall be maintained (i.e. no step-downs). Further details shall be provided with a vehicle crossing permit application at time of building consent application.
- (12) Disposal of stormwater for this development shall be to on-site soakage complying with the requirements of the Auckland City Council Soakage Design Manual, issued February 2003. Final soakage test results/designs shall be submitted with the Building Consent Application. Details shall be to the satisfaction of the Council (Resource Consent Monitoring Leader).
- (13) The consent holder shall ensure that the public drainage manholes within the site are not built over. These shall be routed clear of building footprints with such works undertaken to the satisfaction of the Council (Resource Consent Monitoring Leader). Details shall be provided with the building consent and engineering approval applications to the Council (Resource Consent Monitoring Leader).

Earthworks

- (14) The consent holder shall implement suitable sediment control measures during all earthworks to ensure that all stormwater run off from the site is managed and controlled to ensure that no silt, sediment or water containing silt or sediment is discharged into stormwater pipes, drains, channels or soakage systems in accordance with the Auckland Regional Council's Technical Publication 90. In the event that material is deposited on the street, the consent holder shall take immediate action at their own expense, to clean the street. These measures shall remain in place until the completion of the development.
- (15) A silt control plan shall be provided to the Council (Resource Consent Monitoring Leader) for approval prior to earthworks commencing on site. All details on this plan shall be to the satisfaction of the Council (Resource Consent Monitoring Leader).
- (16) The consent holder shall ensure that a wheel wash (or if appropriate stabilised construction entrance with a water pressure wash system) is constructed and all vehicles exiting the site use this facility.

Traffic and Parking

- (17) The consent holder shall install "Car Coming" visual pedestrian warning devices at all three proposed driveways to the satisfaction of the Council (Resource Consent Monitoring Leader).
- (18) The consent holder shall install judder bars on the two main driveways, with both judder bars located one metre back from the footpath.
- (19) The consent holder shall ensure that parking shall be allocated as one car park for one bedroom units and two car parks for two bedroom units (as described in the application material). The consent holder shall provide a caveat that parking spaces are not traded without the prior approval of the Council. All costs associated with the preparation of the caveat shall be met by the consent holder.
- (20) The consent holder shall provide 14 visitor/café patron spaces. The consent holder shall install signs that clearly identify visitor and café parking with all signs to be to the satisfaction of the Council (Resource Consent Monitoring Leader).
- (21) Each pair of stacked parks shall be allocated to a single title (one residential unit). These stacked parking spaces shall not be allocated as individual parking spaces. Any rearrangement of parking space allocations must be to the satisfaction of the Council (Resource Consent Monitoring Leader).
- (22) The consent holder shall ensure that the footpath at the three new vehicle crossings is continuous and level with pedestrian priority. Any reinstated kerbs are to be built using the same material as existing kerbs with construction undertaken in accordance with Auckland City Standard Engineering Details.
- (23) Prior to the start of construction, the consent holder shall submit a construction Traffic Management Plan for the approval of the Council (Manager – Traffic Safety, Assets, and Operations).

- (24) Prior to the construction of the new driveways, the consent holder shall submit to the Council (Manager – Traffic Safety, Assets, and Operations), a construction plan for the relocation of roadside service infrastructure (such as power poles and street lights). The consent holder shall be responsible for all processes associated with the design, construction, and implementation of these works. These works are to be completed prior to the occupation of the building.
- (25) The consent holder shall submit to the Council (Manager – Traffic Safety, Assets, and Operations) a resolution report detailing the conversion of the 12 remaining on-street parking spaces in front of the site from unrestricted to restricted parking. The consent holder shall be responsible for all processes associated with the design, construction, and implementation of this process. The conversion of these parking spaces to restricted parking shall be completed prior to the occupation of the building.

Contamination

- (26) The consent holder shall engage the services of an environmental consultant to:
 - (a) monitor the proposed remediation works and provide a report to the satisfaction of the Council (Resource Consent Monitoring Leader)
 - (b) following completion of the remediation works, to undertake a site validation exercise to confirm the performance of the remediation works and to identify any residual contamination at the site and provide to satisfaction of the Council (Resource Consent Monitoring Leader) a Site Validation Report.
- (27) The Site Validation Report required under Condition (26) shall include the following:
 - (a) soil test results for the excavated areas and imported soil (if any)
 - (b) scaled plans (plan and elevation views) showing the location and containment details (if any) of any contaminated materials remained on the site
 - (c) an on-going monitoring and management plan (if needed)
 - (d) evidence of disposal of contaminated materials in a licensed facility
- (28) The consent holder shall, at all times control any dust in accordance with the Ministry for the Environment's Publication "*Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions*".

Landscaping

- (29) Prior to the occupation of the building, the consent holder shall plant the landscaping shown on the Landscape Concept Plan by Trish Bartlett, dated October 2007. Any changes to the proposed landscaping or location of footpaths, access points, or retaining walls shall be to the satisfaction of the Council (Resource Consent Monitoring Leader). This landscaping shall be maintained thereafter.

Urban Design

- (30) The consent holder shall install gates to each of the three pedestrian entrances located at the eastern end of the Enfield Street frontage. These gates shall be installed flush with the road boundary and be constructed from visually permeable materials.
- (31) Prior to the occupation of the building, the consent holder shall provide a lighting plan to the satisfaction of the Council (Resource Consent Monitoring Leader).
- (32) Prior to the commencement of works, the consent holder shall provide an amended pedestrian entrance that is accessible for persons with disabilities. This design shall be to the satisfaction of the Council (Resource Consent Monitoring Leader).

Waste Management

- (33) Prior to the occupation of the building, the consent holder shall provide a waste management plan that is to the satisfaction of the Council (Resource Consent Monitoring Leader).

ADVICE NOTES

1. Pursuant to section 125 of the Resource Management Act 1991, this resource consent will expire five years after the date of commencement of consent unless, before the consent lapses:
 - the consent is given effect to; or
 - an application is made to the consent authority to extend the period of the consent, and the consent authority decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.
2. The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws. It is further noted that this consent does not constitute building consent approval. Please check as to whether or not a building consent is required under the Building Act 1991. If a building consent application is already lodged with the Council or has already been obtained, you are advised that, unless otherwise stated, the use shall not commence until conditions of this resource consent have been met. Furthermore, if this consent and its conditions alter or affect a previously approved building consent for the same project, you are advised that a new building consent may need to be applied for.
3. A copy of this consent shall be held on site at all times during the establishment and construction phase of the activity.
4. The consent holder is requested to notify the Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification shall be sent to the Team Leader, Compliance Monitoring and shall include the following details:

- name and telephone number of the project manager and site owner
 - site address to which the consent relates
 - activity to which the consent relates
 - expected duration of works.
5. If you disagree with any of the above or with any additional charges relating to the processing of the application, you have a right of objection pursuant to section 357 of the Resource Management Act 1991 and which shall be made in writing to the Council within 15 working days of notification of the decision. The Council will, as soon as practicable, consider the objection at a hearing. Pursuant to section 116, the consent may not commence until such time as any objection or appeal has been decided or withdrawn.
 6. The Consent Holder shall be advised of the silt control guidelines contained in Annexure 14 of the Operative District Plan.
 7. Network utility charges may be applied by Metrowater upon applications for new meters.
 8. Any alteration of public drains requires "Engineering Approval" from ACE Development Engineering prior to a building consent being issued. Any works on adjacent properties shall require affected owners' consent.
 9. The Consent Holder shall be advised of the Council's requirements outlined in Metrowater Development and Connection Standards, issued Feb 2005, particularly the requirements for:
 - On - site separation of private drainage reticulation
 - Clearance requirements for works in relation to Public Services
 - Protection of services in relation to construction activities
 - Water supply connectionsDetails shall be provided with the building consent application.
 10. The remediation of the site should be undertaken in accordance with the Contaminated Site Management Guidelines No 1, Guidelines for Reporting on Contaminated Sites in New Zealand, Ministry to the Environment, June 2001.

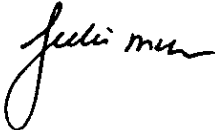
Objection rights are set out in section 357 of the Resource Management Act 1991 and shall be made in writing to Council within 15 working days of receipt of the decision. Any objection made under section 357(4) to additional charges relating to the processing of the application, shall be made in writing to Council within 15 working days of receipt of the invoice. Pursuant to section 116 this consent will not commence until such time as any appeals or objections are withdrawn or decided.

The applicant may lodge an appeal against the council's decision with the Registrar of the Environment Court (PO Box 7147, Wellesley Street, Auckland, phone (09) 916 9091, fax (09) 916 9090). The appeal must be lodged with the Environment Court within 15 working days of the receipt of the decision together with a filing fee of \$55.00. The format of the appeal must follow that prescribed by Regulation 16 (Form 34) of the Resource Management (Forms, Fees,

and Procedure) Regulations 2003. A copy of the appeal must be served on the Council (Private Bag 92516, Wellesley Street, Auckland, Facsimile (09) 353 9184) within 15 working days of the receipt of the decision.

If you require any further information in relation to the decision and this letter, please contact Paul Arnesen, phone 353 9444, who will direct your inquiry to the appropriate officer.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Julie McKee', with a stylized, cursive script.

Julie McKee
Hearings Team Leader

Report for a s127 application to vary conditions of consent under the Resource Management Act 1991 (RMA)



Discretionary activity under section 127(3)

1. Application description

Application number:	R/VCC/2014/1348/2
Applicant's name:	XCJ Group (NZ) Limited
Original consent number:	R/LUC/2014/1348 R/VCC/2014/1348/1
Site address:	25-27 Enfield Street, Mount Eden
Legal description:	Lot 1 DP 401942
Site area:	3411m ²
Operative plan:	Auckland Council District Plan (Isthmus Section 1999)
Zoning:	Mixed Use Zone
Special features, overlays etc:	E05-29 View Protection – Volcanic Cones Affected Areas Site contamination
Proposed Auckland Unitary Plan (“PAUP”) Zoning & Precinct:	Mixed Use
Special features, overlays etc:	Aquifer [rp] City Centre Fringe Office High Land Transport Route Noise Parking - City Centre Fringe Area Pre 1944 Building Demolition Control Volcanic Viewshafts and Height Sensitive Areas Volcanic Viewshafts and Height Sensitive Areas - Extent of Volcanic Viewshafts [rps]

2. The proposal, site and locality description

Background

The original consent (R/LUC/2014/1348) was granted on the 8th September 2014 and approved a 5 level 90 unit apartment building with a café and retail activities on the ground floor. 94 parking spaces were provided within the basement level, and 36 of the parking spaces were accessed via a vertical vehicle stacking device. The original proposal also involved remediating of the ground contamination.

A variation to the original consent (R/VCC/2014/1348/1) was approved on the 1st April 2015 and approved an increase to the original height of the building by 1.37m. The increase in height was

a result of the consent holder wishing to re-use the existing building slab and sealing the contaminants within the site. The proposal also increased the number of residential units from 90 to 94 through changes to the apartment typology. The proposal removed the vehicle stackers and introduced a vehicle lift and 18 parking spaces on an upper level. A total of 96 parking spaces were provided. A new vehicle loading and refuse collection area was located within the basement. Changes were also made to the entrance lobby, exterior design of the building, and additional landscaping was proposed.

The applicant now wishes to further vary the proposed scheme by way of following proposed changes:

- Removal of the vehicle lift and the installation of an internal car ramp to the north-east corner.
- Removal of apartment (G11) above the proposed car ramp and a new apartment proposed (number 125).
- An additional bedroom is added to apartment G10.
- External design modifications are proposed which include adding matching steel portal frames to two apartments on the north-west corner to blend with the rest of the building, and a new balcony for the proposed new apartment (125).
- Full enclosure of the central atrium with a glazed façade.
- Landscaping changes within the building.
- Increasing the width of the Enfield Street concourse.
- Centralisation of internal pedestrian walkways.

It is noted that the applicant's agent has changed during the processing of this consent. The original agent AECOM has been replaced with Stellar Projects. Stellar Projects responded to the S92 request for further information.

Proposal

The consent holder wishes to vary the conditions 1 and 49 of resource consent R/VCC/2015/1348/1 (which was a variation of consent R/LUC/2014/1348) as follows (deletions are strike through, and insertions in bold). Note that only the changes are shown below:

1. The activity shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the Council as consent numbers R/LUC/2014/1348, R/REG/2014/2980, R/REG/2014/2981, & R/VCC/2014/1348/1 & **R/VCC/2014/1348/2.**
 - **Assessment of Effects titled "25-27 Enfield Street, Mount Eden – s127 Change to Conditions Application" prepared by AECOM NZ Limited, dated 11 February 2016.**

Specialist Reports as detailed below, and additional information.

- Architectural and Engineering Drawings Titled "Enfield Street Residential Apartments" prepared by AECOM NZ Ltd as follows:

Plan title and reference	Author	Rev	Dated
AR0100 – Site Plan	Aecom	-	13/2/15
AR0101 – Overall Plan – Basement	Aecom	-	13/2/15
AR0102 – Overall Plan – Ground Level	Aecom	-	13/2/15
AR0103 – Overall Plan – Level 1	Aecom	-	13/2/15
AR0104 – Overall Plan – Level 2	Aecom	-	13/2/15
AR0105 – Overall Plan – Level 3	Aecom	-	13/2/15
AR0106 – Overall Plan – Level 4	Aecom	-	13/2/15
RC-0101 – Overall Plan – Basement	Aecom	D	02.02.2016
RC-0102 – Overall Plan – Level Ground	Aecom	D	02.02.2016
RC-0103 – Overall Plan – Level 1	Aecom	D	02.02.2016
RC-0104 – Overall Plan – Level 2	Aecom	D	02.02.2016
RC-0105 – Overall Plan – Level 3	Aecom	D	02.02.2016
RC-0106 – Overall Plan – Level 4	Aecom	D	02.02.2016
AR0201 – Overall South Elevation	Aecom	A	18/3/15
AR0202 – Overall North Elevation	Aecom	A	18/3/15
AR0203 – Overall East & West Elevations	Aecom	A	18/3/15
AR0204 – Overall Courtyard Elevation	Aecom	-	13/2/15
AR0301 – Section AA	Aecom	-	13/2/15
AR0302 – Section BB	Aecom	-	13/2/15
AR0303 – Section CC	Aecom	-	13/2/15
AR0304 – Section DD	Aecom	-	13/2/15
RC-0201 – Overall – South Elevation	Aecom	D	02.02.2016
RC-0202 – Overall – North Elevation	Aecom	C	02.02.2016
RC-0203 – Overall – East and West Elevation	Aecom	C	02.02.2016
RC-0204 – Overall Courtyard Elevations	Aecom	B	02.02.2016
RC-0205 – South East Entry	Aecom	A	02.02.2016
RC-0206 – North West View	Aecom	A	02.02.2016
RC-0301 – Section A-A	Aecom	B	02.02.2016
RC-0302 – Section B-B	Aecom	B	02.02.2016
RC-0303 – Section C-C	Aecom	B	02.02.2016

RC-0304 – Section D-D	Aecom	B	02.02.2016
AR0604-1 – Level Ground – Landscape Concept Plan	Aecom	-	18/3/15
AR0605 – Level 1 – Landscape Concept Plan	Aecom	-	13/2/15
AR0606 – West Atrium Details	Aecom	-	13/2/15
AR0607 – Central Courtyard Details	Aecom	-	13/2/15
AR0608 – East Atrium Details	Aecom	-	13/2/15
AR0609 – Level Ground – Planting Plan	Aecom	-	13/2/15
AR0610 – Level 1 – Planting Plan	Aecom	-	13/2/15
RC-0604 – Level Ground – Landscape Concept Plan	Aecom	B	02.02.2016
RC-0605 – Level 1 – Landscape Concept Plan	Aecom	B	02.02.2016
RC-0606 – West Atrium Details	Aecom	B	02.02.2016
RC-0607 – Central Courtyard Details	Aecom	B	02.02.2016
RC-0608 – East Atrium Details	Aecom	B	02.02.2016
RC-06012 – Café Terrace Concept Plan	Aecom	B	02.02.2016
RC-0609 – Ground Level Planting Plan	Aecom	B	02.02.2016
RC-0610 – Level 1 East Atrium Level 1 Planting Plan	Aecom	B	02.02.2016
RC-0611 – Level Ground Planting Plan	Aecom	B	02.02.2016
RC-0612 – Café Terrace Concept	Aecom	B	02.02.2016
AR0611 – Planting Schedule & Maintenance	Aecom	-	13/2/15

Where any of the information, plans, reports and correspondence etc outlined above conflicts, the information submitted with the variation application R/VCC/2104/1348/2, the revised conditions and new conditions and shall take precedent.

49. Prior to the first occupation of the building or within the first planting season following first occupation, landscape planting must be undertaken in general accordance with the following details unless superseded by condition 55:

Plan title and reference	Author	Rev	Dated
AR0604-1 – Level Ground – Landscape Concept Plan	Aecom	-	18/3/15
AR0605 – Level 1 – Landscape Concept	Aecom	-	13/2/15

Plan			
AR0606 – West Atrium Details	Aecom	-	13/2/15
AR0607 – Central Courtyard Details	Aecom	-	13/2/15
AR0608 – East Atrium Details	Aecom	-	13/2/15
AR0609 – Level Ground – Planting Plan	Aecom	-	13/2/15
AR0610 – Level 1 – Planting Plan	Aecom	-	13/2/15
AR0611 – Planting Schedule & Maintenance	Aecom	-	13/2/15
RC-0604 – Level Ground – Landscape Concept Plan	Aecom	B	02.02.2016
RC-0605 – Level 1 – Landscape Concept Plan	Aecom	B	02.02.2016
RC-0606 – West Atrium Details	Aecom	B	02.02.2016
RC-0607 – Central Courtyard Details	Aecom	B	02.02.2016
RC-0608 – East Atrium Details	Aecom	B	02.02.2016
RC-06012 – Café Terrace Concept Plan	Aecom	B	02.02.2016
RC-0609 – Ground Level Planting Plan	Aecom	B	02.02.2016
RC-0610 – Level 1 East Atrium Level 1 Planting Plan	Aecom	B	02.02.2016
RC-0611 – Level Ground Planting Plan	Aecom	B	02.02.2016
RC-0612 – Café Terrace Concept	Aecom	B	02.02.2016

Planting must be undertaken by the consent holder and maintained for the lifetime of this consent, to the satisfaction of Council's Team Leader Central Monitoring.

Site and surrounding environment description

The applicant's original agent Jarrod Snowsill of AECOM NZ Ltd has provided in a form and manner that is accepted by council:

- a description of the proposal,
- detailed the variations to the conditions of consent; and
- described the subject site and its surroundings.

Having undertaken a site visit on 28 January 2016 I agree with the accuracy of these. This can be found in part 3.0 of the Assessment of Effects titled "25-27 Enfield Street, Mount Eden – s127 Change to Conditions Application" prepared by AECOM NZ Limited, dated 11 February 2016.

3. Status of the application

Application to vary resource consent condition

The proposed changes are considered to fall within the scope of the original resource consent to erect a 90 apartment building with café and retail shops.

As an application for a variation to conditions under s127, it is treated as if it is a discretionary activity.

Sections 88 to 121 apply, though all references to resource consent and activity are replaced with reference to the change or cancellation of the condition, and the resultant effects.

Reasons for consent

The changes result in the following reasons for consent:

Auckland Council District Plan (Isthmus Section 1999)

- The proposal increases the previously consented maximum height infringement by 1.8m. From RL90080 to RL91900. The width of the infringing roof is 3.7m over a maximum length of 76.25m. This infringes the 15m maximum height limit by 2.87m under Rule 8.8.10.1 and is a **Discretionary Activity** pursuant to clause 4.3.1.2B.
- The proposal involves a new apartment building with a basic floor area ratio of 2.54:1 (8,693m²) when 2:1 (6,822m²) is permitted under Rule 8.8.10.2. This is a **Discretionary Activity** pursuant to clause 4.3.1.2B.
Note: This is an increase over the previously approved FAR of 2.39:1 (8158m²).
- The proposal involves a parking shortfall of 47 parking spaces. By providing 95 when 142 are required. This is a **Discretionary Activity** under Rule 8.8.10.10 and 12.9.1.1.
Note: The previous application required 142 spaces, with 96 provided and a shortfall of 46 parking spaces.

4. Notification

Public notification assessment (sections 95A, 95C-95D)

Section 95A gives the council discretion in deciding whether to publicly notify an application or not. However an application must be publicly notified if (a) the variation will have or is likely to have adverse effects on the environment that are more than minor; (b) the applicant requests public notification of the application.

The applicant has not requested public notification.

All further information requested (under s92) has been provided by the due date.

As a section 127 application no rules in any plan or NES that preclude or require notification are relevant to this application.

The following assessment addresses the adverse effects of the variation on the environment. The council must decide whether the variation will have, or is likely to have, adverse effects on the environment that are more than minor.

Adverse effects assessment (sections 95A and 95D)

The applicant's original agent, Jarrod Snowsill of Aecom NZ, Ltd has provided in accordance with schedule 4 of the RMA, an assessment of adverse environmental effects in such detail as corresponds with the scale and significance of the effects that the variation of condition may have on the environment. This can be found in Section 6.0 on page 8 of the AEE.

For the purposes of a s95A assessment, the adjacent land includes the following properties:

- 3, 29 & 30-40 Enfield St
- 2-106 Harold St
- 12-16, 24 & 32 Normanby Road
- Railway Land

No written approvals have been obtained from neighbouring sites.

Effects that may be disregarded – permitted baseline assessment

The permitted baseline refers to the effects of permitted activities on the subject site.

As the application involves the variation of conditions of an existing resource consent, the permitted baseline is not considered relevant in determining the adverse effects above and beyond those from the activity undertaken under the original consent. Effects in relation to construction, contamination, servicing the site and use / character are deemed to be within scope of the approved scheme and do not require consideration as part of this s127 application. The adverse effects arising from increase in height, change of design, increase in intensity, as well as the parking and traffic effects have been assessed in Section 6.0 on page 8 of the AEE provided by the applicant.

Receiving Environment

The receiving environment beyond the subject site includes permitted activities under the relevant plans, lawfully established activities (via existing use rights or resource consent), and any unimplemented resource consents that are likely to be implemented. The effects of any unimplemented consents on the subject site that are likely to be implemented (and which are not being replaced by the current proposal) also form part of this reasonably foreseeable receiving environment. This is the environment within which the adverse effects of this variation must be assessed.

Furthermore, the effects permitted by the previously approved resource consent R/LUC/2014/1348 and S127 (RMA) variation (R/VCC/2014/1348/1) have also been taken into account. The previously approved development is an important consideration when determining the magnitude of adverse effects.

Assessment

The AEE concludes that:

- Bulk/dominance/shading

"The additional height will not be perceptible when viewed from street level."

- Streetscape amenity & character

"When viewed from the wider environment, the changes to the proposed building will not be noticeably different to the consented scheme particularly in terms of scale, height and location."

- Intensity

"In terms of external amenity for people viewing the proposed building from the street, overall the changes to GFA will be indiscernible when compared to the existing scheme. The change to the façade of the building is at the rear of the site facing away from Enfield Street."

- Parking

"the provision of 95 car parking spaces (1 per unit) represents a negligible change to the previously consented scheme which provided 96 car parking spaces."

There are no special circumstances that warrant public notification because the application is for a change of conditions and as such it cannot be described as being out of the ordinary and giving rise to special circumstances.

No reasons exist to exercise the general discretion under s95A(1).

Overall, I agree with the AEE and S92 response and conclude that the adverse effects generated from the proposed variation in terms of bulk/dominance/shading, streetscape amenity & character, amenity, intensity and parking on the wider environment, when compared to the original consent will be less than minor. Therefore, it is recommended that this variation be processed without public notification.

5. Limited notification assessment (sections 95B, 95E-95G, s127(4))

If the application is not publicly notified the council must decide if there are any affected persons, or customary rights or title groups. These persons must then be notified.

In considering the variation to conditions of an existing resource consent, the council in particular must also consider every person who made a submission on the original application and who may be affected by the change or cancellation of that consent.

In deciding if a person is affected:

- A person is affected if the adverse effects of the variation on that person are minor or more than minor (but not less than minor).
- Adverse effects permitted by a rule in a plan (the permitted baseline) may be disregarded.
- The adverse effects on those persons who have provided their written approval must be disregarded.

- The council must have regard to any statutory acknowledgement under schedule 11. Within the Auckland region the following are relevant:
 - Te Uri o Hau Claims Settlement Act 2002
 - Ngāti Manuhiri Claims Settlement Act 2012
 - Ngāti Whātua Ōrākei Claims Settlement Act 2012
 - Ngāti Whātua o Kaipara Claims Settlement Act 2013
 - Te Kawerau ā Maki Claims Settlement Act 2015

Adversely affected persons assessment (Section 95E)

The consultant has provided in accordance with schedule 4 of the RMA, an assessment of adversely affected persons in such detail as corresponds with the scale and significance of the effects that the variation may have on persons in the surrounding environment.

The AEE concludes on page 14 that no person is considered adversely affected as:

- The proposed changes will not dramatically change the bulk, appearance and location of the consented development.
- The proposed use of the building remains the same as consented.
- The original application was processed non-notified.
- The proposed changes will only result in a further shortfall of one carpark space which will be negligible due to the site's proximity to good public transport.
- Construction works will be similar to that consented to.
- All other sites and persons are adequately separated and screened from the proposed development.
- The additional height infringement is internalised along the central ridge of the building and will not be readily visible from neighbouring properties.

The S92 response provided by Stellar Projects Limited dated 9 May 2016, concludes that in relation to daylighting unit 112:

- *With the implementation of Unit 125 this light will be reduced. Both the bathroom and bedroom are spaces that are generally screened off by the use of blinds or curtains to ensure privacy. Furthermore there will be no changes in terms of light in the main living area. Therefore the effects from the implementation of unit 125 on adequate daylight for Unit 112 will be acceptable as the light into the kitchen and main living area is not being changed, and the bedroom and bathroom are private spaces that are likely to be screened.*

No persons have given written approval to this s127 application, nor had any person made a submission on the original application.

Therefore, it is recommended that this application be processed without limited notification because there are no affected persons under s95E and s127(4).

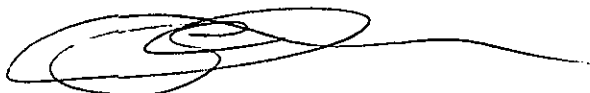
6. Notification recommendation

Non-notification

For the above reasons under section 95A these applications may be processed without public notification.

In addition under sections 95B and 127(4) limited notification is not required.

Accordingly I recommend that this application is processed non-notified.



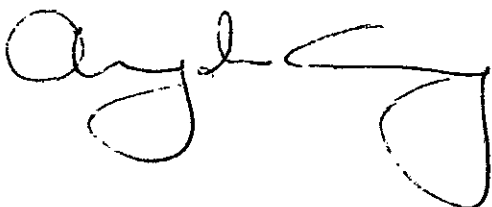
Gareth John
Planner
Resource Consents

Date 25/5/2016

7. Notification determination (RVCC/2014/1348/2)

Acting under delegated authority, and for the reasons set out in the above assessment and recommendation, under sections 95A and 95C to 95D, and 95B, 127(4) and 95E to 95G of the RMA this application shall be processed non-notified.

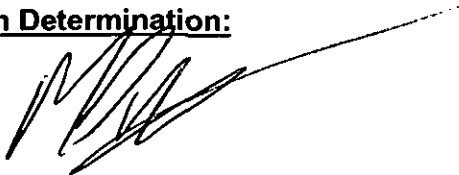
Reviewed for Approval:



Angela Crang
Planning Consultant

Date: 07/06/2016

Notification Determination:



Mark Weingarh
Team Leader – Resource Consents

Date: 7/6/16

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



Application Number(s): R/LUC/2014/1348, R/REG/2014/2980,
R/REG/2014/2981, R/REG/2014/1591

Applicant's Name: KNC Limited

Site Address: 25-27 Enfield Street, Mount Eden

Legal Description: Lot 1 DP 401942, CT 406218

Proposal: 90 unit apartment building with café and retail shops

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

This requires resource consent for the following reasons:

Operative District Plan

- The applicants propose 1,496m³ of earthworks over an area of 3,140m² on land with average slope of the area is less than 5%. This is a **Restricted Controlled Activity** pursuant to Rule 4A.2B and 4.3.2.5.

- The applicants propose to redevelop and use a contaminated site. This is a **Discretionary Activity** under Rule 5E.7.4.
- The applicants propose a new apartment, café and retail building within the Mixed Use Zone, new buildings in the zone required **Controlled Activity** consent pursuant to Rule 8.7.7.
- The applicants propose a new apartment building with habitable windows less than 3m off of a side or rear boundary. (1.198m from the east and 1.4m from the western site boundary) in the Mixed Use Zone. This is a **Restricted Discretionary Activity** consent pursuant to Rule 8.7.7.
- The applicants propose a new apartment building with a maximum height of 16.5. This infringes the 15m limit by 1.5m under Rule 8.8.10.1 and is a **Discretionary Activity** pursuant to clause 4.3.1.2B.
- Pursuant to rule 8.7.7 the establishment and operation of outdoor eating areas require **Controlled Activity** consent.
- The applicants propose a new apartment building with a basic floor area ratio of 2.28:1 (7,778m²) when 2:1 (6,822m²) is permitted under Rule 8.8.10.2. This is a **Discretionary Activity** pursuant to clause 4.3.1.2B.
- The applicants propose a parking shortfall of 46 parking spaces. By providing 94 when 140 are required. This is a **Discretionary Activity** under Rule 8.8.10.10 and 12.9.1.1.
- The applicants propose a loading shortfall of 1 space by providing 1 when 2 are required. This is a **Discretionary Activity** under Rule 12.8.1.2 and 4.3.1.2B
- The applicants propose a new apartment building where 15 units will have balconies with an area of less than 8m² as required under Rule 8.8.10.12. This is a **Discretionary Activity** pursuant to clause 4.3.1.2B.

- The proposed construction noise will infringe the noise limit under rule 4A.1 D, which is a **non-complying** activity for a period of no more than 5 days during rock breaking.

Auckland Council Regional Plan: Air, Land and Water (ALW)

- Rule 5.5.40 of the ACRP:ALW covers small scale disturbance of sites, where the total volume of excavated soil does not exceed 200m³ and the duration of the works does not exceed one month. The proposed works will not meet the above conditions. The application complies with the conditions of Rule 5.5.44 and therefore the proposed remediation works are considered to be a **controlled Activity** under Rule 5.5.44.

National Environmental Standard ("NES")

- The applicants propose soil disturbance activities and change of land use for the proposed site development, within a contaminated site within the HAIL register. Therefore **Restricted Discretionary** consent is required under Rule 10 of the National Environmental Standard ("NES").

Proposed Auckland Unitary Plan (PAUP)

- The earthwork rule in the PAUP has immediate legal effect on notification of the plan. Pursuant to Chapter H, Auckland-wide Rules 4.2.1.1 earthworks greater than 2,500m² or 2,500m³ are Restricted Discretionary Activities.
- Consent is required as a **restricted discretionary** activity because the total impervious area on site exceeds the permitted activity control H.4.14.1.2.1(4)(a)(ii) (being greater than 1000m²).
- Consent is required as a **restricted controlled** activity under Rule H.4.14.2.1 – Stormwater Management – Flow, because the new impervious area is greater than 25m² (being 800m²) and the overall impervious area of the site comprises greater than 10%.

Overall, the proposal is a **non complying** activity

Acting under delegated authority, under sections 104, 104B, 104D, s105 & s107 and Part 2 of the RMA this application is **GRANTED**.

Reasons

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

- (a) Pursuant to S104D the effects of the proposal are no more than minor for the reasons outlined below and the proposal is not contrary to the objectives and policies of the relevant plans. As such, both of the gateway tests have been passed.

- (b) In terms of section 104(1)(a) of the Resource Management Act 1991, the actual and potential effects from the proposal will be avoided, remedied and mitigated and therefore acceptable. In particular, the proposal will provide for additional residential dwellings in a central and sustainable area of the city close to public transport options, employment, cultural and social activities and opportunities. The overall, mass, scale, bulk, height, and resulting character and visual amenity effects of the building are in keeping with the surrounding environment. Whilst the high quality design and proposed use of materials will enhance the street scape appearance of Enfield Street. In addition, construction effects, such as noise and vibration, sediment run-off, contamination, dust generation and construction traffic will only be temporary and mitigated by appropriate site and construction management. Infrastructure servicing effects will be acceptable as confirmed by Council engineers with appropriate upgrades on infrastructure proposed as well as discharge from the site. Contamination effects will be addressed by way of appropriate capping within the site, management plans and best practice mitigation during construction. Furthermore, the change in activity at the site from commercial car parking to roof area will improve the quality of water exiting the site into soakage. The recommendations of iwi groups have been endorsed by the applicant and either incorporated into the building and landscape design, offered as conditions of consent during construction or adopted as best practice mitigation in terms of water treatment and discharge. In relation to traffic effects, increased traffic flows are well within the capacity of the Enfield Street and will not present a significant operational or safety effect at the junction of Enfield Street and Mt Eden Road. Parking supply is appropriate for the number of apartments and activities proposed given the location of the site on the CBD fringe and within close proximity to public transport options. Loading will be catered for

within the basement of the building and visitor parking will be available on-street.

Overall, the proposal represents an efficient and appropriate use of a long time vacant site on the city fringe, the design and activity will help to enhance the street and local area while adequately avoiding, remedying and mitigating adverse effects on the environment.

- (b) In terms of section 104(1)(b) of the Resource Management Act 1991, the proposal is consistent with the relevant policy statements and plans or proposed plans, including the relevant objectives, policies and assessment criteria of the Regional Policy Statement, Auckland Regional Plans, Auckland Council District Plan (Auckland City Isthmus Section 1999), Proposed Auckland Council Unitary Plan. In particular, the proposal will enhance the streetscape and character qualities of the surrounding environment and will maintain the amenity of neighbouring sites. Overall, the proposal represents a development that is consistent with the pattern, character and intensity of development already seen in the locality.

The Proposed Auckland Unitary Plan (PAUP) was notified on the 30th of September 2013, with submission due to close on the 28th of February 2014. Weighting only becomes relevant in the event different outcomes arise from assessments of objectives and policies under both the operative and proposed plans. Outcomes under both plans are similar because the provisions seek to provide for intensive residential development and a mixture of activities in convenient locations to public transport, while maintaining the character and amenity of the area. Accordingly, no weighting assessment is required.

- (c) In terms of section 104(1)(c) of the Resource Management Act 1991, other relevant matters, including monitoring, have been considered in the determination of the application to ensure the effects generated are not beyond that which has been assessed. In particular, conditions regarding construction, contamination, earthworks, traffic and noise management are imposed, as well as a condition requiring the obtaining of a survey certificate during construction in order to ensure that the building is constructed in accordance with plans.
- (d) The proposal meets the requirements of sections 105 & 107 for reasons discussed above and in particular the adoption of best practice treatment and mitigation for the discharge of water and short term discharge of contaminants from the site.

(d) Overall, the application meets the relevant provisions of Part 2 of the Act, as the proposal achieves the purpose of the Act being sustainable management of natural and physical resources. In particular, the proposed development maintains and enhances the overall amenity values of the surrounding environment. The proposal will contribute to the sustainable use of a natural resource for commercial and residential development within the inner city and in close proximity to the CBD, while avoiding, remedying or mitigating adverse effects on the local environment, in particular adjoining residential sites. Furthermore, the proposal has responded to the cultural matters raised by relevant iwi and therefore helps Maori maintain a relationship with ancestral land.

Conditions

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

General Conditions

1. The activity shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the Council as consent numbers R/LUC/2014/1348, R/REG/2014/2980 and R/REG/2014/2981
 - Assessment of Effects titled "*Proposed Mixed Use Development with Associated Car Parking Facilities Application for Resource Consent and Assessment of Effects on the Environment*" prepared by Haines Planning Limited, dated April 2014.
 - Section 92 response prepared by Haines Planning Limited, dated 9 July 2014.

Specialist Reports as detailed below, and additional information.

- Integrated transport assessment titled "*Proposed Development 25 Enfield St Mt Eden Traffic Impact Assessment*" prepared by Traffic Planning Consultants Ltd, dated April 2014.
- Urban design assessment titled "*25-27 Enfield St Urban Design Report*" prepared by Motu Design Limited (Motu), dated 2 April 2014;

- Cultural heritage report titled "*25-27 Enfield St Apartments: Cultural Heritage Report*" prepared by Pita Turei, dated February 2014.
- Landscape statement titled "*Landscape Design Statement 25 Enfield St Mt Eden Auckland*" prepared Trish Bartleet dated March 2014;
- Infrastructure report titled "*Proposed Apartments 25-27 Enfield St Mt Eden Auckland Site Infrastructure report*" prepared by JAWA Structures Limited (JAWA) dated January 2014;
- Earthworks and stormwater assessment titled "*25-27 Enfield St Mt Eden*" prepared by JAWA Structures Limited (JAWA), dated 15 January 2014;
- Ground contamination report titled "*KNC Ltd Ground Contamination Investigation 25-27 Enfield St Mt Eden*" prepared by Tonkin & Taylor, dated January 2014;
- Remediation plan "*KNC Ltd Remediation Action Plan For Ground Contamination*" prepared by Tonkin & Taylor, dated January 2014;
- Acoustic report titled "*25 Enfield Street Apartments Acoustic Resource Consent RP 001 201402*" prepared by Marshall Day Acoustics, dated 28 March 2014.
- Further information letter s92 response prepared by Marshall Day Acoustics, dated 1 July 2014;
- Further information letter s92 response prepared by Tonkin & Taylor, dated 1 July 2014;
- Further information letter s92 response prepared Archi-On C & M titled "*Resource Consent Application 25-27 Enfield ST Mt Eden, Auckland*" dated 2 July 2014;

Plans

Sheet	Title	Date	Revision
A-000	Index page	Sept 2014	E
A1- 001	Plan Location	Sept 2014	E
A1- 002	Plan Site	Sept 2014	E
A1- 003	Plan Volcanic Height Limit	Sept 2014	E
A1- 004	Plan Site 2	Sept 2014	E
A1- 005	Flood Hazard	Sept 2014	E
A1-100	Plan B Assessment 1	Sept 2014	E
A1-101	Plan Level 1	Sept 2014	E
A1-102	Plan Level 2	Sept 2014	E
A1-103	Plan Level 3	Sept 2014	E
A1-104	Plan Level 4	Sept 2014	E
A1-105	Plan Level 5	Sept 2014	E

A1-106	Plan Roof	Sept 2014	E
A1-301	Elevation South	Sept 2014	E
A1-302	Elevation North	Sept 2014	E
A1-303	Elevation East & West	Sept 2014	E
A1-304	Elevation Interior South	Sept 2014	E
A1-305	Elevation Interior North	Sept 2014	E
A1- 401	Section A-A	Sept 2014	E
A1-402	Section B-B	Sept 2014	E
A1-403	Section C-C	Sept 2014	E
A1-601	Perspective- Entrance	Sept 2014	E
A1-602	Perspective- Looking Down Enfield St	Sept 2014	E
A1-603	Perspective- Looking up Enfield St	Sept 2014	E
A1-604	Perspective- North	Sept 2014	E
A1-605	Shadow Diagram- Winter	Sept 2014	E

	Solstice AM		
A1-606	Shadow Diagram -Winter Solstice PM	Sept 2014	E
A1-607	Shadow Diagram - Spring Equinox AM	Sept 2014	E
A1-608	Shadow Diagram - Spring Equinox PM	Sept 2014	E
A1-701	Plan- Type A	Nov 2013	
A1-702	Plan- Type B	Nov 2013	
A1-703	Plan- Type C	Nov 2013	
A1-704	Plan- Type D	Nov 2013	
A1-101 Landscaping	Landscape Concept Plan By Trish Bartleet Landscape Design	Nov 2013	

1.

Administrative Charges

2. This consent (or any part thereof) shall not commence until such time as the following charges, which are owing at the time the Council's decision is notified, have been paid in full:

- a) All fixed charges relating to the receiving, processing and granting of this resource consent under section 36(1) of the Resource Management Act 1991 (RMA); and
 - b) All additional charges imposed under section 36(3) of the RMA to enable the Council to recover its actual and reasonable costs in respect of this application, which are beyond challenge.
 - c) All development contributions relating to the development authorised by this consent, unless the Manager Resource Consents has otherwise agreed in writing to a different payment timing or method.
3. The consent holder shall pay any subsequent further charges imposed under section 36 of the RMA relating to the receiving, processing and granting of this resource consent within 20 days of receipt of notification of a requirement to pay the same, provided that, in the case of any additional charges under section 36(3) of the RMA that are subject to challenge, the consent holder shall pay such amount as is determined by that process to be due and owing, within 20 days of receipt of the relevant decision.

Advice Note:

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

Lapsing of consent

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

Monitoring

5. The consent holder shall pay the Council an initial consent compliance monitoring charge of \$810 (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.

Construction and Traffic Management Plan

6. Prior to the commencement of works, the Consent Holder shall provide a construction management and traffic plan to be approved by the Team Leader Compliance and Monitoring – Central, in consultation with Auckland Transport. The Management Plan shall include specific details relating to avoiding, remedying or mitigating adverse effects on the environment from construction works and traffic associated with this development as follows:
 - (a) Details of the site manager, including their contact details (phone, fascimile, postal address;
 - (b) 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;
 - (c) Measures for waste management which include designated sites for refuse

bins, and for recycling bins for glass, plastic and cans storage and collection in accordance with the Council's waste reduction policy;

- (d) Procedures for controlling sediment runoff and the removal of soil debris and construction materials from public roads or places;
- (e) Location of workers' conveniences (eg. portaloos);
- (f) Dust control measures;
- (g) Location of site hoardings;
- (h) Proposed hours of work on the site (NB: hours shall correspond with any other condition in this consent relating to working hours);
- (i) As required by condition 9, details of and the role of the dedicated traffic controller to manage construction vehicles both site associated and private.
- (j) Measures on how condition 10 will be met, to restrict truck construction traffic between 9:00 AM and 4:00 PM on business days.
- (k) The plan shall incorporate methodology for tower crane set up and take down, which will need a separate NECAR permit when required. A traffic controller will need to be in place at all times while the crane is operating and lifting over the road.
- (l) Details of the "minimum" width of 1.2 metres to be maintained along the site's frontage as required by condition 11.

The above details shall be shown on a site plan and supporting documentation as appropriate. The approved Management Plan shall be implemented and maintained throughout the entire construction period.

Advice Note:

The above are the minimum restrictions only. AT may request further restrictions following review of the CTMP.

The above details shall be shown on a site plan and supporting documentation as appropriate. The approved Management Plan shall be implemented and maintained throughout the entire construction period.

This plan shall be submitted to the Council Team Leader, Compliance and Monitoring (Central), 5 days prior to the pre commencement meeting to be approved.

Construction Noise & Vibration Management Plan

7. Prior to the commencement of works, the Consent Holder shall provide a Construction Noise & Vibration Management Plan (CNVMP) to and for the approval of the Council's Team Leader, Compliance and Monitoring (Central). The CNVMP shall as a minimum, address the following:
 - a) Construction noise/vibration criteria;
 - b) Identification of the most affected premises where there exists the potential for noise/vibration effects;
 - c) Description and duration of the works, anticipated equipment and the processes to be undertaken;
 - d) Hours of operation, including specific times and days when construction activities causing noise/vibration would occur;
 - e) Times that rock breaking will occur as required by condition 15;
 - f) Mitigation options if full compliance with the relevant noise/vibration criteria cannot be achieved. Specific noise/vibration mitigation measures must be implemented which may include, but not limited to acoustic screening,

alternative equipment/processes where noise/vibration levels are predicted or demonstrated to approach or exceed the relevant limits;

- g) Details of temporary construction noise barriers to be erected to ensure compliance with the construction noise limits allowed by this consent. *Note: The noise barriers should be a minimum height of 1.8 metres, with no gaps and a minimum density of 10kg/m²;*
- h) Schedule and methods for monitoring and reporting on construction noise/vibration;
- i) Pre-condition surveys and vibration monitoring to be undertaken if rock breaking is to occur closer than 7 metres to a commercial building or closer than 10 metres to a residential building;
- j) Noise/vibration monitoring shall be undertaken in the event of any complaints received and the results of such monitoring shall be submitted to council within one week of receiving the complaint;
- k) Procedures for maintaining contact with stakeholders, notifying of proposed construction activities and handling of noise/vibration complaints;
- l) Construction operator training procedures; and
- m) Contact numbers for key construction staff responsible for the implementation of the CNVMP and complaint investigation.

The above details shall be shown on a site plan and supporting documentation as appropriate. The approved Management Plan shall be implemented and maintained throughout the entire construction period.

Sediment Control Plan

8. Prior to the commencement of works, a finalised, site-specific, scaled erosion and sediment control plan (drawing), prepared in general accordance with Auckland Council's Technical Publication 90 shall be submitted to the Team Leader Compliance and Monitoring Central. No works shall commence until confirmation is provided from the Team Leader Compliance and Monitoring Central that the erosion and sediment control plan satisfactorily meets these requirements.

Advice Note:

The erosion and sediment control plan required by the above condition should contain sufficient detail to address the following matters:

- *Typical stages of the works.*
- *A plan showing the location of the specific devices proposed to mitigate sedimentation effects.*
- *The name, job title and contact phone number of the person responsible for checking contaminant levels in the surface to be treated by the sediment tank; and where it will be discharged to.*
- *That no machinery is to be placed in the streambed.*

In the event that minor amendments to the erosion and /or sediment controls are required, any such amendments should be limited to the scope of this consent. Any amendments which affect the performance of the controls may require an application to be made in accordance with section 127 of the RMA. Any minor amendments should be provided to the team leader, central resource consenting and compliance, Auckland Council prior to implementation to confirm that they are within the scope of this consent.

Construction Traffic Conditions

9. Throughout the construction period a dedicated traffic controller shall be provided to manage construction vehicles both site associated (i.e deliveries) and private (i.e contractors).
10. Due to the traffic conditions on Mount Eden Road during peak periods, truck construction traffic such as delivery vehicles, cranes etc, shall only be permitted between 9:00 AM and 4:00 PM on business days. This restriction shall not apply to concrete trucks and pumps.
11. At all times the consent holder will ensure that a walking facility with a "minimum" width of 1.2 metres is maintained along the site's frontage during construction.
12. Team Leader Compliance and Monitoring Central and the Team Leader Earthworks and Contaminated Land, Natural Resources and Specialist Input, Auckland Council shall be notified at least two (2) days prior to the commencement of the proposed redevelopment works commencing on the subject site.

Advice Note:

- *Condition 12 requires the consent holder to notify the Council of their intention to begin works in contaminated areas a minimum of two working days prior to commencement. Please contact the Team Leader, Earthworks and Contaminated Land, Natural Resources and Specialist Input, Auckland Council at david.hampson@aucklandcouncil.govt.nz to advise of the start of works. The following details should also be provided:*
- *name and telephone number of the project manager and the site owner*
- *site address to which the consents relate*
- *activity to which the consents relate; and*
- *expected duration of the works*

Pre -Construction meeting

13. Prior to the commencement of the earthworks or construction activity, the consent holder shall meet on-site with Team Leader Compliance and Monitoring Central or delegate, site manager and the site stormwater engineer. The pre-start meeting shall be:

- located on the subject site;
- scheduled no less than five (5) days before the anticipated commencement of earthworks;
- include an officer from the central resource consenting and compliance, resource consents, Auckland Council; the site manager and the site stormwater engineer and representation from the contractors who will undertake the works.

The following information shall be provided at the meeting:

- The final approved erosion and sediment control plan.
- The approved Construction and Traffic Management Plan.
- The approved Construction Noise & Vibration Management Plan.
- Timeframes for key stages of the works authorised under this consent;
- Contact details of the site contractor and site stormwater engineer; and
- Approved (signed/stamped) construction plans.

Advice Note

To arrange the pre-start meeting required by this condition please contact the team leader compliance and monitoring, central. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided 2 days prior to the meeting.

Hours of construction works

14. Subject to condition 17, all external noisy building and construction works, and activities in the vicinity of the site generating noise associated with preparation for the commencement of work including deliveries, loading and unloading of goods, transferring of tools etc, associated with the proposed development, shall only be carried out between the hours of 7.30a.m. and 6.00p.m. Monday to Saturday. No such work must be carried out on Sundays or public holidays.

Note that these restrictions do not apply to quiet internal works such as painting, electrical fit-out, carpet laying and similar.

15. In order to minimise construction effects for adjacent sites, rock breaking operations shall only take place between Monday to Friday between 9am and 3pm. The rock breaking works shall be completed in accordance with the noise plan submitted under condition 7, of this consent.

Copy of consent on site at all times

16. The consent holder must ensure that all contractors, sub-contractors and work site supervisory staff who are carrying out any works on this site are advised of the conditions of consent and act in accordance with the conditions. A copy of the Conditions of Consent shall be available at all times on the work site.

Noise and Vibration Conditions

17. Construction noise shall be measured and assessed in accordance with NZS 6803:1999 Acoustics – Construction Noise.
18. Vibration levels arising from any activity on the site shall be measured and assessed in accordance with DIN 4150:1999 Part 3, Structural Vibration - Effects of Vibration on Structures criteria.

19. Prior to occupation of the residential units the consent holder shall submit a report, prepared by a suitably qualified acoustic specialist, to the Council Team Leader, Compliance and Monitoring (Central) demonstrating that the units have been designed and constructed to meet the internal noise requirements of Rule 8.8.10.6 (c) of the Auckland City District Plan, Isthmus Section (Operative 1999).
20. Prior to occupation of the residential units exposed to the railway corridor, the consent holder shall submit a report, prepared by a suitably qualified vibration specialist, to the Council Team Leader, Compliance and Monitoring (Central) demonstrating that the units have been designed and constructed to meet the internal vibration requirements for Class C receivers of the Norwegian Standard NS 8176.E:2005 "Vibration and Shock – Measurement of vibration in buildings from land-based transport and guidance to evaluation of its effects on human beings".

Survey Certificate

21. The consent holder shall engage a registered surveyor to certify to Council in writing prior to work progressing beyond the foundation and the roof framing stage that the infringements to the maximum height control are either:
 - (i) completed to this stage in accordance with the levels and dimensions on approved plans;
 - OR
 - (ii) there are differences to approved plans in levels and dimensions of work completed to this stage, but the differences do not breach the consented infringements, provided that what remains to be built beyond this stage will be built in accordance with approved plans.

In the event of (ii), the certificate shall also specify the differences. In either event, work shall not proceed beyond this stage until receipt of the above required certificate to the satisfaction of Council (Resource Consents Monitoring Leader).

Contamination

22. The discharge of contaminants to land and water from the proposed redevelopment works within the site at 25-27 Enfield Street, Mt Eden shall be carried out in accordance with the plans and all information submitted with the application, particularly the reports titled:

- *Resource Consent Applications and Assessment of Effects on the Environment 25-27 Enfield Street, Mt Eden*, dated April 2014, and prepared by Haines Planning Ltd.
- *Ground Contamination Investigation 25-27 Enfield St, Mt Eden*, dated January 2014, and prepared by Tonkin and Taylor Ltd.
- *Remediation Action Plan for Ground Contamination 25-27 Enfield St, Mt Eden*, dated January 2014, and prepared by Tonkin and Taylor Ltd.

Advice note:

The council acknowledges that the Remediation Action Plan is intended to provide flexibility of the management of the works and contaminated site discharge.

Accordingly, the plan may need to be updated. Any updates should be limited to the scope of this consent and consistent with the conditions of this consent. If you would like to confirm that any proposed updates are within scope, please contact the Team Leader Earthworks and Contaminated Land, Natural Resources and Specialist Input, Auckland Council on (09) 301 0101.

23. All excavation works shall be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water from beyond subject site to either land, stormwater drainage systems, watercourses or receiving waters. Open excavations in the works area shall be covered overnight and during rainfall events to prevent infiltration of water into potentially contaminated soil.

Advice Note:

- *Discharge from the site includes the following:*

-infiltration of stormwater into open excavations that may be contaminated

-disposal of water (e.g. perched groundwater or collected stormwater) from excavations.

24. Stockpiling of the excavated material shall be limited. All stockpiles shall be located on an impermeable surface within the catchment of erosion and sediment controls for the site. All stockpiles shall be covered with an impermeable material when the site is not being worked on and during periods of heavy rain.
25. All contaminated material removed from the site shall be disposed of at a landfill facility that holds a consent to accept the relevant level of contamination.
 - Where it can be demonstrated that the soil has been fully characterised in accordance with the Ministry for the Environment's '*A Guide to the Management of Cleanfills*' (2002) and meets the definition of 'cleanfill', the removal to a consented disposal site is not required. In such circumstances, the Team Leader Compliance and Monitoring Central and Team Leader Earthworks and Contaminated Land, Natural Resources and Specialist Input, Auckland Council shall be advised prior its removal from the subject site.
26. Where contaminants that have not been anticipated by the application are identified, works in the area containing the unexpected contamination shall cease and be notified to the Team Leader Compliance and Monitoring Central. Relevant contingency procedures, outlined in the Remediation Action Plan referenced in Condition 22 shall be implemented. Works shall not recommence until confirmation has been received from the Team Leader Compliance and Monitoring Central that disturbance of the unexpected contamination is within the scope of this consent. Any unexpected contamination and contingency measures shall be overseen by a suitably qualified contaminated land professional and documented in the Site Validation Report required by condition 28.

Advice Note:

In accordance with Condition 26 any unexpected contamination, may include contaminated soil, perched water, groundwater, or underground tanks. The consent holder is advised that where unexpected contamination is significantly different in extent and concentration from that anticipated in the original site investigations, handling the contamination may be outside the scope of this consent. Advice should be sought from the Team Leader Earthworks and Contaminated Land, Natural Resources and Specialist Input, Auckland Council prior to carrying out any further work in the area of the unexpected contamination to ensure this is within scope of this consent.

27. All sampling and testing undertaken on site, including additional sampling and testing for the characterisation of unexpected contaminated material, if encountered, and site validation testing, as described in the Remediation Action Plan referenced in Condition 22, shall be overseen by a suitably qualified and experienced contaminated land professional. All sampling shall be undertaken in accordance with *Contaminated Land Management Guidelines, Number 5 – Site Investigation and Analysis of Soils*, Ministry for the Environment, revised 2011.

Advice Note:

In accordance with sampling and testing required by Condition 27, in order to comply with the Ministry for the Environment's Contaminated Land Management Guidelines (revised 2011), all testing and analysis should be undertaken in a laboratory with suitable experience and ability to carry out the analysis. For more details on how to confirm the suitability of the laboratory please refer to Part 4: Laboratory Analysis, of Contaminated Land Management Guidelines No.5.

28. Prior to occupation of any residential unit, office unit or retail shop, the consent holder shall carry out a site validation exercise and submit for approval a site validation report to Team Leader, Compliance and Monitoring (Central) for review in consultation with Team Leader Earthworks and Contaminated Land, Natural Resources and Specialist Input, Auckland Council. The SVR shall be prepared by a suitably qualified and experienced contaminated land professional in accordance with Schedule 13 (A5) of the Auckland Council Regional Plan: Air, Land and Water and include as a minimum:

- A statement from a suitably qualified and experienced practitioner confirming the proposed remediation works have been undertaken according to the AEE and the Remediation Action Plan, and the site is suitable for the intended use.
- As built plans and photos showing the complete ground sealing of the site, location and extent of any contamination remained on site
- The validation soil test results and the soil contamination test carried out during redevelopment work and the validation
- Landfill receipts for off-site disposal of contaminated materials
- An ongoing site management and monitoring plan.

Advice Note:

The Site Validation Report (SVR) required by Condition 28 should contain sufficient detail to address the following matters:

- i. a summary of the works undertaken, including a statement confirming whether the remediation of the works areas has been completed in accordance with the approved Remediation Action Plan*
- ii. the location and dimensions of the excavations carried out, including a relevant site plan*
- iii. records of any unexpected contamination encountered during the works*

- iv. *a summary of validation sampling undertaken including groundwater quality sampling, if applicable, including tabulated analytical results, and interpretation of the results in the context of the Contaminated Land Rules of the Auckland Council Regional Plan: Air, Land and Water, and the Proposed Auckland Unitary Plan*
- v. *copies of the disposal dockets for the material removed from the site*
- vi. *details regarding any complaints and/or breaches of the procedures set out in the Site Management Plan and the conditions of this consent*

29. All imported fill shall:

- a. Comply with the definition of 'cleanfill', as per '*A Guide to the Management of Cleanfills*', Ministry for the Environment (2002); and
- b. Be solid material of an inert nature; and
- c. Not contain hazardous substances or contaminants above natural background levels of the receiving site.

Advice note:

Background levels for the Auckland Region can be found in the Auckland Regional Council technical publication "TP153, Background concentrations of inorganic elements in soils from the Auckland Region", (2001).

- 30. The contamination discharge (discharge consent R/REG/2014/1591) aspect of this consent shall expire on 31 July 2019 unless it has been surrendered or been cancelled at an earlier date pursuant to the Resource Management Act 1991.
- 31. The proposed earthworks shall be carried out in accordance with the Remediation Action Plan prepared by Tonkin & Taylor Ltd dated January 2014 for the applicant and the correspondences in the response to S92 request dated July 2014.
- 32. All remaining contaminated soil shall be sealed and contained with suitable permanent materials that have been prior approved by Team Leader Compliance and Monitoring Central Auckland Council.

Specific consent conditions for permit number R/REG/2014/2981 –Diversion and discharge of Stormwater, Stormwater Management – Flow (Conditions 33 – 48)

Duration

33. Stormwater diversion and discharge permit shall expire on 8th September 2049 unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

Stormwater works

34. The following stormwater management works are constructed for the following catchment areas and design guidelines and they are completed prior to construction of further impervious surfaces.

Works to be undertaken	Catchment area-impervious	Design guideline(s)
Rock bore soak holes	3413m ²	2 and 10 year peak flows to be discharged via soak holes
Roof material		No exposed unpainted metal surfaces

35. In the event that any minor modifications to the stormwater management system are required, the following information shall be provided:

- Plans and drawings outlining the details of the modifications; and
- Supporting information that details how the proposal does not affect the capacity or performance of stormwater management system.

All information shall be submitted to, and verified by the Team Leader Compliance and Monitoring – Central, **prior to implementation**. *Advice note: All proposed*

changes must be discussed with the Team Leader – Stormwater, Natural Resources and Specialist Input, prior to implementation. Any changes to the proposal which will affect the capacity of performance of the stormwater system or will result in a change to the conditions of this consent will require an application to be made in accordance with Section 127 of the RMA.

36. **Within 30 days** of Practical Completion of the stormwater management works, a post construction site meeting shall be arranged and conducted between Team Leader Compliance and Monitoring - Central and all relevant parties, including the site stormwater engineer.

Certification of construction works

37. **Within 30 days** of practical completion, As-Built certification and plans of the stormwater management works, which are certified (signed) by a suitably qualified registered surveyor or engineer or Chartered Professional Engineer as a true record of the stormwater management system, shall be provided to the Team Leader Compliance and Monitoring - Central.

The As-Built plans shall include, but not be limited to:

- i) The surveyed location (to the nearest 0.1m) and level (to the nearest 0.01m) of the discharge structure, with co-ordinates expressed in terms of NZTM and LINZ datum;
- ii) Location, dimensions and levels of any major overland flowpaths including cross sections and long sections;
- iii) The surveyed locations of all soakholes installed for the management of stormwater discharges to ground shall be measured to the nearest 0.1 metre with co-ordinates expressed in terms of NZTM;
- iv) The soakage capacities of the soakholes;
- v) Documentation of any discrepancies between the design plans and the As-Built plans.

Operation and maintenance

38. An Operation and Maintenance Plan for the stormwater management system shall be submitted to the Team Leader Compliance and Monitoring - Central **within 30 days** of completion of the installation of the stormwater works set out in Condition 34 of this consent.
39. The Operation and Maintenance Plan shall set out how the stormwater management system is to be operated and maintained to ensure adverse environmental effects are minimised. The plan shall include, but not be limited to:
- i) A programme for regular maintenance and inspection of the stormwater management system;
 - ii) A programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices;
 - iii) A programme for post storm inspection and maintenance;
 - iv) General inspection checklists for all aspects of the stormwater management system, including visual checks;
 - v) Details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process.
40. The stormwater management and treatment system shall be managed in accordance with the approved Operation and Maintenance Plan.
41. Any amendments to the Operation and Maintenance Plan shall be submitted to and approved by the Team Leader Compliance and Monitoring - Central, in writing prior to their implementation.

Maintenance report

42. A maintenance report shall be provided to the Team Leader Compliance and Monitoring - Central **on request**. The maintenance report shall include but not be limited to the following:

- i) Details of who is responsible for maintenance of the stormwater management system and the organisational structure supporting this process;
 - ii) Details of any maintenance undertaken; and
 - iii) Details of what inspections were completed over the preceding **twelve months**.
43. Details of all inspections and maintenance for the stormwater management system for the preceding **three years** shall be retained on site by the body corp or future consent holder.

Future Ownership

44. The Consent Holder shall form a limited liability company or Body Corporate to hold responsibility for the operation and maintenance of the stormwater management system required by this consent, and will, as soon as 75% of the units in the development are sold, transfer the consent to that company or Body Corporate under Section 137 of the Resource Management Act, 1991. The Consent Holder shall notify the Team Leader Compliance and Monitoring - Central in writing within 30 working days of the Body Corporate having been formed.
45. Where the Consent Holder is a Body Corporate under the Unit Titles Act 2010, its Second Schedule rules shall include, as one of the duties of the Body Corporate, a requirement that the Body Corporate comply with the conditions of this consent in respect of the operation and maintenance of the stormwater management system.
46. That if the Consent Holder transfers the land to a Body Corporate under the Unit Titles Act, the Consent Holder shall, before registration of that transfer, also transfer this consent to the Body Corporate.
47. That the Consent Holder shall ensure that access arrangements (including any easements if necessary) are in place allowing the person(s) or body responsible for long-term operation and maintenance of the stormwater management system to carry out their responsibilities.

Review condition

48. The conditions of this consent may be reviewed by the Auckland Council pursuant to Section 128 of the Resource Management Act 1991, (with the costs of the review process being borne by the Consent Holder), by giving notice pursuant to Section 129 of the Act, in one or more of the following times:

- Within one year of construction of the stormwater works
- And/or at five yearly intervals after that time.

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

- i) To deal with any adverse effect on the environment which may arise from the exercise of the consent or upon which the exercise of the consent may have an influence and which becomes apparent, or is found appropriate, to deal with at a later stage, and in particular but without limiting the ambit of this clause to:
 - a) Insert conditions, or modify existing conditions, to require the Consent Holder to identify the character or nature of any discharges authorised by this Consent and to report the results of that monitoring to the Auckland Council; and/or
 - b) Insert conditions, or modify existing conditions to require the Consent Holder to monitor the effects of any discharges authorised by this Consent on the local receiving environment and to report the results of that monitoring to the Auckland Council;
- ii) Insert conditions, or modify existing conditions, requiring the Consent Holder to adopt the Best Practicable Option to remedy, mitigate or minimise any adverse effects on the environment resulting from the discharges authorised by this consent, including remedying or mitigating any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage.

Planting

49. Prior to the first occupation of the building or within the first planting season following first occupation, landscape planting must be undertaken as outlined in the landscape plan titled "*Landscape Concept Plan*" prepared Trish Bartleet, sheet A1-101, dated 25 March 2014 and condition 55.

Planting must be undertaken by the consent holder and maintained for the lifetime of this consent, to the satisfaction of Council's Team Leader Compliance and Monitoring – Central.

Café Operation

50. Music played in the café shall be limited to low-level background type for ambience purposes and should not interfere with normal conversation.
51. There shall be no external speakers associated with the café and all windows and doors shall be closed between the hours of 10pm and 7am Monday to Saturday and 6:00pm on Sundays.
52. The outdoor area of the café shall not be used between 10pm and 7am Monday to Saturday and after 6:00pm on a Sunday.

Urban Design

53. Prior to commencement of any work on site (prior to the approval of Building Consent), the consent holder shall provide for approval a finalised set of construction drawings of the **façade design details**, including the arrangement of external timber screens, balustrades detailing, aluminium panels and louvres; and the visual relief treatment to the boundary fire walls. The consent holder shall submit this information to the Team Leader Compliance and Monitoring Central for approval in liaison with urban design staff and thereafter undertaken the works in accordance with the approved details.
54. Prior to commencement of any work on site (prior to the approval of Building Consent), the consent holder shall provide for approval a **Materials Schedule and Specifications** for the proposed external cladding, glazing and louvres in

accordance with the approved consent drawings. A sample palette of materials, surface finishes, and colour schemes shall accompany this. This information shall be submitted to the Team Leader Compliance and Monitoring Central for approval in liaison with urban design staff and thereafter all works shall occur in accordance with the approved details.

55. Prior to commencement of any work on site (prior to the approval of Building Consent), the consent holder shall provide for approval a finalised set of **Landscape and Pavement Plans** prepared by a suitably qualified landscape architect to the Team Leader Compliance and Monitoring Central for approval in liaison with urban design staff. The plans shall include:
- a. landscape concept plan and specifications planting schedule, detailing the specific planting species, the number of plants provided, locations, heights/Pb sizes;
 - b. pavement plan and specifications, detailing materiality and colour throughout the development site;
 - c. annotated sections with key dimensions to illustrate that adequate widths & depths are provided for tree pits / planter boxes; and

This information shall be submitted to the Team Leader Compliance and Monitoring Central for approval in liaison with urban design staff. Thereafter the approved landscaping scheme shall be implemented in accordance with condition 49 and maintained thereafter in accordance with condition 56.

56. Prior to occupation of the premises, the consent holder shall submit for approval a **Site & Landscape Management Plan**, including vegetation maintenance policies for the proposed plating, in particular details of maintenance methodology and dates / frequencies for the first three years of the issue of the consent by the appointed contractor with arboricultural experience; and an irrigation system. This plan shall be submitted to the Team Leader Compliance and Monitoring Central for approval in liaison with urban design staff and thereafter all landscaping shall be maintained in accordance with the approved details.

57. Prior to commencement of any work on site, the consent holder shall provide for approval a **Lighting Plan** to the Team Leader Compliance and Monitoring for approval in liaison with urban design staff. This plan shall include proposed locations, lux levels and types of lighting (i.e. manufacturer's specifications once a lighting style has been determined). The purpose of this plan is to demonstrate that adequate lighting will be provided, particularly at the entrances, security gates, and any publicly accessible spaces for the visibility and safety of residents / occupants and visitors to the premises and passers-by outside the daylight hours. All works shall proceed with accordance with the approved details.

Prior to commencement of any work on site, the consent holder shall provide for approval a final set of **Services Plans**, including details / locations of the proposed servicing for the building e.g. vents, transformers, A/C units, lift overruns, water meters, electric meters, fire hydrants / sprinkler valve controls, traffic warning devices (if any) etc. This information shall be submitted to the Team Leader Compliance and Monitoring Central for approval in liaison with urban design staff and thereafter all works shall be undertaken in accordance with the approved details.

58. Prior to occupation of the premises, the consent holder shall provide a **Waste Management Plan** to outline the methodology for refuse and recycling storage and disposal from the site, including proposed days/frequency of collection. This information shall be submitted to the Resource Consent Monitoring Team Leader for approval and thereafter refuse collection shall be undertaken in accordance with the approved details.

Traffic & Urban Design

59. Within 6 months of the first occupation of the units, the footpath along the site's frontage shall be widened to a minimum of 1.8 metres and Street lighting along the street frontage shall be upgraded to appropriate standards (subject to Auckland Transport Approval). Should Auckland Transport oppose these modifications or delay the process / implementation, the consent holder shall contact the Team Leader Compliance and Monitoring to arrange alternative timeframes for implementation.

Advice Note:

The footpath upgrade will result in adjustments to the parking bay along the site's frontage. These adjustments should be fully included at the Engineering Approval stage.

- *Any works within the road reserve require the prior approval of Auckland Transport, this includes vehicle crossings, reinstating verges and temporary occupation of the berm / verge during construction. This is typically covered by a Corridor Access Request (CAR).*
- *The consent holder is advised to contact Auckland Transport as early as possible to discuss design elements, e.g. road markings / signs, reinstatement of verge, retaining walls, that may be required. Any installation of road markings may require formal resolution and gazetting in accordance with the Traffic Control Devices (TCD) rules. Any preparation of documentation or consultation required with the installation and gazetting of road marking is to be the responsibility of the consent holder.*

Drainage

60. Disposal of stormwater for this development shall be to on-site soakage complying with the requirements of Auckland Council Soakage Design requirements. Final soakage test results shall be submitted with the Building Consent Application. Details shall be to the satisfaction of Auckland Council Team Leader Compliance and Monitoring – Central on advice from Auckland Council Development Engineering Division.
61. A copy of an updated private drainage "asbuilt" plan from a registered certifying drainlayer shall be provided to Auckland Council Team Leader Compliance and Monitoring – Central within 1 month of completion of the building works. The "Asbuilt" plan shall show that all paved and roof areas are drained into the private soakage drainage reticulation.

Water Supply

62. All public water supply and wastewater works required to service this development shown on attached resource consent drawings and marked Watercare GIS map shall be constructed to the satisfaction of and at no cost to the Team Leader Compliance and Monitoring – Central and are subject to the following requirements:
 - a) A new 100mm dia. public watermain shall be constructed to front the property and connected to existing 150mm dia. public watermains as shown on attached marked Watercare GIS map to provide a loop and future connection to the development.
 - b) Detail design drawings for the proposed public watermain extension shall be submitted to Watercare for review in conjunction with the application to Council for engineering plan approval.
 - c) An engineering plan approval shall be obtained from Council before commencement of construction of public water supply and/or wastewater assets.

- d) All materials, workmanship and testing shall be in accordance with the current Watercare Services Limited Engineering Standards.
- e) All works on existing public wastewater drains and watermains shall only be carried out by a Watercare Services Limited approved contractor at the applicant's expense.

Advice Notes

- *The Consent Holder shall be advised of Auckland Council's standard clearance requirements in relation to public drains. Details shall be provided with the building consent application.*
- *The Consent Holder shall be advised that further requirements may be imposed with respect to accessways/drives/ROWs and drainage/water servicing with any subsequent subdivision, cross lease or unit titles applications.*
- *Extensions, alterations and diversions to the public infrastructure shall require an "Engineering Approval" consent from Auckland Council Development Engineering Division.*
- *Adequate provision shall be made during the earthworks construction for the protection of any existing public drains and watermains that traverse the site. Any damages to the drains or watermains that may occur during the development shall be the applicant's responsibility.*
- *This consent does not constitute authority to build or undertake private water supply and/or drainage works and it may be necessary for the applicant to apply for a Project Information Memorandum and Building Consent if not already done so.*
- *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.

- *All Watercare engineering field monitoring charges will be determined at the completion of works and will be payable prior to release. The applicant will be advised of the charges as they fall due.*
- *Approval of the water and/or wastewater aspects of this resource consent does not constitute approval by Watercare Services Limited, and therefore does not confirm that connection to the reticulation owned by Watercare Services Limited will be permitted. The applicant should contact Watercare Services Limited directly to negotiate the requirements under which connection to the reticulation network will be allowed.*
- *Watercare Services Limited advise 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.*
- *All utility service installation works crossing existing public roads shall be undertaken by the use of "trenchless techniques". Where the use of "trenchless techniques" is considered to be impractical, approval is required from Auckland Transport.*
- *Auckland Transport approval is required for all works within the legal road (road berm, footpath and carriageway). A Corridor Access Request (CAR) application can be made to obtain approval from the roading authority.*
- *Watercare approval is required prior to connecting any individual dwelling to the public water and/or wastewater network. This application is generally made at the same time as the building consent application.*

Iwi/ cultural

63. The Consent Holder shall invite Ngati Whātua Orakei, Te Ākitai Waiohua, Ngati Maru and Ngai Tai Ki Tamaki to a pre-commencement meeting in order for mana whenua to explain their concerns and to assist construction workers with regard to identifying items that may be of cultural interest to mana whenua throughout the earthworks and excavation phase of the development.
64. The Consent Holder shall, in conjunction with Ngati Whātua Orakei, Te Ākitai Waiohua, Ngati Maru and Ngai Tai Ki Tamaki, develop a cultural monitoring regime throughout the earthworks and excavation phase of the development. Evidence of the agreed monitoring regime and implementation shall be submitted upon request to the Council's Team Leader Compliance and Monitoring – Central.
65. If, at any time during site works, potential koiwi (human remains), archaeology or artefacts are discovered, then the following discovery protocol is to be followed:
- a) All earthworks will cease in the immediate vicinity (at least 10m from the site of the discovery) while a suitably qualified archaeologist is consulted to establish the type of remains.
 - b) If the material is identified by the archaeologist as human, archaeology or artefact, earthworks must not be resumed in the affected area (as defined by the archaeologist). The Consent Holder must immediately advise the Team Leader Compliance and Monitoring, Heritage New Zealand and Police (if human remains are found) and arrange a site inspection with these parties.
 - c) If the discovery contains koiwi, archaeology or artefacts of Maori origin, representatives from Ngati Whātua Orakei, Te Ākitai Waiohua, Ngati Maru and Ngai Tai Ki Tamaki are to be provided information on the nature and location of the discovery.
 - d) The Consent Holder shall not recommence works until approved by the Team Leader Compliance and Monitoring.

Advice Note: Accidental Discovery Protocol

If any archaeological features are uncovered on the site, works should cease and the Team Leader Compliance and Monitoring Central and Heritage New Zealand (09 307 9920) should be notified immediately. The Heritage New Zealand Pouhere Taonga Act 2014 provides for the identification, protection, preservation and conservation of the historic and cultural heritage of New Zealand. It is an offence under this Act to destroy, damage or modify any archaeological site without an authority from Heritage New Zealand Pouhere Taonga. An archaeological site is defined as a place associated with pre-1900 human activity where there may be evidence relation to history of New Zealand. Archaeological features' may include old whaling stations, ship wrecks, shell middens, hangi or ovens, pit depressions, defensive ditches, artefacts, or koiwi tangata (human skeletal remains), etc. For guidance and advice on managing the discovery of archaeological features, contact the Team Leader Cultural Heritage Implementation on 09 301 0101.

Other advice notes

- 1. The consent holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and comply with all relevant Council Bylaws. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. Please note that the approval of this resource consent, including consent conditions specified above, may affect a previously issued building consent for the same project, in which case a new building consent may be required.*
- 2. A copy of this consent shall be held on site at all times during the establishment and construction phase of the activity.*

3. *The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Team Leader Compliance and Monitoring – Central (email: rcmadmin@aucklandcouncil.govt.nz or fax: 353 9186) and include the following details:*
 - *name and telephone number of the project manager and the site owner*
 - *site address to which the consent relates*
 - *activity to which the consent relates*
 - *expected duration of works*
4. *This consent does not relieve the consent holder of his/her responsibility to apply for any other consents that may be required by the Auckland Council and/or New Zealand Historic Places Trust. This consent is issued under the Resource Management Act 1991 and does not remove the need to comply with all other applicable Acts (including the Property Law Act), regulations, Bylaws, and rules of law.*
5. *Consent shall be required from Watercare Services Ltd for building in proximity to their wastewater pipes. There written approval shall be required prior to any building consent application to Council*
6. *Watercare Services Ltd shall be responsible for all new connections to the water and wastewater networks. A service fee will be charged. Please contact Watercare for details and their connection approval. Please note that CCC will not be issued without this approval.*
7. *The Consent Holder shall be advised of Auckland Council's standard clearance requirements in relation to public drains. Details shall be provided with the building consent application.*
8. *The consent holder is advised that any works within the road reserve require the prior approval of Auckland Transport. This includes vehicle crossings, reinstating verges and temporary occupation of the berm/ verge during construction.*

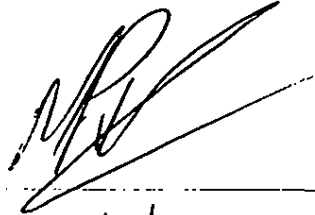
9. *Auckland Transport is the authority that reviews and approves construction traffic management plans.*
10. *The consent holder cannot rely on the provision of on-street parking to remain as it currently is as Auckland Transport may alter or remove on-street parking in the future.*
11. *The consent holder is advised that any planting of vegetation in the public road reserve requires the prior approval of the asset owner.*
12. *The consent holder is advised that the relocation of any power poles outside of the site requires the approval of the asset owner, being Vector.*
13. *The scope of this resource consent is defined by the application made to Auckland Council and all documentation supporting that application.*
14. *All works required within the road reserve shall be subject to an application for Engineering Approval. This includes changes to the parking area, widening of footpath and installation of street lights.*
15. *The vehicle crossings require vehicle crossing permits, which are separate to the Engineering Approval application. Changes to parking restrictions and design are subject to a formal resolution process that is independent of the Engineering Process.*
16. *If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to Council within 15 working days of notification of the decision.*

Delegated decision maker:

Name: Mark Weingarth

Title: Team Leader, Resource Consents

Signed:

A handwritten signature in black ink, appearing to be 'M. Weingarth', written over a horizontal dashed line.

Date:

8/9/14

06 December 2011

Mount Hobson Properties Limited
PO Box 37964
Parnell
Auckland 1151

Copy to: Tournament Parking Limited
Level 1, 2 Heather Street
Parnell
Auckland 1052

Dear Sir/Madam

RESOURCE CONSENT APPLICATION – ADVICE OF DECISION

Application Number(s):	R/LUC/2011/4054
Applicant:	Tournament Parking Limited
Proposed Activity(s):	Commercial car-parking.
Address:	25 Enfield Street, Mount Eden, Auckland 1024

Following an assessment of your resource consent application under the Resource Management Act 1991 (RMA) and with reference the Auckland Council Plan (Auckland City Isthmus Plan), a decision has been made to approve your application.

For your reference, a copy of the decision is attached. It outlines the basis for the decision and any associated conditions.

If you disagree with the decision, or parts of it, you can lodge an objection with us or file an appeal with the Environment Court within 15 working days of receiving this decision.

Objections should be addressed to the Principal Planner Hearings and Resolutions - Central, Auckland Council at 35 Graham Street, Auckland. Information on "The Objection Process" can be found on our website www.aucklandcouncil.govt.nz (select "Building, Property and Consents", "Resource Consent" then "The process from application to decision" and finally "Objections to Council").

Information on the appeal process can be found on the Environment Court website www.justice.govt.nz/court/environment-court.

A final invoice will be sent shortly. No work is allowed to commence until all outstanding fees have been paid, as stated in the conditions of your consent.

If you have any queries, please contact **Andy Calder** on 353 9109 and quote the application number above.

Yours faithfully,



Imogen Reid
Administrator
Central Resource Consenting and Compliance

**DECISION ON RETROSPECTIVE RESOURCE CONSENT APPLICATION R/LUC/2011/4054
AT 25 ENFIELD STREET, MOUNT EDEN, AUCKLAND 1024**

Application R/LUC/2011/4054 has been made by Tournament Parking Limited for a discretionary activity land use consent to retrospectively establish a 50-space commercial car parking facility at 25 Enfield Street, Mount Eden, Auckland 1024 on land described as Lot 1 DP 401942. This requires resource consent for the following reasons:

Operative District Plan

- The proposal involves the use of a site that is known to be contaminated. Pursuant to Rule 5E.7.4.2 of the District Plan, any application to redevelopment and/or use of a site known to be contaminated requires consent as a **discretionary** activity;
- The proposal involves establishing a commercial car park on the subject site. Pursuant to Clause 8.7.1 of the District Plan, establishing a commercial car park on land zoned Mixed Use requires consent as a **discretionary** activity;
- The proposal involves the continued use of a two-lane vehicle access onto Enfield Street with a width of 6.95m. Pursuant to Rule 12.8.2.2 of the District Plan, the provision an use of a vehicle access with a width in excess of 6m requires resource consent as a **restricted discretionary** activity.

Pursuant to section 104B of the Resource Management Act 1991, this application is **granted consent**.

The reasons for this discretionary activity consent are as follows:

- (a) In terms of section 104(1)(a) of the Resource Management Act 1991, the development may result in actual and potential adverse effects. In particular, the proposal has the ability to result in adverse character, traffic generation, residential amenity, flood risk and contamination effects. The general mixture of activities in the immediate environment mitigates the adverse character effects associated with the activity to a 'less than minor' degree, whilst the additional traffic movements can be reasonable accommodated on the adjoining roading network without adverse congestion and safety effects. The on-site management measures proposed by the applicant (in relation to the use of security fencing, restricting use to concrete areas only, provision of lighting over western half only, adherence to District Plan noise levels) act to mitigate any potential adverse residential amenity effects to a less than minor degree whilst ensuring that no flood risk-related and contamination effects arise. Subject to the proposed measures being appropriately implemented, less than minor adverse effects on the environment are anticipated. The proposal additionally provides for a temporary use of an otherwise vacant site that complements the public parking resource without undue detriment to the roading network's safe and efficient operation.
- (b) In terms of section 104(1)(b) of the Resource Management Act 1991, the proposal is consistent with the relevant policy statements and plans or proposed plans, including the relevant objectives, policies and assessment criteria of the Auckland Council District Plan (Auckland City Isthmus Section 1999). In particular, the proposal is considered to be consistent with the relevant objectives, policies and assessment criteria found at Clauses 5E.4 (Hazardous Facilities), 5E.7.4.2 (Contaminated Sites), 6.2.10 (Safety), 8.6.10 (Business Mixed Use zone), 8.7.7.3 (Assessment Criteria for Commercial or Public Car Parking Area), 12.6.1 (Roading), 12.7.1(Parking) and 12.9.1.2 (Assessment Criteria for over-width vehicular access), with particular regard to the use of a known contaminated site as a commercial car park with an over-width vehicular access.

In particular, taking into account the temporary three year period being sought, the proposal is considered to measure favourably against the relevant assessment criteria, with particular regard to the operation of the parking facility itself, and measures to ensure that adverse risk to human health (in relation to both contaminated land and public safety / crime prevention) is avoided / mitigated to an appropriate level.

- (c) In terms of section 104(1)(c) of the Resource Management Act 1991, other relevant matters, including consideration of the proposed signage against the dispensation criteria Parts 27 of the former Auckland City Consolidated Bylaws 2010 and the lighting against Part 13 of the former Auckland City Consolidated Bylaws 2010, monitoring of the development and the recommended conditions of consent, have been considered in the determination of the application.
- (d) The proposal is consistent with Part 2 of the Act as it achieves social and economic wellbeing while adequately avoiding adverse effects on the environment.
- (e) Overall, the application is considered to achieve the sustainable management purpose of the Act, whilst being consistent with the objectives and policies of the Operative District Plan.

Pursuant to Section 108 of the Resource Management Act 1991, this consent is subject to the following conditions:

Activity in Accordance with Plans

- (1) (a) The car park activity shall be carried out in accordance with the plans and all information submitted with the application, being "25-27 Enfield Street, Mt Eden – Retrospective Commercial Car Parking Consent", prepared by Nick Mattison, Mt Hobson Group, dated 2 November 2011

Reference number	Title	Architect/Author	Date
A01	Proposed Carpark	Alto Design Ltd	18-11-11
A02	Proposed Carpark – Detail Sheet 1	Alto Design Ltd	26-10-11
Email Correspondence	25 Enfield Street	Nick Mattison, Mt Hobson Group	18-11-11

and referenced by Council as **R/LUC/2011/4054**. The consent holder shall

- (b) In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail.
- (c) Please read the conditions of this resource consent carefully and make sure that you understand all the conditions that have been imposed before commencing the development.

Administrative Charges

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

Monitoring Charges

- (3) The consent holder shall pay the Council a consent compliance monitoring charge of \$230 (exclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent. (This charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent).

The \$230 (exclusive of GST) charge shall be paid as part of the resource consent fee and the consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

Post development conditions

Site Management

- (4) The consent holder shall ensure that the commercial car park facility that is the subject of this consent shall at all times be operated and maintained in accordance with the details annotated on approved drawing A01, prepared by Alto Design Ltd, dated 18-11-11.

Lighting

- (5) The consent holder shall ensure that the lighting poles that form part of the activity that is the subject of this consent shall at all times comply with the performance requirements set out in Clause 13.5 of Part 13 – Environmental Protection of the former Auckland City Consolidated Bylaws 2010.

Noise

- (6) The consent holder shall ensure that the sounds from all activities on the site shall not exceed the following noise limits at any point within another site in the same Mixed Use zone (or its equivalent replacement):

7.00am to 10.00pm	L ₁₀ 60 dB(A)
10.00pm to 7.00am	L ₁₀ 55dB(A) L _{MAX} 75 dB(A)

Compliance with the above noise limits shall be measured in accordance with the provisions of NZS 6801:1991 *Measurement of Sound* and assessed in accordance with the provisions of NZS 6802:1991 *Assessment of Environmental sound*, or their replacement.

Duration of Consent


- (7) Pursuant to section 123 of the Resource Management Act 1991, this resource consent shall expire three (3) years after the date of consent being granted.

Advice notes

1. *The consent holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and comply with all relevant Council Bylaws. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. Please note that the approval of this resource consent, including consent conditions specified above, may affect a previously issued building consent for the same project, in which case a new building consent may be required.*
2. *A copy of this consent shall be held on site at all times during the establishment and construction phase of the activity.*
3. *The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Team Leader, Compliance & Monitoring – Central (email: rcmadmin@aucklandcouncil.govt.nz or fax: 353 9186) and include the following details:*
 - *name and telephone number of the project manager and the site owner*
 - *site address to which the consent relates*
 - *activity to which the consent relates*

- *expected duration of works*
4. *This consent does not relieve the consent holder of his/her responsibility to apply for any other consents which may be required by the Auckland Council and/or New Zealand Historic Places Trust. This consent is issued under the Resource Management Act 1991 and does not remove the need to comply with all other applicable Acts (including the Property Law Act), regulations, Bylaws, and rules of law.*
 5. *The scope of this resource consent is defined by the application made to Auckland Council and all documentation supporting that application.*
 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 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to Council within 15 working days of notification of the decision.*

AUTHOR

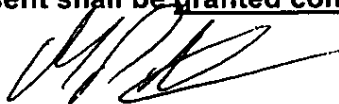


Andrew Calder
Senior Planner, Resource Consents
Central Resource Consenting & Compliance

DATE: 6/12/11

SECTION 104B DETERMINATION

Having considered the submitted application material and all relevant statutory considerations, I concur with the foregoing assessment. As such, acting under delegated authority, this application at 25 Enfield Street, Mount Eden, Auckland 1024 for resource consent shall be granted consent.

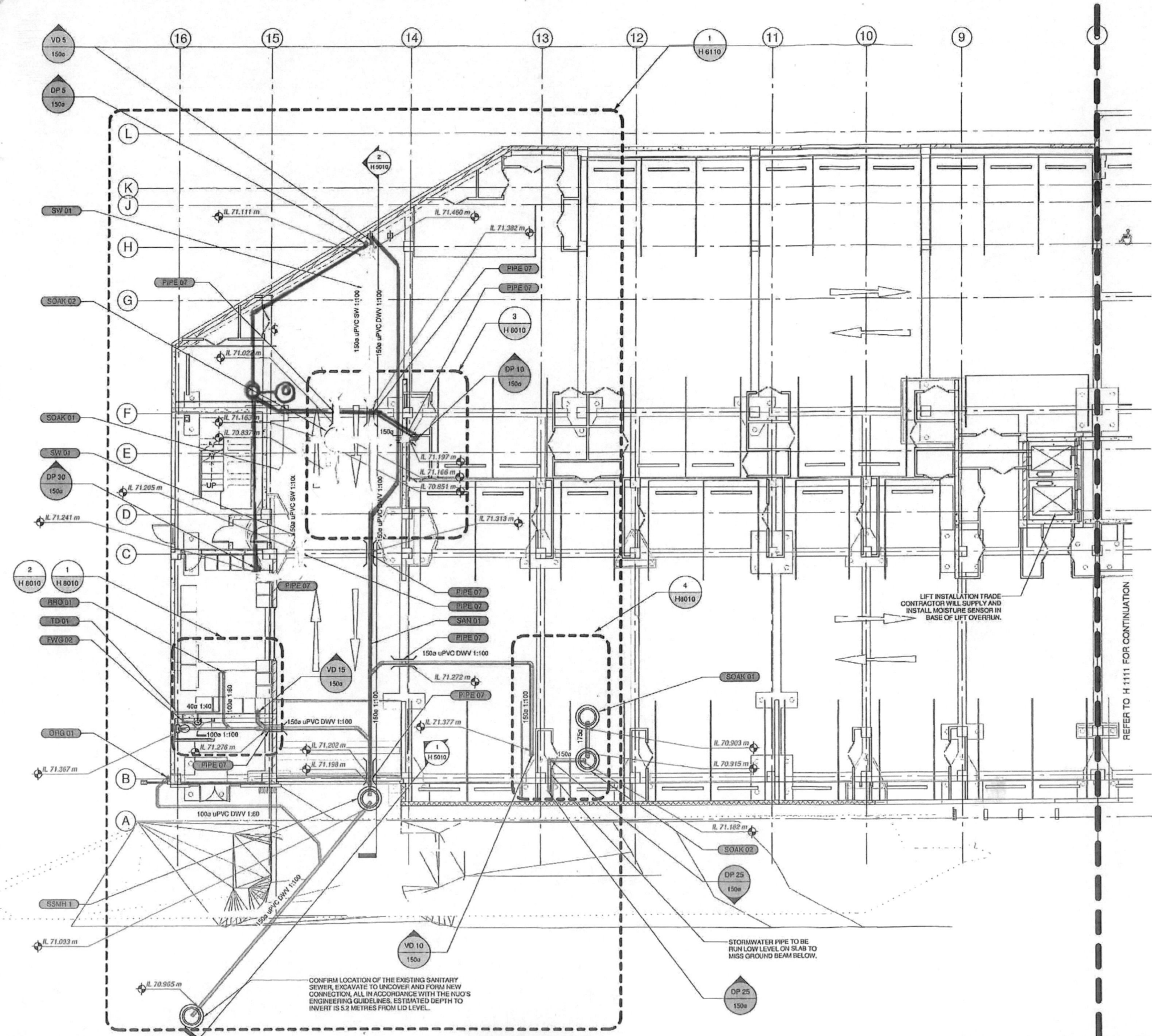


Mark Weingarth
Team Leader, Resource Consents
Central Consenting & Compliance

DATE: 6/12/11

AS BUILT
 DATE: JULY 2016
 OWNER OPERATOR: BASSETT P.L.D.

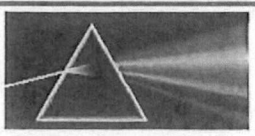
Drawing Notes	
Name	Keynote Description
FWG 02	FWG, FORMED WITH A DN 100 GULLY TRAP, BOSS JUNCTION AND LEAK CONTROL FLANGE IN RISER AND FINISHED AT FFL WITH CP-DW-BRASS GRATE.
ORG 01	PROVIDE DN 100 OVERFLOW RELIEF GULLY (ORG) TRAP ASSEMBLY, COMPRISING OF A DN 100 GULLY TRAP BOTTOM AND RISER, AND TERMINATE ABOVE SURFACE LEVEL WITH A REMOVABLE GRATE THAT LIFTS TO PERMIT SURCHARGE. SET GULLY TRAP ON 100 mm OF CONCRETE. CHARGE WITH HOSE TAP OVER OR WASTE PIPE ENTERING RISER. SET TOP OF ORG GRATE TO EXCLUDE STORMWATER ENTRY INTO SANITARY SYSTEM. SET TOP OF ORG GRATE TO BE 150 mm BELOW GRATE OF LOWEST FIXTURE.
PIPE 07	PIPE PASSES THROUGH BEAM
RRO 01	RUBBISH ROOM OUTLET DRAIN, FORMED USING A 100 mm ALL-PROOF INDUSTRIES DOUBLE STRAINER GRATE AND OUTLET (188.100 VCR SS), SET OVER A DN 100 FLOOR WASTE GULLY TRAP ASSEMBLY. DO NOT USE A STANDARD FLOOR WASTE GRATE. PROVIDE HOSETAP WITHIN ROOM.
SAN 01	SANITARY HOUSE DRAIN IN TRENCH, LAID IN 100 mm OF SAND BEDDING, WITH 100 mm OF SAND COVER AND BACKFILLED IN COMPACTED LAYERS TO THE STRUCTURAL ENGINEERS APPROVAL. DN 100 PIPE TO BE SN 6, DN 150 AND ABOVE TO BE SN 8 UNO.
SOAK 01	ROCK BORE SOAK HOLE FORMED WITH A DN 1050 CONCRETE LINER WITH DN 580 COVER AND FRAME, SET OVER A DRILLED BORE HOLE INTO ROCK CAVERN AS PER AUCKLAND COUNCIL SOAKAGE DESIGN MANUAL DETAIL AJ88301-05.
SOAK 02	DN 600 X 900 mm DEEP SETTLING CHAMBER PRIOR TO SOAKHOLE WITH DN 580 COVER AND FRAME, AS PER AUCKLAND COUNCIL SOAKAGE DESIGN MANUAL DETAIL AJ88301-09.
SSMH 1	DN 1050 SANITARY SEWER MANHOLE, COMPLETE WITH DN 580 CAST IRON COVER AND FRAME TO MATCH SURFACE LOADING. PROVIDE INTERNAL OR EXTERNAL PIPE DROPS AS NECESSARY TO MATCH INCOMING INVERT LEVELS AND DELIVER SAME TO OUTLET INVERT LEVEL. FORM SMOOTH TRANSITIONS IN ALL CHANNELS AND SLOPE BENCHING AT 1:12 MINIMUM TO CHANNEL. SEAL AND MAKE GOOD ALL PIPE ENTRIES TO MAKE SURE NO STORMWATER INFILTRATION IS POSSIBLE. PAINT THE LIDS AND THE INTERNAL THROAT OF ALL PRIVATE AND PUBLIC SANITARY MANHOLES WITH RED PAINT.
SW 01	STORMWATER HOUSE DRAIN IN TRENCH, LAID IN 100 mm OF SAND BEDDING, WITH 100 mm OF SAND COVER AND BACKFILLED IN COMPACTED LAYERS IN TO THE STRUCTURAL ENGINEERS APPROVAL.
TD 01	PROVIDE DN 40 TUNDISH TO ACCEPT ALL HOT WATER UNIT CWEX/TPR DRAINS. ENSURE A 25 mm AIR GAP EXISTS BETWEEN THE TOP OF THE TUNDISH AND THE END OF THE DISCHARGE DRAINS. TEST TO ENSURE CWEX/TPR DISCHARGE REMAINS WITHIN DRAIN.



REFER TO H 1111 FOR CONTINUATION

CONFIRM LOCATION OF THE EXISTING SANITARY SEWER, EXCAVATE TO UNCOVER AND FORM NEW CONNECTION, ALL IN ACCORDANCE WITH THE NÚO'S ENGINEERING GUIDELINES. ESTIMATED DEPTH TO INVERT IS 5.2 METRES FROM LD LEVEL.

REV	DATE	DESCRIPTION
1	03.12.2015	INFORMATION
		DETAILS



AHSCA
 The Association of Hydraulic Services Consultants Australia

BASSETT
 Plumbing & Drainage

Project: **25-27 ENFIELD STREET, MT EDEN**
 Based on Architectural Plans Received: 15.11.15
 Based on Structural Plans Received: 24.11.15

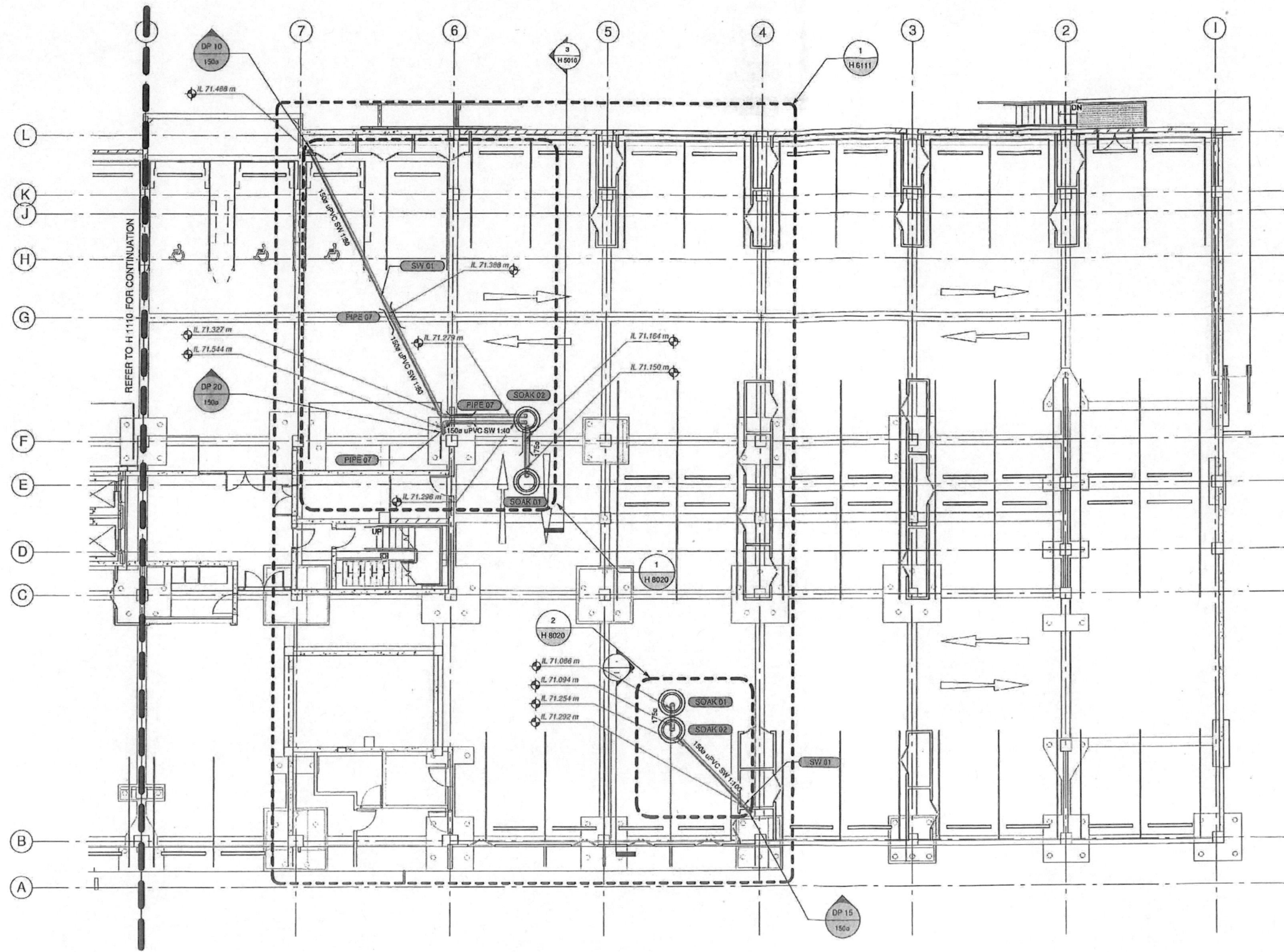
Sheet Title: **HYDRAULIC SERVICES: BASEMENT LEVEL (WEST) - SANITARY & STORMWATER DRAINAGE LAYOUT**
 Designer: P. Downey
 Date: 17.11.15
 Scale: 1:100@A1
 Job No: 10255

Copyright: P. Downey. The copyright of this drawing remains with P. Downey unless transferred to the client upon payment of the appropriate fees. Drawings may not be copied or adapted without the written permission of P. Downey.
 THE CONTRACTOR shall verify all dimensions on the site prior to commencement of work.
 Sheet No: **H 1110** Revision: **1**

9/12/2015 8:44:00 a.m.

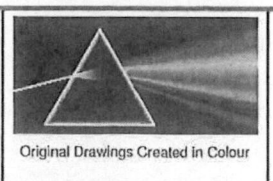
AS BUILT
 DATE: JULY 2016
 OWNER OPERATOR: BASSETT

Drawing Notes	
Name	Keynote Description
PIPE 07	PIPE PASSES THROUGH BEAM
SOAK 01	ROCK BORE SOAK HOLE FORMED WITH A DN 1050 CONCRETE LINER WITH DN 580 COVER AND FRAME, SET OVER A DRILLED BORE HOLE INTO ROCK CAVERN AS PER AUCKLAND COUNCIL SOAKAGE DESIGN MANUAL DETAIL AJB8301-05.
SOAK 02	DN 600 X 900 mm DEEP SETTLING CHAMBER PRIOR TO SOAK-HOLE WITH DN 580 COVER AND FRAME, AS PER AUCKLAND COUNCIL SOAKAGE DESIGN MANUAL DETAIL AJB8301-09.
SW 01	STORMWATER HOUSE DRAIN IN TRENCH, LAID IN 100 mm OF SAND BEDDING, WITH 100 mm OF SAND COVER AND BACKFILLED IN COMPACTED LAYERS IN TO THE STRUCTURAL ENGINEERS APPROVAL.



C:\Users\Steven\Desktop\Project Lucas\1011251 HSC 25-27 Enfield Street Mt Eden-Central_Site\mnt

REV	DATE	INFORMATION	DETAILS
1	03.12.2015	INFORMATION	



AHSCA
 The Association of Hydraulic Services Consultants Australia

BASSETT
 Plumbing & Drainage

Project: **25-27 ENFIELD STREET, MT EDEN**

Sheet Title: **HYDRAULIC SERVICES: BASEMENT LEVEL (EAST) - SANITARY AND STORMWATER DRAINAGE LAYOUT**

Based on Architectural Plans Received: 15.11.15
 Based on Structural Plans Received: 24.11.15
 Drawn: S. Hansen
 Designed: P. Downey
 Date: 17.11.15
 Scale: 1:100@A1
 Job No: 10255
 Sheet No: **H 1111**
 Revision: **1**

3/12/2015 8:44:03 A.M.