



MT HOBSON GROUP

Town Planning & Resource Consent Solutions

ASSESSMENT OF EFFECTS ON THE ENVIRONMENT AND STATUTORY ASSESSMENT

HELICOPTER TAKE OFF AND LANDING ACTIVITY

38 RAWENE AVENUE, WESTMERE

ANNA MOWBRAY AND ALI WILLIAMS

2 NOVEMBER 2021



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THE APPLICANT AND PROPERTY DETAILS

Site Address:	38 Rawene Avenue, Westmere, Auckland 1022.
Legal Description:	Lot 55 and Lot 56 DP 10231 CT's attached as Appendix 1
Site Area:	4530m ²
Applicant's Name:	Anna Mowbray and Ali Williams
Statutory Plan:	Auckland Unitary Plan Operative in part (16 Nov 2016)
Zoning	Part Residential – Mixed Housing Suburban Part Coastal – General Coastal Marine Zone
Overlay	Natural Heritage: Notable Trees Overlay - 45, Pohutukawa (4), Puriri, Unverified position of tree
Controls	Macroinvertebrate Community Index – Urban
Address for Service:	Mt Hobson Properties Limited PO Box 37964 Parnell Auckland 1151 ATTN: Mark Benjamin



1. INTRODUCTION

- 1.1 This assessment is provided in accordance with the requirements of Section 88 and the Fourth Schedule of the Resource Management Act 1991 (RMA). It is in support of a resource consent application to authorise the take-off and landing of a helicopter on a grassed area at the northern end of the application site at 38 Rawene Avenue in Westmere.
- 1.2 The proposal requires resource consent under the provisions of the Auckland Unitary Plan (Operative in Part) (AUP(OP)). The following assessment describes the subject site, the proposed activity, and the likely effects on the environment. An analysis of the relevant provisions of the AUP(OP) and a statutory assessment of the RMA are detailed within the assessment. This application then concludes that consent should be processed on a non-notified basis and approved subject to conditions.



2. SITE AND LOCALITY DESCRIPTION

2.1 The 4530m² application site is located at the northern end of Rawene Avenue in Westmere, Auckland. Rawene Avenue runs in a general northeast -to southwest direction and adjoins, at its southern end, the north western end of Garnet Road. The northern end of Rawene Avenue, where the application site is located, adjoins the western side of Cox's Bay. The general location of the site is shown in Figure 2 overleaf.

2.2 The site is located on the coastal headland at the western end of Cox's Bay and extends into the Coastal Marine Area, with part of the site zoned Residential Mixed Housing Suburban and part zoned General Coastal Marine. The aerial photo in Figure 1 below shows the site and its irregular shape, with two dwellings occupying the property, Number 38A at the street frontage and 38B in the main area of the site. Both are substantial two-level dwellings.





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Figure 1 – Aerial Photo of Site.



Figure 2: Aerial photograph showing the location of the site (outlined in yellow)

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- 2.3 It is noted that resource consent has been granted for the substantial redevelopment of the existing dwelling on the northern part of the site (Consent reference BUN60373967) with the decision and approved plans for this consent provided in **Appendix 2**. The redevelopment comprises a large two-level dwelling with basement. The existing house towards the street frontage is unchanged.
- 2.4 Immediately to the south west of the site are other large residential properties zoned as Mixed Housing Suburban under the AUP(OP) and characterised by substantial dwellings on large coastal edge sites. Further to the south the sites and dwellings which are smaller than those on the northern side of Rawene Avenue but still large. The zoning changes to Mixed Housing Urban on the southern side of Rawene Avenue and Kotare Avenue as shown in Figure 3 below.
- 2.5 The wider surrounding environment is typical of this part of Auckland (Herne Bay, Westmere, coastal Point Chevalier) with individual residential dwellings on large sites, with limited infill development.
- 2.6 The area has substantial and varied amenities in terms of local reserves (Cox's Bay Reserve 300m south east), nearby convenience shopping and food and beverage (West End shops, Grey Lynn, Jervois Road etc). The CBD is approx. 3km east of the site.

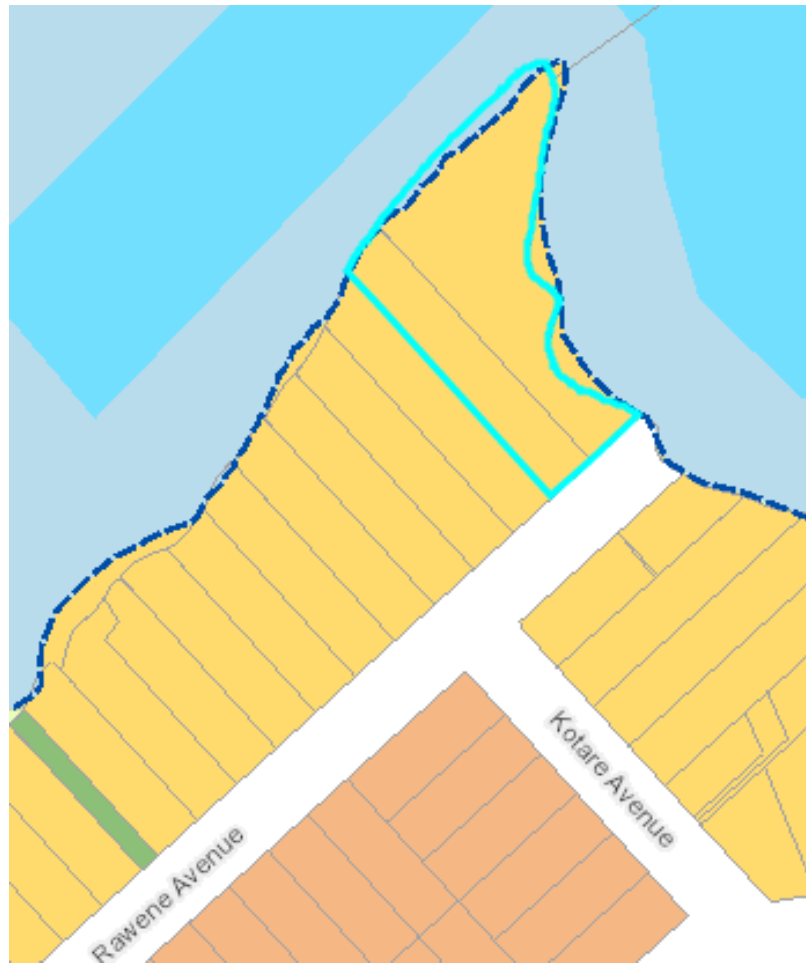


Figure 3: Zoning Map



3. PROPOSAL

General

- 3.1 The applicant seeks all necessary resource consents to authorise the take-off and landing of a helicopter on the site.
- 3.2 There are no physical works required for the activity, with the site having ample flat space for the take-off and landing of the aircraft on the northern tip. This area presents the ideal location for the activity as it is well separated from other adjacent dwellings and above the adjacent coastal marine area.
- 3.3 The general location is shown in Figure 4 below.



Figure 4 – Proposed helipad location

Proposed Flight Path

- 3.4 It is proposed that the flight path for both take-off and landing would involve the aircraft coming in from the northern quadrant as shown in the flight path diagram in Figure 4 overleaf.



Figure 5 – Proposed helipad location and flight path

Flight Parameters

3.5 An assessment of the acoustic effects of the proposed activity has been undertaken by Hegley Acoustic Consultants and this is contained in **Appendix 3**. This sets out the following parameters of the activity and the basis of the assessment of acoustic effects.

i) Noise generated by helicopters, as measured within any residential boundary shall not exceed a level of 50dBA Ldn and 85dB LAFmax where no written consent has been given.

Advice note: A level of 50dBA Ldn will be achieved based on up to two flights a day (two arrivals and two departures a day);

ii) The approach and departure flight paths to and from the helipad will be within the flight sector of between nominally the north west and north east as shown on Figure 1;



iii) Noise from helicopters shall be measured and assessed in accordance with the requirements of NZS 6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas except the assessment period should be limited to one day;

iv) The operator will keep a log of flights from the helipad;

v) The helipad will not be used for any helicopter creating noise effects greater than an Airbus H130 less it has been checked that the noise level will comply with the requirements of Rule E25.6.32 and NZS6807 as set out in (i) above; and

vi) No aircraft shall be permitted to sit and idle on the ground, except for the periods required for operational purposes immediately prior to take off and immediately after landing which must be in accordance with the requirements of condition 1.

vii) The helipad is not to be used for engine testing unless required for demonstrable safety or emergency reasons.

viii) No helicopter flight training or major helicopter/aircraft maintenance is permitted on the site.

ix) The Flight Management Plan as set out in Appendix A will be implemented for the helipad.

3.6 The flight parameters above, as well as the proposed flight path, are offered as conditions of consent as part of this application. A set of draft conditions of consent, to be further discussed with Council officers, is attached as **Appendix 4**.



4. UNITARY PLAN ASSESSMENT AND REASONS FOR CONSENT

Auckland Unitary Plan (Operative in Part)

- 4.1 Under the Auckland Unitary Plan (Operative in Part), the site is located within the Residential Mixed Housing Suburban Zone.

H4 Residential Mixed Housing Suburban

- 4.2 Pursuant to Activity Table H4.4.1 (A1), resource consent is required as a **non-complying activity**. This is on the understanding that Council's position is that the use of a residential site for the take-off and landing of helicopters is not provided for as part of the use of the site for residential purposes.
- 4.3 No physical works are proposed to the site so there are no matters of compliance with zone standards that need assessment.

E25 Noise and Vibration

- 4.4 Pursuant to **Rule E25.4.1(A2)**, resource consent is required as a **restricted discretionary** for an activity that does not comply with the permitted activity standard. The proposal does not comply with Standard E25.6.32 Noise levels for helicopters take-off or landing which states:
- "The take-off or landing of a helicopter on any site except for emergency services must not exceed Ldn 50dB or 85dB LAFmax measured within the boundary or the notional boundary of any adjacent site containing activities sensitive to noise and Ldn 60dBA within the boundary of any other site."*
- 4.5 As per the assessment carried out by Hegley Acoustics (**Appendix 3**), the activity will not comply with the above standard at two adjacent properties (34 and 36 Rawene Avenue) and thus requires consent. It is noted that the written approval of the owner of both properties has been provided and this is contained in **Appendix 5**.

Overall Activity Status

- 4.6 Overall, resource consent is sought from Auckland Council as a **non-complying activity**.



5. RELEVANT ASSESSMENT CRITERIA AND MATTERS OF DISCRETION

5.1 Although consent is required as a non-complying activity overall, and thus there are technically no relevant matters of discretion and associated assessment criteria, the relevant matters of discretion and associated assessment criteria from E25 (relating to non-compliance with noise standards) are outlined in the table below.

5.2 These matters will inform the basis of the assessment of effects in Section 6.

RULE/ACTIVITY
E25.4.1(A2) Noise that does not comply with the permitted standard
MATTERS OF DISCRETION
E25.8.1(1) <i>(a) the effects on adjacent land uses particularly activities sensitive to noise; and (b) measures to avoid, remedy or mitigate the adverse effects of noise.</i>
ASSESSMENT CRITERIA
E25.8.2(1) <i>(a) whether activities can be managed so that they do not generate unreasonable noise and vibration levels on adjacent land uses particularly activities sensitive to noise; (b) the extent to which the noise or vibration generated by the activity: i. will occur at times when disturbance to sleep can be avoided or minimised; and ii. will be compatible with activities occurring or allowed to occur in the surrounding area; and iii. will be limited in duration, or frequency or by hours of operation; and iv. will exceed the existing background noise and vibration levels in that environment and the reasonableness of the cumulative levels; and v. can be carried out during daylight hours, such as road works and works on public footpaths. (d) whether the measures to minimise the noise or vibration generated by the activity represent the best practicable option</i>



6. ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

Statutory matters

Non-complying activities

6.1 The proposal requires consent overall as a non-complying activity. Non-complying activities are addressed under section 104B of the Resource Management Act 1991 (the Act) as follows:

104B Determination of applications for discretionary or non-complying activities

After considering an application for a resource consent for a discretionary activity or non-complying activity, a consent authority—

- (a) may grant or refuse the application; and*
- (b) if it grants the application, may impose conditions under section 108.*

104D Particular restrictions for non-complying activities

Despite any decision made for the purpose of section 95A(2)(a) in relation to adverse effects, a consent authority may grant a resource consent for a non-complying activity only if it is satisfied that either—

- (a) the adverse effects of the activity on the environment (other than any effect to which section 104(3)(a)(ii) applies) will be minor; or*
- (b) the application is for an activity that will not be contrary to the objectives and policies of—
 - (i) the relevant plan, if there is a plan but no proposed plan in respect of the activity;*
 - or*
 - (ii) the relevant proposed plan, if there is a proposed plan but no relevant plan in respect of the activity; or*
 - (iii) both the relevant plan and the relevant proposed plan, if there is both a plan and a proposed plan in respect of the activity.**

6.2 The matters of discretion for the restricted discretionary activities which inform the effects assessment are outlined in Section 5 above for reference.



Permitted baseline

- 6.3 Pursuant to section 95D(b) of the RMA with regards to notification, and section 104(2) of the RMA in relation to consideration of applications, a consent authority may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case as the proposal does not include any physical works the main aspect of the permitted baseline for disregarding is the noise effects of the activity where it is in compliance with the relevant standard in E25. This is as noted in the Acoustic Assessment.

Receiving environment

- 6.4 The receiving environment is made up of:
- The existing environment and associated effects from lawfully established activities.
 - Effects from any consents on the subject site (not impacted by proposal) that are likely to be implemented.
 - The existing environment as modified by any resource consent granted and likely to be implemented; and
 - The environment as likely to be modified by activities permitted in the plan.
- 6.5 This is the reasonably foreseeable environment within which the adverse effects of the proposal are considered.
- 6.6 In this case the primary aspect to note is the approved resource consent on the application site which authorises the construction of a substantial two level dwelling to replace the existing dwelling. The plans are attached as **Appendix 2**.

Written Approvals

- 6.7 The Council must disregard any effect on a person who has given approval which in this case relates to the properties at 34 and 36 Rawene Avenue. These written approvals are contained in **Appendix 5**.

Assessment of Effects

- 6.8 Section 88 of the Resource Management Act 1991 requires an application for a resource consent to include an assessment of any actual or potential effects on the environment that



the activity may have on the environment, and ways in which any adverse effects may be mitigated.

- 6.9 Section 104(3)(a)(ii) of the RMA requires that a consenting authority must not, when considering an application, have regard to any effect on a person who has given written approval to an application. In this case the owners of the two properties immediately adjacent to the subject site have given their approval to the proposal as illustrated in Figure 5 below.



Figure 6 – aerial photo showing properties (outlined in yellow with red triangle) which have provided written approval.

- 6.10 Beyond these sites, the standards for the activity are met as verified by the acoustic report. such that any acoustic effects may be considered to be within the permitted baseline.



- 6.11 As a further mitigation measure it is intended that a management regime will be adopted as set out in the offered conditions in **Appendix 4**, which includes the measures as identified in the acoustic report.
- 6.12 For all of the above reasons it is considered that any potential adverse noise effects of the proposal can be managed so that the effects are less than minor.

Neighbourhood Character Amenity:

- 6.13 The landing of helicopters and associated noise has the potential to impact onto the neighbourhood's character and amenity within a residential area. In this regard, I note the following.
- The location where the activity will occur is well separated from the adjacent public road network and primary public open spaces in the area.
 - Whilst I acknowledge that the activity is adjacent to the coastal marine area, this part of the coast is not considered to be heavily utilised for recreational activity - there is no "beach" per se; no formal walkways or esplanade reserves under the flightpath and the landing area is set back from and above the site boundary and adjacent publicly accessible coastal area.
 - The flight path is well separated from residential dwellings.
 - Restrictions are proposed in terms of the timing and frequency of use to minimise potential adverse effects on people.
 - Restrictions on the number of flights and hours of operation will also manage potential adverse character and amenity effects to an acceptable limit.
 - In light of the assessment in the noise report, the noise levels are expected to comply for those sites beyond the adjacent properties from which written approval has been received. In this regard, the noise levels generated from the proposal in the context of the wider residential neighbourhood does not detract from its prevailing amenity and character.
 - I also note that the flight of helicopters within the urban area is expected and would not detract from the urban context. As an example, the presence of



helicopters within in urban residential areas is no different to a police helicopter flight flying over an urban area.

- The proposal does not involve any physical development of a helicopter pad with the existing grassed lawn to be utilised.
- Whilst I accept that the landing and take-off of helicopter can be perceived to detract from an urban residential setting, I consider it relevant to note that the proposed landing and is for a maximum of two flights per day (up to 4 movements) which is a very brief period of time.

6.14 Overall, I consider that the adverse effects on the residential character and amenity of the area to be less than minor.

Traffic effects

6.15 The proposal is well separated and screened from the local roading network such that there is considered no adverse effects in terms of driver or pedestrian safety from the proposed activity.

Summary and conclusion of effects

6.16 Overall, the proposed conditions will suitably avoid or manage adverse effects to a point where they are less than minor and acceptable in this location.

6.17 In terms of positive effects, the application will provide positive effects related to the applicant (in terms of ease of transport) but no wider positive environmental effects.

6.18 Overall, in consideration of the location and nature of the activity as well as the measures proposed to manage noise effects generated, any adverse effects onto the environment are less than minor.



7. SECTION 104 ASSESSMENT

7.1 Matters to be considered by the Council when assessing an application for resource consent under s104 of the Act, subject to Part 2, include any actual and potential effects on the environment and any relevant provisions, objectives and policies of policy statements, national environmental standards, and regional plans.

Actual and potential effects on the environment (Section 104(1)(A))

7.2 As noted in Part 6 above, the adverse effects of the proposal are considered to be less than minor.

Relevant provisions of National Environmental Standards and other regulations (Section 104(1)(b)(i) and (ii))

7.3 There are no National Environmental Standards of relevance to this application.

Relevant provisions of the New Zealand Coastal Policy Statement (Section 104(1)(b)(iv))

7.4 The New Zealand Coastal Policy Statement is relevant to this application as the proposed development is located within the coastal environment.

7.5 The Coastal Policy Statement's purpose is to state policies in order to achieve the purpose of the RMA in relation to the coastal environment of New Zealand.

7.6 Policy 13 seeks to preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development. It also seeks to avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment. Policy 13 also seeks to recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as natural elements, processes and patterns; biophysical, ecological, geological and geomorphological aspects; natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks; the natural movement of water and sediment; the natural darkness of the night



sky; places or areas that are wild or scenic; a range of natural character from pristine to modified; and experiential attributes, including the sounds and smell of the sea; and their context or setting.

- 7.7 Policy 14 seeks to promote the restoration or rehabilitation of the natural character of the coastal environment, including by, where practicable, imposing or reviewing restoration or rehabilitation conditions on resource consents to promote the restoration of indigenous habitats and ecosystems, using local genetic stock where practicable.
- 7.8 Policy 15 seeks to protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development and avoiding adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and avoiding significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment.
- 7.9 The use of the site for the take off and landing of helicopters is not considered to result in any significant effect on the natural character of the area as the no physical works are proposed and the area where the aircraft will land is visually unobtrusive to the main surrounding public areas.
- 7.10 Accordingly, in this instance, the development proposed is considered acceptable and would not result in inappropriate development within a coastal environment nor would it adversely and inappropriately affect the natural features and natural landscapes of the coastal environment.
- 7.11 Sections 7 and 8 of the Hauraki Gulf Marine Park Act 2000 must be considered as a National Policy Statement and are addressed below.

Hauraki Gulf Marine Park Act 2000 (HGMPA) – s104(1)(b)(iv)

- 7.12 For the coastal environment of the Hauraki Gulf, the HGMPA requires that sections 7 and 8 of that Act must be treated as a New Zealand coastal policy statement.
- 7.13 The development is considered to be consistent with the HGMPA as it will provide for the reasonable use of the application site whilst protecting the environment and without generating undue adverse effects.



- 7.14 While the subject site is within a coastal environment, the proposal does not require any physical changes and the use itself is temporary. Accordingly, in this instance, the development proposed is considered acceptable and would not result in inappropriate development within a coastal environment.

Relevant provisions of National Policy Statements (Section 104(1)(b)(iii))

- 7.15 There are no National Policy Statements of relevance to this application.

Relevant provisions of the Auckland Unitary Plan (Operative in Part) Regional Policy Statement (Section 104(1)(b)(v))

- 7.16 Due to the scale of the development, the RPS is not considered relevant to this proposal.

Objectives, policies, and assessment criteria of the Auckland Unitary Plan (Operative in Part) (Section 104(1)(b)(vi))

- 7.17 The relevant objectives, policies, and assessment criteria under the AUP(OP) are contained in the Chapter H4 Residential Mixed Housing Suburban and E25 Noise and Vibration. The relevant provisions are set out below along with an assessment.

H4 Residential – Mixed Housing Suburban Objectives and Policies

H4.2 OBJECTIVES	Comment
<i>(1) Housing capacity, intensity and choice in the zone is increased.</i>	Not relevant.
<i>(2) Development is in keeping with the neighbourhood's planned suburban built character of predominantly two storey buildings, in a variety of forms (attached and detached).</i>	Not relevant as there are no changes to the built form.



<p><i>(3) Development provides quality on-site residential amenity for residents and adjoining sites and the street.</i></p>	<p>The proposal will provide for a high-quality environment within the site by providing an alternative mode of travel for the applicants.</p> <p>The amenities of the neighbouring sites and the street are maintained as the landing area is well screened from public areas and does not require any physical works.</p> <p>The noise effects are considered to be acceptable and reasonable with compliance with relevant standards achieved where necessary.</p>
<p>H4.3 POLICIES</p>	<p>Comment</p>
<p><i>(1) Enable a variety of housing types including integrated residential development such as retirement villages.</i></p>	<p>Not relevant.</p>
<p><i>(2) Achieve the planned suburban built character of predominantly two storey buildings, in a variety of forms by:</i></p> <p><i>(a) limiting the height, bulk and form of development;</i></p> <p><i>(b) managing the design and appearance of multiple-unit residential development; and</i></p> <p><i>(c) requiring sufficient setbacks and landscaped areas.</i></p>	<p>Not relevant - There is no physical development proposed.</p>
<p><i>(3) Encourage development to achieve attractive and safe streets and public open spaces including by:</i></p> <p><i>(a) providing for passive surveillance</i></p> <p><i>(b) optimising front yard landscaping</i></p>	<p>There is no physical development proposed so not relevant.</p>



<i>(c) minimising visual dominance of garage doors.</i>	
<i>(4) Require the height, bulk and location of development to maintain a reasonable standard of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.</i>	There is no physical development proposed so no effects on neighbours in this regard.
<i>(5) Require accommodation to be designed to: (a) provide privacy and outlook; and (b) be functional, have access to daylight and sunlight and provide the amenities necessary to meet the day-to-day needs of residents.</i>	There is no physical development proposed.
<i>(6) Encourage accommodation to have useable and accessible outdoor living space</i>	There is no physical development proposed.
<i>(7) Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.</i>	There is no physical development proposed.

Comment

- 8.1 As set out in the above table, the proposal would be consistent with the Zone Objectives and Policies in terms of neighbourhood character and amenity as the noise levels are expected to comply for those sites beyond the adjacent properties which have provided written approval.



8.2 In this regard, the noise levels generated from the proposal, in the context of the wider residential neighbourhood do not detract from the prevailing amenity and character of the area.

E25 Noise and Vibration

8.3 Set out below is an assessment against the relevant Objectives, Policies and Assessment Criteria.

E25 Noise and Vibration		
<i>Objective E25.2(1)</i>	<i>People are protected from unreasonable levels of noise and vibration.</i>	As outlined in the Acoustic Assessment in Appendix 3 , the proposed activity will not have unreasonable effects on neighbouring properties.
<i>Objective E25.2(2)</i>	<i>The amenity values of residential zones are protected from unreasonable noise and vibration, particularly at night.</i>	The activity will be undertaken between 7am and 10pm only with no noise at night. The activity will comply with the relevant noise standard at those sites which have not provided written approval.
<i>Policy E25.3(2)</i>	<i>Minimise, where practicable, noise and vibration at its source or on the site from which it is generated to mitigate adverse effects on adjacent sites.</i>	The acoustic report and conditions of consent provide a range of methods to minimise the noise impacts and adverse effects.

E25.8.2(1) Assessment Criteria	Comment
<i>(a) whether activities can be managed so that they do not generate unreasonable noise and vibration levels on adjacent land uses particularly activities sensitive to noise;</i>	<i>The acoustic report and proposed conditions of consent set out a range of methods proposed to manage the effects so that they are not unreasonable.</i>
<i>(b) the extent to which the noise or vibration generated by the activity: i. will occur at times when disturbance to sleep can be avoided or minimised; and ii. will be compatible with activities occurring or</i>	<i>The activity will occur daytime only. The activity is considered compatible with written approval provided by the affected adjacent owners.</i>



<p>iii. <i>allowed to occur in the surrounding area; and will be limited in duration, or frequency or by hours of operation; and</i></p> <p>iv. <i>will exceed the existing background noise and vibration levels in that environment and the reasonableness of the cumulative levels; and</i></p> <p>v. <i>can be carried out during daylight hours, such as road works and works on public footpaths.</i></p>	<p><i>The activity will be limited in frequency and duration as well as having set hours of operation.</i></p>
<p><i>(d) whether the measures to minimise the noise or vibration generated by the activity represent the best practicable option</i></p>	<p><i>The proposed methods to control and manage the noise are considered to be the best practicable option.</i></p>

Other matters (section 104(1)(c))

- 7.18 Section 104(1)(c) requires that any other matter the consent authority considers relevant and reasonably necessary to determine the application be considered. In this case, the only other matter considered to be relevant is precedent / plan integrity.

Precedent /Plan Integrity

- 7.19 The consistent administration of the Plan usually is a matter of concern with non-complying applications. After having regard to the consistent administration and integrity of the AOP (UP), in terms of section 104 (1) (c) I find that there are characteristics that distinguish this proposal and the site, that take it outside the generality of cases.
- 7.20 The primary factor is the large size, shape and position of the residentially zone application site, one which is unique within the inner coastal suburbs of Auckland. The site is located at the western end of Cox's Bay on the existing headland and well away from areas that are frequented by the public for recreational purposes. The large size of the site and the availability of a flight path over the adjacent coastal area also sets this application apart.



- 7.21 It is considered unlikely therefore, that the approval of the application will set a precedent or that the integrity of the plan would be compromised.
- 7.22 Based on the foregoing assessment of the application, it is considered that granting consent to this application would not affect the integrity of the Plan.

Section 104 conclusion

- 7.23 In summary, the proposed development is considered to be consistent with, and will give effect to, the relevant provisions of the Auckland Unitary Plan. The application, together with conditions, will ensure that people are protected from unreasonable levels of noise, the application will manage noise and create an acceptable degree of adverse effects on adjacent sites and the noise generated (taking into account conditions of consent) is assessed as acceptable in this location.



8. S104D ASSESSMENT

- 8.1 Under s104D of the RMA, a non-complying activity must pass at least one of the tests of either s104D(1)(a) or s104D(1)(b) before a decision can be made to grant or decline a resource consent application under s104B. If an application fails both tests of s104D then it must be declined.
- 8.2 It is considered that the proposal satisfies the s104D(1)(b) threshold test of s104D because the proposal will not be contrary to the objectives and policies of the AUPOIP.
- 8.3 As assessed above, the adverse effects are no more than minor and thus the test in s104D(1)(a) is also met.
- 8.4 Therefore, the application meets both of the tests of s104D and the application is able to be assessed against the provisions of s104B and a substantive decision made.



9. NOTIFICATION ASSESSMENT

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

9.1 Section 95A specifies the steps the Council is to follow to determine whether an application is to be publicly notified. These steps are addressed in the statutory order below.

Step 1: mandatory public notification in certain circumstances

9.2 No mandatory notification is required as:

- The applicant has not requested that the application is publicly notified (s95A(3)(a)).
- All lawful requests for further information will be complied with (s95C and s95A(3)(b)); and
- The application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977 (s95A(3)(c)).

Step 2: if not required by step 1, public notification is precluded in certain circumstances.

9.3 The application is not precluded from public notification as:

- The activities are not subject to a rule or national environmental standard (NES) which precludes public notification (s95A(5)(a)); and
- The application does not involve a controlled activity or a boundary activity.

Step 3: if not precluded by step 2, public notification required in certain circumstances

9.4 The application is not required to be publicly notified as the activities are not subject to any rule or a NES that requires public notification (s95A(8)(a)).

9.5 An assessment of the potential effects on the environment has been undertaken in section 6 above. The assessment has concluded that the likely effects of the proposed development on the environment will be less than minor. As such, public notification is not considered to be required.



Step 4: public notification in special circumstances

- 9.6 If an application has not been publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)).
- 9.7 Special circumstances are those that are:
- Exceptional or unusual, but something less than extraordinary.
 - Outside of the common run of applications of this nature; or
 - Circumstances which makes notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.
- 9.8 In this instance I have turned my mind specifically to the existence of any special circumstances and consider that there is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that public notification should occur. In this instance I have turned my mind specifically to the existence of any special circumstances and conclude that there is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that public notification should occur.
- 9.9 Noting the location of the site, the scale of the proposal (being only 4 movements per day) as well as the absence of any physical works, I consider that the proposal cannot be out of the ordinary or unique, which would give rise to special circumstances.
- 9.10 Therefore I consider that public notification under s95A(9) of the RMA is not required.

Public notification conclusion

- 9.11 Having undertaken the s95A public notification tests, the following conclusions are reached:
- Under step 1, public notification is not mandatory.
 - Under step 2, there is no rule or NES that specifically precludes public notification of the activities, and the application is for an activity other than those specified in s95A(5)(b).
 - Under step 3, the assessment has considered that the adverse effects of the proposal will be less than minor.



- Under step 4, there are no special circumstances that warrant the application being publicly notified.

9.12 Therefore, it is considered that this application be processed without public notification.

Limited Notification Assessment (Section 95B, 95E-95G)

9.13 If the application is not publicly notified under s95A, the Council must follow the steps set out in s95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

Step 1: certain affected protected customary rights groups must be notified

9.14 There are no protected customary rights groups or customary marine title groups affected by the proposed activity (s95B(2)).

9.15 In addition, the Council must determine whether the proposed activity is on or adjacent to, or may affect, land that is subject of a statutory acknowledgement under schedule 11, and whether the person to whom the statutory acknowledgement is made is an affected person (s95B(3)). Within the Auckland region, the following statutory acknowledgements 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
- Ngā Tai ki Tāmaki Claims Settlement Act 2018

9.16 In this instance, the proposal is not considered to result in adversely affected persons in this regard due to the short term and temporary nature of the activity as well as the lack of physical works.

Step 2: if not required by step 1, limited notification precluded in certain circumstances

9.17 The application is not precluded from limited notification as:

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- The application is not for one or more activities that are exclusively subject to a rule or NES which preclude limited notification (s95B(6)(a)); and
- The application is not exclusively for one or both of the following: a controlled activity, other than a subdivision, that requires consent under a district plan, or a prescribed activity (s95B(6)(b)).

Step 3: if not precluded by step 2, certain other affected persons must be notified

9.18 As this application is not for a boundary activity or a prescribed activity, there are no affected persons related to those types of activities (s95B(7)).

9.19 The following assessment addresses whether there are any affected persons that the application is required to be limited notified to (s95B(8)). In determining whether a person is an affected person:

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

9.20 A Council must not consider that a person is affected if they have given their written approval or it is unreasonable in the circumstances to seek that person's approval.

9.21 In this case, written approvals have been provided by the owner/occupier of the properties at 34 and 36 Rawene Avenue as noted above. These properties are marked with a red triangle in Figure 6 overleaf.

9.22 Having regard to the provisions above and the assessment of effects carried out within Section 6 above which found that adverse effects on the environment will be less than minor, set out below is an assessment of specific adverse effects on the persons occupying land adjacent to the application site. The properties considered to form the immediate environment but which have not provided written approval are:

- 29 Rawene Avenue.
- 32 Rawene Avenue; and
- 9 Kotare Avenue



9.23 These properties are shown with a red circle the map below.



32 Rawene Avenue

9.24 This property is located to the south of the application site and is zoned as Residential Mixed Housing Suburban under the AUP(OP). the site is separated from the location of the activity by some 90m and there are three two level buildings in between.

9.25 The acoustic assessment confirms that the proposal is compliant with the AUP noise levels in terms of this property.



9.26 Whilst they may see an aircraft approaching or departing they will be generally unaffected by the proposal due to the separation and intervening buildings.

9.27 In light of the above, the potential adverse effects on the owner/occupiers of 32 Rawene Avenue are considered to be minimal.

29 Rawene and 9 Kotare Avenue

9.28 These properties are located to the south east of the application site, on the opposite side of Rawene Avenue.. The sites are zoned Residential Mixed Housing Suburban under the AUP(OP) and are characterised by single storey residential dwellings.

9.29 The acoustic assessment confirms that the proposal is compliant with the AUP noise levels in terms of these properties.

9.30 Whilst they may see an aircraft approaching or departing they will be generally unaffected by the proposal due to the separation and intervening buildings and vegetation.

9.31 In light of the above, the potential adverse effects on the owner/occupiers of 29 Rawene Avenue or 9 Kotare Avenue are considered to be minimal.

Affected persons conclusion

9.32 Based on the assessment of the effects on the adjacent properties as outlined above, the potential adverse effects on the owners/occupants of these properties will be less than minor.

9.33 Therefore, there are considered to be no affected persons associated with this application.

Step 4: further notification in special circumstances

9.34 In additions to the findings of the previous steps, the Council is also required to determine whether special circumstances exist in relation to the application that warrant it being notified to any other persons not already determined as eligible for limited notification.

9.35 Special circumstances are those that are:

- Exceptional or unusual, but something less than extraordinary.
- Outside of the common run of applications of this nature; or



- Circumstances which makes notification desirable, notwithstanding the conclusion that the adverse effects will be no more than minor.

9.36 In this instance I have turned my mind specifically to the existence of any special circumstances and consider that there is nothing exceptional or unusual about the application, and that the proposal has nothing out of the ordinary run of things to suggest that public notification should occur.

Limited notification conclusion

9.37 Having undertaken the s95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory.
- Under step 2, there is no rule or NES that specifically precludes limited notification of the activities, and the application is for an activity other than those specified in s95A(5)(b).
- Under step 3, limited notification is not required as it is considered that the activity will not result in any adversely affected persons.
- Under step 4, there are no special circumstances that warrant the application being limited notified to any persons.

9.38 Therefore, it is considered that this application be processed without limited notification.

Notification Recommendation

9.39 For the above reasons under section 95A, it is considered that this application should be processed without public notification. In addition, under section 95B, limited notification is not required.

9.40 Accordingly, I consider that this application can be processed non-notified.



10. PART II MATTERS

- 10.1 In *RJ Davidson Family Trust v Marlborough District Council*,¹ the Court of Appeal confirmed that Part 2 is applicable to resource consent applications, however, whether and to what extent it will be appropriate for a decision maker to resort to Part 2 will depend on the planning instruments engaged.² The Court of Appeal's key finding was that in circumstances where it is clear that a plan has been prepared having regard to Part 2, with a coherent set of policies designed to achieve clear environmental outcomes, although it is permissible to refer to Part 2, such reference is unlikely to add anything.
- 10.2 In my view, the Auckland Unitary Plan is the most recent planning document for Auckland and has recently been through a comprehensive plan change process and was clearly prepared having regard to Part 2 of the RMA. Therefore, I consider that the preceding assessment under s 104 has adequately addressed Part 2 matters and resorting to Part 2 is unlikely to add anything.

¹ [2018] NZCA 316.

² This is a departure from the High Court's decision which required recourse to Part 2 in the context of resource consent applications only where the planning instrument was invalid, incomplete, or uncertain.



11. CONCLUSION

- 11.1 The applicants seek consent to allow the take off and landing of a helicopter at the application site at 38 Rawene Avenue in Westmere. Resource consent is required as a non-complying activity under the Auckland Unitary Plan (Operative in Part).
- 11.2 The proposed development has been assessed and is considered to have an impact on the environment that is less than minor.
- 11.3 The assessment under sections 95A and 95B of the Resource Management Act have concluded that public or limited notification is not required for this application.
- 11.4 The proposed development is considered generally consistent with the relevant assessment criteria, objectives, and policies of the Auckland Unitary Plan (Operative in Part) and Part 2 of the Resource Management Act.
- 11.5 The application is considered appropriate for approval, subject to suitable conditions as set out in **Appendix 4**.

Mark Benjamin MNZPI
Principal Planner
Mt Hobson Properties Limited
30 September 2021



MT HOBSON GROUP

Town Planning & Resource Consent Solutions

APPENDIX 1

CERTIFICATE OF TITLE

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**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
UNIT TITLE
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier NA93C/316
Land Registration District North Auckland
Date Issued 17 November 1993

Prior References
NA89D/323

Supplementary Record Sheet
NA89D/452

Estate Stratum in Freehold
Legal Description Unit B Deposited Plan 150466

Registered Owners

Anna Jane Mowbray and Matthew Simon Makgill as to a 191/200 share
AWAMS Trustee Company Limited as to a 9/200 share

The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet

11794286.3 Mortgage to Andrew Ralph Adamson - 23.7.2020 at 3:20 pm

Approvals		SCHEDULE	
Description	Unit Area (m ²)	Entitlements	New Height Limits C+T
Unit A	1080	25	20'00" 1'00" (89) 3'22"
Unit B	3300	75	20'00" 1'00" 9'18'57"

Total Unit Entitlements 100
Supplementary Record Sheet 899/492

I, Wayne Donald Godkin of Auckland, Registered Valuer hereby certify that I have assessed the Unit Entitlements herein in accordance with the Unit Types Act 1972. Dated this 24th day of August 1993.

Pursuant to Section 5(1)(g) of the Unit Titles Act 1978, I, Neil Probert, Registered Valuer, Auckland City Council hereby certify that every building shown on this plan has been erected and all other development work has been carried out to the extent necessary to enable all the boundaries of every unit and the common property shown on the plan to be physically measured. I further certify that the said plan is a consistent and complete Development Plan numbered UP150466. Dated this 16th day of August 1993.

Planning & Inspections Manager
ACC Plan N° W89866

Total Area 4,380 m²
Committed in A.C.T. 899/323

I, John Heslop, Yeoman of Auckland, Registered Surveyor and holder of an annual practising certificate for the year 1993, do hereby certify that the survey shown on this plan was carried out by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof. Dated at Auckland this 24th day of June 1993.

Field Book p. Traverse Book p. Reference Plans Correct J. Lombard
Examined [Signature] Approved as to Survey 6.1.1993
Deposited this 27th day of August 1993
Registered Land Registrar
UP150466

Address of Body Corporate:
38 Rowena Avenue
Westmere
AUCKLAND CITY

Approved:
Peter Frederick Woodhouse
Annabelle Woodhouse

Registered Owners
Origin of Levels is Survey Standard 1294 with a Bench Level of 10845 metres
Department of Survey & Land Information, (M.S.L) Auckland 1945 (50 5215)

TERRITORIAL AUTHORITY AUCKLAND CITY
Surveyed by Yeoman & Assoc. Ltd
Scale 1:400 Date June 1993

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. XVI WAITEMATA
NZMS 261 SH1 R.11 RECORD MAP No. 28.11

COMPLETE UNITS PLAN
PLAN OF UNITS ON
LOTS 55 & 56 DP 10231

W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----

29 NOV 1993



**SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 1972**

Search Copy

Identifier NA89D/452
Land Registration District North Auckland
Date Issued 26 June 1992
Plan Number DP 150466

Subdivision of
Lot 56 Deposited Plan 10231 and Lot 55 Deposited Plan 10231

Unit Titles Issued
NA89D/322 NA93C/316

Interests

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
UNIT TITLE
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier **NA89D/322**
Land Registration District **North Auckland**
Date Issued 26 June 1992

Prior References
NA50C/1452 NA52A/1248 NA53B/1498

Supplementary Record Sheet
NA89D/452

Estate Stratum in Freehold
Legal Description Unit A Deposited Plan 150466

Registered Owners
Anna Jane Mowbray and Matthew Simon Makgill as to a 191/200 share
AWAMS Trustee Company Limited as to a 9/200 share

The above estates are subject to the reservations, restrictions, encumbrances, liens and interests noted below and on the relevant unit plan and supplementary record sheet

8750879.1 Encumbrance to Auckland Council - 21.1.2013 at 12:57 pm
11794286.3 Mortgage to Andrew Ralph Adamson - 23.7.2020 at 3:20 pm

Approvals		SCHEDULE	
Description	Approval	Unit Area (m ²)	Height Limits (m)
Unit A	1000	25	20.00
Unit B	1000	75	20.00
Total Unit Entitlements		100	100

Supplementary Record Sheet 89d/482

I, Wayne Donald Godkin of Auckland, Registered Valuer hereby certify that I have assessed the Unit Entitlements herein in accordance with the Unit Titles Act 1972. Dated this 24th day of August 1993.

[Signature]

Pursuant to Section 5(1)(g) of the Unit Titles Act 1972, I, Neil Probert, Registered Valuer, hereby certify that every building shown on this plan has been erected and all other development work has been carried out to the extent necessary to enable all the boundaries of every unit and the common property shown on the plan to be physically measured. I further certify that the said plan is a consistent and accurate representation of the actual Development Plan numbered UP150466. Dated this 16th day of August 1993.

[Signature]

Planning & Inspections Manager

ACC Plan No. W89866

Total Area 45,307.72 m²
Committed in A.C.T. 89d/323

I, John Heslop, Yeoman of Auckland, Registered Surveyor and holder of an annual practising certificate for the year 1993, hereby certify that the survey shown on this plan was carried out by me or under my directions, that both plan and survey are correct and have been made in accordance with the Survey Regulations 1972 or any regulations made in substitution thereof. Dated at Auckland this 24th day of June 1993.

Field Book p. *[Signature]*
Reference Plans *[Signature]*
Examined *[Signature]* Correct J. Lamberton

Approved as to Survey *[Signature]*
16.1.1993 Chief Surveyor

Deposited this 27th day of August 1993
[Signature] District Land Registrar

File No. 38072
Received 24 AUG 1993
UP150466

Address of Body Corporate:
38 Rowena Avenue
Westmere
AUCKLAND CITY

Approved:
[Signature]
Peter Frederick Woodhouse
[Signature]
Annabelle Woodhouse

Registered Owners
Origin of Levels is Survey Standard 1294 with a Bench Level of 10845 metres
Department of Survey & Land Information,
(M.S.L) Auckland 1945 (50 5215)

TERRITORIAL AUTHORITY AUCKLAND CITY
Surveyed by Yeoman & Assoc. Ltd
Scale 1:400 Date June 1993

W.A. ROBERTSON, SURVEYOR GENERAL, DEPARTMENT OF SURVEY AND LAND INFORMATION, NEW ZEALAND

COMPLETE UNITS PLAN
PLAN OF UNITS ON
LOTS 55 & 56 DP 10231

LAND DISTRICT NORTH AUCKLAND
SURVEY BLK. & DIST. XVI, WAITEMATA
NZMS 261 SH1 R.11 RECORD MAP No. 28.11

57 DP 10231

Waitemata Harbour
Cox's Creek
Ravena Avenue (2012)
Bench Mark (2012) RL 9.20
Outline of Building
Common Property (66.90/330)
Outline of Property
Ravena Avenue (Legal Road, Section 12)

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51

29 NOV 1993



**SUPPLEMENTARY RECORD SHEET
UNDER UNIT TITLES ACT 1972**

Search Copy

Identifier NA89D/452
Land Registration District North Auckland
Date Issued 26 June 1992
Plan Number DP 150466

Subdivision of
Lot 56 Deposited Plan 10231 and Lot 55 Deposited Plan 10231

Unit Titles Issued
NA89D/322 NA93C/316

Interests

OWNERSHIP OF COMMON PROPERTY

Pursuant to Section 47 Unit Titles Act 2010 -

(a) the body corporate owns the common property and

(b) the owners of all the units are beneficially entitled to the common property as tenants in common in shares proportional to the ownership interest (or proposed ownership interest) in respect of their respective units.

The above memorial has been added to Supplementary Record Sheets issued under the Unit Titles Act 1972 to give effect to Section 47 of the Unit Titles Act 2010.



Instrument No. 8750879.1
 Status Registered
 Date & Time Lodged 21 Jan 2013 12:57
 Lodged By Wallace, Anne Michele
 Instrument Type Encumbrance



Affected Computer Registers **Land District**
 NA89D/322 North Auckland

Annexure Schedule: Contains 5 Pages.

Encumbrancer Certifications

I certify that I have the authority to act for the Encumbrancer and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Anthea Mary Coombes as Encumbrancer Representative on 21/01/2013 11:35 AM

Encumbrancee Certifications

I certify that I have the authority to act for the Encumbrancee and that the party has the legal capacity to authorise me to lodge this instrument

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period

Signature

Signed by Anthea Mary Coombes as Encumbrancee Representative on 21/01/2013 11:35 AM

*** End of Report ***

Encumbrance instrument
(Section 101 Land Transfer Act 1952)

2009/6232EF
APPROVED
Registrar-General of Land

Affected instrument Identifier
and type (if applicable)

All/part

Area/Description of part or stratum

NA89D/322	All	
-----------	-----	--

Encumbrancer

Andrew Ralph ADAMSON and Nicole Vanessa DONALD

Encumbrancee

AUCKLAND COUNCIL

Estate or interest to be encumbered

Insert e.g. Fee simple; Leasehold in Lease No. etc.

Stratum in Freehold

Encumbrance Memorandum Number

N/A

Nature of security

State whether sum of money, annuity or rentcharge and amount

Rent Charge of \$5,000.00 per annum

Encumbrance

Delete words in [], as appropriate

The Encumbrancer encumbers for the benefit of the Encumbrancee the land in the above computer register(s) with the above sum of money, annuity or rentcharge, to be raised and paid in accordance with the terms set out in the ~~[above Encumbrance Memorandum]~~ [Annexure Schedule(s)] and so as to incorporate in this Encumbrance the terms and other provisions set out in the ~~[above Encumbrance Memorandum]~~ [and] [Annexure Schedule(s)] for the better securing to the Encumbrancee the payment(s) secured by this Encumbrance, and compliance by the Encumbrancer with the terms of this encumbrance.

Terms

1 Length of term
2 Payment date(s)
3 Rate(s) of interest
4 Event(s) in which the sum, annuity or rentcharge becomes payable
5 Event(s) in which the sum, annuity or rentcharge ceases to be payable

Covenants and conditions

Continue in Annexure Schedule(s), if required

See attached Annexure Schedule

Modification of statutory provisions

Continue in Annexure Schedule(s), if required

Background

- A. The Encumbrancer is a registered proprietor of the land currently described as Unit A Deposited Plan 150466 contained in Certificate of Title NA89D/322 ("the Encumbrancer's land").
- B. The Encumbrancer obtained a Resource Consent to construct a new dwelling from the Encumbrancee being the Auckland Council (Council reference LUC20070354401) ("Resource Consent").
- C. One of the conditions of the Resource Consent imposed by the Encumbrancer was that there was to be a building line restriction to be placed on top of the barrier pole wall as shown on the sketch plan EW-01 (and marked as area "X" on LT Plan 428637) and no foundations for any structure shall be located to the north of the building line restriction.

Operative Part

1. The terms "Encumbrancer" and "Encumbrancee" include any successor, assignee or transferee of the Encumbrancer or Encumbrancee respectively and any occupier, lessee or tenant of the Encumbrancer's land.
2. The Encumbrancer encumbers the Encumbrancer's land for the benefit of the Encumbrancee for a term of 999 years with an annual rent charge of \$5,000.00 ("the Rent Charge") to be paid by the Encumbrancer to the Encumbrancee on each anniversary of the date of this Encumbrance (if so demanded by the Encumbrancee).
3. If during each year ending on the anniversary of the date of this Encumbrance there has been no breach of the covenants and obligations of the Encumbrancer contained in this Encumbrance, that has not been remedied within 60 days after notice from the Encumbrancee requiring remedy, the Rent Charge for that year will be deemed to have been paid.
4. On each yearly anniversary of the date of this Encumbrance ("the review date"), the Rent Charge shall be increased by the Consumer Price Index ("CPI") for the preceding year, using the following formula:

$$R \times [a/b]$$

Where R is the Rent Charge immediately prior to the review date

- a. is the CPI (all groups) last published before the review date; and
- b. is the CPI (all groups) last published before the date being 12 months before the review date;

Provided that a/b shall never be less than 1.00.

5. The Rent Charge will determine immediately and the Encumbrancer will be entitled to a release of this Encumbrance if the intentions of this Encumbrance otherwise

become obsolete or if all covenants expressed in this Encumbrance become obsolete or no longer enforceable.

Covenants

6. The parties covenant with each other to perform their respective obligations set out in the following clauses.

Building Line Restriction

7. The Encumbrancer shall be bound by a Building Line Restriction whereby no foundations for any structure shall be located in the area marked "X" on the Digital Title Plan 428637.

Encumbrancee's Consent

8. The Encumbrancee consents to the registration of any instruments that rank behind the Encumbrancee in priority.

Costs

9. The Encumbrancer will pay all the Encumbrancee's reasonable costs directly or indirectly attributable to the entering into, registration, enforcement and discharge of this Encumbrance.

Modification of the Statutory Provisions

10. Sections 203 and 205 of the Property Law Act 2007 ("PLA") apply to this Encumbrance but otherwise (and without prejudice to the Encumbrancee's rights of action at common law as a rent-chargee):
 - a. The Encumbrancee is entitled to none of the powers and remedies given to Encumbrancee by the Land Transfer Act 1952 ("LTA") and the PLA;
 - b. No covenants on the part of the Encumbrancer and its successors in title are implied in this Encumbrance other than the covenants for further assurance implied by section 154 of the LTA.

Waiver

11. Any failure by a party to enforce any clause of this Encumbrance, or any forbearance, delay or indulgence granted by that party to any other party will not be construed as a waiver of the first party's rights under this Encumbrance.

Notices

12. Any notice required to be served on any party will be in writing and served in accordance with the PLA.

First Charge

13. This Encumbrance shall rank as a first charge in respect of the Land and the Encumbrancer shall enter into a priority with any chargeholder or mortgagee to reflect the same.



MT HOBSON GROUP

Town Planning & Resource Consent Solutions

APPENDIX 2

BUN60373967 DECISION AND APPROVED PLANS

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www.mhg.co.nz

Decision on an application for resource consent under the Resource Management Act 1991



Restricted discretionary activity

Application number(s): BUN60373967(Council reference
LUC60369516 (s9 land use consent)
WAT60373968 (s14 Water Take consent)

Applicant: Alexander James Williams

Site address: 38 Rawene Avenue, Westmere

Legal description: Lot 55 DP10231 and Lot 56 DP10231

Proposal:

To demolish an existing dwelling and construct a new dwelling on a site, and undertake associated site works including earthworks of 979m² and 3,351m³, groundwater take (dewatering) and diversion, and works within the rootzone of a generally protected Pohutukawa tree greater than 3m in height.

Resource consents are required for the following reasons:

Land use consent (s9) – LUC60369516

Auckland Unitary Plan (Operative in part)

Land Disturbance - District

- To undertake general earthworks of 979m² and 3,351m³, as the earthworks are greater than 500 m² and 2,500m³ in a residential zone, is a restricted discretionary activity under rules E12.4.1(A4) and (A10) respectively.

Vegetation management and biodiversity

- To undertake works within the protected root zone of a pohutukawa, as the tree is greater than 3m in height and is within 20m of MHWS and a cliff that is within 150m of MHWS, is a restricted discretionary activity under rules E15.4.1(A21) and (A22) respectively.

Watertake consent (s14) – WAT60373968

Auckland Unitary Plan (Operative in part)

Groundwater – Discharge and Diversion

- To take groundwater through dewatering, as the dewatering will occur for a period in excess of 30 days and will continue outside of construction period, is a restricted discretionary activity under rule E7.4.1(A20).
- To undertake works requiring diversion of ground water, as the diversion will occur for greater than 10 days and the associated works/structure will extend more than 2m below the natural groundwater level, is a restricted discretionary activity under rule E7.4.1(A28).

Decision

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

Acting under delegated authority, under sections 104, 104C and Part 2 of the RMA, the resource consents are **GRANTED**.

Reasons

The reasons for this decision are:

1. The application is for restricted discretionary resource consent, and as such under s104C only those matters over which council has restricted its discretion have been considered. Those matters are:
 - E7.8.1 (1), (4) and (6) for groundwater take and diversion.
 - E12.8.1 (1) for earthworks in excess of 500m² and/or 250m³
 - E15.8.1 (1) for vegetation alteration (works within protected root zone).
2. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA, the actual and potential effects from the proposal will be acceptable as:
 - a. Appropriate mitigation is proposed to protect the health of the Pohutukawa tree subject to works within the protected root zone.
 - b. The proposed vegetation alteration will avoid adverse effects upon threatened species or ecosystems due to the existing modified and residential nature of the area of works.
 - c. Construction traffic will be for a short and will be for a temporary duration, with proposed hours of operation for construction activity providing sufficient mitigation in terms of effects on neighbouring persons.
 - d. The earthworks are limited to the building platform and are located generally within the footprint of an existing building, and are associated with development provided for within the zone by the AUP(OP).

- e. The earthworks will occur over an anticipated two-month timeframe, thus occurring for a short and temporary duration, with conditions of consent offered to restrict hours of operation to acceptable time periods.
- f. Noise and dust effects will be appropriately managed through conditions of consent such that any adverse effects to persons occupying neighbouring properties will be less than minor.
- g. Appropriate mitigation is proposed to ensure sedimentation effects to the surrounding coastal area and surrounding ecosystems are minimised.
- h. The earthworks are appropriate for the proposed development and that no other properties are likely to be affected from soil instability issues arising from the earthworks.
- i. Adequate data has been provided to indicate that negligible damage to adjacent buildings/structures on the adjacent property [36 Rawene Ave], or to existing public services is likely from proposed excavation and dewatering.
- j. Appropriate monitoring will be incorporated to manage any adverse settlement effects upon neighbouring property to the southwest, 36 Rawene Ave, in terms of buildings and/or structures following dewatering.
- k. Appropriate provision has been made for review of consent conditions and ongoing monitoring of groundwater conditions and levels, ground surface movement and aquifer parameters to allow for management and mitigation of any adverse environmental effects that may or potentially may arise from groundwater take and/or diversion activity.
- l. Adequate retaining structures will be installed so that adverse stability effects for neighbouring properties in relation to basement excavations will be less than minor.
- m. In terms of positive effects, the development will allow for increased amenity and use by the consent holder, providing for their social and economic well being that does not result in adverse effects upon the environment.
- n. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment and/or within the relevant matters of discretion.
- o. With reference to s123, it is considered appropriate to set a term of thirty-five (35) years for the groundwater take and diversion consent (WAT60373968) because the dewatering and groundwater diversion will continue in the long-term and any adverse effects on the environment will be less than minor.
- p. With reference to s128, it is considered appropriate to impose conditions requiring review of conditions of consent for groundwater take and diversion (WAT60373968) in order to

manage and mitigate any adverse environmental effects that may or potentially may arise from the exercise of the consent, and to take account of information gained from monitoring and/or changed environmental knowledge.

3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents, insofar as they relate to the matters over which discretion is restricted. In particular;

Objectives E2.2 (1), (5) and Policies E2.3 (7), (8), (9), (13), (14), (17) and (23) which relate to groundwater take and diversion and seek to ensure that such activities maintain the availability of water in aquifers for use while maintaining natural values, ensuring current and future needs are provided for, and mana whenua values are acknowledged in the use of water. In specific regards to groundwater diversion, policies 13, 14, seek to ensure the life-supporting capacity of freshwater and ecosystems is maintained in consideration of NPS-Freshwater Management 2014; policy 17 requires that a provision is made to allow a comprehensive review of consents; and policy 23 requires monitoring and mitigation to be incorporated within any water take/diversion applications.

The proposal is consistent with the outcomes sought by the above objectives and policies as the consent as monitoring and review conditions have been offered; the application has been provided for review to mana whenua groups through Councils' CVA facilitation service; adequate assessment of settlement levels for adjoining properties has been completed with confirmation of such settlement resulting in negligible damage to buildings and structures; excavation will be maintained through permanent retaining structures; and the groundwater diversion will not give rise to adverse environmental effects.

Objective E12.2 (1) and Policies E12.3 (1) – (6) which seek to ensure that earthworks occur in a manner that minimises adverse effects on the environment, provides for stability of surrounding land, buildings and structures, manages impacts on Mana Whenua cultural heritage while providing for the establishment of activities that provide for the social, economic and cultural well-being of people.

The proposed earthworks are consistent with the outcomes sought by the above objectives and policies as sufficient mitigation is proposed to minimise adverse effects of sedimentation and erosion on the environment, minimise adverse effects on amenity values of people occupying adjoining properties, maintain on and off-site stability. Mana whenua cultural heritage is provided for through advice that accidental discovery protocols are required to be followed should any such discovery occur. The works allow for an enhanced use and enjoyment of the site by the consent holder, thereby providing for their social, economic and cultural well-being.

Objectives E15.2 (1) and (2) and Policies E15.3 (2), (4), (6), (9), (10) which relate to protection of indigenous vegetation and management of adverse effects upon biodiversity values and ecosystems, with specific reference to coastal environments.

The proposal is consistent with the outcomes sought by the above objectives and policies as the development has been designed and located to minimise vegetation alteration, and appropriate mitigation is proposed to manage adverse effects and maintain the health of a coastal indigenous Pohutukawa of a height greater than 3m.

4. As a restricted discretionary activity, the other matters that can be considered under s104(1)(c) of the RMA must relate to the matters of discretion restricted under the plan. In this case there are no other matters considered relevant to assessment in relation to this application.
5. In the context of this restricted discretionary activity application for land use and water take consent, where the relevant objectives and policies and other relevant provisions in the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.
6. Overall, the proposal is considered to merit a decision to grant consent for reasons as outlined above.

Conditions

Under sections 108 and 108AA of the RMA, these consents are subject to the following conditions:

General conditions

These conditions apply to all resource consents.

1. This consent must be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent numbers LUC60369516 and WAT60373968 of BUN6037967.
 - Application Form and Assessment of Environmental Effects prepared by Martin Green of Green Group Ltd, dated 14 December 2020.

Report title and reference	Author	Re v	Dated
Geotechnical Investigation Report for Proposed Residential Development 38 Rawene Avenue, Westmere, Auckland, Ref LTA20223	LandTech Consulting Ltd	E	9 June 2021
Geotechnical Memorandum for Basement Excavation Related to Proposed New Dwelling at 38 Rawene Avenue, Westmere, Auckland, Ref LTA20223	LandTech Consulting Ltd	A	6 August 2021

Earthwork Management Plan	Thomas Consultants Ltd	2.0	20/07/2021
Stormwater Memo	Thomas Consultants Ltd	-	n.d.
38 Rawene Ave, Westmere – Assessment of Basement in Relation to Vegetation	Peers Brown Miller Ltd	-	10 May 2021

Drawing title and reference	Author	Rev	Dated
Existing Site Plan, Sheet RC-01	Ponting Fitzgerald Architects	06	25/03/2021
Proposed Site Plan, Sheet RC-02	Ponting Fitzgerald Architects	06	25/03/2021
Site Planning, Sheet RC-03	Ponting Fitzgerald Architects	26	19/07/2021
Site Works, Sheet RC-04	Ponting Fitzgerald Architects	10	27/07/2021
Basement Floor Presentation Plan, Sheet RC-05	Ponting Fitzgerald Architects	10	10/05/2021
Ground Floor Presentation Plan, Sheet RC-06	Ponting Fitzgerald Architects	06	25/03/2021
First Floor Presentation Plan, Sheet RC-07	Ponting Fitzgerald Architects	06	25/03/2021
Roof Presentation Plan, Sheet RC-08	Ponting Fitzgerald Architects	06	25/03/2021
Elevations, North & South, Sheet RC-09	Ponting Fitzgerald Architects	06	25/03/2021
Elevations – East & West, Sheet RC-10	Ponting Fitzgerald Architects	06	14/12/2020
Site Sections, Sheet RC-11	Ponting Fitzgerald Architects	09	07/05/2021

Site Sections, Sheet RC-12	Ponting Fitzgerald Architects	09	07/05/2021
Earthworks Cut and Fill Plan, Dwg No RC211	Thomas Consultants Ltd	C	28/07/2021
Private Stormwater Layout Plan, Dwg No RC411	Thomas Consultants Ltd	-	15/07/2021
Section A-A': Settlements Due to Dewatering	Rocscience		7/04/2021
Section A-A': Settlements Due to Dewatering (Total Head)	LandTech Consulting	-	7/04/2021
Section A-A': Settlements Due to Dewatering (Horizontal Displacement)	LandTech Consulting	-	7/04/2021
Section A-A': Settlements Due to Dewatering (Vertical Displacement)	LandTech Consulting	-	7/04/2021
Section B-B': Settlements Due to Dewatering	Rocscience	-	7/04/2021
Section B-B': Settlements Due to Dewatering (Total Head)	LandTech Consulting	-	7/04/2021
Section B-B': Settlements Due to Dewatering (Vertical Displacement)	LandTech Consulting	-	7/04/2021
Section B-B': Settlements Due to Dewatering (Horizontal Displacement)	LandTech Consulting	-	7/04/2021
Section B-B': Settlements Due to Dewatering (Vertical Displacement)	LandTech Consulting	-	7/04/2021
Section C-C': Settlements Due to Dewatering	Rocscience	-	7/04/2021
Section C-C': Settlements Due to Dewatering (Total Head)	LandTech Consulting	-	7/04/2021
Section C-C': Settlements Due to Dewatering (Horizontal Displacement)	LandTech Consulting	-	7/04/2021
Section C-C': Settlements Due to Dewatering (Vertical Displacement)	LandTech Consulting	-	7/04/2021
Section A-A': Post-Development: Extreme Groundwater Conditions	LandTech Consulting	-	7/04/2021
Section A-A': Post-Development: Normal Groundwater Conditions	LandTech Consulting	-	7/04/2021
Section A-A': Post-Development: Seismic Conditions	LandTech Consulting	-	7/04/2021
Section A-A': Pre-Development: Extreme Groundwater Conditions	LandTech Consulting	-	7/04/2021

Section A-A': Pre-Development: Normal Groundwater Conditions	LandTech Consulting	-	7/04/2021
Section A-A': Pre-Development: Seismic Conditions	LandTech Consulting	-	7/04/2021
Section B-B': Post-Development: Extreme Groundwater Conditions	LandTech Consulting	-	7/04/2021
Section B-B': Post-Development: Normal Groundwater Conditions	LandTech Consulting	-	7/04/2021
Section B-B': Post-Development: Seismic Conditions	LandTech Consulting	-	7/04/2021
Section B-B': Pre-Development: Extreme Groundwater Conditions	LandTech Consulting	-	7/04/2021
Section B-B': Pre-Development: Normal Groundwater Conditions	LandTech Consulting	-	7/04/2021
Section B-B': Pre-Development: Seismic Conditions	LandTech Consulting	-	7/04/2021
Section C-C': Post-Development: Extreme Groundwater Conditions	LandTech Consulting	-	7/04/2021
Section C-C': Post-Development: Normal Groundwater Conditions	LandTech Consulting	-	7/04/2021
Section C-C': Post-Development: Seismic Conditions	LandTech Consulting	-	7/04/2021
Section C-C': Pre-Development: Extreme Conditions	LandTech Consulting	-	7/04/2021
Section C-C': Pre-Development: Normal Groundwater Conditions	LandTech Consulting	-	7/04/2021
Section C-C': Pre-Development: Seismic Conditions	LandTech Consulting	-	7/04/2021
Monitoring Location Plan, Map No 4	LandTech Consulting	Rev 2	n.d.

Other additional information	Author	Rev	Dated
Geotechnical RFI response letter Proposed Renovations 38 Rawene Avenue, Westmere, Auckland, ref LTA20223	LandTech Consulting Ltd	A	12 February 2021
Email – RE: LUC60369516 – 38 Rawene Avenue, Westmere – Review of s92 Response	Ali Williams		3 June 2021

2. Under section 125 of the RMA, these consents lapse five years after the date they are granted unless:
 - a. The consents are given effect to; or

- b. The council extends the period after which the consents lapse.
3. The consent holder must pay the council an initial consent compliance monitoring charge of \$1,032 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to these consents.

Advice Note:

The initial monitoring deposit 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(s). In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent(s) have been met, will the council issue a letter confirming compliance on request of the consent holder.

Specific conditions – land use consent LUC60369516

Arboreal

4. The consent holder must employ a suitably experienced arborist (works arborist) to ensure compliance with all consent conditions relating to tree protection for the duration of the works.
5. The consent holder must install temporary fencing consisting of (at a minimum) dayglow mesh attached to closely-spaced steel waratahs, to isolate to the extent possible the root zones of all protected coastal vegetation located in proximity to any demolition and construction works.
6. The consent holder must ensure that no construction activity of any kind and no storage of materials or equipment occurs beyond the temporary fencing.
7. The consent holder must ensure that, where undertaking the excavation required to install the new basement within the protected root zone of the affected pohutukawa, the first 800mm depth of the face of the excavation is supervised by the works arborist. Any roots encountered along the line of cut must be cleanly cut back to the edge of the excavation by the works arborist, using a sharp implement such as handsaw or secateurs.
8. The consent holder must ensure that exposed root ends are covered in polythene or impermeable barrier prior to any concrete pour.

Earthworks

9. The Council must be notified at least 5 working days prior to earthwork activities commencing on the subject site.
10. Prior to the commencement of earthworks activity, the consent holder must hold a pre-start meeting that:

- a) Is located at the subject site
 - b) Is scheduled not less than 5 days before the anticipated commencement of earthworks
 - c) Includes all concerning officer[s] e.g., Monitoring officer, arborist etc
 - d) Includes representation from contractors who will undertake earthworks and suitably qualified professionals
 - e) The following information must be made available at the pre-start meeting including specific references to all relevant documentation, such as resource consent conditions, erosion and sediment control plan and engineers work method.
11. The consent holder must ensure that all machinery associated with the earthwork activity is operated in a way, which ensures that spillages of hazardous substances such as fuel, oil, grout, concrete products and any other contaminants are prevented
 12. The consent holder must ensure that no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset occurs as a result of the earthworks, demolition and/or construction activity. In the event that such damage does occur, the Council will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the consent holder.
 13. The consent holder must ensure that all materials and equipment is stored within the subject site's boundaries unless written permission is granted from Auckland Transport for specific storage in the road reserve.

Sediment and Erosion

14. Prior to the commencement of earthworks activity, all required erosion and sediment control measures on the subject site must be constructed and carried out in accordance with the approved Earthwork Management Plan by Thomas Consultants (reference: LDCE0200, version: 2.0, dated: 14 July 2021) to the satisfaction of the Council.
15. All earthworks must be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water is discharged beyond the subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works must cease immediately and the discharge must be mitigated and/or rectified to the satisfaction of the Council.
16. There must be no airborne or deposited dust beyond the subject site as a result of the earthworks / construction / demolition activity, that in the opinion of the Council, is noxious, offensive or objectionable.
17. Within ten working days following the completion or abandonment of earthworks on the subject site all areas of bare earth must be permanently stabilised against erosion to the satisfaction of the Council.

Construction Traffic

18. Prior to the commencement of the earthworks on the subject site, a finalised Construction Traffic Management Plan (TMP) must be prepared in accordance with the Code of Practice for Temporary Traffic Management (CoPTTM) and shall address the control of the movement of earthmoving vehicles to and from the site. The TMP must be submitted to Council for approval. No earthworks on the subject site must commence until confirmation is provided from the council that the TMP satisfactorily meets the requirements of the CoPTTM, and any required measures referred to in that plan have been put in place.

Advice Note:

The Traffic Management Plan should contain sufficient detail to address the following matters (list not exhaustive):

- *measures to ensure the safe and efficient movement of the travelling public (pedestrians, vehicle occupants, local residents etc.),*
- *restrict hours of vehicle movements to protect amenity of surrounding environment during earthworks phase*

It is the responsibility of the applicant to seek approval for the Traffic Management Plan from Auckland Transport. Please contact Auckland Transport on (09) 355 3553 and review www.beforeudig.co.nz before you begin works.

Geotechnical

19. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse affecting either the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it must immediately be rectified.
20. The consent holder must engage an engineer (who is familiar with Geotechnical Investigation Report for proposed residential development from LandTech Consulting (reference: LTA20223, revision: E, dated: 9 June 2021)) to monitor all excavations, retaining and foundation construction. The supervising engineer's contact details must be provided in writing to the Council at least two weeks prior to earthworks commencing on site.
21. The consent holder must provide an engineer's work method written by a chartered geotechnical engineer or engineering geologist for the contractor to undertake the earthworks with and include the recommendations provided within Geotechnical Investigation Report for proposed residential development from LandTech Consulting (reference: LTA20223, revision: E, dated: 9 June 2021). The work method must be provided in writing to the satisfaction of the Council at least two weeks prior to earthworks commencing on site. No works onsite are permitted prior to written approval that the engineer's work method has been reviewed and accepted by the Council.
22. Certification from a chartered geotechnical engineer or engineering geologist must be provided to the Council, confirming that the works have been completed in accordance

with the approved engineer's work method as required by Condition 8, within ten (10) working days following completion. Written certification must be in the form of a geotechnical completion report, or any other form acceptable to the Council.

23. The consent holder must engage an engineer to advise the Council of timeframes for unsupported cuts adjacent to boundaries at least one week prior to excavations on boundaries being undertaken.

Advice Notes:

Stormwater

- a. *Existing stormwater connections should be proven to be in good condition. CCTV report can reveal the condition of the connection. If found to be of poor condition, a new connection or upgrade of the existing connection may be required with Building Consent.*

Wastewater

- b. *Existing wastewater connections should be proven to be in good condition. CCTV report can reveal the condition of the connection. If found to be of poor condition, a new connection or upgrade of the existing connection may be required with Building Consent.*
- c. *Any new or additional modifications to wastewater discharge or changes to internal configurations will need to be assessed at Building Consent stage.*

Earthworks

- d. *To arrange a pre-start meeting, please contact the Auckland 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 a minimum of 2 days prior to the meeting.*
- e. *Litter such as plastic bags/bottles and building material wrappings shall be removed from the work site at the end of each workday.*
- f. *Adhesives, solvents, paints and other contaminants from building operations shall be prevented from entering stormwater drains and adjacent waterways.*

Accidental Discovery

- g. *If, at any time during site works, sensitive materials (koiwi/human remains, an archaeology site, a maori cultural artefact, a protected NZ object), contamination or a lava cave greater than 1m in diameter) are discovered, then the protocol set out in standards E11.6.1 and E12.6.1 of the Auckland Unitary Plan (Operative in Part) shall be followed. In summary these are:*
- i. *All earthworks will cease in the immediate vicinity (at least 20m from the site of the discovery) and the area including a buffer secured to ensure all sensitive material remains undisturbed.*

- ii. *The consent holder must immediately advise Council, Heritage New Zealand Pouhere Taonga and Police (if human remains are found) and arrange a site inspection with these parties.*
- iii. *If the discovery contains koiwi, archaeology or artefacts of Maori origin, representatives from those Iwi groups with mana whenua interest in the area are to be provided information on the nature and location of the discovery.*
- iv. *The consent holder must not recommence works until the steps set out in the above-mentioned standards have been followed and commencement of works approved by Council.*

Geotechnical

- h. *Any minor amendments should be provided to the Team Leader – Compliance Monitoring Central, prior to implementation to confirm that they are within the scope of this consent.*
- i. *Any changes to the erosion and sediment control measures which affect their performance or level of treatment they provide, may require an application to be made in accordance with section 127 of the RMA*

Specific conditions – Watertake consent WAT60373968

Definitions

Words in the ground dewatering (take) and groundwater diversion consent conditions have specific meanings as outlined in the table below.

<i>Alarm Level</i>	<i>Specific levels at which actions are required as described in the relevant conditions.</i>
<i>Alert Level</i>	<i>Specific levels at which actions are required as described in the relevant conditions.</i>
<i>Bulk Excavation</i>	<i>Includes all excavation that affects groundwater excluding minor enabling works and piling less than 1.5m in diameter.</i>

<i>Commencement of Construction Phase Dewatering</i>	<i>Means commencement of Bulk Excavation and/or the commencement of the taking or diversion of groundwater, other than for initial state monitoring purposes.</i>
<i>Completion of Construction Phase Dewatering</i>	<i>Means, in the case of a drained building or structure, the stage the structures external and internal support mechanisms, including basement floors have been completed, the permanent drainage system(s) are in place and no further groundwater is being taken for the construction of the basement</i>
<i>Commencement of Excavation</i>	<i>Means commencement of Bulk Excavation or excavation to create perimeter walls.</i>
<i>Completion of Construction</i>	<i>Means when the Code Compliance Certificate (CCC) is issued by Auckland Council</i>
<i>Completion of Excavation</i>	<i>Means the stage when all Bulk Excavation has been completed and all foundation/footing excavations within 10 meters of the perimeter retaining wall have been completed.</i>
<i>Condition Survey</i>	<i>Means an external visual inspection or a detailed condition survey (as defined in the relevant conditions).</i>
<i>Damage</i>	<i>Includes Aesthetic, Serviceability, Stability, but does not include Negligible Damage. Damage as described in the table below.</i>

<i>External visual inspection</i>	<i>A condition survey undertaken for the purpose of detecting any new external Damage or deterioration of existing external Damage. Includes as a minimum a visual inspection of the exterior and a dated photographic record of all observable exterior Damage.</i>
<i>GSMCP</i>	<i>Means Groundwater and Settlement Monitoring and Contingency Plan</i>
<i>Monitoring Station</i>	<i>Means any monitoring instrument including a ground or building deformation station, inclinometer, groundwater monitoring bore, retaining wall deflection station, or other monitoring device required by this consent.</i>
<i>RL</i>	<i>Means Reduced Level.</i>
<i>Seasonal Low Groundwater Level</i>	<i>Means the annual lowest groundwater level – which typically occurs in summer.</i>
<i>Services</i>	<i>Include fibre optic cables, sanitary drainage, stormwater drainage, gas and water mains, power and telephone installations and infrastructure, road infrastructure assets such as footpaths, kerbs, catch-pits, pavements and street furniture.</i>
<i>SQEP</i>	<i>Means Suitably Qualified Engineering Professional</i>
<i>SQBS</i>	<i>Means Suitably Qualified Building Surveyor</i>

Category of Damage	Normal Degree of Severity	Description of Typical Damage <i>(Building Damage Classification after Burland (1995), and Mair et al (1996))</i>	General Category <i>(after Burland – 1995)</i>
0	Negligible	Hairline cracks.	Aesthetic Damage
1	Very Slight	Fine cracks easily treated during normal redecoration. Perhaps isolated slight fracture in building. Cracks in exterior visible upon close inspection. Typical crack widths up to 1mm.	
2	Slight	Cracks easily filled. Redecoration probably required. Several slight fractures inside building. Exterior cracks visible, some repainting may be required for weather-tightness. Doors and windows may stick slightly. Typically, crack widths up to 5mm.	
3	Moderate	Cracks may require cutting out and patching. Recurrent cracks can be masked by suitable linings. Brick pointing and possible replacement of a small amount of exterior brickwork may be required. Doors and windows sticking. Utility services may be interrupted. Weather tightness often impaired. Typical crack widths are 5mm to 15mm or several greater than 3mm.	Serviceability Damage
4	Severe	Extensive repair involving removal and replacement of walls especially over door and windows required. Window and door frames distorted. Floor slopes noticeably. Walls lean or bulge noticeably. Some loss of bearing in beams. Utility services disrupted. Typical crack widths are 15mm to 25mm but also depend on the number of cracks.	
5	Very Severe	Major repair required involving partial or complete reconstruction. Beams lose bearing, walls lean badly and require shoring. Windows broken by distortion. Danger of instability. Typical crack widths are greater than 25mm but depend on the number of cracks.	Stability Damage

Table 1: Building Damage Classification

Note: In the table above the column headed “Description of Typical Damage” applies to masonry buildings only and the column headed “General Category” applies to all buildings.

Activity in accordance with plans

1. The take (dewatering) and diversion of groundwater associated with construction of a single-level basement for a new dwelling, must be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the Council as consent number WAT60373968 including:
 - A letter report titled “Re: Geotechnical RFI response letter Proposed Renovations 38 Rawene Avenue, Westmere, Auckland”, prepared by LandTech Consulting Ltd (LCL), dated 12 February 2021, Revision A, Ref LTA20223.
 - An email titled “Re: LUC60369516 - 38 Rawene Avenue, Westmere - Review of S92 Response”, prepared by Ali Williams, dated 3 June 2021.
 - A report titled “Geotechnical Investigation Report for Proposed Residential Development 38 Rawene Avenue, Westmere, Auckland”, prepared by LCL, dated 9 June 2021, revision E, Ref LTA20223.
 - An Architect’s drawing titled “Mowbray Williams Residence 38 Rawene Avenue Westmere – Site Works”, prepared by Ponting Fitzgerald Architects, dated 27 July 2021, Sheet RC-04, Rev 10.
 - An Engineer’s drawing titled “38 Rawene Avenue Westmere – Earthworks Cut and Fill Plan” prepared by Thomas Consultants dated 28 July 2021, Drawing No. RC211, Rev C.
 - A report titled “Geotechnical Memorandum for Basement Excavation Related To Proposed New Dwelling at 38 Rawene Avenue, Westmere, Auckland”, prepared by LCL, dated 6 August 2021, revision A, Ref LTA20223.

Duration of the consent

2. The take (dewatering) and groundwater diversion consent WAT60373968 must expire on 31 August 2056 unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

Provide for a review under section 128

3. Under section 128 of the RMA the conditions of this consent WAT60373968 may be reviewed by the Manager Resource Consents at the Consent Holder’s cost:
4. Within six (6) months after Completion of Dewatering and subsequently at intervals of not less than five (5) years thereafter in order:
 - To deal with any adverse effects on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage
 - To vary the monitoring and reporting requirements, and performance standards, in order to take account of information, including the results of previous monitoring and changed environmental knowledge on:
 - a) ground conditions

- b) aquifer parameters
- c) groundwater levels; and
- d) ground surface movement

Notice of Commencement of Construction Phase Dewatering

5. The Council must be advised in writing at least ten (10) working days prior to the date of the Commencement of Construction Phase Dewatering.

Design and Construction of Basement Retaining Walls

6. The design and construction of the basement retaining walls must be undertaken in accordance with the specifications contained in the reports titled:
 - "Geotechnical Investigation Report for Proposed Residential Development 38 Rawene Avenue, Westmere, Auckland", prepared by LCL, dated 9 June 2021, revision E Ref LTA20223.
 - Geotechnical Memorandum for Basement Excavation Related To Proposed New Dwelling at 38 Rawene Avenue, Westmere, Auckland", prepared by LCL, dated 6 August 2021, revision A, Ref LTA20223

Excavation Limit

7. The Bulk Excavation must not extend below the "Cut to Levels" shown on the drawing titled "38 Rawene Avenue Westmere – Earthworks Cut and Fill Plan", prepared by Thomas Consultants dated 28 July 2021, Drawing No. RC211, Rev C.

Performance Standards

Damage Avoidance

8. All excavation, dewatering systems, retaining structures, basements and works associated with the diversion or taking of groundwater, must be designed, constructed and maintained so as to avoid Damage to buildings, structures and Services on the site or adjacent properties, outside that considered as part of the application process unless otherwise agreed in writing with the asset owner.

Alert and Alarm Levels

9. The activity must not cause any settlement or movement greater than the Alarm Level thresholds specified in Schedule A below. Alert and Alarm Levels are triggered when the following Alert and Alarm Trigger thresholds are exceeded:

Schedule A: Alarm and Alert Levels			
Movement		Trigger Thresholds (+/-)	
		Alarm	Alert
a)	Differential vertical settlement between any two Ground Surface Deformation Stations (the Differential Ground Surface Settlement Alarm or Alert Level) <ul style="list-style-type: none"> • GM1 to GM6 	1:500	1:750
b)	Total vertical settlement from the pre-excavation baseline level at any Ground Surface Deformation Station (the Total Ground Surface Settlement Alarm or Alert Level): <ul style="list-style-type: none"> • GM1 to GM6 	15mm	10mm
c)	Differential vertical settlement between any two adjacent Building Deformation Stations (the Differential Building Settlement Alarm or Alert Level) <ul style="list-style-type: none"> • M1 to M4 	1:700	1:1,000
d)	Total vertical settlement from the pre-excavation baseline level at any Building Deformation Station (the Total Building Settlement Alarm or Alert Level): <ul style="list-style-type: none"> • M1 to M4 	10mm	7mm
e)	Distance below the pre-dewatering Seasonal Low Groundwater Level and any subsequent groundwater reading at any groundwater monitoring bore (the Groundwater Alert Levels 1 & 2): GW1	N/A	(1) 1.8m (2) 2.0m

Note: The locations of the Monitoring Stations listed in Schedule A are shown on the plan titled “Proposed Residential Development 38 Rawene Avenue, Westmere - Monitoring Location Plan”, prepared by LandTech Consulting Ltd, rev 2, dated 9 June 2021.

These levels may be amended subject to approval by the Council as part of the Groundwater Settlement Monitoring and Contingency Plan (GSMCP) approval process, and, after the receipt of pre-dewatering monitoring data, building condition surveys and recommendations from a suitably qualified engineering professional (SQEP), but only to the extent that avoidance of Damage to building, structures and Services can still be achieved.

Advice Note:

There are conditions below that must be complied with when the Alert and Alarm Level triggers are exceeded. These include actions that must be taken immediately including seeking the advice of a SQEP.

Alert Level Actions

10. In the event of any Alert Level being exceeded the Consent Holder must:
 - a) Notify the Council within twenty-four (24) hours.
 - b) Re-measure all Monitoring Stations within twenty (20) metres of the affected monitoring location(s) to confirm the extent of apparent movement
 - c) Ensure the data is reviewed, and advice provided, by a SQEP on the need for mitigation measures or other actions necessary to avoid further deformation. Where mitigation measures or other actions are recommended those measures must be implemented.
 - d) Submit a written report, prepared by the SQEP responsible for overseeing the monitoring, to the Council within five (5) working days of Alert Level exceedance. The report must provide an analysis of all monitoring data (including wall deflection) relating to the exceedance, actions taken to date to address the issue, recommendations for additional monitoring (i.e., the need for increased frequency or repeat condition survey(s) of building or structures) and recommendations for future remedial actions necessary to prevent Alarm Levels being exceeded.
 - e) Measure and record all Monitoring Stations within fifty (50) metres of the location of any Alert Level exceedance every two days until such time the written report referred to above has been submitted to the Council.

Alarm Level Actions

11. In the event of any Alarm Level being exceeded at any ground or deformation pin the Consent Holder must:
 - a) Immediately halt construction activity, including excavation, dewatering or any other works that may result in increased deformation, unless halting the activity is considered by a SQEP to be likely to be more harmful (in terms of effects on the environment) than continuing to carry out the activity.
 - b) Notify the Council within twenty-four (24) hours of the Alarm Level exceedance being detected and provide details of the measurements taken.
 - c) Undertake a condition survey (this could comprise either a detailed condition survey or an external visual inspection at the discretion of the SQEP responsible for overseeing the monitoring) by a SQEP or suitably qualified building surveyor (SQBS) of any building or structure located adjacent to any Monitoring Station where the Alarm Level has been exceeded.

- d) Take advice from the author of the Alert Level exceedance report (if there was one) on actions required to avoid, remedy or mitigate adverse effects on ground, buildings or structures that may occur as a result of the exceedance.
- e) Not resume construction activities (or any associated activities), halted in accordance with paragraph (a) above, until any mitigation measures (recommended in accordance with paragraphs (d) above) have been implemented to the satisfaction of a SQEP.
- f) Submit a written report, prepared by the SQEP responsible for overseeing the monitoring, to the Council, on the results of the condition survey(s), the mitigation measures implemented and any remedial works and/or agreements with affected parties within five (5) working days of recommencement of works.

Groundwater and Settlement Monitoring and Contingency Plan (GSMCP)

12. At least ten (10) working days prior to the Commencement of Construction Phase Dewatering, a Groundwater and Settlement Monitoring and Contingency Plan (GSMCP) prepared by a (SQEP), must be submitted to the Council for written approval. Any later proposed amendment of the GSMCP must also be submitted to the Council for written approval.

The overall objective of the GSMCP must be to set out the practices and procedures to be adopted to ensure compliance with the consent conditions and must include, at a minimum, the following information:

- a) A monitoring location plan, showing the location and type of all Monitoring Stations including ground and building deformation pins. The monitoring plan should be based on the plan titled "Proposed Residential Development 38 Rawene Avenue, Westmere - Monitoring Location Plan", prepared by LandTech Consulting Ltd, rev, dated 9 June 2021. In any case where the location of a Monitoring Station differs substantively from that shown on the plan titled "Proposed Residential Development 38 Rawene Avenue, Westmere - Monitoring Location Plan", prepared by LandTech Consulting Ltd, rev 2, dated 9 June 2021, a written explanation for the difference must be provided at the same time that the GSMCP is provided.
- b) Final completed schedules B to D (as per the conditions below) for monitoring of ground surface settlement, building settlement and groundwater levels (including any proposed changes to the monitoring frequency) as required by conditions below.
- c) All monitoring data, the identification of Services susceptible to Damage and all building/Service condition surveys undertaken to date, and required by conditions below.
- d) A bar chart or a schedule, showing the timing and frequency of condition surveys, visual inspections and all other monitoring required by this consent, and a sample report template for the required two (2) monthly monitoring.

- e) All Alert and Alarm Level Triggers (including reasons if changes to such are proposed, for example as a result of recommendations in the building condition surveys or data obtained from pre-dewatering monitoring).
 - f) Details of the contingency actions to be implemented if Alert or Alarm Levels are exceeded.
13. All construction, dewatering, monitoring and contingency actions must be carried out in accordance with the approved GSMCP. No Bulk Excavation (that may affect groundwater levels) or other dewatering activities must commence until the GSMCP is approved in writing by the Council.

Pre-Dewatering Construction Phase Building and Structure Survey

14. No more than six (6) months prior to the Commencement of Construction Phase Dewatering a detailed condition survey of buildings and structures as specified in Schedule B below must be undertaken by a SQEP or SQBS and a written report must be prepared and reviewed by the SQEP responsible for overseeing the monitoring. The report must be submitted for approval by the Council.

Advice Note:

This condition does not apply where written evidence is provided to the Council that the owner of a property has confirmed they do not require a detailed condition survey.

The detailed condition survey must include:

- a) *Confirmation of the installation of building deformation stations as required in Schedule B below in the locations shown on the plan titled "Proposed Residential Development 38 Rawene Avenue, Westmere - Monitoring Location Plan", prepared by LandTech Consulting Ltd, rev 2, dated 9 June 2021.*
- b) *A description of the type of foundations.*
- c) *A description of existing levels of Damage considered to be of an aesthetic or superficial nature.*
- d) *A description of existing levels of Damage considered to affect the serviceability of the building where visually apparent, without recourse to intrusive or destructive investigation.*
- e) *An assessment as to whether existing Damage may or may not be associated with actual structural Damage and an assessment of the susceptibility of buildings/structures to further movement and Damage.*
- f) *Photographic evidence of existing observable Damage.*
- g) *A review of proposed Alarm and Alert Levels to confirm they are appropriately set and confirmation that any ground settlement less than the Alarm Level will not cause Damage.*
- h) *An assessment of whether the monitoring frequency is appropriate.*

- i) *An assessment of whether the locations and density of existing building deformation stations are adequate and appropriate for the effective detection of change to building and structure condition.*

Schedule B: Buildings/Structures that require Detailed Condition Survey and Installation of Deformation Stations		
Address	Legal Description	Number of building /structure deformation stations required
36 Rawene Avenue, Westmere	Lot 57 DP10231	4 No. M1 to M4

Pre-Construction Phase Dewatering Services Condition Survey

15. Prior to the Commencement of Construction Phase Dewatering, a condition survey of potentially affected stormwater and wastewater services must be undertaken in consultation with the relevant service provider.

Advice Note:

This condition does not apply to any service where written evidence is provided to the Council that the owner of that service has confirmed they do not require a condition survey.

External Visual Inspections during Construction Phase Dewatering

16. External visual inspections of the surrounding ground and the neighbouring buildings and structures (including paved areas around the dwelling and swimming pool at 36 Rawene Avenue), must be undertaken for the purpose of detecting any new external Damage or deterioration of existing external Damage. Inspections are to be carried weekly from the Commencement to Completion of Construction Phase Dewatering. A photographic record is to be kept, including time and date, of each inspection and all observations made during the inspection, and should be of a quality that is fit for purpose.

The results of the external visual inspections and an assessment of the results are to be reviewed by the SQEP responsible for overseeing the monitoring and included in the bimonthly monitoring report for the relevant monitoring period.

Advice Note:

This condition does not apply to any land, building or structure where written evidence is provided to the Council confirming that the owner of the land, building or structure does not require visual inspections to be carried out.

Completion of Construction Phase Dewatering - Building, Structure and Services Condition Surveys

17. Between six (6) and twelve (12) months after Completion of Construction Phase Dewatering a detailed condition survey of all previously surveyed buildings, structures and Services, must be undertaken by a SQEP or SQBS and a written report must be prepared. The report is to be reviewed by the SQEP responsible for overseeing the monitoring and then submitted to the Council, within one month of completion of the survey.

The condition survey report must make specific comment on those matters identified in the pre-dewatering condition survey. It must also identify any new Damage that has occurred since the pre-dewatering condition survey was undertaken and provide an assessment of the likely cause of any such Damage.

Advice Note:

This condition does not apply to any building, structure or Service where written evidence is provided to the Council confirming that the owner of that building, structure, or Service does not require a condition survey to be undertaken.

Additional Surveys

18. Additional condition surveys of any building, structure, or Service must be undertaken, if requested by the Council, for the purpose of investigating any Damage potentially caused by ground movement resulting from Construction Phase Dewatering or retaining wall deflection. A written report of the results of the survey must be prepared and/or reviewed by the SQEP responsible for overseeing the monitoring. The report must be submitted to the Council.

The requirement for any such additional condition survey will cease six (6) months after the Completion of Construction Phase Dewatering unless ground settlement or building deformation monitoring indicates movement is still occurring at a level that may result in Damage to buildings, structures, or Services. In such circumstances the period where additional condition surveys may be required will be extended until monitoring shows that movement has stabilised and the risk of Damage to buildings, structures and Services as a result of the dewatering is no longer present.

Groundwater Monitoring

19. Groundwater monitoring is to be undertaken at the groundwater monitoring bore location shown on the plan titled "Proposed Residential Development 38 Rawene Avenue, Westmere - Monitoring Location Plan", prepared by LandTech Consulting Ltd, revision 2, dated 9 June 2021, or in the approved GSMCP. Groundwater level monitoring is to be undertaken in accordance with Schedule C below:

Schedule C: Groundwater Monitoring Frequency					
Bore Name	Location		Groundwater level monitoring frequency (to an accuracy of 10mm)		
			From bore construction until one month before Commencement of Construction Phase Dewatering	One month before Commencement of Construction Phase Dewatering to Completion of Construction Phase Dewatering	From Completion of Construction Phase Dewatering until 3 months later
	Easting (mE)	Northing (mN)			
GW1	tbc	tbc	Monthly (with a minimum of three-monthly readings)	Twice weekly	Monthly

The monitoring frequency may be changed if approved by the Council. Any change must be specified in the GSMCP. In addition, the three-month monitoring period post Completion of Construction Phase Dewatering may be extended, by the Council, if measured groundwater levels are not consistent with inferred seasonal trends or predicted groundwater movement.

Advice Note:

If groundwater level measurements show an inconsistent pattern immediately prior to the Commencement of Construction Phase Dewatering (for example varying more than +/-200mm during a month), then further readings may be required to ensure that an accurate groundwater level baseline is established before Construction Phase dewatering commences.

Ground Surface and Building Deformation Monitoring

20. Ground Surface and Building Deformation Monitoring Stations must be established and maintained at the approximate locations shown on the plan titled “Proposed Residential Development 38 Rawene Avenue, Westmere - Monitoring Location Plan”, prepared by LandTech Consulting Ltd, revision 2, dated 9 June 2021. The Monitoring Stations will be monitored at the frequency set out in Schedule D. The purpose of the Monitoring Stations is to record any vertical or horizontal movement. Benchmark positions must be established no less than twenty (20) metres away from the excavated area.

Schedule D: Ground Surface and Building Monitoring			
Monitoring Station and type*	Frequency		
	Pre-Commencement of Construction Phase Dewatering	Commencement to Completion of Construction Phase Dewatering	Post-Completion of Construction Phase Dewatering
<i>Ground Six Points (GM1 to GM6)</i>	Twice to a horizontal and vertical accuracy of +/-2mm (achieved by precise levelling)	Weekly	Monthly for 6 months
<i>Buildings: Four Points (M1 to M4)</i>	Twice to a horizontal and vertical accuracy of +/-2mm (achieved by precise levelling)	Weekly	Monthly for 6 months

Note: * Consideration must be given to embedded column type ground settlement marker where possible for improved accuracy. For instance, where tree roots or construction traffic may affect settlement.

The monitoring frequency may be changed, if approved by the Council.

Access to Third Party Property

21. Where any monitoring, inspection or condition survey in this consent requires access to property/ies owned by a third party, and access is declined or subject to what the Consent Holder considers to be unreasonable terms, the Consent Holder must provide a report to the Council prepared by a SQEP identifying an alternative monitoring programme. The report must describe how the monitoring will provide sufficient early detection of deformation to enable measures to be implemented to prevent Damage to buildings, structures or Services. Written approval from the Council must be obtained before an alternative monitoring option is implemented.

Contingency Actions

22. If the Consent Holder becomes aware of any Damage to buildings, structures or Services potentially caused wholly, or in part, by the exercise of this consent, the Consent Holder must:
 - a) Notify the Council and the asset owner within two (2) working days of the Consent Holder becoming aware of the Damage.
 - b) Provide a report prepared by a SQEP (engaged by the Consent Holder at their cost) that describes the Damage; identifies the cause of the Damage; identifies methods to remedy and/or mitigate the Damage that has been caused; identifies

the potential for further Damage to occur, and describes actions that will be taken to avoid further Damage.

- c) Provide a copy of the report prepared under (b) above, to the Council and the asset owner within ten (10) working days of notification under (a) above.

Advice Note:

It is anticipated the Consent Holder will seek the permission of the damaged asset to access the property and asset to enable the inspection/investigation. It is understood that if access is denied the report will be of limited extent.

Building, Structure, and Services Surveys and Inspections

23. A copy of all pre-dewatering building, structure condition surveys, and Service condition surveys and photographic records of external visual inspections required by this consent must be submitted to the Council with the GSMCP. All other condition surveys and photographic records required by this consent must be provided to the Council upon request.

Reporting of Monitoring Data

24. At two (2) monthly intervals, a report containing all monitoring data required by conditions of this consent must be submitted to the Council. This report must include a construction progress timeline, the monitoring data (including the results of condition surveys) recorded in that period, and, a comparison of that data with previously recorded data and with the Alert and Alarm Levels for each Monitoring Station.

Notice of Completion

25. The Council must be advised in writing within ten (10) working days of when excavation and Construction Phase Dewatering has been completed.

Groundwater Maintenance Program

26. At the Completion of Construction Phase Dewatering, the Council must be provided with a maintenance program for any permanent groundwater drainage system used to manage groundwater levels.

Advice Note:

The Consent Holder is advised that the discharge of pumped groundwater to a stormwater system or waterbody will need to comply with any other regulations, bylaws or discharge.

General Advice notes

1. Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.

2. *For the purpose of compliance with the conditions of consent, “the council” refers to the council’s monitoring officer unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
3. *For more information on the resource consent process with Auckland Council see the council’s website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment’s website: www.mfe.govt.nz.*
4. *If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*
5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*

Delegated decision maker:

Name: Masato Nakamura

Title: Principal Project Lead, Resource Consents

Signed:



Date: 3 September 2021

Resource Consent Notice of Works Starting

Please email this form to monitoring@aucklandcouncil.govt.nz at least 5 days prior to work starting on your development or post it to the address at the bottom of the page.

Site address:				
AREA (please tick the box)	Auckland CBD <input type="checkbox"/>	Auckland Isthmus <input type="checkbox"/>	Hauraki Gulf Islands <input type="checkbox"/>	Waitakere <input type="checkbox"/>
Manukau <input type="checkbox"/>	Rodney <input type="checkbox"/>	North Shore <input type="checkbox"/>	Papakura <input type="checkbox"/>	Franklin <input type="checkbox"/>
Resource consent number:			Associated building consent:	
Expected start date of work:			Expected duration of work:	

Primary contact	Name	Mobile / Landline	Address	Email address
Owner				
Project manager				
Builder				
Earthmover				
Arborist				
Other (specify)				

Signature: Owner / Project Manager (indicate which)	Date:
--	--------------

Once you have been contacted by the Monitoring Officer, all correspondence should be sent directly to them.

SAVE \$\$\$ minimise monitoring costs!

The council will review your property for start of works every three months from the date of issue of the resource consent and charge for the time spent. You can contact your Resource Consent Monitoring Officer on 09 301 0101 or via monitoring@aucklandcouncil.govt.nz to discuss a likely timetable of works before the inspection is carried out and to avoid incurring this cost.



LOCATION MAP

Auckland Council
LUC60369516 & WAT60373968
 Approved Resource Consent Plan
 03/09/2021

NOT TO SCALE

LEGAL DESCRIPTION / RELEVANT SITE INFO

SITE ADDRESS: 38 RAWENE AVE, WESTMERE

LOT: UNIT B
 D.P: 150466
 CT: NA93C/316

LOCAL BODY: AUCKLAND COUNCIL

ZONE: RESIDENTIAL - MIXED HOUSING SUBURBAN
 WIND: VERY HIGH
 EXPOSURE: ZONE D
 EARTHQUAKE: ZONE 1

CONSENT(S): PREVIOUS RC/EPA CONSENT

DISTRICT PLAN: AUCKLAND UNITARY PLAN (OPERATIVE)

SITE AREAS

TOTAL SITE AREA 4,530m²

SURVEY INFORMATION

SURVEYED BY: ASBUILT DIGITAL LTD.

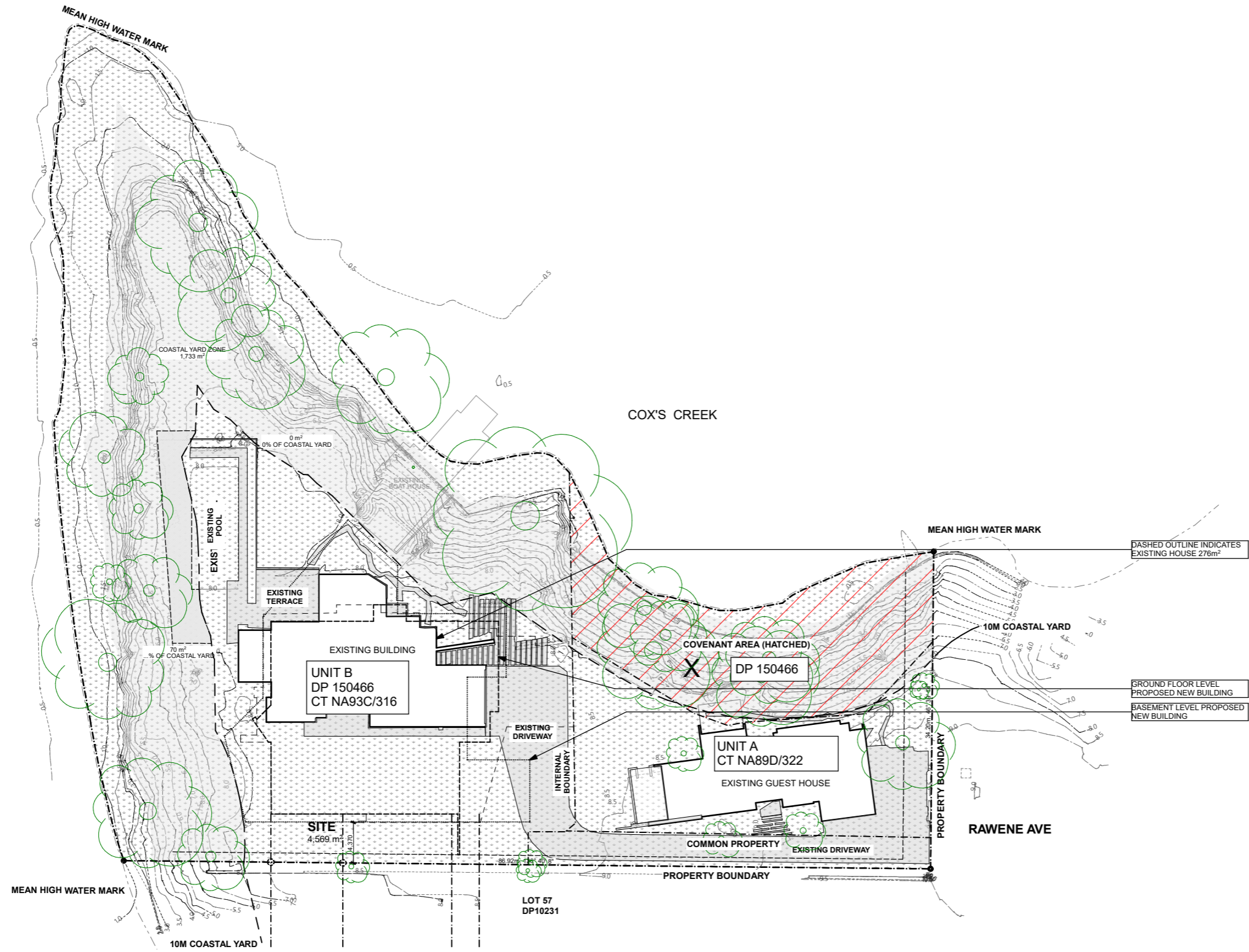
ALL LEVELS ARE IN TERMS OF LANDS & SURVEY DATUM AUCKLAND 1946. REFER TO ASBUILT DIGITAL'S CADASTRAL NOTES FOR SPECIFICS.

CONTOURS ARE SHOWN AT: HALF METRE INTERVALS

AREAS AND DIMENSIONS ARE SUBJECT TO VERIFICATION UPON SURVEY.

SITE PLAN - EXISTING LEGEND

- +00.00 EXISTING SPOT LEVEL (IN METRES)
- 50.0 EXISTING CONTOUR LEVEL (IN METRES)
- DP DOWNPIPE: REFER SPEC FOR MATERIAL IN ACCORDANCE WITH NZBC E1/AS1 TABLE 5.
- CP CESS PIT
- S SUMP
- MH MANHOLE
- SS PUBLIC SANITARY SEWER LINE
- SW PUBLIC STORMWATER LINE
- W MAINS WATER
- GAS MAINS GAS
- PRIVATE SANITARY SEWER (ARROW INDICATES DIRECTION OF FLOW)
- PRIVATE STORMWATER (ARROW INDICATES DIRECTION OF FLOW)
- FENCE
- P OVERHEAD POWER
- PH OVERHEAD TELECOM



1 EXISTING SITE PLAN
 SCALE 1:500

RC ISSUE - NOT FOR CONSTRUCTION

MOWBRAY WILLIAMS RESIDENCE
 38 RAWENE AVE, WESTMERE

Do not scale off drawings. Before commencement of any work the contractor shall check, verify and be responsible for all dimensions. The contractor must notify this office of any discrepancies in the documents and/or site conditions. All workmanship and materials to be in accordance with relevant current New Zealand Standards. This drawing is the property of Ponting Fitzgerald Ltd and must not be used, copied or reproduced in whole or part without prior written permission. ph 09 360 9515

06	RESOURCE CONSENT	25/03/2021
05	RESOURCE CONSENT	22/03/2021
NO.	NAME	ISSUE DATE
DRAWING	EXISTING SITE PLAN	SHEET
		RC-01
DRAWN BY	PFA	SCALE
PRINT DATE	10/05/2021	1:500 @ A3
		REV
		06



SITE PLAN - PROPOSED LEGEND

- +00.00 PROPOSED SPOT LEVEL (IN METRES)
- +00.00 EXISTING SPOT LEVEL (IN METRES)
- 59.0 EXISTING CONTOUR LEVEL (IN METRES)
- DP DOWNPIPE: REFER SPEC FOR MATERIAL IN ACCORDANCE WITH NZBC E1/AS1 TABLE 5.
- CP CESS PIT
- S SUMP
- MH MANHOLE
- SS PUBLIC SANITARY SEWER LINE
- SW PUBLIC STORMWATER LINE
- W MAINS WATER
- GAS MAINS GAS
- PRIVATE SANITARY SEWER (ARROW INDICATES DIRECTION OF FLOW)
- PRIVATE STORMWATER (ARROW INDICATES DIRECTION OF FLOW)
- PERFORATED SUBSOIL DRAIN: 100Ø NOVAFLOW IN FILTER SOCK TO DRAIN TO STORMWATER SYSTEM VIA SILT TRAP
- FENCE
- P OVERHEAD POWER
- PH OVERHEAD TELECOM

LOCATION MAP



LEGAL DESCRIPTION / RELEVANT SITE INFO

SITE ADDRESS: 38 RAWENE AVE, WESTMERE

LOT: UNIT B
D.P: 150466
CT: NA93C/316

LOCAL BODY: AUCKLAND COUNCIL

ZONE: RESIDENTIAL - MIXED HOUSING SUBURBAN
WIND: VERY HIGH
EXPOSURE: ZONE D
EARTHQUAKE: ZONE 1

CONSENT(S): PREVIOUS RC/EPA CONSENT

DISTRICT PLAN: AUCKLAND UNITARY PLAN (OPERATIVE)

SITE AREAS

TOTAL SITE AREA 4,530m²

SURVEY INFORMATION

SURVEYED BY: ASBUILT DIGITAL LTD.

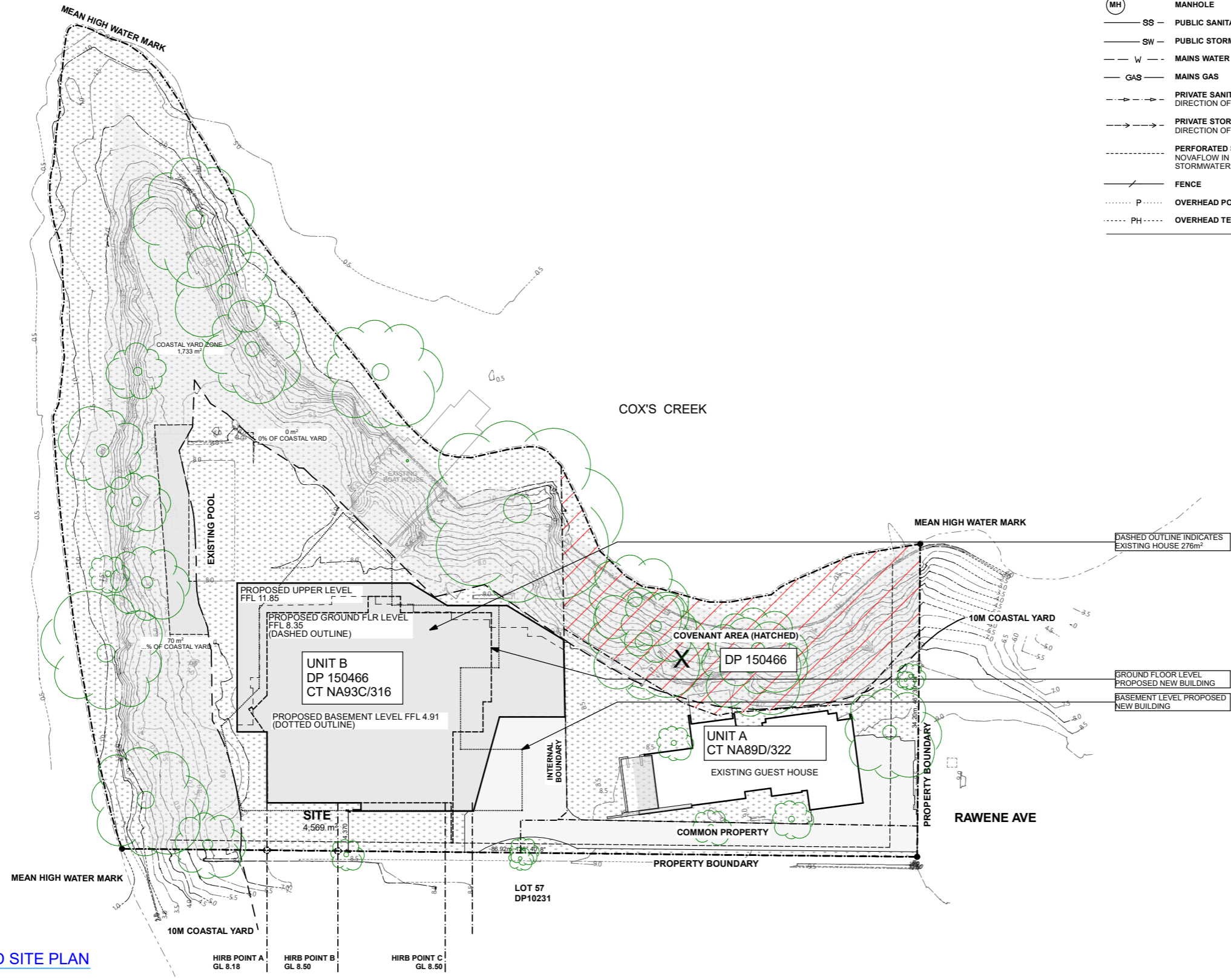
ALL LEVELS ARE IN TERMS OF LANDS & SURVEY DATUM AUCKLAND 1946. REFER TO ASBUILT DIGITAL'S CADASTRAL NOTES FOR SPECIFICS.

CONTOURS ARE SHOWN AT: HALF METRE INTERVALS

AREAS AND DIMENSIONS ARE SUBJECT TO VERIFICATION UPON SURVEY.

SITE NOTES

- ALL WORKS TO COMPLY WITH THE RELEVANT CLAUSES OF THE NZBC.
- ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.
- ALL NEW PRIVATE DRAINAGE WITHIN THE BOUNDARY HAS BEEN LOCATED ACCORDING TO COUNCIL AS-BUILT DRAWINGS. ALL PUBLIC DRAINAGE HAS BEEN POSITIONED ACCORDING TO COUNCIL RECORDS. ALL NEW AND EXISTING SERVICE ROUTES AND DRAINS ARE SHOWN INDICATIVELY ONLY. DRAINAGE CONTRACTOR TO LOCATE EXACT POSITION PRIOR TO CONSTRUCTION.
- ALL STORMWATER AND DRAINAGE TO COMPLY WITH E1 OF THE NZBC.
- ALL PLUMBING AND DRAINAGE TO COMPLY WITH NZBC E1/AS1, APPROVED SOLUTIONS G13/AS1, G13/AS2, G13/AS3.
- NOVAFLOW COIL WITH FILTER SOCK TO ALL RETAINING WALLS AND FOUNDATION WALLS WHERE SHOWN. ALL SUBSOIL DRAINS TO DISCHARGE VIA SILT TRAP TO STORMWATER DRAINAGE SYSTEM.
- BUILDER / SURVEYOR TO CHECK HIRB POINTS PRIOR TO CONSTRUCTION
- IT IS THE SOLE RESPONSIBILITY OF THE BUILDER TO ENSURE ALL HEIGHT IN RELATION TO BOUNDARY POINTS ARE CHECKED FOR COMPLIANCE AFTER PROFILES ARE SETOUT AND PRIOR TO CONSTRUCTION.
- NOTE
- THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH THE PLANNERS & CIVIL ENGINEERS INFRASTRUCTURE PLANS & REPORT.
- REFER SITE SERVICING PLAN FOR SITE PLUMBING & DRAINAGE.



1 PROPOSED SITE PLAN
SCALE 1:500

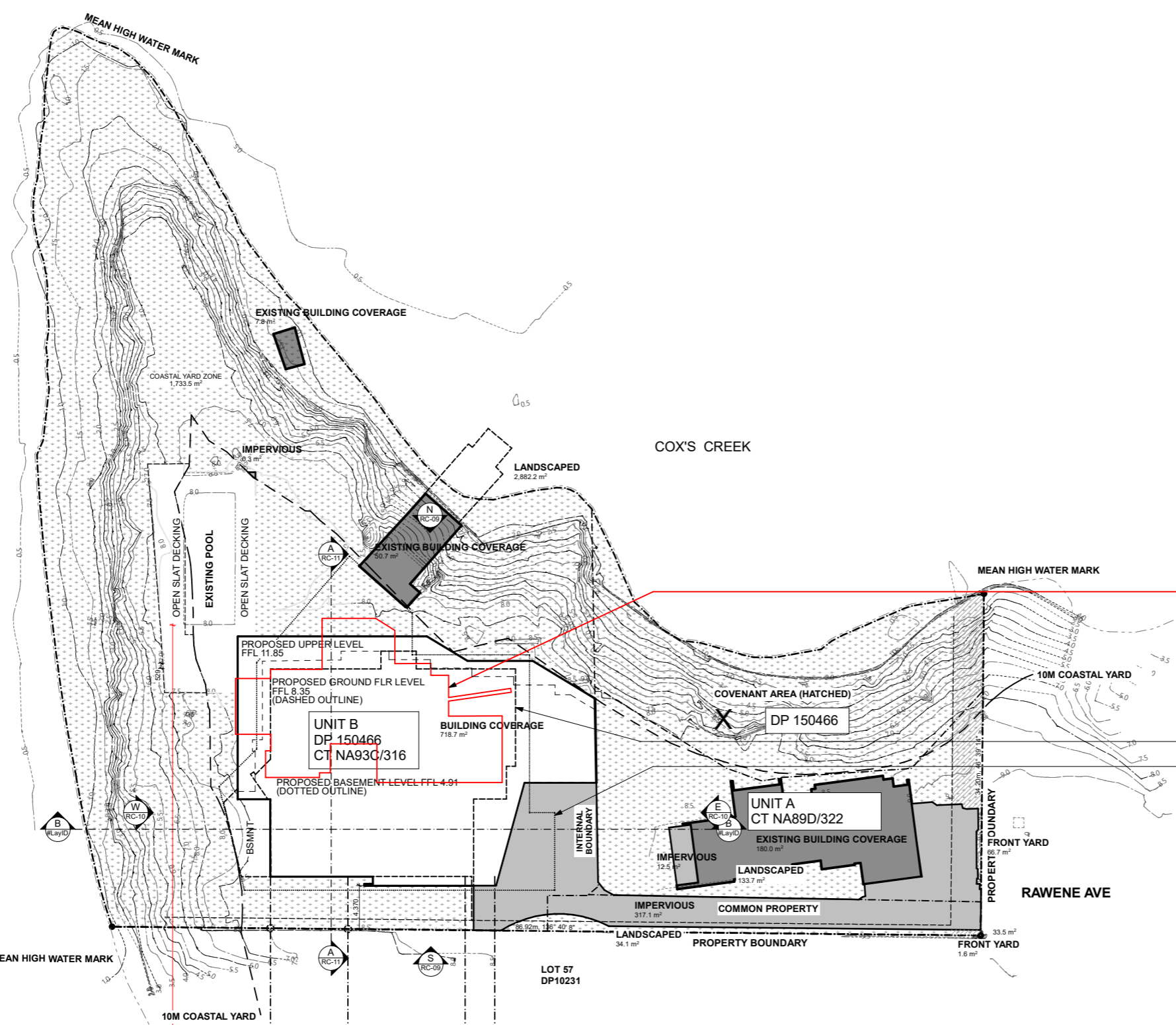
RC ISSUE - NOT FOR CONSTRUCTION

MOWBRAY WILLIAMS RESIDENCE
38 RAWENE AVE, WESTMERE

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06	RESOURCE CONSENT	25/03/2021
05	RESOURCE CONSENT	22/03/2021
NO.	NAME	ISSUE DATE
DRAWING	PROPOSED SITE PLAN	SHEET
		RC-02
DRAWN BY	PFA	SCALE
PRINT DATE	10/05/2021	1:500 @ A3
		REV
		06

PONTINGFITZGERALDARCHITECTS



LEGEND

FFL	STRUCTURAL FLOOR LEVEL
RL	REDUCED LEVEL
+00.00	PROPOSED SPOT LEVEL (IN METRES)
X	EXISTING SPOT LEVEL (IN METRES)
---	EXISTING CONTOUR LEVEL (IN METRES)
⊕ HIRB	HEIGHT IN RELATION TO BOUNDARY REFERENCE POINT



HEIGHT IN RELATION TO BOUNDARY

HIRB POINT A - COMPLIES

EXISTING GL @ BDY
2.5m @ 45° RECESSION PLANE
+ LENGTH IN PLAN x 5,175mm

RL 8.18

MAX ALLOWABLE ACTUAL HEIGHT
1,000mm

HIRB POINT B - COMPLIES

EXISTING GL @ BDY
2.5m @ 45° RECESSION PLANE
+ LENGTH IN PLAN x 5,175mm

RL 8.50

MAX ALLOWABLE ACTUAL HEIGHT
1,330mm

HIRB POINT C - COMPLIES

EXISTING GL @ BDY
2.5m @ 45° RECESSION PLANE
+ LENGTH IN PLAN x 4,475mm

RL 8.50

MAX ALLOWABLE ACTUAL HEIGHT
455mm

HIRB POINT D - COMPLIES

EXISTING GL @ BDY
2.5m @ 45° RECESSION PLANE
+ LENGTH IN PLAN x 4,475mm

RL 8.50

MAX ALLOWABLE ACTUAL HEIGHT
455mm

LEGAL DESCRIPTION / RELEVANT SITE INFO

SITE ADDRESS: 38b RAWENE AVE, WESTMERE

LOT: UNIT B
D.P: 150466
CT: NA93C/316

LOCAL BODY: AUCKLAND COUNCIL

ZONE: RESIDENTIAL - MIXED HOUSING SUBURBAN
WIND: VERY HIGH
EXPOSURE: ZONE D
EARTHQUAKE: ZONE 1

CONSENT(S): RESOURCE CONSENT IN PROCESSING

DISTRICT PLAN: AUCKLAND UNITARY PLAN (OPERATIVE)

SITE AREAS

TOTAL SITE AREA 4,530m²

DEVELOPMENT CONTROLS

MAXIMUM BUILDING COVERAGE

ALLOWABLE MAX. 40% (of 4,530m ²)	1,812.0m ²
EXISTING COVERAGE 12%	555m ²
PROPOSED COVERAGE 28%	958m ²
	COMPLIES

IMPERVIOUS SURFACE

ALLOWABLE MAX. 60% (of 4,530m ²)	2,718.0m ²
EXISTING BUILDING 12%	555m ²
EXISTING IMPERVIOUS 16%	720m ²
EXISTING TOTAL 28%	1,275m ²
PROPOSED BUILDING 21%	958m ²
PROPOSED IMPERVIOUS 7%	317m ²
PROPOSED TOTAL 28%	1,275m ²
	COMPLIES

LANDSCAPED AREA

ALLOWABLE MIN. 40% (of 4,530m ²)	1,812.0m ²
EXISTING LANDSCAPED 75.7%	3,431m ²
PROPOSED LANDSCAPED 63.1%	2,882.5m ²
	COMPLIES

FRONT YARD MIN. 50% (of 101.2m ²)	50.6m ²
EXISTING FRONT YARD 67.5%	68.3m ²
PROPOSED FRONT YARD 67.5%	68.3m ²
	COMPLIES

MAXIMUM HEIGHT

8M ABOVE NATURAL GROUND LEVEL

COMPLIES

YARD SETBACK

ALLOWABLE MIN. FRONT	3m
ALLOWABLE MIN. SIDE	1m
ALLOWABLE MIN. REAR	1m
EXISTING FRONT	3m
EXISTING SIDE	1m
EXISTING REAR	1m
PROPOSED FRONT	3m
PROPOSED SIDE	1m
PROPOSED REAR	1m
ALLOWABLE MIN. RIPERIAN	10m
ALLOWABLE MIN. COASTAL PROTECTION YARD OR OTHERWISE SPECIFIED IN APPENDIX 6 COASTAL PROTECTION YARD	10m
	COMPLIES

DASHED OUTLINE INDICATES EXISTING HOUSE 278m²

26

COVERAGE FIGURES UPDATED / AMENDED.

GROUND FLOOR LEVEL PROPOSED NEW BUILDING

BASEMENT LEVEL PROPOSED NEW BUILDING

1 SITE PLANNING
SCALE 1:500

RC ISSUE - NOT FOR CONSTRUCTION

MOWBRAY WILLIAMS RESIDENCE
38b RAWENE AVE, WESTMERE

26	IMPERVIOUS AREAS RE-CALCULATED	19/07/2021
24	RC RFI	14/07/2021
NO.	NAME	ISSUE DATE
DRAWING	SITE PLANNING	SHEET
		RC-03
DRAWN BY	PFA	SCALE
PRINT DATE	3/09/2021	1:500 @ A3
		REV
		26

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LEGEND

	PROPOSED SPOT LEVEL (IN METRES)
	EXISTING SPOT LEVEL (IN METRES)
	EXISTING CONTOUR LEVEL (IN METRES)
	SILT FENCE TO ARC TP90 / GD05
	BUILDING PLATFORM
	EXISTING BUILDING OUTLINE

EARTHWORKS

	PROPOSED CUT AREA	
	BUILDING PLATFORM:	736.0m ²
	TYPICAL CUT DEPTH:	3.85m
	MAX CUT HEIGHT:	6.1m
	PILE FOUNDATIONS:	APPROX 185m ²
	VOLUME:	APPROX 3,351m ³
	PROPOSED FILL AREA	
	AREA:	0.0m ²
	MAX CUT HEIGHT:	0.0m
	VOLUME:	0.0m ³
	TOTAL EARTHWORKS	
	CUT + FILL:	3,351m ³
	REMOVED FROM SITE:	APPROX 3,351m ³



10

1 SITE WORKS
SCALE 1:500

RC ISSUE - NOT FOR CONSTRUCTION

10	FLOOR RL's & E.WKS REVISED	27/07/2021
09	RESOURCE CONSENT	7/05/2021
NO.	NAME	ISSUE DATE
DRAWING	SITE WORKS	SHEET
		RC-04
DRAWN BY	PFA	SCALE
PRINT DATE	28/07/2021	1:500 @ A3
		REV
		10

MOWBRAY WILLIAMS RESIDENCE
38 RAWENE AVE, WESTMERE

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PONTINGFITZGERALDARCHITECTS



GENERAL NOTES

STRUCTURE IS SHOWN INDICATIVELY ONLY. REFER TO ENGINEER'S DRAWINGS AND SPECIFICATIONS FOR CONFIRMATION OF STEEL SIZES, CONNECTION DETAILS AND ALL OTHER STRUCTURAL INFORMATION.

LEGEND

AREA MARKED X SUBJECT TO LAND COVENANT

FLOOR PLAN LEGEND

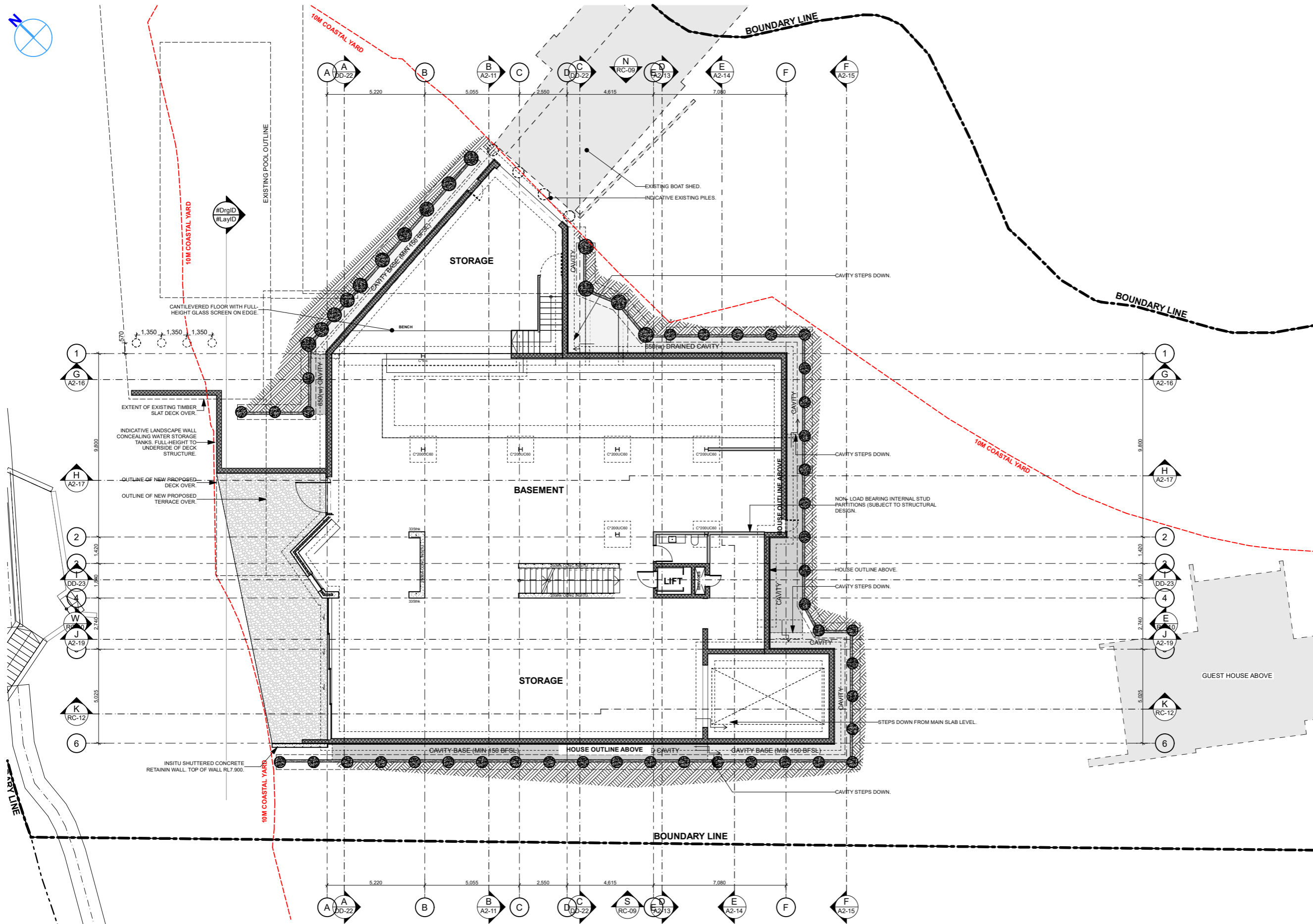
EXISTING WALL
 PROPOSED WALL
 PROPOSED BLOCK WALL
 PROPOSED CONCRETE WALL

FLOOR FINISHES

NATURAL STONE SCHIST / FLAGSTONE SLIPS BY ISLAND STONE OR SIMILAR
 TILES
 CARPET
 TIMBER OVERLAY FLOORING
 EXPOSED CONCRETE
 CONCRETE SLAB (EXTERIOR)

FLOOR AREAS

BASEMENT FLOOR	490m ²
GROUND FLOOR	485m ²
FIRST FLOOR	625m ²
TOTAL FLOOR AREA (INTERNAL)	1,600m²
BASEMENT TERRACE	33m ²
1st FLOOR DECK	107m ²
POOL	65.6m ²



RC ISSUE - NOT FOR CONSTRUCTION

MOWBRAY WILLIAMS RESIDENCE
38b RAWENE AVE, WESTMERE

Do not scale off drawings. Before commencement of any work the contractor shall check, verify and be responsible for all dimensions. The contractor must notify this office of any discrepancies in the documents and/or site conditions. All workmanship and materials to be in accordance with relevant current New Zealand Standards. This drawing is the property of Ponting Fitzgerald Ltd and must not be used, copied or reproduced in whole or part without prior written permission. ph 09 360 9515

NO.	NAME	ISSUE DATE
10	RESOURCE CONSENT	10/05/2021
09	RESOURCE CONSENT	7/05/2021
DRAWING	BASEMENT FLOOR PRESENTATION PLAN	SHEET
DRAWN BY	PFA	SCALE
PRINT DATE	3/09/2021	1:200 @ A3
REV		10

PCNTINGFITZGERALDARCHITECTS



GENERAL NOTES

STRUCTURE IS SHOWN INDICATIVELY ONLY. REFER TO ENGINEER'S DRAWINGS AND SPECIFICATIONS FOR CONFIRMATION OF STEEL SIZES, CONNECTION DETAILS AND ALL OTHER STRUCTURAL INFORMATION.

LEGEND

AREA MARKED X SUBJECT TO LAND COVENANT

FLOOR PLAN LEGEND

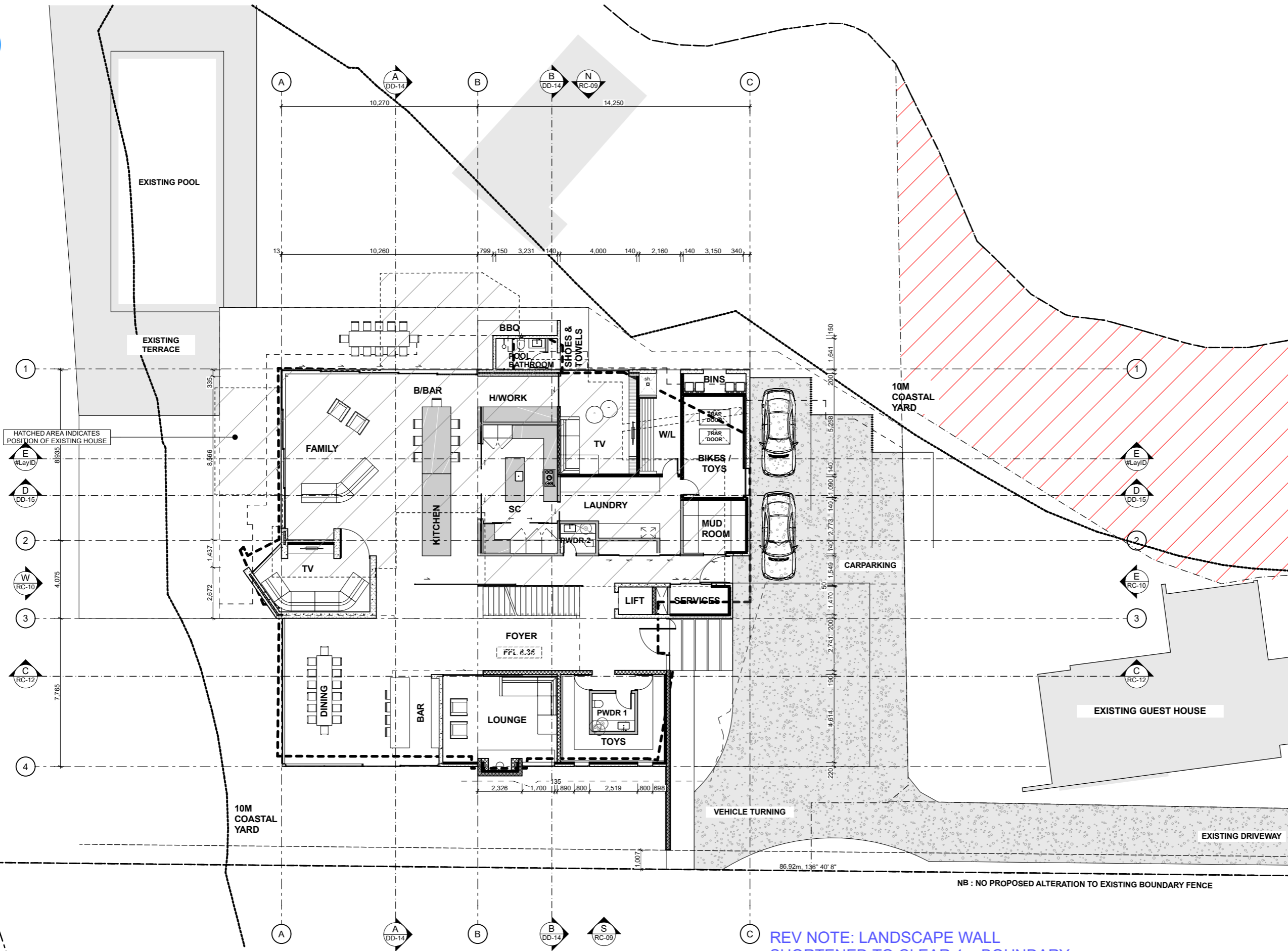
EXISTING WALL
 PROPOSED WALL
 PROPOSED BLOCK WALL
 PROPOSED CONCRETE WALL

FLOOR FINISHES

NATURAL STONE SCHIST / FLAGSTONE SLIPS BY ISLAND STONE OR SIMILAR
 TILES
 CARPET
 TIMBER OVERLAY FLOORING
 EXPOSED CONCRETE
 CONCRETE SLAB (EXTERIOR)

FLOOR AREAS

BASEMENT FLOOR	490m ²
GROUND FLOOR	485m ²
FIRST FLOOR	625m ²
TOTAL FLOOR AREA (INTERNAL)	1,600m²
BASEMENT TERRACE	33m ²
1st FLOOR DECK	107m ²
POOL	65.6m ²



NB : NO PROPOSED ALTERATION TO EXISTING BOUNDARY FENCE

REV NOTE: LANDSCAPE WALL SHORTENED TO CLEAR 1m BOUNDARY SET BACK. NB: DOES NOT INFRINGE H.I.R.B RECESSON PLANE

RC ISSUE - NOT FOR CONSTRUCTION

MOWBRAY WILLIAMS RESIDENCE
38 RAWENE AVE, WESTMERE

Do not scale off drawings. Before commencement of any work the contractor shall check, verify and be responsible for all dimensions. The contractor must notify this office of any discrepancies in the documents and/or site conditions. All workmanship and materials to be in accordance with relevant current New Zealand Standards. This drawing is the property of Ponting Fitzgerald Ltd and must not be used, copied or reproduced in whole or part without prior written permission. ph 09 360 9515

06	RESOURCE CONSENT	25/03/2021
05	RESOURCE CONSENT	22/03/2021

NO.	NAME	ISSUE DATE
DRAWING	GROUND FLOOR PRESENTATION PLAN	SHEET
		RC-06
DRAWN BY	PFA	SCALE
PRINT DATE	10/05/2021	1:200 @ A3
REV		06

PCNTINGFITZGERALDARCHITECTS



GENERAL NOTES

STRUCTURE IS SHOWN INDICATIVELY ONLY. REFER TO ENGINEER'S DRAWINGS AND SPECIFICATIONS FOR CONFIRMATION OF STEEL SIZES, CONNECTION DETAILS AND ALL OTHER STRUCTURAL INFORMATION.

LEGEND

AREA MARKED X SUBJECT TO LAND COVENANT

FLOOR PLAN LEGEND

EXISTING WALL
 PROPOSED WALL
 PROPOSED BLOCK WALL
 PROPOSED CONCRETE WALL

FLOOR FINISHES

NATURAL STONE SCHIST / FLAGSTONE SLIPS BY ISLAND STONE OR SIMILAR
 TILES
 CARPET
 TIMBER OVERLAY FLOORING
 EXPOSED CONCRETE
 CONCRETE SLAB (EXTERIOR)

FLOOR AREAS

BASEMENT FLOOR	490m ²
GROUND FLOOR	485m ²
FIRST FLOOR	625m ²
TOTAL FLOOR AREA (INTERNAL)	1,600m²
BASEMENT TERRACE	33m ²
1st FLOOR DECK	107m ²
POOL	65.6m ²



RC ISSUE - NOT FOR CONSTRUCTION

06	RESOURCE CONSENT	25/03/2021
05	RESOURCE CONSENT	22/03/2021

NO.	NAME	ISSUE DATE
DRAWING	FIRST FLOOR PRESENTATION PLAN	SHEET
DRAWN BY	PFA	SCALE
PRINT DATE	10/05/2021	1:200 @ A3
REV		RC-07
		06

MOWBRAY WILLIAMS RESIDENCE
38 RAWENE AVE, WESTMERE

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PONTINGFITZGERALDARCHITECTS



GENERAL NOTES

STRUCTURE IS SHOWN INDICATIVELY ONLY. REFER TO ENGINEER'S DRAWINGS AND SPECIFICATIONS FOR CONFIRMATION OF STEEL SIZES, CONNECTION DETAILS AND ALL OTHER STRUCTURAL INFORMATION.

LEGEND

AREA MARKED X SUBJECT TO LAND COVENANT

FLOOR PLAN LEGEND

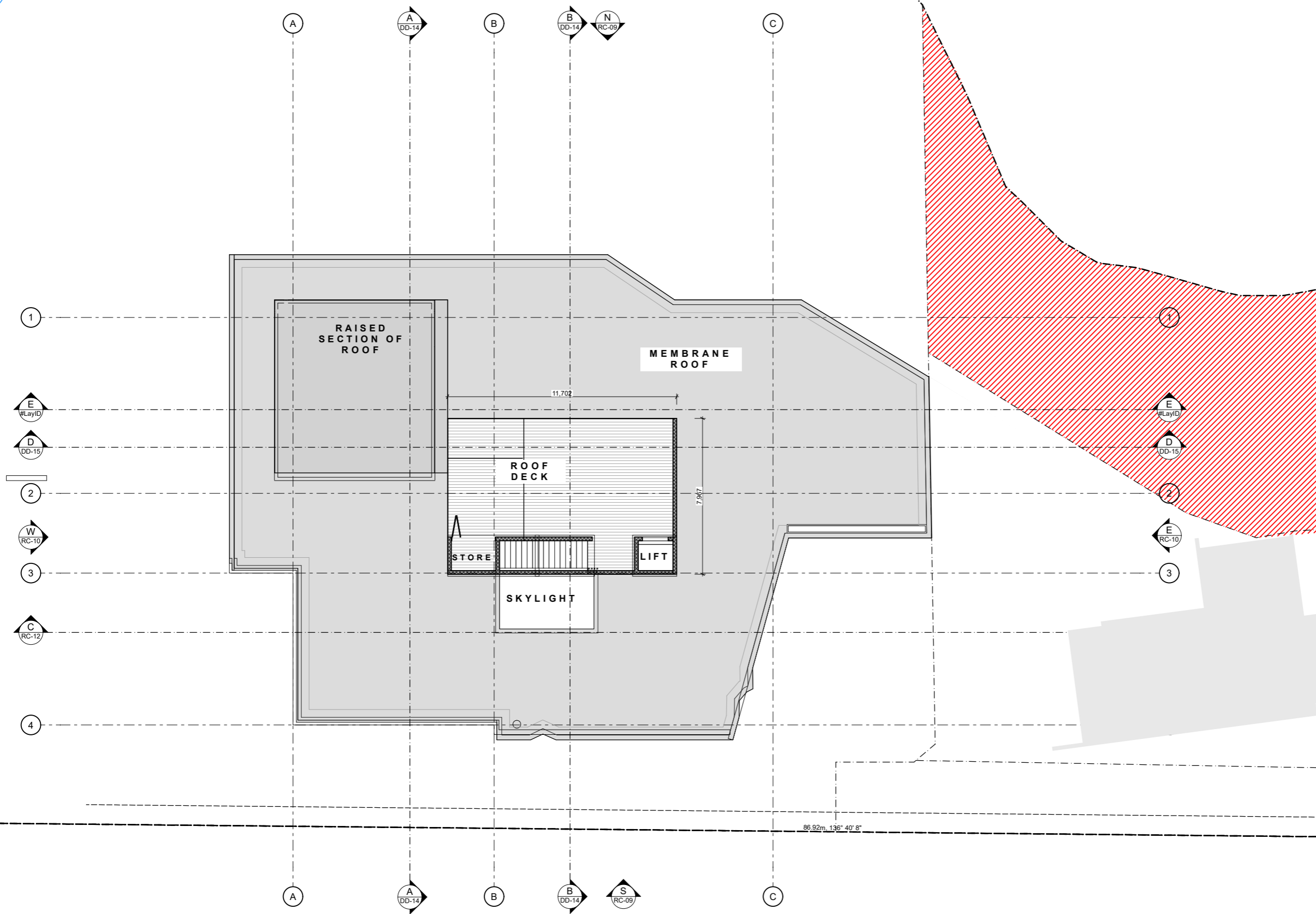
EXISTING WALL
 PROPOSED WALL
 PROPOSED BLOCK WALL
 PROPOSED CONCRETE WALL

FLOOR FINISHES

NATURAL STONE SCHIST / FLAGSTONE SLIPS BY ISLAND STONE OR SIMILAR
 TILES
 CARPET
 TIMBER OVERLAY FLOORING
 EXPOSED CONCRETE
 CONCRETE SLAB (EXTERIOR)

FLOOR AREAS

BASEMENT FLOOR	490m ²
GROUND FLOOR	485m ²
FIRST FLOOR	625m ²
TOTAL FLOOR AREA (INTERNAL)	1,600m²
BASEMENT TERRACE	33m ²
1st FLOOR DECK	107m ²
POOL	65.6m ²



RC ISSUE - NOT FOR CONSTRUCTION

MOWBRAY WILLIAMS RESIDENCE
38 RAWENE AVE, WESTMERE

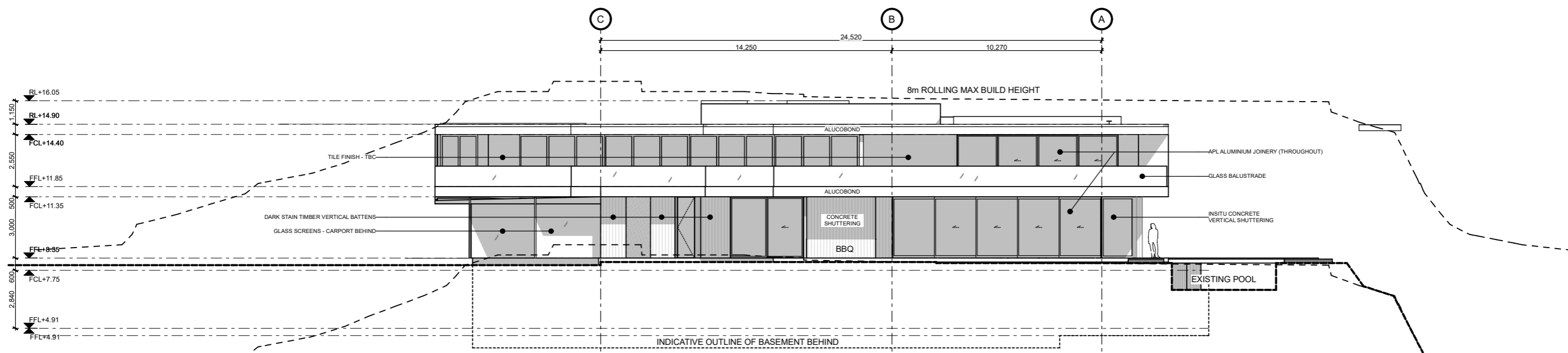
Do not scale off drawings. Before commencement of any work the contractor shall check, verify and be responsible for all dimensions. The contractor must notify this office of any discrepancies in the documents and/or site conditions. All workmanship and materials to be in accordance with relevant current New Zealand Standards. This drawing is the property of Ponting Fitzgerald Ltd and must not be used, copied or reproduced in whole or part without prior written permission. ph 09 360 9515

06 RESOURCE CONSENT 25/03/2021
05 RESOURCE CONSENT 22/03/2021

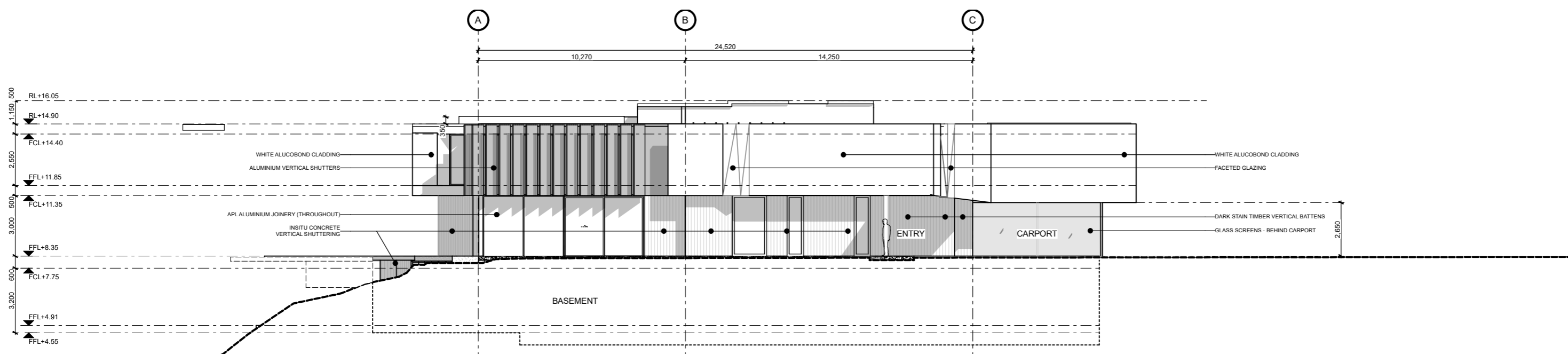
NO.	NAME	ISSUE DATE
DRAWING	ROOF PRESENTATION PLAN	SHEET
DRAWN BY	PFA	SCALE
PRINT DATE	10/05/2021	1:200 @ A3
		REV

RC-08
06

PONTINGFITZGERALDARCHITECTS



1 RC NORTH ELEVATION
RC-06 SCALE 1:200



2 RC SOUTH ELEVATION
RC-06 SCALE 1:200

RC ISSUE - NOT FOR CONSTRUCTION

PONTINGFITZGERALDARCHITECTS

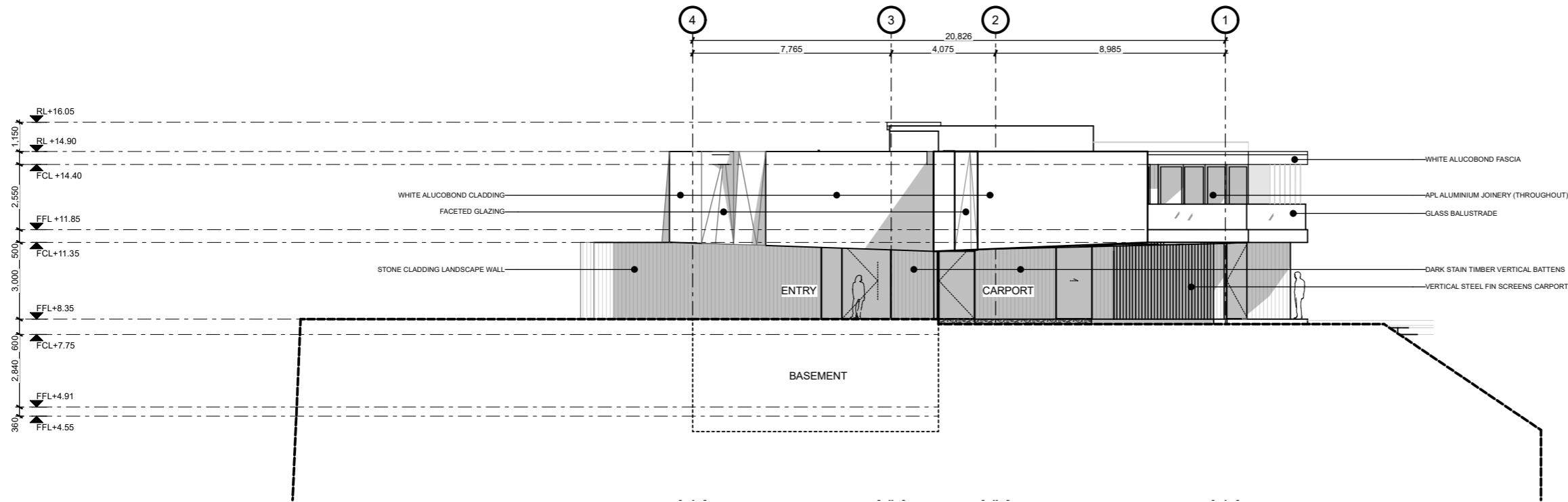
MOWBRAY WILLIAMS RESIDENCE
38 RAWENE AVE, WESTMERE

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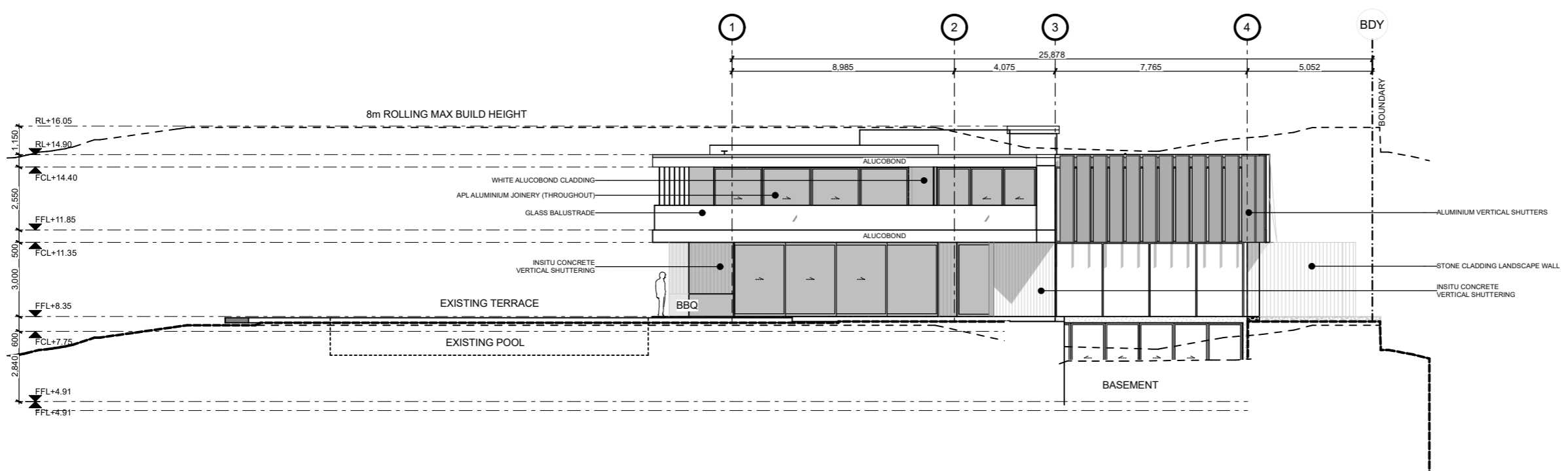
06 RESOURCE CONSENT 25/03/2021
05 RESOURCE CONSENT 22/03/2021

NO.	NAME	ISSUE DATE
DRAWING	ELEVATIONS - NORTH & SOUTH	SHEET
DRAWN BY	PFA	SCALE
PRINT DATE	10/05/2021	1:200 @ A3
		REV

RC-09
06



1 RC EAST ELEVATION
RC-06 SCALE 1:200



2 RC WEST ELEVATION
RC-06 SCALE 1:200

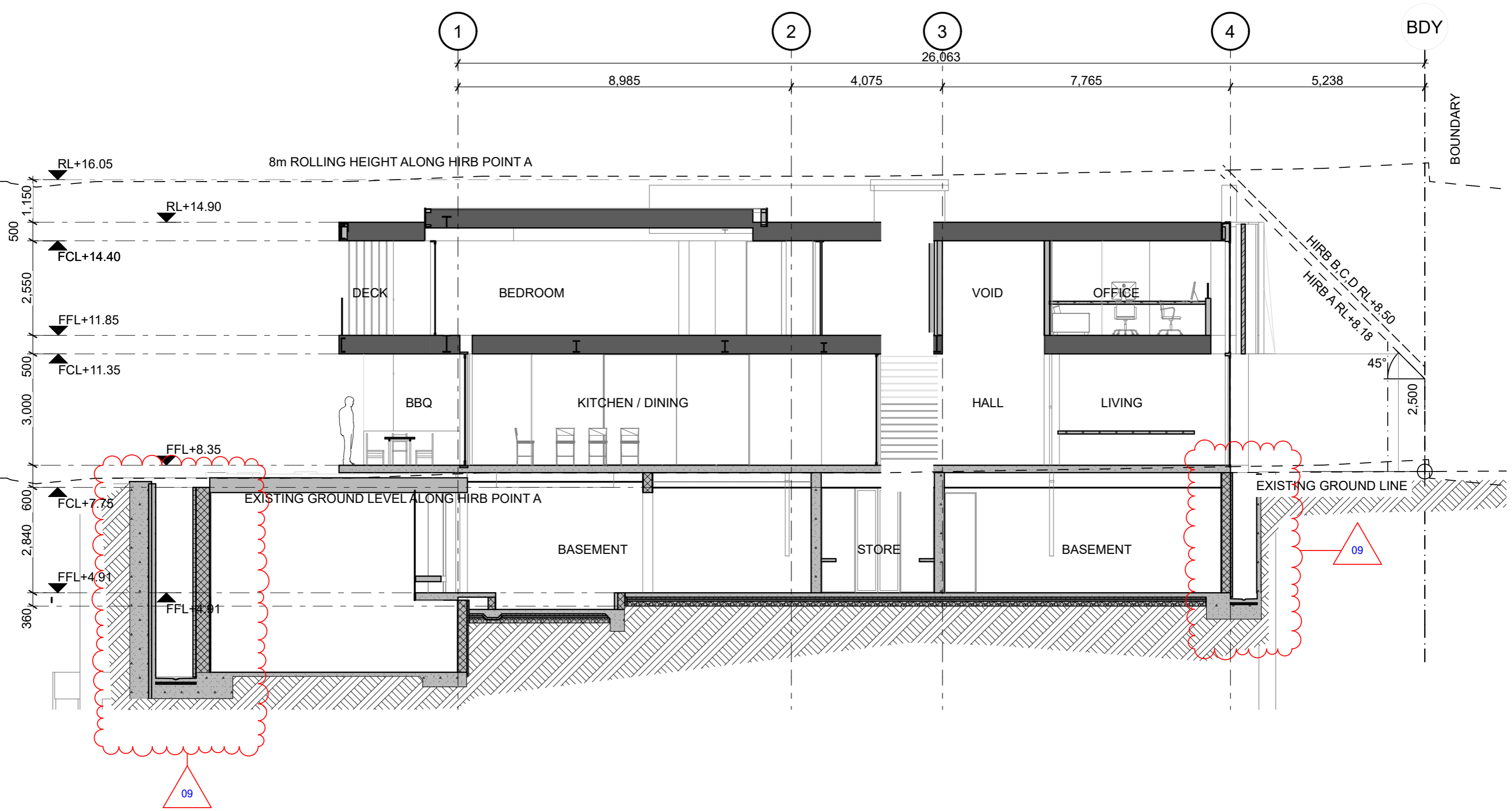
RC ISSUE - NOT FOR CONSTRUCTION

PONTINGFITZGERALDARCHITECTS

MOWBRAY WILLIAMS RESIDENCE
38 RAWENE AVE, WESTMERE

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NO.	NAME	ISSUE DATE
06	RESOURCE CONSENT	25/03/2021
05	RESOURCE CONSENT	22/03/2021
DRAWING	ELEVATIONS - EAST & WEST	SHEET
		RC-10
DRAWN BY	PFA	SCALE
PRINT DATE	10/05/2021	1:200 @ A3
		REV
		06



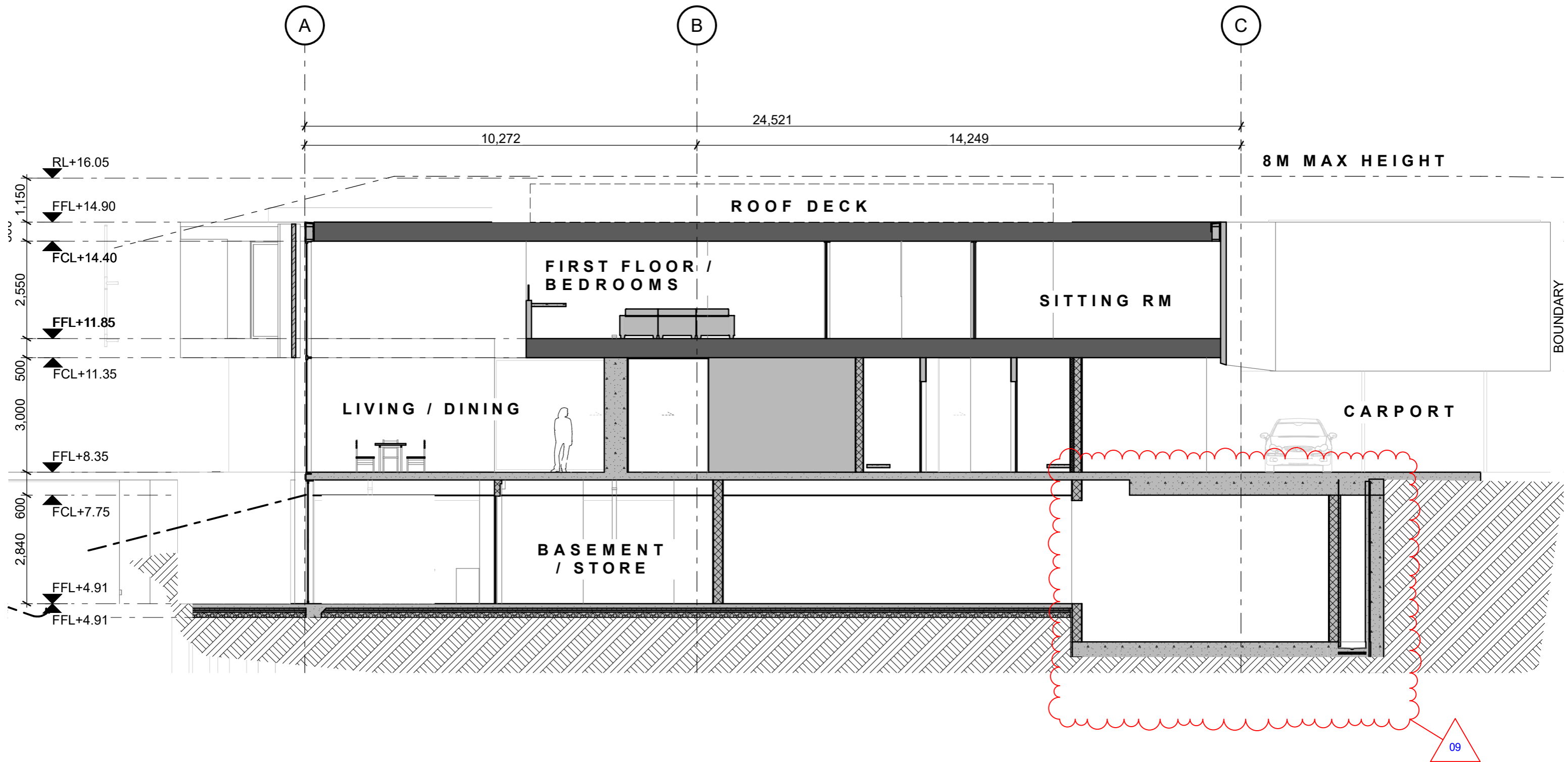
RC ISSUE - NOT FOR CONSTRUCTION

09	RESOURCE CONSENT	7/05/2021
06	RESOURCE CONSENT	25/03/2021
NO.	NAME	ISSUE DATE
DRAWING	SITE SECTIONS	SHEET
		RC-11
DRAWN BY	PFA	SCALE
PRINT DATE	10/05/2021	1:100 @ A3
		REV
		09

MOWBRAY WILLIAMS RESIDENCE
38 RAWENE AVE, WESTMERE

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PONTINGFITZGERALDARCHITECTS



RC ISSUE - NOT FOR CONSTRUCTION

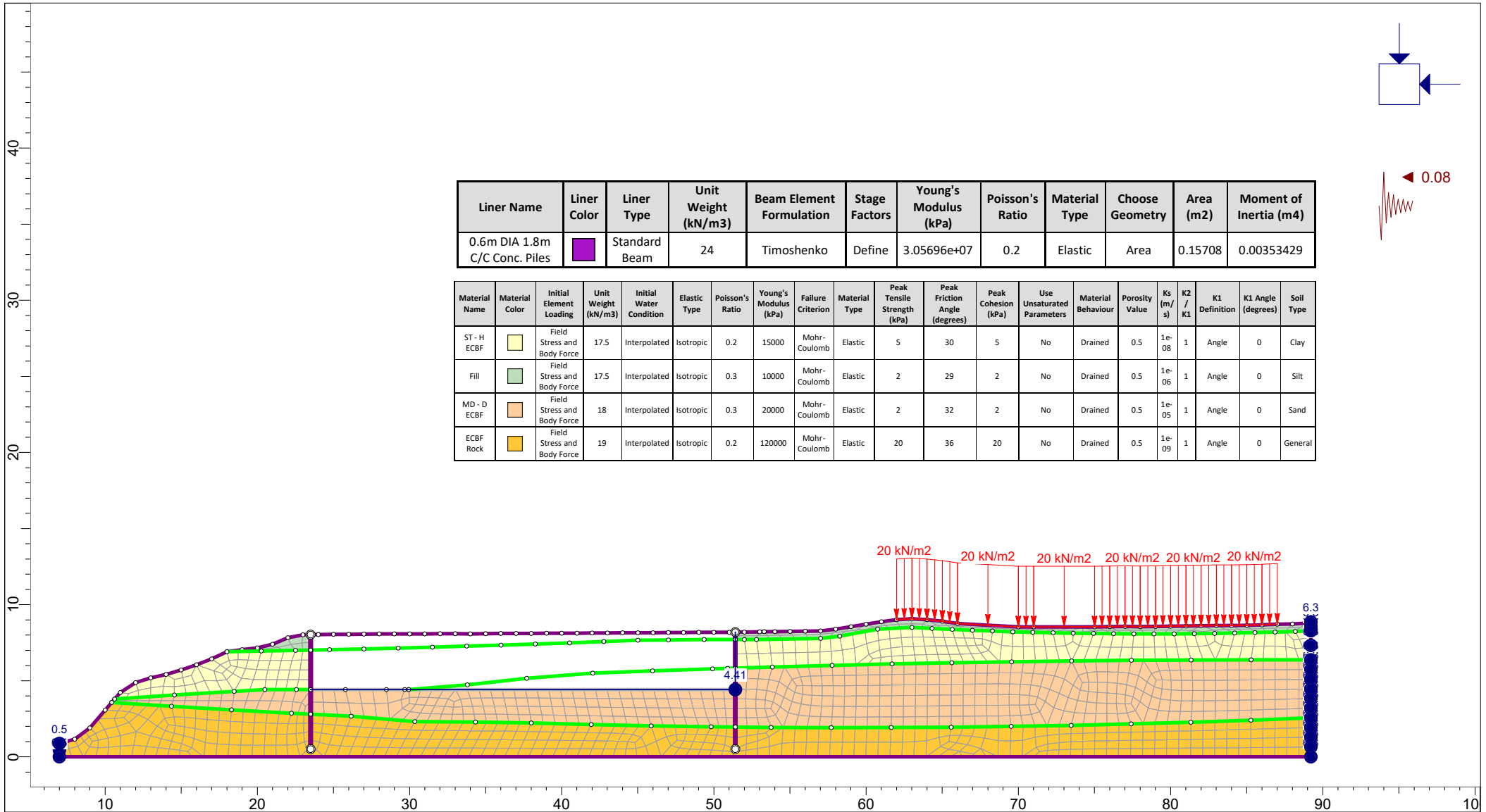
09 RESOURCE CONSENT 7/05/2021
 06 RESOURCE CONSENT 25/03/2021

NO.	NAME	ISSUE DATE
DRAWING	SITE SECTIONS	SHEET
		RC-12
DRAWN BY	PFA	SCALE
PRINT DATE	10/05/2021	@ A3
REV		09

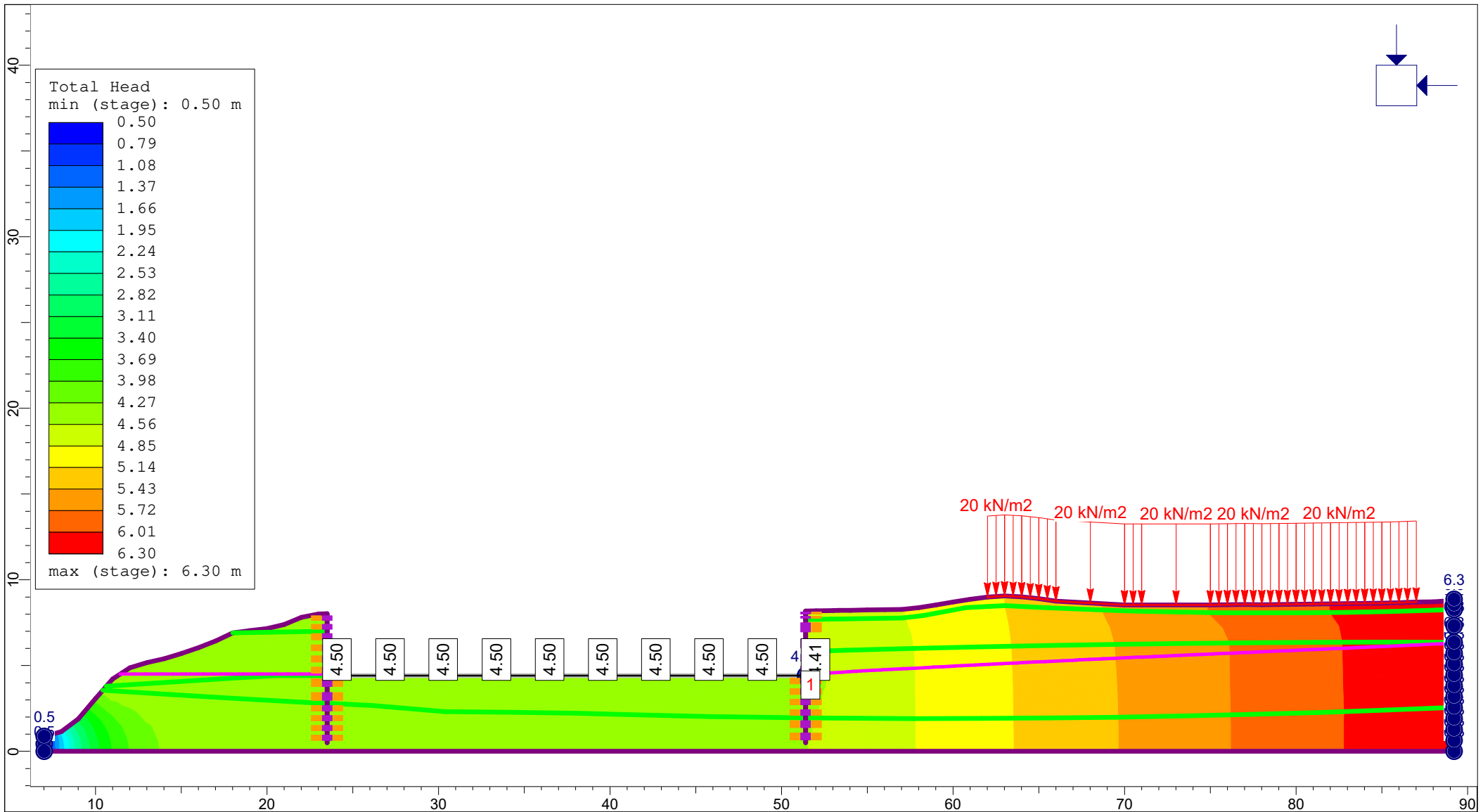
MOWBRAY WILLIAMS RESIDENCE
 38 RAWENE AVE, WESTMERE

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PONTINGFITZGERALDARCHITECTS

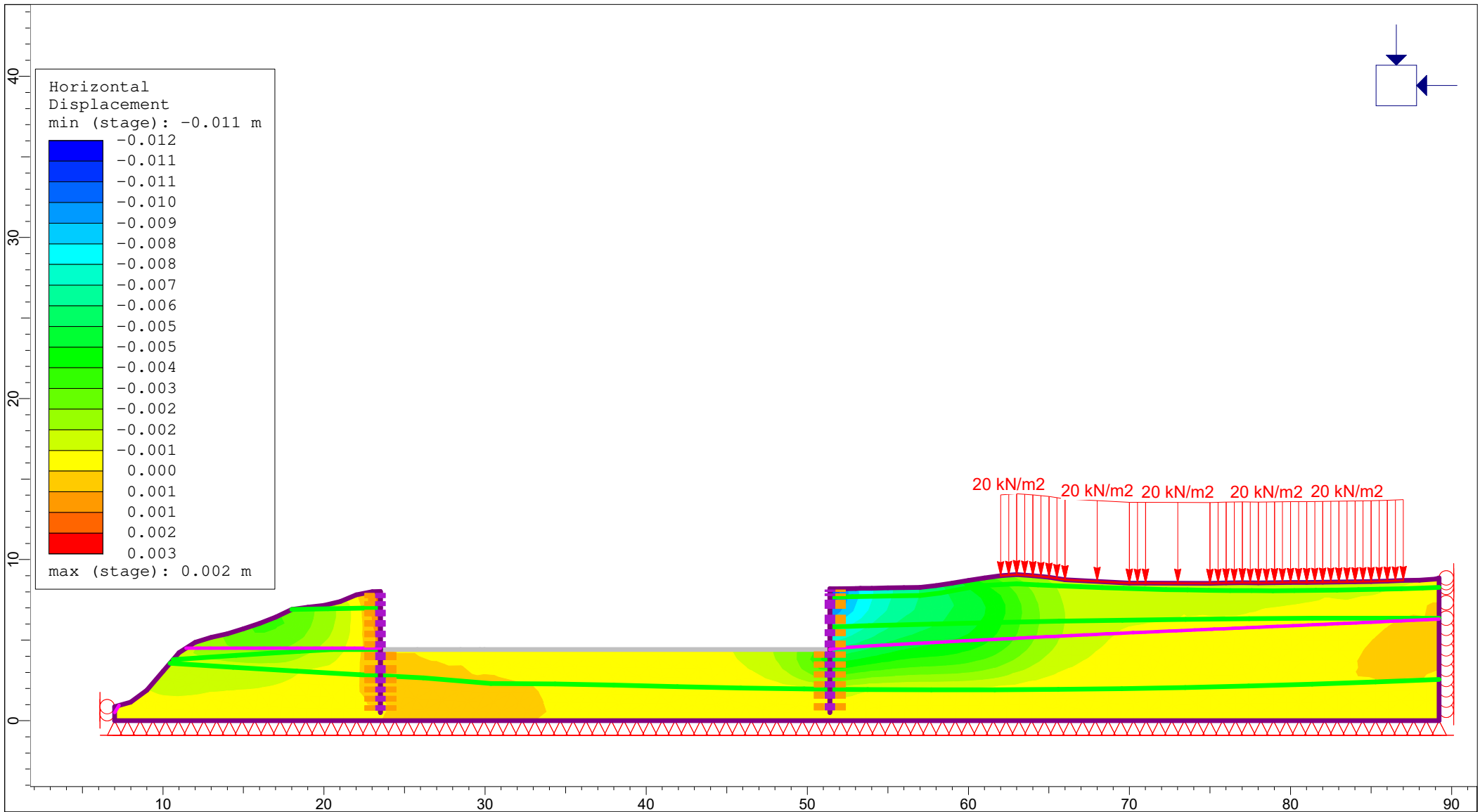


	Project			38 RAWENE AVENUE, WESTMERE, AUCKLAND		
	Analysis Description			Section A-A': Settlements Due to Dewatering		
	Drawn By	MAH	Scale	1:350	Company	LANDTECH LTD
	Date	7/04/2021, 1:02:00 pm		File Name	Section A.fez	



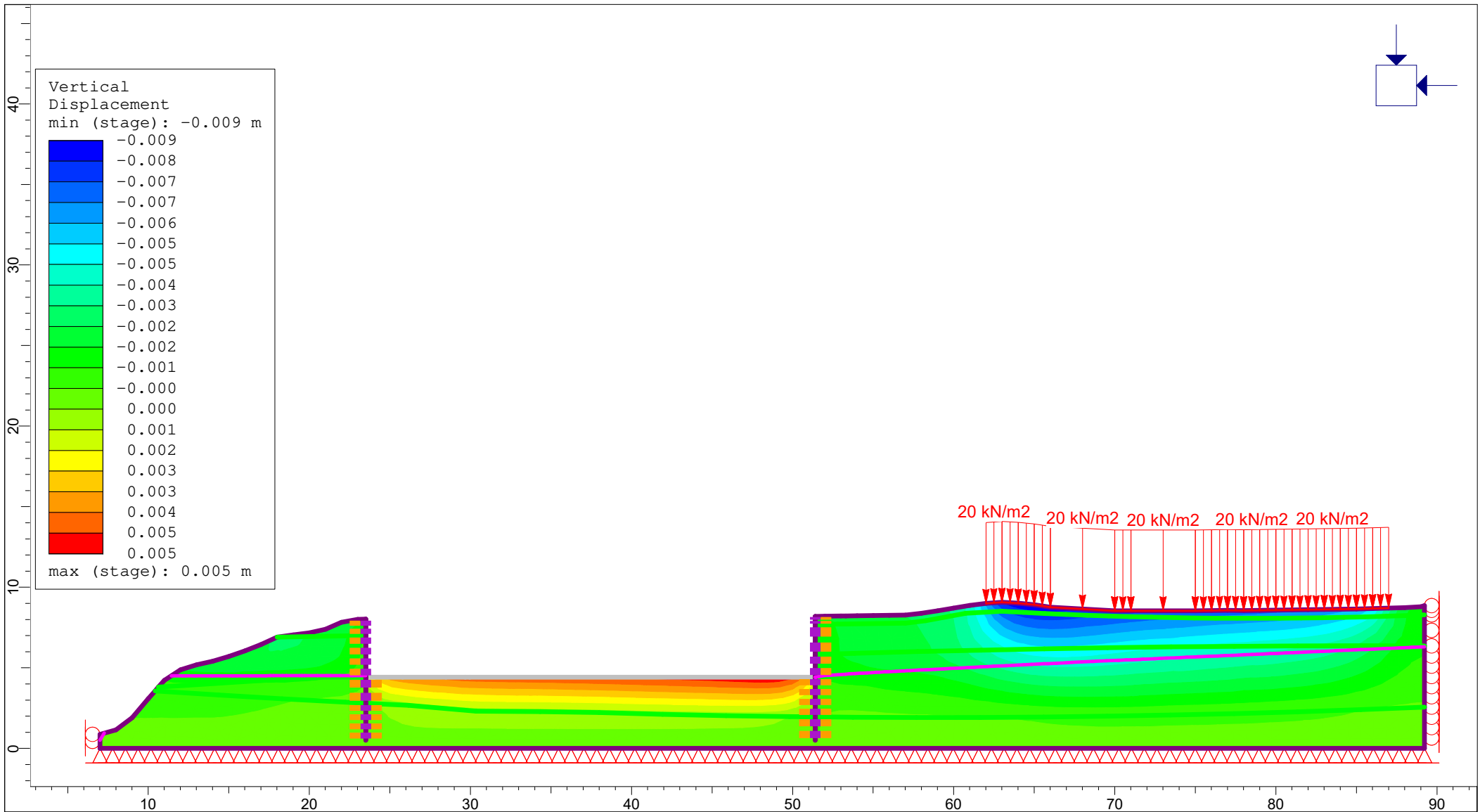
INTERPRET 11.007

<i>Project</i>		38 RAWENE AVENUE, WESTMERE, AUCKLAND	
<i>Analysis Description</i>		Section A-A': Settlements Due to Dewatering	
<i>Drawn By</i>	MAH	<i>Scale</i>	1:310
<i>Company</i>	LANDTECH LTD		
<i>Date</i>	7/04/2021, 1:02:00 pm		<i>File Name</i>
			Section A.feز



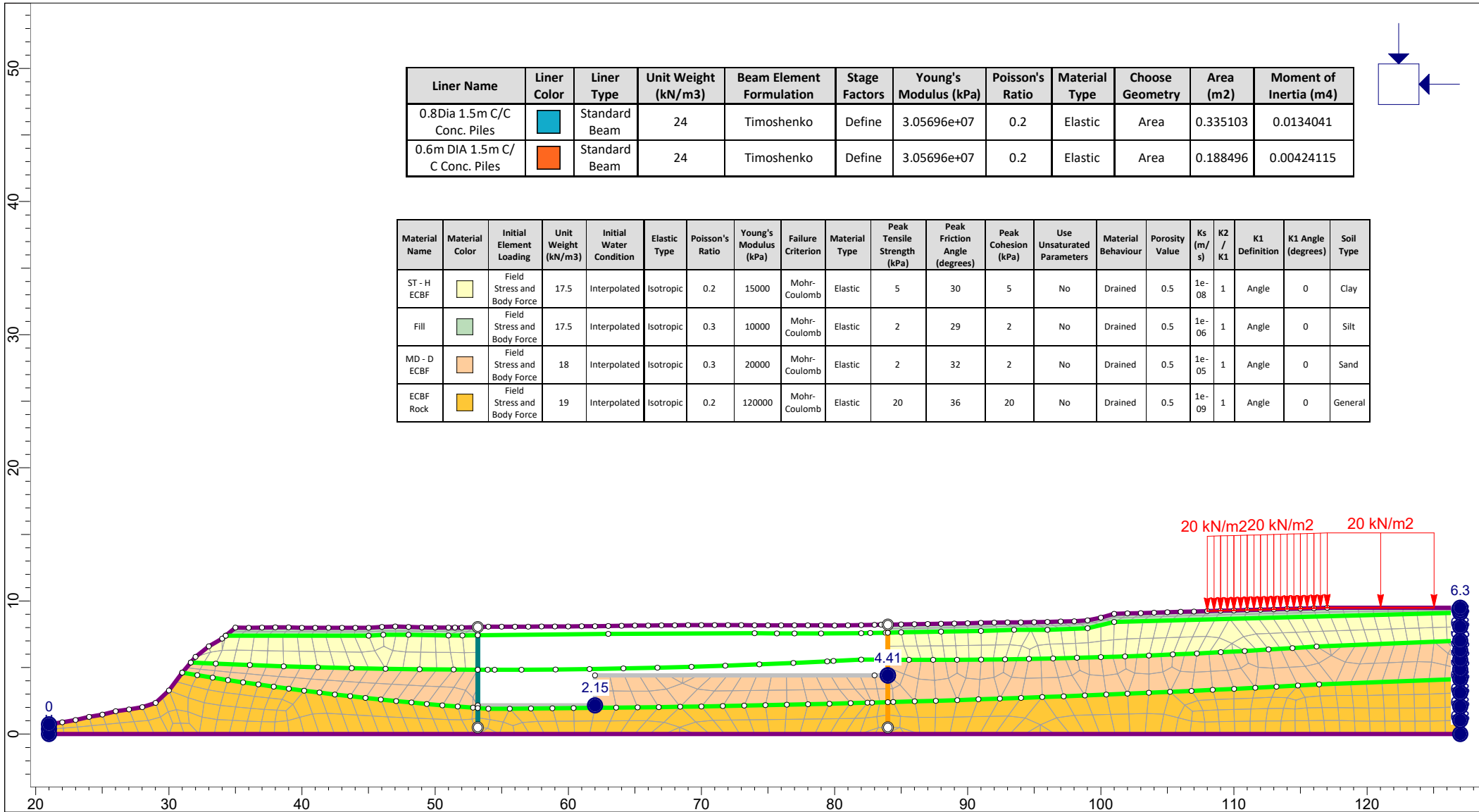
<i>Project</i>				38 RAWENE AVENUE, WESTMERE, AUCKLAND	
<i>Analysis Description</i>				Section A-A': Settlements Due to Dewatering	
<i>Drawn By</i>	MAH	<i>Scale</i>	1:330	<i>Company</i>	LANDTECH LTD
<i>Date</i>	7/04/2021, 1:02:00 pm			<i>File Name</i>	Section A.fez

INTERPRET 11.007



Project		38 RAWENE AVENUE, WESTMERE, AUCKLAND	
Analysis Description		Section A-A': Settlements Due to Dewatering	
Drawn By	MAH	Scale	1:330
Date		7/04/2021, 1:02:00 pm	Company
		File Name	Section A.fez

INTERPRET 11.007

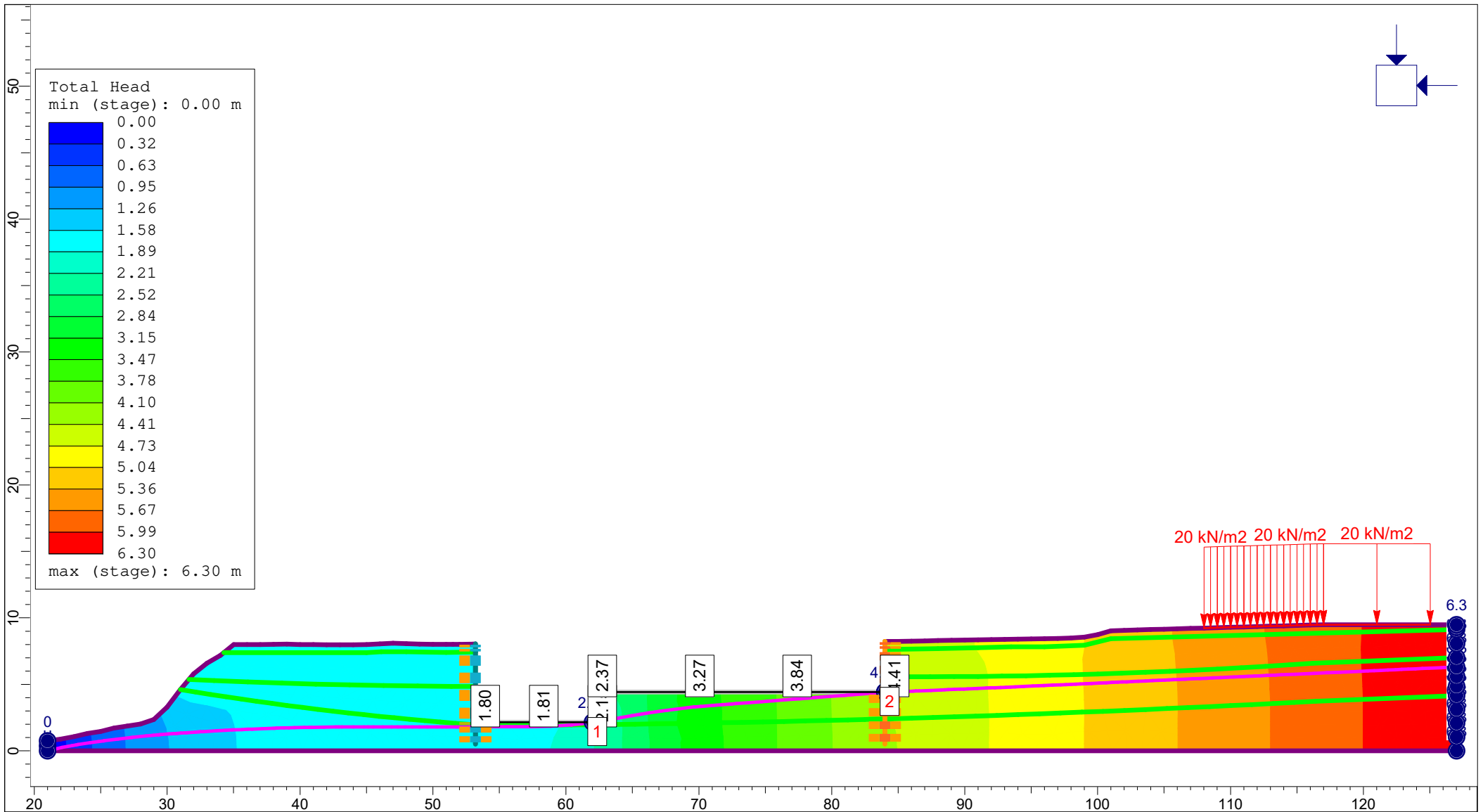


Liner Name	Liner Color	Liner Type	Unit Weight (kN/m ³)	Beam Element Formulation	Stage Factors	Young's Modulus (kPa)	Poisson's Ratio	Material Type	Choose Geometry	Area (m ²)	Moment of Inertia (m ⁴)
0.8Dia 1.5m C/C Conc. Piles		Standard Beam	24	Timoshenko	Define	3.05696e+07	0.2	Elastic	Area	0.335103	0.0134041
0.6m DIA 1.5m C/C Conc. Piles		Standard Beam	24	Timoshenko	Define	3.05696e+07	0.2	Elastic	Area	0.188496	0.00424115

Material Name	Material Color	Initial Element Loading	Unit Weight (kN/m ³)	Initial Water Condition	Elastic Type	Poisson's Ratio	Young's Modulus (kPa)	Failure Criterion	Material Type	Peak Tensile Strength (kPa)	Peak Friction Angle (degrees)	Peak Cohesion (kPa)	Use Unsaturated Parameters	Material Behaviour	Porosity Value	Ks (m/s)	K2 / K1	K1 Definition	K1 Angle (degrees)	Soil Type
ST - H ECBF		Field Stress and Body Force	17.5	Interpolated	Isotropic	0.2	15000	Mohr-Coulomb	Elastic	5	30	5	No	Drained	0.5	1e-08	1	Angle	0	Clay
Fill		Field Stress and Body Force	17.5	Interpolated	Isotropic	0.3	10000	Mohr-Coulomb	Elastic	2	29	2	No	Drained	0.5	1e-06	1	Angle	0	Silt
MD - D ECBF		Field Stress and Body Force	18	Interpolated	Isotropic	0.3	20000	Mohr-Coulomb	Elastic	2	32	2	No	Drained	0.5	1e-05	1	Angle	0	Sand
ECBF Rock		Field Stress and Body Force	19	Interpolated	Isotropic	0.2	120000	Mohr-Coulomb	Elastic	20	36	20	No	Drained	0.5	1e-09	1	Angle	0	General

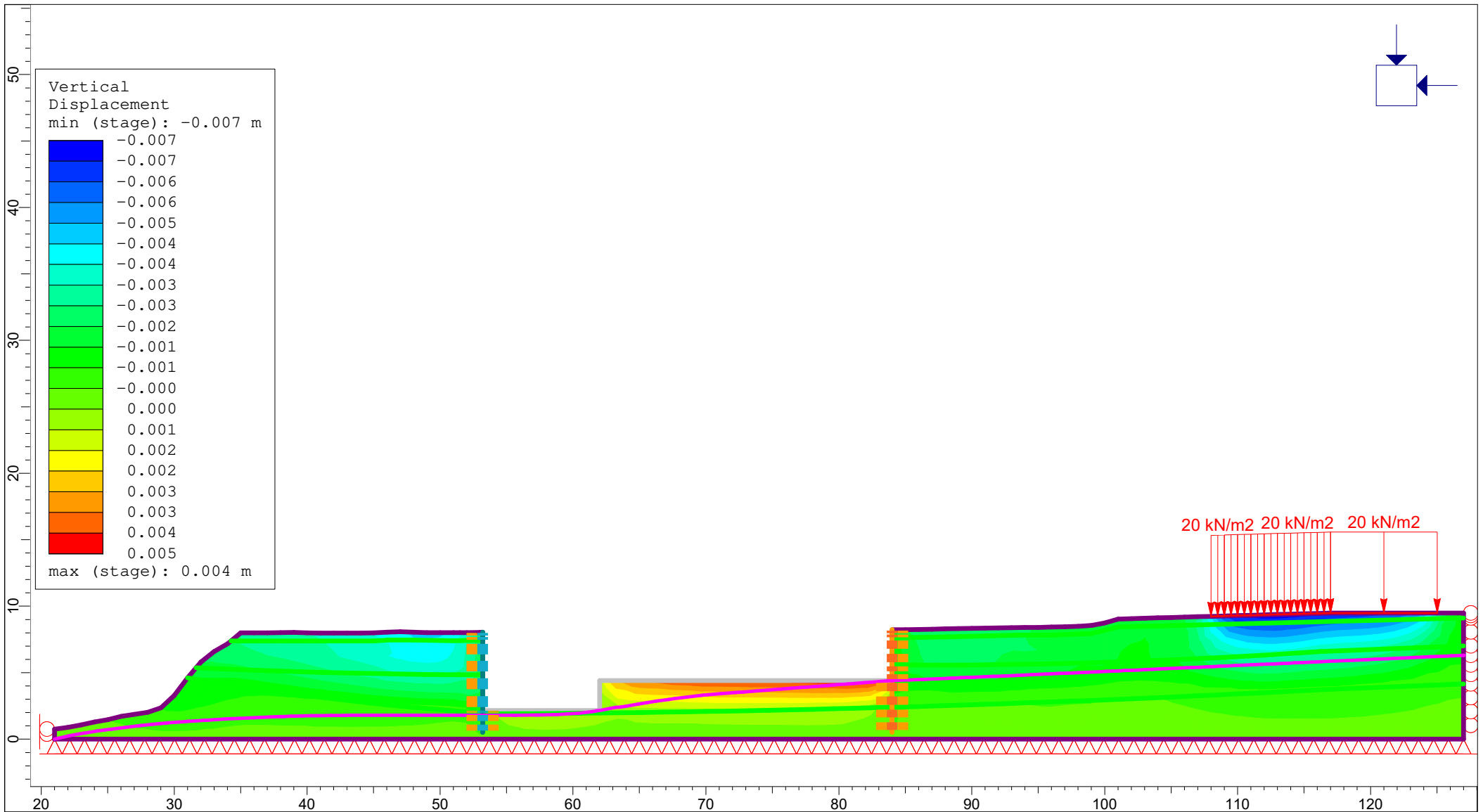
	Project			38 RAWENE AVENUE, WESTMERE, AUCKLAND		
	Analysis Description			Section B-B': Settlements Due to Dewatering		
	Drawn By		MAH	Scale		1:400
	Date		7/04/2021, 1:02:00 pm		Company	
				File Name		Section B.fe2

RS2 11.007



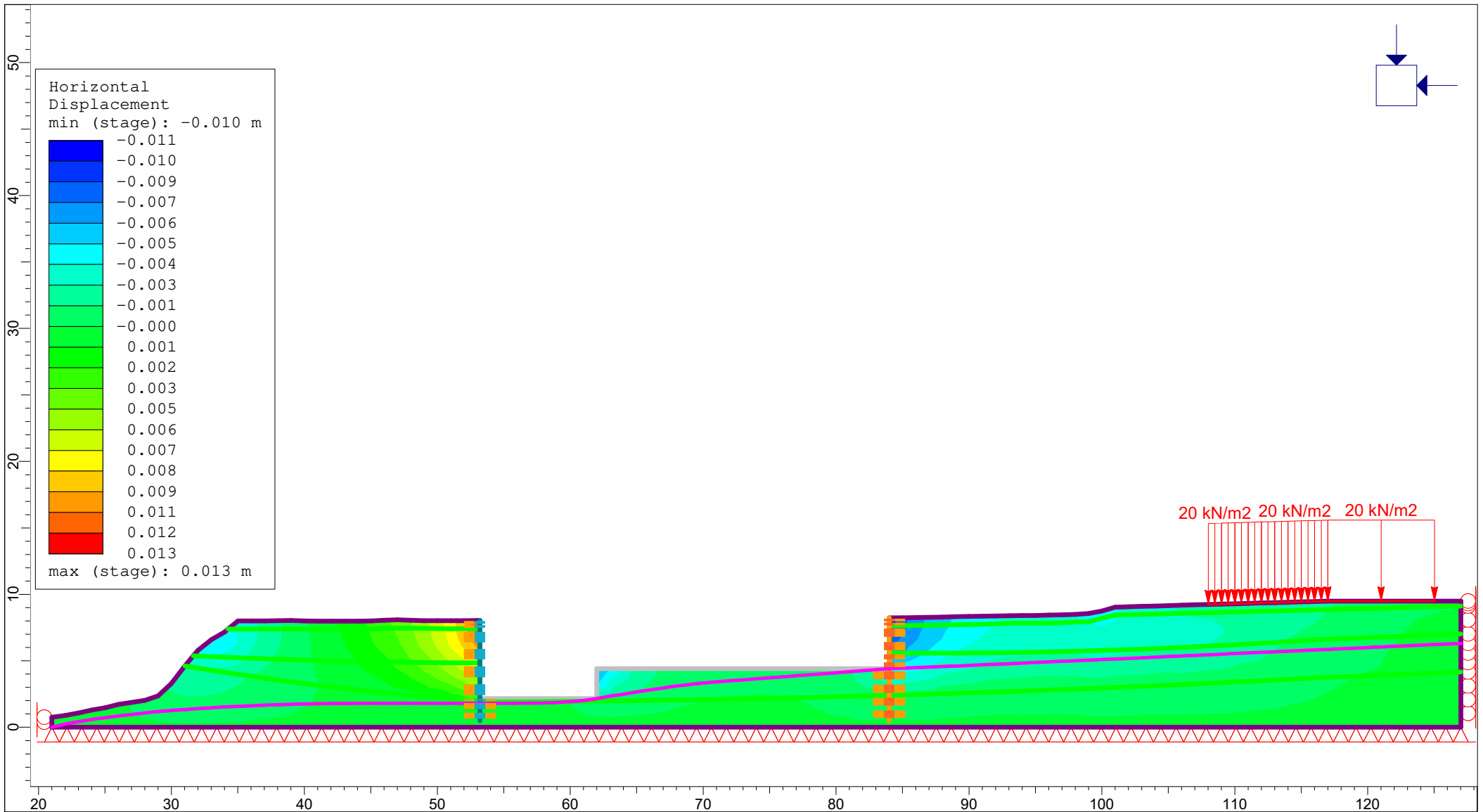
Project				38 RAWENE AVENUE, WESTMERE, AUCKLAND			
Analysis Description				Section B-B': Settlements Due to Dewatering			
Drawn By		MAH		Scale		1:400	
Date		7/04/2021, 1:02:00 pm		Company		LANDTECH LTD	
				File Name		Section B.feز	

INTERPRET 11.007



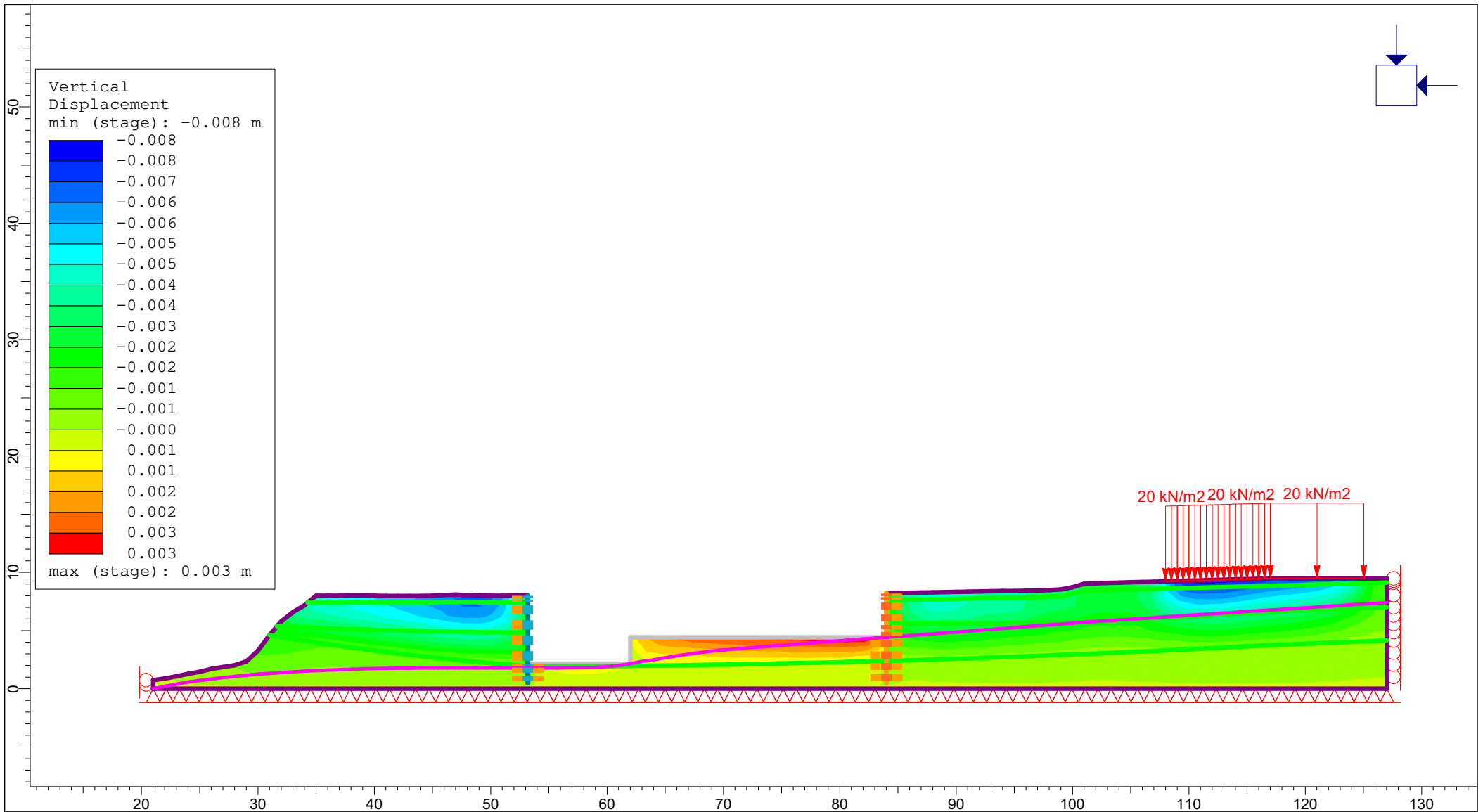
Project		38 RAWENE AVENUE, WESTMERE, AUCKLAND	
Analysis Description		Section B-B': Settlements Due to Dewatering	
Drawn By	MAH	Scale	1:400
Company		LANDTECH LTD	
Date	7/04/2021, 1:02:00 pm	File Name	Section B.feز

INTERPRET 11.007



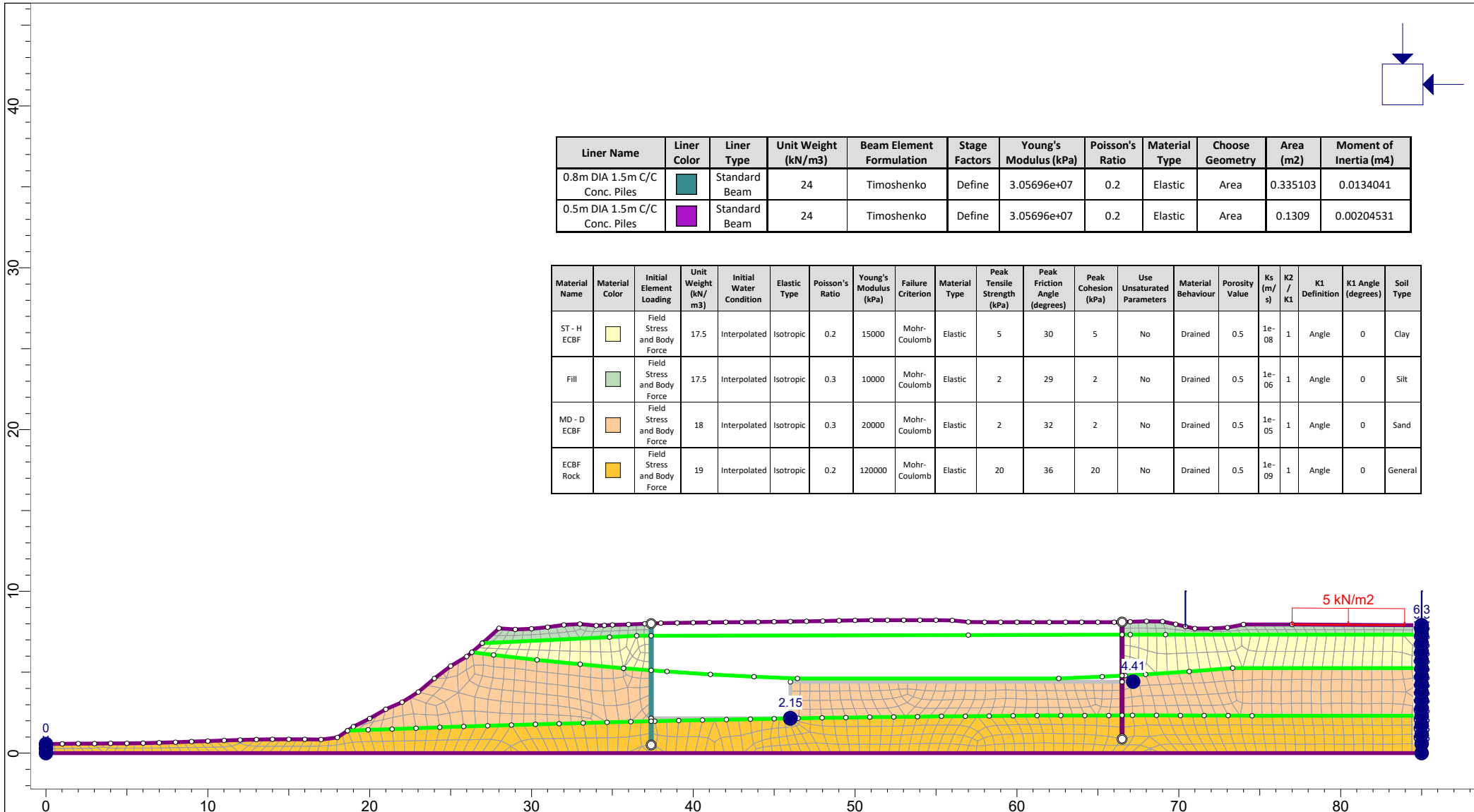
Project				38 RAWENE AVENUE, WESTMERE, AUCKLAND			
Analysis Description				Section B-B': Settlements Due to Dewatering			
Drawn By		MAH		Scale		1:400	
Date		7/04/2021, 1:02:00 pm		Company		LANDTECH LTD	
				File Name		Section B.fez	

INTERPRET 11.007



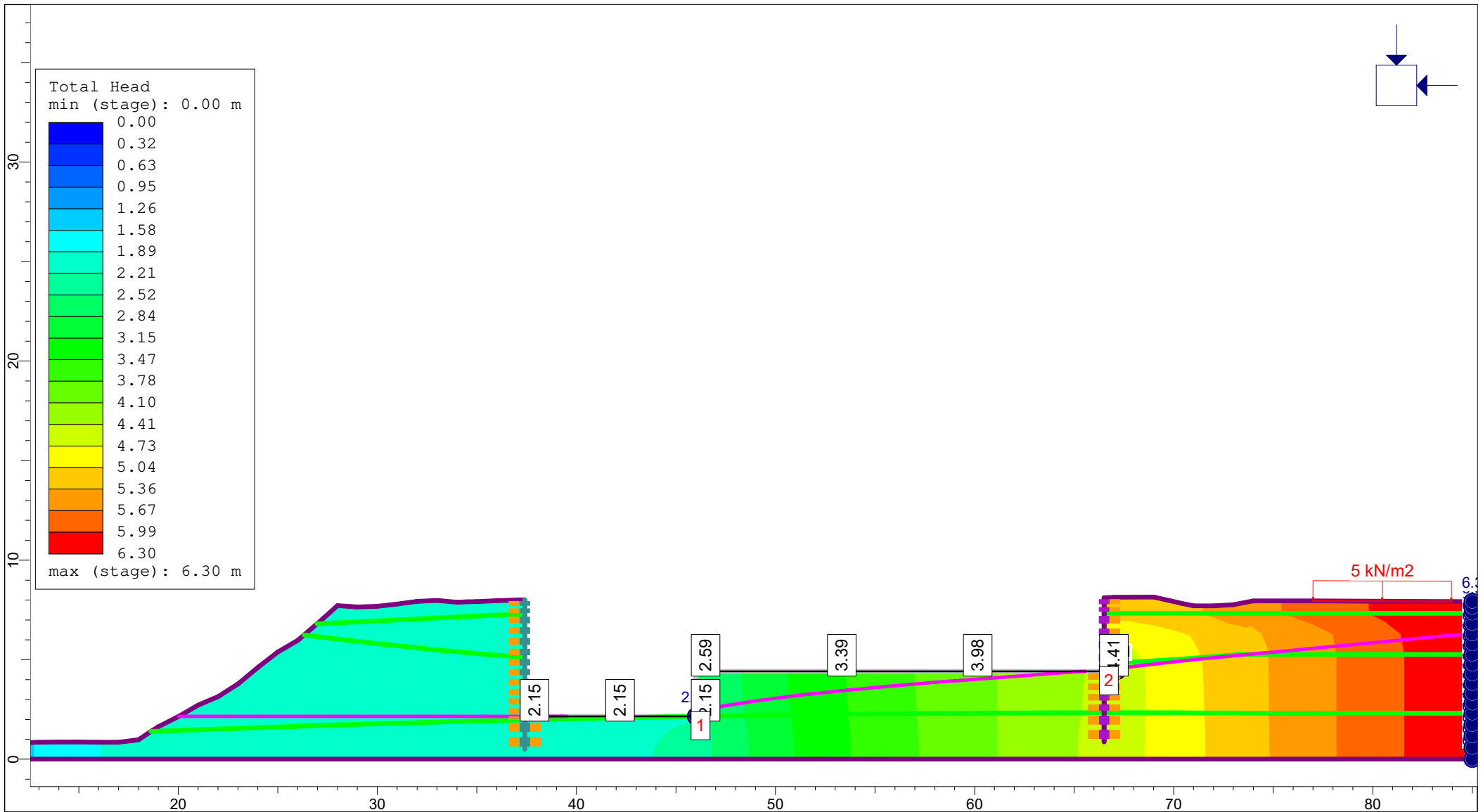
INTERPRET 11.007

<i>Project</i>			
38 RAWENE AVENUE, WESTMERE, AUCKLAND			
<i>Analysis Description</i>			
Section B-B': Settlements Due to Dewatering			
<i>Drawn By</i>	MAH	<i>Scale</i>	1:457
<i>Company</i>	LANDTECH LTD		
<i>Date</i>	7/04/2021, 1:02:00 pm		<i>File Name</i>
	Section B.fez		



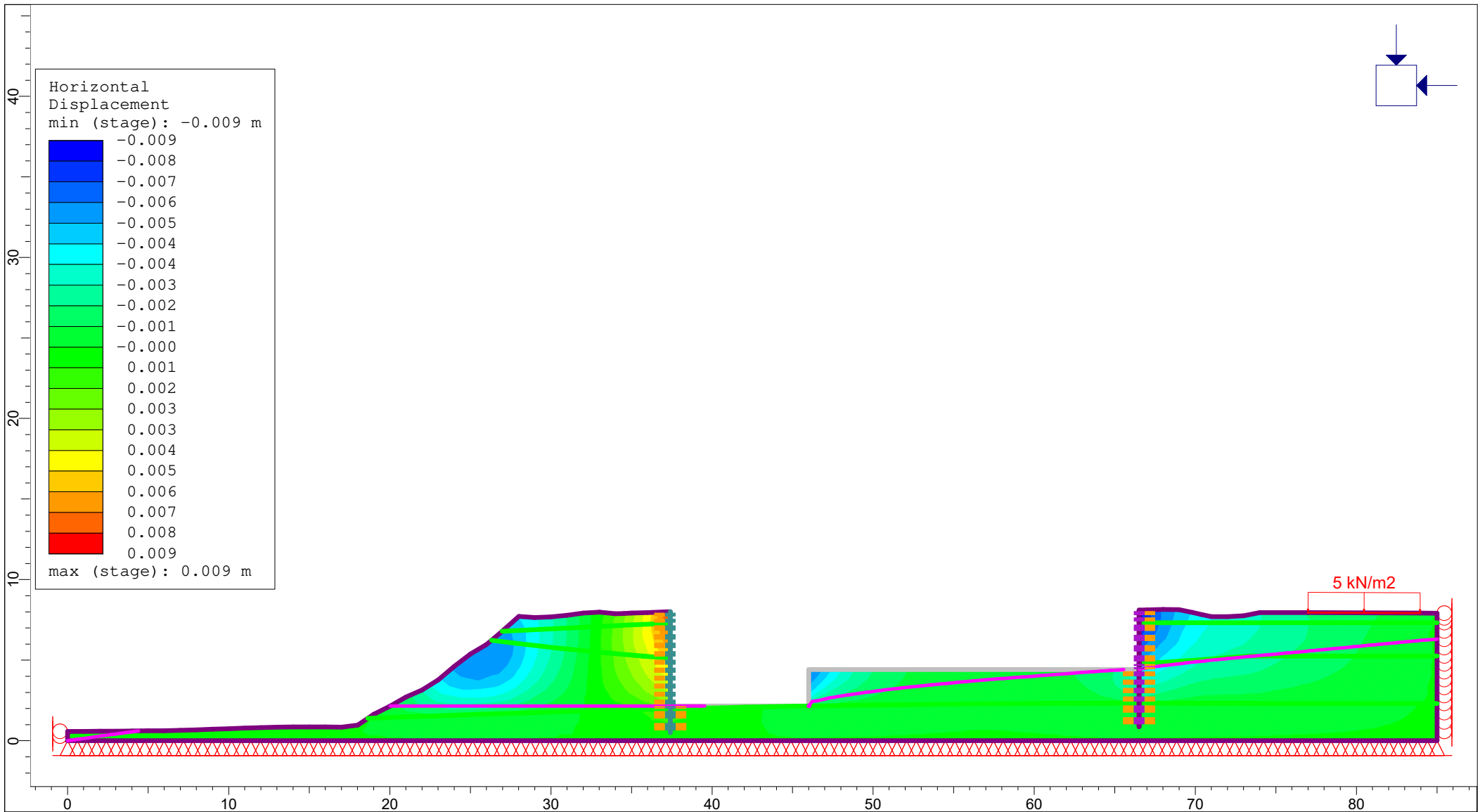
	Project			38 RAWENE AVENUE, WESTMERE, AUCKLAND		
	Analysis Description			Section C-C': Settlements Due to Dewatering		
	Drawn By	MAH	Scale	1:330	Company	LANDTECH LTD
	Date	7/04/2021, 1:02:00 pm		File Name	Section C.fez	

RS2 11.007



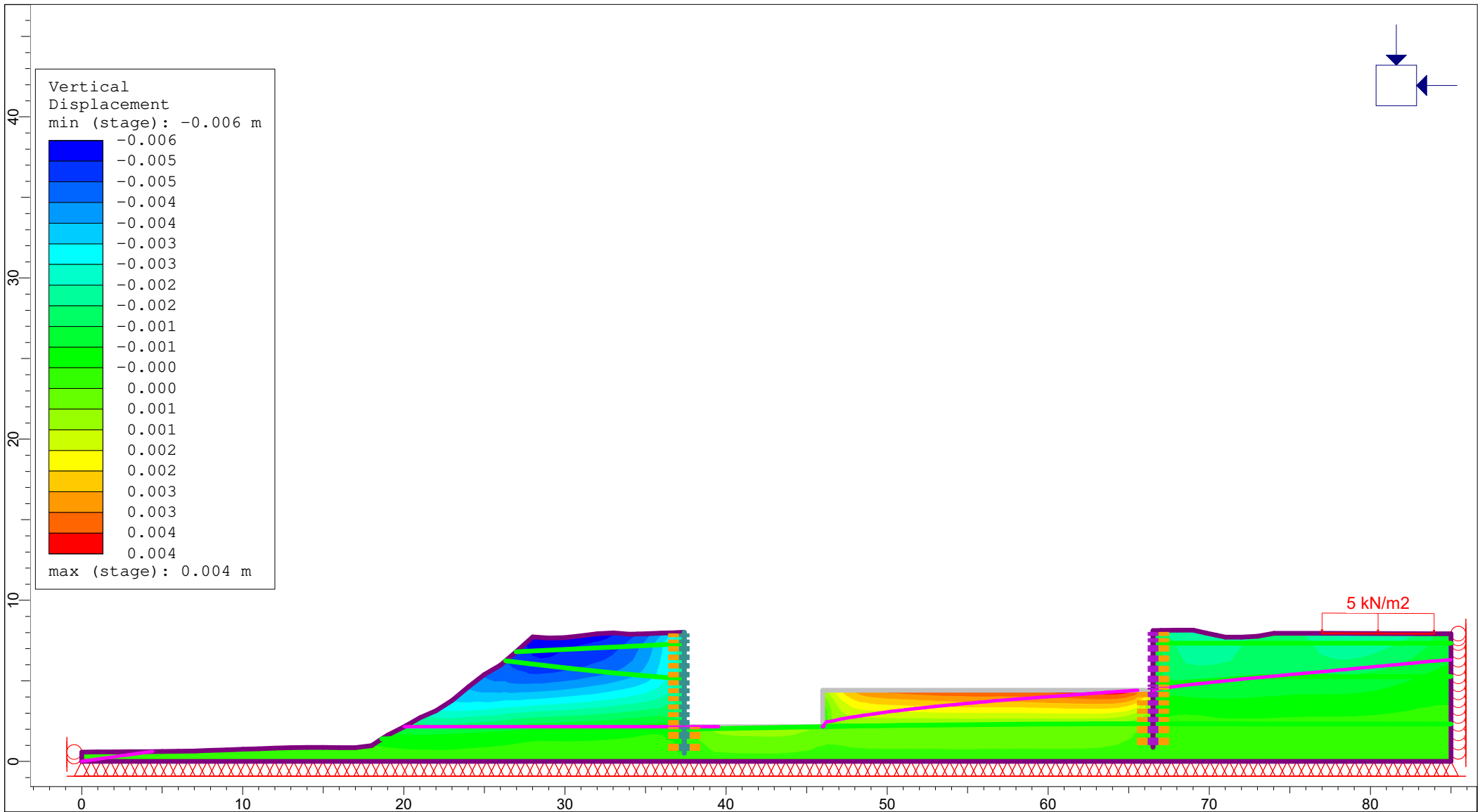
Project				38 RAWENE AVENUE, WESTMERE, AUCKLAND	
Analysis Description				Section C-C': Settlements Due to Dewatering	
Drawn By	MAH	Scale	1:267	Company	LANDTECH LTD
Date	7/04/2021, 1:02:00 pm			File Name	Section C.fez

INTERPRET 11.007



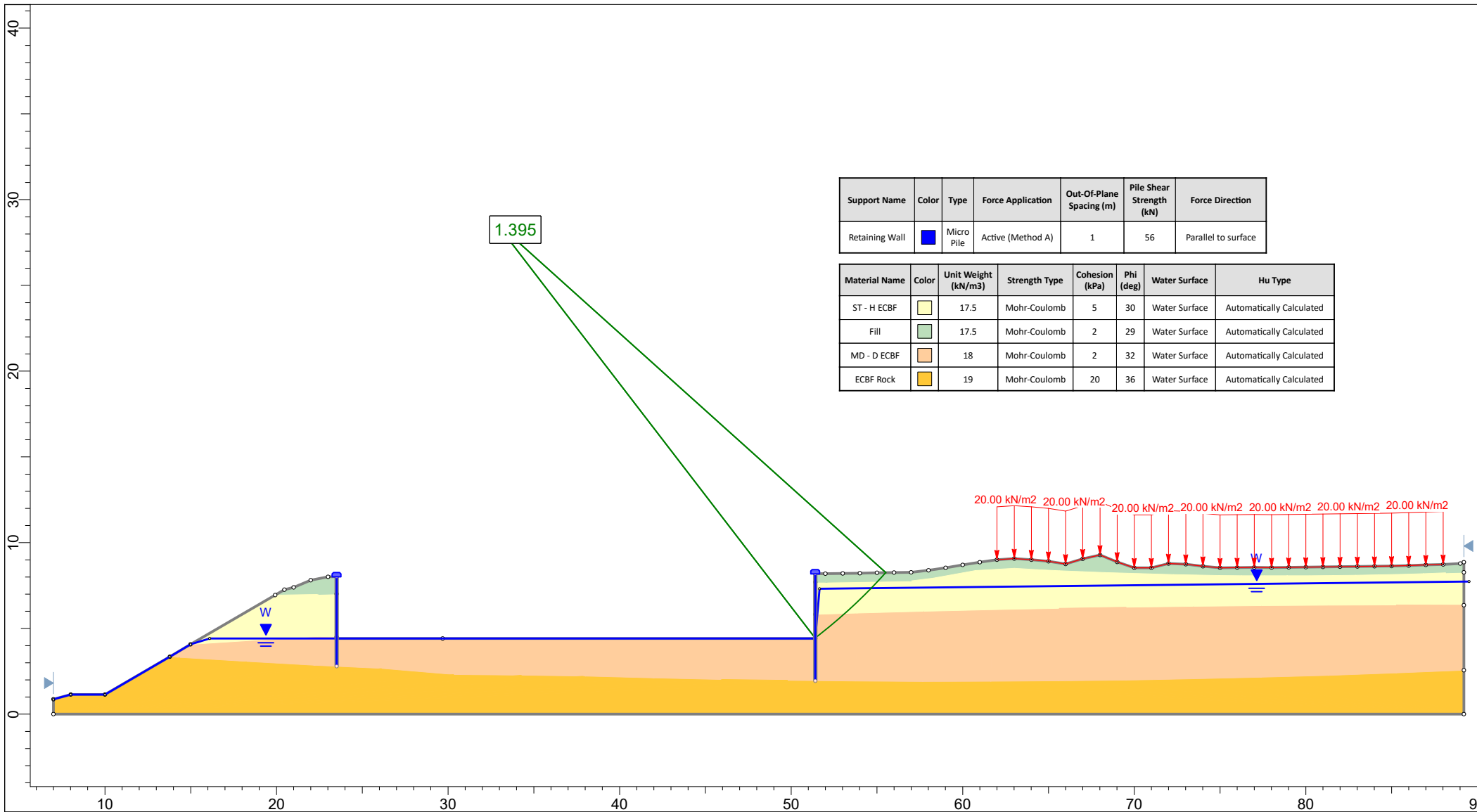
<i>Project</i>			
38 RAWENE AVENUE, WESTMERE, AUCKLAND			
<i>Analysis Description</i>			
Section C-C': Settlements Due to Dewatering			
<i>Drawn By</i>	MAH	<i>Scale</i>	1:330
<i>Company</i>	LANDTECH LTD		
<i>Date</i>	7/04/2021, 1:02:00 pm		<i>File Name</i>
	Section C.fez		

INTERPRET 11.007



<i>Project</i>				38 RAWENE AVENUE, WESTMERE, AUCKLAND	
<i>Analysis Description</i>				Section C-C': Settlements Due to Dewatering	
<i>Drawn By</i>	MAH	<i>Scale</i>	1:330	<i>Company</i>	LANDTECH LTD
<i>Date</i>	7/04/2021, 1:02:00 pm			<i>File Name</i>	Section C.fez

INTERPRET 11.007



Support Name	Color	Type	Force Application	Out-Of-Plane Spacing (m)	Pile Shear Strength (kN)	Force Direction
Retaining Wall	Blue	Micro Pile	Active (Method A)	1	56	Parallel to surface

Material Name	Color	Unit Weight (kN/m3)	Strength Type	Cohesion (kPa)	Phi (deg)	Water Surface	Hu Type
ST - H ECBF	Light Green	17.5	Mohr-Coulomb	5	30	Water Surface	Automatically Calculated
Fill	Light Green	17.5	Mohr-Coulomb	2	29	Water Surface	Automatically Calculated
MD - D ECBF	Light Orange	18	Mohr-Coulomb	2	32	Water Surface	Automatically Calculated
ECBF Rock	Yellow	19	Mohr-Coulomb	20	36	Water Surface	Automatically Calculated

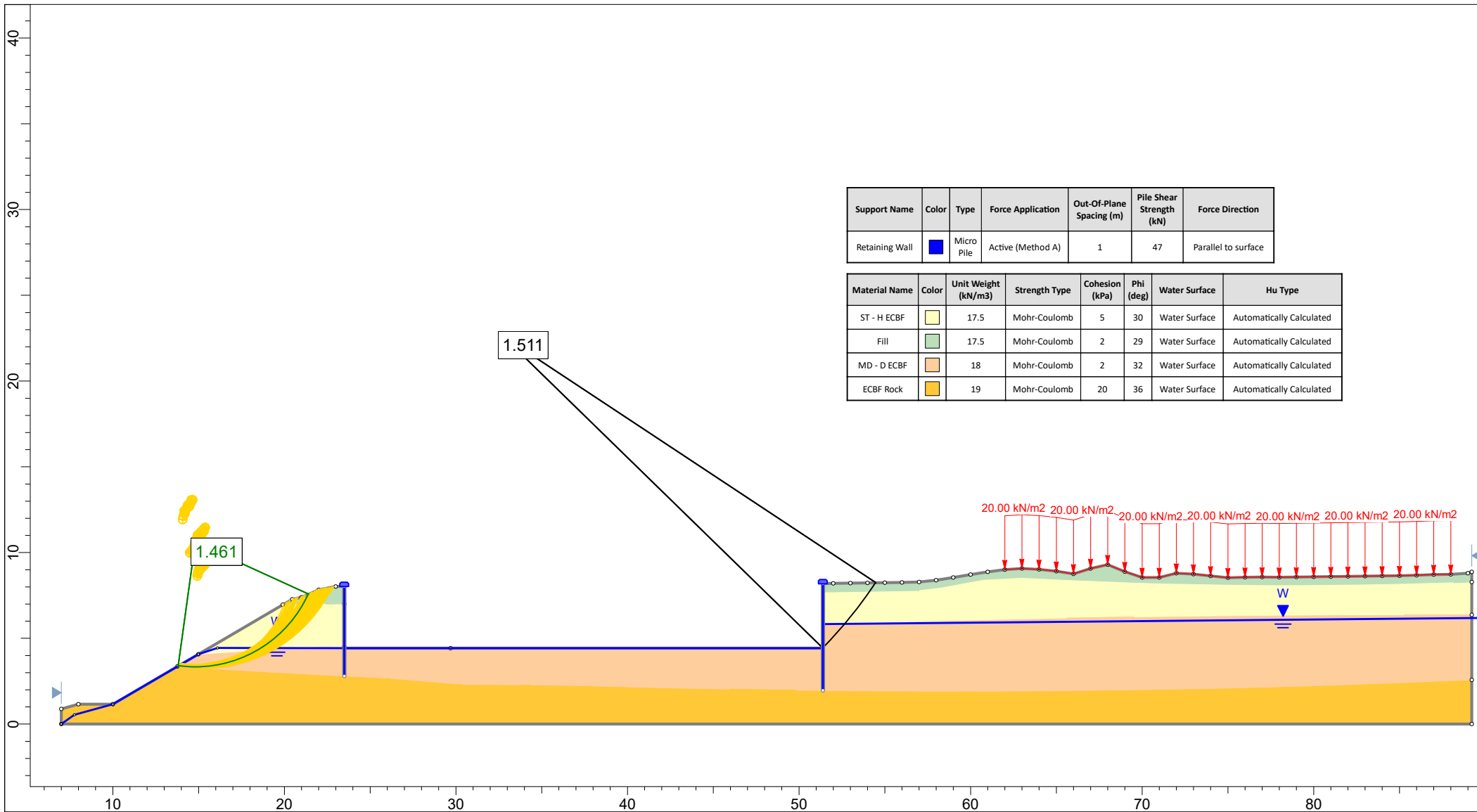
1.395

20.00 kN/m2 20.00 kN/m2 20.00 kN/m2 20.00 kN/m2 20.00 kN/m2 20.00 kN/m2 20.00 kN/m2 20.00 kN/m2



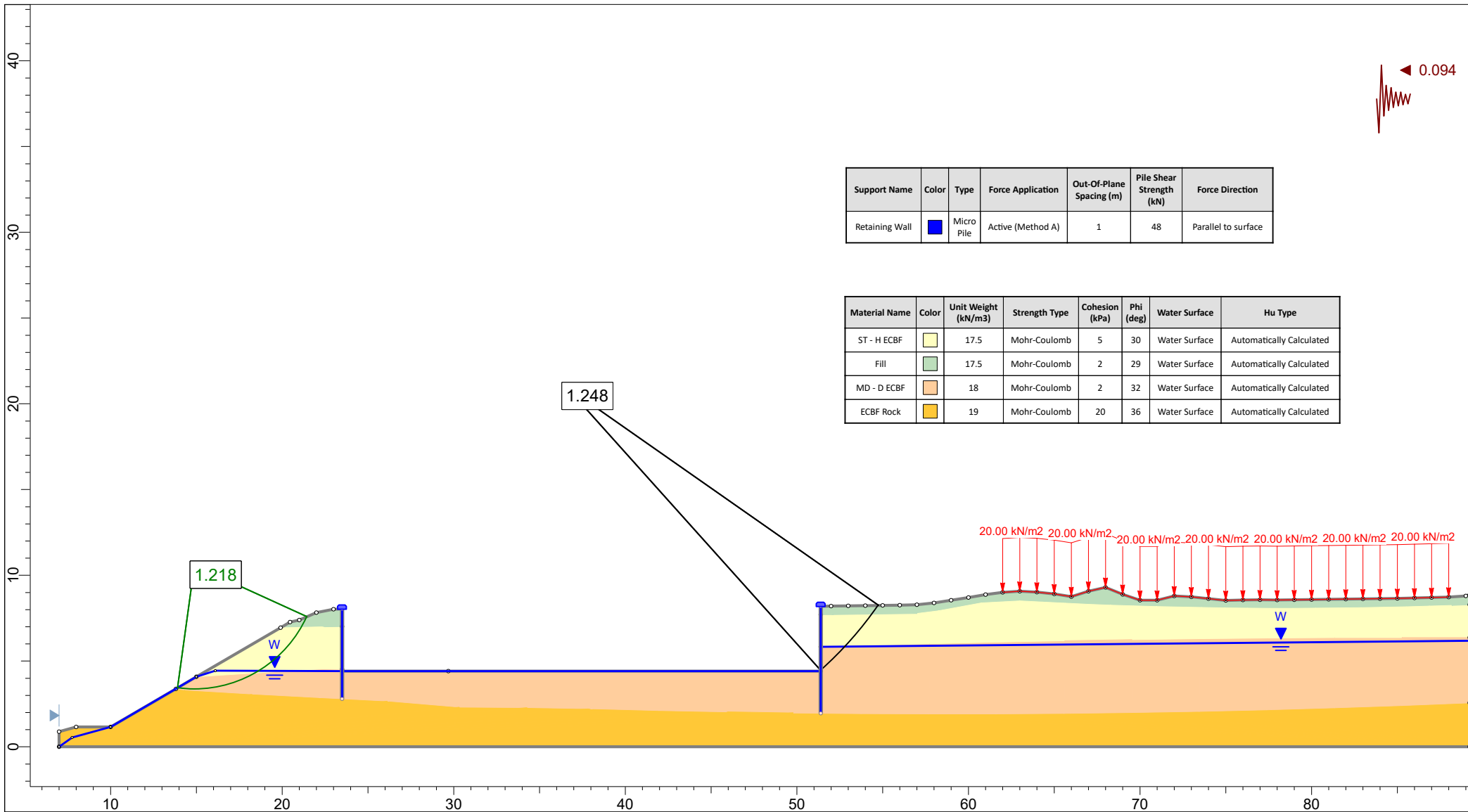
Project				38 RAWENE AVENUE, WESTMERE, AUCKLAND			
Analysis Description				Section A-A': Post-Development: Extreme Groundwater Conditions			
Drawn By		MAH		Scale		1:310	
Date		7/04/2021, 1:02:00 pm		Company		LANDTECH LTD	
				File Name		A - Post - Extreme.slim	

SLIDEINTERPRET 6.039



Project				38 RAWENE AVENUE, WESTMERE, AUCKLAND			
Analysis Description				Section A-A': Post-Development: Normal Groundwater Conditions			
Drawn By		MAH		Scale		1:310	
Date		7/04/2021, 1:02:00 pm		Company		LANDTECH LTD	
				File Name		A - Post - Normal.slim	

SLIDEINTERPRET 6.039



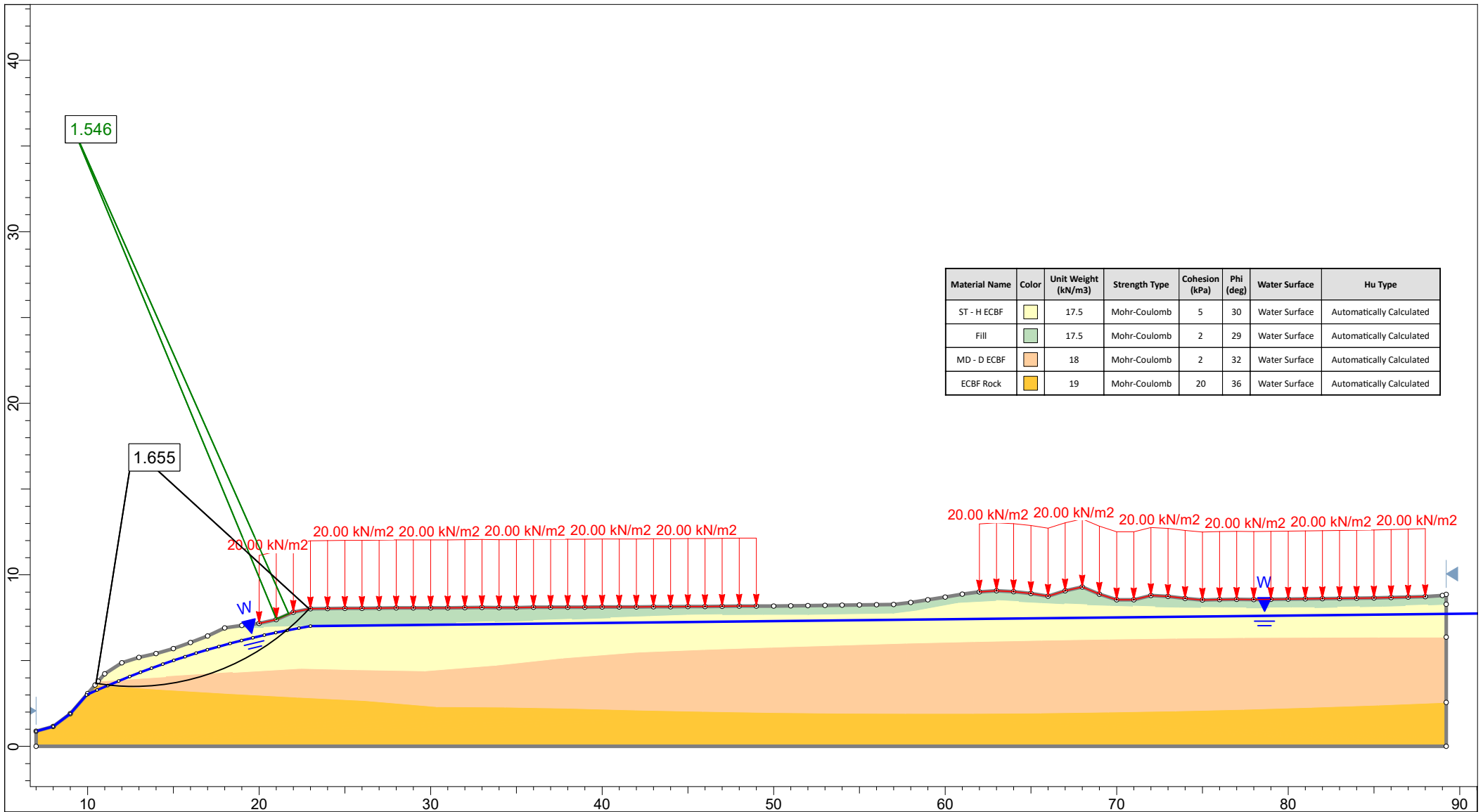
Support Name	Color	Type	Force Application	Out-Of-Plane Spacing (m)	Pile Shear Strength (kN)	Force Direction
Retaining Wall	Blue	Micro Pile	Active (Method A)	1	48	Parallel to surface

Material Name	Color	Unit Weight (kN/m ³)	Strength Type	Cohesion (kPa)	Phi (deg)	Water Surface	Hu Type
ST - H ECBF	Light Green	17.5	Mohr-Coulomb	5	30	Water Surface	Automatically Calculated
Fill	Light Green	17.5	Mohr-Coulomb	2	29	Water Surface	Automatically Calculated
MD - D ECBF	Light Orange	18	Mohr-Coulomb	2	32	Water Surface	Automatically Calculated
ECBF Rock	Yellow	19	Mohr-Coulomb	20	36	Water Surface	Automatically Calculated



Project		38 RAWENE AVENUE, WESTMERE, AUCKLAND	
Analysis Description		Section A-A': Post-Development: Seismic Conditions	
Drawn By	MAH	Scale	1:310
Company		LANDTECH LTD	
Date	7/04/2021, 1:02:00 pm	File Name	A - Post - Seismic.slim

SLIDEINTERPRET 6.039

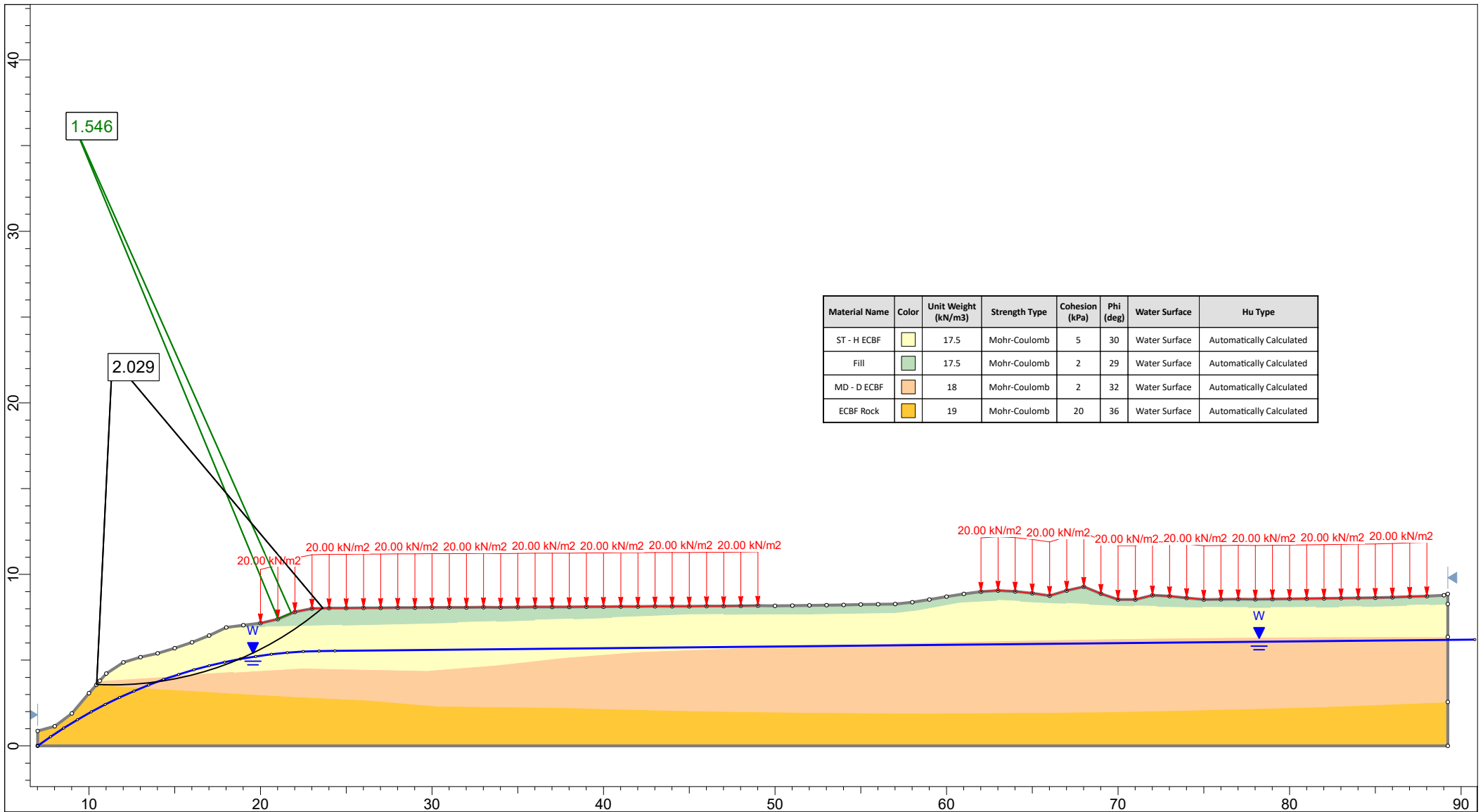


Material Name	Color	Unit Weight (kN/m ³)	Strength Type	Cohesion (kPa)	Phi (deg)	Water Surface	Hu Type
ST - H ECBF	Yellow	17.5	Mohr-Coulomb	5	30	Water Surface	Automatically Calculated
Fill	Green	17.5	Mohr-Coulomb	2	29	Water Surface	Automatically Calculated
MD - D ECBF	Orange	18	Mohr-Coulomb	2	32	Water Surface	Automatically Calculated
ECBF Rock	Yellow	19	Mohr-Coulomb	20	36	Water Surface	Automatically Calculated



Project				38 RAWENE AVENUE, WESTMERE, AUCKLAND			
Analysis Description				Section A-A': Pre-Development: Extreme Groundwater Conditions			
Drawn By		MAH		Scale		1:310	
Date		7/04/2021, 1:02:00 pm		Company		LANDTECH LTD	
				File Name		A - Pre - Extreme.slm	

SLIDEINTERPRET 6.039

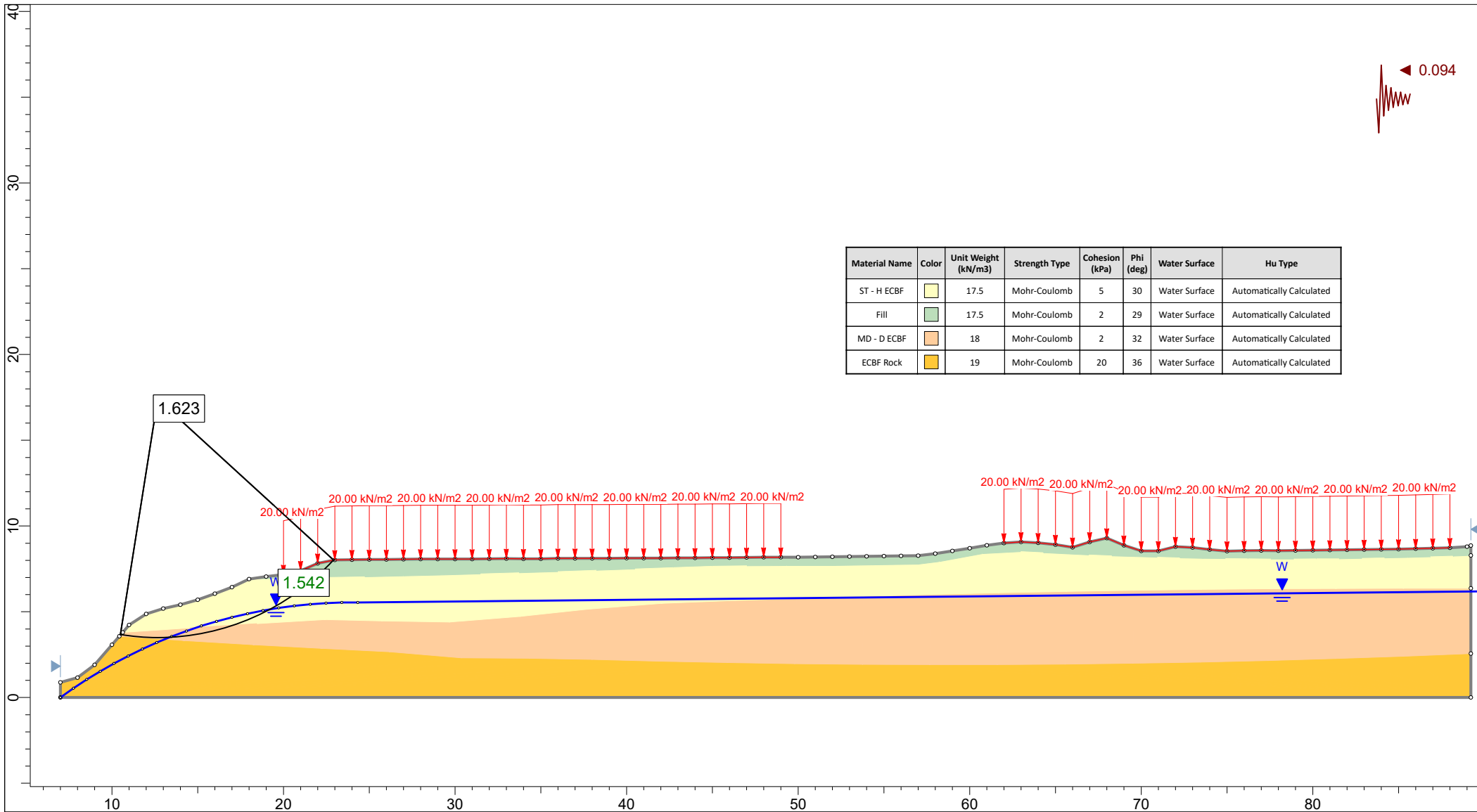


Material Name	Color	Unit Weight (kN/m ³)	Strength Type	Cohesion (kPa)	Phi (deg)	Water Surface	Hu Type
ST - H ECBF	Yellow	17.5	Mohr-Coulomb	5	30	Water Surface	Automatically Calculated
FILL	Green	17.5	Mohr-Coulomb	2	29	Water Surface	Automatically Calculated
MD - D ECBF	Orange	18	Mohr-Coulomb	2	32	Water Surface	Automatically Calculated
ECBF Rock	Yellow	19	Mohr-Coulomb	20	36	Water Surface	Automatically Calculated




Project		38 RAWENE AVENUE, WESTMERE, AUCKLAND	
Analysis Description		Section A-A': Pre-Development: Normal Groundwater Conditions	
Drawn By	MAH	Scale	1:310
Company		LANDTECH LTD	
Date	7/04/2021, 1:02:00 pm	File Name	A - Pre - Normal.slim

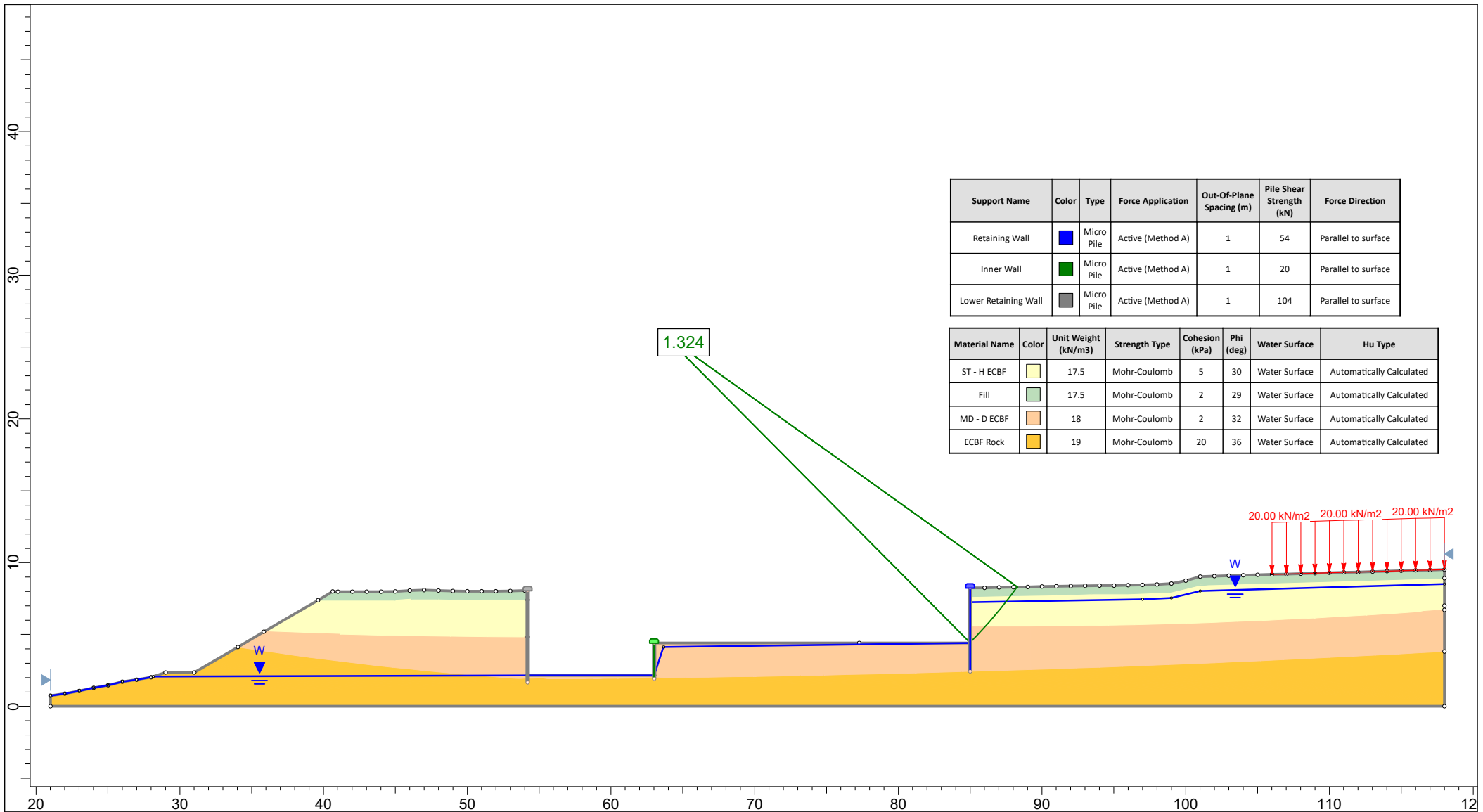
SLIDEINTERPRET 6.039



Material Name	Color	Unit Weight (kN/m ³)	Strength Type	Cohesion (kPa)	Phi (deg)	Water Surface	Hu Type
ST - H ECBF	Light Green	17.5	Mohr-Coulomb	5	30	Water Surface	Automatically Calculated
Fill	Light Green	17.5	Mohr-Coulomb	2	29	Water Surface	Automatically Calculated
MD - D ECBF	Light Orange	18	Mohr-Coulomb	2	32	Water Surface	Automatically Calculated
ECBF Rock	Yellow	19	Mohr-Coulomb	20	36	Water Surface	Automatically Calculated

	Project			38 RAWENE AVENUE, WESTMERE, AUCKLAND		
	Analysis Description			Section A-A': Pre-Development: Seismic Conditions		
	Drawn By	MAH	Scale	1:310	Company	LANDTECH LTD
	Date	7/04/2021, 1:02:00 pm		File Name	A - Pre - Seismic.slim	

SLIDEINTERPRET 6.039



Support Name	Color	Type	Force Application	Out-Of-Plane Spacing (m)	Pile Shear Strength (kN)	Force Direction
Retaining Wall	Blue	Micro Pile	Active (Method A)	1	54	Parallel to surface
Inner Wall	Green	Micro Pile	Active (Method A)	1	20	Parallel to surface
Lower Retaining Wall	Grey	Micro Pile	Active (Method A)	1	104	Parallel to surface

Material Name	Color	Unit Weight (kN/m³)	Strength Type	Cohesion (kPa)	Phi (deg)	Water Surface	Hu Type
ST - H ECBF	Yellow	17.5	Mohr-Coulomb	5	30	Water Surface	Automatically Calculated
Fill	Light Green	17.5	Mohr-Coulomb	2	29	Water Surface	Automatically Calculated
MD - D ECBF	Orange	18	Mohr-Coulomb	2	32	Water Surface	Automatically Calculated
ECBF Rock	Yellow-Orange	19	Mohr-Coulomb	20	36	Water Surface	Automatically Calculated

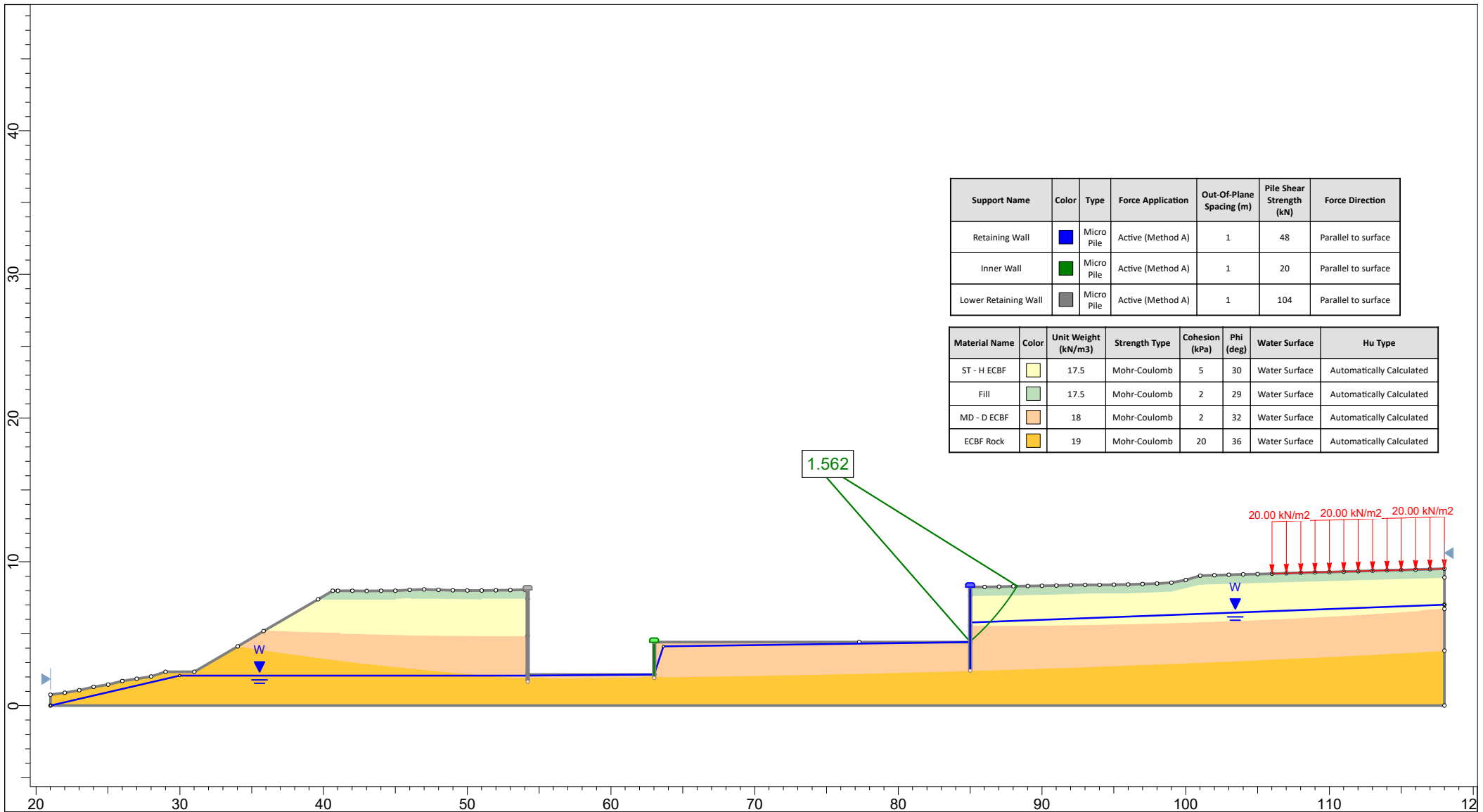
1.324

20.00 kN/m² 20.00 kN/m² 20.00 kN/m²



Project				38 RAWENE AVENUE, WESTMERE, AUCKLAND			
Analysis Description				Section B-B': Post-Development: Extreme Groundwater Conditions			
Drawn By		MAH		Scale		1:370	
Date		7/04/2021		Company		LANDTECH LTD	
				File Name		B - Post - Extreme.slim	

SLIDEINTERPRET 6.039



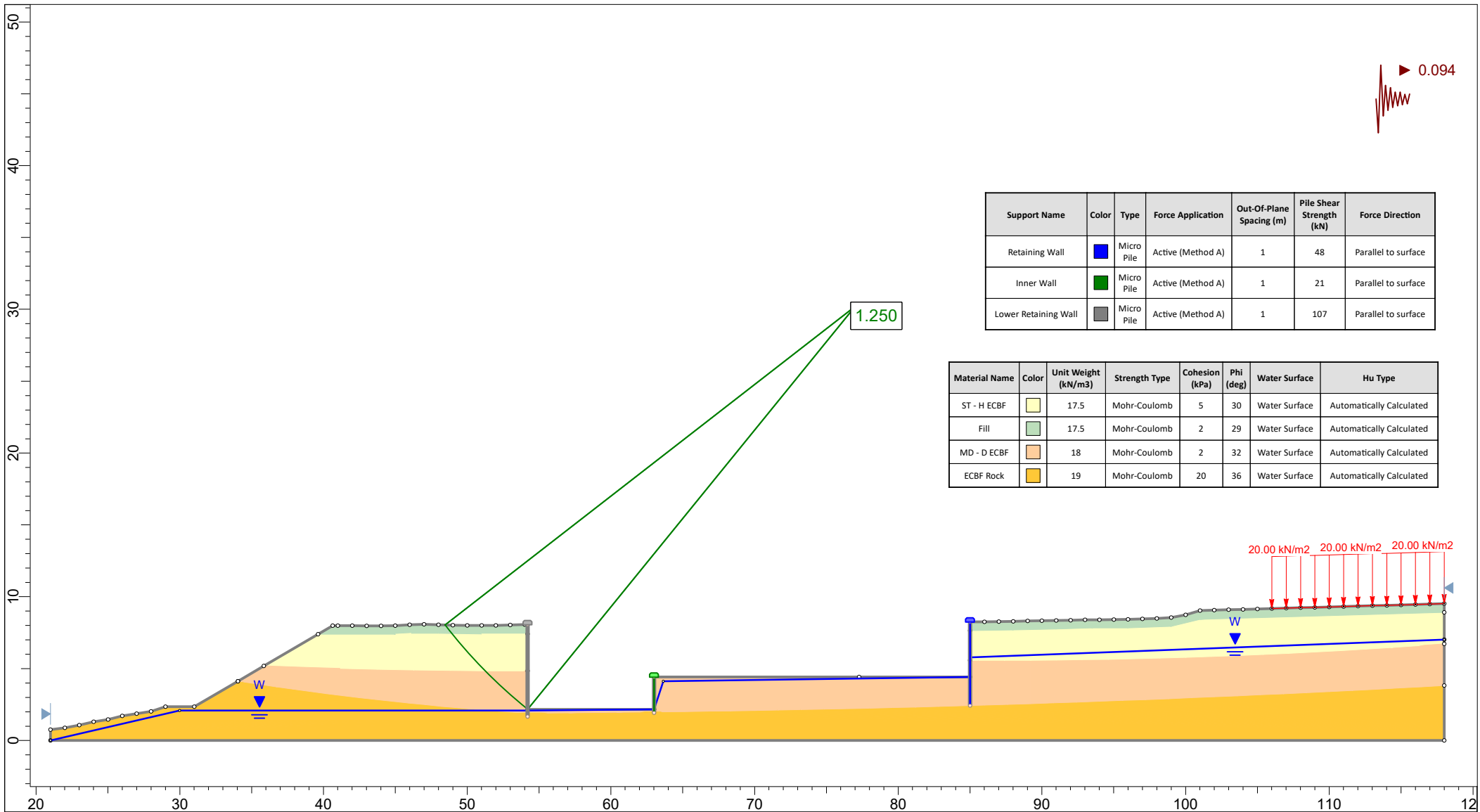
Support Name	Color	Type	Force Application	Out-Of-Plane Spacing (m)	Pile Shear Strength (kN)	Force Direction
Retaining Wall	Blue	Micro Pile	Active (Method A)	1	48	Parallel to surface
Inner Wall	Green	Micro Pile	Active (Method A)	1	20	Parallel to surface
Lower Retaining Wall	Grey	Micro Pile	Active (Method A)	1	104	Parallel to surface

Material Name	Color	Unit Weight (kN/m ³)	Strength Type	Cohesion (kPa)	Phi (deg)	Water Surface	Hu Type
ST - H ECBF	Yellow	17.5	Mohr-Coulomb	5	30	Water Surface	Automatically Calculated
Fill	Light Green	17.5	Mohr-Coulomb	2	29	Water Surface	Automatically Calculated
MD - D ECBF	Orange	18	Mohr-Coulomb	2	32	Water Surface	Automatically Calculated
ECBF Rock	Dark Orange	19	Mohr-Coulomb	20	36	Water Surface	Automatically Calculated



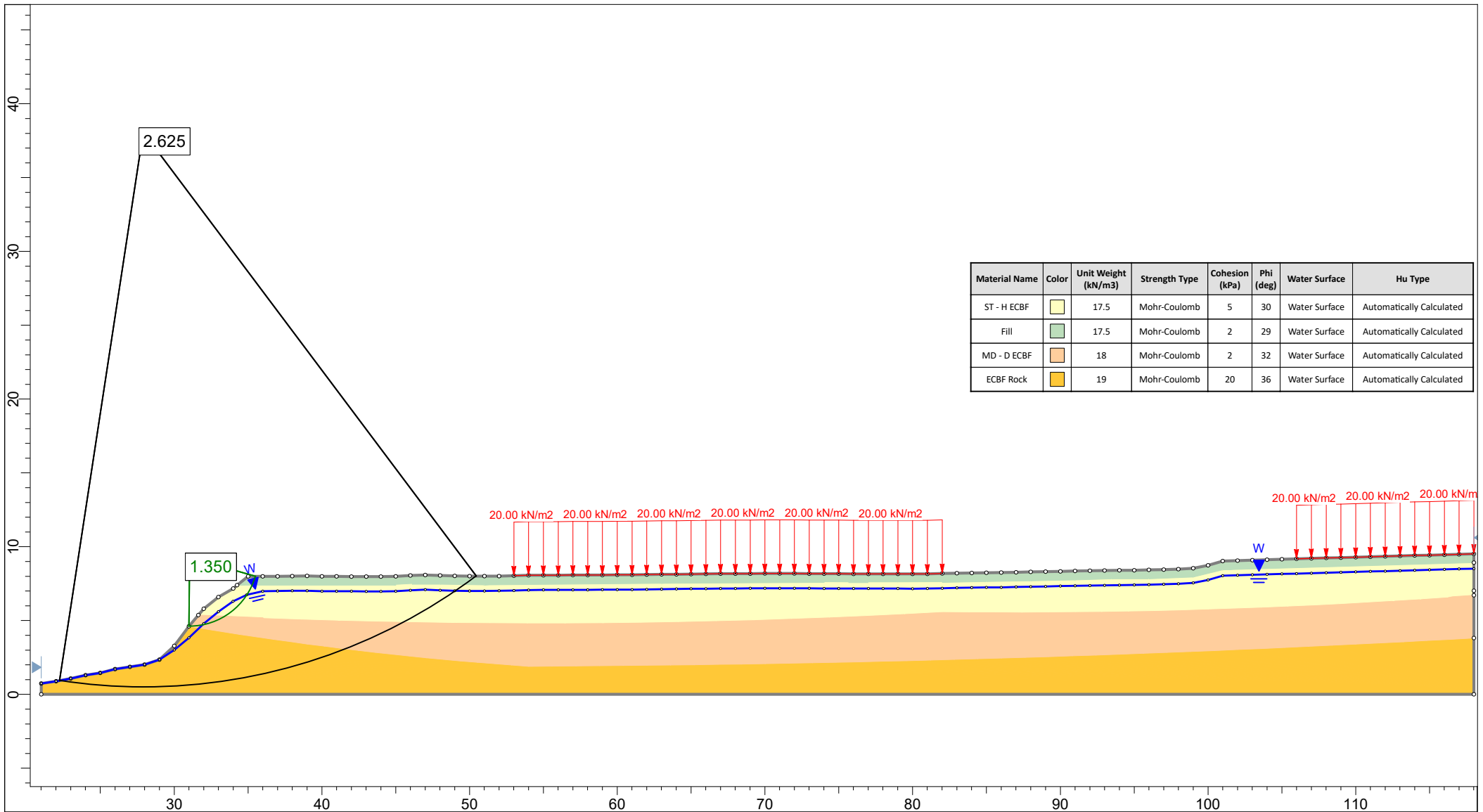
Project				38 RAWENE AVENUE, WESTMERE, AUCKLAND			
Analysis Description				Section B-B': Post-Development: Normal Groundwater Conditions			
Drawn By		MAH		Scale		1:370	
Date		7/04/2021		Company		LANDTECH LTD	
				File Name		B - Post - Normal.slim	

SLIDEINTERPRET 6.039




Project		38 RAWENE AVENUE, WESTMERE, AUCKLAND	
Analysis Description		Section B-B': Post-Development: Seismic Conditions	
Drawn By	MAH	Scale	1:370
Company		LANDTECH LTD	
Date	7/04/2021	File Name	B - Post - Seismic.slim

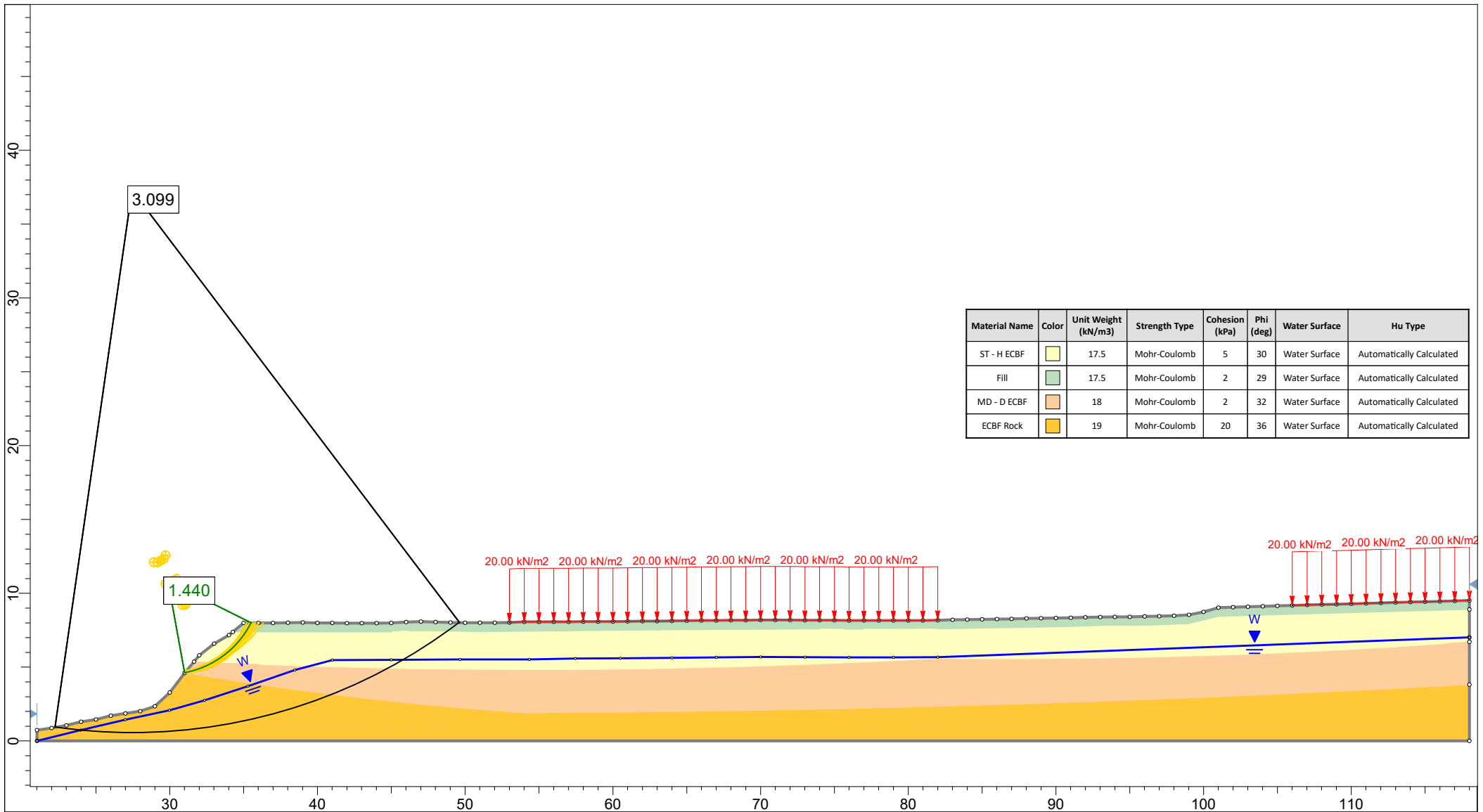
SLIDEINTERPRET 6.039



Material Name	Color	Unit Weight (kN/m ³)	Strength Type	Cohesion (kPa)	Phi (deg)	Water Surface	Hu Type
ST - H ECBF	Yellow	17.5	Mohr-Coulomb	5	30	Water Surface	Automatically Calculated
Fill	Light Green	17.5	Mohr-Coulomb	2	29	Water Surface	Automatically Calculated
MD - D ECBF	Light Orange	18	Mohr-Coulomb	2	32	Water Surface	Automatically Calculated
ECBF Rock	Dark Orange	19	Mohr-Coulomb	20	36	Water Surface	Automatically Calculated

	Project			38 RAWENE AVENUE, WESTMERE, AUCKLAND		
	Analysis Description			Section B-B': Pre-Development: Extreme Groundwater Conditions		
	Drawn By	MAH	Scale	1:360	Company	LANDTECH LTD
	Date	7/04/2021		File Name	B - Pre - Extreme.slim	

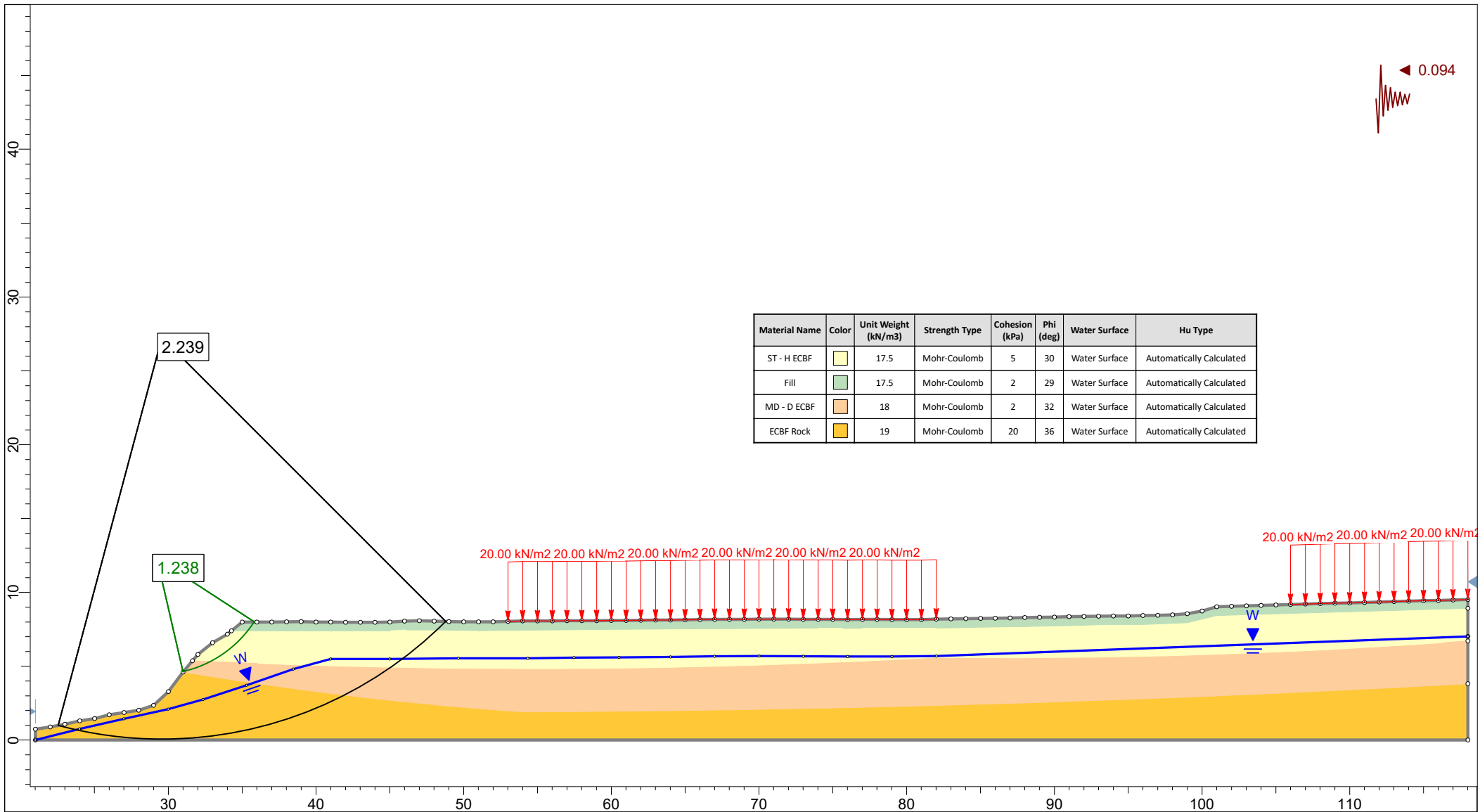
SLIDEINTERPRET 6.039




Material Name	Color	Unit Weight (kN/m ³)	Strength Type	Cohesion (kPa)	Phi (deg)	Water Surface	Hu Type
ST - H ECBF	Yellow	17.5	Mohr-Coulomb	5	30	Water Surface	Automatically Calculated
Fill	Green	17.5	Mohr-Coulomb	2	29	Water Surface	Automatically Calculated
MD - D ECBF	Orange	18	Mohr-Coulomb	2	32	Water Surface	Automatically Calculated
ECBF Rock	Yellow	19	Mohr-Coulomb	20	36	Water Surface	Automatically Calculated

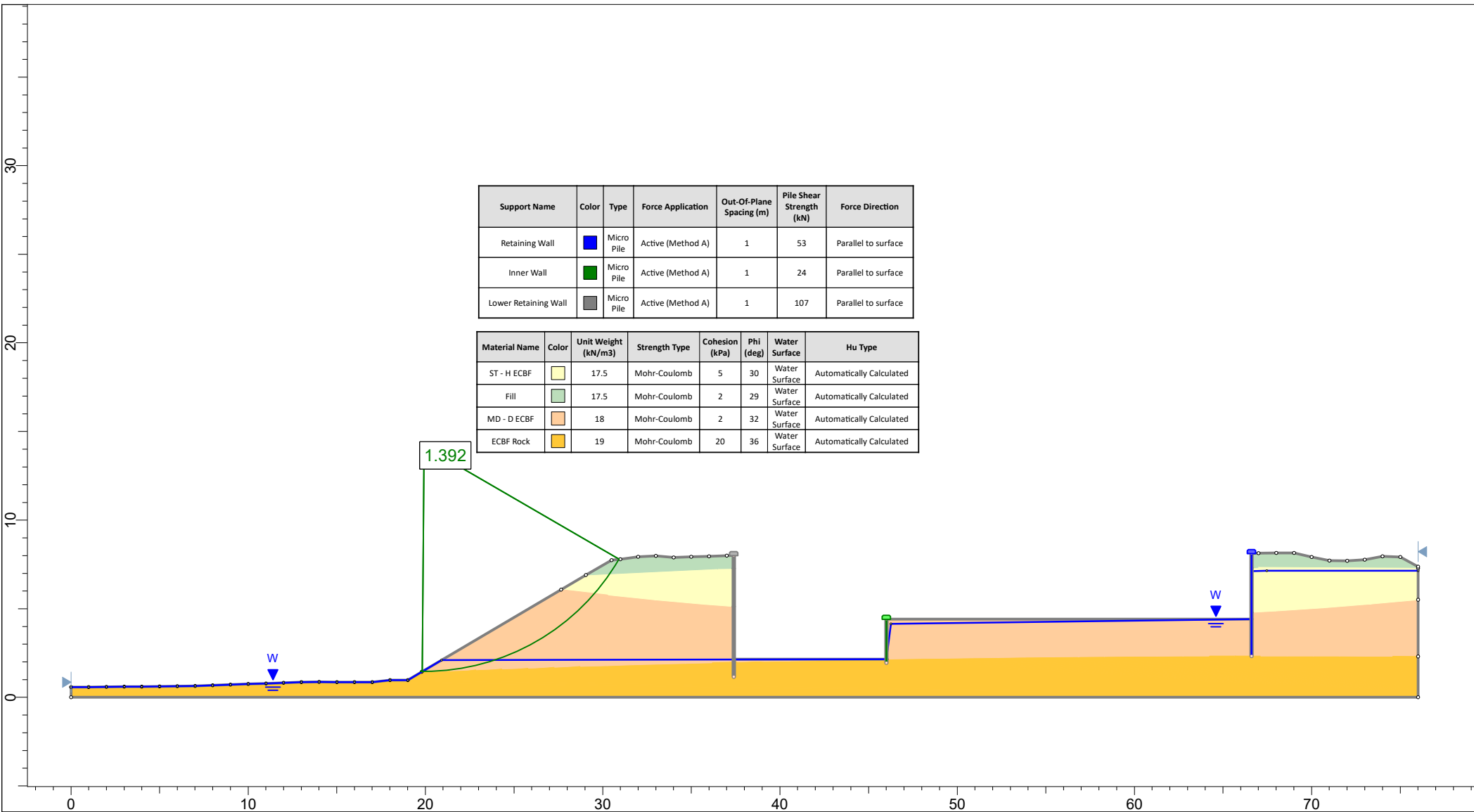


Project				38 RAWENE AVENUE, WESTMERE, AUCKLAND			
Analysis Description				Section B-B': Pre-Development: Normal Groundwater Conditions			
Drawn By		MAH		Scale		1:360	
Date		7/04/2021		Company		LANDTECH LTD	
SLIDEINTERPRET 6.039				File Name		B - Pre - Normal.slim	



	Project			38 RAWENE AVENUE, WESTMERE, AUCKLAND		
	Analysis Description			Section B-B': Pre-Development: Seismic Conditions		
	Drawn By	MAH	Scale	1:360	Company	LANDTECH LTD
	Date	7/04/2021		File Name	B - Pre - Seismic.slim	

SLIDEINTERPRET 6.039



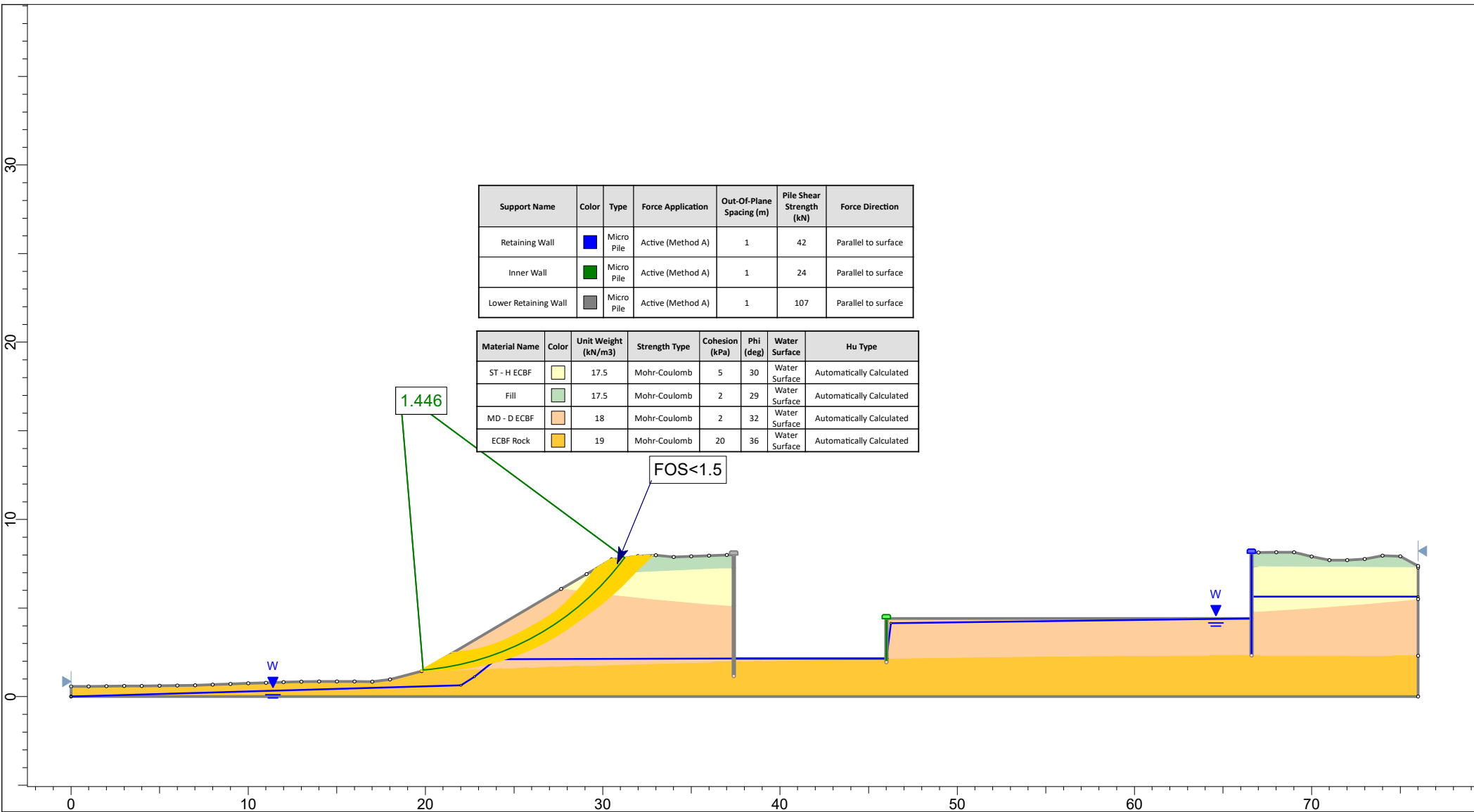
Support Name	Color	Type	Force Application	Out-Of-Plane Spacing (m)	Pile Shear Strength (kN)	Force Direction
Retaining Wall	Blue	Micro Pile	Active (Method A)	1	53	Parallel to surface
Inner Wall	Green	Micro Pile	Active (Method A)	1	24	Parallel to surface
Lower Retaining Wall	Grey	Micro Pile	Active (Method A)	1	107	Parallel to surface

Material Name	Color	Unit Weight (kN/m ³)	Strength Type	Cohesion (kPa)	Phi (deg)	Water Surface	Hu Type
ST - H ECFB	Yellow	17.5	Mohr-Coulomb	5	30	Water Surface	Automatically Calculated
Fill	Light Green	17.5	Mohr-Coulomb	2	29	Water Surface	Automatically Calculated
MD - D ECFB	Orange	18	Mohr-Coulomb	2	32	Water Surface	Automatically Calculated
ECBF Rock	Yellow-Orange	19	Mohr-Coulomb	20	36	Water Surface	Automatically Calculated



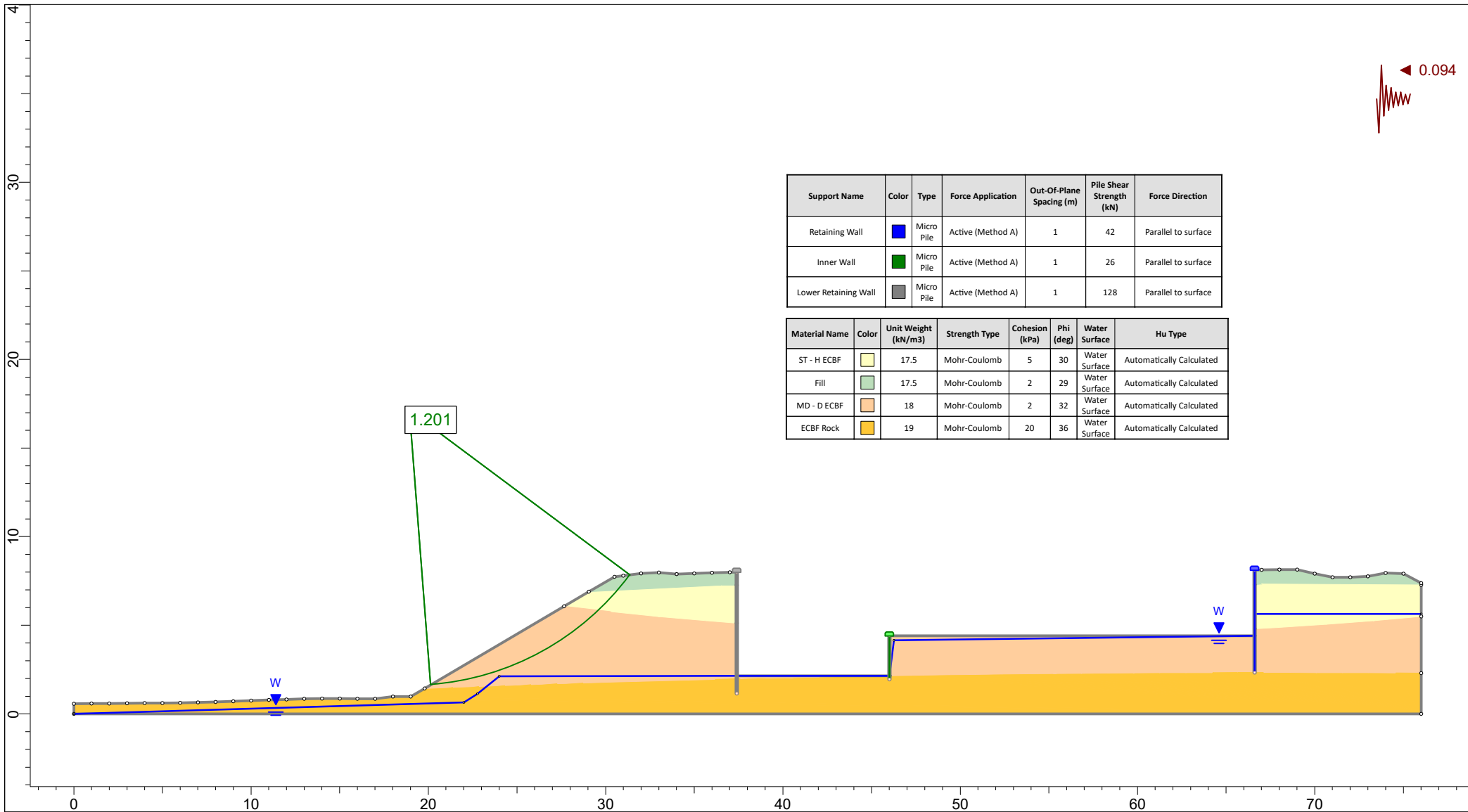
Project		38 RAWENE AVENUE, WESTMERE, AUCKLAND	
Analysis Description		Section C-C': Post-Development: Extreme Groundwater Conditions	
Drawn By	MAH	Scale	1:300
Date		7/04/2021	
		Company	LANDTECH LTD
		File Name	C - Post - Extreme.slim

SLIDEINTERPRET 6.039




Project		38 RAWENE AVENUE, WESTMERE, AUCKLAND	
Analysis Description		Section C-C': Post-Development: Normal Groundwater Conditions	
Drawn By	MAH	Scale	1:300
Date		7/04/2021	
Company		LANDTECH LTD	
File Name		C - Post - Normal.slim	

SLIDEINTERPRET 6.039

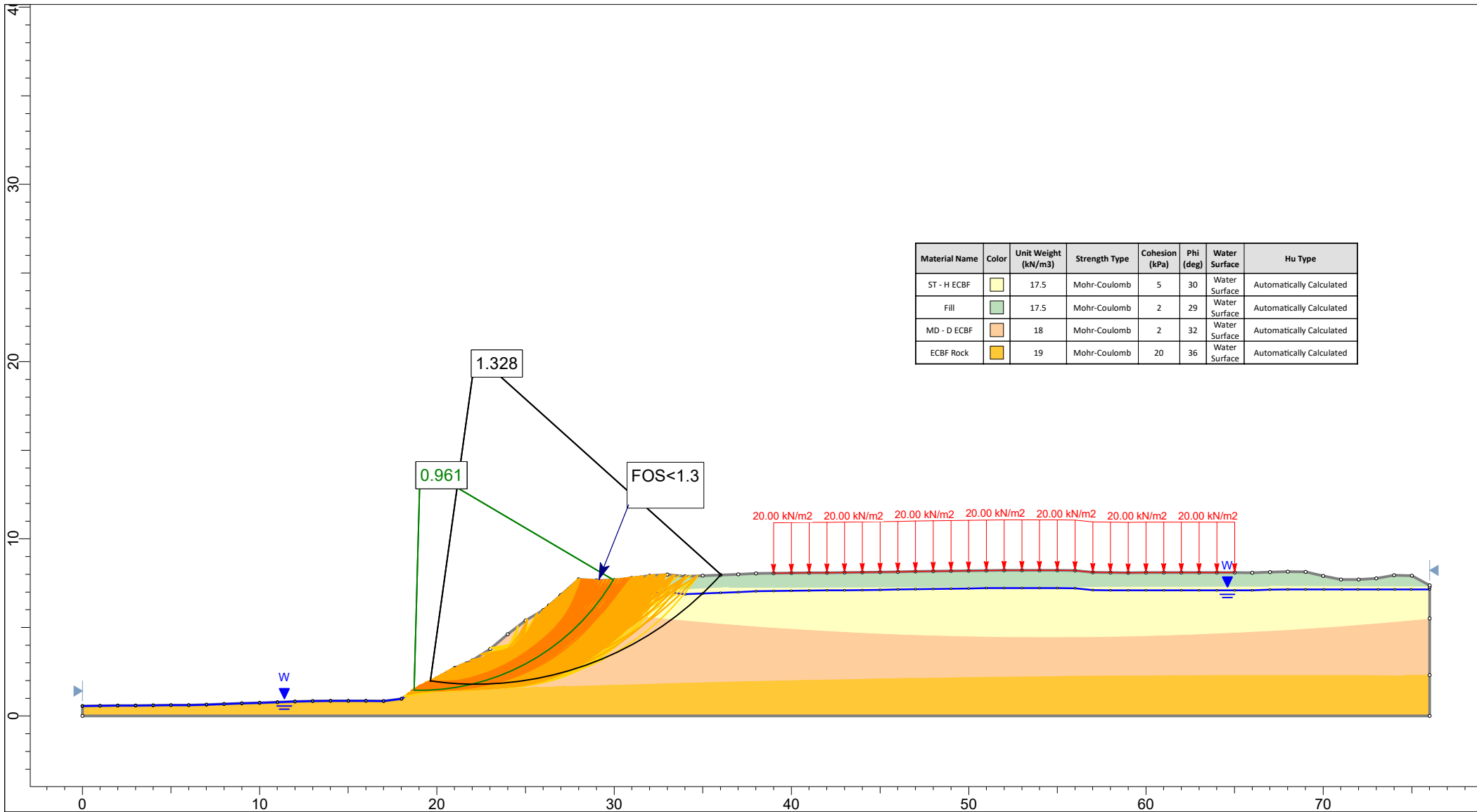


Support Name	Color	Type	Force Application	Out-Of-Plane Spacing (m)	Pile Shear Strength (kN)	Force Direction
Retaining Wall	Blue	Micro Pile	Active (Method A)	1	42	Parallel to surface
Inner Wall	Green	Micro Pile	Active (Method A)	1	26	Parallel to surface
Lower Retaining Wall	Grey	Micro Pile	Active (Method A)	1	128	Parallel to surface

Material Name	Color	Unit Weight (kN/m ³)	Strength Type	Cohesion (kPa)	Phi (deg)	Water Surface	Hu Type
ST - H ECBF	Yellow	17.5	Mohr-Coulomb	5	30	Water Surface	Automatically Calculated
Fill	Light Green	17.5	Mohr-Coulomb	2	29	Water Surface	Automatically Calculated
MD - D ECBF	Orange	18	Mohr-Coulomb	2	32	Water Surface	Automatically Calculated
ECBF Rock	Yellow-Orange	19	Mohr-Coulomb	20	36	Water Surface	Automatically Calculated

	Project			38 RAWENE AVENUE, WESTMERE, AUCKLAND		
	Analysis Description			Section C-C': Post-Development: Seismic Conditions		
	Drawn By	MAH	Scale	1:300	Company	LANDTECH LTD
	Date	7/04/2021	File Name	C - Post - Seismic.slim		

SLIDEINTERPRET 6.039

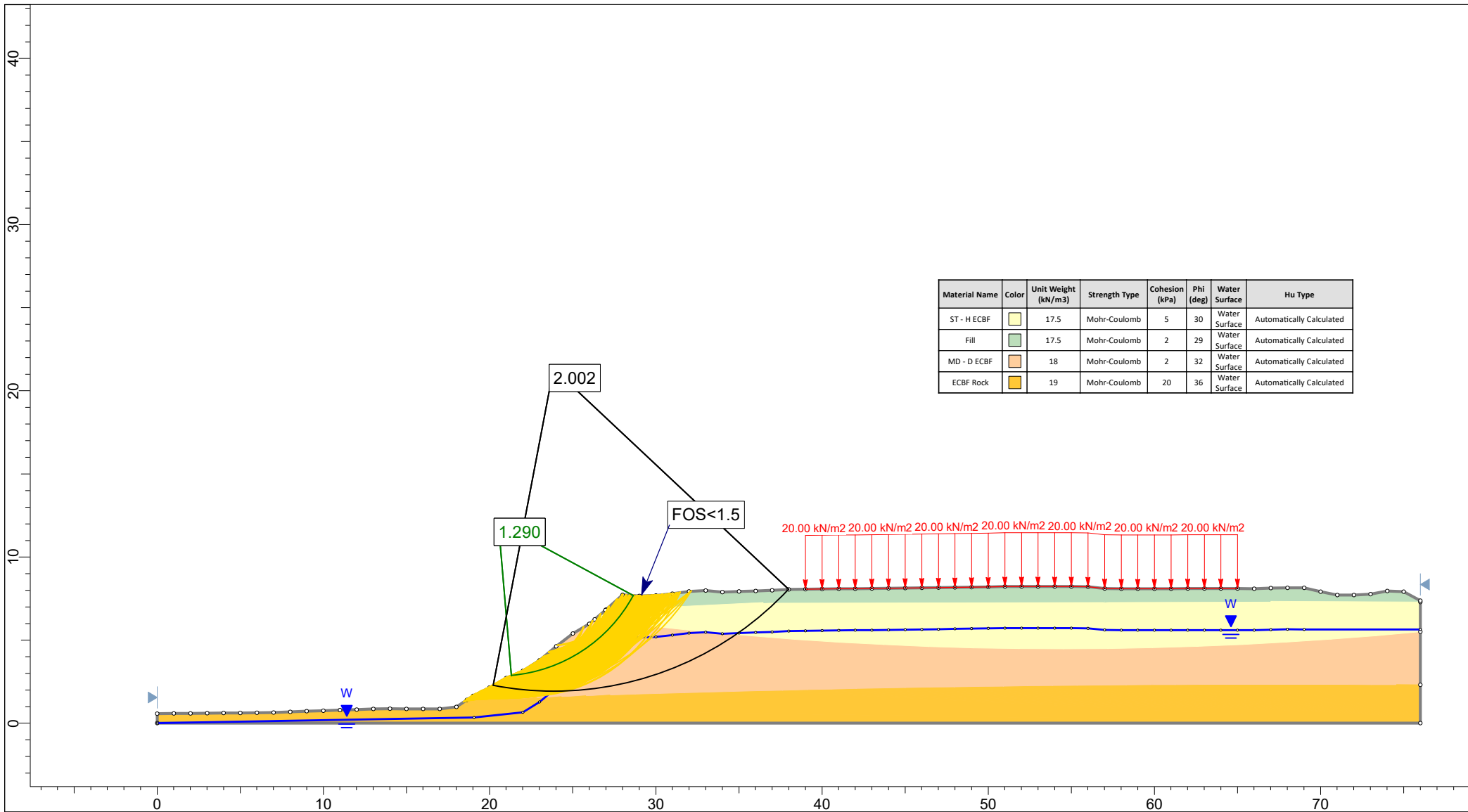


Material Name	Color	Unit Weight (kN/m ³)	Strength Type	Cohesion (kPa)	Phi (deg)	Water Surface	Hu Type
ST - H ECBF	Yellow	17.5	Mohr-Coulomb	5	30	Water Surface	Automatically Calculated
Fill	Green	17.5	Mohr-Coulomb	2	29	Water Surface	Automatically Calculated
MD - D ECBF	Orange	18	Mohr-Coulomb	2	32	Water Surface	Automatically Calculated
ECBF Rock	Dark Orange	19	Mohr-Coulomb	20	36	Water Surface	Automatically Calculated



Project		38 RAWENE AVENUE, WESTMERE, AUCKLAND	
Analysis Description		Section C-C': Pre-Development: Extreme Conditions	
Drawn By	MAH	Scale	1:300
Company		LANDTECH LTD	
Date	7/04/2021	File Name	C - Pre - Extreme.slim

SLIDEINTERPRET 6.039

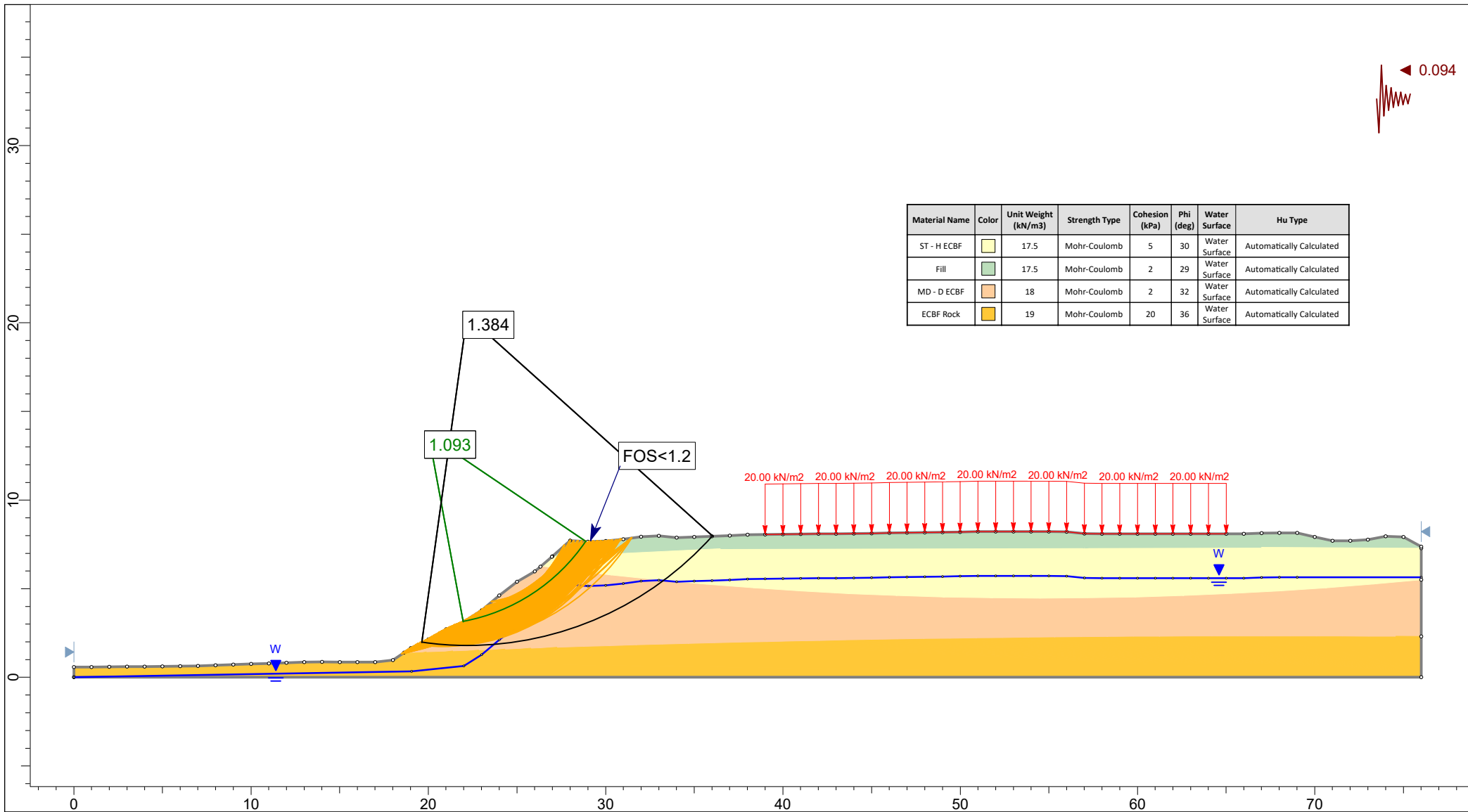


Material Name	Color	Unit Weight (kN/m ³)	Strength Type	Cohesion (kPa)	Phi (deg)	Water Surface	Hu Type
ST - H ECBF	Yellow	17.5	Mohr-Coulomb	5	30	Water Surface	Automatically Calculated
Fill	Light Green	17.5	Mohr-Coulomb	2	29	Water Surface	Automatically Calculated
MD - D ECBF	Light Orange	18	Mohr-Coulomb	2	32	Water Surface	Automatically Calculated
ECBF Rock	Orange	19	Mohr-Coulomb	20	36	Water Surface	Automatically Calculated



Project		38 RAWENE AVENUE, WESTMERE, AUCKLAND	
Analysis Description		Section C-C': Pre-Development: Normal Groundwater Conditions	
Drawn By	MAH	Scale	1:320
Company		LANDTECH LTD	
Date	7/04/2021	File Name	C - Pre - Normal.slim

SLIDEINTERPRET 6.039



Project		38 RAWENE AVENUE, WESTMERE, AUCKLAND	
Analysis Description		Section C-C': Pre-Development: Seismic Conditions	
Drawn By	MAH	Scale	1:300
Date		7/04/2021	
		Company	LANDTECH LTD
		File Name	C - Pre - Seismic.slim

SLIDEINTERPRET 6.039



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LANDTECH CONSULTING LIMITED

CLIENT/PROJECT
Ali Williams
Proposed Residential Development
38 Rawene Avenue, Westmere

MAP TITLE
Monitoring Location Plan

- Legend
- Site Boundary
 - Survey Stations**
 - Building Deformation Pin
 - Ground Deformation Pin
 - Groundwater Monitoring Piezometer
 - Minor Overland Flow Path
 - Major Overland Flow Path
 - Stormwater Manhole
 - Stormwater Line
 - Wastewater Manhole
 - Wastewater Line
 - DEM Contours**
 - 0.5m Elevation Interval
 - 1.0m Elevation Interval
 - 5.0m Elevation Interval
 - DEM Ground Slopes**
 - 1(v):4(h) to 1(v):3(h)
 - 1(v):3(h) to 1(v):2(h)
 - > 1(v):2(h)
 - Proposed Development**
 - Proposed Basement

NOTES
Sources:
Auckland Council GIS
LINZ Online Database
Mt Eden 2000

SCALE @ A3
1:500

PROJECT NO.	MAP NO.	REV NO.
LTA20129	4	Rev 2





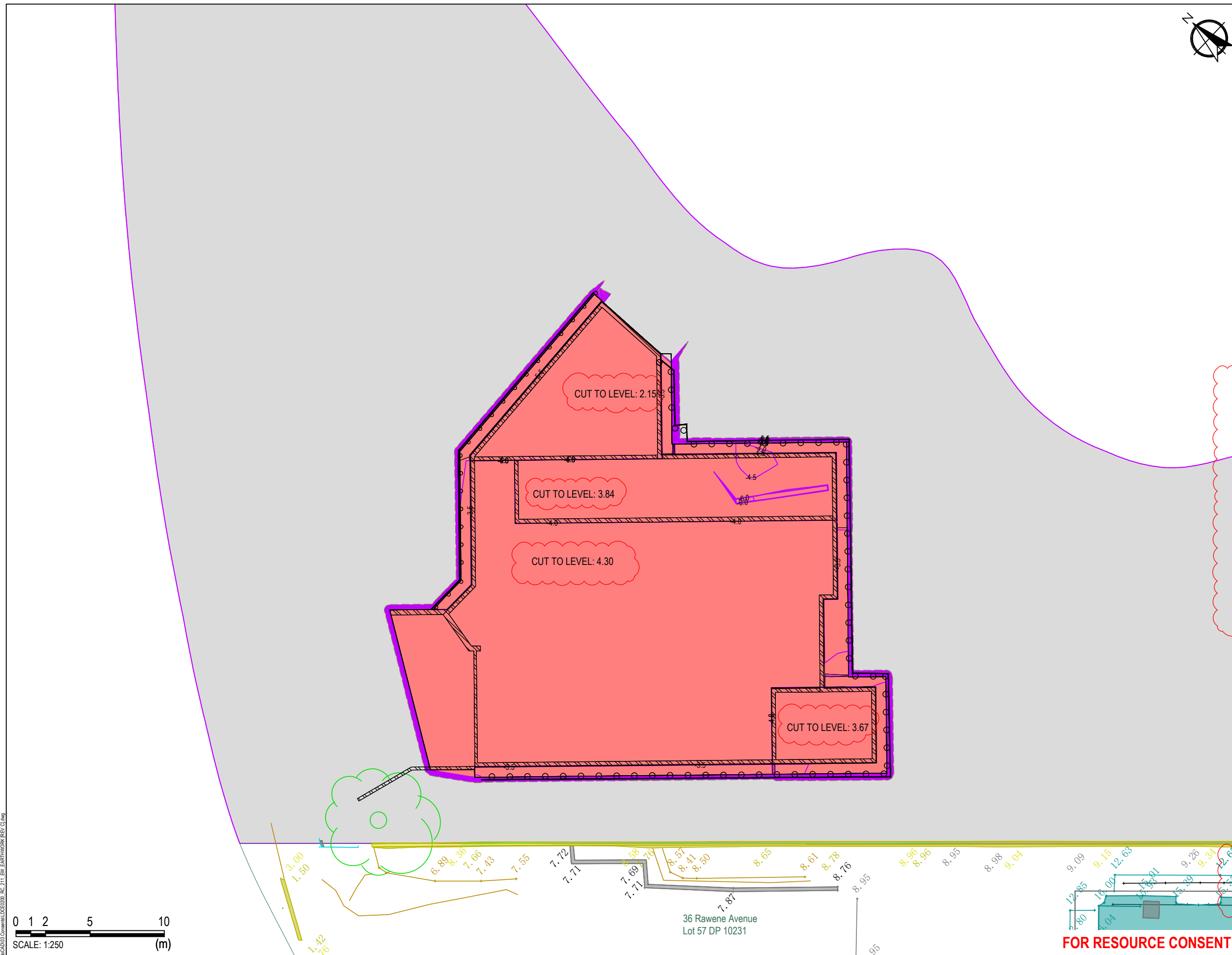
ABBREVIATION:

EX = EXISTING	MH = MANHOLE
PROP = PROPOSED	CP = CATCHPIT
PVT = PRIVATE	SV = SLUICE VALVE
PUB = PUBLIC	FH = FIRE HYDRANT
BDY = BOUNDARY	SW = STORMWATER
RW = RETAINING WALL	WW = WASTEWATER
CONC = CONCRETE	WS = WATER SUPPLY
GL = GROUND LEVEL	DT = DETENTION TANK
RL = REDUCED LEVEL	CONN = CONNECTION
FFL = FINISHED FLOOR LEVEL	PS = PUMP STATION
WM = WATER METER	

LEGEND:

EX. BOUNDARY	
EXTENT OF CUT	
RETAINED GROUND	
DEPTH CONTOURS	-0.1

- NOTES:**
- LEVELS IN TERMS OF AUCKLAND DATUM 1946 (M.S.L)
 - ALL UNITS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
 - THE DESIGNED SITE CONTOURS SHOWN ON THE PLAN WERE DERIVED USING CIVIL 3D SOFTWARE, AND ARE BASED ON THE TOPOGRAPHICAL SURVEY PREPARED FOR THIS SITE BY ASBUILT DATED 01/12/2020, REFERENCE @ B2002202 REV No. 02.
 - EARTHWORKS ON THIS SITE ARE ANTICIPATED FOR THE ESTABLISHMENT OF BUILDING PLATFORMS PERTAINING TO BASEMENT ONLY. UNDERCUT LEVELS ARE INDICATED BY THE ARCHITECT.
 - THE EARTHWORKS GENERATED BY THE RETAINING WALL PILES ARE ADOPTED FROM THE ARCHITECT.
 - THE EARTHWORKS VOLUMES ARE INDICATIVE ONLY AND CALCULATED BASED ON THE ABOVE METHODOLOGY.



NAME	COLOUR	ELEVATION (m)	AREA (m ²)	VOLUME (m ³)
CUT		-6.10	736	3351
FILL		0.00	0.00	0.00

THIS DRAWING IS PREPARED FOR THE PURPOSE OF OBTAINING A RESOURCE CONSENT OR BUILDING CONSENT ONLY AND FOR NO OTHER PURPOSE.
THIS DRAWING REMAINS THE PROPERTY OF THOMAS CONSULTANTS LTD AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THOMAS CONSULTANTS LTD.

FOR RESOURCE CONSENT

REVISION SUMMARY			
DESIGNED BY:	REV	DATE	DESCRIPTION:
SS	18/02/21	-	19/02/21 RESOURCE CONSENT RFI ISSUE
DRAWN BY:	A	26/03/21	BUILDING AMENDMENTS
SS	28/07/21	B	20/07/21 BUILDING AMENDMENTS
CHECKED BY:	C	28/07/21	EARTHWORKS CALCULATION AMENDMENTS
JZ	28/07/21	-	-
APPROVED BY:	-	-	-
LZ	28/07/21	-	-



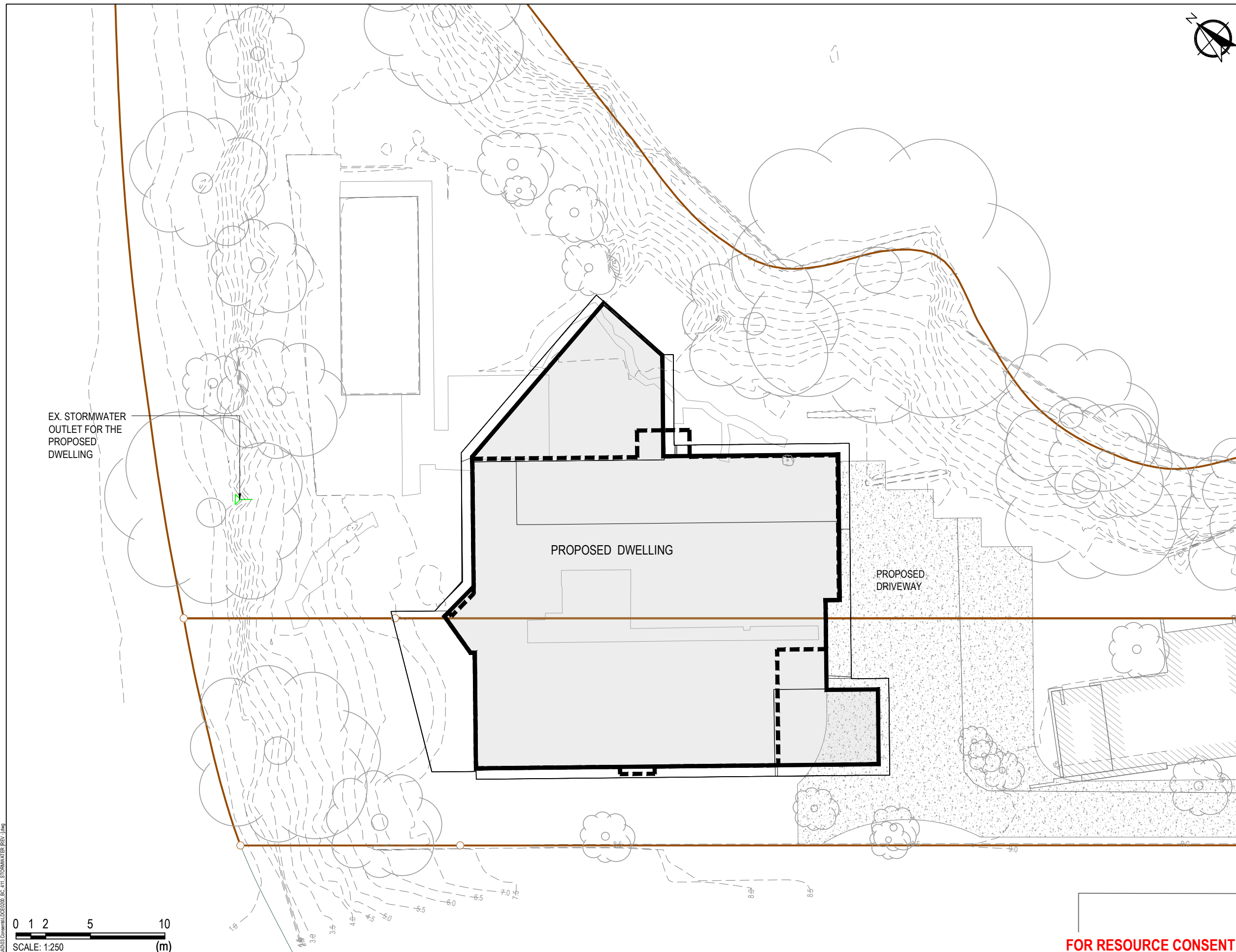
Thomas Consultants Ltd
Central One Building
4 Henderson Valley Road
PO Box 12-1393
Henderson
Auckland
Phone: 09-836-1804
Fax: 09-836-1805
Email: info@tcec.co.nz

CLIENT :
ALI WILLIAMS

PROJECT ADDRESS :
38B RAWENE AVENUE
WESTMERE

DRAWING TITLE :
EARTHWORKS
CUT AND FILL PLAN

SCALE:	1:250 @A3	DWG NO.:	RC211
JOB NO.:	LDCE0200	REVISION NO.:	C
DATE ISSUED:	28/07/2021		



ABBREVIATION:

EX = EXISTING	MH = MAHNOLE
PROP = PROPOSED	CP = CATCHPIT
PVT = PRIVATE	SV = SLUICE VALVE
PUB = PUBLIC	FH = FIRE HYDRANT
BDY = BOUNDARY	SW = STORMWATER
RW = RETAINING WALL	WW = WASTEWATER
CONC = CONCRETE	WS = WATER SUPPLY
GL = GROUND LEVEL	DT = DETENTION TANK
RL = REDUCED LEVEL	CONN = CONNECTION
FFL = FINISHED FLOOR LEVEL	PS = PUMP STATION
WM = WATER METER	

LEGEND:

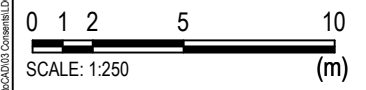
EX. PROPERTY BOUNDARY	---
PROP. PROPERTY BOUNDARY	—●—
PROP. BUILDING	■
EXISTING. BUILDING TO BE RETAINED	▨
EX. PUB. WW LINE	- - - - -
EX. PUB. SW LINE	- - - - -
EX. PUB. WS LINE	- - - - -
PROP. PVT. WW LINE	—SS—SS—SS—
PROP. PUB. SW LINE	—●—●—●—
PROP. PVT. SW LINE	—SW—SW—SW—
PROP. PVT. SW DETENTION TANK	■
PROP. WW CONN	—
PROP. PUB. SWMH	⊙
PROP. SWCP	■
EX. PUB. WWMH	⊙
EX. WM	■
PROP. WM	■
PROP. RETAINING WALL	—○—○—○—
PROP. CONCRETE DRIVEWAY AND CARPARK	▨
PROP. PRIVATE DRIVEWAY WITH PERMEABLE PAVEMENT	▨
PROP. SUBSOIL DRAIN	—>—>—>—
PROP. SW CONN	—●—
EX. PUB. SWMH	⊙
EX. PUB. SWCP	■
PROP. PVT WW MH OR PUMP STATION	⊙
EX. FH	□
EX. VAL	⊗
EX. SIGN	▲
EX. POWER	⊕

- NOTES:**
- LEVELS ARE IN TERMS OF AUCKLAND DATUM 1946 (M.S.L)
 - ALL UNITS ARE IN METRES UNLESS OTHERWISE SPECIFIED.
 - PROPOSED GROUND LEVELS SHOWN ARE INDICATIVE ONLY AND AREA SUBJECT TO CHANGE.
 - ALL PRIVATE STORMWATER SHALL BE CONSTRUCTED IN ACCORDANCE WITH NZBC E1.
 - THE POSITION AND DEPTH OF THE UNDERGROUND SERVICES AND UTILITIES SHOWN IN THIS PLAN ARE INDICATIVE ONLY. THE CONTRACTOR MUST LOCATE THE EXACT POSITION OF ALL SUCH SERVICES AND UTILITIES BEFORE COMMENCING CONSTRUCTION.
 - CONSTRUCTION OF PRIVATE DRAINAGE REQUIRED BUILDING CONSENT.
 - ALL NEW DRAINAGE MANHOLES ARE 1050mm IN DIAMETER UNLESS OTHERWISE SPECIFIED.
 - ALL PROPOSED HOUSE CONNECTIONS ARE INDICATIVE ONLY. AND TO BE 100mmØ uPVC SN16 UNLESS OTHERWISE SPECIFIED.
 - ALL STORMWATER SERVICES PIPES FALL 1:120min UNLESS OTHERWISE SHOWN.

EX. STORMWATER OUTLET FOR THE PROPOSED DWELLING

PROPOSED DWELLING

PROPOSED DRIVEWAY



FOR RESOURCE CONSENT

REVISION SUMMARY			
DESIGNED BY:	REV	DATE	DESCRIPTION:
SS	07/12/20	-	14/07/21 RESOURCE CONSENT ISSUE
DRAWN BY:	-	-	-
SS	15/07/21	-	-
CHECKED BY:	-	-	-
RH	15/07/21	-	-
APPROVED BY:	-	-	-
LZ	15/07/21	-	-



Thomas Consultants Ltd
 Central One Building
 4 Henderson Valley Road
 PO Box 12-1393
 Henderson
 Auckland
 Phone: 09-836-1804
 Fax: 09-836-1805
 Email: info@tcec.co.nz

CLIENT :
ALI WILLIAMS

PROJECT ADDRESS :
**38B RAWENE AVENUE
 WESTMERE**

DRAWING TITLE :
**PRIVATE STORMWATER
 LAYOUT PLAN**

SCALE:	1:250 @A3	DWG NO.:	RC411
JOB NO.:	LDCE0200	REVISION NO.:	-
DATE ISSUED:	15/07/2021		



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APPENDIX 3

ACOUSIC REPORT

markb@mhg.co.nz 09 950 5107

www.mhg.co.nz

PROPOSED HELIPAD

38 RAWENE AVENUE WESTMERE

ASSESSMENT OF NOISE

Report No 21021

Prepared for:

*Mt Hobson Group
Auckland
24 September 2021*

Prepared by: 

Nevil Hegley

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4.	PREDICTED NOISE	9
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1. INTRODUCTION

It is proposed to develop and operate a helipad from 38 Rawene Avenue in Westmere as shown on Figure 1.



Figure 1. Proposed Helipad Site

This report considers how the helipad will be operated to ensure that a reasonable level of noise is maintained for the neighbours.

2. DESIGN CRITERIA

Figure 2 shows that the proposed helipad is located in a Residential – Mixed Housing Suburban Zone with a Residential – Mixed Housing Urban Zone to the south on the opposite side of Rawene Avenue and Kotare Avenue. To the north of the site there is a Coastal – General Coastal Marine Zone and to the east a Coastal – Moring Zone.



Figure 2. Site Zoning

As shown on Figure 2, written consent to the proposed helipad has been given by the two neighbours (34 and 36 Rawene Avenue) on the south western side of the site.

Rule E25.6.32, Noise levels for helicopters taking-off or landing of the Auckland Unitary Plan Operative in Part (AUP-OP) sets the noise limits for helicopters at:

The take-off or landing of a helicopter on any site except for emergency services must not exceed L_{dn} 50dB or 85dB L_{AFmax} measured within the boundary or the notional boundary of any adjacent site containing

activities sensitive to noise and L_{dn} 60dBA within the boundary of any other site.

The AUP-OP defines activities sensitive to noise as:

Any dwelling, visitor accommodation, boarding house, marae, papakāinga, integrated residential development, retirement village, supported residential care, care centres, lecture theatres in tertiary education facilities, classrooms in education facilities and healthcare facilities with an overnight stay facility.

There is no New Zealand Standard given in the AUP-OP for the measurement and assessment of helicopter noise and clause 1.2.1 of NZS6802:2008 states [emphasis added]:

This Standard does not apply to the assessment of sound where the source is within the scope of, and subject to, the application of other New Zealand acoustical Standards, except as provided for in 1.2.3 and 1.2.4. In particular, assessment of specific sources of sound including road or rail transport, flight operations of fixed or rotary winged aircraft associated with airports or helicopter landing areas, ... requires special techniques that generally are outside the scope of this Standard.

It is therefore appropriate to adopt the use of NZS6807:1994 *Noise Management and Land Use Planning for Helicopter Landing Areas* for the measurement and assessment of noise from the proposed helipad.

If NZS6807 is not adopted there are potential problems with the implementation of Rule E25.6.32. These includes:

- An adjacent site is not defined in the AUP-OP although the dictionary definition of adjacent is “next to or adjoining something else”. In this case the adjacent neighbour to the south west has provided written approval to the proposed helipad and Rawene Avenue is adjacent to the site on the south east side. Thus, there is no adjacent site to assess the helicopter noise.
- The compliance expectation is L_{dn} 50dB for activities sensitive to noise and L_{dn} 60dBA within the boundary of any other site. This appears to be inconsistent as both dB and dBA are used. One or the other should be adopted.

- There is no definition for what is included in the take-off and landing of the helicopters. This raises the question of ground idle, in ground effects idle, startup, shutdown and what extent of the flight track is included in take-off and landing.
- The rule states "*the take-off or landing of a helicopter ... must not exceed L_{dn} 50dB or 85dB L_{AFmax}* ". That is, a take-off must not exceed L_{dn} 50dB and a landing must not exceed L_{dn} 50dB for a helicopter. This is not a cumulative noise but the noise from individual movements and for an individual helicopter. Further, a landing or take-off does not include noise such as ground idle, reference to NZS6807 resolves this issue.

While the intention of this rule is presumably not to adopt these points, nevertheless, that is what the rule says. Thus, to avoid such issues it is proposed to include the use of NZS6807 in the proposal and hence ensure the intention of the rule is satisfied.

3. THE PROPOSAL

The main type of helicopter expected to be used at this site is the Eurocopter EC130 (now Airbus Helicopters H130) as shown on Figure 3. This helicopter is a single engine light utility machine developed from the earlier Eurocopter AS350 Écureuil. One of the primary changes with the EC130 was the adoption of a Fenestron, which is the enclosed tail fan anti-torque device replacing the conventional tail rotor.



Figure 3. Air Bus H130T2

Field testing of the Air Bus was undertaken and a noise trace of two arrivals and two departures are shown on Figure 4. It is noted that advice from the pilot is that the motor on the Air Bus H130T2 is closed down 30 seconds after landing and the helicopter takes off 30 seconds after starting up. This is compared to the earlier helicopters where the times are up to 4 minutes.

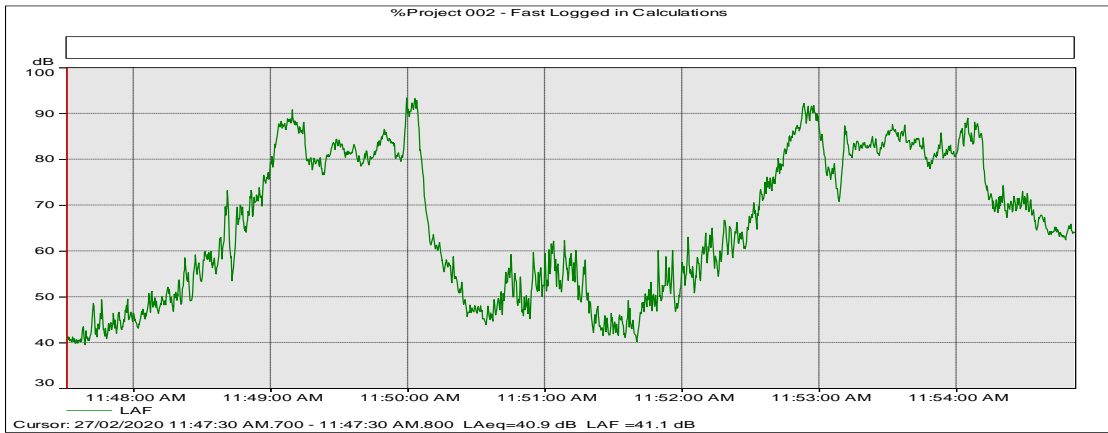


Figure 4. Air Bus H130T2 measured at 40m from helipad

As shown on Figure 1, the proposed helicopter arrival and departure flight paths will be within a NW – NE sector over the water to minimise the noise for the neighbours.

4. PREDICTED NOISE

The noise has been predicted based on the flight sector shown on Figure 1 with flights operating on the closest flight track to the respective site boundary to these tracks. Adopting one approach (which is noisier than a departure) the noise level at the closest adjacent neighbour, who is to the south east (29 Rawene Avenue) the noise level is 43dBA L_{dn} . This level complies with the requirements of Rule E25.6.32 with a good factor of safety.

If adopting the assessment requirements in accordance with the requirements of NZS6807 the noise from one take-off plus one approach this gives a SEL of 103.5dB at 40m. From this, the noise to the closer neighbours for two approaches and two departures a day has been calculated as shown in Table 1.

Receiver address	Predicted one-day helicopter noise L_{dn}	Predicted noise level L_{AFMax}
36 Rawene Avenue * (Lot 57 DP 10231)	54dBA	89dBA
34 Rawene Avenue * (Lot 58 DP 10231)	51dBA	87dBA
32 Rawene Avenue (Lot 59 DP 10231)	50dBA	85dBA
29 Rawene Avenue (Lot 2 DP 190823, Lot 2 DP 30593)	49dBA	83dBA
9 Kotare Avenue (Lot 1 DP 190823)	48dBA	83dBA

* Written approval obtained from these sites

Table 1. Predicted noise levels

The above noise levels do not include the screening effects of the helicopter from buildings when the helicopter is on or close to the ground.

The above is based on two flights (two approaches and two departures) plus ground idle or potential start-up and close down of the helicopter. It is assumed

all flights are between 7:00am – 10:00pm each day and there is no averaging over a consecutive seven day period.

Taking into account the flight path as related to the closest neighbours it makes no difference to the noise exposure for the neighbours if the noise from the helicopter is taken over the total flight path or only until the time the helicopter reaches 500 feet, after which the flight is under the control of the CAA.

5. FLY NEIGHBORLY REQUIREMENTS

The above is based on operating a helicopter without any special noise abatement treatment being put in place, other than adopting the proposed flight track. The “Fly Neighborly” program is a voluntary noise reduction program that has been designed for helicopter operators. Helicopter Association International (HAI) and Heliports Airways Committee (HAC) developed this program.

Basically, these guidelines address noise abatement with specific attention to the following:

- Emphasis on Pilot/Operator Awareness
- Operator Training and Indoctrination
- Flight Operations Planning
- Public Acceptance Promotion
- Increased Sensitivity to the Concerns of the Community

By adopting the “Fly Neighborly” program¹ the noise exposure for residents can be minimised.

¹ <https://www.aia.org.nz/site/aianz/Fly%20Neighbourly%20Guide.pdf>

6. PROPOSED OPERATING PARAMETERS

To ensure compliance with the requirements of the AUP-OP it is proposed to fly all helicopters in accordance with the requirements of Rule E25.6.32 and *NZS6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas*. To ensure this will be the case it is recommended noise from the helicopter operating is controlled by the following conditions:

- i) Noise generated by helicopters, as measured within any residential boundary shall not exceed a level of 50dBA L_{dn} and 85dB L_{AFmax} where no written consent has been given.*

Advice note: A level of 50dBA L_{dn} will be achieved based on up to two flights a day (two arrivals and two departures a day);

- ii) The approach and departure flight paths to and from the helipad will be within the flight sector of between nominally the north west and north east as shown on Figure 1;*
- iii) Noise from helicopters shall be measured and assessed in accordance with the requirements of NZS 6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas except the assessment period should be limited to one day;*
- iv) The operator will keep a log of flights from the helipad;*
- v) The helipad will not be used for any helicopter creating noise effects greater than an Airbus H130 less it has been checked that the noise level will comply with the requirements of Rule E25.6.32 and NZS6807 as set out in (i) above; and*
- vi) No aircraft shall be permitted to sit and idle on the ground, except for the periods required for operational purposes immediately prior to take off and immediately after landing which must be in accordance with the requirements of condition 1.*
- vii) The helipad is not to be used for engine testing unless required for demonstrable safety or emergency reasons.*
- viii) No helicopter flight training or major helicopter/aircraft maintenance is permitted on the site.*
- ix) The Fight Management Plan as set out in Appendix A will be implemented for the helipad.*

7. CONCLUSIONS

The assessment of the noise from the proposed helipad has been based on field measurements undertaken of an EC130 (now Airbus Helicopter H130) helicopter landing and taking off, the technical specifications available in the Aviation Environmental Design Tool prediction model plus adopting the requirements of NZS 6807:1994 *Noise Management and Land Use Planning for Helicopter Landing Areas*. Based on up to 2 flights (2 approaches and 2 departures) a day the requirements of Rule E25.6.32 will be complied with.

* * *

Flight Management Plan

Helipad at 38 Rawene Avenue, Westmere

Contents

Helipad Details	page 2
Flight Path	page 3
Conditions of Use	page 4
Helipad Site Log	page 6
Operator Agreement	page 7
Distribution Register	page 8

Helipad Details

38 Rawene Avenue is a private helipad, available for use only with **prior permission** from the owner. All flights to and from this helipad must comply with the procedures laid out in this flight management plan.

The Owner is to be advised prior to any incoming flights.

Owner:	Ali Williams
Contact:	E: ali@aliwilliams.co.nz
	M: +64 21 284 5555
GPS co-ordinates:	174430982E 36505902S
Surface:	Grass
Flight Path:	All flights from and to the helipad must comply with the flight path shown on page 3 unless deviation is required for safety reasons or to comply with CAA NZ requirements.
Sound Awareness:	All pilots using the helipad plan their routes and fly in accordance with the recommendations of the Helicopter Association International 'Fly Neighbourly Guide'.
Flight Tracking data:	All operators are required to have accurate means of GPS tracking fitted on aircraft ie: Tracplus, Spidertracks or similar.
	The owner reserves the right to have the aircraft flight tracking log made available within two working days of it being requested.

Flight Path



Conditions of Use

1. Helicopter flights are to occur to/from the site only between 07:00 and 22:00.
2. A “movement” is referred to either a landing or take-off. A “flight” to the site i.e a landing followed by a take-off (regardless of engine shut down) would count as two movements.
3. A maximum of 2 flights per day will be carried out (2 approaches and 2 departures).
4. The helipad is not to be used for engine testing unless required for demonstrable safety or emergency reasons.
5. The operator must ensure that all pilots using the helipad plan their routes and fly in accordance with the recommendations of the Helicopter Association International ‘Fly Neighbourly’ Guide.
6. The helipad will not be used for any helicopter creating noise effects greater than an EC130 unless it has been checked that the noise level will comply with noise assessment conditions.

Helipad Site Log – 38 Rawene Avenue, Westmere

The owner (consent holder) is required to keep a record of all helicopter movements using the table below and ensure they meet all conditions of use as laid out on page 4 of this Management Plan and in the Conditions of Use section of the Land use Consent Document RLUC60332379 & VCN70014650.

Date	Time	In or Out	Flight Path	Company	Tail Number	Helicopter Type
<i>Eg: 21/03/21</i>	<i>1000</i>	<i>Inbound</i>	<i>From the SW</i>	<i>ABC Heli</i>	<i>ZK-XXX</i>	<i>EC120</i>

Certified as a true and correct record and in compliance with conditions of use.

Name: _____ Signed: _____ Date: _____

Helicopter Operator Agreement – 38 Rawene Avenue, Westmere

This form is to be distributed to each Helicopter Operator that is to be conducting operations to and from the helipad. The operator must return the signed form to the owner prior to commencing operations to and from the helipad.

Upon signing this form, the Operator acknowledges that they had received, read, and understand this management plan. It is the responsibility of the Operator to ensure all pilots comply with the conditions of use, as always described within the documents.

The Operator agrees to make available all GPS tracking data relating to operators to and from the helipad at the request of the owner within 2 working days of such request.

Use is strictly by prior arrangement with the owner.

Once signed by both parties, this agreement will remain in force indefinitely unless cancelled by written notice by either party.

Operator _____

Name and Title _____

Contact Person _____

Contact Number _____

Signature _____

Date _____

Owner _____

Signature _____

Date _____

Distribution Register

The owner must use this table to keep a record of the operator that have a signed agreement for use of the helipad.

Operator	Management Plan Distributed	Agreement Signed	Contact Details
<i>Eg: ABC Heli</i>	<i>23/03/21</i>	<i>20/02/21</i>	<i>Jack Smith 021 123 456</i>

Owner to attach signed agreements to back of master document.



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APPENDIX 4

PROPOSED CONSENT CONDITIONS

markb@mhg.co.nz 09 950 5107

www.mhg.co.nz



Proposed Conditions

Hours of Use

1. Flights must occur in the hours between 7am and 10pm.

Number of Flights

2. The number of flights per day (24 hours) shall not exceed four (4) movements unless it can be demonstrated that compliance with the limits of Ldn 50dBA and 85dB LAFmax per day in a 24 hour period measured within the boundary of any adjacent site (where written approval has not been provided) is achieved.

Advice Note:

It is noted that a “movement” refers to either a landing or take-off. A “flight” to the site would result in two movements.

Flight Path

3. The consent holder must ensure that all arriving and departing helicopters remain within the flight paths shown in Figure 1 of the Acoustic Assessment dated 24 September 2021 prepared by Nevil Hegley of Hegley Acoustic Consultants when flying at altitudes of less than 500 feet, unless required to deviate for safety or to meet CAA requirements.
4. The consent holder shall require that all pilots using the site plan route and fly in accordance with the recommendations of the Helicopter Association International ‘Fly Neighbourly’ Guide.

Site Log

5. The consent holder must ensure at all times that a complete and accurate log of all helicopter movements to and from the site is maintained and kept on the site. The log is to include the date and time of each flight, the approach and departure paths, the company, tail number and the helicopter model type. The logs must be made available to Council officers within two working days on request.

Noise Limit and Operation

6. All take-off or landing of a helicopter on site except for emergency services must not exceed Ldn 50dBA and 85dB LAFmax per day in a 24 hour period measured within the boundary of any adjacent site (where no written approval has been obtained)



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containing activities sensitive to noise and Ldn 60dBA within the boundary of any other site.

7. Helicopter noise shall be measured and assessed in accordance with NZS 6807: 1994 Noise Management and Land Use Planning for Helicopter Land Areas except that the noise limits of Clause 4.2.2 shall be replaced with the first paragraph of this condition and that the averaging is to be over a 24 hour period and not 7 consecutive days.
8. No aircraft shall be permitted to sit and idle on the ground, except for the periods required for operational purposes immediately prior to take off and immediately after landing which must be in accordance with the information noted in condition 1.
9. The helipad is not to be used for engine testing unless required for demonstrable safety or emergency reasons.
10. No helicopter flight training or major helicopter/aircraft maintenance is permitted on the site.



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APPENDIX 5

WRITTEN APPROVALS

markb@mhg.co.nz 09 950 5107

www.mhg.co.nz

Written approval of affected persons



PART A (to be completed by applicant)

PART A – APPLICATION

Applicant(s) name:
(please write all names in full)

ANNA MOWBRAY AND ALI WILLIAMS

Address of proposed activity:

38 RAWENE AVENUE, WESTMERE

Consent number if known:

Brief description of proposed activity:

USE OF THE SITE FOR THE TAKE-OFF AND LANDING OF A HELICOPTER

Plan references (including title, author and date):

NORTH EAST OF HOUSE AS SHOWN ON FIGURE 1 WITHIN HEGLEY ACOUSTIC CONSULTANTS REPORT "PROPOSED HELIPAD 38 RAWENE AVENUE, WESTMERE - ASSESSMENT OF NOISE DATED 24 SEPTEMBER 2021

Resource consent(s) being sought for (describe area(s) of non-compliance):

NON-COMPLYING ACTIVITY CONSENT PURSUANT TO H4.4.1 (A1) - ACTIVITIES NOT PROVIDED FOR AND RESTRICTED DISCRETIONARY ACTIVITY CONSENT PURSUANT TO E25.4.1(A2) FOR AN ACTIVITY THAT DOES NOT COMPLY WITH STANDARD E25.6.32 NOISE LEVELS FOR HELICOPTERS TAKE-OFF AND LANDING

PART B (to be completed by persons and/or organisations providing written approval)

PART B – AFFECTED PERSON(S)

Full name: *(in print)*

THE STARK TRUSTEES LIMITED

Tick if Owner

Tick if Occupier

Full name: *(in print)*

Stephanie Winitana as sole director

Full name: *(in print)*

Address of affected property:

34 RAWENE AVENUE, WESTMERE

Postcode:

Phone:

Mobile:

PART B – AFFECTED PERSON(S) (continued)

I have authority to sign on behalf of all the other: *(tick one)*

OWNER(S) OCCUPIER(S)

of the property. Please provide documentation proving this authority.

Please note: the approval of all the legal owners and the occupiers of the affected property may be necessary.

PART C (to be completed by persons and/or organisations providing written approval)

PART C – DECLARATION

- I/We have been given details of the proposal and plans to which I/we are giving written approval.
- I/We have signed each page of the plans in respect of this proposal. These need to accompany this form.
- I/We understand that by giving my/our written approval, the Council when considering the application cannot take account of any actual or potential effects of the activity on my/our property.
- Further, I/we understand that at any time before the determination of the application, I/we may give notice in writing to the Council that this approval is withdrawn.

Note: You should only sign below if you fully understand the proposal. If you require the resource consent process to be explained you can contact the Customer Service Team at the Council who can provide you with information.

Signature(s):		Date:	<u>19/10/21</u>
Signature(s):	<input type="text"/>	Date:	<input type="text"/>
Signature(s):	<input type="text"/>	Date:	<input type="text"/>

PRIVACY INFORMATION

The council requires the information you have provided on this form to process your application under the RMA and to collect statistics. The council will hold and store the information, including all associated reports and attachments, on a public register. The details may also be made available to the public on the council's website. These details are collected to inform the general public and community groups about all consents which have been processed or issued through the council. If you would like to request access to, or correction of any details, please contact the council.

Written approval of affected persons



PART A (to be completed by applicant)

PART A – APPLICATION

Applicant(s) name:
(please write all names in full)

ANNA MOWBRAY AND ALI WILLIAMS

Address of proposed activity:

38 RAWENE AVENUE, WESTMERE

Consent number if known:

Brief description of proposed activity:

USE OF THE SITE FOR THE TAKE-OFF AND LANDING OF A HELICOPTER

Plan references (including title, author and date):

NORTH EAST OF HOUSE AS SHOWN ON FIGURE 1 WITHIN HEGLEY ACOUSTIC CONSULTANTS REPORT "PROPOSED HELIPAD 38 RAWENE AVENUE, WESTMERE - ASSESSMENT OF NOISE DATED 24 SEPTEMBER 2021

Resource consent(s) being sought for (describe area(s) of non-compliance):

NON-COMPLYING ACTIVITY CONSENT PURSUANT TO H4.4.1 (A1) - ACTIVITIES NOT PROVIDED FOR AND RESTRICTED DISCRETIONARY ACTIVITY CONSENT PURSUANT TO E25.4.1(A2) FOR AN ACTIVITY THAT DOES NOT COMPLY WITH STANDARD E25.6.32 NOISE LEVELS FOR HELICOPTERS TAKE-OFF AND LANDING

PART B (to be completed by persons and/or organisations providing written approval)

PART B – AFFECTED PERSON(S)

Full name: *(in print)*

Dean Hugh Nicolson

Tick if
Owner

Tick if
Occupier



Full name: *(in print)*



Full name: *(in print)*



Address of affected property:

36 RAWENE AVENUE, WESTMERE

Postcode: 1022

Phone:

Mobile:

0275770575

PART B – AFFECTED PERSON(S) (continued)

I have authority to sign on behalf of all the other: (tick one)

- OWNER(S) OCCUPIER(S)

of the property. Please provide documentation proving this authority.

Please note: the approval of all the legal owners and the occupiers of the affected property may be necessary.

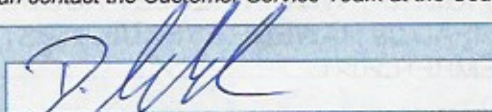
PART C (to be completed by persons and/or organisations providing written approval)

PART C – DECLARATION

- I/We have been given details of the proposal and plans to which I/we are giving written approval.
- I/We have signed each page of the plans in respect of this proposal. These need to accompany this form.
- I/We understand that by giving my/our written approval, the Council when considering the application cannot take account of any actual or potential effects of the activity on my/our property.
- Further, I/we understand that at any time before the determination of the application, I/we may give notice in writing to the Council that this approval is withdrawn.

Note: You should only sign below if you fully understand the proposal. If you require the resource consent process to be explained you can contact the Customer Service Team at the Council who can provide you with information.

Signature(s):



Date:

1-11-21

Signature(s):

Date:

Signature(s):

Date:

PRIVACY INFORMATION

The council requires the information you have provided on this form to process your application under the RMA and to collect statistics. The council will hold and store the information, including all associated reports and attachments, on a public register. The details may also be made available to the public on the council's website. These details are collected to inform the general public and community groups about all consents which have been processed or issued through the council. If you would like to request access to, or correction of any details, please contact the council.