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I hereby give notice that a hearing by commissioners will be held on:

**Date:** Thursday 9 September 2021  
**Time:** 9.30am  
**Meeting Room:** Council Chamber  
**Venue:** Level 2, Henderson Service Centre, Civic Building,  
6 Henderson Valley Road, Henderson, Auckland

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**HEARING REPORT**

**27 AUSTIN ROAD, GREENHITHE**

**BRETT AND NATALIA HATTON FAMILY TRUST**

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**COMMISSIONERS**

**Chairperson** Justine Bray  
**Commissioner** Gavin Lister

**Paulette Kenihan**  
**MĀTANGA MATAAMUA WHAKAWĀ/  
SENIOR HEARINGS SPECIALIST**

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## **WHAT HAPPENS AT A HEARING**

### **Te Reo Māori and Sign Language Interpretation**

Any party intending to give evidence in Māori or NZ sign language should advise the hearings advisor at least ten working days before the hearing so a qualified interpreter can be arranged.

### **Hearing Schedule**

If you would like to appear at the hearing please return the appearance form to the hearings advisor by the date requested. A schedule will be prepared approximately one week before the hearing with speaking slots for those who have returned the appearance form. If changes need to be made to the schedule the hearings advisor will advise you of the changes.

Please note: during the course of the hearing changing circumstances may mean the proposed schedule may run ahead or behind time.

### **Cross Examination**

No cross examination by the applicant or submitters is allowed at the hearing. Only the hearing commissioners are able to ask questions of the applicant or submitters. Attendees may suggest questions to the commissioners and they will decide whether or not to ask them.

### **The Hearing Procedure**

The usual hearing procedure is:

- **the chairperson** will introduce the commissioners and will briefly outline the hearing procedure. The Chairperson may then call upon the parties present to introduce themselves. The Chairperson is addressed as Madam Chair or Mr Chairman.
- The **applicant** will be called upon to present their case. They may be represented by legal counsel or consultants and call witnesses in support of the application. The hearing panel may ask questions of the speakers.
- The **local board** may wish to present comments. These comments do not constitute a submission however the Local Government Act allows the local board to make the interests and preferences of the people in its area known to the hearing panel.
- **Submitters** (for and against the application) are then called upon to speak. Submitters' active participation in the hearing process is completed after the presentation of their evidence so ensure you tell the hearing panel everything you want them to know during your presentation time. Submitters may be represented by legal counsel or consultants and may call witnesses on their behalf. The hearing panel may then question each speaker.
  - Late submissions: The council officer's report will identify submissions received outside of the submission period. At the hearing, late submitters may be asked to address the panel on why their submission should be accepted. Late submitters can speak only if the hearing panel accepts the late submission.
  - Should you wish to present written evidence in support of your submission please ensure you provide the number of copies indicated in the notification letter.
- **Council Officers** will then have the opportunity to clarify their position and provide any comments based on what they have heard at the hearing.
- The **applicant** or their representative then has the right to summarise the application and reply to matters raised. Hearing panel members may further question the applicant. The applicants reply may be provided in writing after the hearing has adjourned.
- **The chairperson** will outline the next steps in the process and adjourn or close the hearing.
- If adjourned the hearing panel will decide when they have enough information to make a decision and close the hearing. The hearings advisor will contact you once the hearing is closed.
- Decisions are usually available within 15 working days of the hearing closing.

### **Please note**

- that the hearing will be audio recorded and this will be publicly available after the hearing
- catering is not provided at the hearing.

**A LIMITED NOTIFIED RESTRICTED DISCRETIONARY ACTIVITY RESOURCE CONSENT APPLICATION BY BRETT AND NATALIA HATTON FAMILY TRUST**

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Sonja Williams, Planner

Reporting on an application to construct a new dwelling on the subject site at 27 Austin Road, Greenhithe. The reporting officer is recommending, subject to contrary or additional information being received at the hearing, the application be **CONSENTED** subject to certain conditions.

**APPLICANT:**            BRETT AND NATALIA HATTON FAMILY TRUST

<b>SUBMITTERS:</b>	
Page 333	<b>Dong-Hun Lee and Li Hee Kim</b>



# Report on a notified application for resource consent under the Resource Management Act 1991 (RMA)



## Restricted discretionary activity

**To:** Independent Hearing Commissioners  
**From:** Sonja Williams – Intermediate Planner  
**Hearing date:** 9<sup>th</sup> September 2021

### Note:

- This is not the decision on the application.
- This report sets out the advice and recommendation of the reporting planner.
- This report has yet to be considered by the independent hearing commissioners delegated by Auckland Council to decide this resource consent application.
- The decision will be made by the independent hearing commissioners only after they have considered the application and heard from the applicant, submitters and council officers.

## 1. Application description

**Application number:** LUC60340947  
**Applicant:** Brett and Natalia Hatton Family Trust  
**Site address:** 27 Austin Road, Greenhithe  
**Lodgement date:** 24/6/2019  
**Notification date:** 6/11/2019  
**Submission period ended:** 6/12/2019  
**Number of submissions received:** 0 in support  
0 neutral  
1 in opposition

## 2. Locality Plan



Figure 1: The subject site and its immediate surroundings Source: Auckland Council GIS

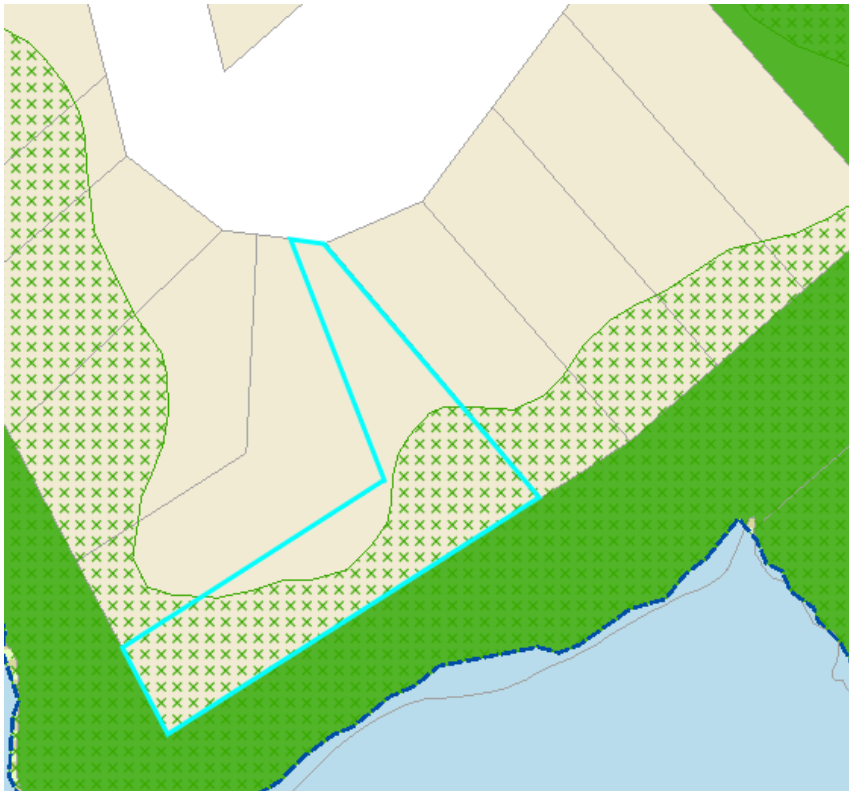


Figure 2: Auckland Unitary Plan (Operative in Part) zoning map and SEA overlay, the subject site being included in the Single House zone.

### **3. Application documents**

The list of application documents and drawings is set out in attachment 1 of this report.

### **4. Adequacy of information**

The information submitted by the applicant is sufficiently comprehensive to enable the consideration of the following matters on an informed basis:

- The nature and scope of the proposed activity that the applicant is seeking resource consent for.
- The extent and scale of the actual and potential effects on the environment.
- Those persons and / or customary rights holders who may be adversely affected.
- The requirements of the relevant legislation.

A request for further information under s92 of the RMA was made on 4/7/2019. The applicant provided a partial response to information requested on 15/7/2019 and a final response on 24/10/2019.

### **5. Qualifications and/or experience**

I hold a Bachelor of Planning degree from the University of Auckland, which I obtained in 1994 and a Masters in Information Studies from Victoria University which I completed in 1997. I did not start practicing planning until 2007. My experience in various roles at Auckland Council including Planning Information Advisor, Building Control Planner, Planner and Intermediate Planner roles. I have been in my current role as an Intermediate Planner for two years.

I am an Intermediate member of the New Zealand Planning Institute.

### **6. Report and assessment methodology**

The application is appropriately detailed and comprehensive and include a number of expert assessments. Accordingly, no undue repetition of descriptions or assessments from the application is made in this report.

I have made a separate and independent assessment of the proposal, with the review of technical aspects by independent experts engaged by the council, as needed.

Where there is agreement on any descriptions or assessments in the application material, this is identified in this report.

Where professional opinions differ, or extra assessment and / or consideration is needed for any reason, the relevant points of difference of approach, assessment, or conclusions are detailed. Also – the implications for any professional difference in findings in the overall recommendation is provided.

The assessment in this report also relies on reviews and advice from the following specialists:

- Rhys Caldwell, Arborist Auckland Council
- Aimee Brown and Claire Webb, Consultant Ecologists Beca, on behalf of Auckland Council
- Ann Rammo (retired), Development Engineer, Auckland Council
- Hegman Foster, Development Engineer, Auckland Council

These assessments are included in attachment 2 of this report.

**This report is prepared by:**

Sonja Williams, Intermediate Planner, Resource Consents

Signed:



Date:

2 August 2021

**Reviewed and approved for release by:**

Ian Jefferis Senior Planner, Resource Consents

Signed:



Date:

2 August 2021



## 7. Executive summary

Yujie Gao of Campbell Brown (hereby referred to as the agent) has applied to the council for resource consent to construct a new dwelling at 27 Austin Road, Greenhithe.

The proposed split-level dwelling will be constructed on the site, which is subject to a number of constraints, including being narrow and steep and having a Significant Ecological Area on a large portion of the site. The site abuts the Waitemata Harbour to the south.

The dwelling fails to comply with the Unitary Plan requirements with regard to height and height in relation to boundary as well as yard setback standard. Due to this, the following issues are identified in this report;

- Dominance and bulk issues – the dwelling will extend through the maximum height level and height in relation to boundary recession plane to both eastern and western boundaries.
- Sunlight – due to the steepness of the topography and vegetation the environment is particularly sensitive to loss of sunlight.

Following the limited notification decision, one party has made a submission. The main issues raised by the submitter are:

- Privacy – the proposed dwelling will have direct overlooking into the living room;
- Sunlight – the height of the dwelling will restrict sun access for a long period of the day;
- Removal of vegetation on the site; and
- The proximity of the proposed dwelling will potentially harm the neighbour's vegetation and severely effect future plans for their development.

## 8. The proposal, site and locality description

### Proposal

Land use consent is sought to construct one new dwelling on a currently vacant residential lot at 27 Austin Road, Greenhithe. The construction of a new split-level dwelling and double garage is proposed at the northern portion of the site, which will involve 51m<sup>2</sup> of vegetation removal subject to Significant Ecological Area (SEA) overlay protection.

The site is subject to a number of constraints, including having a very narrow frontage (of approximately 6m). The site is very steep, and the bottom of the site is identified as SEA protected vegetation. As such, the dwelling will be located on piles in the northern section of the site.

The dwelling has been split into four levels. The highest level is at ground level with the road and will contain an internal garage (with two parking spaces) and a lift. The second level below contains an office and bathroom. The remaining levels will consist of the bedroom areas, and

kitchen and living room areas. Extensive decking off the living areas will provide outlook towards the Upper Waitemata Harbour to the south.

## Site and surrounding environment description

The application site comprises a total site area of 1,798m<sup>2</sup>. Austin Road is located in the south-western section of Greenhithe in an area that is defined by very steep topography and mature and dense vegetation cover. This is a very narrow local road that is barely wide enough to allow on-coming vehicles to pass each other. No. 27 Austin Road is located near the south-western corner not far from the Upper Harbour Motorway. This site adjoins the Remu Reserve which is also an esplanade reserve and has an almost cliff face down to the foreshore.

The site has a very narrow street frontage of approximately 6.1m to Austin Road, and 'doglegs' down to the west. The site slopes steeply down from north to south, falling approximately 27m from northern road boundary to southern boundary.

At present, the site is largely vacant and covered in mature vegetation, with the exception of a small shed located partway down the site, and various walking tracks crisscrossing the site.



*Figure 3: View of frontage of application site*

### Residential – Single House Zone

#### Overlays

The site is subject to the following overlays:

- Natural Resources: Significant Ecological Areas Overlay – SEA\_T\_8319, Terrestrial
- Designations: Airspace Restriction Designations – ID 4311, Defence purposes – protection of approach and departure paths (Whenuapai Air Base, Minister of Defence)

## Surrounding Environment

The site is located to the west of Tauhinu Road, north of the Upper Harbour Highway and it overlooks the upper reaches of the Waitemata Harbour. To the west and south is the Remu Reserve which is an esplanade reserve that abuts the shore.

The site is in a highly visible part of the coastal environment and highly visible for motorists traveling east over the Upper Harbour Highway bridge. Austin Road is a narrow winding almost single lane road and is without footpaths on either side. Properties on western side the road slope steeply away to the coast, while properties on the eastern side rise to elevated sites with views over the coast. The portion of Austin Road which this site is accessed is at a cul de sac end, which then becomes a narrow access way to the remaining properties on the road.

The neighbouring site at 25 Austin Road contains a principal dwelling and a separate self-contained flat for an elderly or dependent relative. The site lies to the west of the subject site and access is provided by a steeply sloping driveway down to the dwellings. Both dwellings are located at the lowest point of the site and at a lower gradient to the subject site. The minor dwelling is positioned 2.6m from the boundary to 27 Austin Road and is screened by the dense boundary vegetation. The outdoor living area of the separate dwelling is situated to the southwest in the form of a deck and pool area. The principal dwelling lies further to the west on the site and shares the outdoor deck and pool area with the self-contained dwelling.

29 Austin Road lies to the east of the subject site and surrounded to boundary vegetation. The dwelling is single storeyed and located toward the front of the site before the site drops steeply as a cliff, away towards the coast. Outlook is through the subject site towards the southwest with views towards the coast.

In general, this locality, and wider western Greenhithe area is characterised by mature and heavily dense vegetation and the coastal features of the Waitemata Harbour.

## **9. Background**

Timeline:

- The application was lodged with Council on 24 June 2019.
- The application was reviewed and accepted for processing by Sonja Williams (the processing planner), Council's Intermediate Planner on 28<sup>th</sup> June.
- The processing planner undertook the site visit on 3<sup>rd</sup> July 2019.
- The processing planner had contacted the agent to request further clarification in a s92 letter dated 4<sup>th</sup> July 2019.
- The agent sent a partial response to the s92 on 15<sup>th</sup> July 2019.
- A second site visit was undertaken with Senior Planner Jason Drury on 6 August 2019.
- The agent sent a further partial response to the s92 on 23<sup>rd</sup> September 2019.

- An email from the processing planner advised limited notification to 25 and 29 Austin Road dated 2 October 2019.
- In response to the s92 request for information regarding the Building Restriction Line and Coastal Erosion Hazard Area, it was confirmed by the applicant to remove the minor unit from the proposal on 15<sup>th</sup> October 2019.
- A final s92 response was provided on 15<sup>th</sup> October 2019.
- The agent provided revised plans with the minor unit deleted on 17<sup>th</sup> October 2019. The lodged application proposed a 65m<sup>2</sup> minor dwelling to be built as a separate building at the rear of the main dwelling. A section 92 letter raised issues regarding building beyond the Building Restriction Line and coastal erosion. After consideration of these matters, it was decided by the applicant to remove the minor dwelling from the proposal.
- Notification Decision was issued on 25<sup>th</sup> October 2019.
- Submission period closed on 6<sup>th</sup> December 2019.
- 20th January 2020 request from agent that the hearing be put on hold.
- 6<sup>th</sup> May 2021 Pre application meeting to discuss changes to design of dwelling. Revised Plans provided.
- The revised plans includes the following changes:
  - the proposed dwelling has been set back to comply with the 1m side yard (eastern boundary with 29 Austin Road). The setback allows for vegetation on the boundary to be retained, and additional planting to be undertaken in the yard setback to provide additional screening and softening to the proposed dwelling.
  - The front portion of the dwelling has been set back further from the site frontage, thereby also placing it further away from the dwelling at 29 Austin Road, which is located at the northern 'top' portion of the adjacent site.
  - The dwelling has been split further vertically, relocating bedrooms and master bedroom to the lowest level. The updated elevations also show the outline of the original building. Due to the additional split level, the middle of the building has been lowered, with the new roofline between 0.5m to 2.2m lower than the original level at that section of the building.
- 1/07/2021 Revised Plans emailed to submitter at 29 Austin Road.

### **Specialist Input**

The proposal has been reviewed and assessed by the following specialists:

- Ecologist – Aimee Brown, consultant Ecologist, Beca.
- Rhys Caldwell – Arborist, Specialist Unit, Earth, Steams and Trees
- Ann Rammo – Development Engineer (now retired)
- Hegman Foster – Consultant Development Engineer

## Iwi Consultation

The subject site is located within a Significant Ecological Area and is recognised as being a site and/or place of value of significance to Mana Whenua. The applicant has undertaken consultation with the relevant mana whenua organisations as identified by the Auckland Council website. The request was sent out on the 20<sup>th</sup> of July 2018, to the following iwi:

Ngāti Tai ki Tāmaki

Ngāti Manuhiri

Ngāti Maru

Ngāti Pāoa

Ngāti Tamaterā

Ngāti Te Ata

Ngāti Whanaunga

Ngāti Whātua o Kaipara

Ngāti Whātua Ōrākei

Te Ākitai Waiohū

Te Kawerau a Maki

Te Rūnanga o Ngāti Whātua

The following iwi responded.

- Ngāti Whanaunga, responded requesting a site visit. This took place on the 27<sup>th</sup> of March 2019.
- Ngāti Whātua Ōrākei, responded they are content to defer this project to another iwi.
- Te Kawerau a Maki responded requesting a site visit. They later advised they would defer to Nga Maunga Whakahii o Kaipara for this development.
- Ngāti Whātua o Kaipara, responded requesting a site visit. This took place on the 25<sup>th</sup> of March 2019.
- Te Rūnanga o Ngāti Whātua, responded advising they defer those interests to Kaipara.

Following the site visit, Ngāti Whātua o Kaipara provided a kaitiaki report, attached at Appendix H, the report concludes that Nga Maunga Whakahii o Kaipara do not oppose this application on the details and findings that were presented before us.

Following the site visit, Ngāti Whanaunga provided a kaitiaki report that concludes that Ngāti Whanaunga supports the resource consent application for the proposed development.

A pre-application meeting was held with Council on November 16<sup>th</sup>, 2017 to discuss the proposal.

## 10. Reasons for the application

Land use consent (s9) – LUC60340947

Auckland Unitary Plan (Operative in part)

**District land use (operative plan provisions)**

*H3 Residential – Single House zone*

- The proposal involves use and development that fails to meet the following standards and is a **restricted discretionary** activity under rule C1.9 (2):

- **H3.6.6 (1) Building Height** states that buildings must not exceed 8m in height.

The proposal will infringe the 8m maximum height standard by a maximum vertical extent of 5.585m over the length of the entire dwelling.

- **H3.6.7 Height in relation to boundary** states that buildings must not project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level along side and rear boundaries.

The proposal involves the establishment of a building that will infringe the height in relation to boundary setbacks to the north-eastern and south-western boundaries.

- The maximum vertical extent of infringement to the north-eastern boundary is approximately 9260mm over the length of the dwelling (approximately 31m).

- The maximum vertical extent of infringement to the south-western boundary is approximately 6170mm over the length of the dwelling (approximately 31m).

- **H3.6.8 Yards** states buildings must be set back from the relevant boundary by the minimum depth as set out in Table H3.6.8.1 Yards.

- The proposed dwelling will encroach the 1m yard setback to the western boundary by 1m for a length of 5m.

*E27 Transportation*

- **Table E27.4.1 (A2) Parking, loading and access** which is an accessory activity, but which does not comply with the standards for parking, loading and access is a **restricted discretionary** activity.

- **Table E27.6.4.3.2 (T149)** states the maximum width of vehicle crossing at the site boundary is 3.0m. The proposed width of the vehicle crossing is 3.90m.

*E12 Land disturbance – Regional*

- **Table E11.4.3** Activity Table – overlays
  - (A28) Land disturbance not otherwise listed greater than 5m<sup>2</sup> is a **restricted discretionary** activity.
  - (A30) Land disturbance not otherwise listed greater than 5m<sup>3</sup> is a **restricted discretionary** activity.

The proposal involves earthworks in the SEA for the establishment of the piles to support the southern portion of the main house and deck area. The exact area and volume of earthworks is unknown at this point, as the number and exact depth of piles will be confirmed at the detailed design stage. It is expected to be greater than 5m<sup>2</sup> and 5m<sup>3</sup> therefore consent is required.

*E15 Vegetation management and biodiversity*

- **Table E15.4.2** – Vegetation and biodiversity management in overlays
  - (A29) Vegetation alteration or removal within a SEA for a building platform and access way for one dwelling per site is a **controlled** activity.

The proposal involves the removal of 51m<sup>2</sup> of vegetation within a Significant Ecological Area for the new deck area associated with the dwelling.

The reasons for consent are considered together as a **restricted discretionary activity** overall

## 11. Notification and submissions

### Notification background

Notice of the application was served on 6<sup>th</sup> November 2019 on those persons identified as being adversely affected by the proposal.

### Submissions

When the submission period ended, a total of 1 submission were received from the notified persons.

Of the submissions received:

0 in support

0 neutral

1 opposing

The following table summarises the submissions received:

No.	Name	Physical address	Relief sought	To be heard
1	Dong-Hun Lee and Mi Hee Kim	29 Austin Road Greenhithe	Oppose	Yes

### Summary of submission

Issues raised:		
1.	Sunlight effects – the height of the dwelling will block out the sun for a long period of the day	
2.	Privacy effects – The new dwelling will have high windows overlooking their house with an invasion of privacy. The occupants will look directly into their living room.	
3.	The proximity of the proposed dwelling – will potentially hard their vegetation and affect future plans for their property extension.	

### Written Approvals

The applicant has not obtained the written approval from any persons.

## Consideration of the application

### 12. Statutory considerations

#### Resource Management Act 1991

In considering any application for resource consent and any submissions received, the council must have regard to the following requirements under s104(1) of the RMA – which are subject to Part 2 (the purpose and principles):

- any actual and potential effects on the environment of allowing the activity;
- any measure proposed to or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity;
- any relevant provisions of national policy statements, New Zealand coastal policy statement; a regional policy statement or proposed regional policy statement; a plan or proposed plan, a national environmental standard (NES), or any other regulations; and
- any other matter the council considers relevant and reasonably necessary to determine the application.



When considering any actual or potential effects, the council may disregard any adverse effects that arise from permitted activities in a NES or a plan (the permitted baseline). The council has discretion whether to apply this permitted baseline.

As a restricted discretionary activity, the council may grant or refuse consent (under s104C). It must only consider those matters specified in the plan over which it restricted the exercise of its discretion. Any conditions are also limited to these matters of restricted discretion. In this case, the following matters of discretion are relevant:

### **H3.8. Assessment – restricted discretionary activities**

**H3.8.1.(2) Matters of discretion** for buildings that do not comply with Standard H3.6.6. Building height; Standard H3.6.7 Height in relation to boundary; Standard H3.6.8 Yards; Standard H3.6.9 Maximum impervious areas; Standard H3.6.10 Building coverage; Standard H3.6.11 Landscaped area; Standard H3.6.12 Front, side and rear fences and walls:

- a) *any policy which is relevant to the standard;*
- b) *the purpose of the standard;*
- c) *the effects of the infringement of the standard;*
- d) *the effects on the rural and coastal character of the zone;*
- e) *the effects on the amenity of neighbouring sites;*
- f) *the effects of any special or unusual characteristics of the site which is relevant to the standard;*
- g) *the characteristics of the development;*
- h) *any other matters specifically listed for the standard; and*
- i) *where more than one standard will be infringed, the effects of all infringements.*

### **C1.9.(3) matters of discretion for an infringement to standards**

- a) *Any objective or policy which is relevant to the standard;*
- b) *The purpose (if stated) of the standard and whether that purpose will still be achieved if consent is granted;*
- c) *Any specific matter identified in the relevant rule or any relevant matter of discretion or assessment criterion associated with that rule;*
- d) *Any special or unusual characteristic of the site which is relevant to the standard;*
- e) *The effects of the infringement of the standard; and*
- f) *Where more than one standard will be infringed, the effects of all infringements considered together.*

**E27.8.1 (9) Matters of discretion – Transportation**

**E15.8.1 Matters of discretion – Vegetation management and biodiversity**

Section 108 provides for consent to be granted subject to conditions and sets out the kind of conditions that may be imposed.

### 13. Actual and potential effects on the environment

Sections 104(1)(a) and 104(1) (ab) of the RMA requires the council to have regard to:

- any actual and potential effects on the environment of allowing the activity (including both the positive and the adverse effects); and
- any measure proposed to or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity.

#### Positive effects

The proposal will provide for a dwelling on a site that increased housing capacity in Auckland.

#### Adverse effects

In considering the adverse effects of the proposal, the council:

- may disregard those effects where the plan permits an activity with that effect; and
- must disregard those effects on a person who has provided written approval, and trade competition or the effects of trade competition.

#### Effects that must be disregarded

##### Any effect on a person who has given written approval to the application

No written approval has been provided for this application.

#### Effects that may be disregarded

##### Permitted baseline assessment

The permitted baseline refers to permitted activities on the subject site. The permitted baseline may be taken into account and the council has the discretion to disregard those effects where an activity is not fanciful. In this case the permitted baseline is one dwelling on the site that complies with the standard for height and height in relation to boundary and with no earthworks or vegetation removal within the SEA.

#### Assessment

##### Receiving environment

The receiving environment beyond the subject site includes permitted activities under the relevant plans, lawfully established activities (via existing use rights or resource consent), and any unimplemented resource consents that are likely to be implemented. The effects of any

unimplemented consents on the subject site that are likely to be implemented (and which are not being replaced by the current proposal) also form part of this reasonably foreseeable receiving environment. This is the environment within which the adverse effects of this application must be assessed.

The receiving environment has been described in part 7 of this report and that description is adopted here to avoid repetition.

### Adverse effects

While having regard to the above, the following assessment is done after I have:

- analysed the application (including any proposed mitigation measures);
- visited the site and surrounds;
- reviewed the council's records;
- reviewed the submissions received; and
- taken advice from appropriate experts.

The following adverse effects have been identified.

### Character, amenity and streetscape effects

The proposed dwelling as viewed from the street will appear single storey due to the topography and dense vegetation on the site and in this regard will be typical of other dwellings in the area. The proposed double garage and platform provides direct access to the dwelling and stairs to the landing below which leads to the different entry points via the office or main living areas of the dwelling. The split level design steps down with the downwards sloping contours of the site, resulting in the bulk of the dwelling being obscured from street view by the front portion of the dwelling. Overall, the proposed dwelling maintains the character of the Single House zone within a Greenhithe setting characterised by steep topography, large sites with dense mature vegetation and with views out towards the upper harbour.

### Visual Amenity and Character effects to other persons

In relation to the owners and occupiers of other neighbouring sites, I consider that adverse effects on them will be mitigated or avoided in regard to visual amenity by the separation distances between adjacent dwellings, the steep topography, and the partial screening of dwelling by mature boundary vegetation. As a result of the above-mentioned factors the proposal would not result in a prominent built form that could affect amenity values of residents on any other site.

For persons viewing the development from the coast and Upper Harbour Highway bridge, the visual amenity effects will be avoided as the building will be setback at least 30m from the edge of the cliff and will appear as a two-storey building above protected SEA vegetation. The use of dark colours for cladding and roofing materials will visually recess the building into the vegetation. The topography of the wider area also rises to the north behind the site, so the proposed building is not protruding into the skyline.

### Visual amenity effects to 25 and 29 Austin Rd

The proposed dwelling results in infringements to the maximum height, height in relation to boundary and yards.

As discussed in the immediate environment description section of this report, the owners and occupiers of 25 Austin Road have their main outlook space orientated towards the southwest with views towards the coast. The site lies to the west of the subject dwelling and the principal dwelling shares the outdoor deck and pool area with the granny flat on site. To the persons at 25 Austin Road, the pole structure dwelling, while providing a sense of openness, will be sited amongst unprotected vegetation that is not subject to SEA and will therefore be visually apparent.

For the persons at 29 Austin Road, the proposed building will be situated on the northern portion of the site, directly adjacent to the dwelling on 29 Austin Road. Due to the narrowness and steepness of the subject site, the proximity of the building will result in a significant visual change by reducing the appearance of spaciousness.

The applicant proposes to retain the existing mature boundary vegetation within the 1m yard setback with 29 Austin Road and additional planting is proposed to provide further screening and softening of the proposed dwelling. Auckland Council Arborist Mr Rhys Caldwell has reviewed the proposal to retain the boundary vegetation and the provision of protective fencing to minimise the impact of construction of the dwelling to the root zone of these trees/vegetation. Mr Caldwell considers that these measures during construction should provide acceptable mitigation of adverse effects to the trees. In the event that any vegetation is compromised, then a suitable replacement(s) should be planted. Mr Caldwell has recommended conditions to ensure the works are undertaken in a manner that protects the boundary vegetation and thereby provides sufficient screening of the proposed dwelling to persons at 29 Austin Road.

The front portion of the dwelling will be compliant with the 1 metre yard setback to the boundary and the portion of the dwelling closest to the upper portion of the site and road is the garage and office levels. The bulk of the dwelling sits further down the site, providing a separation of the bulk of the dwelling from the adjacent dwelling which sits high up towards the road and to the east. Overall, I consider that the retention of boundary vegetation will provide acceptable mitigation of adverse bulk and dominance effects to persons at this adjacent site.

### Adverse privacy effects on residential amenity of persons

Adverse privacy effects to the owners and occupiers of 25 Austin Road will be avoided by the orientation of their main outlook with glazing towards the southwest, with views over the harbour. The elevation of the proposed deck and living area will mitigate overlooking by persons to the adjacent outdoor living area as such persons using the deck would be looking out to the harbour rather than down towards the adjacent site. Furthermore, for people inside the proposed living room, views towards 25 Austin Road would be mitigated by the proposed deck structure which would screen the adjacent property below from view.

Privacy effects will be avoided to owners and occupiers at 29 Austin Road due to the limited narrow window openings along the eastern elevation of which the primary purpose it to allow

light into the building. The retention of the mature boundary vegetation will further provide screening of outlook from the proposed dwelling towards this adjacent site.

For all other persons, privacy effects will be avoided as the dwelling is screened or largely screened by the remaining Significant Ecological Area vegetation and setback to the dwelling from any viewpoint that owners and occupiers of these properties have.

#### Adverse sunlight effects on residential amenity of persons

In terms of sunlight effects, shading studies have been generated at the summer solstice, winter solstice, and spring equinox. It is noted that any potential shading generated from the development largely falls toward the southern aspects of the site at most times of the year. While shading analysis does not show the difference between a compliant built form and the proposed, the following conclusions can be reached based on the information provided;

- Adverse effects on sunlight access for owners and occupiers of 25 Austin Rd will be mitigated as the outdoor living area is located to the west of the self-contained dwelling. Shading falling from the development will fall on the adjacent site during winter throughout the day, and at other times during the year in the early morning. Due to the steepness of the topography and dense, mature boundary vegetation, sunlight access is low on the driveway area in particular and will result in shading. Overall, I consider the adverse sunlight effects to 25 Austin Road will be acceptable.
- For the owners and occupiers of 29 Austin Road which lies to the east of the subject site, shading will fall on the boundary and within the site of 29 Austin Road during Summer at 3pm but there is no shading of the outdoor living area. In Spring, shading will occur to the boundary of the site at 3pm. In Winter, shading will occur in the morning across the boundary to the adjacent site and in the afternoon across all of the subject site and adjacent sites, predominantly as a result of the low level of the sun, and the higher topography to the north. The steepness of the topography and dense vegetation along with narrowness of this site has created constraints in developing the site in a compliant form. Overall, the adverse shading effects to persons at 29 Austin Road resulting from the proposed dwelling will be acceptable.
- Adverse effects on any other person's access to sunlight will be avoided as the developments setback, and massing will result in shading consistent with what is enabled within the zone.

#### Adverse ecological and arboricultural effects

The majority of the dwelling will be constructed outside the Significant Ecological Area and only a minimal amount of protected vegetation will be removed (51m<sup>2</sup>).

The adverse ecological effects on ecosystem processes and persons will be mitigated by the pre vegetation clearance searches for ground-dwelling lizards and relocation within the site of their habitats. Furthermore, site works will avoid felling during nesting seasons or alternatively preceding vegetation removal with a survey for native nesting birds.

Potential adverse ecological effects resulting from the proposed development may include the alteration of vegetation diversity and composition via shading and reduced rainfall beneath the new structure along with increased risk of weeds. This will be mitigated by implementation of a weed removal and restoration planting and maintenance plan including infill planting beneath structures and along new edges, with a focus on dense ground cover to create herpetofauna habitat. Appropriate erosion and sediment controls as specified by Auckland Council's erosion and sediment control standards will mitigate the potential for runoff into the nearby coastal environment.

The preservation of the mature vegetation within the 1m yard along the boundary to 29 Austin Road is important to provide partial screening of the dwelling to mitigate visual dominance effects to these adjacent persons. Auckland Council arborist Mr Rhys Caldwell has assessed the proposed vegetation retention and to ensure its protection would recommend protective fencing to be erected to minimise the impact to the root zone of these trees/vegetation. Mr Caldwell concludes that if a sufficient exclusion zone around the trees is provided this it is possible to retain this vegetation. Further to this, if any vegetation within this boundary exclusion zone is compromised, then a suitable replacement is to be planted. Mr Caldwell has recommended conditions of consent to provide for this protection.

To all other persons the adverse ecological effects will be mitigated or avoided by separation distances, topography, softening of development by existing and proposed vegetation on site and screening of the development by existing buildings in the area.

#### Adverse transportation effects

Due to the narrow street frontage of 6m and steep topography of the site, vehicle access to the site is constrained and a 3.9m wide vehicle crossing is proposed to provide easier vehicle access to the site. Adverse effects to persons in the street and owners and occupiers of adjacent sites will be mitigated or avoided due to the onsite car parking for the proposed dwelling, maintaining on street parking supply available to other persons on Austin Road or in the local area. Adverse effects from reverse manoeuvring from the site will be avoided or mitigated by the flat timber platform entry and exit into the garage and low traffic and pedestrian volumes in the street. Good visibility in both directions will further mitigate any adverse effects to all persons in the street and neighbouring sites.

#### Land disturbance effects

The applicant has provided a geotechnical report which has concluded that the site is suitable for residential use. The Council's Development Engineers, Ann Rammo and Hegman Foster have reviewed this report and has not noted any concern with regard to the design of earthworks or land instability. The foundation will be constructed in the summer months and an excavator will move down the centre of the site (avoiding trees) of the building platform and only 'branch out' where needed to access drill points. The proposed pile foundations will limit the root disturbance of the protected vegetation and soil and erosion measures will be implemented and undertaken in accordance with erosion and sediment control standards.

## Summary

### Actual and potential effects conclusion

In summary, my opinion is that the adverse effects generated from the new dwelling to the owners and occupiers of 25 and 29 Austin Road are acceptable for the above stated reasons. In summary:

- This is a challenging site and is defined not only by the very steep contours of approximately 1:1.3 and mature vegetation, but also by its uniquely narrow formation. Collectively, these features almost dictates that any development be located towards the front and road boundary to minimize vegetation and land disturbance.
- The narrowness of the site at this northern juncture also restrains any potential for complying development. As a result, infringements of the side yard setback and height in relation to boundary standards are almost inevitable, particularly for a two-level dwelling which in this location is understandably desirable.

Overall, I consider adverse effects generated from the proposed new dwelling on owners and occupiers of 25 and 29 Austin Road will be acceptable for the above stated reasons.

## 14. Relevant statutory documents - s104(1)(b)

The following are not applicable to the current resource consent application:

- No national environmental standards are relevant to this application (s104(1)(b)(i));
- No other regulations apply to this application (s104(1)(b)(ii));
- The NZCPS is not relevant to this application.
- No national policy statements are relevant to this application;
- Sections 7 & 8 of the Hauraki Gulf Marine Park Act (HGMPA) (as a NZCPS) is not relevant to this application as the proposal has no impact on the coastal environment of the Hauraki Gulf (s104) (1)(b)(iv).

Accordingly, only the relevant statutory documents and other matters are considered below.

### Auckland Unitary Plan (Operative in part): Chapter B Regional Policy Statement – s104(1)(b)(v)

Chapter B of the AUP(OP) sets out the strategic framework for the identified issues of significance, and resultant priorities and outcomes sought. These align with the direction contained in the Auckland Plan.

*B2 Tāhuhu whakaruruhau ā-taone - Urban growth and form*

This subchapter outlines the anticipated urban growth and form in the region. The proposal is consistent with particularly sections B2.3 and B2.4. The development has taken consideration of the physical characteristics of the site with careful consideration of geotechnical constraints and infrastructure. The development will provide a quality built environment and respond appropriately to its site characteristics and the coastal setting. The residential dwelling is also considered to provide a good level of on-site amenity.

*B3 Ngā pūnaha hanganga, kawekawe me ngā pūngao - Infrastructure, transport and energy*

The proposal is consistent with section B3.3 of this subchapter as it will enable the effective, efficient and safe operation of the immediate surrounding road network to continue due to a number of mitigating factors including the scale of the anticipated increase in vehicle movement, the nature of the anticipated trips, and the general low speed environment.

### Plan or Proposed Plan – section 104(1)(b)(vi)

The relevant plan is identified in Section 13 above of this report, and the proposal is considered against the relevant provisions below.

#### Auckland Unitary Plan (Operative in part)

##### **Relevant objectives and policies**

##### ***E27.2 and E27.3 Transport***

The relevant objectives and policies within Chapter E27 stipulates that the provision of safe and efficient parking and access should be provided that is commensurate with the character, scale and intensity of the zone and will ensure the effective, efficient and safe operation of the local transport network, and that pedestrian safety and amenity along public footpaths is prioritised.

##### Comment:

The width of the access is wider than the standard requires but as the trip generation from the new dwelling will be relatively low. Reverse vehicle manoeuvring onto Austin Road is acceptable due to the low traffic and pedestrian volumes on the street and the low speed environment will ensure there are sufficient sightlines for vehicles exiting and entering the subject site. The volume of increased traffic and the characteristics of the trips are not considered to be of a scale and nature that would affect the operation of the adjacent interaction or the wider road network.

##### ***H3.2 and H3.3 Residential - Single House Zone***

##### ***H3.2 Objectives***

*(2) Development is in keeping with the neighbourhood's existing or planned suburban built character of predominantly one to two storeys buildings.*

*(3) Development provides quality on-site residential amenity for residents and for adjoining sites and the street.*



### **H3.3 Policies**

- 1) *Require an intensity of development that is compatible with either the existing suburban built character where this is to be maintained or the planned suburban built character of predominantly one to two storey dwellings.*
- 2) *Require development to:*
  - a) *be of a height, bulk and form that maintains and is in keeping with the character and amenity values of the established residential neighbourhood; or*
  - b) *be of a height and bulk and have sufficient setbacks and landscaped areas to maintain an existing suburban built character or achieve the planned suburban built character of predominantly one to two storey dwellings within a generally spacious setting.*
- 4) *Require the height, bulk and location of development to maintain a reasonable level of sunlight access and privacy and to minimise visual dominance effects to the adjoining sites.*
- 5) *Encourage accommodation to have useable and accessible outdoor living space.*

#### Comment:

While over height development is not envisaged in the zone to maintain the existing suburban built character, the proposed dwelling will appear as a single storey as viewed from the street. The subject site is of a reasonably large size, densely vegetated and due to the narrow shape and steep topography, which constrains design, the site is considered potentially suitable for construction of one dwelling to the northern portion of the site, closest to the road.

The bulk of the dwelling has been shifted further back and down the length of the site to reduce the dominance effects to the adjacent dwelling at 29 Austin Road which is situated at the road frontage. The profile of the building will appear visually dominant to the adjoining sites, however, the retention of the existing mature vegetation along the boundary with 29 Austin Road to the east, will provide some screening of the development as viewed from the adjacent site.

The building protrudes through the height and height in relation to boundary control plane due to the steep topography and narrowness of the site, and infringements have been minimised by extending the bulk of the living and bedrooms areas further down the site. As viewed from the street, the proposed dwelling will be consistent with the planned suburban built character of one or two storey dwellings, this being the highest points of the dwelling above the road level, with the further lower levels stepping down the site towards the rear.

The proposed dwelling will maintain a reasonable level of privacy to the neighbouring properties due to the orientation of living areas towards the coast to the south of the dwelling. Sunlight access is compromised to the existing adjacent environment which is particularly sensitive to the loss of sunlight given the topography and vegetation however, due to the steepness and narrowness of the site, any development would be expected to have an impact on sunlight access regardless of the proposal, and therefore it is not unreasonable to expect some level of shading to result from the dwelling.

The development density, being one dwelling proposed on the site, is not inconsistent with the established development pattern in the surrounding area of the same zoning in coastal Greenhithe.

### ***D9.2 and D9.3 Significant Ecological Area Overlay***

The relevant objectives of the Significant Ecological Areas Overlay is to manage the effects of activities on the indigenous biodiversity values of areas identified as significant ecological areas by avoiding, remedying or mitigating adverse effects on the identified values including fragmentation or reduction in size and extent of the habitat, loss of rare or threatened species or habitats. The policies also seek to enhance indigenous biodiversity values through restoration, protection of threatened habitats and control of pests and to enable vegetation management, including removal, to establish a dwelling on site.

#### Comment:

The proposal for one dwelling on the site will avoid and mitigate adverse effects to the significant ecological area by siting the dwelling as much as practicable out of the protected vegetation area and only a minimal amount of SEA will be affected. Restoration and protection of the habitat will be provided by way of weed and pest eradication and replanting of the area as appropriate with native species.

### ***D12.2 and D12.3 Land Disturbance – district***

The relevant objectives and policies seek to ensure land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies and mitigated adverse effects on the environment.

#### Comment:

Erosion and sediment control measures of a suitable scale and design will be implemented, which will limit the potential for erosion to occur and suitably control and contain any sediment runoff that is unavoidable.

Earthworks will be undertaken in accordance with site specific geotechnical recommendations and construction methodologies, and professional supervision which ensures that adverse land stability issues will be unlikely to result, either during construction or in the long term.

Mana Whenua have been notified of the proposal and have not raised any concerns regarding potential impact on Mana Whenua cultural heritage. Nevertheless, any artifacts that are of cultural interest and that may be uncovered during construction works will be identified and preserved as necessary through the implementation of accidental discovery protocols.

#### Conclusion

In accordance with an assessment under s104(1)(b) of the RMA, due to the extent of the visual dominance and sunlight effects, the proposal is consistent with the relevant objectives and policies of the Auckland Unitary Plan (Operative in Part).

## **15. Any other matter – section 104(1)(c)**

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 relevant statutory documents.

In this case there are no other matters that are considered relevant or reasonably necessary to determine the application.

### **Submissions**

The submission received by the council in the processing of this application has been reviewed and considered in the overall assessment of effects in this report. The submission raised similar issues and have been dealt with generically in the body of this report.

### **Local Board comments**

The local Board has not provided comment on this application.

## **16. Other relevant RMA sections**

### **Monitoring – s35**

Should consent be granted, monitoring is considered to be appropriate to ensure that works will be carried out in accordance with the approved plans and that other conditions of consents are adhered to.

### **Conditions of resource consents – ss108, 108AA**

The recommended conditions of consent are contained in section 19 below.

### **Lapsing of resource consents – s125**

Under s125, if a resource consent is not given effect to within five years of the date of the commencement (or any other time as specified) it lapses automatically, unless the council has granted an extension. In this case, five years is considered an appropriate period for the consent holder to implement the consent due to the nature and scale of the proposal.

## 17. Consideration of Part 2 (Purpose and Principles)

### Purpose

Section 5 identifies the purpose of the RMA as the sustainable management of natural and physical resources. This means managing the use of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

### Principles

Section 6 sets out a number of matters of national importance which need to be recognised and provided for. These include the protection of outstanding natural features and landscapes, the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna, and the protection of historic heritage.

Section 7 identifies a number of “other matters” to be given particular regard by the council in considering an application for resource consent. These include the efficient use of natural and physical resources, and the maintenance and enhancement of amenity values.

Section 8 requires the council to take into account the principles of the Treaty of Waitangi.

### Assessment

Any consideration of an application under s104(1) of the RMA is subject to Part 2. The Court of Appeal in *R J Davidson Family Trust v Marlborough District Council* [2018] NZCA 316 has held that, in considering a resource consent application, the statutory language in section 104 plainly contemplates direct consideration of Part 2 matters, when it is appropriate to do so. Further, the Court considered that where a plan has been competently prepared under the RMA it may be that in many cases there will be no need for the Council to refer to Part 2. However, if there is doubt that a plan has been “competently prepared” under the RMA, then it will be appropriate and necessary to have regard to Part 2. That is the implication of the words “subject to Part 2” in s104(1) of the RMA.

In the context of this restricted discretionary activity application for land use consent, where the objectives and policies of 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 I find that 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.

## 18. Recommendation

### Recommendation on the application for resource consent

Subject to new or contrary evidence being presented at the hearing, I recommend that under sections 104, 104C and 108, and Part 2, resource consent is **GRANTED**.

The reasons for this recommendation are:

1. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA, the actual and potential effects from the proposal are found to be acceptable because it is considered that the height, bulk and form of the development is sufficiently limited or minimised and will be consistent with the planned suburban built character of large spacious sites with a suburban built character. A single dwelling is proposed on an established site which is densely vegetated, of steep topography and narrow but nevertheless intended for development within an existing residential setting in a coastal environment.
2. In accordance with an assessment under s104(1)(b) of the RMA, the proposal is found to be consistent with the relevant objectives and policies of the Auckland Unitary Plan (Operative in Part).
3. Overall, the proposal is a restricted discretionary activity and will result in an acceptable level of adverse effects.

To assist the independent hearing commissioners if it is determined on the evidence to grant consent subject to conditions, draft recommended conditions have been included at attachment 7.



**ATTACHMENT ONE**  
**APPLICATION MATERIAL**





## **Brett and Natalia Hatton Family Trust**

**Proposed new dwelling on a currently vacant lot  
27 Austin Road, Greenhithe**

**Report Prepared by:**

Yujie Gao  
Planner, Campbell Brown Planning Ltd

**Report Reviewed by:**

Michael Campbell  
Director, Campbell Brown Planning Ltd

**Date of Issue:** 24 June 2019

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<b>Appendix C</b>	Ecological Report
<b>Appendix D</b>	Arboriculture Report
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<b>Appendix F</b>	Infrastructure Report
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## 1.0 Executive Summary

### 1.1 Proposal

This resource consent application by Brett and Natalia Hatton ('the applicant') relates to a proposal seeking the establishment of a dwelling on the currently vacant site 27 Austin Road in Greenhithe.

The proposal also seeks to establish a minor unit in the lower portion of the site, and a new stormwater disposal system. Vegetation removal within the SEA overlay area is proposed, and replacement and infill planting is offered as mitigation. A currently unprotected area of vegetation will also be offered for protection by covenant in perpetuity.

The following assessment concludes that, subject to conditions of consent, any adverse actual or potential environmental effect arising from the proposal would be less than minor. The proposal would not be contrary to the objectives, policies, and assessment criteria of the Auckland Unitary Plan (Operative in Part) (AUP (OIP)).

### 1.2 Activity Status

The proposal requires land use consent under the AUP (OIP) for a **Discretionary activity**.

## 2.0 The Applicant and Property Details

<b>Applicant:</b>	Brett and Natalia Hatton
<b>Address for Service:</b>	C/- Campbell Brown Planning Limited P O Box 147001 Ponsonby AUCKLAND 1144  Attention: Yujie Gao  Email: yujie@campbellbrown.co.nz (all written correspondence via email please)
<b>Location:</b>	27 Austin Road, Greenhithe
<b>Legal Description:</b>	Lot 23 DP 20106
<b>Site Area:</b>	1,798m <sup>2</sup>
<b>Unitary Plan Zoning:</b>	Residential – Single House Zone
<b>Unitary Plan Overlays:</b>	Natural Resources: Significant Ecological Areas Overlay – SEA_T_8319, Terrestrial  Designations: Airspace Restriction Designations – ID 4311, Defence purpose – protection of approach and departure paths (Whenuapai Air Base), Minister of Defence
<b>Road Classification:</b>	Access Road

### 3.0 Site Location



*Figure 1: Aerial photo of subject site, 27 Austin Road, Greenhithe.*

### 4.0 Description of the Existing Environment

#### 4.1 Zoning and Overlays

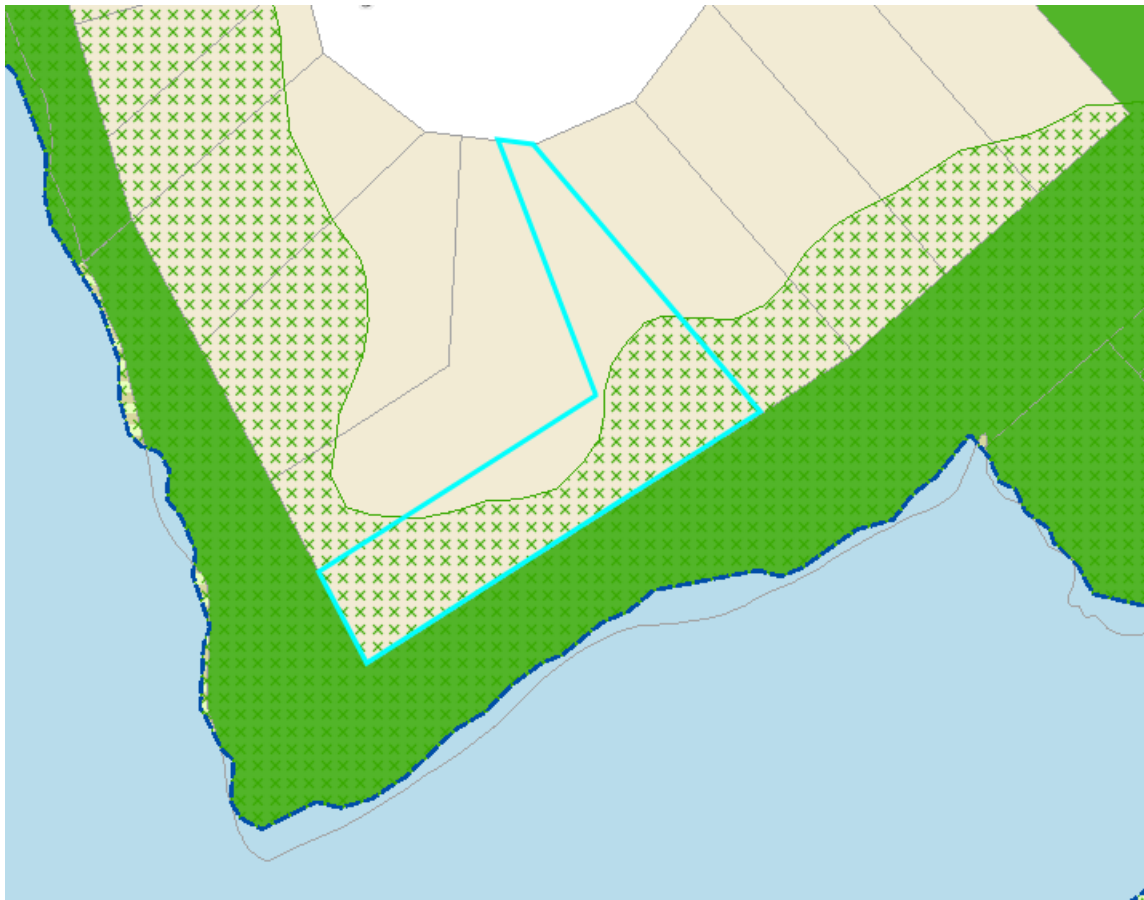
The application site is within the Residential – Single House zone under the AUP (OP).

The site is not traversed by any overland flow paths or flood plain areas as defined by the AUP (OP).

The site is subject to the following overlays:

- Natural Resources: Significant Ecological Areas Overlay – SEA\_T\_8319, Terrestrial
- Designations: Airspace Restriction Designations – ID 4311, Defence purposes – protection of approach and departure paths (Whenuapai Air Base, Minister of Defence)

To the south and west the site adjoins land zone Open Space – Conservation zone.



*Figure 2: Figure showing relevant overlays applicable to the application site.*

#### 4.2 Application Site

The application site comprises a total site area of 1,798m<sup>2</sup>. The site has a very narrow street frontage of approximately 6.1m to Austin Road, and dog-legs to the west. The site slopes steeply down from north to south, falling approximately 27m from northern road boundary to southern boundary.

At present, the site is largely vacant and covered in vegetation, with the exception of a small shed located partway down the site, and various walking tracks crisscrossing the site.

The Certificate of Title is attached at **Appendix A** for reference, and is not subject to any additional restrictions.

The following photographs present a view of the subject site.



*Figure 3: View of frontage of application site.*



*Figure 4: View of Austin Road, adjoining application site.*





*Figure 5: View site boundary of application site, from driveway at 25 Austin Road.*

### **4.3 Surrounding Environment**

The surrounding area consists of sites similar in character to the subject site, residential sites containing dwellings of various sizes, form, and vegetation. Typically, vegetation adjoining the coast is protected by SEA overlay.

The site adjoins the mudflats and mangroves of the upper harbour to the southwest. Overall the area is residential, in nature where with dwelling located on steep well vegetated sites with many properties oriented to take in the wider coastal and vegetation views.

### **5.0 Description of the Proposal**

The following presents a short summary of the works proposed under this resource consent application:

- The construction of new split-level dwelling is proposed to be established at the northern portion of the site, which is not subject to SEA overlay protection.
- The section adjoining the site frontage will accommodate a double garage.

- A separate minor unit is proposed to be established in the southern portion of the site, within the SEA.
- Some vegetation removal and earthworks are required to facilitate the proposal, although the proposed dwelling will be built on piles and therefore disturbance will be limited.
- Mitigation planting and weed management is offered as part of the application.
- A currently unprotected area in the western portion of the site is offered for protection by a covenant, identified below in blue.



**Figure 3. Area recommended for restoration and covenant at 27 Austin Road, Greenhithe.**

The proposal involves the establishment of a dwelling and minor dwelling on a currently vacant residential lot. It is anticipated that the site would be developed to contain a dwelling.

The site is subject to a number of constraints, including having a very narrow frontage (of approximately 6m). The site is very steep, and the bottom of the site is designated as SEA protected vegetation. As such, the primary dwelling has been logically located on piles in the upper section of the site.

The second floor of the dwelling is generally level with the road. This level contains an internal garage (with two parking spaces) and a small office adjacent the garage. The

first-floor level contains the bedroom areas, comprising 3 bedrooms. The ground floor contains a guest bedroom, and kitchen and living room areas. The dwelling has been broken into three levels in order to minimise the footprint at each level, and therefore bring it as close to the ground as possible.

The proposed minor dwelling will be single level, with an area of 65m<sup>2</sup>

With regard to infrastructure and servicing, the following is proposed to serve the development:

#### Stormwater

- Stormwater runoff from the proposed new dwelling and minor unit will be collected and diverted into a proposed detention tank.
- The detention tank will discharge to an onsite dispersal device located on the western portion of the site.
- The detention tank will mitigate stormwater flows back to predevelopment levels for the 1 in 10-year storm event.

#### Wastewater

- The site is traversed by an existing wastewater line and manhole located part way down the site which is able to service the development.
- The proposed minor dwelling is located below this, and therefore will have a floor level that is not able to achieve gravity drainage.
- It is proposed to collect and drain the wastewater from the minor dwelling to a domestic pumping station. The pump station will pump the wastewater up to a satellite manhole built over a connection from the public manhole onsite.

## 6.0 Resource Consents Required

### 6.1 Auckland Unitary Plan (Operative in Part)

To enable this development, resource consent is required under the Auckland Unitary Plan (Operative in Part).

Resource consent is required for the following reasons:

### H3 – Residential – Single House zone

#### Table H3.4.1 - Activity Table

- (A3) One dwelling per site is a **Permitted activity**, subject to compliance with the listed standards.

C1.9(2). Infringements of Standards requiring resource consent is a **restricted discretionary activity**.

The following infringements to the standards are noted.

#### H3.6.6 – Building Height

- Buildings must not exceed 8m in height. Infringement of this standard requires consideration as a **Restricted Discretionary activity**.

*The proposal involves the establishment of buildings that would infringe the 8m maximum height standard. The maximum vertical extent of infringement is 4.5m.*

#### H3.6.7 – Height in Relation to Boundary

- Buildings must not project beyond a 45° recession plane measured from a point 2.5m vertically above ground level along side and rear boundaries.

*The proposal involves the establishment of buildings that would infringe the height in relation to boundary setbacks to the north-eastern and south-western side boundary.*

- *The maximum vertical extent of infringement to the north-eastern side boundary is approximately 7.2m.*
- *The maximum vertical extent of infringement to the south-western side boundary is approximately 6.2m.*

#### H3.6.8 – Yards

- Buildings must be set back from the minimum depth listed.

*The second-floor level of the proposed dwelling would encroach the eastern side yard setback by 1 metre for a length of 10metres.*

## E11 – Land Disturbance – Regional

Table E11.4.3 – Activity Table – overlays

- (A28) Land disturbance not otherwise listed greater than 5m<sup>2</sup> requires consent as a **Restricted Discretionary activity**.
- (A30) Land disturbance not otherwise listed greater than 5m<sup>3</sup> requires consent as a **Restricted Discretionary activity**.

*The proposal involves earthworks in the SEA for the establishment of the piles to support the minor dwelling, and the southern portion of the main house. The exact area and volume of earthworks is unknown at this point, as the number and exact depth of piles will be confirmed at the detailed design stage, however it will be greater than 5m<sup>2</sup> and 5m<sup>3</sup> therefore consent is required.*

## E15 – Vegetation Management

Table E15.4.1 – Auckland-wide vegetation and biodiversity management rules

- (A22) Vegetation alteration of removal of greater than 25m<sup>2</sup> of contiguous vegetation, or tree alteration or tree removal of any indigenous tree over 3m in height, that is within:
  - (a) a horizontal distance of 20m from the top of any cliff with;
  - (b) a slope angle steeper than 1 in 3 (18 degrees); and
  - (c) within 150m of mean high-water springs

Requires consideration as a **Restricted Discretionary activity**.

*The proposal for the minor dwelling would result in approximately 110m<sup>2</sup> of contiguous vegetation within 20m of the top of cliff would be removed.*

Table E15.4.2 – Vegetation and biodiversity management in overlays

- (A24) Permitted, controlled, and restricted discretionary activities in Table E15.4.2 that do not comply with one or more of the standards in E15.6 require consideration as a **Discretionary activity**.

*The proposal involves a maximum possible removal of 240m<sup>2</sup> of SEA vegetation, however this is mainly associated with the minor unit. Therefore, the proposed vegetation removal requires consideration as a **Discretionary activity**.*

## 6.2 Compliance

Standard	Comment
<b>H3 - Single House Zone</b>	
<p>H3.6.4. Minor dwellings</p> <p>(1) A minor dwelling must not exceed a floor area of 65m<sup>2</sup> excluding decks and garaging.</p> <p>(2) A minor dwelling must have an outdoor living space that is: at least 5m<sup>2</sup> (a) for a studio or one-bedroom dwelling and 8m<sup>2</sup> for a two or more bedroom dwelling; and (b) least 1.8m in depth; and (c) directly accessible from the minor dwelling.</p> <p>(3) There must be no more than one minor dwelling per site.</p>	<p>The proposed minor dwelling does not exceed a floor area of 65m<sup>2</sup>.</p> <p>The proposed minor dwelling provides for the required outdoor living spaces in the form of the decks, directly accessible from the minor unit.</p> <p>Only one minor unit is proposed for the site.</p>
<p>H3.6.9. Maximum impervious area</p> <p>(1) The maximum impervious area must not exceed 60 per cent of site area.</p>	<p>The proposal would result in impervious areas of 27.7%.</p>
<p>H3.6.10. Building coverage</p> <p>(1) The maximum building coverage must not exceed 35 per cent of net site area.</p>	<p>The proposal would result in a total building coverage of 25.5%.</p>
<p>H3.6.11. Landscaped area</p> <p>(1) The minimum landscaped area must be at least 40 per cent of the net site area.</p> <p>(2) At least 50 per cent of the area of the front yard must comprise landscaped area.</p>	<p>The proposal would result in landscaped areas of a total of 72.3%.</p> <p>The subject site has a frontage of less than 7.5m to the road, therefore falls to be considered a rear site and no front yard is applicable.</p>

### 6.3 Overall Activity Status of the Application

Overall, the application falls to be considered as a **Discretionary activity**.

## 7.0 Consultation

It is considered that any potential adverse effects associated with this proposal would generate less than minor adverse effects to surrounding neighbouring properties. For this reason, consultation with surrounding property owners or other parties has not been undertaken.

The subject site is not recognised as being a site and/or place of value or significance to Mana Whenua. Nevertheless, the applicant has undertaken consultation with the relevant mana whenua organisations as identified by the Auckland Council website. The request was sent out on the 20<sup>th</sup> July 2018, and correspondence is attached for reference at **Appendix H**.

The following iwi were contacted, as identified through the Auckland Council website:

- Ngāti Tai ki Tāmaki
- Ngāti Manuhiri
- Ngāti Maru
- Ngāti Pāoa
- Ngāti Tamaterā
- Ngāti Te Ata
- Ngāti Whanaunga
- Ngāti Whātua o Kaipara
- Ngāti Whātua Ōrākei
- Te Ākitai Waiohua
- Te Kawerau a Maki
- Te Rūnanga o Ngāti Whātua

The following iwi have responded.

- Ngāti Whanaunga, responded requesting a site visit. This took place on the 27<sup>th</sup> March 2019.

- Ngāti Whātua Ōrākei, responded they are content to defer this project to other iwi.
- Te Kawerau a Maki, responded requesting a site visit. They later advised they would defer to Nga Maunga Whakahii o Kaipara for this development.
- Ngāti Whātua o Kaipara, responded requesting a site visit. This took place on the 25<sup>th</sup> March 2019.
- Te Rūnanga o Ngāti Whātua, responded advising they defer those interests to Kaipara.

Following the site visit, Ngāti Whātua o Kaipara provided a kaitiaki report, attached at **Appendix H**, the report concludes that Nga Maunga Whakahii o Kaipara do not oppose this application on the details and findings that were presented before us.

Following the site visit, Ngāti Whanaunga provided a kaitiaki report, attached at **Appendix H**, the report concludes that Ngāti Whanaunga supports the resource consent application for the proposed development.

A pre-application meeting was held with Council on November 16<sup>th</sup> 2017 to discuss the proposal. Minutes are attached in **Appendix G** for reference.

## 8.0 Section 104 Assessment

A consent authority must have regard to a number of matters under section 104 of the Resource Management Act 1991 when considering an application for resource consent.

In the case of the subject application those considerations include the actual and potential effects of an activity on the environment, the relevant provisions of a district plan, regional policy statement or other relevant statutory document, and any other matter the consent authority considers relevant and reasonably necessary to determine the application.

The following assessment addresses all relevant considerations under s104 of the RMA.

### 8.1 Actual and Potential Effects on the Environment

#### 8.1.1 Amenity effects

The site is currently vacant; it is anticipated that development would occur on the site.



The site is subject to a number of constraints, including having a very narrow frontage (of approximately 6m). The site is steep, and the bottom of the site is designated as SEA protected vegetation. As such, the primary dwelling has been located in the most logical of the upper section of the site to minimise disturbance to the SEA. It is noted that there is no protected vegetation located outside of the SEA, therefore it can be removed as of right.

Due to the narrow site frontage and the steep topography, the proposed dwelling results in height and height in relation to boundary infringements. The primary dwelling has been logically located at the upper most portion of the site, however this results in infringements to height in relation to boundary and yard standards due to the narrowness of the site.

The dwelling has been lowered as much as practicable at each floor to minimise infringements, however the steep topography makes it impractical for full compliance to be achieved.

While the property results in a maximum height infringement, this is due to the topography of the site falling away steeply from the road reserve. At the road frontage, the dwelling would appear single storey in height. The topography of the site and surrounding area is difficult to discern from public places on Austin Road, as the dwelling would appear single storey from the road and drop down into the site, it is considered that the maximum height infringement would not appear particularly obvious from surrounding properties in the area.

In terms of privacy effects, only service windows, or high-level glazing are located on the eastern and western building elevations. The outlook from all three levels, as well as the deck forming the primary outdoor living area, is directed toward the south (coastal area)

In terms of shading effects, shading studies have been generated at the summer solstice, winter solstice, and equinox. It is noted that any potential shading generated from the development largely falls toward the southern aspects of the site at most times of the year. The buildings would sit just above the canopy level of the surrounding vegetation. Therefore, the actual shading generated by the development would be limited to the portion above the vegetation, as the existing vegetation on the surrounding sites also cast shading.

In terms of dominance effects, the building has been stepped and broken down into three levels over three distinct vertical sections. A variety of cladding materials are used, and the roof form of each section is varied. The building is elevated on pile foundations; therefore, despite the maximum height infringement the actual appearance of the building is limited to primarily one and two storey sections, typical of most residential dwellings. As the building would sit just above the canopy level of the vegetation, with the piles hidden below, the visible portion of the dwelling will appear as a two-storey building when viewed from surrounding areas.

The minor dwelling is compliant with both height and height in relation to boundary setbacks. The location of the minor dwelling at the lower portion of the site places it away from adjoining properties, and it is surrounded by vegetation which would serve to screen it.

Overall, it is considered any potential amenity effects arising from the development would be less than minor.

#### 8.1.2 Ecological effects

The proposal involves the removal of up to a maximum of 240m<sup>2</sup> of SEA, although this can be minimised due to the proposed building design being on piles. The vegetation on site is identified as Coastal broadleaved forest. A range of indigenous and exotic weed species have established within and around the proposed building platforms, including plenctranthus which have formed dense ground cover across large areas of the property.

It is noted that the site is currently vacant, and vegetation alteration or removal within a SEA of up to 300m<sup>2</sup> for a building platform and access way for a dwelling is a permitted activity. The proposed vegetation removal is less than 300m<sup>2</sup>, at 240m<sup>2</sup>, however is for a minor dwelling.

The main dwelling is largely located outside of the SEA. Vegetation removal outside of the SEA is a permitted activity.

The proposed minor dwelling will be situated on piles which minimises the extent of vegetation removal required, and allows for some revegetation of the area under the dwellings, although it is noted this is likely to be restricted to shade and potentially drought tolerant types.

An ecological assessment has been undertaken by Bioreserches, and is attached for reference at **Appendix I**. The following comments are of note:

- The location of the minor dwelling avoids mature kohekohe and pohutukawa to the west. While these trees are located outside the SEA, their ecological and botanic value is higher than much of the lower stature vegetation within the SEA itself.
- The canopy within the SEA currently consists of fragmented kanuka trees, although some future canopy species, including kahikatea, kohekohe and rimu, are present in the understorey and as seedlings. These species would be expected to eventually succeed kanuka in the canopy. However, the understorey vegetation is heavily weed infested and these weeds are currently hindering regeneration where they are occupying large areas below the canopy. Removal of these weeds and replacement with natives would substantially improve natural regeneration processes at the site.

There is an area of currently unprotected SEA vegetation in the western portion of the site. This area is offered for protection and will be covenanted, comprising an area of approximately 205m<sup>2</sup>.

The ecological report includes a number of recommendations that will be implemented as part of the consent including:

- The development and provision of an Ecological Restoration plan that details plant species, density of plantings and implementation details. Habitat enhancement planting specific to indigenous skinks, geckos, and avifauna. Dense edge planting to provide buffer protection, and planting management and maintenance including weed and animal pest control.
- A native bird nesting survey to be undertaken prior to any vegetation removal during the main bird breeding season.
- The provision and implementation of a Lizard Management Plan.
- The implementation of appropriate erosion and sediment control measures.

The ecological report also specifically identifies an area proposed for protection and restoration, by weed management, enhancement planting, infill planting, and buffer planting.

Taking into consideration the above recommendations, it is considered that any potential ecological effects of the proposal would be less than minor.

### 8.1.3 Landscape visual effects

The proposal results in the removal of onsite vegetation from a site that is currently entirely covered in vegetation. The vegetation at the northern portion of the site is unprotected and can be removed as of right. 240m<sup>2</sup> of SEA vegetation at the southern portion of the site would be removed to facilitate the development of the proposed minor unit.

As previously noted, the subject site is currently vacant, therefore it can be reasonably expected for future development to occur on the site. The removal of vegetation at the top of the site can also be undertaken as a permitted activity.

The proposed primary dwelling would infringe the maximum height standard; however, the proposed building is of one and two storey levels. The building will be situated on piles, with the canopy of the vegetation surrounding the lower levels of the building. As such, the height of the building would not be particularly distinctive when viewed from surrounding areas.

While an area of SEA vegetation would be removed at the southern portion of the site to facilitate the development of the minor unit, it is noted that this is of a smaller extent than what could be removed as a controlled activity for the establishment of one building platform and access way. Additionally, an area of vegetation adjacent to the SEA, that is currently unprotected will be covenanted for permanent protection. This will ensure that a band of vegetation adjacent to the adjoining reserve and coastal area will remain protected.

Overall, it is considered that any potential landscape visual effects would be less than minor.

### 8.1.4 Arboriculture effects

An arboriculture assessment has been undertaken as part of the application (Please refer to **Appendix D**). The top portion of the site is not designated as SEA protected vegetation. It is expected that clearance of the top part of the site will occur first allowing access for construction to the minor unit.

In terms of the vegetation clearance in the area where the minor unit will be located, the vegetation is noted to be comprised primarily of sparsely distributed under-storey and herbaceous species (native and exotic) overtopped by an intermittent canopy of kanuka trees. The assessment notes that many of these kanuka area dead or in varying states of collapse and decline.

A pohutukawa tree of some significance is located out from the southern corner of the minor building platform, this tree is to be retained and specific construction methodology has been proposed to ensure its protection. The report notes that there is ample room for the piles in the closest vicinity of the platform to be installed without causing any significant degree of root disturbance. Other retained vegetation beyond the building footprint would be isolated from general construction activity by way of erection of a sturdy and secure protection fencing system.

The arboriculture assessment notes that no examples of climax tree species would be removed. The assessment also notes that the vegetation identified for removal from the SEA portion of the site is not high-quality native push, containing mainly under storey species and is heavily infested with weeds.

In terms of the removal of vegetation identified within 20m of a cliff, it is noted that the vegetation is of a type that does not serve a significant land stabilisation function. The only proposed excavations relate to drilling of pile holes for pile foundations, which will be designed appropriately in the detailed design phase in accordance with the findings of the geotechnical report.

A number of recommendations have been provided in the submitted arboriculture assessment, and the applicant would accept these recommendations as conditions. Subject to the implementation of the recommended works methodologies and vegetation protection measures, it is considered that any potential effects to the onsite vegetation would be less than minor.

### 8.1.5 Infrastructure effects

#### Stormwater

Stormwater runoff flows have been designed to be limited to pre-development levels for the 1 in 10-year storm event (allowing for climate change).

The proposal will divert stormwater from the entire roof areas of the main dwelling, minor dwelling, and the driveway into a detention tank. The detention tank will discharge to an onsite dispersal device. The dispersal device will be installed on the southern portion of the property away from the proposed dwelling foundations. This methodology has been confirmed to be suitable by the project geotechnical engineers, subject to implementation of recommendations regarding the dispersal location and installation.

### Wastewater

The main dwelling is able to achieve gravity drainage to an existing wastewater network. The minor dwelling will have a floor level that is not able to achieve gravity drainage to the wastewater system. It is proposed to collect and drain the wastewater from the minor dwelling to a domestic pumping station. The pump station will pump the wastewater up to a satellite manhole built over a connection from the existing onsite public manhole. Design specifications have been provided within the submitted infrastructure report.

Potable water supply is available from Austin Road.

Overall, it is considered that the proposal would generate less than minor infrastructure effects.

#### 8.1.6 Geotechnical effects

A geotechnical investigation has been carried out for the proposed development as the proposed works will be over a land with a gradient of greater than 1:4.

Based on the results on the analysis, it is considered that the site is suitable for the construction of the proposed dwelling and minor dwelling. The proposed method of stormwater discharge has been reviewed and confirmed to be acceptable subject to detailed analysis, and recommendations regarding dispersal location and installation.

The proposed minor dwelling encroaches beyond a Building Restriction Line established in a previous Geotechnical Investigation Report. As such, specific investigation at the detailed design phase may be required.

Overall, it is considered that any potential instability effects arising from the proposed development would be less than minor, subject to the implementation of recommendations.

#### 8.1.7 Earthwork effects

The proposal would result in earthworks in the SEA area for the excavation of pile foundations to support the minor dwelling and the southern portion of the primary dwelling.

As the proposed buildings are elevated, the extent of earthworks would be limited to the location and depth of the pile foundations. No retaining walls are required or proposed for the development. Soil and erosion control measures would be implemented in accordance with GD05 to manage any potential erosion and sediment controls.

In terms of effects on vegetation, the arboriculture report identifies that there is ample scope to locate piles for the deck (closest to the noted pohutukawa) to ensure that the piles can be installed without any significant degree of root disturbance. The arboriculture report did not identify any other trees of particular attention that would warrant special attention. The recommendations of the arboriculture report note that silt fencing should be installed by methods that do not involve excavation of a toeing-in trench, which would further ensure that any potential effects would be minimised.

Overall, it is considered that any potential earthworks effects would be less than minor.

#### 8.1.8 Positive Effects

This proposal will have positive effects that should be recognised and considered in the overall assessment.

The proposal will enable the development of a currently vacant site to accommodate one new dwelling. The site is challenging in a number of aspects and the applicant has spent a great deal of time and energy to investigate the most suitable design for the site which would minimise any potential visual impacts, whilst also accommodating their everyday needs.

Overall, it is considered to be a design which maximises and utilises the topography of the site to deliver an unobtrusive dwelling which will sit well within the wider landscape.

### 8.1.9 Overall Conclusion

It is also appropriate for the Council to consider whether the proposal may create any cumulative effects that may arise over time or in combination with other effects.

It is considered that there are no such effects in this instance. In this particular instance, the specific building design and site-specific characteristics have been carefully assessed and considered to be acceptable. Each site and proposed design will be unique and should be assessed on an individual basis.

For these reasons, it is considered that the proposal will not give rise to any cumulative adverse effects.

Overall, and based on the above assessment, it is considered that subject to conditions of consent, the actual or potential adverse effects of the proposal on the environment will be less than minor.

## 8.2 Relevant Provisions of a Plan or Proposed Plan

### 8.2.1 Objectives and Policies

The relevant objectives and policies relating specifically to the proposal have been assessed at **Appendix H**.

The proposal to construct one new dwelling on the currently vacant site is considered to be consistent with the relevant objectives and policies. As discussed in the preceding sections of the report, the dwelling has been carefully designed to investigate all options in order to minimise any potential adverse effects arising from landscape effects, vegetation removal, and earthworks.

The scale of the proposed works is considered to be appropriate for the site and the potential or actual environmental effects would be less than minor. Overall, it is concluded that the design and construction of the proposed dwelling will be consistent with the objectives and policies of the plan.

### 8.2.2 Assessment Criteria

The District Plan includes a number of relevant assessment criteria against which the proposal should be considered. These criteria largely cover the same matters that have



been discussed previously in the sections of this report that address environmental effects and the objectives and policies of the Plan.

The relevant assessment criteria relating specifically to the proposal have been assessed at **Appendix H**.

However, for completeness, it is noted that the design of the proposed development:

- Minimises the area where work will be undertaken
- Minimises disturbance to the area within the SEA by locating the dwelling at the top of the site.
- Minimises earthworks by avoiding large retaining walls which would be necessitated by a driveway and garage located in the site.

### **8.3 Relevant Provisions of Other Statutory Documents**

It is considered that there are no other relevant matters in terms of the Auckland Regional Policy Statement with regard to this application.

### **8.4 Any Other Matters**

Section 104(1)(c) requires Council to have regard to any other matter that it considers relevant and reasonably necessary to determine an application.

There are no 'other matters' that are considered to be of relevance in this instance.

## **9.0 Part 2 Matters**

All considerations under s104 are subject to Part 2 of the RMA, which sets out the purpose and principles of the legislation. Overall, it is considered that the application would not offend any of the matters contained within Part 2.

## **10.0 Section 95A Assessment**

The Council will need to determine the basis on which the application will be processed. The options available are public notification, limited notification, or non-notification.

Sections 95A and 95B of the RMA give rise to three pivotal questions in this regard, which are addressed below.

The Resource Legislation Amendment Act (2017) has introduced a number of changes to the question of notification. More specifically, Section's 95A and 95B have been amended to introduce a new 'step by step' process that Council must follow when determining whether to publicly or limited notify an application. These are steps are addressed below.

On the basis of the following assessment, it is considered that the application should be processed on a non-notified basis without the need for any written approvals as overall, it is considered that any actual or potential adverse effects that will arise from this proposal will be less than minor.

### 10.1 Public Notification (s95a)

Section 95A now entails a number of steps that must be followed to determine whether an application should be publicly notified.

**Step 1** - Details requirements for mandatory public notification.

None of these apply to the proposal.

**Step 2** - Details situations where public notification is precluded (if not required under step 2). Section 95A(5)(b)(ii) precludes public notification if the activity is a restricted discretionary or discretionary activity but only if the activity is a subdivision of land or a *residential activity*<sup>1</sup>.

The application is a discretionary activity overall for a *residential activity*.

**Step 3** - Is not relevant given notification is precluded by step 2.

**Step 4** - Is the last step and relates to the consideration of special circumstances and whether these would warrant notification.

<sup>1</sup> A *residential activity* means an activity that requires resource consent under a regional or district plan and that is associated with the construction, alteration or use of 1 or more dwelling houses on land that, under a district plan, is intended to be used solely or principally for residential purposes.

It is considered that there are no special circumstances in this instance to suggest that public notification is appropriate. In the absence of any demonstrable adverse effects on either the environment or on any person, it would be difficult to sustain an argument for public notification on the basis of special circumstances.

As a result of the above assessment, public notification of the proposal is not appropriate in accordance with section 95A of the RMA (as amended).

## 10.2 Limited Notification (s95b)

As with the amendments to Section 95A, Section 95B also entails a number of steps that must be followed to determine whether an application should be subject to limited notification.

**Step 1** - Relates to the consideration of certain affected groups and affected persons customary rights, marine title and statutory acknowledgment.

There are no such groups or persons who would be affected by the proposal.

**Step 2** - Details situations where limited notification is precluded (if not required under step 1).

The application is not a controlled or prescribed activity and there is not a rule or environmental standard that precludes limited notification.

**Step 3** - Outlines situations where affected persons must be notified if such notification is not precluded under step 2.

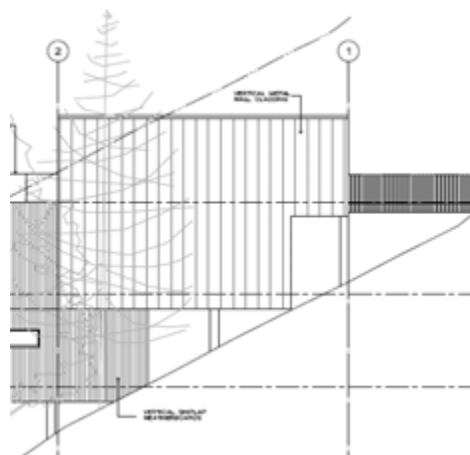
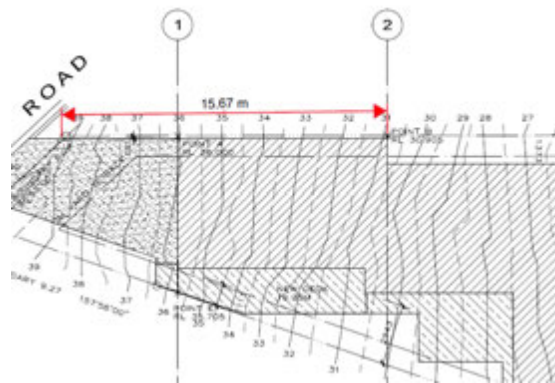
The effects of the proposal on adjoining persons will be less than minor as described within the preceding sections of the report.

Additional comments as follows. The immediately adjoining neighbours are considered to be the properties below.



Address	Comment
25 Austin Road, Greenhithe	The site at 25 Austin Road is also of a dog-leg shape, to the west of the subject site. The leg of the site contains the vehicle access, and vegetation adjoining the site boundary to 27 Austin Road. The dwelling at 25 Austin Road is located at the bottom portion of the site, primarily in the western end of the site. Due to the south-westerly position of the site in relation to the subject site, any potential shading arising as a result of the proposal would be limited to the morning period, and largely falls on to the upper portion of the site containing vegetation and driveway areas as

	<p>demonstrated by the shading studies that have been generated.</p> <p>No development is proposed at the bottom section of 27 Austin Road which adjoins the southern boundary of the property at 25 Austin Road. The section of currently unprotected vegetation is also proposed to be protected by covenant.</p>
26 Austin Road, Greenhithe	<p>The site at 26 Austin Road is located at a much higher level than the site at 27 Austin Road (approximately 13m). The dwelling at 26 Austin Road would look over the top of the proposed dwelling. The roof form may be visible from this property however it is noted that the proposal complies with building coverage standards. It is considered that any potential bulk or dominance effects to this property would be less than minor. Due to the relatively topography and orientation of the two sites, there would be no shading effects on this property.</p>
29 Austin Road, Greenhithe	<p>The site at 29 Austin Road is of a rectangular shape, located to the eastern side of the subject site. Existing development on the site is located at the top portion of the site. At that portion of the site, the development at 27 Austin Road is two-storey in height. The eastern elevation at the first section (i.e. section 1-2, being the first 15m which is in line with approximate extent of the adjoining property) largely complies with the maximum height standard.</p>



Shading diagrams demonstrate that any potential shading generated by the proposed development would fall onto the lower portion of the site, which has limited practical use due to the dense vegetation and SEA overlay protection. It is also noted that on-site

	<p>vegetation would serve to screen the development further, as well as mitigate any potential shading effects, as the majority of shading experienced by this dwelling relates to the existing vegetation. Due to the characteristics of the site, being steep and having a narrow frontage, any reasonable development at the upper portion of site is likely to have a similar extent of infringement.</p> <p>As the building drops down the site (where the larger extents of infringement are) these portions of the building are located away from the adjoining property at 29 Austin Road. It is noted that while the proposed building has infringements to height and height in relation to boundary, the building itself is generally of a one or two storey form, with the infringement arising from the fact it is necessary for the building to be raised on piles. The building is located generally at the canopy level,</p>
Remu Reserve	<p>The adjoining site to the south is identified as land zoned Open Space – Conservation. It is also known as Remu Reserve.</p> <p>The proposed works are not expected to adversely affect the reserve. Stormwater is proposed to be discharged by an on-site spreader. Wastewater will be discharged to an existing network. The extent of earthworks is minimal, and appropriate soil and erosion control methodologies will be implemented in accordance with the relevant standards. This would avoid any silt and sedimentation effects.</p>

**Step 4** - Is the last step and relates to the consideration of special circumstances and whether these would warrant notification to persons not already determined to be eligible for limited notification.

It is not considered that there are any special circumstances that would warrant this.

Overall, and as a result of the above, limited notification of the proposal is not considered appropriate in accordance with section 95B of the RMA (as amended).

It is considered that the proposed development will result in less than minor effects upon neighbouring properties and there are no special circumstances that would warrant notification. It is therefore considered there is no basis to serve any person with notice of this application under section 95B.



## 11.0 Conclusion

This resource consent application by Brett and Natalia Hatton relates to a proposal to establish a new dwelling and minor dwelling on a currently vacant site.

The works include the removal of bush and vegetation and earthworks. Mitigation planting and covenant to protect currently unprotected vegetation is proposed to offset the loss of vegetation.

Any wider environmental effects are considered to be less than minor. The proposal is also generally consistent with the objectives, policies, and assessment of the relevant sections of the Auckland Unitary Plan (Operative in Part).

Overall, it is considered that granting consent to the proposed works on a non-notified basis is appropriate, subject to conditions.



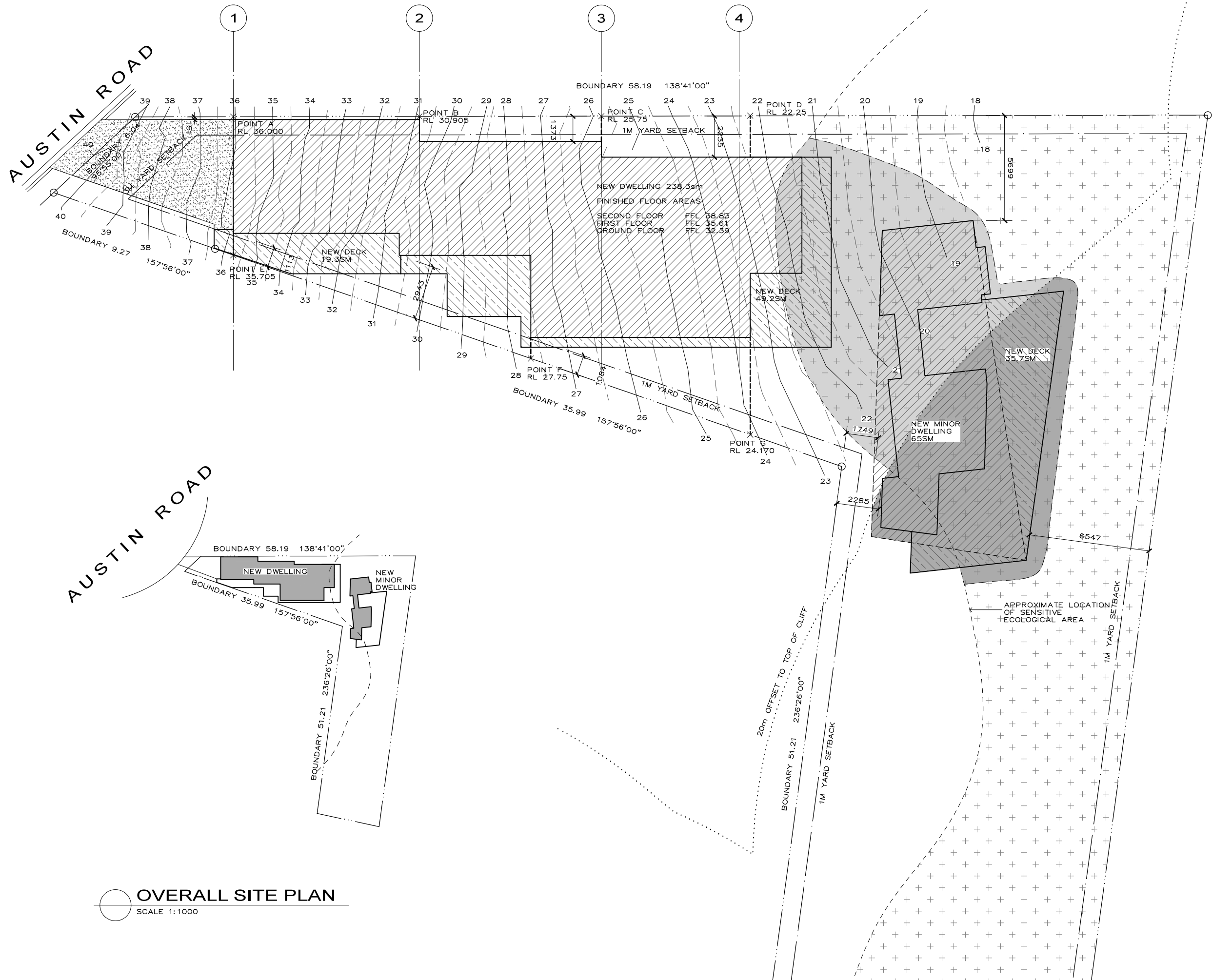
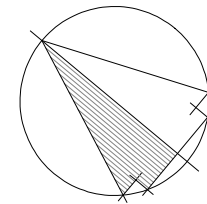
**Yujie Gao**

Intermediate Planner / BUrbPlan (Hons) / Int NZPI

Campbell Brown Planning Limited

**(For and on behalf of Brett and Natalia Hatton.)**





LOT 23 AUSTIN ROAD,  
GREENHITHE

LEGAL DESCRIPTION  
LOT 23 DP 20106  
CT NA725/255

ZONING: RESIDENTIAL SINGLE HOUSE

WIND ZONE: SPECIFIC DESIGN

EARTHQUAKE ZONE: 1

EXPOSURE ZONE: C

SITE AREA: 1798sm

- LEGEND**
- PROPOSED NEW BUILDING = 262.5M
  - PROPOSED NEW DECK = 129.82
  - APPROXIMATE LOCATION OF SENSITIVE ECOLOGICAL AREA
  - AREA OF VEGETATION TO BE CLEARED WITHIN SENSITIVE ECOLOGICAL AREA 240SM APPROX
  - AREA OF VEGETATION TO BE CLEARED WITHIN 20M OFFSET FROM TOP OF CLIFF 110SM APPROX

SITE COVERAGE		1798sm
<b>BUILDING AREA</b>		
PROPOSED %		PERMITTED %
13.3%	HOUSE 238.3	35% MAX.
5.8%	DECK ABOVE 1.5M 104.2	
6.4%	MINOR UNIT (INCL. ROOF OVERHANG) 116.3	
25.5%	458.8sm TOTAL	
<b>IMPERVIOUS AREAS</b>		
PROPOSED %	498.3sm	PERMITTED %
27.7%		60% MAX.
<b>LANDSCAPED AREAS</b>		
PROPOSED %	1299.7sm	PERMITTED %
72.3%		40% MIN

**SITE PLAN**  
SCALE 1:200

**OVERALL SITE PLAN**  
SCALE 1:1000

**RESOURCE CONSENT**

PROJECT NUMBER  
**1722**

SITE  
**27 AUSTIN ROAD  
GREENHITHE**

CLIENT  
**BRETT AND NATALIA HATTON**

DRAWING  
**SITE PLAN**

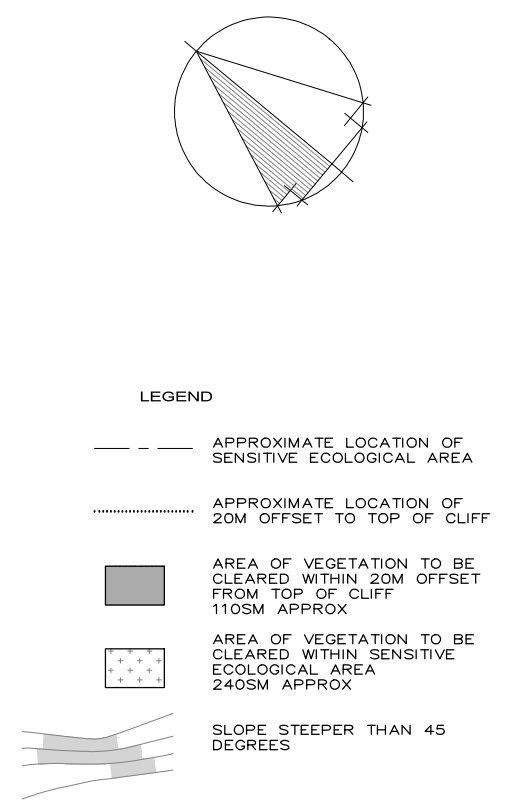
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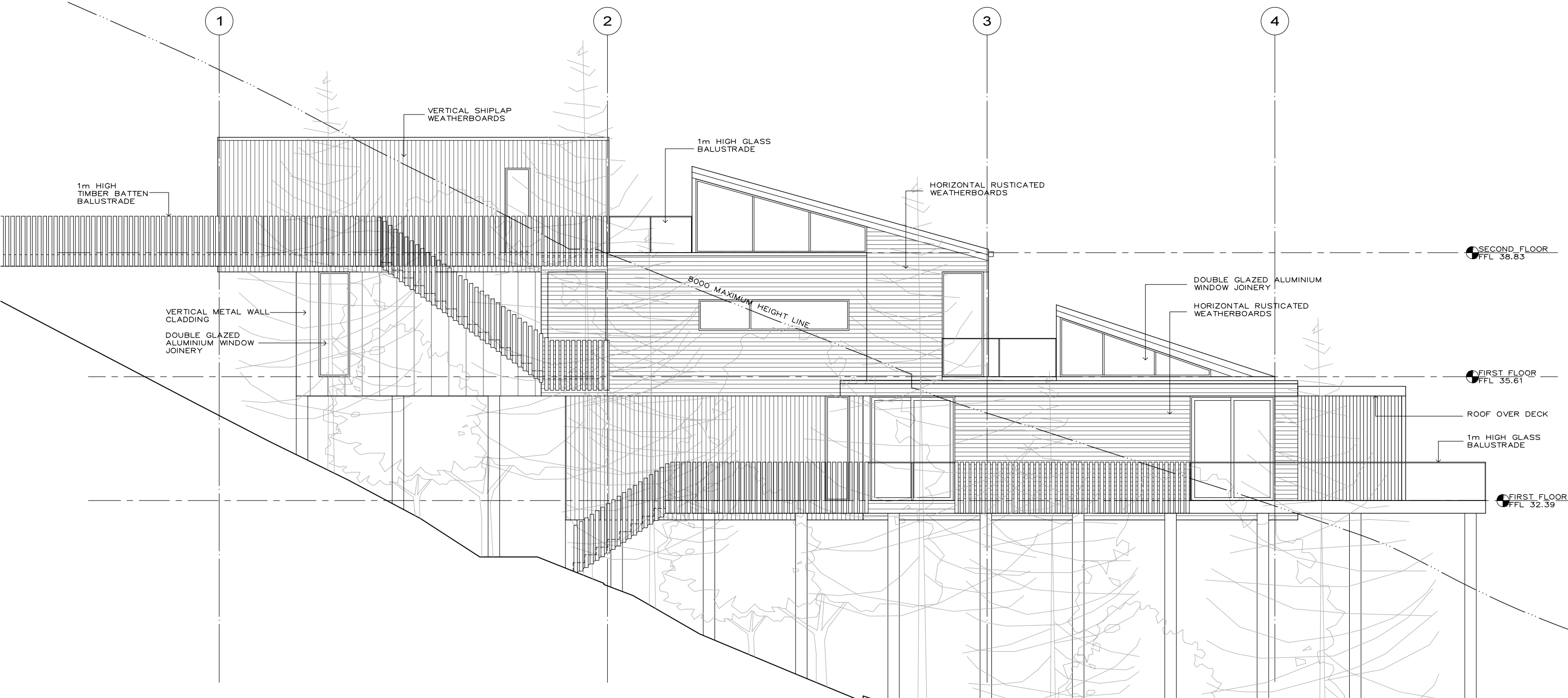
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SITE  
27 AUSTIN ROAD  
GREENHITHE  
CLIENT  
BRETT AND NATALIA HATTON  
DRAWING  
CLIFF LOCATION PLAN

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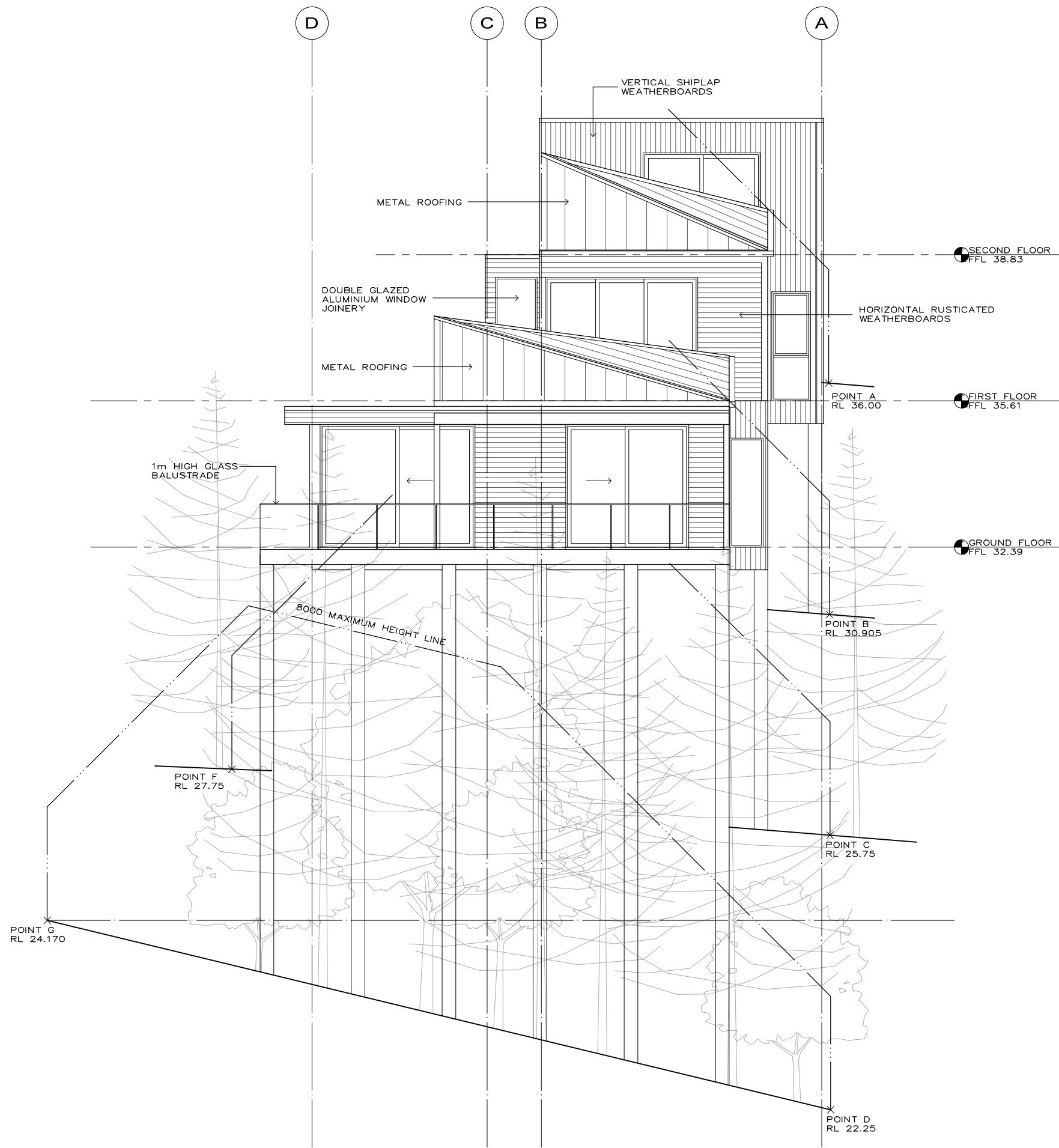
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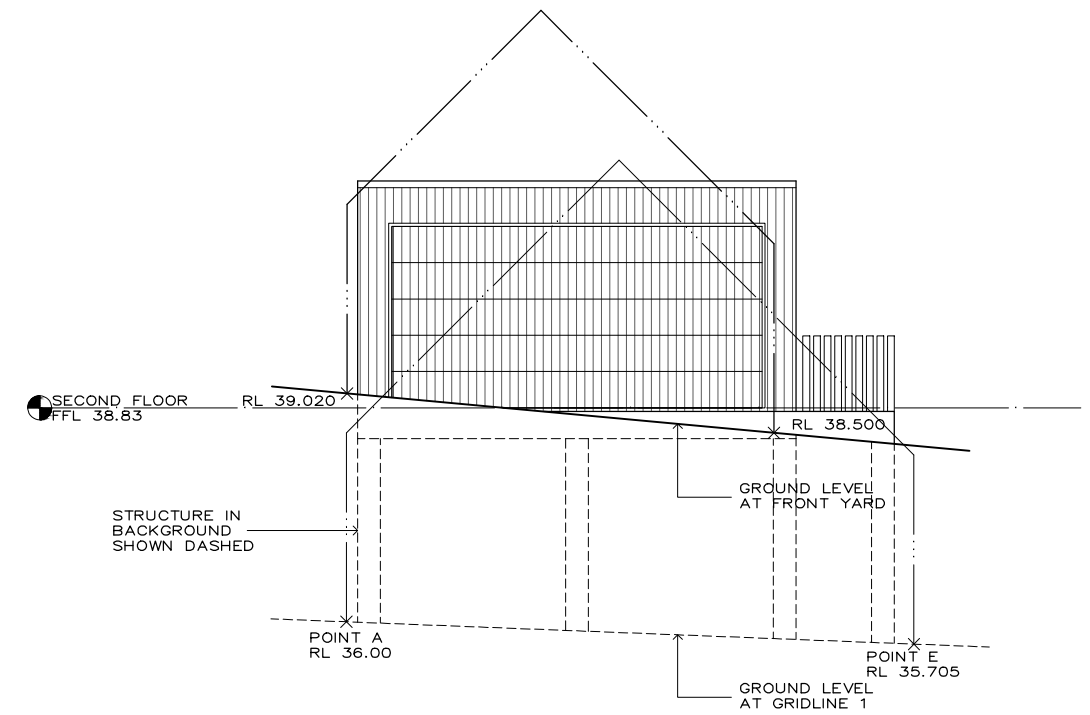
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GREENHITHE  
CLIENT  
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DRAWING  
SOUTH WEST ELEVATION

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03 SOUTH EAST ELEVATION  
SCALE 1:100



02 NORTH WEST ELEVATION  
SCALE 1:100

## RESOURCE CONSENT

PROJECT NUMBER  
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27 AUSTIN ROAD  
GREENHITHE

CLIENT  
BRETT AND NATALIA HATTON

DRAWING  
SE & NW ELEVATIONS

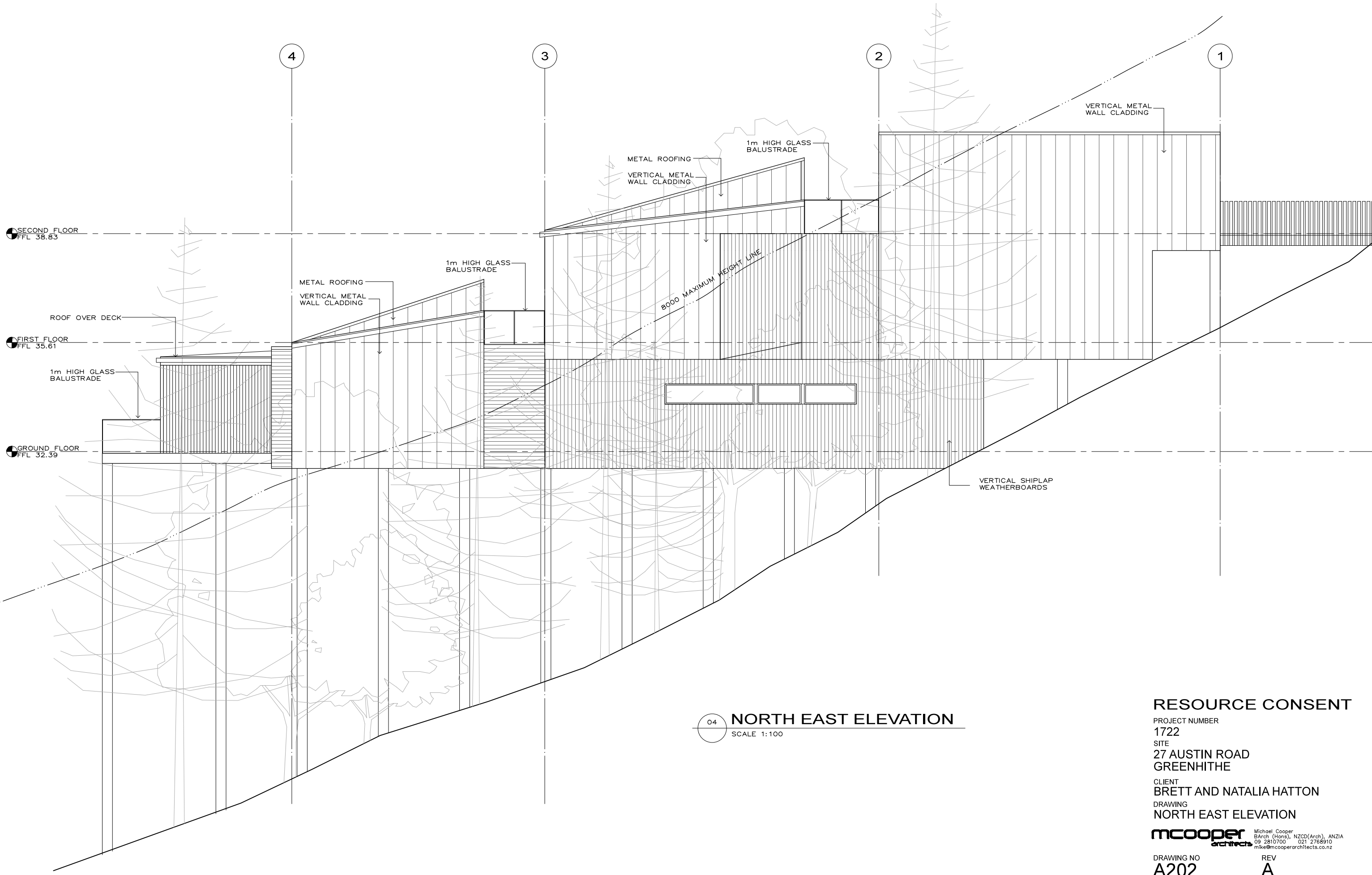
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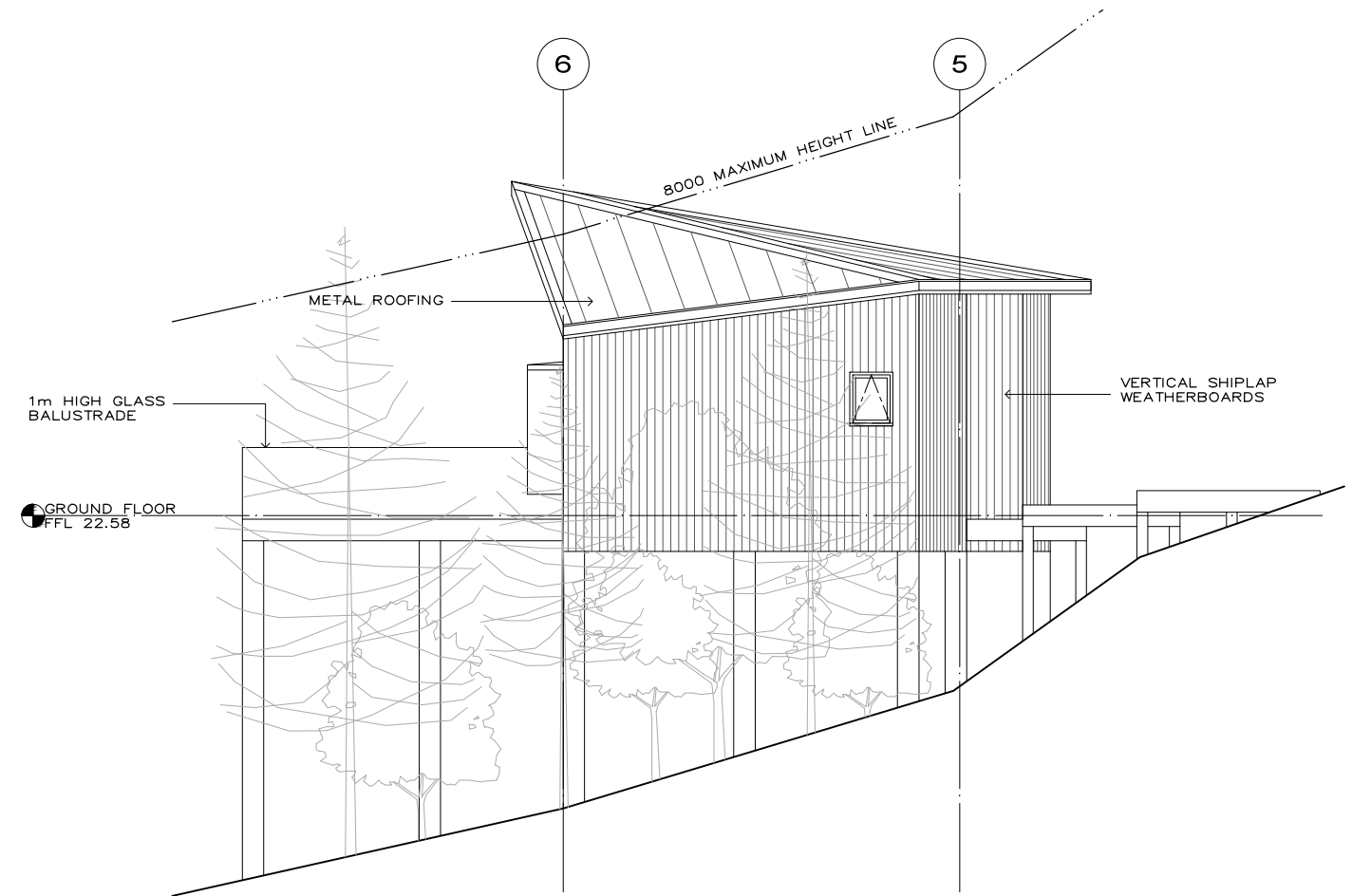
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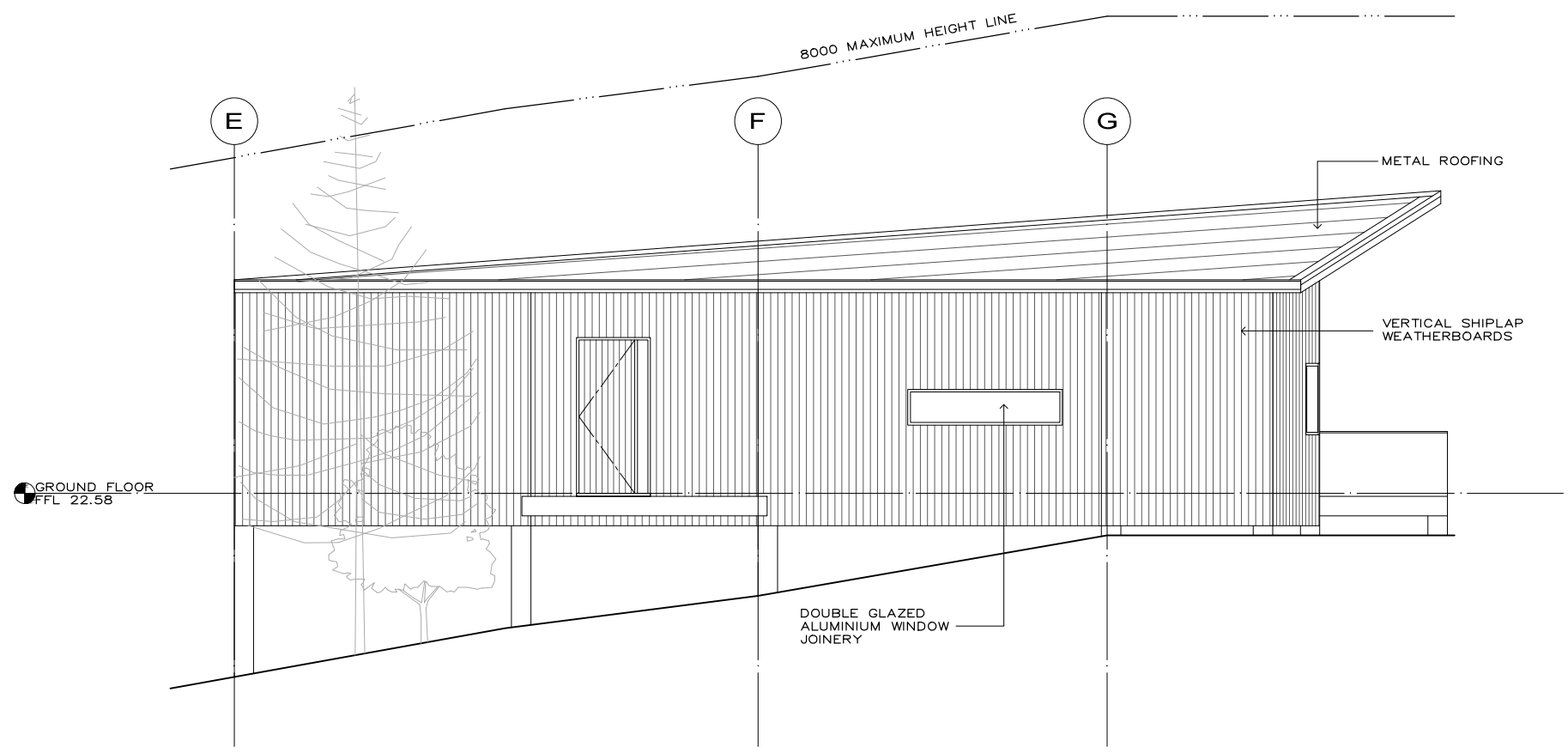
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GREENHITHE  
CLIENT  
BRETT AND NATALIA HATTON  
DRAWING  
NORTH EAST ELEVATION

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04/07/2018  
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05 NORTH WEST ELEVATION  
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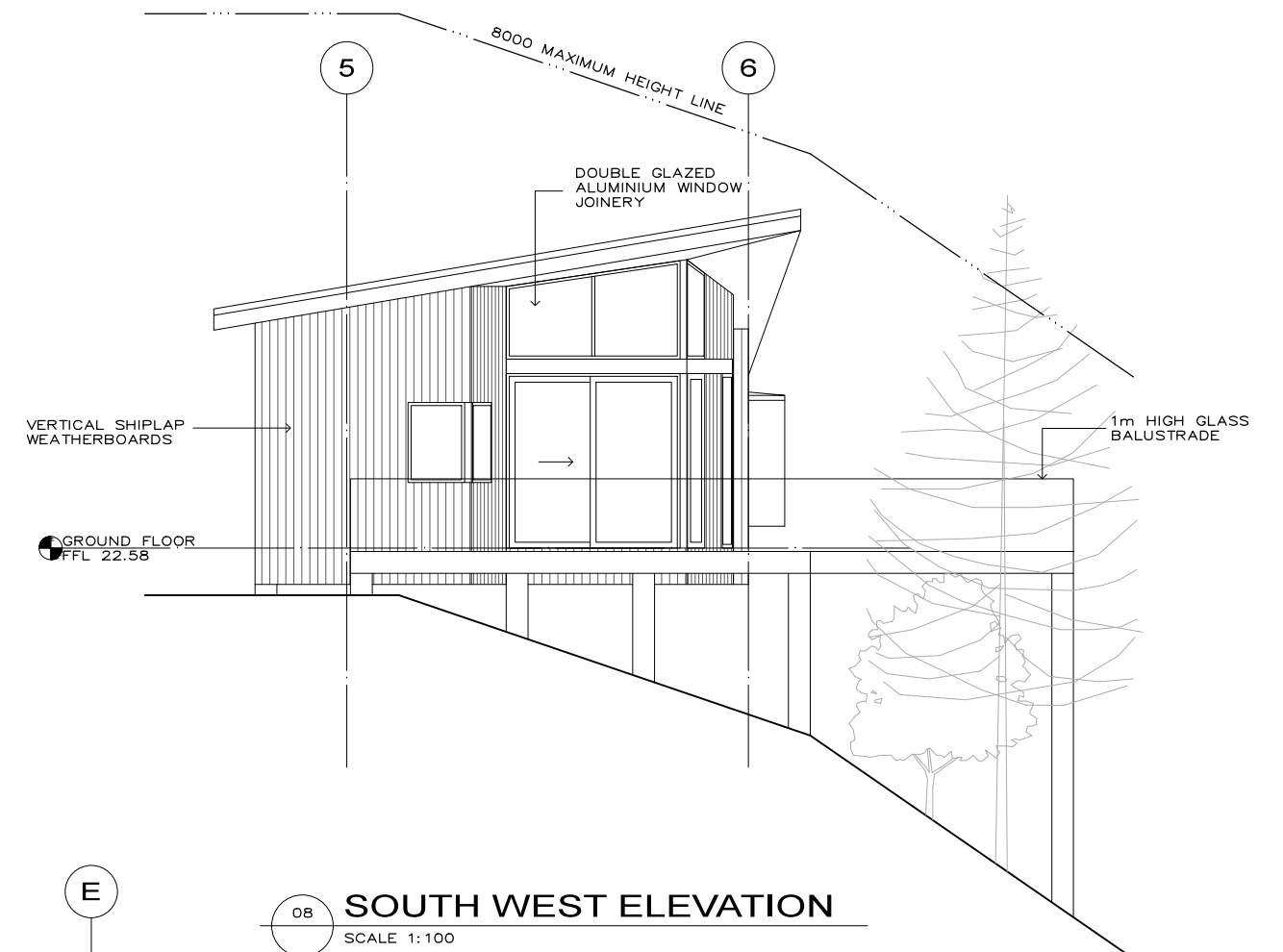
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MINOR DWELLING ELEVATIONS

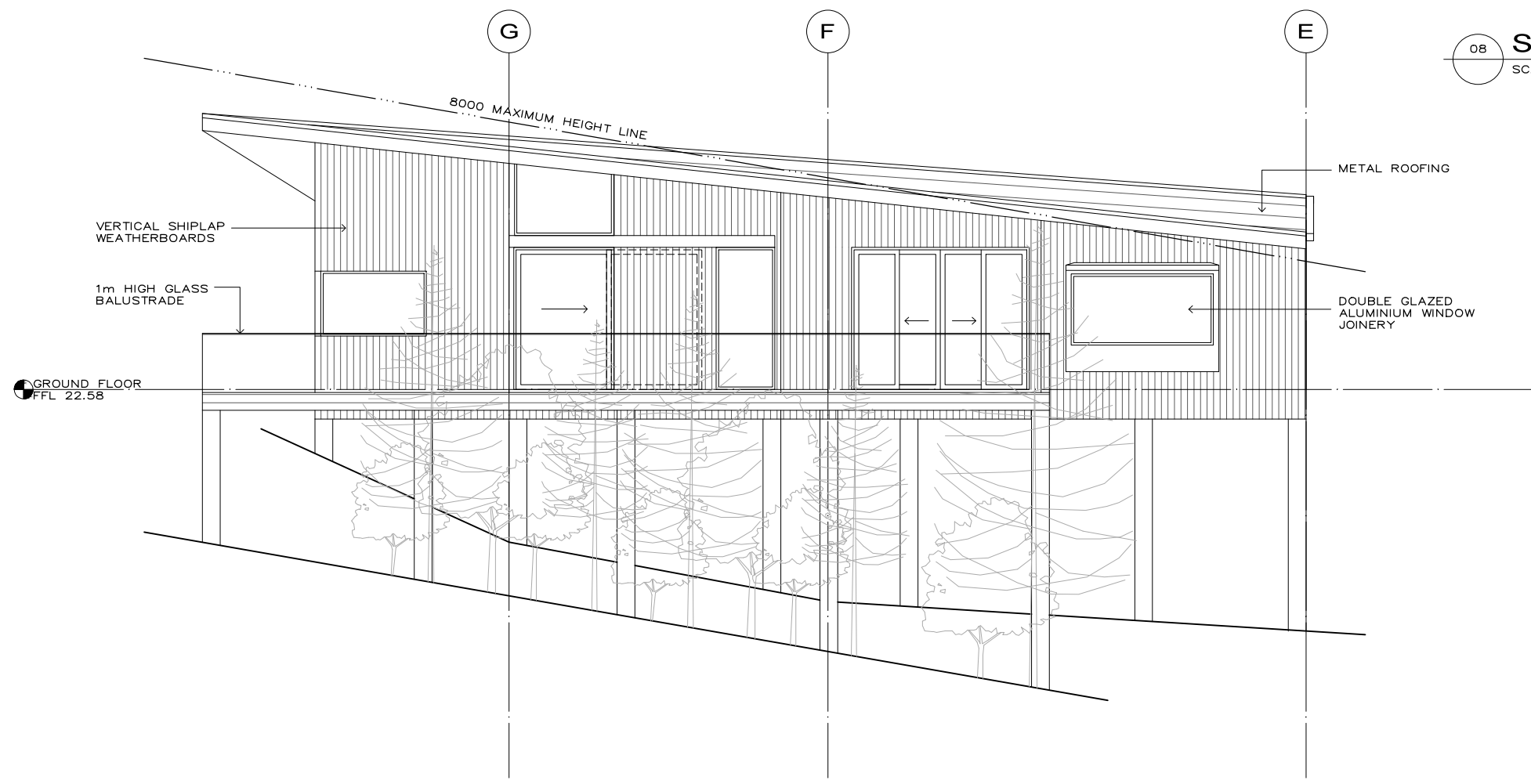
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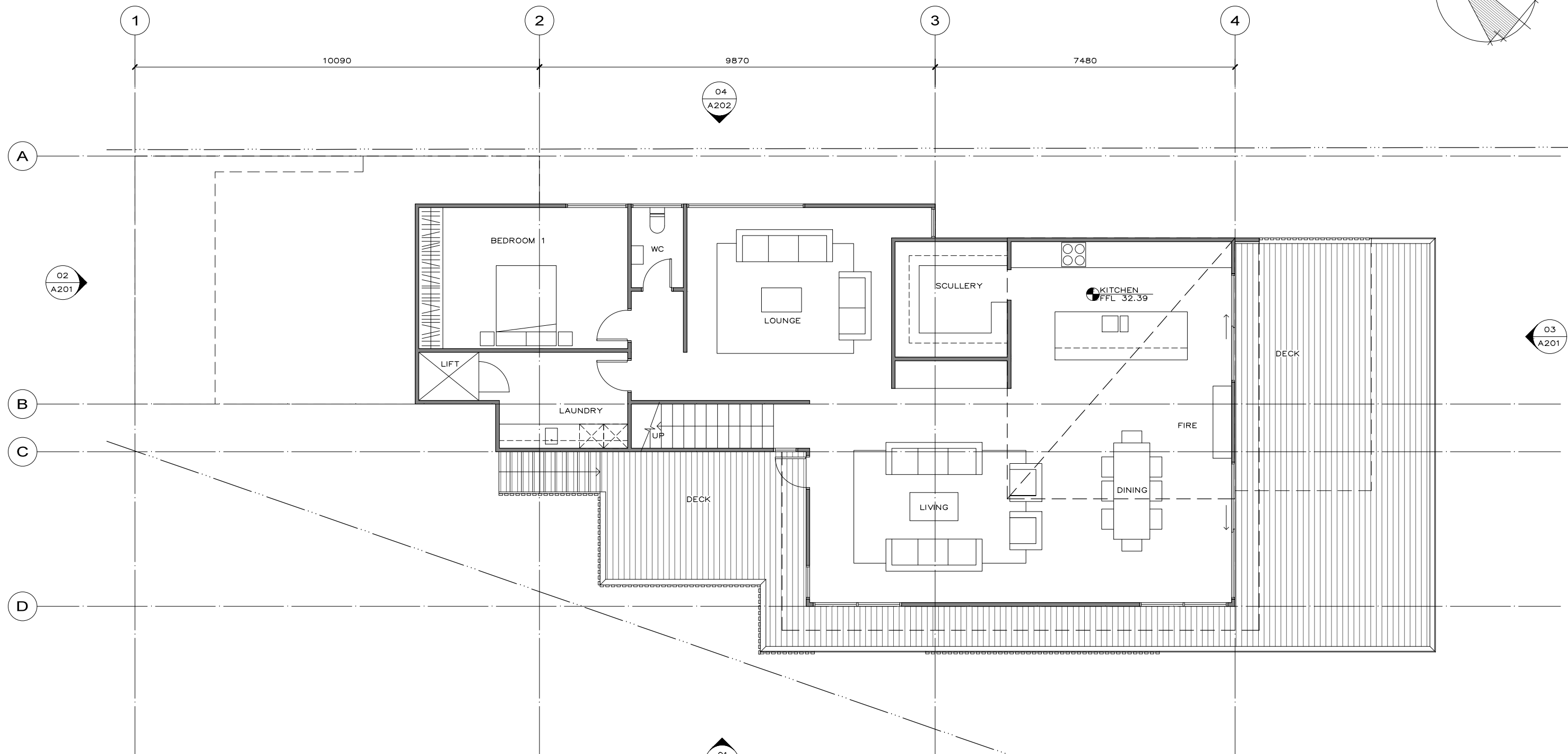
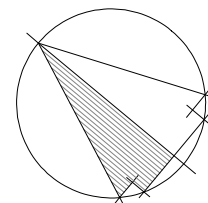
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**RESOURCE CONSENT**

PROJECT NUMBER  
1722  
SITE  
27 AUSTIN ROAD  
GREENHITHE  
CLIENT  
BRETT AND NATALIA HATTON  
DRAWING  
MINOR DWELLING ELEVATIONS

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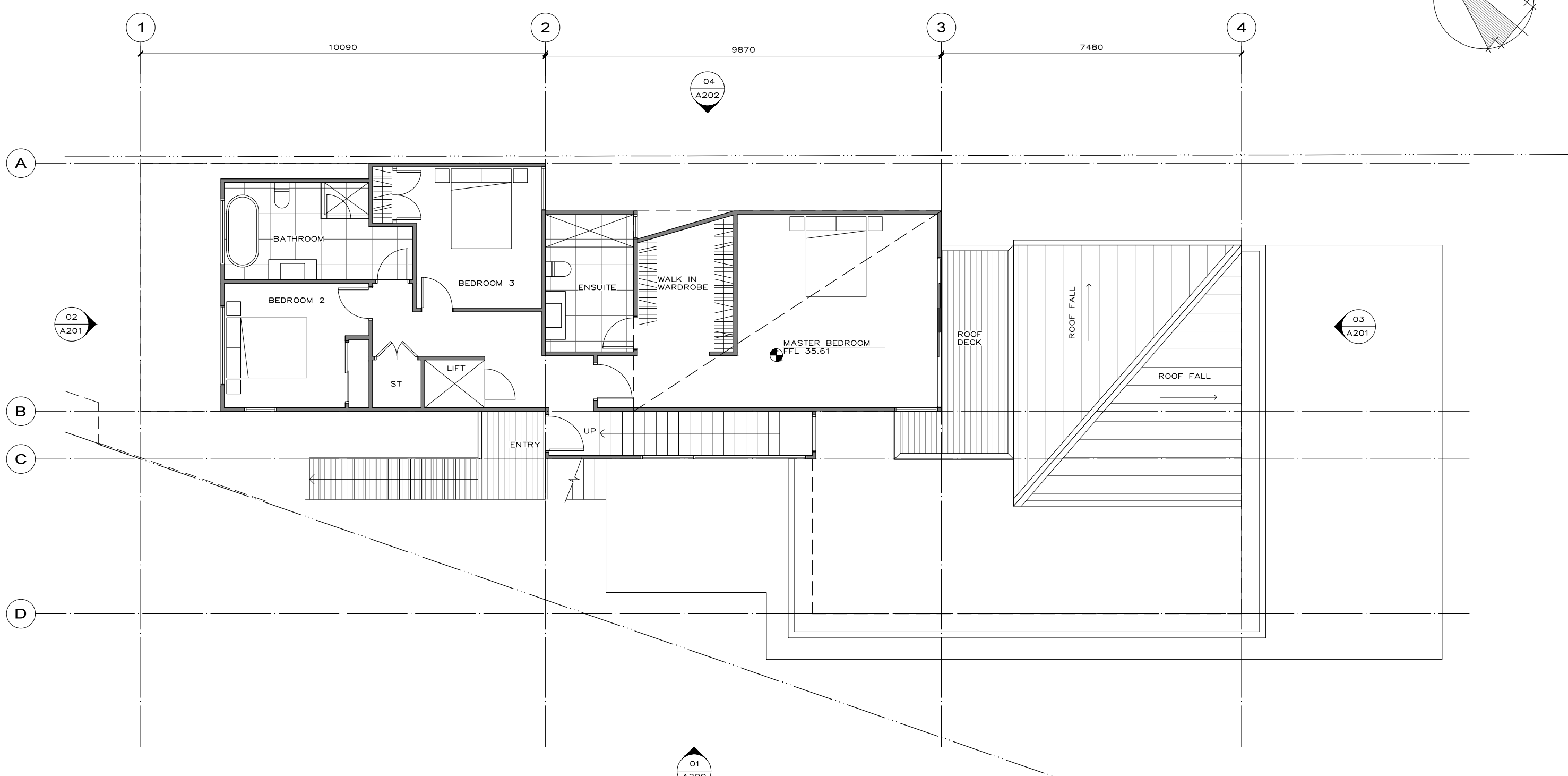
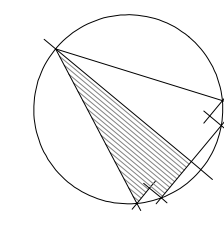
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**RESOURCE CONSENT**

PROJECT NUMBER  
1722  
SITE  
27 AUSTIN ROAD  
GREENHITHE  
CLIENT  
BRETT AND NATALIA HATTON  
DRAWING  
GROUND FLOOR PLAN

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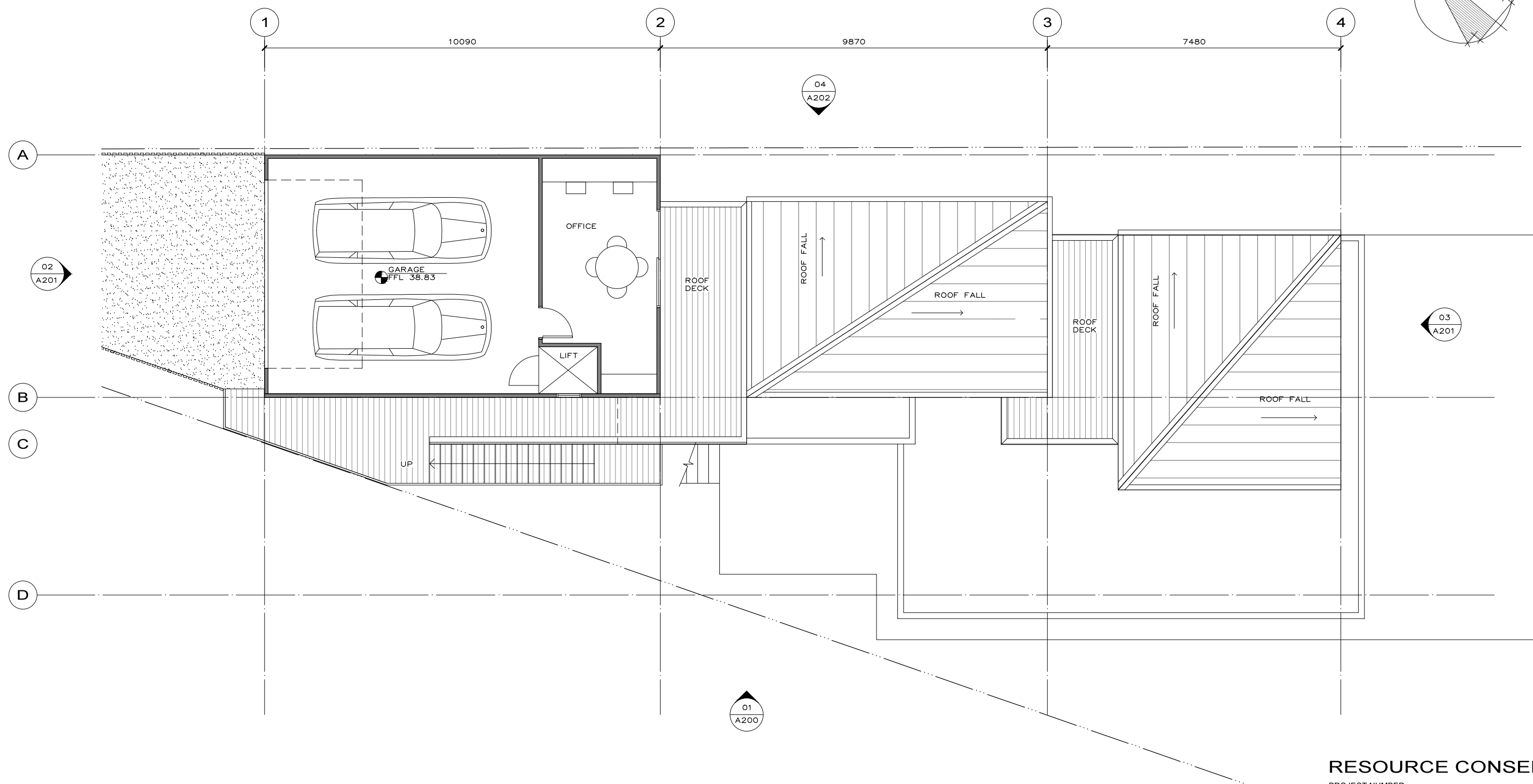
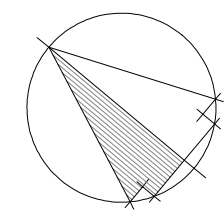
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**RESOURCE CONSENT**

PROJECT NUMBER  
1722  
SITE  
27 AUSTIN ROAD  
GREENHITHE  
CLIENT  
BRETT AND NATALIA HATTON  
DRAWING  
FIRST FLOOR PLAN

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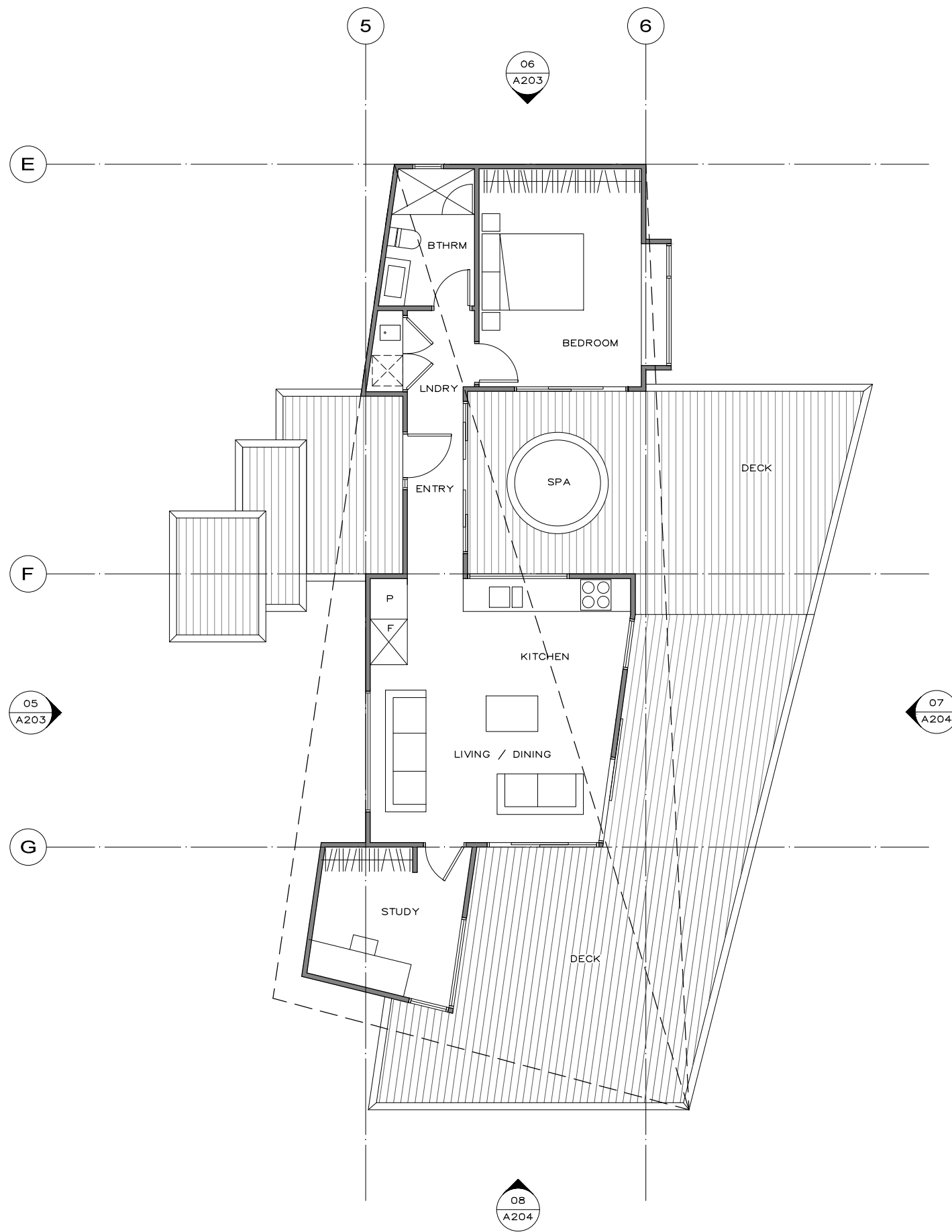


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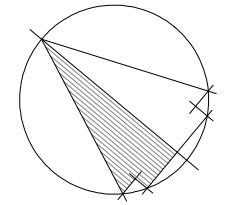
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27 AUSTIN ROAD  
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DRAWING  
SECOND FLOOR PLAN  
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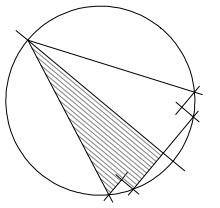
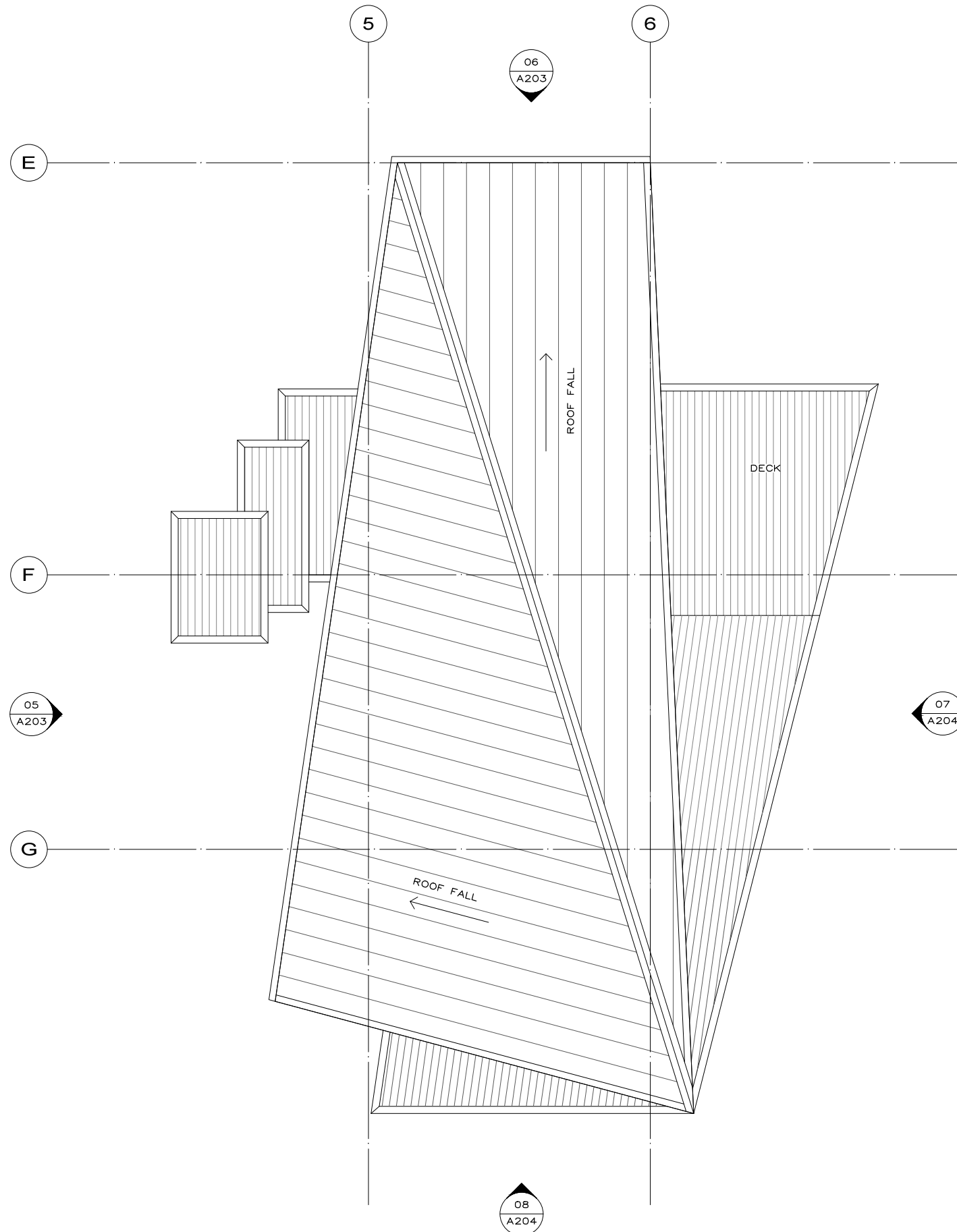


**RESOURCE CONSENT**

PROJECT NUMBER  
1722  
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27 AUSTIN ROAD  
GREENHITHE  
CLIENT  
BRETT AND NATALIA HATTON  
DRAWING  
MINOR DWELLING FLOOR PLAN

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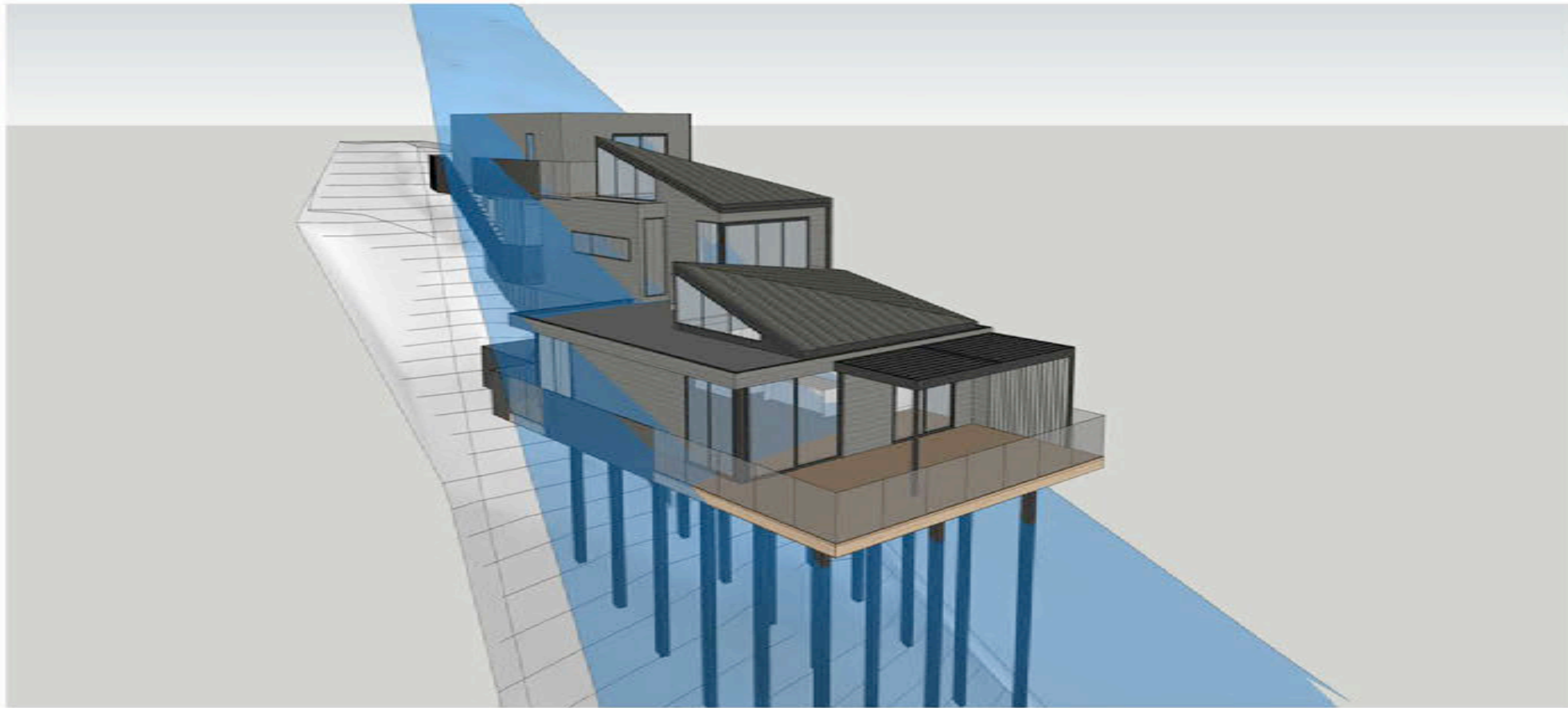
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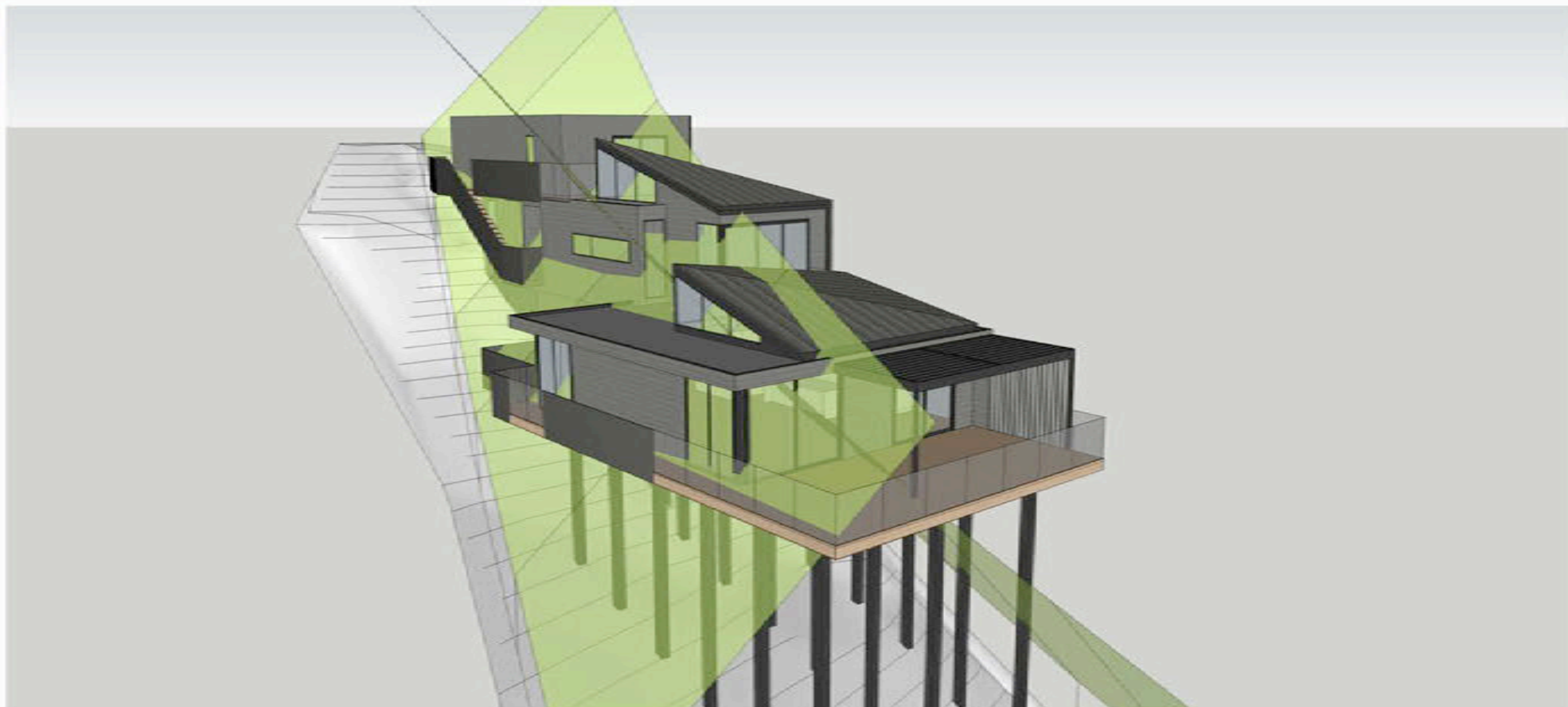
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GREENHITHE  
CLIENT  
BRETT AND NATALIA HATTON  
DRAWING  
MINOR DWELLING ROOF PLAN

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**SOUTH WEST MAX. HEIGHT INFRINGEMENT**  
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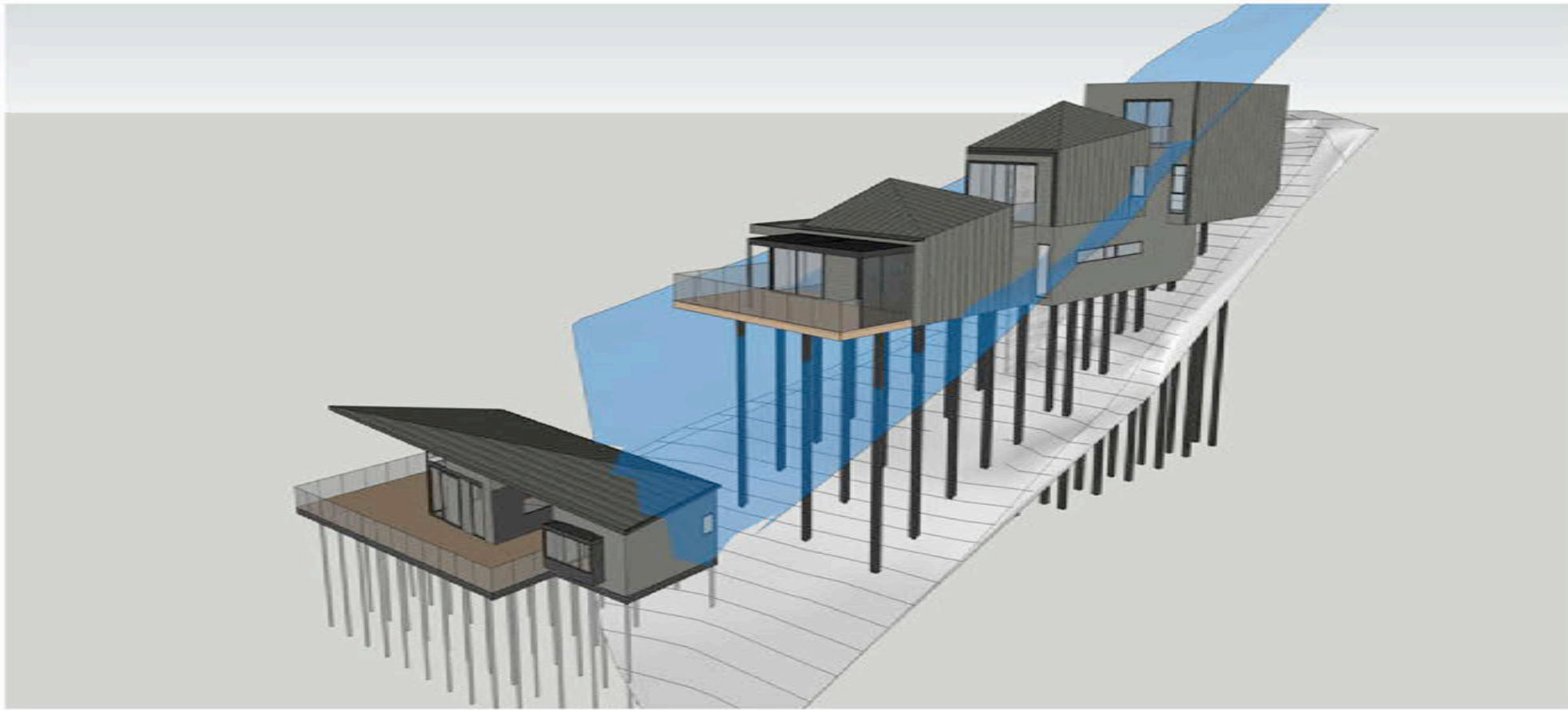

**SOUTH WEST HIRB INFRINGEMENT**  
 SCALE NTS

PROJECT NUMBER  
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 GREENHITHE  
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 BRETT AND NATALIA HATTON  
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 SOUTH WEST INFRINGEMENTS

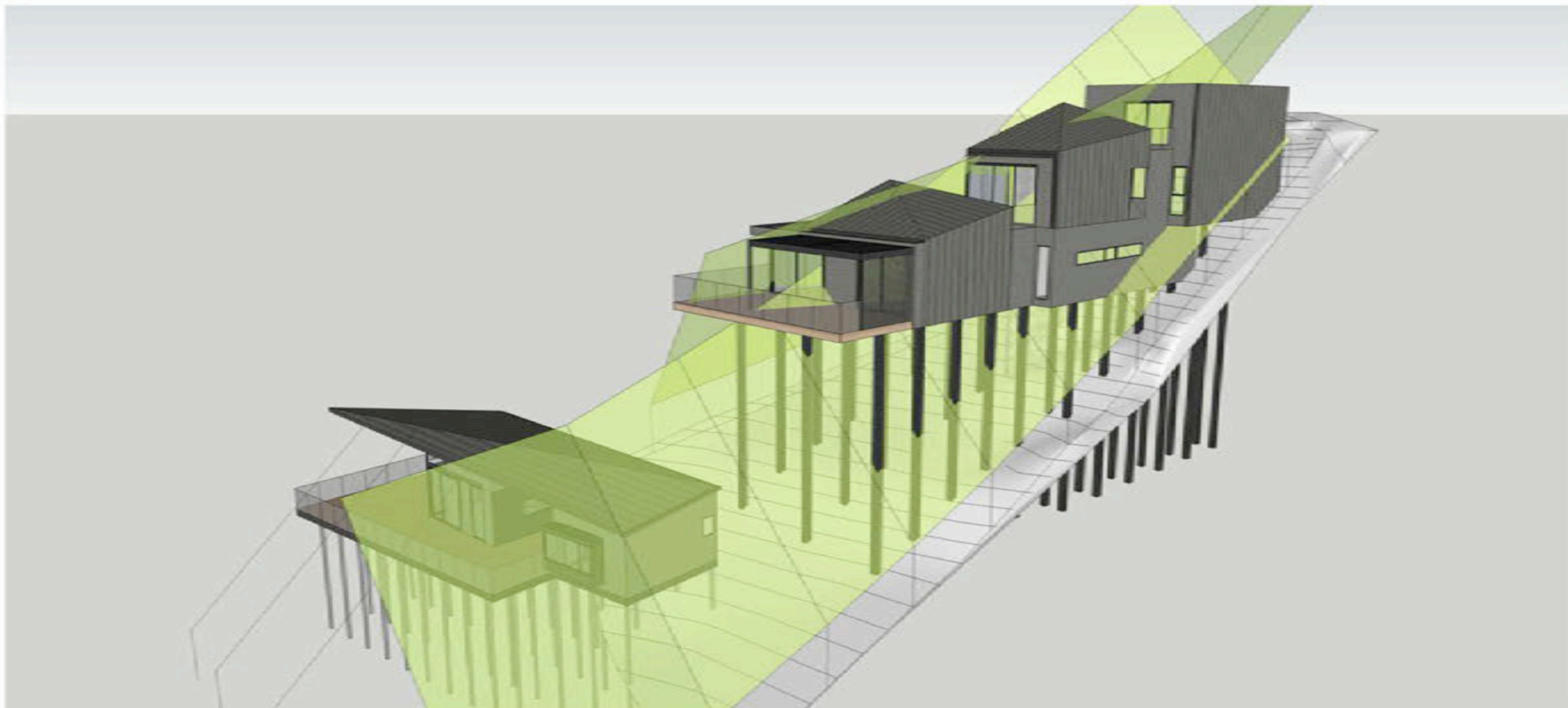
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**A400**  
 DRAWING DATE  
 04/07/2018

REV  
**A**  
 SCALE @ A3  
 NTS




**NORTH EAST MAX. HEIGHT INFRINGEMENT**  
 SCALE NTS




**NORTH EAST HIRB INFRINGEMENT**  
 SCALE NTS

PROJECT NUMBER  
 1722  
 SITE  
 27 AUSTIN ROAD  
 GREENHITHE  
 CLIENT  
 BRETT AND NATALIA HATTON  
 DRAWING  
 NORTH EAST INFRINGEMENTS

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REV  
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PROJECT NUMBER  
1722  
SITE  
27 AUSTIN ROAD  
GREENHITHE  
CLIENT  
BRETT AND NATALIA HATTON  
DRAWING  
3D PERSPECTIVES

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04/07/2018

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NTS



# **ECOLOGICAL ASSESSMENT:**

27 AUSTIN ROAD, GREENHITHE

MARCH 2019



# **ECOLOGICAL ASSESSMENT:**

27 AUSTIN ROAD, GREENHITHE

**PREPARED BY:** BIORESEARCHES GROUP LTD  
68 BEACH ROAD, AUCKLAND

**FOR:** BRETT HATTON




**DATE:** 12 FEBRUARY 2018

**REFERENCE:** BIORESEARCHES (2018). ECOLOGICAL ASSESSMENT: 27 AUSTIN ROAD, GREENHITHE.

**COVER ILLUSTRATION:** PŌHUTUKAWA (BIORESEARCHES, 2017).

**DOCUMENT APPROVAL**

<b>Document title:</b>	Ecological Assessment: 27 AUSTIN ROAD, GREENHITHE
<b>Prepared for:</b>	Brett Hatton
<b>Version:</b>	1
<b>Date:</b>	13 March 2019
<b>Document name:</b>	17241 27 Austin Road Ecological Assessment (February 2018)_v1

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**REVISION HISTORY**

Rev. No.	Date	Description	Author(s)	Reviewer
1	12/02/2018	Rev1	S. Killick C Wedding	C. Wedding
2	13/03/2019	Rev2	S. Killick C Wedding	C. Wedding

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## 1 INTRODUCTION

---

Campbell Brown approached Biosearches, on behalf of Brett Hatton, to undertake an Ecological Assessment of the values at the property at 27 Austin Road, Greenhithe.

The property is entirely bush-clad and is situated on the south-western edge of Greenhithe, separated from the inner Waitemata Harbour by Remu Reserve, a 1.94 ha forested esplanade Reserve.

The proposed development of the property (Lot 23 DP 20106) includes construction of a main residential dwelling, at the northern 'front' end of the property, and a secondary minor dwelling immediately south-east of it. The property is zoned as '*Residential – Single House Zone*' (Auckland Unitary Plan (Operative in Part)).

The property is subject in part to an Auckland Council Significant Ecological Area (SEA) overlay (SEA\_T\_8319). Vegetated areas can be designated as 'Significant' if they meet one or more of five criteria:

1. Representativeness;
2. Threat status and rarity;
3. Diversity;
4. Stepping-Stones, migration pathways and buffers; and
5. Uniqueness or Distinctiveness.

SEA\_T\_5539 has been categorized as meeting criteria 3 (Diversity) and 4 (Stepping-stone, Migration Pathways, and Buffers).

The site plans indicate that the proposed development will encroach into the SEA overlay and will require the removal of up to 675 m<sup>2</sup> of vegetation, of which 240 m<sup>2</sup> occurs within the SEA, most of which is associated with the minor dwelling (Figure 1). Under rule A10 (E15 Auckland Unitary Plan, Operative in Part), the removal of SEA vegetation is a Restricted Discretionary Activity. The removal of vegetation within a residential zone, outside of the SEA overlay, is a permitted activity.

The site plans indicate that the proposed minor dwelling will require vegetation removal of approximately 110 m<sup>2</sup> within a 20 m cliff top setback (Figure 1), which is also 150 m from mean high water springs (MHWS). Vegetation removal within these areas (>25m<sup>2</sup>) is also a Restricted Discretionary Activity.



Figure 1: Overview of 27 Austin Road, Greenhithe, showing extent of vegetation removal with the SEA overlay and 20 m cliff edge setback. Basemap retrieved from Auckland Council Geomaps ([geomapspublic.aucklandcouncil.govt.nz](http://geomapspublic.aucklandcouncil.govt.nz)) on 11 March, 2019.

## 1.1 ASSESSMENT METHODS

The vegetation was assessed by a qualified ecologist on 02 February, 2018, using a walkthrough method (Rose, 2012). Ecosystems were described using the national and regional Ecosystem Classification systems (Singers et al., 2017 and Singers & Rogers, 2014, respectively). Bird and lizard fauna were recorded opportunistically during the site visit. The weather at the time of the survey was fine with low winds.



## 2 EXISTING ENVIRONMENT

### 2.1 BOTANICAL DESCRIPTION

#### 2.1.1 Ecosystem Classification

The vegetation and proximity to the Upper Harbour of the Hauraki Gulf indicate the ecosystem within 27 Austin Road is consistent with 'WF4 – Coastal broadleaved forest' (Singers et al., 2017). This ecosystem type is greatly reduced from its former extent across Auckland, and has been classified as 'Endangered' under the IUCN threat classification system.

Coastal broadleaved forests typically are found within 600 – 800 metres from the coast, and comprise plant communities that are tolerant of wind and salt spray exposure. Typically, remaining examples of Coastal broadleaved forests in Auckland are dominated by pōhutukawa, pūriri, kōwhai, karaka, and kohekohe.

#### 2.1.2 Overview of Species Present

The understorey was comprised of predominantly herbaceous native and exotic species which form a large component of the vegetation within the affected parts of the SEA to the construction edge. The invasive weed *Plectranthus* is the dominant ground cover, including beyond the affected area, and therefore weed control, buffer and infill planting would mitigate some of the effects of vegetation removal.

Subcanopy vegetation (less than 6 m) within the affected area of the SEA includes māhoe (*Melicytus ramiflorus*), pigeonwood (*Hedycarya arborea*), and a kōwhai (*Sophora chathamica*). This vegetation is supported by a fragmented canopy of kanuka (*Kunzea robusta*).

Overall, the vegetation within the affected parts of the SEA is considered low – moderate, given that it is weed infested, and generally lacks large secondary canopy species at the canopy.

The following species were observed throughout the property during the site visit. Species were recorded as present inside or outside the SEA boundaries (or both, where applicable).

**Error! Reference source not found..** Native species present at 27 Austin Road, Greenhithe

Species	Common name	Non-SEA	SEA
<i>Adiantum cunninghamii</i>	common maidenhair		✓
<i>Asplenium flaccidum</i>	drooping spleenwort		✓
<i>Asplenium oblongifolium</i>	shinning spleenwort		✓
<i>Asplenium polyodon</i>	sickle spleenwort		✓
<i>Brachyglottis repanda</i>	rangiora, bushman's toilet paper	✓	✓
<i>Carex lambertiana</i>	forest sedge	✓	
<i>Carex uncinata</i>	hook grass, kamu, mātau-a-māui		✓
<i>Carex virgata</i>	swamp sedge, pukio	✓	✓
<i>Carpodetus serratus</i>	putaputaweta, marbleleaf		✓
<i>Coprosma rhamnoides</i>	twiggy coprosma		✓

<i>Coprosma robusta</i>	karamu	✓	
<i>Cordyline australis</i>	tī kouka, cabbage tree		✓
<i>Corynocarpus laevigatus</i>	karaka	✓	✓
<i>Cyathea dealbata</i>	silver fern, ponga	✓	✓
<i>Dacrycarpus dacrydioides</i>	kahikatea		✓
<i>Dacrydium cupressinum</i>	rimu, red pine		✓
<i>Doodia australis</i>	rasp fern	✓	
<i>Dysoxylum spectabile</i>	kohekohe	✓	✓
<i>Freycinetia banksii</i>	kiekie		✓
<i>Gahnia lacera</i>	cutty grass	✓	✓
<i>Geniostoma ligustrifolium</i> var. <i>ligustrifolium</i>	hangehange	✓	✓
<i>Hedycarya arborea</i>	porokaiwhiri, pigeonwood	✓	
<i>Kunzea robusta</i>	kānuka	✓	✓
<i>Leucopogon fasciculatus</i>	mingimingi	✓	
<i>Meliclytus ramiflorus</i> subsp. <i>ramiflorus</i>	māhoe	✓	✓
<i>Metrosideros excelsa</i>	pōhutukawa	✓	✓
<i>Microsorium pustulatum</i>	hound's tongue fern	✓	
<i>Myrsine australis</i>	red māpou, red matipo	✓	✓
<i>Oplismenus hirtellus</i> subsp. <i>imbecillis</i>	basket grass	✓	
<i>Parablechnum novae-zealandiae</i>	kiokio		✓
<i>Phyllocladus trichomanoides</i>	tānekaha	✓	✓
<i>Piper excelsum</i> subsp. <i>excelsum</i>	kawakawa	✓	✓
<i>Pyrrosia eleagnifolia</i>	leather-leaf fern	✓	✓
<i>Rhopalostylis sapida</i>	nīkau		✓
<i>Ripogonum scandens</i>	supplejack		✓
<i>Podocarpus totara</i> var. <i>totara</i>	tōtara		✓
<i>Sophora chathamica</i>	kōwhai, coastal kōwhai		✓
<i>Usnea rubicunda</i>	lichen, Usnea	✓	
<i>Veronica stricta</i> var. <i>stricta</i>	koromiko		✓

Table 1: Exotic species present

Species	Common name	Non-SEA	SEA
<i>Agapanthus praecox</i>	Agapanthus	✓	
<i>Asparagus scandens</i>	climbing asparagus	✓	
<i>Crocsmia × crocosmiiflora</i>	montbretia	✓	
<i>Hedera helix</i>	ivy	✓	
<i>Hedychium gardnerianum</i>	wild ginger, kahili ginger	✓	✓
<i>Hydrangea macrophylla</i>	common hydrangea	✓	
<i>Musa species</i>	banana	✓	
<i>Nephrolepis cordifolia</i>	tuber ladder fern	✓	
<i>Plectranthus ciliatus</i>	plectranthus	✓	✓
<i>Prunus species</i>	prunus	✓	
<i>Tradescantia fluminensis</i>	Tradescantia		✓
<i>Wisteria sinensis</i>	wisteria	✓	



Figure 2: *Plectranthus* formed dense groundcover across large areas of the property.

**2.2 HERPETOFAUNA**

Herpetofauna (reptiles and amphibians) comprise a significant component of New Zealand’s terrestrial fauna. One hundred and four (104) endemic taxa are currently recognised (Hitchmough *et al.* 2016) and more than 80% are considered ‘Threatened’ or ‘At Risk’ of extinction (Hitchmough *et al.* 2016). All indigenous reptiles and amphibians are legally protected under the Wildlife Act 1953, and vegetation and landscape features that provide significant habitat for native herpetofauna are protected by the Resource Management Act 1991. Statutory obligations require management of resident reptile and amphibian populations where they or their habitats are threatened by disturbance or land development.

Although no herpetofauna were observed during the site visit, at least four species (copper skink, ornate skink, forest gecko, green gecko, Table 2) have been recorded in the Greenhithe area from regenerating scrubland. A fifth species, the pacific gecko, has been recorded nearby from the Paremuremo – Albany Heights band of vegetation approximately 4 km north, and may also be present at the site. While it is unlikely that all five species occur at the property, it is likely that copper skink and one or two other species are present, at least in low abundance.

Overall, the habitat values within the property are considered moderate, given the reasonable likelihood of presence of ‘At Risk’ skinks and geckos. The potential habitats lacked a dense native vegetation, at the forest floor, subcanopy and canopy layers.

**Table 2. Potentially present lizard species from the North Auckland area**

Common Name	Species Name	Threat classification (Hitchmough et al. 2016)
Copper skink	<i>Oligosoma aeneum</i>	Not Threatened
Ornate skink	<i>Oligosoma ornatum</i>	At Risk – declining
Forest gecko	<i>Mokopirirakau granulatus</i>	At Risk – declining
Elegant gecko	<i>Naultinus elegans</i>	At Risk – declining
Pacific gecko	<i>Dactylocnemis pacificus</i>	At Risk – relict

## 2.3 AVIFAUNA

Fantail (*Rhipidura fuliginosa*); grey warbler (*Gerygone igata*) and tūi (*Prosthemadera novaezeelandiae*) were observed during the site visit and the vegetation provides suitable feeding, roosting and nesting habitat for at least five other common native bird species that have been recorded throughout Greenhithe. These include kererū (*Hemiphaga novaeseelandiae*), silvereye (*Zosterops lateralis*), shining cuckoo (*Chrysococcyx lucidus*), kingfisher (*Todiramphus sanctus*) and morepork (*Ninox novaeseelandiae*).

No 'Threatened' or 'At Risk' species are likely to use the site on any permanent basis, although kaka (*Nestor meridionalis* – At Risk) have been recorded intermittently within parts of Greenhithe, and may visit the large pines and pohutukawa (beyond the affected area) on an intermittent basis. The shags (black shag, *Phalacrocorax carbo* – At Risk; pied shag, *Phalacrocorax varius* – At Risk; little black shag, *Phalacrocorax sulcirostris* – At Risk) may occasionally roost in canopy trees (particularly pohutukawa) near the coastal edge, beyond the affected area.

Overall, vegetation within the affected area provides low-moderate value habitat for common native birds. The canopy vegetation is fragmented and may be subject to high winds which would reduce the value of potential nesting habitat. However, the presence of a moderate diversity of native vegetation would provide good foraging resources. At the coastal edge, mature cliff vegetation may provide important roosting sites for coastal birds and potentially intermittent kaka. These areas are beyond the project footprint and have a higher potential habitat value for avifauna.

## 2.4 ECOSYSTEM FUNCTIONING

Coastal forests provide an important buffer between the land and sea. Plant root systems and above-ground biomass assist in holding the banks in place and lessening the sedimentation input into the marine environment. Coastal forests also provide important services for human safety, preventing the loss of property from land slippage (Shepherd, 2009), and decreasing the run-up height and power of tsunamis (Irtem, Gedik, Kabdasli, & Yasa, 2009).

Vegetation associated with this habitat is usually tolerant of drought, salt exposure, strong and persistent winds, and unstable terrain. Some flora, such as pōhutukawa, have adapted to unstable and exposed cliffs by producing aerial roots that anchor the trees and maintain cliff stability. Coastal forests are especially susceptible to exotic plant infestation due to their natural disturbance regimes, which threaten the survival of native coastal plant communities (Sullivan, Timmins, & Williams, 2005).

Within the context of this property, weedy taxa (particularly *Plectranthus*) was more highly associated with the non-SEA area, although smaller densities were observed within the outer edges of the SEA. The location and composition of weeds indicate that garden escapees, potentially through the dumping of garden waste, have contributed to the infestation.

### 3 ASSESSMENT OF EFFECTS AND MITIGATION

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#### 3.1 PROPOSAL DESIGN

The two dwellings proposed (one primary residential residence, and one minor dwelling) are designed to minimize vegetation loss by raising the house off the forest floor with pillars (Figure 4).



Figure 3: Side profile of main house at 27 Austin Road, Greenhithe (MCooper, 2017).

The proposed design encroaches on SEA vegetation by approximately 240 m<sup>2</sup>. This area is almost entirely occupied by the minor dwelling, although the main house indicates minor encroachment as well. Despite its positioning well within the SEA, the minor dwelling avoids mature kohekohe and pōhutukawa to the west. While these trees are outside the SEA, their ecological and botanic value is higher than much of the lower stature vegetation within the SEA itself.

Both dwellings are proposed to be raised off the ground on poles. This would minimise vegetation removal, although species community below the dwellings would be restricted to shade and potentially drought tolerant types of lower stature and ecological value. Weed management will be important to ensure shade tolerant exotic species (such as *Montbretia*, *Plectranthus* and *Tradescantia*) do not increase in abundance at the cost of native flora.

#### 3.2 VEGETATION REMOVAL

Some of the potential effects of vegetation removal within the SEA are avoided by placement of the building platforms away from the highest value and mature trees and by provision of a Tree Protection Zone outside of the development area.



**Figure 2.** *Plectranthus* is smothering the forest floor through large parts of the Project area.

### **3.3 EARTHWORKS**

It is understood that minimal earthworks would be required due to the raised building platforms; however, the works access and material laydown would still likely result in all vegetation within the construction footprint to be removed. Vertical holes will have little effect on the ecological functioning of the remaining vegetation, except where they intercept tree roots. An arborist on-site during earthworks would be an appropriate management strategy to avoid or lessen this effect.

It will be important to ensure that the earthworks do not result in erosion or increased sediment runoff into the nearby coastal environment. Earthworks should be avoided immediately after heavy rain events, and earth that is exposed should be replanted as early as possible. Stringent sediment & erosion control (TTP90, Auckland Council) should be employed to avoid these adverse effects.

### **3.4 EDGE EFFECTS AND FRAGMENTATION**

A decrease in the size of the Coastal Broadleaved Forest has the potential to decrease the quality and ecological functioning of the remaining vegetation. Indirect impacts from increased wind, light, and weed propagules may alter the composition of the remaining vegetation through edge effects. Edge effects concern impacts on microclimate and vegetation composition approximately 50 m into a forest interior (Young & Mitchell, 1994) and can describe a range of effects that increased proximity to an edge have on the outer parts of a forest patch and how these affect plant composition and habitat quality. These include factors such as increased light, wind, temperature fluctuations and other microclimates including reduced humidity. They may also increase weed and pest animal invasion. Removing edge vegetation therefore results in degradation of the newly created edge of a forest patch.

Secondly, patch fragmentation can threaten the connectivity between remaining areas. Fragmentation impacts the movement of organisms and resources, disrupts species interactions, and can result in smaller, less rich populations (Ibáñez et al., 2014).

Within the Project area, and given the Residential zoning (AUP:OP), the effect of fragmentation that would occur as a result of this proposal would be negligible because the vegetation and SEA overlay would remain intact to the south of the development and along the coastal cliff corridor, The raised platforms would allow for the maintenance of some connectivity along the edges beneath the proposed dwellings, provided they have access to rainwater.

The canopy within the SEA currently consists of fragmented kanuka trees, although some future canopy species, including kahikatea, kohekohe and rimu, are present in the understorey and as seedlings. These species would be expected to eventually succeed kanuka in the canopy. However, the understorey vegetation is heavily weed infested and these weeds are currently hindering regeneration where they are occupying large areas below the canopy (e.g. Figure 2). Removal of these weeds and replacement with natives would substantially improve natural regeneration processes at the site.

Edge effects at the Project footprint could also be further minimised and mitigated through dense edge plantings along all newly created edges with protected vegetation.

### **3.5 ECOSYSTEM PROCESSES**

Due to the design of the dwellings on raised pillars, and the restoration potential within the property, the actual and potential effects of permanent vegetation removal on ecosystem services and processes is considered minor. The terrain stability services provided by the root systems will remain intact in all the steepest areas. Surface run-off will continue to be slowed and filtered by the remaining vegetation and enhancement planting, which would also assist in the prevention of excess sedimentation in the harbour.

None of the plants proposed for removal are the only example of their species on this property; therefore, although their loss will decrease the seed availability (and to some degree, lessen local genetic diversity), there will be a sufficient seed source retained within the property and surrounding SEA. In addition, the mitigation plantings seek to replace the lost trees, limiting any impact. Using only locally ecosourced plants would also function to increase genetic diversity.

### **3.6 NATIVE FAUNA**

The native vegetation present within all affected areas of vegetation provides habitat and resources for native fauna, including birds and probably lizards.

For birds, potential adverse effects on low-moderate value habitats can be appropriately minimized by avoiding felling during nesting season or alternatively preceding vegetation removal with a survey for native nesting birds. Tree felling would be undertaken following confirmation of no active nests by an ecologist. Other impacts to avifauna from construction noise and activity are expected to be

temporary, and due to the availability of higher quality habitat beyond the works area, loss of habitat and resources is considered to be minimal. Implementation of a weed removal and restoration planting and maintenance plan would ensure that natural regeneration processes provide high quality avifauna habitats in the long term. Restoration areas should be protected by a conservation covenant in perpetuity.

The highest value herpetofauna habitat within the works area are likely to be within dense ground cover, and much of this is comprised of invasive weeds, both within the SEA and beyond it. Canopy vegetation for arboreal geckos is fragmented, and probably exposed to regular wind gusts, given its exposure, which would reduce canopy habitat quality for geckos in these areas. Higher value potential habitats near the coastal edge are supported by the presence of more mature vegetation. Preclearance destructive searches for ground-dwelling lizards and relocation with their habitats would reduce adverse effects on resident, indigenous lizard populations.

Any lizard management should also provide for habitat enhancement measures including pest control, infill planting, particularly with dense ground cover, and a conservation covenant to protect the future of fauna habitat in perpetuity.

## 4 CONCLUSIONS AND RECOMMENDATIONS

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The proposal to develop a residential dwelling and a secondary minor dwelling at 27 Austin Road, Greenhithe, requires vegetation removal, including approximately 240 m<sup>2</sup> of vegetation within an SEA. The design of the building utilizes columns to hold the dwellings above the forest floor and this may minimise vegetation removal. However, approximately 675 m<sup>2</sup> of vegetation will be removed, most (435 m<sup>2</sup>) of which is permitted (AUP:OP). The remaining 240 m<sup>2</sup> of vegetation occurs within an SEA overlay and a smaller area is within a cliff top setback, and requires resource consent to remove.

The effects of vegetation removal and location of the dwellings would result some edge effects at the at the Project footprint . The ecosystem processes are expected to experience minimal adverse effects, however the following recommendations are made to mitigate any direct and indirect impacts due to the proposed works.

Approximately 1055 m<sup>2</sup> of vegetation outside the Project footprint, including approximately 205 m<sup>2</sup> of low-moderate value vegetation outside the SEA overlay, should be enhanced, restored and protected in perpetuity via a conservation covenant to ensure long-term protection of the integrity of the vegetation and habitats at the site (Figure 3).

The following recommendations are provided that would support the proposed development at 27 Austin Road:

1. Prior to commencement of any works the Consent Holder shall provide to Council for certification, an Ecological Restoration Plan (ERP). The ERP shall detail methods for weed



removal and infill planting within the restoration area (Figure 3). The ERP shall provide the following details:

- a. appropriate plant species, density of plantings, implementation, timing and monitoring processes for the restoration infill planting. The ERP shall provide for species that are appropriate to the ecosystem type (*WF4 – Coastal broadleaved forest*) and
  - b. habitat enhancement planting specific to indigenous skinks, geckos and avifauna;
  - c. dense edge planting to provide buffer protection and all newly created edges of the Project footprint with protected vegetation;
  - d. planting management and maintenance, including weed and animal pest control and replacement of plants, on an ongoing basis. All plants used shall be eco-sourced from the local area and sourced from a nursery that is New Zealand Plant Producers Incorporated (NZPPI) accredited.
2. The area covered by the ERP shall be protected in perpetuity by a conservation covenant.  
*Comment: This was discussed in the pre-application meeting minutes (PRR00026205) and would ensure no further subdivision of the lot will occur*
3. Prior to any vegetation removal during the main bird breeding period (September to December inclusive), the Consent Holder shall undertake a native bird nesting survey. Should any active native bird nesting be found, then a 10m wide radius of vegetation, or buffer area, shall be retained around the nest until such time that all eggs have hatched and nestlings have naturally left the natal nesting tree/trees.
4. Prior to any vegetation removal, the Consent Holder shall provide to Council for certification, a Lizard Management Plan (LMP) for the removal of potential habitat within the Project footprint. The LMP shall be prepared by a suitably experienced and qualified ecologist and provide the following information:
- a. The timing of the implementation of the LMP;
  - b. the methods for preclearance survey / capture and relocation of lizards from affected vegetation;
  - c. the methods for any supervised or post clearance searches;
  - d. a description of the release site and appropriate habitat enhancement measures such as additional refugia and pest management
  - e. post release monitoring of enhanced habitats, where appropriate, and pest control, measures where appropriate.
5. Appropriate erosion and sediment control measures should be installed prior to any works.



Figure 3. Area recommended for restoration and covenant at 27 Austin Road, Greenhithe.

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# **ARBORICULTURAL ASSESSMENT**

**Project:** 27 Austin Rd, Greenhithe -  
Proposed New House and Minor  
Dwelling

**Prepared for:** Brett & Natalia Hutton Family  
Trust  
cc: Yujie Gao – Campbell Brown  
Planning Ltd

**By:** Richard Peers

**Date:** 15 February 2019

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## **1.0 Introduction**

Peers Brown Miller Ltd has been commissioned to undertake an arboricultural assessment of the proposal to build a new main dwelling and a minor dwelling on the vacant site known as 27 Austin Road in Greenhithe.

The property is an L-shaped site – having a narrow road frontage off Austin Rd and two boundaries with Council esplanade reserve. It is fully vegetated with a mix of native vegetation interspersed with some weed and exotic species. A small derelict hut still sits surrounded by bush on the steep first portion of the site. There is a SEA overlay covering much of the lower portion of the site, and some of the site is also subject to coastal vegetation protection rules.

The building platform for the proposed main house largely occupies the area of the site that is outside the SEA – with just a deck intruding into that area. However, most of the minor dwelling would be built within the SEA – and within 20m from the top of a cliff that is within 150m from the Mean High Water Springs mark (MHWS). A dispersal field for excess storm water is also to be set out within retained bush in those areas.

This report serves to support a Resource Consent application to carry out activities affecting trees and vegetation that are subject to vegetation protection rules of the Auckland Unitary Plan; that will be lodged with Auckland Council alongside the necessary applications for building and engineering consents.

It should be noted that an ecological assessment of the proposal has been prepared by Chris Wedding of Bioresearches Group Ltd. Reference is made to parts of that report (Bioresearches report) where appropriate.

## **2.0 Relevant Statutory Framework**

### **Auckland Unitary Plan – Operative in Part (AUP OIP)**

#### **2.1 Significant Ecological Area rules**

Council's Geomap of this site shows the extent of the SEA (Significant Ecological Area) overlay covering the property. The MHWS mark is also shown (blue line). A screenshot demonstrating these overlays is inserted as Figure 1 over the page.



**Figure 1**

Chapter E15.4.2(A29) of the AUP states that: *Vegetation alteration or removal for a building platform and accessway for one dwelling per site* – is a **Controlled Activity**.

However, it can be noted, with this proposal, that the greatest volume of SEA vegetation removal is required for the establishment of the building platform for the minor dwelling. Because of this, the rule cited below must therefore apply to the activities that affect trees and vegetation within the SEA portion of the site – being removal and works within the protected root zone.

- Chapter E15.4.2(A43): *Any vegetation alteration or removal not otherwise provided for* – a **Discretionary** activity

It is noted that there are no standards, matters for discretion or assessment criteria available to invoke or give regard to for a Discretionary Activity in this chapter of rules. Accordingly, the appropriate manner of assessing this rule is explained in Section 7.0 of this report.

## **2.2 Coastal Rule**

To the south of the minor dwelling, ground drops away in places with a gradient greater than 1 in 3 (18 degrees). A portion of the footprint of the minor dwelling is within 20m of the top of one of these gradients, or cliff; therefore, an assessment under the following rule is required;

- Chapter E15.4.1(A22): *Vegetation alteration or removal of greater than 25m<sup>2</sup> of contiguous vegetation, or tree alteration or tree removal of any indigenous tree over 3m in height, that is within:*
  - (a) *A horizontal distance of 20m from the top of any cliff with;*
  - (b) *A slope angle greater than 1 in 3 (18 degrees); and*
  - (c) *Within 150m of mean high water springs*

– a **Restricted Discretionary** activity

The criteria under which the aforementioned activity should be assessed are set out in E15.8.2.

### **3.0 Scope of Report**

- 3.1 To identify and describe those protected trees and vegetation which it is proposed to remove and to provide an assessment of the proposal against the relevant Council rules.
- 3.2 To comment on appropriate mitigation for the effects of the removal of those trees.
- 3.3 To propose appropriate works methodologies and protective measures that should be employed and put in place to ensure that adverse effects on the retained protected trees and vegetation are avoided – or minimised at the least.

### **4.0 Plan References**

#### **Architectural**

A set of architectural plans has been produced by mcooper architects. Of the set, the plan most useful for gaining an understanding of the effects of most aspects of the proposal on the aforementioned vegetation is the following;

- Site Plan – Drawing No A100 Rev C – dated 14-02-2019

A version of this plan is appended to this report as Appendix 1. It shows the SEA overlay outline in relation to the proposed building footprints. It also shows the area of SEA that would be cleared (lightly shaded), the area of clearance proposed within 20m of 'top of cliff' (shaded darker), and has four individual trees plotted.



## Drainage

A report addressing the drainage elements of the proposal has been prepared by Land Development & Civil Ltd (dated 06-08-2018). Two plans are included with that report – both showing detail relevant to this assessment.

- Proposed Wastewater Drainage Plan – showing detail of wastewater drainage which demonstrates that all such activity would be taking place within ground outside the SEA and in a small area of ground in the SEA – between the two dwellings, which would be cleared anyway
- Proposed Stormwater Dispersal Device – this is an unreferenced plan that is Page 17 of the LDC report. It shows the general location within the SEA where the stormwater dispersal device would be laid out
- Generic Aboveground Tank Details – this shows the detail of the detention tank – where it can be seen that it would be emplaced above ground
- Generic Aboveground Dispersal Schematic – this shows the detail of the piping of the dispersal device

## Other

In order to make it easy for all-comers to the site to gain a good impression of what vegetation is implicated with the proposal, surveyors were commissioned to peg out the building platform. A plan was then produced showing the peg set-outs, and this is included in this report as Appendix 2. The plan is titled;

- Setout Plan for Lot 23 DP 20106 @ 27 Austin Road, Greenhithe

## 5.0 Summary of the Proposal as it affects Vegetation

- (a) The subject property is devoid of any building of significance – there just being an abandoned hut in the first section of the L-shaped site. The location of this hut is within the footprint of the main dwelling. The site is fully vegetated with a variety of native bush types and weed infestations – described fully in the Bioresearches report.
- (b) Most of the first section of the site is not subject to an SEA overlay. The main dwelling has been designed to occupy this area – apart from a portion of decking which extends into the SEA portion of the site. Consequently, most of the vegetation in the first section of the site would be removed; thereby allowing access to the site of the minor dwelling which would be constructed first.

- (c) The minor dwelling would be built largely in the SEA overlay which covers the southeast corner of the site. The southwest corner of this building protrudes outside the SEA. The building platform and its curtilage of approximately 1.5m would be cleared of most vegetation (see referenced Site Plan) – with approximately 240m<sup>2</sup> of clearance calculated for the SEA portion.
- (d) Retained vegetation at the perimeter of the building platform within the SEA would be appropriately protected from collateral effects of construction activity. The majority of this vegetation is a mix of relatively low-level under-storey species. However, a significant Pohutukawa tree which stands out from the outer southernmost corner of the minor dwelling would be offered special protection.
- (e) A small part of the minor dwelling would be built within 20m from the top of a cliff that drops down gradually to the MHWS. The vegetation removal within this offset zone is calculated to be 110m<sup>2</sup> - most of which is in the SEA clearance zone, and the method of establishing the building foundation – high piles, would have little or no impact on the retained vegetation. Guidelines are offered further in this report that, if adopted, would ensure that this is the case.
- (f) Just one extraneous activity associated with the proposal would need to be undertaken within the SEA. This is the installation of the storm water dispersal device that is referenced in Section 4.0 (Drainage) above.

## 6.0 Affected Trees and Vegetation

The vegetation that comprises the SEA area within the site has been comprehensively described in the Bioreserches report (Section 2.1.2). The report notes the presence of a dominant infestation of weed and exotic species throughout the site, but concludes that the ecosystem can be classified as Coastal Broadleaved Forest (Section 2.1.1).

My own observations focused on the area where the minor dwelling would be built, and revealed that the vegetation subject to clearance is composed primarily of sparsely distributed under-storey and herbaceous species (native and exotic) overtopped by an intermittent canopy of Kanuka trees – many of which are dead or in varying states of collapse and decline. Twelve (12) such Kanuka trees were counted as needing to be removed. The only other implicated trees over 6m in height are 1 x young Tanekaha (*Phyllocladus trichomanoides*), 2 x Ti Kouka (*Cordyline australis*) which may be able to be retained, and approximately 6 x Mapou (*Myrsine australis*).

The vegetation at the edge of the clearance line is essentially the same mix, although, as stated earlier, there is a Pohutukawa tree of some significance and presence out from the southern corner of the minor dwelling platform – there being 4m from the corner point to the base of the tree. It was noted that the canopy of this tree fortuitously has a bias away from the building platform.

The following series of photographs gives a pictorial representation of the affected vegetation.



**Figure 2 – peg denotes the southernmost corner of the minor dwelling. Pohutukawa tree can be seen to right of picture – at 4m from peg to base of trunk**



**Figure 3 – pegs show alignment of western extent of minor dwelling platform. Furthest peg is outside SEA. Note Plectranthus (weed) in foreground**



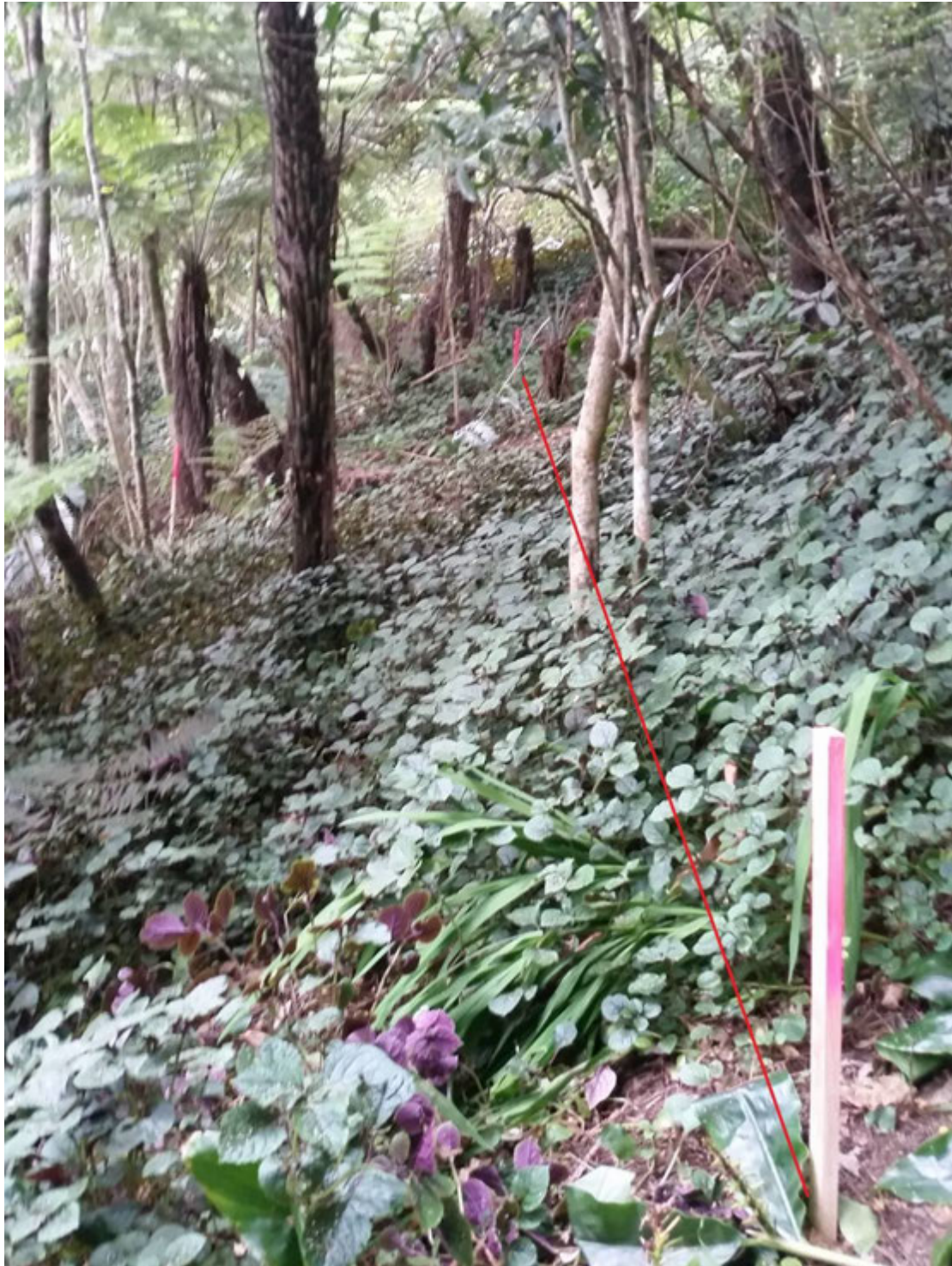
**Figure 4 – alignment of southern extent of minor dwelling platform (decking). Approximately 1.5m of curtilage outside the line may be cleared. Largest tree shown is a Kanuka which may be able to be retained, depending upon its structural condition**



**Figure 5 – pegs denote southern corner of main dwelling and a corner of the minor dwelling. Ground between to be cleared. Tree with pink ribbon is a Ti Kouka shown on site plan – which possibly could be retained**



**Figure 6 – alignment northwards of main dwelling from easternmost corner peg. Note sparseness of vegetation cover and heavy weed infestation. Just a small portion closest to the peg is in SEA anyway**



**Figure 7 – red line shows the lowest extent of the platform of the main dwelling (decking). Peg to left denotes minor dwelling. Note the sparseness of vegetation between the platforms, and the heavy weed infestation**



**Figure 8 – pegs denoting the northeast end of the minor dwelling platform. Sparse vegetation to right to be cleared. Note how the curtilage space outside the pegs is largely clear of native vegetation**





Figure 9 – typical view of the senescent Kanuka trees to be removed from platform of minor dwelling

## 7.0 SEA Vegetation Effects Assessment

It is noted that, in Chapter E15, there are no standards, matters for discretion or assessment criteria available to invoke or give regard to for this vegetation removal and pruning activity – which is a **Discretionary** Activity.

Chapters D9.2 and D9.3 of the Plan outline the general objectives and policies, respectively, that do apply to all activity that takes place in a SEA – both terrestrial and marine. There are three objectives that are broadly applicable; but there is a huge plethora of individual policies that are stated. Given the nature of the vegetation alteration implicated in this proposal, it is considered appropriate to address just the objectives, as it is my opinion that the vegetation cover that would be disturbed under SEA overlay within this property does not warrant being classified as being of high ecological value. The reasons for this opinion are extrapolated in the following discussions below against the three objectives.

## Assessment against D9.2 Objectives

- (a) *(1) Areas of significant indigenous biodiversity value in terrestrial, freshwater, and coastal marine areas are protected from the adverse effects of subdivision, use and development*

It is acknowledged that any tree and vegetation removal in a SEA can certainly be regarded as being an adverse effect on the existing undisturbed situation. In this case, it is deemed to be a Discretionary activity simply because the vegetation removal, and other effects, is not for the purpose of clearance for one dwelling per site, but rather to obtain a platform for a minor dwelling associated with a main dwelling which is to be built primarily in an area of the site that does not have a SEA overlay. However, the following points are relevant to this criterion;

- The vegetation identified for removal from the SEA portion of the site is not high value native bush. It is sparse in places, contains mainly under-storey native species and, is heavily infested with weed species which are listed comprehensively in the Bioreserches report. A study of most of the photographs of this area in the previous section would show how prevalent the weed cover is
- No examples of the climax native tree species would be removed, although a Tanekaha ricker, which could arguably be classed as a climax species, is proposed for removal. A significant Pohutukawa tree beyond the building platform is to be retained and protected, and it should be noted that the presence of this tree was an influencing factor in the placement of the building platform
- There would be no cut and/or fill earthworks undertaken within the SEA. Both dwellings are to be built on piles/poles and, accordingly, would sit lightly on the landform. The only excavations that would take place in the SEA would be the drilling of the pile holes – an operation that can be undertaken skilfully with no collateral damage being caused to retained vegetation
- The areas of the site beyond the vegetation protection fence would not be subjected to any alteration involved with the installation of any drainage services, as the WW connections would be directed to the public WW system largely within the building footprints, and outside the SEA, and the excess SW dispersal system would be laid on-ground to the southwest of the footprint of the minor dwelling
- The retained vegetation beyond the building footprint would be isolated from general construction activity by way the erection of a sturdy and secure protection fencing system. A comprehensive suite of protective measures is also being recommended that it is anticipated would be confirmed as conditions of the Resource Consent – thereafter to be complied with

- (b) *Indigenous biodiversity values of significant ecological areas are enhanced*

The majority of the SEA area of the site would remain undisturbed. That area contains native tree cover of much higher value than that implicated with the minor dwelling, as it becomes true Pohutukawa forest the closer one gets to the coastal edge. Indeed, the stated value would be enhanced by the implementation of the weed control programme and Ecological Restoration Plan recommended by Bioreserches. The latter would feature planting to remediate areas disturbed at the perimeter of the building platform.

- (c) *The relationship of Mana Whenua and their customs and traditions with indigenous vegetation and fauna is recognised and provided for*

It can confidently be anticipated that local iwi would have no objection to the proposed works within this property, given that adverse effects on the SEA are deemed to be less than minor, and that the ecological values would be enhanced by the weed management and restoration planting. The occupation of the site by the future residents of the dwellings also means that there can be an increased level of stewardship of the bush on the property.

## **8.0 Assessment of the Restricted Discretionary Activity against Assessment Criteria E15.8.2**

As can be seen on the Site Plan that is Appendix 1 to this report, a small volume of vegetation clearance would take place within the 20m offset from the top of a cliff that has been identified by the architects. This clearance, and the activity in the root zone of the Pohutukawa tree that stands in this zone, needs to be assessed against the criteria set out in E15.8.2 of the Plan.

Following is a comprehensive assessment of this activity against those criteria;

- 1a(i) – *the extent to which the vegetation alteration or removal is minimised and adverse effects on the ecological and indigenous biodiversity values of the vegetation are able to be avoided, remedied or mitigated*

Just 110m<sup>2</sup> of clearance is proposed to be undertaken in this area of the site, and the subsequent activity directly affecting the land would only be the drilling of the pile holes. This would have negligible adverse effects on the ecological and indigenous biodiversity values of the vegetation within the site. Furthermore, a raft of vegetation protection measures and appropriate works methods would be put in place and employed for the duration of the project.

1a(ii) – *whether vegetation removal will have an adverse effect on threatened species or ecosystems*

The subject vegetation contains no threatened species. The ecosystem it stands within would not be compromised by the proposed clearance and excavation activity.

1a(iii) – *the extent to which the proposal for vegetation alteration or removal has taken into account relevant objectives and policies in Chapter B7.2 Indigenous biodiversity, B4 Natural heritage, Chapter E18 Natural Character of the coastal environment and E19 Natural Features and natural landscapes in the coastal environment*

B7.2 – Indigenous fauna or biodiversity would not be compromised by the proposed works in this small portion of the site.

B4 – Natural heritage values inherent in the relevant natural landscape – in this case a Pohutukawa forest, would not be compromised by the proposed works.

E18 – The subject property is a coastal environment. However, the proposal involves no significant level of vegetation or tree removal from the ‘top of cliff’ zone, and the proposed works would not compromise the root zones of any vegetation to a degree whereby the health or stability of retained vegetation would be compromised

E19 – see E18 discussion

1b(i) – *the extent to which the vegetation serves to avoid or mitigate natural hazards and the amount of vegetation to be retained or enhanced*

The functional role of existing vegetation, in terms of ground and soil stabilisation is recognised, and that would not be compromised by the proposed works and modest level of vegetation removal involved. It is noted that the identified ‘cliff’ is not a sheer cliff to water below – rather, it is a series of relatively gentle slopes a considerable distance away from the MHWS mark, but within the prescribed 150m from MHWS mark.

1b(ii) – *the extent to which the vegetation alteration or removal will increase natural hazard risks*

The volume of proposed vegetation removal is small and of a type that does not serve a significant land stabilisation function. The only proposed excavations – drilling of pile holes for the pile foundations of a minor dwelling (a deck, to be specific), would not cause any natural hazard to become manifest, such as creation of an edge effect, destabilisation of land, etc.

1b(iii) – *whether the vegetation alteration or removal is necessary to mitigate an identified bushfire risk*

Not applicable to this activity.

1c(i) – *the extent to which vegetation alteration or removal will adversely affect soil conservation, water quality and the hydrological function of the catchment and measures to avoid remedy or mitigate any adverse effects*

For a start, silt control measures would be put in place by the builders. With regard to the vegetation removal and the proposed pile drilling work, it is considered that there would be no consequential adverse impacts visited upon the coastal environment. Spoil derived from the pile drilling would be removed from the site.

1d(i) – *the extent to which vegetation alteration or removal will have adverse effects on the values identified for scheduled outstanding natural landscape, outstanding natural features, outstanding natural character and high natural character areas*

The environment in which these trees stand is not identified as being any one of the four named scheduled natural environments.

1d(ii) – *the extent to which vegetation alteration or removal adversely affects landscape, natural features and natural character values particularly on adjacent public space including the coast, reserves and walkways and measures to avoid, remedy or mitigate any adverse effects*

The proposed vegetation works within the site would have no adverse effect on the physical character of any public open space environment. Furthermore, landscape, natural features and natural character values of the local environment would not be compromised by any vegetation removal effects. It should be noted that a feature of the proposal would be the implementation of a planting programme to restore any disturbed or cleared area at the perimeters of the two dwellings, and the removal of weed species following by a comprehensive restoration planting programme – such that the site would be fully vegetated with native species. The ecology report recommends that those actions should occur.

1e(i) – *the extent to which the vegetation alteration or removal will have adverse effects on the amenity values of any adjacent open space including the coast, parks, reserves and walkways and measures to avoid, remedy or mitigate any adverse effects*

The amenity values of any open space environment would not be affected by the proposed vegetation works within this site. See comments for 1b(ii) above.

1f(i) – *whether the vegetation alteration or removal is necessary to enable reasonable use of a site for a building platform and associated access, services and living areas, and existing activities on the site*

The objective of this proposal is solely to obtain platforms for a main and a minor dwelling – only the latter having a portion of its footprint within the 20m offset from a ‘top of cliff’ zone. The site is a residential property that is vacant of any dwelling, and there always has been an expectation that a residential building project would occur at some time.

1f(ii) – *the extent to which the vegetation removal is necessary taking into account the need for, or purpose of, the proposed building or structure*

The proposed vegetation removal is necessary to obtain a building platform. However, it has been demonstrated that the vegetation removal in the 20m ‘top of cliff’ offset zone would involve just 110m<sup>2</sup> of relatively medium-quality bush – which is infested with weed species.

1f(iii) – *the extent to which the vegetation alteration or removal is necessary to enable reasonable use of the site for farming purposes*

Not applicable to this proposal.

1f(iv) – *whether the vegetation alteration or removal will improve the reliance and security of the network utility, or road network*

The proposal has no relationship to any network utility or roading issues.

1f(v) - *whether the vegetation alteration or removal is necessary for a structure that has a functional or operational need to be in the proposed location*

The proposed building that would encroach into this 20m offset zone would be a small minor dwelling that has been designed to sit lightly on the landform.

1f(vi) – *the extent of the benefits derived from infrastructure and the road network*

The comment for 1f(iv) above apply to this criterion.

1g(i) – *whether there are practical alternative locations and methods including consideration of an application to infringe development control where this would result in retention and enhancement of vegetation on the site*

There is no valid case for the invocation of this criterion with the circumstances of this proposal.

1g(ii) – *whether the effects from the alteration or removal of vegetation and land disturbance can be minimised through works being undertaken on an alternative location on the site, and/or method of undertaking the works*

There is no case for any such alternative location to be explored – for the reasons outlined in 1(f)(ii) above.

1h(i) - *the extent to which revegetation can remedy or mitigate adverse effects, including eco-sourcing and the ongoing maintenance of revegetation measures*

This proposal has given the opportunity for there to be a full weed eradication programme initiated, and the current property owners are committed to the idea of full revegetation of the site with native species.

1i(i) – *whether conditions of consent can avoid remedy or mitigate adverse effects including the imposition of bonds, covenants or similar instruments*

It is understood that a conservation covenant would be registered to cover a significant portion of the site outside the SEA overlay. It can also be noted that a significant area of the site not to be encroached upon contains significant native vegetation that is covered by the Significant Ecological Areas overlay - which contains detailed and robust objectives and policies designed to manage potential adverse effects on significant ecological areas in terrestrial and marine environments.

Notwithstanding that, it is expected that Council would outline some conditions of consent pertaining to the protection of the retained vegetation, and that the suite of such measures offered in this report would form the basis of such conditions.

## **9.0 Tree & Vegetation Protection - Assessment**

As mentioned earlier in this report, just one particular tree of significance warranted special attention when assessing the relationship of the layout of the building platforms and the retained vegetation beyond the platforms. This is a fine specimen of a Pohutukawa – the location of which I was able to measure precisely in relation to the peg that denotes the outer southernmost corner of the minor dwelling. There is a distance of approximately 4m between the peg and a point I considered to be the base of its trunk (as plotted on Appendix 1 plan). Therefore the tree is actually centred further than 4m from that peg and, furthermore, perusal of the site plan would show that this point of the platform is the outermost point of an expansive deck.

Given the above, it is considered that there is ample scope for the piles in the vicinity of this corner of the platform to be installed without causing any significant degree of root disturbance. In Fig. 10 below, can be seen a slender Tanekaha ricker that can also be retained and protected. The minimal degree of encroachment into the root zone of the Pohutukawa can easily be appreciated from the picture.



Figure 10 – close up view of ground between Pohutukawa tree and the southernmost corner of the minor dwelling platform

## 10.0 Tree Protection – Recommendations

In this section are outlined the appropriate works methodologies and protective measures that should be put in place to ensure that any adverse effect on the retained vegetation in the vicinity of the works can be avoided, or restricted to being no more than minor at the most. These recommendations should be adopted as specifications of the project, and are likely to be converted, by Council, to conditions of consent in any case.

- (a) Prior to any works commencing on the site, a meeting should be held at the site to discuss all the tree protection measures proposed and to gain clarification of the conditions of consent imposed by Council. Present at the meeting should be:

- the consent holder
- the site's project manager



- the supervisory arborist appointed by the consent holder (works arborist)
  - the arboricultural contractor engaged to carry out the tree and vegetation removal
  - the project ecologist
  - a Council arborist and/or compliance officer
  - any other relevant site personnel
- (b) The consented removal of trees and vegetation should be undertaken by a qualified arboricultural contractor – who would ensure that no collateral damage occurs to retained vegetation. This operation should also be undertaken in collaboration with any ecological requirements relevant to this activity, such as weed species removal, that may be included as consent conditions.
- (c) Prior to the vegetation removal operation, the outline of the area to be cleared in the SEA and 20m ‘top of cliff’ offset zone, as shown on the site plan, should be taped or stringlined in order to clearly delineate the extent of clearance permitted. Any tree standing in the curtilage spaces that are deemed able to be retained should be marked appropriately. If it is determined that the two Cabbage trees can also be retained without being obstructive, they should be suitably protected by (a) the erection of an individual protective barrier (westernmost tree) or, (b) adjusting the tape/stringline to exclude the easternmost tree. This exercise should ideally be programmed to be undertaken during or after the pre-commencement meeting.
- (d) Chippings derived from the chipping of the cut material should be stored at a designated location onsite to be distributed to cover the root zone of any vulnerable retained tree and for use as mulch during the revegetation phase – at the direction of the works arborist.
- (e) Following the tree removal operation and prior to any pile drilling and construction work commencing, a sturdy and effective protective fence system should be erected to enclose the retained protected SEA and 20m ‘top of cliff’ offset zone vegetation. The precise location of the protective fence should be discussed and determined at the pre-commencement meeting. The style of fencing should also be a topic of discussion at the meeting, and it is anticipated that portions of this fence can be coordinated with the silt fencing.
- (f) Where silt fencing is to be installed through the root zone of a significant tree, such as the Pohutukawa, a method of installation that does not involve excavation of a toeing-in trench should be employed.

- (g) No storage of materials, fuels and oils, spoil or equipment, or traversal of vehicles or machinery, should take place within the area of ground behind the protective fence.
- (h) The works arborist should attend, and assist with, the following activities;
  - The drilling of any pile holes that are in the root zone of any protected tree – especially the Pohutukawa
  - The installation of the stormwater dispersal system through the SEA and ‘top of cliff’ areas
- (i) Compliance with the recommended tree protection measures would be monitored by the appointed works arborist and logged. The completed log would be provided to the consent holder at the completion of the project to serve as a compliance report.

## 11.0 Conclusion

The degree of disturbance to vegetation and trees in the SEA and ‘top of cliff’ areas in this property is relatively minor in effect and it is considered that the overall ecological and visual integrity of the bush within this site would not be diminished or degraded. Indeed, the implementation of the recommended ecological revegetation plan and weed control plan, and the stewardship of the property by the applicants when they are in permanent residence, would enhance the quality and biodiversity of the existing vegetative cover.

With regard to the physical works associated with the proposal, I am confident that, if the recommended works methodologies and vegetation protection measures are adopted and implemented, any adverse effects on the retained trees and bush would be less than minor. Furthermore, they would be securely isolated from any intrusion during the course of the project.

This report is to accompany the application to Council seeking Resource Consent under the Auckland Unitary Plan – Operative in Part, to undertake the following activities;

- Chapter E15.4.2(A43): *Any vegetation alteration or removal not otherwise provided for* – a **Discretionary** activity

The above rule covers all vegetation removal and works within the root zones of trees that stand in the SEA portion of the subject site.

- Chapter E15.4.1(A22): *Vegetation alteration or removal within 20m of the top of a cliff* – a **Restricted Discretionary** activity

The above rule covers the same activities as for the SEA. A different set of criteria is applied to this rule, and these are addressed in this report, as are the objectives and policies associated with the SEA rule.

Please do not hesitate to call on Peers Brown Miller Ltd if further arboricultural input is needed, or if the same is a requirement of any condition of consent imposed by Council.

A handwritten signature in black ink, appearing to read 'R Peers', written over a horizontal line.

**Richard Peers**  
**Director**

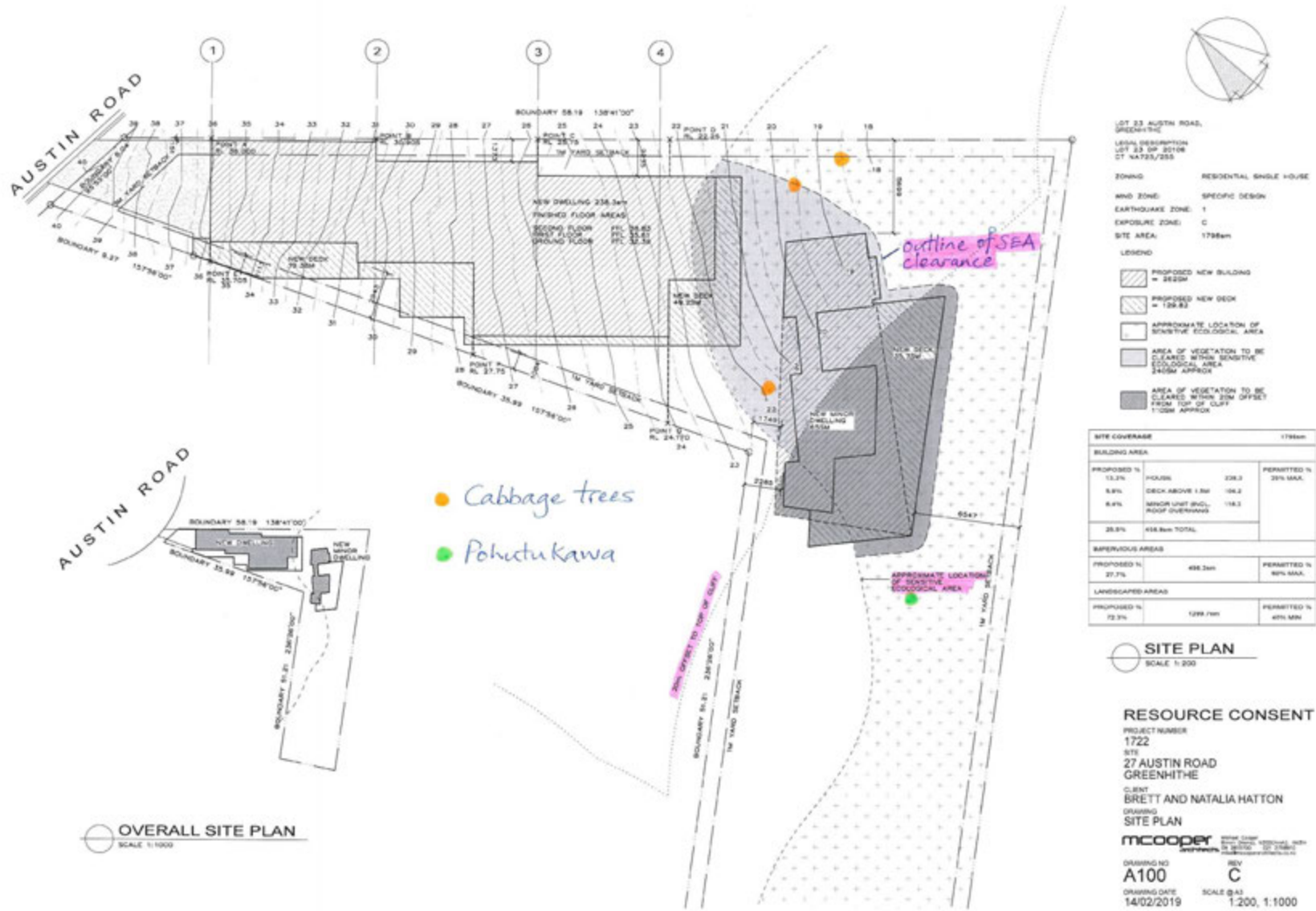
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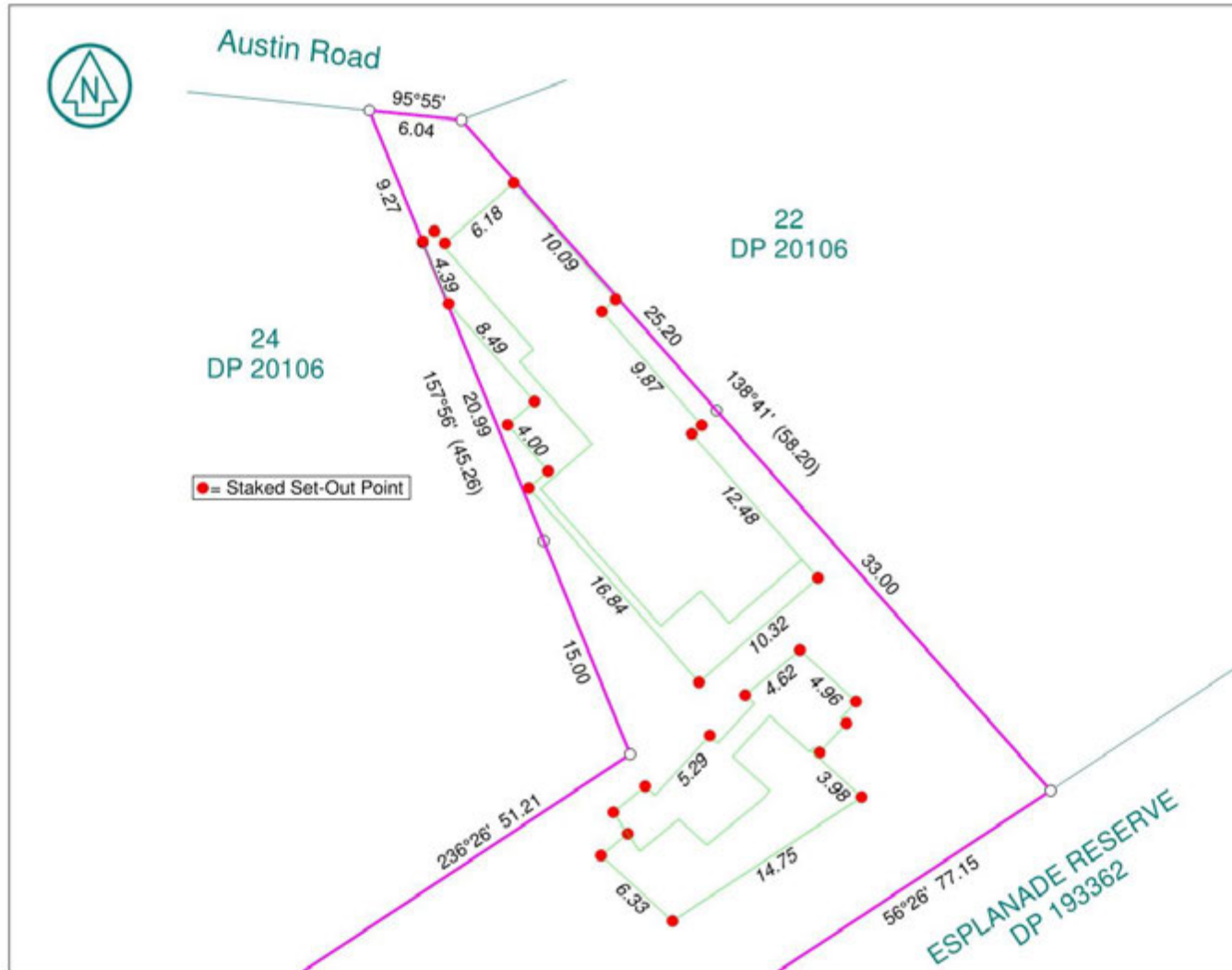
[www.peersbrownmiller.co.nz](http://www.peersbrownmiller.co.nz)



Appendix 1 – Site Plan with SEA, Top of Cliff, and feature trees



Appendix 2 – Pegging Setout Plan



SETOUT PLAN FOR LOT 23 DP 20106  
@ 27 AUSTIN ROAD, GREENHITHE



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Job No: 17809






## Geotechnical Desktop Assessment 27 Austin Road, Greenhithe

20 September 2018





**GEOTECHNICAL DESKTOP ASSESSMENT  
PROPOSED DWELLING AND MINOR DWELLING  
27 AUSTIN ROAD, GREENHITHE**

<b>Job Number:</b>	17809
<b>Name of Project:</b>	27 Austin Road, Greenhithe
<b>Client:</b>	Brett and Natalia Hatton Family Trust
<b>Author:</b>	Byron Smith, Engineering Geologist, MEngNZ
<b>Reviewer:</b>	Chris Windross, Senior Engineering Geologist, MEngNZ
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<b>Document Version:</b>	B
<b>Printed:</b>	20 September 2018
<b>Author Signature:</b>	
<b>Reviewer Signature:</b>	
<b>Authoriser Signature:</b>	

Distribution List

Version	Quantity	Issued to	Date
B	PDF	Brett and Natalia Hatton Family Trust	20 September 2018
B	PDF	Soil & Rock Consultants (file copy)	20 September 2018

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**Appendices:**

Appendix A: Site Plan

Appendix B: NZGD Borehole Logs

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## 1.0 Introduction

Soil & Rock Consultants (S&RC) were engaged by the Brett and Natalia Hatton Family Trust to carry out a geotechnical desktop assessment of the property at 27 Austin Road, Greenhithe for the purposes of supporting a Resource Consent application for a proposed residential development. This report presents the findings of our desktop assessment in accordance with the scope of works as described in our fee estimate and proposal dated 09 January 2018, and comprises the following:

- Identification of any high-level geotechnical constraints and risks
- Provision of preliminary geotechnical recommendations to mitigate these risks
- Provision of a preliminary seismic site class in accordance with NZS:1170.5:2004 and the estimated design Peak Ground Acceleration

To assess the site, and provide the services above, the following scope of works has been undertaken:

- Site walkover assessment
- Review of geological maps
- Review of existing geotechnical data held by Soil & Rock Consultants
- Review of the New Zealand Geotechnical Database

## 1.1 Limitations

This report has been prepared by Soil & Rock Consultants for the sole benefit of the Brett and Natalia Hatton Family Trust (the client) with respect to the brief given to us. The data and/or opinions contained in this report may not be used in other contexts or for any other purpose without our prior review and agreement. The recommendations given in this report are based on a geotechnical desktop assessment and site walkover assessment of the site with reference to previous investigations. Inferences about the soil conditions have been made, but cannot be guaranteed. We have derived a geotechnical model based on this information and applied it for our assessment, however variations in ground conditions from those described may exist.

## 1.2 Site Description

The subject site, legally described as Lot 23 DP 20106 is irregular in shape and covers an area of approximately 1,798m<sup>2</sup> as shown in Figure 1. The eastern and western boundaries front other residential properties while the southern boundary of the site fronts the upper Waitemata Harbour foreshore. The site is largely undeveloped and comprises bush clad slopes dipping moderately to steeply in a south-easterly direction. Beyond the rear (southern) boundary the site falls steeply towards the upper Waitemata Harbour across the Esplanade Reserve. Vegetation up to approximately 10m in height cover the site.



**Figure 1: Aerial Photo** (Auckland Council GeoMaps)

A site visit was carried out by S&RC on 14 September 2018. The site is currently accessed via an overgrown foot track off Austin Road. The only structures on site are a small wooden shed in the middle of the site adjacent to the eastern boundary and some dilapidated timber stairs at the road frontage leading to the foot track. A sanitary sewer crosses the site and there is a manhole and change in the alignment of the sewer situated near the western boundary of the site.

The south-western portion of the site is relatively steeper terrain than the rest of the property and a number of near vertical historical slip scarps are present.

### 1.3 Proposed Development

Reference has been made to drawings prepared by Michael Cooper Architects which show the proposed development comprises a main dwelling with attached garage and a separate minor dwelling. The drawings indicate the main dwelling will be located towards the road frontage in the northern-most portion of the site with the minor dwelling located downslope to the south.

Both structures are proposed to be supported by pole foundations. No development is proposed in the south-western part of the site.

## 2.0 Desktop Assessment

### 2.1 Published Geology

Reference to the GNS New Zealand Geological Web Maps, 1:250,000 Geology map, indicates the subject site is underlain by soils of the Waitemata Group of Miocene Age (Figure 2).

Waitemata Group soils are derived from weathering of the parent sedimentary sandstones and siltstones to form a mantle of residual soils typically comprising firm to very stiff clays, silts and sands of variable plasticity. These soils are generally a favourable subgrade for construction however are prone to shrinking and swelling in response to seasonal variations in groundwater levels.

On steeper slopes the residual soils are prone to a translational failure mode when they become saturated. Generally, movement of the residual soils often occurs at the contact between the weaker soil mantle and the underlying stronger, less-weathered material. Instability can also be associated with the perching of the groundwater table above the contact with the stronger, less-weathered materials. The occurrence of deep-seated failures within the underlying sandstones and siltstones is relatively uncommon. When failures do occur, they are generally controlled by faults, joints, or discontinuities within the sandstones and siltstones.

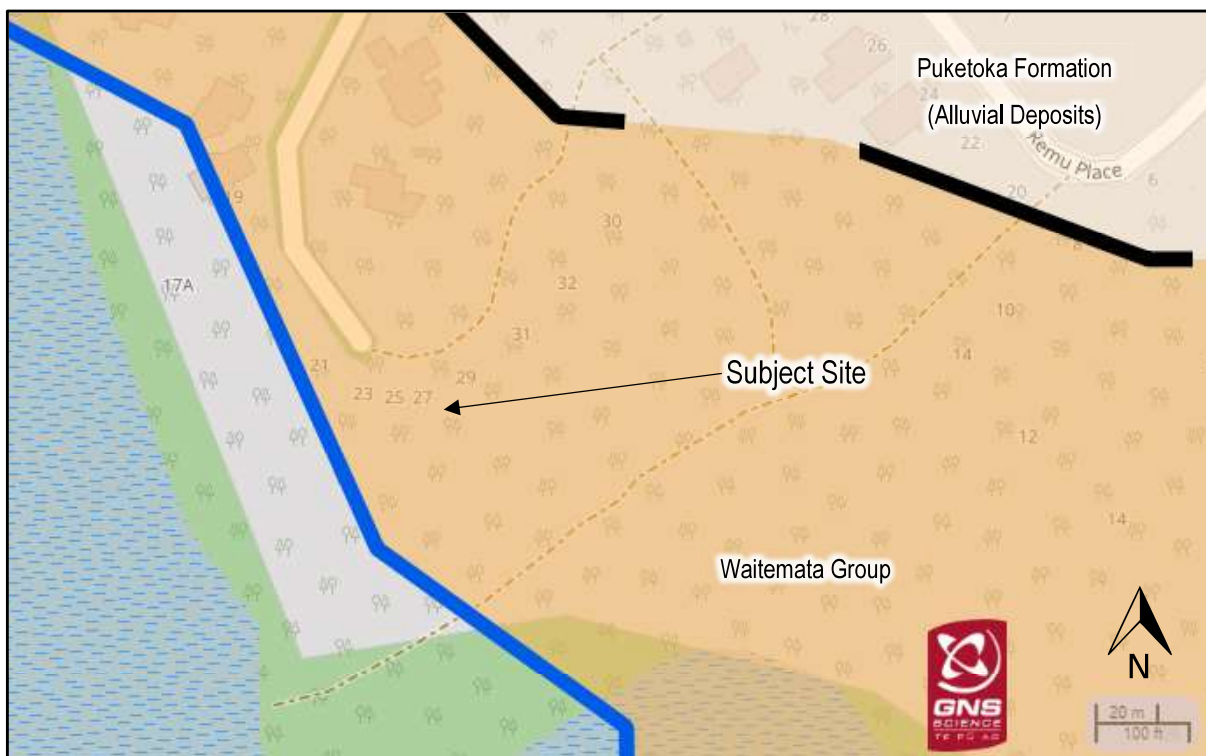


Figure 2: Geological Map (Source: 'GNS Web maps: <http://data.gns.cri.nz/geology/>)

## 2.2 Previous Soil & Rock Consultants Investigations

S&RC have previously investigated the subject site and the following projects and reports have been reviewed in the preparation of this report:

- Geotechnical Investigation and Report titled “*Geotechnical Investigation, Proposed New Dwelling, 27 Austin Road, Greenhithe*” Ref No. N05008, dated May 2005
- Geotechnical Investigation and Report titled “*Geotechnical Investigation, Proposed Residential Development, 27 Austin Road, Greenhithe, Auckland*” Ref No. 15304, dated 27 June 2015

A summary of the projects and the findings of each report is given below.

### 2005 Geotechnical Investigation – Job Ref. N05008

The 2005 geotechnical investigation was carried out for a proposed dwelling of smaller size at the subject site with the building platform located roughly in the centre of the property between the currently proposed dwelling and minor dwelling.

The investigation comprised the drilling of four hand augerholes with Scala Penetrometer testing carried out from the base of each hole and two shallow Scala Penetrometer tests carried out from ground surface. The test locations are shown on the attached site plan, Drawing No. 17809/1 (Appendix A).

Augerholes AH1, AH3, and AH4 were terminated within 1.3m of the ground surface where the soils became ‘too dense to auger’. AH2 was terminated at 3.7m below ground level and was also indicated as too dense to auger. Scala Penetrometer testing from the base of the augerholes encountered refusal within 0.6m of the base of each hole. A single cross section was measured through the slope in the western half of the site from Austin Road to the mudflats below the Esplanade Reserve to the south.

In terms of stability, the 1999 report noted several large, arcuate scarps with near vertical drops of up to 1.0m were observed towards the south on the adjacent Esplanade Reserve. In the mudflats to the south and in the base of the steeply sloping ground, outcrops of the underlying Waitemata Group rocks were observed. The rocks were observed to be dipping steeply towards the south with inclinations of up to 68° (measured in field) and 70° (indicated on geologic map). The steepness of the rock bedding planes is such that intact block slides and wedge failures within the site are not likely, and the steepness of the bedding planes is not enough to create a risk of toppling failure.

A Building Restriction Line (BRL) was established with a setback from the southern boundary starting at approximately 4.6m in the eastern corner of the site and widening to approximately 10m where the site doglegs to the southwest. An arbitrary northern limit to the building platform was made based on the change of grade of the slope close to the existing dilapidated shed.

The 2005 report recommended foundations for the proposed dwelling should comprise bored piles embedded a minimum of 2.0m into the underlying dense residual soils expected to be encountered between 1.0m to 3.0m below ground level within the area proposed for the dwelling.

#### 2015 Geotechnical Investigation – Job Ref. 15304

The geotechnical investigation carried out in June 2015 was in support of a three-level house constructed over overall dimensions of 50m by 9.5m inclusive of substantial decks and outdoor areas. The drawings provided at the time show a dwelling comparable in size and location to that currently proposed. No minor dwelling was proposed in 2015.

The investigation comprised the drilling of an additional four hand augerholes (AH05 – AH08 inclusive) to supplement the data obtained during the 2005 investigation. Each of the 2015 augerholes were terminated between 2.0m and 3.5m below ground level because the soil was too hard to auger. Scala Penetrometer testing carried out from the base of the augerholes encountered refusal within 50mm of the base of the augerhole.

The Building Restriction Line (BRL) established in the 2005 report was maintained with the location refined to extend from 4.5m upslope of the south east corner of the site to a point 7.5m south of the corner of the site on the western boundary. Foundation recommendations were provided in-line with those provided in the 2005 report comprising bored, cast in-situ piles founded at least 3.5m below ground level and at least 2.0m into the dense Waitemata rock below the residual soil, whichever is deeper at a pile location. The piles were recommended to be designed to resist a lateral load, imposed by the site soils, over the upper 1.5m of embedment over a width of 3D (where D = Pile Diameter).

### 2.3 New Zealand Geotechnical Database

Reference has been made to the New Zealand Geotechnical Database with regard to the subject site. Two boreholes have been completed on the opposite shore of the small inlet to the south of the subject site. Both boreholes encountered similar ground conditions. A summary is given in table 1 below, and the borehole logs are attached in Appendix B.

Borehole ID	Depth (m)	Drill Date	Soil Layers	Waitemata Group Sandstone/Siltstone
BH204	22.6	03 June 2014	Fill – 0m – 2.0m Silt/Sand – 2.0m – 12.3m	12.3m – 22.6m*
BH119	24.1	20 August 2002	Fill – 0m – 0.6m Silt/Clay – 0.6m – 5.2m	5.2m – 24.1m

**Table 1: Nearby Borehole Summary** (Source: New Zealand Geotechnical Database)

\* = (excluding very dense sand layer between 15.2m and 16.6m)

### 3.0 Geotechnical Constraints and Mitigation Measures

#### Geotechnical Constraints

Based on our desktop study and walkover assessment of the subject site and with reference to our previous investigations, we consider the following geotechnical constraints pertinent to the subject site:

1. The site descends towards the south-southeast at steep to moderately steep inclinations, generally in the range of 20° to 35° although localised steeper and shallower inclinations are present.
2. The general soil profile comprises a relatively thin (approximately 1.0m to 3.5m thick) layer of residual Waitemata Group soils overlying dense/hard Waitemata Group soils with Waitemata Group sandstone expected within 5.0m of the ground surface (however depth to sandstone should be investigated prior to detailed structural design of the foundations).
3. Large but relatively shallow instability features have been observed in the southwestern half of the site. Soil creep is likely to be ongoing within the near surface soils (<1.5m) across the entirety of the site.
4. Any failure occurring on the steeply sloping ground within the proposed building platforms would likely be comparable in type and scale to those observed to the southwest given the shallow depth to dense/hard soils and inferred depth to sandstone.
5. Given the shallow depth of residual soils, careful consideration of stormwater disposal is required so as to not adversely affect slope stability or foundation performance.

#### Mitigation Measures

Mitigation of the constraints above will comprise a combination of the following measures:

- a) Piles supporting structural loads be required to embed a minimum of 3.5m below present ground level and at least 2.0m into the dense Waitemata rock below the residual soil, whichever is deeper at each pile location.
- b) All foundation piles be designed to resist lateral loading to depths of at least 1.5m and a width of three times the pile diameter to mitigate the effects of soil creep.
- c) Confirmation of the Building Restriction Line established in the 2015 Geotechnical Report and establishment of specific foundation recommendations for any encroachment beyond this line.
- d) Recommendations to limit the extent of vegetation clearing due to the increased risk of scouring and surface erosion leading to further shallow instability.
- e) Proposal-specific stormwater disposal design.

**NOTE:** The above geotechnical constraints and mitigation measures are provided in no particular order.

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#### **4.0 Seismic Design Parameters**

Applying the requirements of NZS 1170.5:2004 the site soil is anticipated to be a Class C – ‘Shallow Soil Site’. This classification has been based on the geotechnical properties of the soils measured during our 2005 and 2015 investigations applied to Table 3.2 “Maximum Depth Limits for Site Subsoil Class C” of the standard. The soils encountered during our previous investigations are not expected to exceed the depths listed, i.e. an assumed maximum depth of soil of 25m with representative undrained shear strengths greater than 25kPa.

Peak Ground Acceleration (PGA) values of 0.15g (ULS) and 0.06g (SLS1) with an effective earthquake magnitude of 5.9 should be adopted for the purposes of preliminary design.

The soil classification and PGA values above will be confirmed by S&RC at the Building Consent stage.

#### **5.0 Stormwater**

S&RC would generally recommend that stormwater disposal be undertaken offsite for a site of this nature, however we understand that this is impractical in this case from a construction perspective.

Therefore, an on-site dispersal system located in the southern portion of the site away from any proposed development foundations is acceptable subject to detailed analysis, and provided the post development peak discharge is designed such that it does not exceed pre-development levels.

We recommend S&RC be contacted for advice at the time of construction of the dispersal system so that recommendations regarding the dispersal location and installation can be made.

#### **6.0 Geotechnical Conclusions**

Reference to the development drawings provided indicates the proposed minor dwelling encroaches beyond the Building Restriction Line (BRL) established in the 2015 Geotechnical Investigation Report. The southwest corner of the minor dwelling extends approximately 3.5m beyond the BRL. Due to the nature of the topography beyond (south) of the BRL, specific investigation is required.

Based on our desktop assessment, we consider the subject site to be suitable for development provided a proposal-specific geotechnical investigation is carried out. In addition to the seismic design parameters provided above, the recommendations provided in our June 2015 Geotechnical Investigation Report may be used for preliminary design purposes. Following specific investigation, these recommendations can be confirmed or modified as appropriate for the purposes of supporting a Building Consent application.



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## **7.0 Further Geotechnical Investigation**

Given the addition of the minor dwelling and the encroachment beyond the BRL, we consider a proposal-specific geotechnical investigation is required. It is anticipated that a site visit would be undertaken to discuss the feasibility of mobilising various drilling options based on the dimensions of the dwelling and the typical level of detail required.

We anticipate further investigation could comprise excavator-mounted flight-auger test holes and measurement of one cross section. However, flight augers may not be able to establish the extent of the sandstone sufficient to undertake detailed geotechnical/structural design and therefore additional investigation in the form of machine core drilling may be required.

## **8.0 Construction Observation**

The recommendations given in this report are based on limited site data from previous investigations and discrete locations. Variations in ground conditions will exist across the site. A Geotechnical Engineer familiar with the findings of this report should be engaged to inspect excavations and foundation conditions exposed during construction, so that ground conditions can be compared with those assumed in formulating this report.

In any event, we should be notified of any variations in ground conditions from those described or assumed to exist.

Any ground covered by fill or concrete prior to geotechnical inspection will be specifically excluded from completion certification (PS4).

End of Report Text – Appendices Follow

# Appendix A

## Drawings



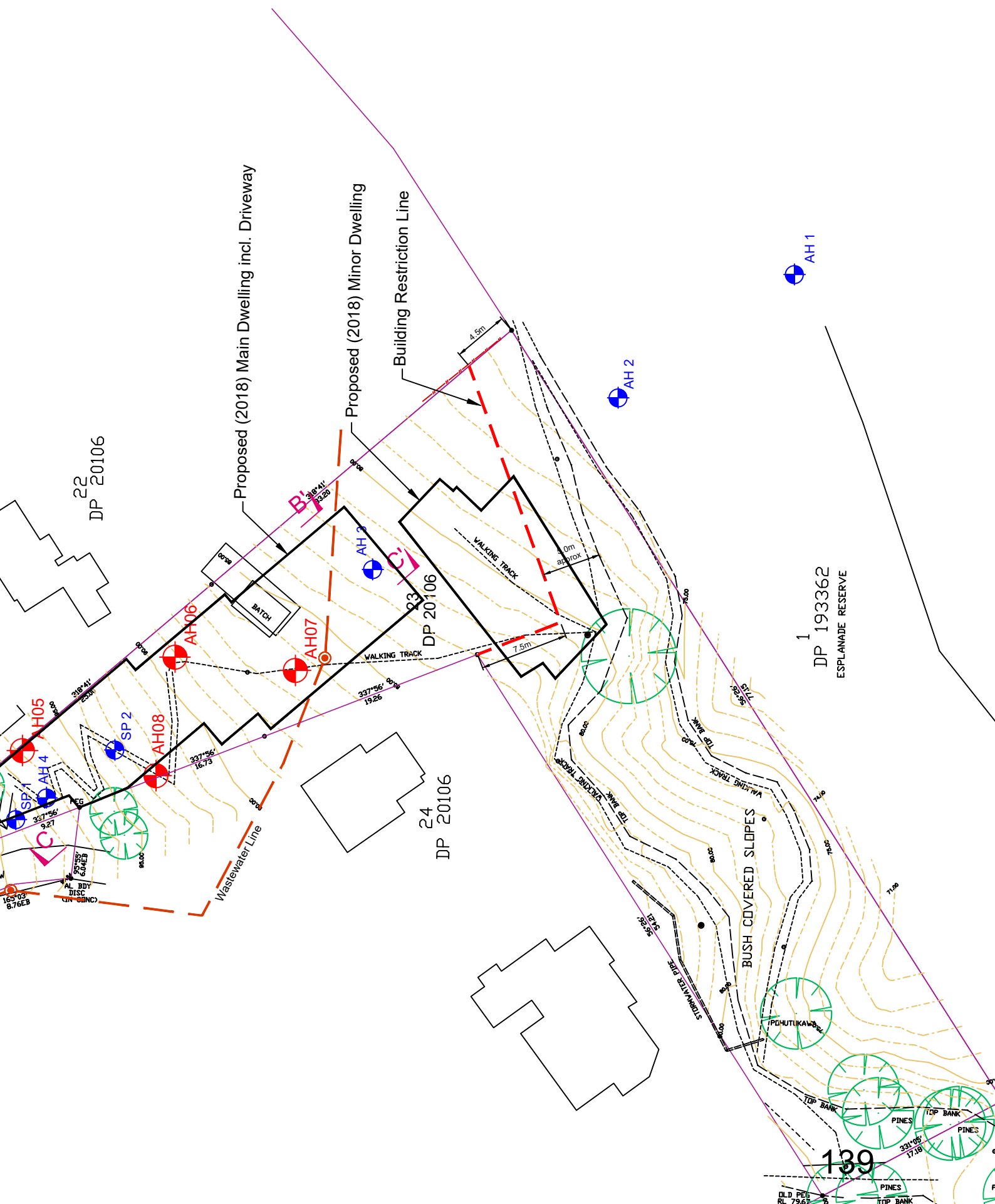
# LOCATION MAP

## KEY:

- F AUSTIN ROAD
- E
- F
- F
- V
- N
- N
- A
- F
- A
- F
- A
- F

## NOTES:

1. Locations of
2. Location of construction
3. Original site
4. Boundary information
5. Soil & Rock Andrews and Surveyors, C from Auckland
6. Location Map sheet BA31



## Appendix B

### NZGD Borehole Logs

Project: NH2 Advanced Works  
 Client: Watercare  
 Project No.: 1-C0935.46  
 Location: See site plan, SH16, Greenhithe Auckland

Coordinates: 1749087 E 5927788 N  
 Ref. Grid: Mount Eden 2000 Depth: 22.57 m  
 R.L.: 26.58 m Inclin: -90°  
 Datum: Mean Sea Level Azimuth: 0°

GEOLOGY	MAIN DESCRIPTION / DETAIL DESCRIPTION	R.L. (m)	DEPTH (m)	GRAPHIC LOG	TESTS			ROCK STRENGTH	ROCK WEATHERING	ROCK DEFECT SPACING	DEFECT DIP degrees	DEFECTS / NOTES / OTHER TESTS	CORE		DRILLING			INSTALLATION DETAILS
					SPT N° VALUE	SPT BLOW COUNTS OR SHEAR VALUE							SAMPLE TYPE	TCR (%)	RQD (%)	DRILLING METHOD	CASING	
Fill	Clayey SILT; brown, stiff, plastic, dry, trace rootlets. Silty CLAY; with trace fine to 4cmØ angular gravels and trace fine pockets of fine sandy silt, greyish brown, stiff, plastic, moist.	26	1	[Pattern]	6	1// 2/1/1/2		RS					HA	100				
	SILT; with some clay and trace fine to 2cmØ angular gravels, dark greyish brown, stiff, plastic, trace fibrous wood.			SPT									47					
Waitemata Group	Silty fine SAND; light grey mottled orange, loose, brittle.	24	2	[Pattern]	20	4// 4/5/5/6	CW						HQ	100				
	SILT; with some clay, grey mottled orange, hard, plastic.			SPT									100					
	Silty fine SAND; grey streaked orange, medium dense, brittle.	22	3	[Pattern]	21	5// 3/5/6/7							HQ	49				
	Silty fine SAND; light greyish brown mottled orange, medium dense, brittle.			SPT									100					
	5.80m - Trace clay and slightly plastic once reworked from 5.9m. Silty fine SAND; orange brown mottled light greyish brown, medium dense, brittle.	20	4	[Pattern]	24	6// 4/6/6/8							HQ	59				
	7.00m - Trace carbonaceous organics from 7.0m. Fine sandy SILT; grey, hard, slightly plastic.			SPT									100					
	Silty fine SAND; grey, medium dense, brittle. Fine sandy SILT; grey, very stiff, brittle. Gently inclined bedding plane, planar.	18	5	[Pattern]	31	6// 6/6/9/10							HQ	23				
	Silty fine SAND; medium dense, brittle.			SPT									100					
	9.80m - Becomes weakly cemented from	9	6	[Pattern]	27	6// 5/6/7/9							HQ	48				

Notes:  
 SWL 4-6-2014 = 3.9m (4.30pm)  
 SWL 5-6-2014 = 5.75m (7.30am), 3.5m (4.30pm)  
 SWL 6-6-2014 = 4.9m (8am)  
 Single piezometer installed upon completion.  
 Contamination samples taken at 0.1m, 1.0m and 2.0m.

Started: 3/06/2014  
 Drilling Co.: Drill Force  
 Logged by: T Van Deelen

Finished: 5/06/2014  
 Drilling Rig: CAT  
 Checked by: G Knocker

Project: NH2 Advanced Works  
 Client: Watercare  
 Project No.: 1-C0935.46  
 Location: See site plan, SH16, Greenhithe Auckland

Coordinates: 1749087 E 5927788 N  
 Ref. Grid: Mount Eden 2000 Depth: 22.57 m  
 R.L.: 26.58 m Inclinatio: -90°  
 Datum: Mean Sea Level Azimuth: 0°

GEOLOGY	MAIN DESCRIPTION / DETAIL DESCRIPTION	R.L. (m)	DEPTH (m)	GRAPHIC LOG	TESTS				ROCK STRENGTH	ROCK WEATHERING	ROCK DEFECT SPACING	DEFECT DIP degrees	DEFECTS / NOTES / OTHER TESTS	CORE		DRILLING		INSTALLATION DETAILS
					SPT 'N' VALUE	SPT BLOW COUNTS OR SHEAR VALUE	ROCK STRENGTH	ROCK WEATHERING						ROCK DEFECT SPACING	DEFECT DIP	SAMPLE TYPE	TCR (%)	
Waitemata Group	9.8m - Relict fracture, 61° dip; planar, rough, no coating at 9.9m. Silty fine SAND; medium dense, brittle. <i>(continued)</i> 10.50m - Occasional very thin layers of SILT; with some clay, hard, slightly plastic from 10.5m.		16	X X X X X X X X X X X X	27	5// 47/719	CW					9.90m - Relict fracture, 61° dip; planar, rough, no coating at 9.9m.	HQ	48				
	11.50m - Becomes dense from 11.5m.		11	X X X X X X X X X X X X									SC					
	Fine grained SANDSTONE; grey, very weak, slightly weathered. MUDSTONE; grey, very weak, unweathered.		12	X X X X X X X X X X X X	60+	33// 60 for 70mm	VW SW							HQ	100			
	12.75m - Fracture, 19° dip; planar, smooth, no coating at 12.75m. Muddy fine grained SANDSTONE; grey, very weak, unweathered.		13	X X X X X X X X X X X X								12.40m - Gently inclined, lamanae, carbonaceous organic streaks at 12.4m.	HQ	100	100			
	13.20m - Fracture, 8° dip; undulating, rough, no coating at 13.2m. 13.30m - Gently inclined, lamanae, carbonaceous organic streaks at 13.3m.		14	X X X X X X X X X X X X	60+	60 for initial 90mm	VW UW					12.75m - Fracture, 19° dip; planar, smooth, no coating at 12.75m. 13.20m - Fracture, 8° dip; undulating, rough, no coating at 13.2m.	SC					
	14.50m - Gently inclined, lamanae, carbonaceous organic streaks from 14.5m to 14.6m. Fine grained SANDSTONE; grey, very weak, unweathered.		15	X X X X X X X X X X X X								13.30m - Gently inclined, lamanae, carbonaceous organic streaks at 13.3m. 14.50m - Gently inclined, lamanae, carbonaceous organic streaks from 14.5m to 14.6m.	HQ	100	100			
	Silty fine SAND; very dense, brittle, weakly cemented.		16	X X X X X X X X X X X X	60+	60 for initial 80mm	HW							HQ	100	8		
	Alternating sequence of moderately thick bedded fine grained SANDSTONE (80%); grey, very weak, unweathered with thin bedded MUDSTONE (20%); grey, very weak, unweathered. Gently inclined bedding planes, planar to undulating.		17	X X X X X X X X X X X X										SC				
	16.80m - Gently inclined, lamanae, carbonaceous organic streaks from 16.8m to 16.85m.		18	X X X X X X X X X X X X	60+	60 for initial 110mm	VW UW					16.80m - Gently inclined, lamanae, carbonaceous organic streaks from 16.8m to 16.85m. 16.95m - Fracture, 9° dip; undulating, rough, 1cm thick clay gouge at 16.95m.	HQ	100	100			
	17.20m - Gently inclined, closely spaced, very thin, carbonaceous organic streaks from 17.2m to 17.5m. 17.60m - Moderately inclined, closely spaced, very thin, carbonaceous organic streaks from 17.6m to 17.7m. MUDSTONE; grey, very weak, unweathered. Fine grained SANDSTONE; very weak, unweathered, massive.		19	X X X X X X X X X X X X								16.95m - Fracture, 9° dip; undulating, rough, 1cm thick clay gouge at 16.95m. 17.20m - Gently inclined, closely spaced, very thin, carbonaceous organic streaks from 17.2m to 17.5m. 17.60m - Moderately inclined, closely spaced, very thin, carbonaceous organic streaks from 17.6m to 17.7m.	SC					
														HQ	100	100		

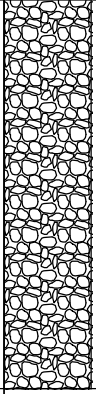
BOREHOLE SOIL/ROCK LOG A4 COPY\_NH2\_1C0935.46.GPJ\_OPUS2016\_TEM.GDT\_4/10/17

Notes:  
 SWL 4-6-2014 = 3.9m (4.30pm)  
 SWL 5-6-2014 = 5.75m (7.30am), 3.5m (4.30pm)  
 SWL 6-6-2014 = 4.9m (8am)  
 Single piezometer installed upon completion.  
 Contamination samples taken at 0.1m, 1.0m and 2.0m.  
 Logged in accordance with NZ Geotechnical Society Guidelines (2005). See attached key sheet for explanation of symbols.  
 Scale 1:50 @ A4

Started: 3/06/2014 Finished: 5/06/2014  
 Drilling Co.: Drill Force Drilling Rig: CAT  
 Logged by: T Van Deelen Checked by: G Knocker

Project: NH2 Advanced Works  
 Client: Watercare  
 Project No.: 1-C0935.46  
 Location: See site plan, SH16, Greenhithe Auckland

Coordinates: 1749087 E 5927788 N  
 Ref. Grid: Mount Eden 2000 Depth: 22.57 m  
 R.L.: 26.58 m Inclinaton: -90°  
 Datum: Mean Sea Level Azimuth: 0°

GEOLOGY	MAIN DESCRIPTION / DETAIL DESCRIPTION	R.L. (m)	DEPTH (m)	GRAPHIC LOG	TESTS				DEFECT D <sub>P</sub> degrees	DEFECTS / NOTES / OTHER TESTS	CORE			DRILLING		INSTALLATION DETAILS
					SPT 'N' VALUE	SPT BLOW COUNTS OR SHEAR VALUE	ROCK STRENGTH	ROCK WEATHERING			ROCK DEFECT SPACING	SAMPLE TYPE	TCR (%)	RQD (%)	DRILLING METHOD	
Waitemata Group	Fine grained SANDSTONE; very weak, unweathered, massive. <i>(continued)</i>		6								HQ	100	100			
	20.70m - Gently inclined, moderately thick, carbonaceous organic streaks at 20.7m.		21		60+	60 for initial 90mm	VW	UW			SC					
	Fine to coarse grained SANDSTONE; very weak, unweathered, massive.		22								HQ	100	100			
			4		60+	60 for initial 70mm					SC					
	m - End of Borehole at 22.57m. END OF BOREHOLE AT 22.57m - Target Criteria Achieved		23													
			24													
			2													
			25													
			26													
			0													
			27													
			28													
			-2													
			29													

BOREHOLE SOIL/ROCK LOG A4 COPY\_NH2\_1C0935.46.GPJ\_OPUS2016\_TEM.GDT\_4/10/17

Notes:  
 SWL 4-6-2014 = 3.9m (4.30pm)  
 SWL 5-6-2014 = 5.75m (7.30am), 3.5m (4.30pm)  
 SWL 6-6-2014 = 4.9m (8am)  
 Single piezometer installed upon completion.  
 Contamination samples taken at 0.1m, 1.0m and 2.0m.

Started: 3/06/2014  
 Drilling Co.: Drill Force  
 Logged by: T Van Deelen

Finished: 5/06/2014  
 Drilling Rig: CAT  
 Checked by: G Knocker



47 GEORGE STREET, NEWMARKET  
BOX 4241 PH 315-1200 AUCKLAND

LOG OF DRILLHOLE

PROJECT UPPER HARBOUR CORRIDOR PA2056

HOLE No. BH119

FEATURE Cut LOCATION CH6613 o/s 43mR CO-ORDINATES N 710469 E 291683

ANGLE FROM HORIZONTAL 90° DIRECTION N/A R.L. COLLAR 32.55m

DESCRIPTION OF CORE	ROCK WEATHERING	RELATIVE STRENGTH	TEST RESULT	CORE LOSS/ LIFT %	DEPTH m	GRAPHIC LOG	SPACING OF NATURAL DEFECTS (cm)	DEFECT DESCRIPTION	PIEZOMETER	DRILL WATER LOSS %	DRILLING METHOD
WEATHERING, RELATIVE STRENGTH, COLOUR, NAME, DEFECT TYPE, LITHOLOGICAL FEATURES (bedding, foliation, mineralogy, cement etc.), STRATIGRAPHIC UNIT	SW - Unweathered MW - Slightly weathered HW - Moderately weathered CW - Completely weathered RW - Residually weathered	V5 - Very strong S - Strong MS - Moderately strong MW - Moderately weak W - Weak VW - Very weak EW - Extremely weak	SPT	0 - 100				(JOINTS, BEDDING, SEAMS, SHATTER, SHEAR AND CRUSH ZONES, FOLIATION, SCHISTOSITY, altitude, spacing, continuity, roughness, infilling, etc.) SOIL DESCRIPTION (consistency, relative density, water content, plasticity, grading, group symbol etc.)		0-100	
FILL?								Mottled orangish yellow + light grey SILTY fine SAND; firm-stiff, dry-moist, slightly friable			OB
HW SILTSTONE, extremely weak			N=16		1			Light grey SILTY CLAY; stiff, plastic Grades to light grey SILT; stiff			
5,7,9					2			Light orangish yellow CLAYEY SILT; very stiff, slightly plastic, rare siltstone clasts -grades to very stiff-hard			
8,9,10			N=19		3			Grades to light yellow SILTY fine SAND, minor clay, very stiff, dry, friable			
-bedding 40°					4			Dark greenish grey SILT, trace clay; dry, friable, rare coalified wood fragments Light yellow SILTY fine SAND, minor clay; very stiff, dry, friable			
5,7,10			N=17		5			Dark grey SILT, minor sand, trace clay; very stiff-hard, slightly plastic, dry CLAY, minor silt, trace carbonaceous organic flecks			
MV SANDSTONE and SILTSTONE; massive, extremely weak			N=32		6			Dark grey SILT, some sand, trace clay; very stiff-hard, slightly plastic, dry			HQTT
13,14,18					7			-bedding 15° -8.4 + 8.6 + 8.8m. Joints, 30° + 60°, rough, iron cemented and brittle, dis-aggregated zones to 30mm -bedding 5°			
Grades to very weak					8			-Joint, 60°, rough, iron cemented to 10mm thick -Joint, 75°, planar, clean, smooth			
-coalified wood rich bed (10mm thick)			N=50		9			-Orangish brown coating on bedding plane joint			
11,20,30					10			Friable (dis-aggregates easily), dry-moist,			
SANDSTONE and thin (10-25mm) SILTSTONE; very weak -grades to brownish grey			N=50		11						
40,50/80mm					12						
Grades to SW, thinly bedded, dark grey SANDSTONE (70%) and light grey SILTSTONE minor fine sand, trace clay (30%), very weak-weak			N=50								
50/100mm											
Orangish yellow/brown SILTY SANDSTONE; very stiff, dry, friable, iron stained HW Grey SILTSTONE; extremely weak, rare coalified wood fragments CLAY; plastic			N=38								
12,18,20											

DRILLER Pro-Drill	WEATHERING	RELATIVE STRENGTH	PIEZOMETER LEGEND	PROJECT 10 19 829 90	DRILLING METHOD
STARTED 18/8/02	UW - Unweathered SW - Slightly weathered MW - Moderately weathered HW - Highly weathered CW - Completely weathered RW - Residually weathered	V5 - Very strong S - Strong MS - Moderately strong MW - Moderately weak W - Weak VW - Very weak EW - Extremely weak	DRILL CUTTINGS BENTONITE SEAL FILTER PACK SLOTTED SCREEN	LOGGED BHN DATE 19/8/02 TRACED BHN CHECKED DAB LENGTH 24.12m CORE BOXES 8	OB - 100mm Open Barrel NQTT - NQ Triple Tube HQTT - HQ Triple Tube PQTT - PQ Triple Tube SPT - Standard Penetration Test PERC - Percussion (air) Drilling RC - Reverse Circulation Shelby - Tube Sample
FINISHED 20/8/02	EXPLANATION Drillhole immediately north of 3m high, bush covered ridge composed of light orange yellow SILTY fine SAND; stiff, dry, friable (shear vane of 116kPa) = FILL Solid SPT probe from 6m		VANE SHEAR STRENGTH TEST 50/15 peak/remoulded UTP - unable to penetrate SUOW - sunk under own weight Sst - Sandstone Zst - Siltstone	SHEET 1 of 2	Pilon Miniature Shear Vane CR No. 4289 Blade No. Factor: 1.280 Vane Shear Strength per NZGS Guidelines
DRILL EX60					

TONY'S DRILLHOLE BOREHOLES.GPJ TONY LOG.GDT 17/8/02





47 GEORGE STREET, NEWMARKET  
BOX 4241 PH 375-1205 AUCKLAND

LOG OF DRILLHOLE

PROJECT UPPER HARBOUR CORRIDOR PA2056

HOLE No. BH119

FEATURE Cut LOCATION CH6613 o/s 43mR CO-ORDINATES N 710469 E 291683

ANGLE FROM HORIZONTAL 90° DIRECTION N/A R.L. COLLAR 32.55m

DESCRIPTION OF CORE WEATHERING, RELATIVE STRENGTH, COLOUR, NAME, DEFECT TYPE, LITHOLOGICAL FEATURES (bedding, foliation, mineralogy, cement etc.), STRATIGRAPHIC UNIT	ROCK WEATHERING RW SW MW HW CW RW	RELATIVE STRENGTH VS S MS MW W VW EW	TEST RESULT N	CORE LOSS/LIFT % 0-100	DEPTH m 0-25	GRAPHIC LOG SPACING OF MATERIAL DEFECTS (cm)	DEFECT DESCRIPTION (JOINTS, BEDDING, SEAMS, SHATTER, SHEAR AND CRUSH ZONES, FOLIATION, SCHISTOSITY, attitude, spacing, continuity, roughness, infilling, etc.)	SOIL DESCRIPTION (consistency, relative density, water content, plasticity, grading, group symbol etc.)	PIEZOMETER	DRILL WATER LOSS % 0-100	DRILLING METHOD
Grades to light orange f-c SANDSTONE some silt; extremely weak			N=34		14		horizontal partings				
Grades to dark grey m-c SANDSTONE, some clay, trace silt			N=42		15		Dry, friable, horizontal partings, uncemented, grains angular-subangular, Bedding 5°				
			N=40		16		-massive				
			N=50		17		-Horizontal drilling-induced partings				
Grades to 1-m SANDSTONE			N=50		18						
-Thin (20mm) CLAY bed			N=50		19						
Grades to SW SANDSTONE; very weak			N=50		20		-Horizontal drilling-induced partings				
Grades to coarse SANDSTONE, minor clay			N=50		21		Friable (disaggregates easily)				
Grades to MW f-m SANDSTONE, minor clay, some silt, very weak			N=50		22		-bedding 5°				
Dark grey MW f-m SANDSTONE, some silt;			N=50		23		-Joint, 45°, planar, clean				
MW SANDSTONE and SILTSTONE (45%); very weak-weak, weakly cemented			N=50		24		-bedding 40°				
SW Dark grey CLAYEY SILTSTONE, rare coalified wood flecks			N=50		25						
SW f-m SILTY SANDSTONE, very weak			N=50		26						
Weak CLAYEY SILTSTONE, rare coalified wood flecks			N=50		27		-bedding 60°				
					28		End of Hole @ 24.12m				

DRILLER Pro-Drill	WEATHERING UW - Unweathered SW - Slightly weathered MW - Moderately weathered HW - Highly weathered CW - Completely weathered RW - Residually weathered	RELATIVE STRENGTH VS - Very strong S - Strong MS - Moderately strong MW - Moderately weak W - Weak VW - Very weak EW - Extremely weak	PIEZOMETER LEGEND DRILL CUTTINGS BENTONITE SEAL FILTER PACK SLOTTED SCREEN	PROJECT 10 19 929 90 LOGGED BHN DATE 19/8/02 TRACED BHN CHECKED DAB LENGTH 24.12m CORE BOXES 8 SHEET 2 of 2	DRILLING METHOD OB - 100mm Open Barrel NOTT - NO Triple Tube HOTT - HQ Triple Tube PQTT - PQ Triple Tube SPT - Standard Penetration Test PERC - Percussion (air) Drilling RC - Reverse Circulation Shelby - Tube Sample Pilon Miniature Shear Vane DR No. 4289 Blade No. Factor: 1.289 Vane Shear Strength per NZS5 Gustafson
STARTED 19/8/02	EXPLANATION Drillhole immediately north of 3m high, bush covered ridge composed of light orange yellow SILTY fine SAND; stiff, dry, friable (shear vane of 116/49)* FILL		VANE SHEAR STRENGTH TEST 50/15 peak/remoulded UTP - unable to penetrate SUOH - sunk, under own weight Sst - Sandstone Zst - Siltstone		
FINISHED 20/8/02	Solid SPT probe from 6m				
DRILL EX80					

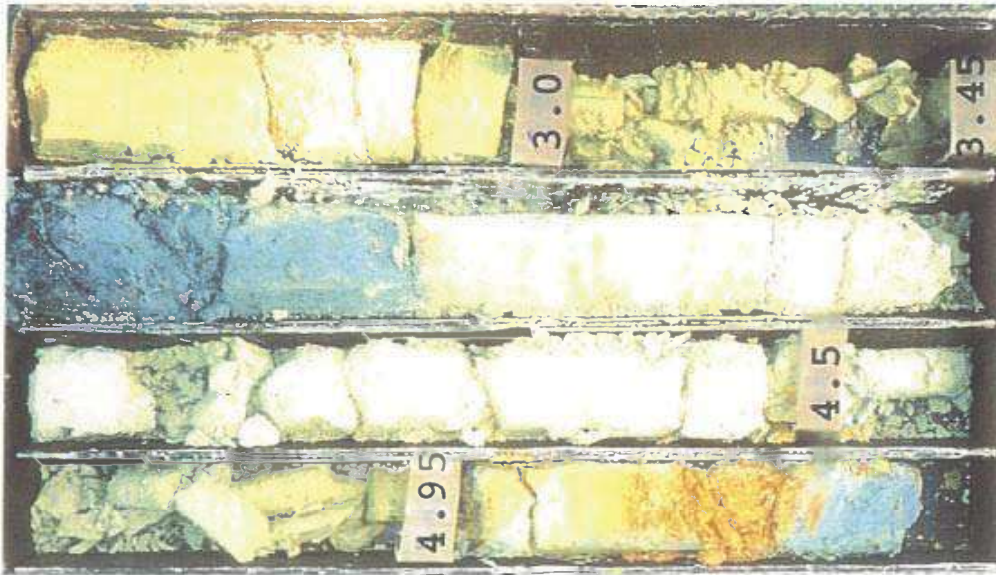
TONYS DRILLHOLE BOREHOLES.GPJ TONY\_LOG.GDT 17/9/02



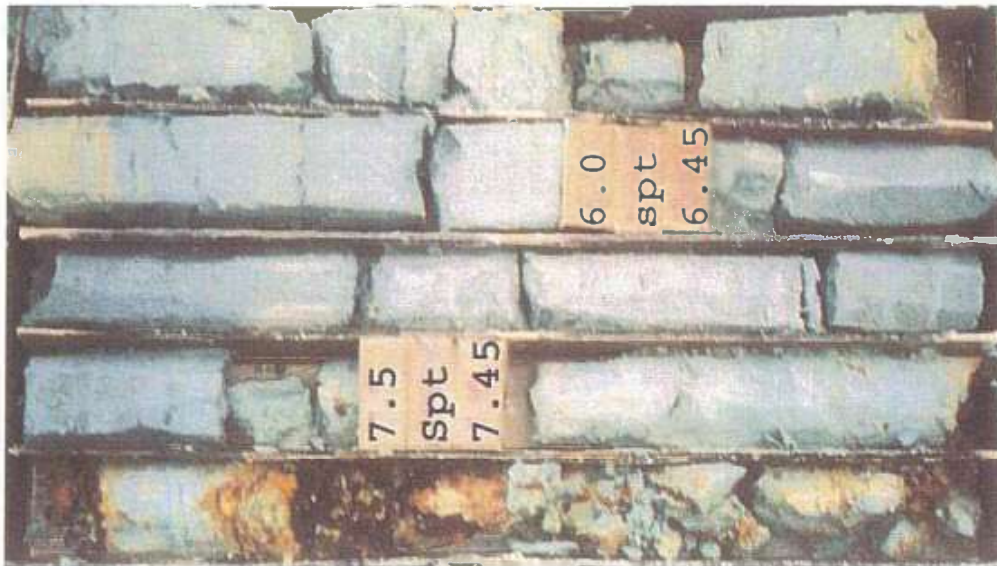
**BH119 Ch 6613m o/s 43m R  
Site Location**



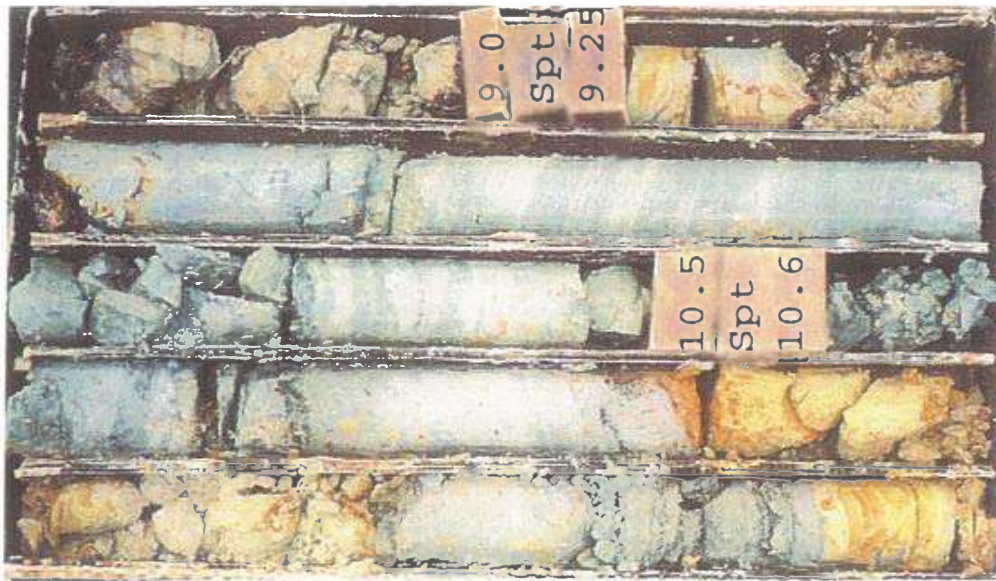
**BH119 Ch 6613m o/s 43m R  
Box 1, 0.0m - 2.6m**



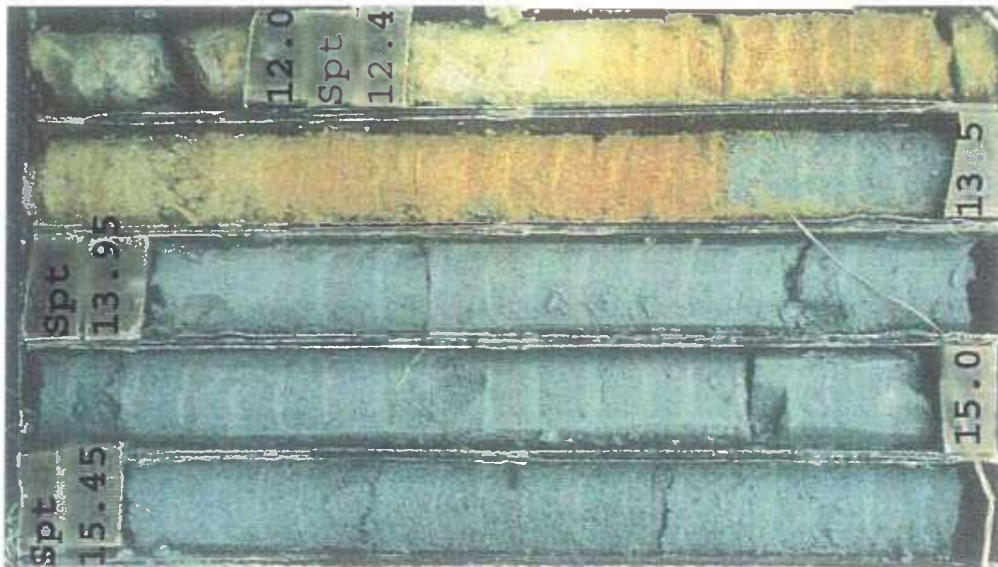
BH119 Ch 6613m o/s 43m R  
Box 2, 2.6m - 5.5m



BH119 Ch 6613m o/s 43m R  
Box 3, 5.5m - 8.5m



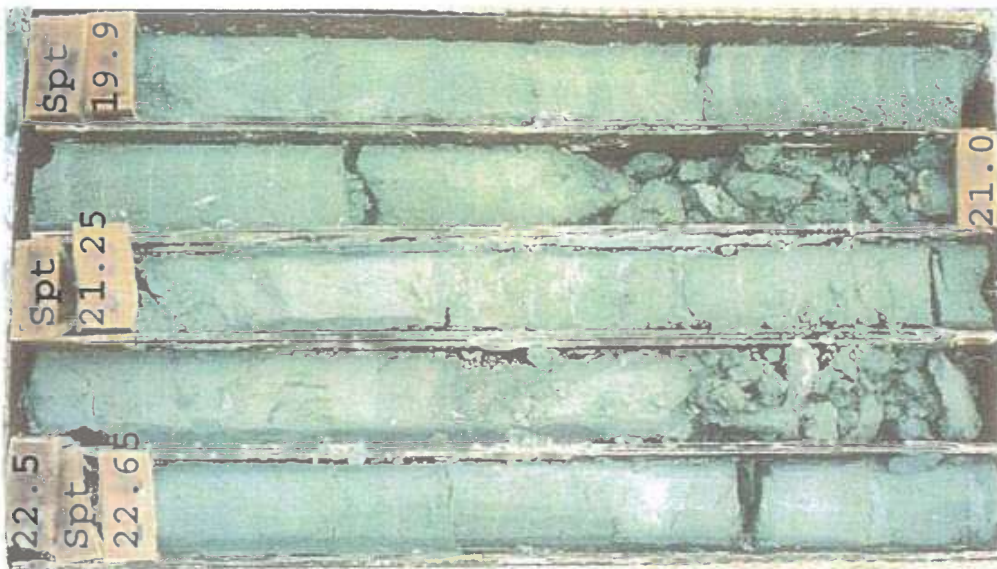
BH119 Ch 6613m o/s 43m R  
Box 4, 8.5m - 11.8m



BH119 Ch 6613m o/s 43m R  
Box 5, 11.8m - 16.0m



BH119 Ch 6613m o/s 43m R  
Box 6, 16.0m - 19.5m



BH119 Ch 6613m o/s 43m R  
Box 7, 19.5m - 23.0m



BH119 Ch 6613m o/s 43m R  
Box 8, 23.0m - 24.0m

**STORMWATER &  
WASTEWATER REPORT**

**06/08/2018**

**27 AUSTIN ROAD  
GREENHITHE  
AUCKLAND**

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<b>DOCUMENT CONTROL RECORD</b>		
Client Name:	Brett and Natalia Hatton Family Trust	
Project Name:	27 Austin Road, Greenhithe	
Project Number:	LDC - 17710	
Document	STORMWATER and WASTEWATER REPORT	
Status and Revision	Final	
Date of Issue	06/08/2018	
Author:	Name	Daniel Thomas
	Position	Director

Disclaimer: Land Development & Civil (LDC) has prepared this report for the use by Brett and Natalia Hatton Family Trust in accordance with the usual care and thoroughness of the consulting profession. It is prepared in accordance with the scope of work and for the purpose outlined in the scope of works. This report was prepared on 1 June – 6<sup>th</sup> Aug 2018 and is based on the information obtained and conditions encountered at that time. LDC disclaims responsibility for any changes that may have occurred after this time. This report should be read in full. No responsibility is accepted for use of any part of this report in any other context or for any other purpose or by third parties. This report does not purport to give legal advice. Legal advice can only be given by qualified legal practitioners.



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# INTRODUCTION

Land Development and Civil Ltd have been engaged by Brett and Natalia Hatton Family Trust to provide a design of the stormwater and wastewater drainage for the property at 27 Austin Road, Greenhithe, Auckland.

The stormwater and wastewater report is required to accompany a resource/building consent application to the Council for the construction of a main and minor dwelling on the property.

# SITE CONTEXT

The subject site is located at 27 Austin Road, Greenhithe, Auckland. The property is located on the southern side of Austin Road, as shown in Figure A below. The property is legally described as Lot 23 DP 20106 with a site area of 1798m<sup>2</sup> more or less. The property is currently vacant slopes towards the southern direction on a steep grade.



Figure A – Site location.

# PROPOSED DEVELOPMENT

It is proposed to construct a main dwelling (238m<sup>2</sup>) and minor dwelling (117m<sup>2</sup>) on the site. The main dwelling will be accessed by a concrete driveway (40m<sup>2</sup>).

It is proposed to provide stormwater mitigation for 1 in 10 year event (10% AEP storm event) for stormwater runoff flows from the proposed impermeable surfaces on the property.

Wastewater will be disposed of to the public wastewater manhole located on the property. The Minor dwelling will have to pump back up to this manhole while the main dwelling can achieve gravity disposal.

# STORMWATER MITIGATION

To mitigate stormwater runoff with the aim of mimicking natural runoff rates we are proposing the installation of a stormwater detention tank.

The detention tank will mitigate stormwater flows back to predevelopment levels for the 1 in 10-year (10% AEP) storm event.

*The 10% AEP (1 in 10 year) 10-minute storm intensity (allowing for climate change) is 105 mm/hr. – Data extracted from HIRDS.*

# EXISTING SITE COVERAGE

The existing site coverage is:

Impermeable -	0m <sup>2</sup>
Permeable -	1798m <sup>2</sup>

Based on this scenario the peak discharges that would result in the pre-development situation is: 1 in 10-year storm – 15.73l/s.

# PROPOSED SITE COVERAGE

The proposed site coverage is:

House roof (main dwelling)	-	238m <sup>2</sup>
House roof (minor dwelling)	-	117m <sup>2</sup>
Driveway	-	40m <sup>2</sup>
Permeable	-	1403m <sup>2</sup>

See plan attached in Appendix A.

It is proposed that the stormwater will be collected from the main dwelling, minor dwelling and driveway and to be diverted into the detention tank. The detention tank will discharge to an onsite dispersal device.

The detention tank has been sized for 10% AEP (1 in 10-year event) for the 10minute-storm intensity. Based on the calculations a 12930L aboveground detention tank will be required with a 32mm orifice located at the base of the tank. (Refer to the detention tank calculations in Appendix B)

It is recommended to utilise a Baileys BT13500L tank (or similar). Based on the above details the peak discharge that would result in the post-development situation will be mitigated back to the equivalent pre-development levels.

A schematic drawing is attached in Appendix C.

## **STORMWATER DISCHARGE LOCATION**

Driveway and all roof downpipes of the main dwelling and minor dwelling will discharge to the above ground stormwater detention tank with the overflow and orifice outlet being diverted to the above ground dispersal device. The dispersal device will be installed on the southern portion of the property away from the proposed dwelling foundations. The final location may need to be specified in conjunction with the geotechnical engineer.

The dispersal device has been sized to serve 395m<sup>2</sup> of impervious area. To comply with the Countryside and Foothills Stormwater Code of Practice (Section 7 – Dispersal Devices), a 16m long above ground dispersion device will be installed. See appendix D.

## **WASTEWATER DESIGN**

The minor dwelling will have a floor level that won't achieve gravity drainage to the wastewater system and can't comply with Watercare Services 1.2m freeboard requirement.

It is thus proposed to collect and drain the wastewater from the minor dwelling to a domestic pumping station. The pump station will pump the wastewater up to a satellite manhole built over a connection from the public manhole onsite adjacent to the main dwelling.

See plan in Appendix A for details of proposed drainage and location of pump station.

The satellite manhole will have a gravity connection into the existing public manhole.

The pump station will be designed with an emergency alarm and a minimum of 24 hours storage in case of power outages or pump failure.

## **WASTEWATER PUMPSTATION**

The pump station should be located at a position to capture all the wastewater from the minor dwelling and in a position that allows for ease of access for maintenance.

The position as shown in Appendix A would be sufficient to service the minor dwelling with a lid level of approximately RL 20.0m.

The static head that the pump would need to overcome would be approximately 7.0 metre (assuming a max 1.8m deep chamber) is as follows:

- Pump station lid level – RL20.0m
- Pump station invert level – RL 18.20m
- Invert of wastewater manhole – RL24.85

The wastewater pump station and components should be selected with the following minimum requirements:

- 24 hour emergency storage with a minimum of 900 litres (max 4 people at 220 litres per person per day).
- An alarm system (audible and visual) that is triggered for pump faults as well as high levels.
- The rising main should be 63mm PE100 SDR11 (50mm internal dia.) rated at PN16.
- Rising main shall be fitted with a non-return valve.

A full list of design specifications is included within Appendix E.

There are various pump systems which could be used however it is recommended that the Aquate system (available through Hynds) detailed within Appendix E is used for this project:

# RECOMMENDATIONS AND CONCLUSIONS

1. Council has advised that we mitigate the stormwater runoff for the 1 in 10-year storm event back to pre-development levels.
2. The calculations indicate this mitigation can be achieved with the following:
  - a. Divert all new roof runoff via 13500L Bailey's BT13500 or similar stormwater detention tank for the proposed two dwellings and driveway.
  - b. Orifice to be 32mm diameter at the base of the tank.
  - c. Installation of the tank is to be in accordance with manufacturer specifications.
3. Discharge from the tank will be to a 16m stormwater dispersal device located at the rear portion of the property.
4. It is proposed to install a domestic wastewater pump station with a minimum of 24 hours emergency storage inclusive of an alarm warning system. It is recommended that an Aquate pump station as outlined in this report (or similar) be installed.
5. Tank to be located adjacent to proposed minor as shown on plan in Appendix C with a minimum capacity of 1760 litres.
6. Discharge pipe (rising main) between pump station tank and proposed satellite manhole to be 63mm PE pipe with pressure rating of PN16.
7. Final discharge of the rising main should be to the proposed satellite manhole (Detail WW52) prior to gravity connection via the proposed connection to the existing public manhole.
8. Installation of the pump station should be in accordance with manufacturer specifications.

Report Prepared by:



Date: 06/08/2018

Daniel Thomas  
Director  
Land Development and Civil Ltd.

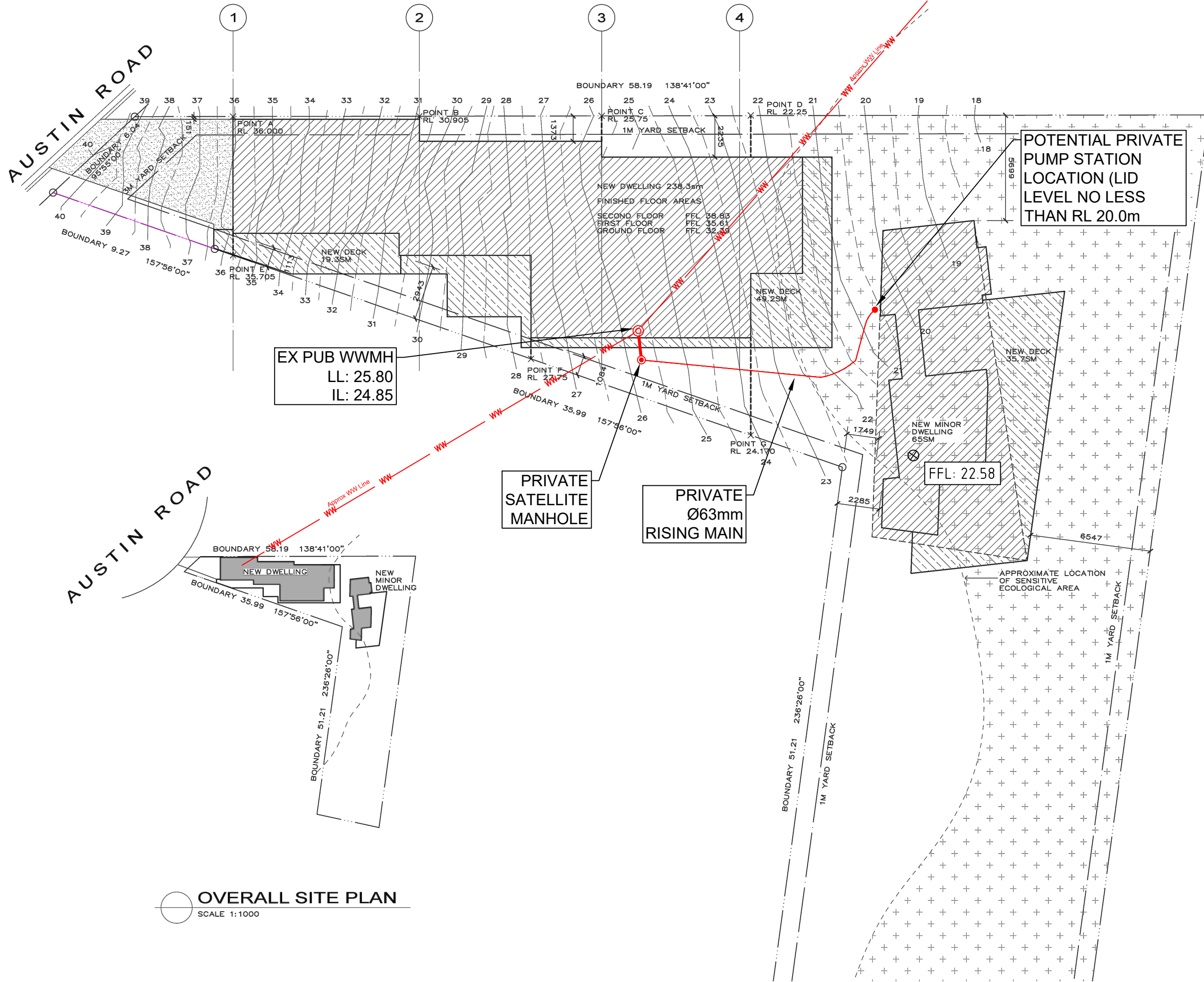
# **APPENDICES**

## **APPENDIX A – SITE PLAN**





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OVERALL SITE PLAN  
SCALE 1:1000

SURVEYED		APPROVED	DATE
DESIGNED			
DRAWN			
CAD			
CHECKED			
REVISION	CHANGES	CHECKED	DATE

NOTES

**WASTEWATER:**  
ALL WORKS TO COMPLY WITH WATERCARES CODE OF PRACTICE

ALL WASTEWATER MANHOLES TO HAVE HEAVY DUTY LID UNLESS OTHERWISE AGREED.

ALL WASTEWATER MANHOLES TO HAVE SAFETY GRILLE AS PER DRAWING WW40 IN WATERCARES CODE OF PRACTICE.

**STORMWATER:**  
ALL WORKS TO COMPLY WITH AUCKLAND COUNCILS STORMWATER CODE OF PRACTICE.

ALL STORMWATER MANHOLES TO HAVE HEAVY DUTY LID UNLESS OTHERWISE AGREED.

**GENERAL:**  
CONTRACTOR TO LOCATED AND CHECK ALL EXISTING SERVICES PRIOR TO COMMENCING.

CONTRACTOR TO CHECK & CONFIRM ALL LEVELS ON SITE AND CONFIRM GRADES PRIOR TO COMMENCING.

ALL CONNECTION LEADS ARE 100MM UNLESS NOTED OTHERWISE.

ALL MANHOLE LIDS TO BE FINISHED AT THE GROUND SURFACE LEVEL.

ANY WORKS ON EXISTING OR NEW PRIVATE DRAINAGE REQUIRES A BUILDING CONSENT.

ALL REINSTATEMENT & TRENCH BACKFILL WITHIN THE ROAD RESERVE TO BE IN ACCORDANCE WITH AUCKLAND TRANSPORT REQUIREMENTS. ENGINEER TO BE ADVISED WHEN BACKFILL & COMPACTION COMMENCING.



SCALE	NTS	(A3)
DRAWING No		REVISION
SHEET 1 of 1		

CLIENT  
**MCOOPER ARCHTECTS**

PROJECT  
**27 AUSTIN ROAD GREENHITHE**

TITLE  
**PROPOSED WASTEWATER DRAINAGE PLAN**



## APPENDIX B – TANK CALCULATIONS

# Stormwater Detention Tank Design

Owner: Brett and Natalia Hatton Ref:  
 Applicant: Date: 27/07/18  
 Address: 27 Austin Road, Greenhithe

Rainfall Event: 10 Year  
 10 min time of concentration  
 High Intensity Area No Intensity Factor 1.0  
 Rainfall Intensity (i): = 105 mm/hr

### Pre Development

Pre-development Flow:	C	Area (m <sup>2</sup> )	CA
Existing Roof	0.95	0	0
Existing Paving	0.95	0	0
Existing Permeable	0.3	1798	539.4
<b>TOTAL</b>		<b>1798</b>	<b>539.4</b>

Q (Pre-development) = i CA/3600  
 = 15.73 ltr/s

### Post Development

Flows to be discharged through tank:	C	All new roofs. Area (m <sup>2</sup> )	CA
Captured Roof	0.95	355	337.25
Captured Paving	0.95	40	38
Captured Permeable	0.3	0	0
<b>TOTAL</b>		<b>395</b>	<b>375.25</b>

### Lost Flows: (not connected to tank post development)

Post-development Flow:	C	Area (m <sup>2</sup> )	CA
Unconnected Roof	0.95	0	0
Unconnected Paving	0.95	0	0
Unconnected Permeable	0.3	1403	420.9
<b>TOTAL</b>		<b>1403</b>	<b>420.9</b>

Check total site area: (add captured flow) 1798 OK

Q(Lost) = i CA/3600  
 = 12.28 ltr/s

Peak flow allowable through tank (Q<sub>p</sub>) = Q(Pre-development) - Q(Lost)  
 = 3.46 ltr/s

Q<sub>ave</sub> = 0.65 Q<sub>p</sub> = 2.25 ltr/s  
 Flow through orifice reduces as tank empties and driving head decreases

**Tank size required**

Time (min)	Intensity (mm/Hr)	Inflow (Ltrs)	Outflow (Ltrs)	Storage (Ltrs)
10	105	6,567	1,348	5,219
20	80	10,007	2,696	7,311
30	75	14,072	4,044	10,028
40	66	16,511	5,392	11,119
50	60	18,763	6,740	12,023
60	56	21,014	8,088	12,926
120	35	26,268	16,175	10,092
180	27	30,395	24,263	6,132
240	22	33,022	32,351	671
360	16	36,024	48,526	0
540	12	40,527	72,789	0
720	11	49,533	97,052	0
<b>Storage Required:</b>				<b>12,926</b>

**Orifice Calculation:**

$H_{\text{(Orifice Head)}} = 2.5 \text{ m}$   
 $V_{\text{max}} = 0.62(2gH)^{1/2} = 4.34 \text{ m/s}$   
 $A_{\text{(Orifice)}} = Q_{\text{max}}/V_{\text{max}} = 795.96 \text{ mm}^2$   
**Orifice Diameter = 31.83 mm**

**Tank Proportions**

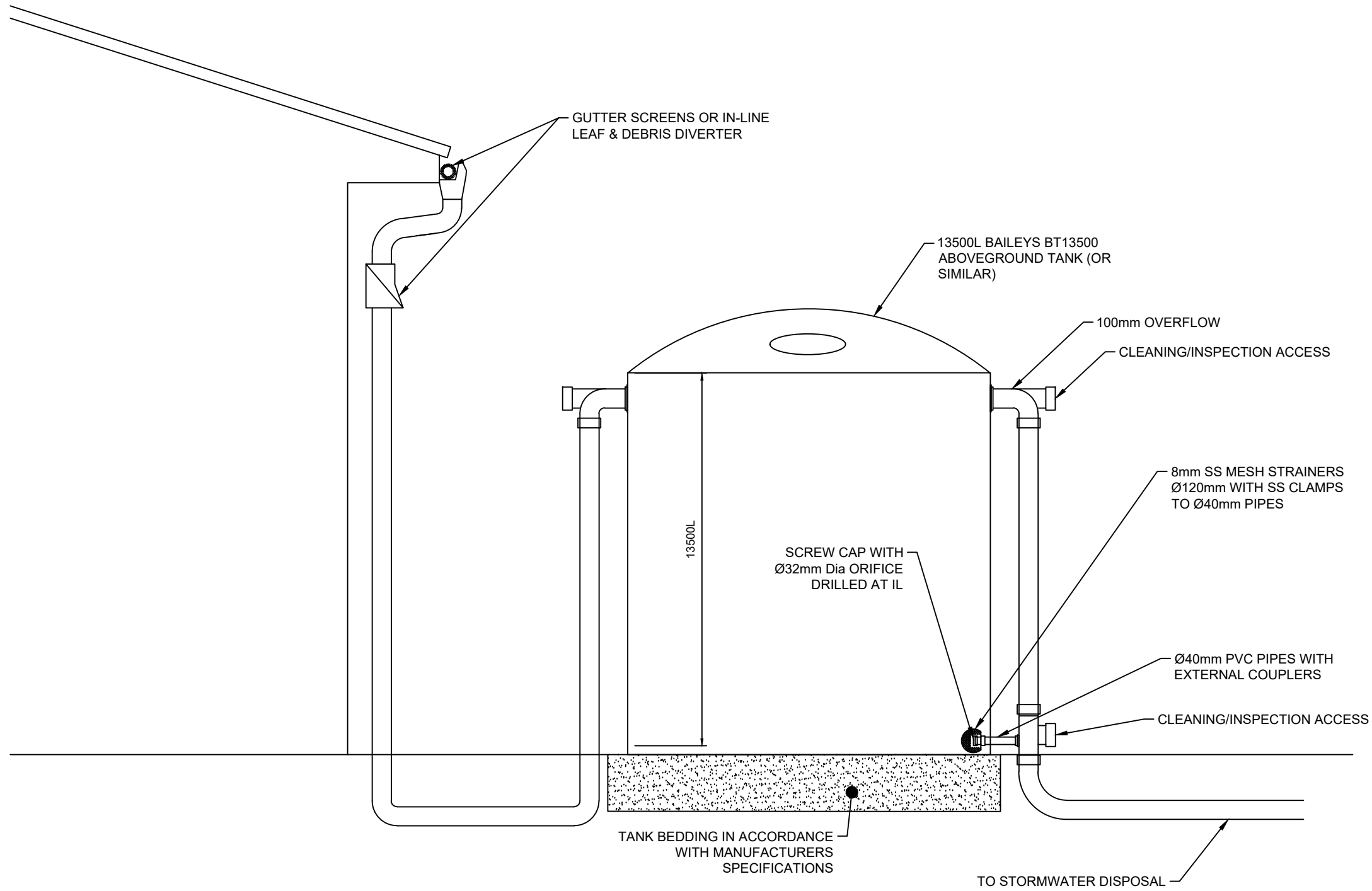
Tank Orifice Volume (m <sup>3</sup> )	12.926
Tank Orifice Volume - Head Height (m)	1.30
Tank Orifice Volume - Sectional Area (m <sup>2</sup> )	5.17
Tank Orifice Volume - Diameter (m)	2.57

*Note: These dimensions are for the active volume of the tank. Allow for more height and therefore volume for pipework & fittings above overflow invert, and for siltation at bottom of tank.*

## APPENDIX C – SCHEMATIC OF TANKS



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SURVEYED			APPROVED	DATE
DESIGNED	dt	23/07/2018		
DRAWN				
CAD				
CHECKED				
REVISION	CHANGES	CHECKED	DATE	

NOTES

**STORMWATER:**  
ALL PIPES 100mmØ Upvc LAID AT MINIMUM GRADIENT OF 1:100

STORMWATER TO COMPLY WITH NZBC E1/AS1

**GENERAL:**  
CONTRACTOR TO LOCATED AND CHECK ALL EXISTING SERVICES PRIOR TO COMMENCING.

ALL INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

ANY WORKS ON EXISTING OR NEW PRIVATE DRAINAGE REQUIRES A BUILDING CONSENT.

ALL MAINTENANCE TO BE UNDERTAKEN BY THE OWNER OF THE STORMWATER TANKS



SCALE	1:25	(A3)
DRAWING No		REVISION
SHEET 1 of 1		

CLIENT  
**CAMPBELL BROWN**

PROJECT  
**27 AUSTIN ROAD GREENHITHE**

TITLE  
**GENERIC ABOVEGROUND TANK DETAILS**

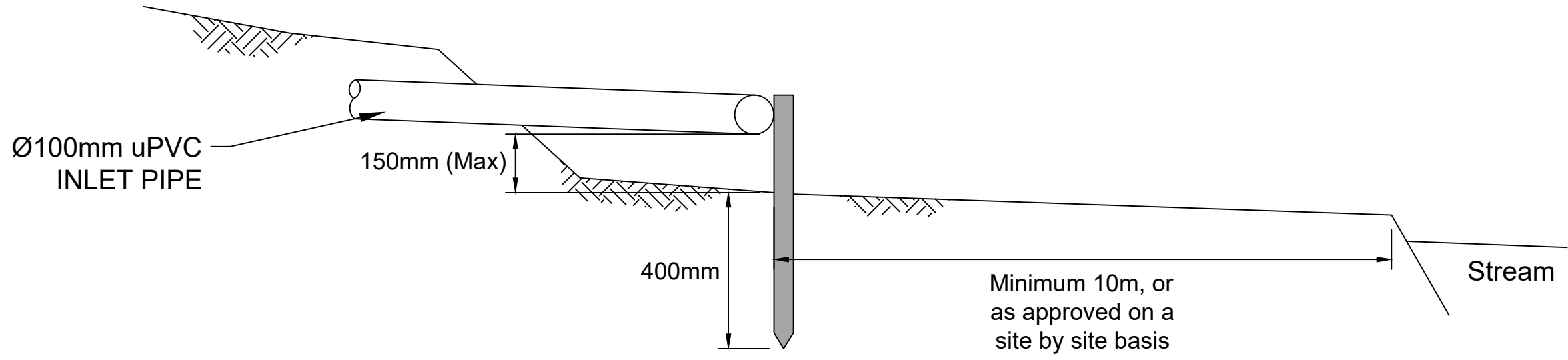




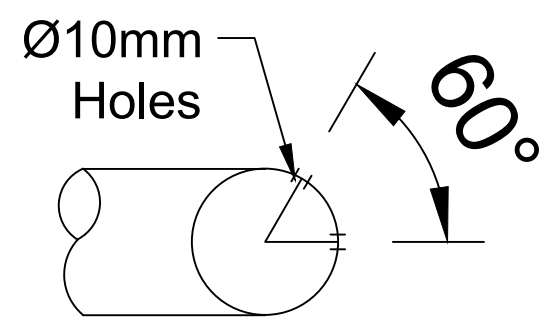
APPENDIX D – STORMWATER DISPERSAL DEVICE



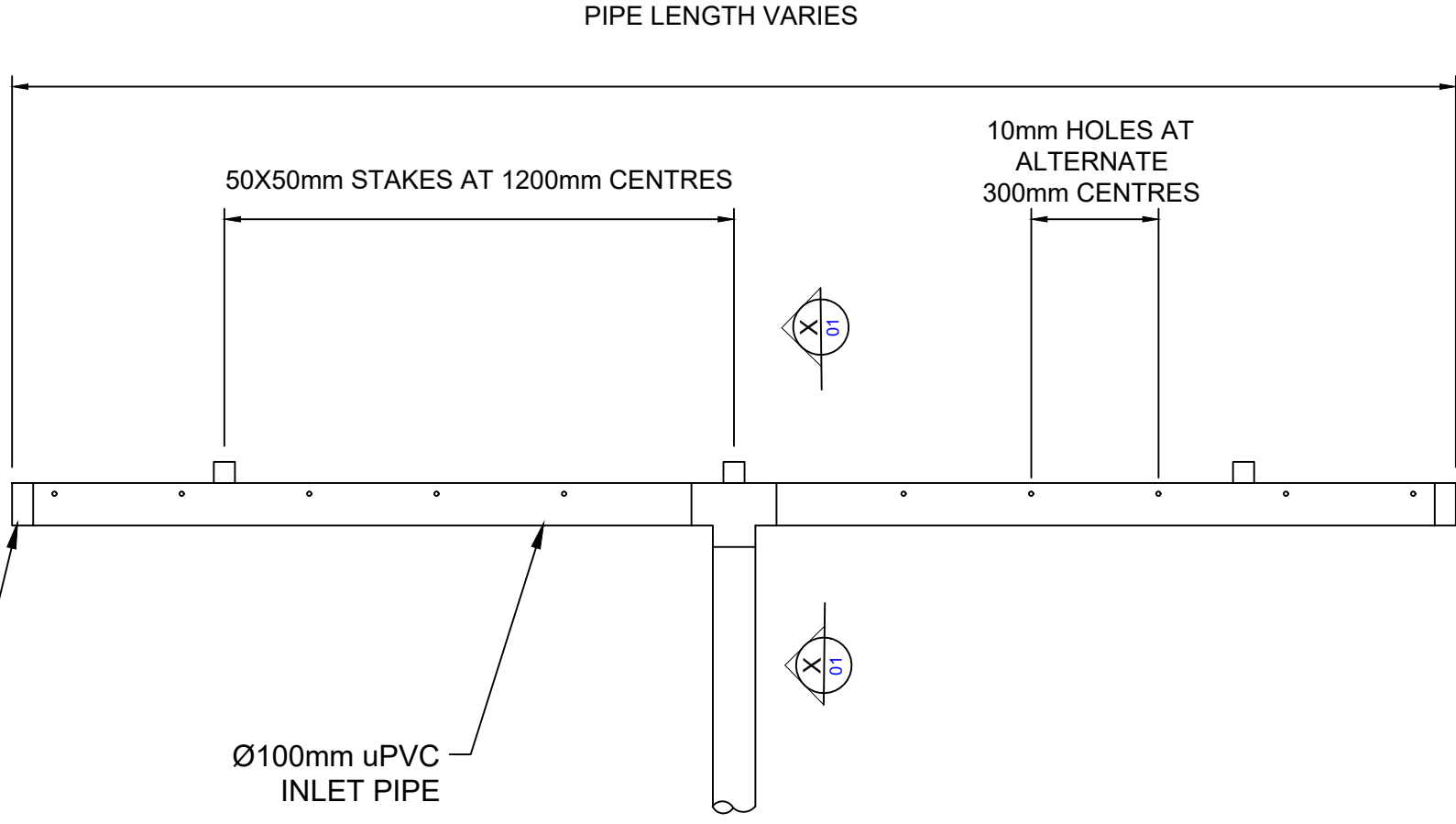
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**STAKE DETAIL (X-X)**



**PIPE HOLES DETAIL**



**ABOVEGROUND FLOW DISPERSAL DEVICE PLAN**

SURVEYED		APPROVED	DATE
DESIGNED	dt 26/07/18		
DRAWN			
CAD			
CHECKED			
REVISION	CHANGES	CHECKED	DATE

NOTES

**STORMWATER:**  
ALL PIPES 100mmØ Upvc LAID AT MINIMUM GRADIENT OF 1:100

STORMWATER TO COMPLY WITH NZBC E1/AS1

**GENERAL:**  
CONTRACTOR TO LOCATED AND CHECK ALL EXISTING SERVICES PRIOR TO COMMENCING.

ALL INSTALLATION TO BE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

ANY WORKS ON EXISTING OR NEW PRIVATE DRAINAGE REQUIRES A BUILDING CONSENT.

ALL MAINTENANCE TO BE UNDERTAKEN BY THE OWNER OF THE DISPERSAL DEVICE



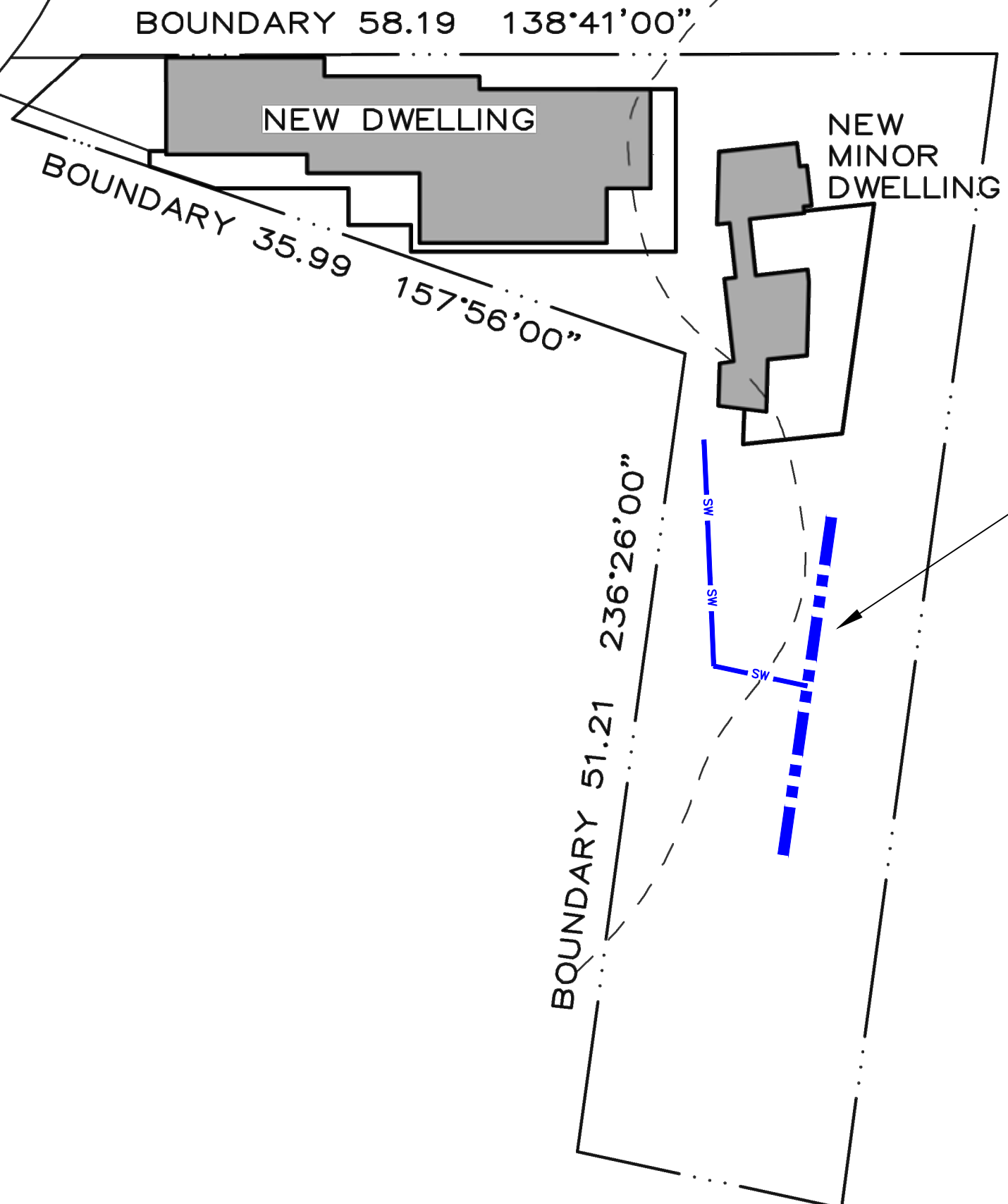
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SHEET 1 of 1		

CLIENT  
**CAMPBELL BROWN**

PROJECT  
**27 AUSTIN ROAD GREENHITHE**

TITLE  
**GENERIC ABOVEGROUND DISPERSAL SCHEMATIC**

AUSTIN ROAD



PROPOSED STORMWATER DISPERSAL DEVICE FOR 27 AUSTIN ROAD DEVELOPMENT.

APPENDIX E – DOMESTIC WASTEWATER PUMPSTATION SPECIFICATIONS



## **Aquate Pump Stations**

### **Technical Specifications**

Project: 32 Austin Rd, Greenhithe  
Wastewater Pump Stations



[www.aquate.co.nz](http://www.aquate.co.nz)

## 1 Project

Address: 32 Austin Rd, Greenhithe, Auckland  
Client: Land Development and Civil Ltd

## 2 Technical Specifications

### 2.1 Storage Chamber

Tank Volume: 0.9 m<sup>3</sup>

Weight of tank: 70 kg

Tank material: Polyethylene

Manufacturing Std: AS/NZS 1546.1.2008

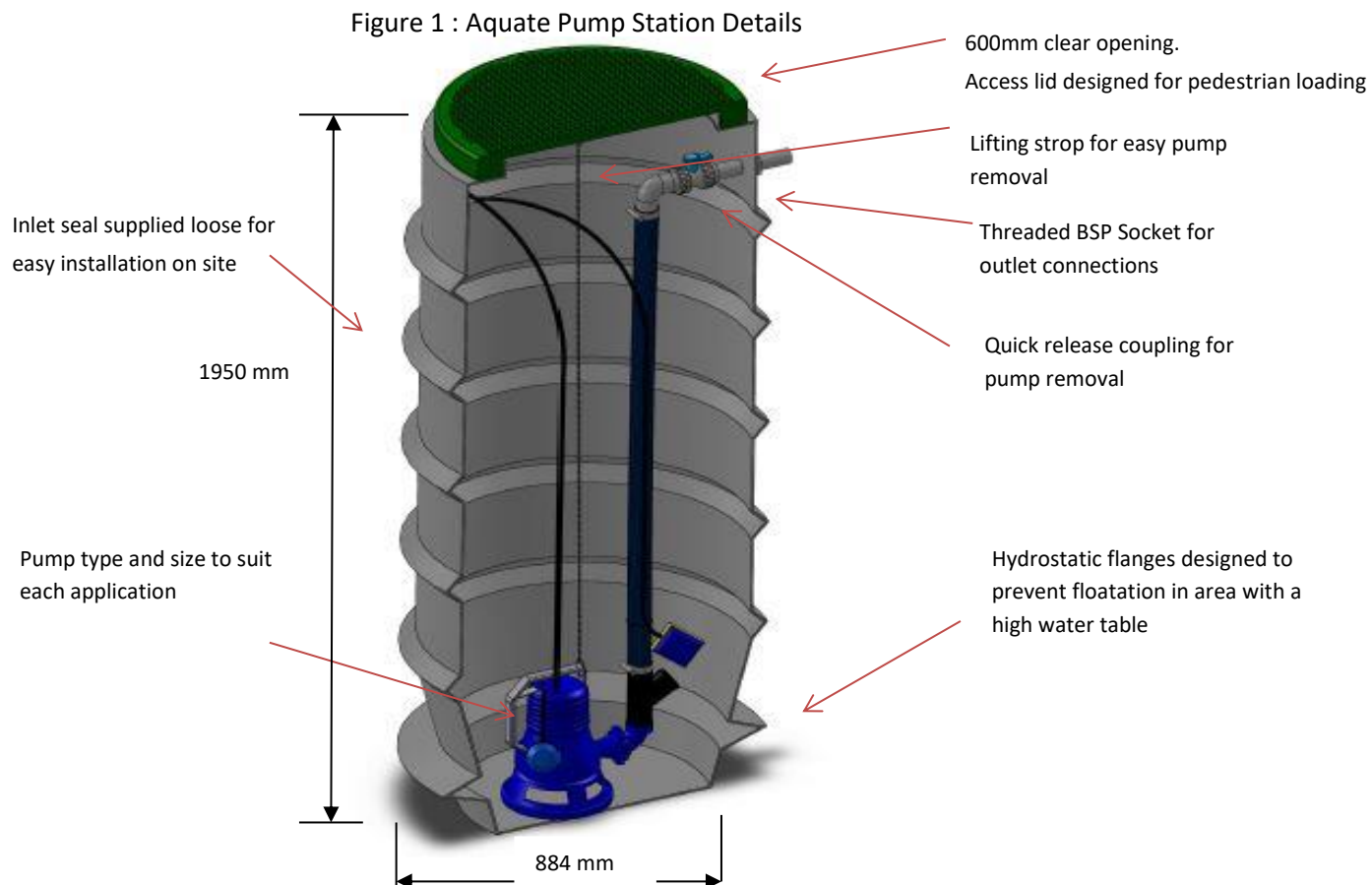
Loading: The standard polyethylene lid is suitable for pedestrian loading. A concrete lid can be supplied if traffic loading is required up to HN Loading.

Inlet Connections: the chamber comes with a Wallace seal to be fitted into the chamber on site by the installer. This seal will prevent infiltration into the chamber

Outlet connection: A threaded BSP socket is installed for connection to the outlet pressure pipe

Venting: External venting required

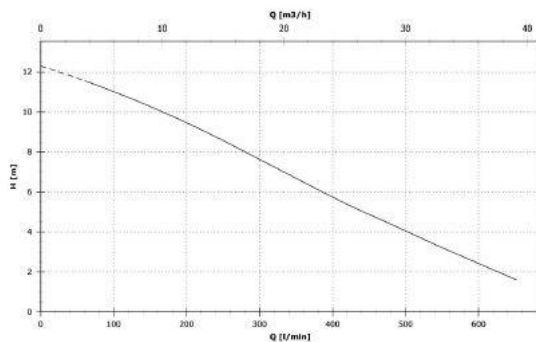
Dimensions: see drawing below



## 2.2 Pumps/Pump Performance

<b>Manufacturer:</b>	Zenit	
<b>Type:</b>	Vortex– Zenit Blue DG150	
<b>Connection:</b>	240 V, 50 Hz	
<b>Power:</b>	1.1 kW	
<b>Materials:</b>	Case	Grey Cast Iron – EN-GIL 250 (02)
	Shaft	Stainless steel – AISI 420 (23)
	Standard gasket	Rubber – NBR (77)
	Nuts and bolts	Stainless steel – Class A2-70 (42)
	Hydraulic	Grey Cast Iron – EN-GIL 250 (02)
	Impeller	Grey Cast Iron – EN-GIL 250 (02)

### DG BluePRO 150/2/G50V A1CM/50



Set-back Vortex impeller  
 Rated power output (P2) 1.1 kW  
 Free passage 50 mm

## 2.3 Pipework, Valves and Fittings

**Discharge connection:** 63mm diameter BSP threaded coupler

**Inlet and outlets:** the chamber comes with a Wallace seal to be fitted into the chamber on site by the installer for the inlet pipe. This seal will prevent infiltration into the chamber. The outlet pipe is pre-installed in the factory using a flexible seal system.

**Discharge pipework:** Includes a non-return valve, a check valve and an isolation valve.

**Float switches:** The pump comes complete with one on/off float. A second float is installed in the chamber for a high level alarm.

**Lifting chains:** a chain is connected from the pump to the underside of the chamber for ease of pump removal if required.

**Materials:** All pipework will be PE and will be manufactured to the relevant AUS/ NZ Standards



## 2.4 Electrical & Controls

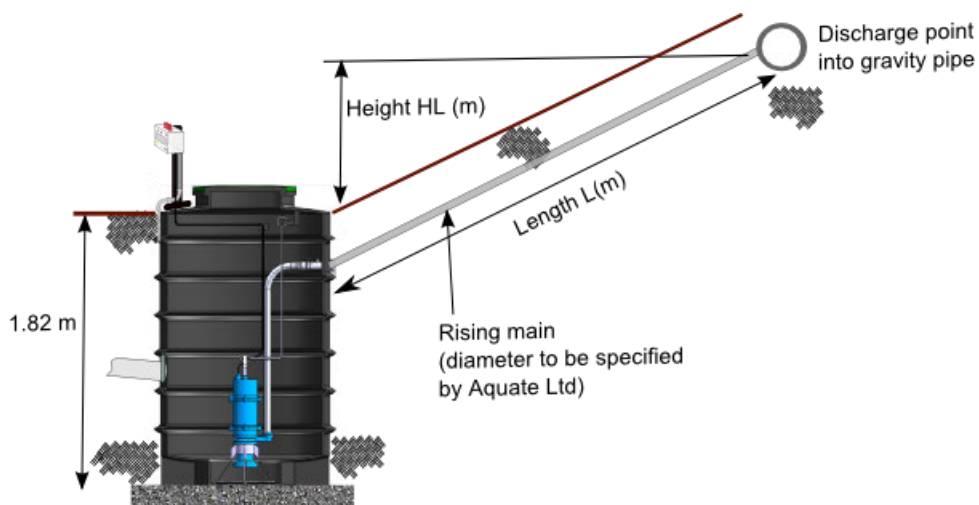
<b>Manufacturer:</b>	N2P Controls
<b>Type:</b>	Aquate Pump Controller
<b>Connection:</b>	230 V, 50 Hz
<b>Number:</b>	1 unit
<b>Material:</b>	N2P Control's Aquate pump controller's enclosure is made from UV resistant polycarbonate that is not only very strong but UV stabilised. It has an IP65 rating and is lockable.
<b>Alarms</b>	Audio and Visual alarms
<b>Manufacturing Std:</b>	AS/NZS 3000:2007



## 3 Design Information

### 3.1 Pump design

The system above has been designed based on the information provided below.



Length L : max 30m

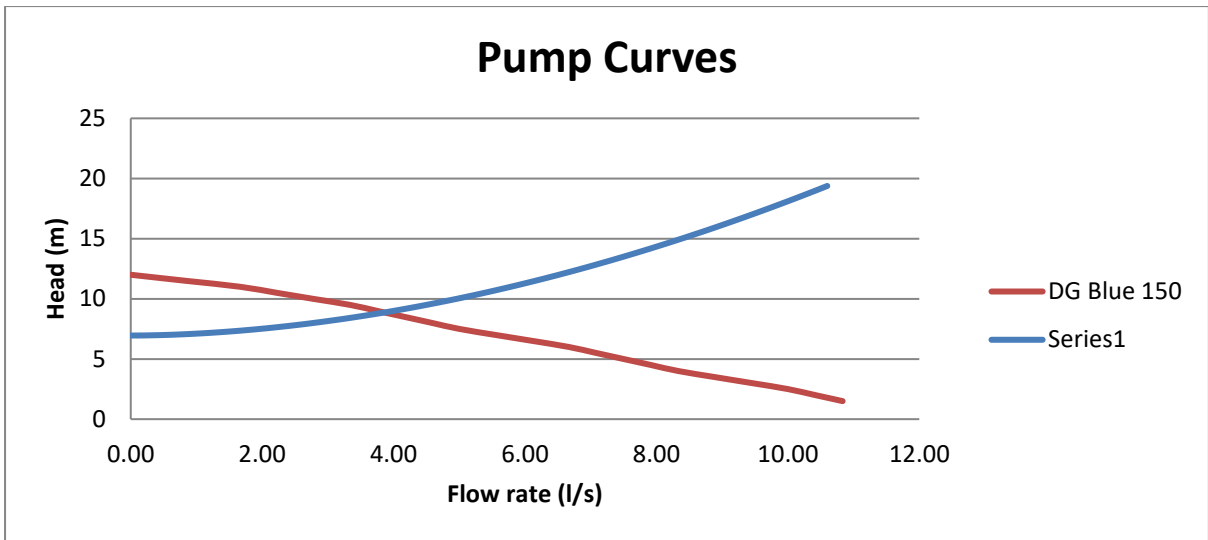
Height HL : max 5.3 m (plus depth of tank)

Rising main to be **63mm (OD)** pipe

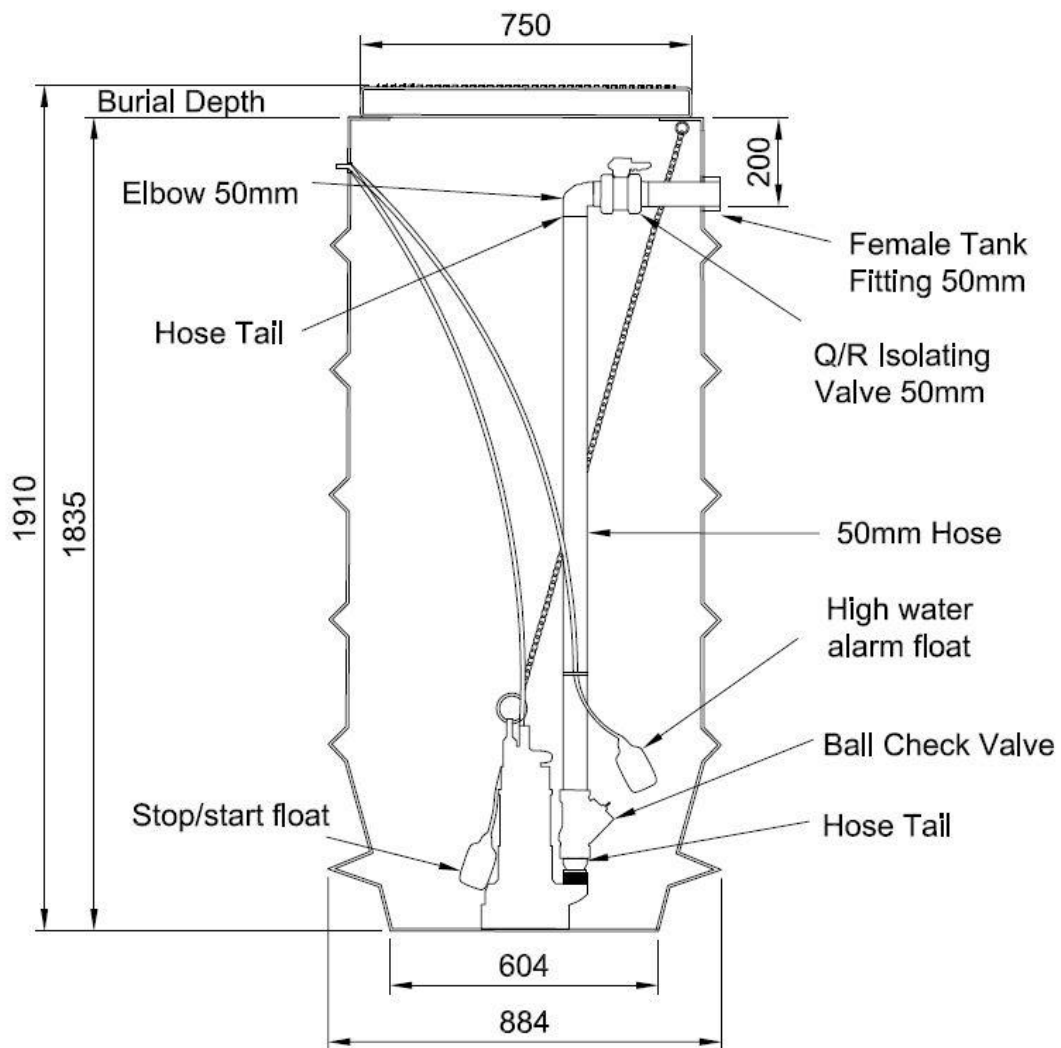
Type of wastewater : Sewage

Discharge to: Sewer manhole

Zenit DG Blue 150- Flow rate = 3.8 l/s with a total head loss of 8.8 m (max 12m)



### 3.2 Standard Drawing





# Installation and Operating Manual

## 900 litre Aquate Pump Station



[www.aquate.co.nz](http://www.aquate.co.nz)

## Foreward

This installation manual is a guide only. All relevant Health and Safety laws and codes of construction must be adhered to and take precedence over any information in this manual. Installers must practice good professional practice and are required to understand all National and Local regulations in respect to the installation of drainage materials.

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## 1 Product Records for the Homeowner

This section is to be completed by the drainlayer or the homeowner upon installation of the pump station and kept in case the pump station requires maintenance in the future.

### 1.1 Installer details

This pump station was installed on the .....20.....

Company name: .....

Contact Person: .....

Telephone number: ..... e-mail address:.....

Other details.....

### 1.2 Electricians details

This pump station was wired up by an electrician on the .....20.....

Company name: .....

Contact Person: .....

Telephone number: ..... e-mail address.....

Other details.....

### 1.3 Pump details

The pump installed in this pump station is a .....

Note: this can be found on the inside of the electrical controller. Typical codes are Zenit DG150, Zenit DR75, Zenit GR100 or Zenit GR150.

### 1.4 What happens if the controller alarm activates?

An alarm will either indicate a pump failure or burnout or that the water level is high in the chamber. The first point of contact should be with the drainlayer who installed the system. This drainlayer should assess whether there is an electrical fault, a pump fault or a pump blockage. If the fault is electrical, the electrician who installed the system should be contacted. If the pump is blocked, it can be removed from the chamber on site and cleaned. If there is a mechanical failure with the pump, the drainlayer should contact the local pump agent to assess the cause of the failure. Desist in using water whenever possible until the system is operational again.

## 2 Intended use

The Aquate Pump Station is intended for conveying domestic wastewater only. As with any pumping system, large objects will block the system and must be prevented from entering the system. A list of potentially damaging items is included below and further advice is detailed in the Tips and Advice Section. The intended use also includes observance of the installation instructions and commissioning and operating conditions. The owner is to follow the recommendations in this operating manual.

<b><i>Wet Wipes</i></b>
<b><i>Nappies</i></b>
<b><i>Condoms</i></b>
<b><i>Cigarettes</i></b>
<b><i>Fat, grease or oil</i></b>
<b><i>Paints</i></b>
<b><i>Sanitary products</i></b>
<b><i>Plastic bags</i></b>
<b><i>Blood, meat flesh or skins</i></b>

**Table 1: Products prohibited to enter sewer connection**

## 3 Technical Specifications

Overall plant:	Aquate Pump Station
Tank Volume:	0.9 m <sup>3</sup>
Weight of tank:	70 kg
Tank material:	Polyethylene
Loading:	The standard polyethylene lid is suitable for pedestrian loading. A concrete lid can be supplied if traffic loading is required up to HN Loading.
Inlet Connections:	the chamber comes with a Wallace seal to be fitted into the chamber on site by the installer. This seal will prevent infiltration into the chamber
Outlet connection:	A threaded BSP socket is installed for connection to the outlet pressure pipe
Dimensions:	see drawing below
Designer:	Aquate Ltd
Agent	Hygrade Products

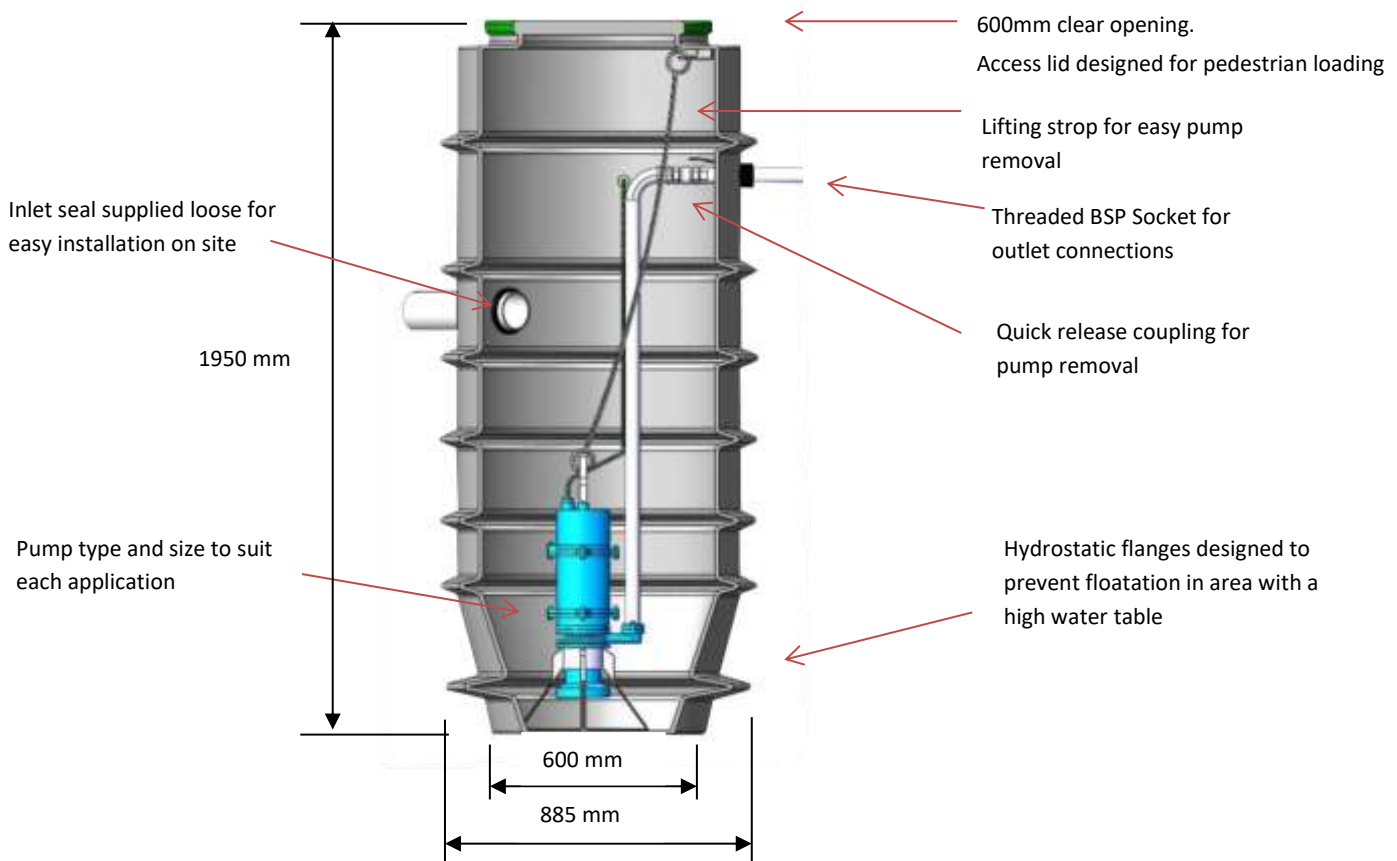
**Wastewater Pump** (your system will have one of the following pumps – check your quote for details).

Manufacturer: Zenit  
 Type: Drainage DR Blue 75, Vortex DG Blue 150, Grinder GR Blue 100 or Grinder GR Blue 150  
 Connection: 230 V, 50 Hz  
 Power: 0.55 kW, 1.1 kW, 0.74 kW, 1.1 kW  
 Weight: 13.5 kg, 15 kg, 19 kg, 24 kg  
 Number: 1 unit

**Controller**

Manufacturer: N2P Controls  
 Type: AQP-01  
 Connection: 230 V, 50 Hz  
 Number: 1 unit  
 Material: UV Stabilised plastic construction for external locations.  
 Features IP Rating up to IP66, visual alarm for high water and electrical failure.

Figure 1 : Aquate Pump Station Details



## 4 Holiday Mode

If your dwelling will be unused for an extended period, the pump station should be flushed with clean water before you leave the site to prevent the sewage from becoming septic. If this occurs, unwelcome odours may result and solids from the sewage will settle out in the chamber and potentially block the pump upon restart.

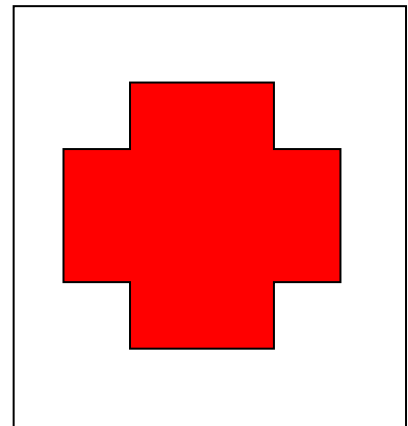
To flush the pump chamber, simply run a tap until the pump activates. A bath can also be filled and drained into the pump chamber. If the chamber is empty, approximately 200 litres of water will be required to activate the pump.

## 5 Safety instructions

This operating manual contains basic information that must be observed when operating and servicing the plant. This operating manual must be kept accessible at the plant's place of installation.

The installation of the plant and electrical installation is to be carried out according to their respective best practice guidelines and to the standard expected by the profession in question.

This manual does not guarantee that all health and safety risks have been identified. All sites are unique and a health and safety review should be completed by the owners of the pump station.



### 5.1 Maintenance and repair work

Only the manufacturer or an approved company may carry out the maintenance and repair work. Any work carried out by unauthorised personnel may result in the warranties for the system becoming invalid.

### 5.2 Modifications to the pump station

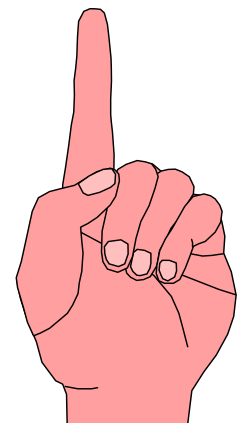
The pump station should not be modified without the agreement of Aquate Ltd. Genuine spare parts are essential for the operation of this unit and the use of any unauthorised components may invalidate any warranties on the system.

### 5.3 Basic information about safety-conscious work

No work should be completed on the Aquate system other than by trained and approved personnel. If work is undertaken, a full health and safety review is to be completed by the relevant contractor / workman. The aim of this is to identify all possible hazards and take measures to eliminate, isolate or minimise them. The following section summarises important safety information, however this should not be substituted for a full and thorough site evaluation using the company's own safety procedures.

Frequent risks when operating, checking and maintaining pumping stations are:

- Inflammations and infections
- Danger of falling into the empty or filled tank





- Danger of suffocation
- Risks from electricity

### **5.3.1 Inflammations and infections**

Sewage contains a multitude of germs, infectious pathogens (salmonella dysentery, typhoid fever, paratyphoid fever, pneumonia), viruses (influenza, poliomyelitis, hepatitis, HIV) and worm eggs. Therefore you should pay particular attention to hygiene.

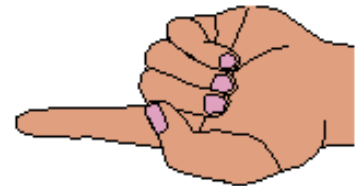
You should observe and follow the instructions below:

- Make sure all installers and technicians are sufficiently protected against poliomyelitis, tetanus, hepatitis A and B through inoculation.
- Thoroughly clean your hands with water and soap or hand cleansing paste after any contact with sewage.
- Always wear rubber gloves, particularly if you have an injury.
- Do not eat, drink or smoke with dirty hands or in the vicinity of the pump station.
- Wear separate protective and work clothing and keep them apart from your normal clothing. Take off and wash your clothing immediately after you have finished work.
- Consult a doctor immediately if you swallow any sewage.

### **5.3.2 Danger of falling into the empty or full tank**

To avoid falling into an empty or filled tank and/or chamber you should

- Always have a firm foothold
- Wear safety footwear
- Cover access holes when not in use



### **5.3.3 Danger of suffocation**

You must be aware of the production of toxic and explosive sewage gases in pump stations, which can cause suffocation when you enter the tanks or confined areas where gases could accumulate. **Do not enter the tank under any circumstances.** If the tank is to be entered by a contractor, standard confined space procedures must be followed.

There is a general ban on smoking in the vicinity of the pump stations (risk of explosion).

### **5.3.4 Risks from electricity**

Before entering any part of the pump station and making contact with the water or working on or near motorised equipment, make sure that the power to the relevant components are switched off and safely isolated using standard isolation procedures.

### **5.3.5 Risks arising from non-observance of the safety instructions**

A failure to comply with the safety instructions may cause risks to both persons as well as the environment and machine. Non-observance of the safety instructions may result in the forfeiture of any claims for damages.

Non-observance may, for example, result in the following risks:

- Failure of important plant functions
- Danger to persons due to electrical, mechanical and chemical / biochemical affects

#### 5.4 Forbidden modes of operation

The operational safety of the supplied plant can only be guaranteed if it is used for the intended purpose according to the operating instructions. Any operation outside its intended design may result in damage to the plant and/or to a person.

## 6 Tank Installation

The installation of the pump chamber is responsibility of the contractor. All Health and Safety regulations must be complied with.

### 6.1 Transport to Site

The pump chamber will be delivered to site in an vertical position and will be secured using the lifting eyes on the side of the chamber.

### 6.2 Assembly require on-site

The pump chamber will come fitted with the internal pipework fittings and control stand (if required). The pump will be provided ready to be connected to the outlet pipework via a quick release valve.

The control panel will be fitted separately once the unit has been installed. This unit can either be located at the pump chamber or can be installed on a nearby dwelling. Electrical installation diagrams are enclosed.

The hole for the inlet pipe will need to be drilled on site and a Wallace Seal will be supplied loose for this connection. See below for additional details. The hole for the Wallace seal must be located between the ribs of the pump chamber.

### 6.3 Lifting the Pump Chamber

The pump chamber has two lifting eyes with 50 mm holes in each lifting point. Suitable strops, chains or ropes must be used when lifting the chamber into the ground. All relevant Health and Safety regulations must be complied with to ensure the safety of all site personnel.

The chamber will weigh from 70kg (empty) to 90 kg (with pump fitted).

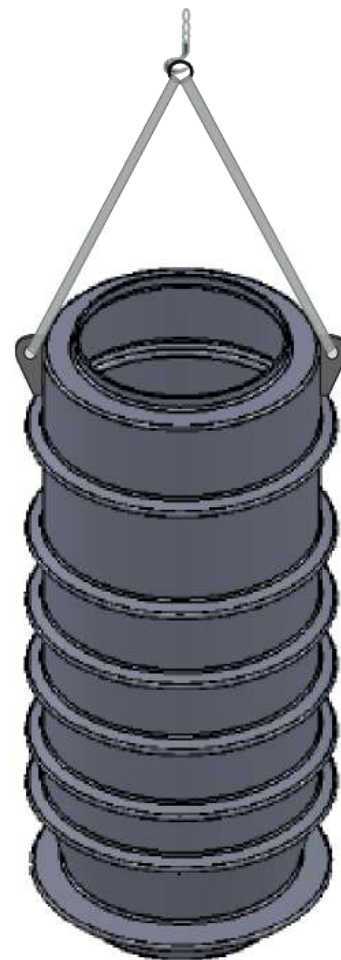


Figure 2 – two point lifting of the pump chamber

## 6.4 Excavation and Backfilling

All relevant National and Local Health and Safety regulation must be observed during the installation of an Aquate Pump Station.

### Procedure

1. The excavation must be at least 1.5m diameter wide to allow access around the tank for pipe connections and compacting equipment. The depth of the excavation should be approximately 2.0m deep.
2. The excavation should only be completed on the day of installation to prevent the hole filling with rainwater or potential wall collapses.
3. All local regulations for benching of excavations must be observed. Excavations deeper than 1.5m will require benching.
4. Ensure that a site assessment is completed prior to installation of the pump station. Note any overhead power lines, underground services or any other potential hazards
5. Place 100mm of suitable material such as a fine grade scoria, sand or GAP7 in the bottom of the excavation. Compact well and level.
6. Place pump station in the centre of the excavation and ensure it is level.
7. Add 300mm of suitable backfill and compact evenly all around the pump station
8. Continue with 300mm layers of backfill.
9. Connect inlet and outlet pipes when required
10. Landscape around the pump chamber to suit
11. Ensure the lid of the pump station is above the surrounding ground and the ground is contoured so ponding does not occur around the pump station.
12. Electrical connection to be completed by a certified electrician

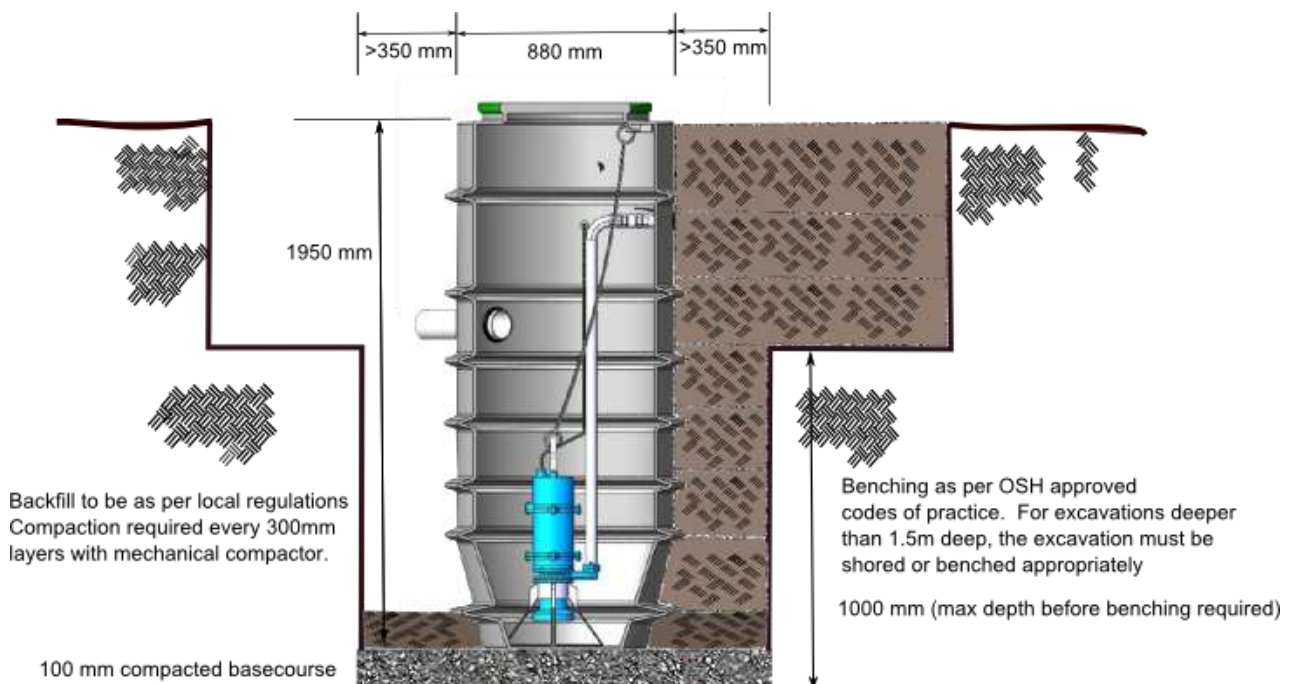
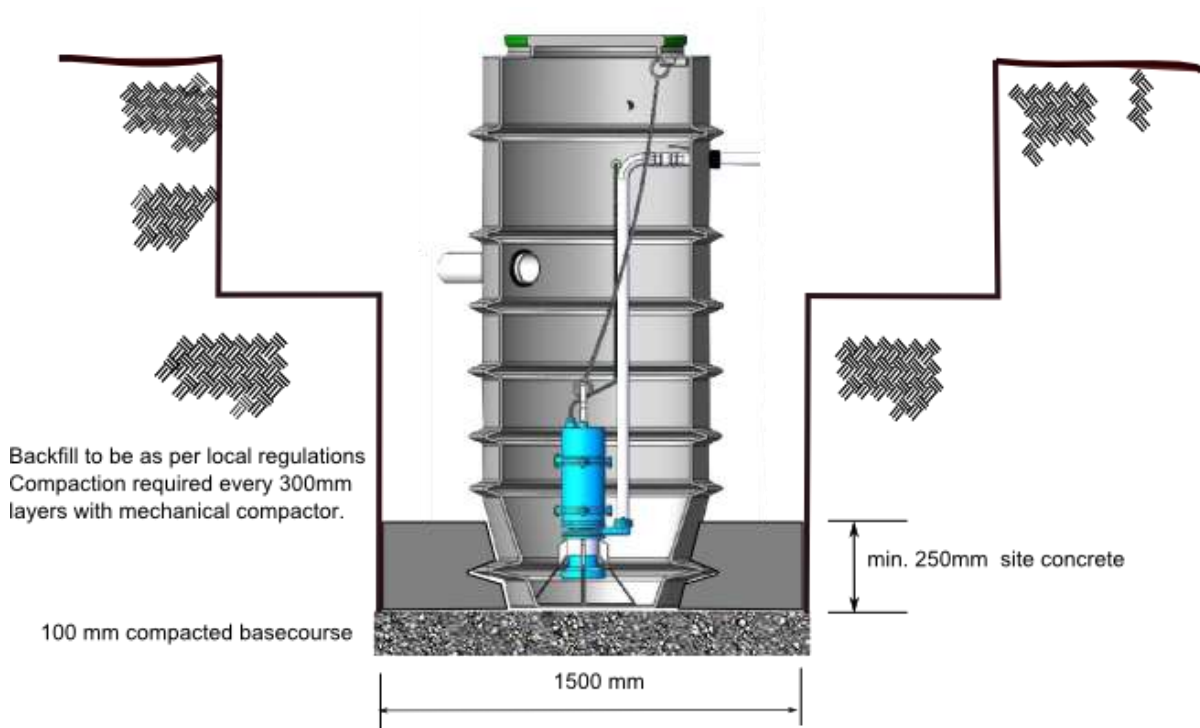


Figure 3 – backfilling the excavation

### 6.5 High ground water conditions

For sites where the expected ground water table is higher than half way up the pump station. It is recommended that low strength concrete be poured around the base of unit such that it covers the flange at the base of the pump station. See drawing below for details.



### 6.6 Inlet and Outlet Connections

The inlet hole must be completed on site once the gravity line into the pump chamber has been laid and the minimum falls have been achieved.

A hole needs to be drilled at the appropriate height, taking care to ensure it is between the ribs in the pump station.

A Wallace Seal is provided with the unit to provide a simple reliable seal into the pump chamber. Simply drill the hole, fit the seal and push in the pipe.

The standard hole required for a 100mm stormwater or wastewater pipe is 121mm.



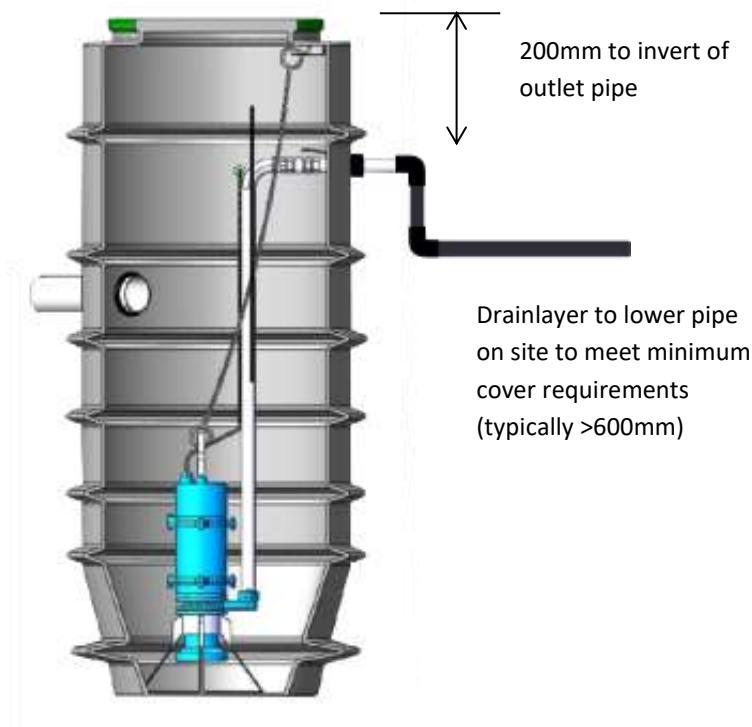


Figure 4 – Outlet connection

The outlet connection will come pre-installed in the unit. A standard BSP threaded connector is supplied with the pump station.

Note: the drainlayer will be required to lower the rising main from the outlet point to ensure the rising main has sufficient cover. This is typically >600mm.

### 6.7 Electrical outlet

A 40mm Wallace Seal is provided with the unit to provide a simple reliable seal for the electrical cables. This is designed to fit 40mm electrical conduit.

Simply drill the hole, fit the seal and push in the conduit.

The standard hole required for a 40mm Wallace seal is 52 mm.

## 6.8 Typical Installation

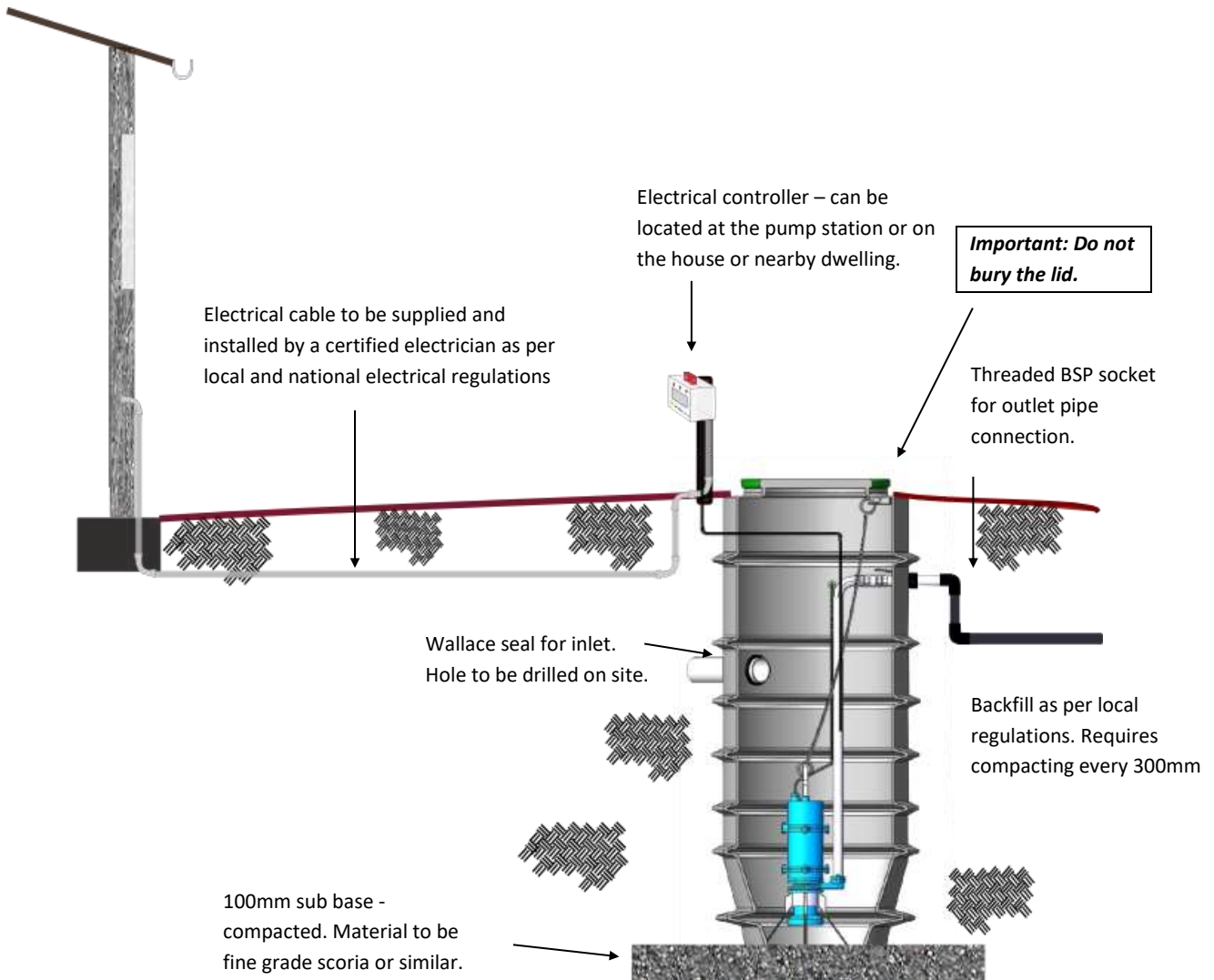


Figure 5 - Typical Installation

### Things to note:

1. Ground levels – ensure the surrounding ground is contoured so ponding does not occur around the pump station when it rains.
2. Inlet hole to be drilled between the ribs in the pump chamber
3. Gravity inlet pipe to achieve minimum fall requirements as per NZ standards
4. Compaction of the backfill around the tank is critical

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## 7 Pump Installation

### 7.1 Safety

- **WARNING:** Never lift the pump using the electrical cable or float switch cable as this can damage the cables. Only use the rope provided.
- Do not allow the electric pump to be used by children or non-qualified persons.
- Do not use the electric pump to decant inflammable fluids.
- Do not install the electric pump in confined areas where there may be gas or a risk of explosions.
- Do not modify the pump for any reason (such as fitting couplings or carrying out drilling or finishing work, etc...).
- Do not put your fingers or other objects in the intake and delivery holes. Be particularly careful when using the GR Blue model, which is fitted with a shredder blade in the intake area.
- Ensure the end of the electric power cable does not come into contact with the fluid.
- When carrying out installation, checking or maintenance operations on the electric pump, always use Personal Protective Equipment (PPE), i.e. regulation garments and equipment.
- Accident-prevention shoes and gloves, safety goggles and leather aprons must be always be worn.
- Before handling the fitted product, wash it thoroughly with running water.
- Only connect the electricity supply once the electric pump has been correctly installed.
- Unplug the unit at the mains before carrying out any maintenance and/or cleaning operations or when simply removing the pump from the fluid.
- Use jets of water and/ or detergent to clean the machine before carrying out any maintenance and/ or cleaning operation.
- Do not obstruct the fluid intake and delivery pipes.
- In the event of damage, stop the pump immediately.
- Contact an authorised Zenit technical service centre for repairs and always request the use of original spare parts.
- Failure to comply with the above could result in impaired pump safety, in addition to forfeiture of the warranty.

## 7.2 Vortex or Drainage Pump Models (DG or DR pumps)

### Step 1

Open the lid of the pump chamber and unscrew the quick release union coupler located 200mm below the lid. '

Remove the pipework below the coupler as shown in photo 1



*Photo 1*

### Step 2

Unscrew the hex nipple from the barrel union as shown



*Photo 2*



**Step 3**

Remove the pump from the box and screw the hex nipple into the outlet as shown

*Photo 3*



**Step 4**

Screw the barrel union into the hex nipple as shown

*Photo 4*



**Step 5**

Secure the electrical cable to the pipework with the four cable ties supplied.

*Photo 5*



**Step 6**

Tie the rope supplied to the handle of the pump

**Step 7**

Lower the complete pump and pipework unit into the pump station (to a central position)

***WARNING: Never lift the pump using the electrical cable or float switch cable as this can damage the cables. Only use the rope provided.***

**Step 8**

Screw the quick release coupler back together and the unit is ready to be wired up.



*PPhoto 6*

### 7.3 Grinder Pump Models (GR pumps)

#### Step 1

Open the lid of the pump chamber and unscrew the quick release union coupler located 200mm below the lid. '

Remove the pipework below the coupler as shown in photo 1. The elbow as shown in the photo will be supplied loose in the controller box.



*Photo 1*

#### Step 2

Remove the pump from the box screw the elbow into the pump as shown below

***WARNING: Never lift the pump using the electrical cable or float switch cable.***



*Photo 2*

**Step 3**

Screw the hex nipple into the elbow as shown

*Photo 3*



**Step 4**

Secure the electrical cable to the pipework with the four cable ties supplied.

*Photo 4*



### Step 5

Tie the rope supplied to the handle of the pump

### Step 6

Lower the complete pump and pipework unit into the pump station (to a central position)

**WARNING: Never lift the pump using the electrical cable or float switch cable as this can damage the cables. Only use the rope provided.**

### Step 7

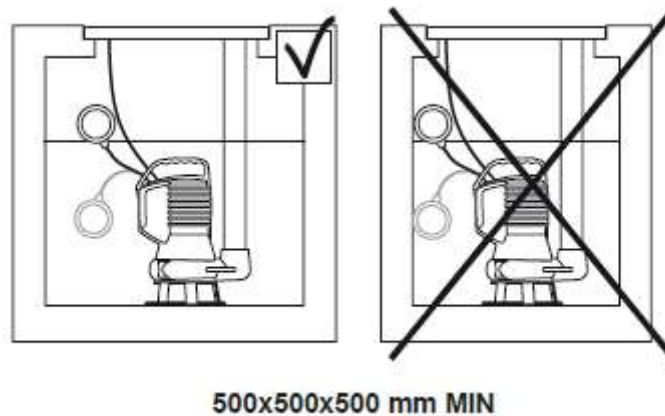
Screw the quick release coupler back together and the unit is ready to be wired up.



**Photo 5**

## 7.4 Installation Notes

If the pump is installed inside a shaft, this must be large enough to allow the float switch, if installed, to move freely. The manufacturer recommends the use of shafts which are no smaller than 500mm x 500mm x 500mm. (Fig. 1)

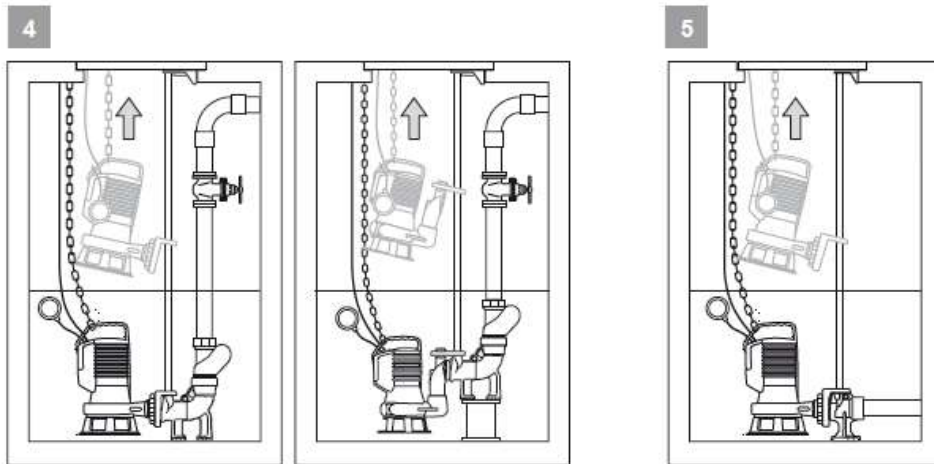


**WARNING:** Check that the submersible pump has been primed. In some cases, an air bubble may form in the upper part of the pump body, which prevents liquid pumping.

**WARNING:** Before the installation and/or the start-up of the pump after a long period of inactivity, turn the shaft with the box wrench to ensure that it rotates freely.

With the joining foot (Figs. 4-5): Fix the joining foot to the bottom of the tank first, using expansion plugs. Install the delivery pipe with the relative non-return valve and gate valve.

Engage two guide pipes on the joining foot, fixing them in the upper part using the spacer bracket provided by Zenit with the joining foot. This way, the pump can be lowered supported with a chain or cable hooked around the handle and, thanks to the two guide pipes it will fit perfectly in place on the foot.

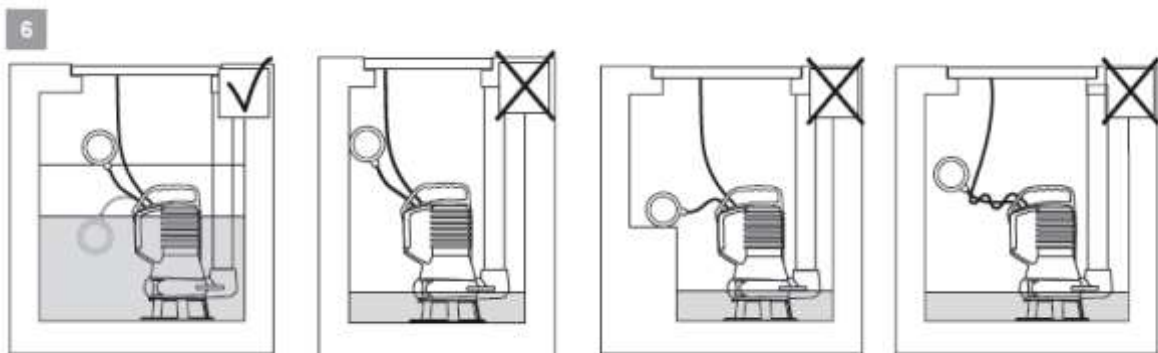


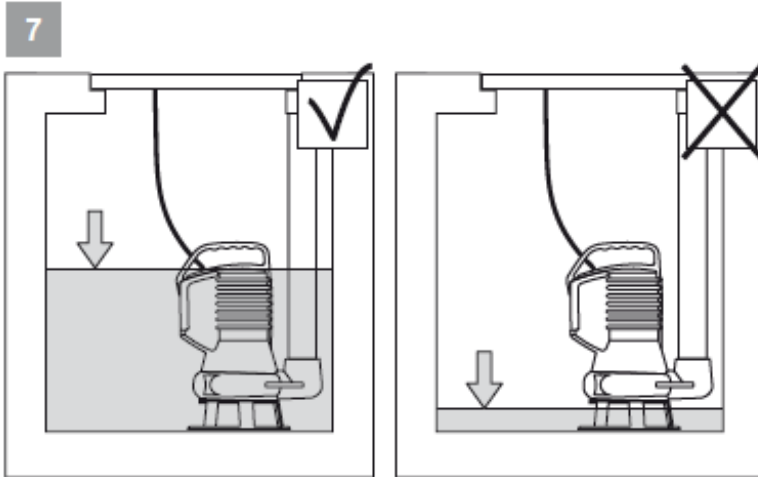
### 7.5 Pump Float Switch

The electric pump can be supplied with a float switch and its functioning is completely automatic. Make sure that there is nothing around that could obstruct the movement.

It is important that the cables do not get in each other's way, twisted up or stuck in any jutting parts or grips inside the tank (**Fig. 6**).

The float switch has an adjustable stroke to allow regulation of the on and off levels. Make sure that the minimum level does not fall below the pump's upper shield (**Fig. 7**).





## 7.6 High Level Float Switch

The high level float switch comes pre-installed in the tank through an eye bolt at the top of the tank.

The cable tie holding the float simply needs to be removed so the float switch can be gently lowered to the bottom of the tank.

The cable has been fixed to the eye bolt so the pre-set depth is achieved once the float has been lowered.



The electrical cable is then pulled through the electrical duct to the controller and wired in as per the instructions below.

## 8 Controller Installation

### 8.1 Check the variable overload setting

The overload setting in the controller should be set in the factory but it should also be confirmed on site to ensure it matches up with the pump supplied.

1. Unscrew cover plate. Take care removing the lid as the PCB is on the inside of the lid
2. Check the pump model and confirm the dip-switches on the board are set as per the drawings below:

- Zenit DG75 - 4.5A setting
- Zenit DR75 - 4.5A setting
- Zenit DG150 - 8.5A setting
- Zenit GR100 - 8.5A setting
- Zenit GR150 - 8.5A setting
- Zoeller 7021 - 11A setting
- Omnivore LSGX 202 – 14A setting



4.5A Setting



8.5A Setting



11A Setting



14A Setting



## 8.2 Vortex or Drainage Pumps (Zenit Blue DR or DG range)

Refer to attached wiring and circuit diagram when installing the controller. All electrical work must be carried out as per NZS 3000:2007 and NZECP2:1993. The controller is designed for a maximum of 10A. It is to be earthed at the distribution board and the supply to the controller should be protected by its own dedicated 10Amp MCB and 30mA RCD or as required.

1. Unscrew cover plate. Take care removing the lid as the PCB is on the inside of the lid.
2. Connect the high level float to terminals labelled High Lvl (NO). The float is to be wired Normally Open, i.e. the circuit is closed when the float is in the 'up' position. (this is typically the black and grey wires but check that there is a short circuit between these wires when the float is in the 'up' position. The brown or blue wire is to be capped)
3. For pump stations with a manual stop/start float, connect the start/stop float to terminals labelled Start/Stop (NO). The float is to be wired Normally Open, i.e. the circuit is closed when the float is in the 'up' position. If the pump has it's own float no start/stop float is required and these terminals are to be looped.
4. Connect the Pump's Phase, Neutral and Earth supply to terminals labelled Pump Phase, Pump Neutral and Pump Earth.
5. Connect the power supply to the terminals labelled Supply Phase, Supply Neutral and Supply Earth.
6. In alarm state the alarm light should illuminate and buzzer sound. Test the controller by;
  - Lifting the alarm float to the vertical position to indicate a high water level AND
  - Press the mute button to mute the alarm

Any questions or concerns with respect to wiring this, please contact N2P Controls on +64 9 570 1919.

### Note Carefully

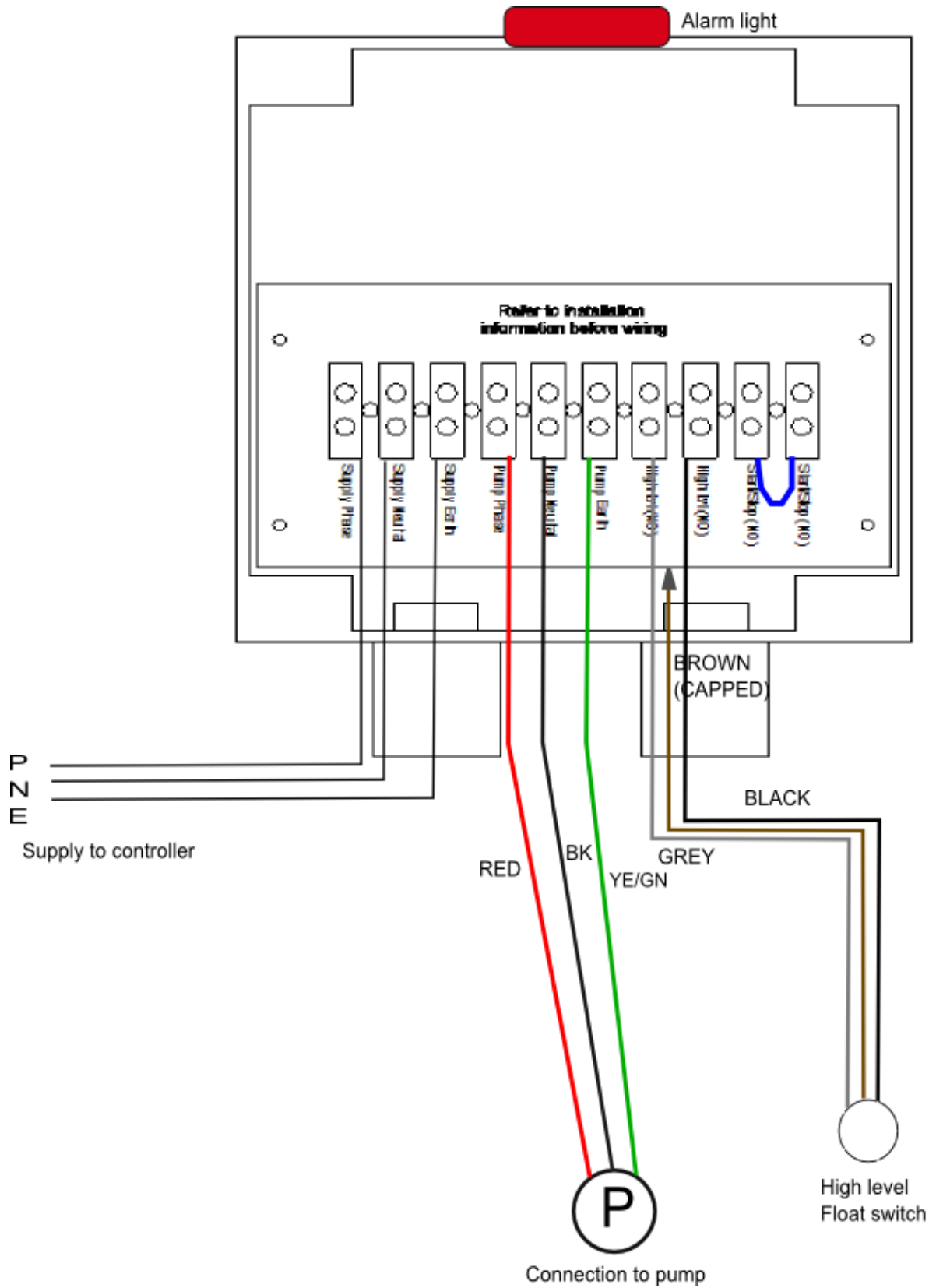
**IMPORTANT: Ensure conduits into controller are fully sealed to stop condensation forming within controller – failure to seal the conduit may result in the warranties being nullified**

**The electrical duct for the float(s) and power cable must be at least 40mm diameter.**

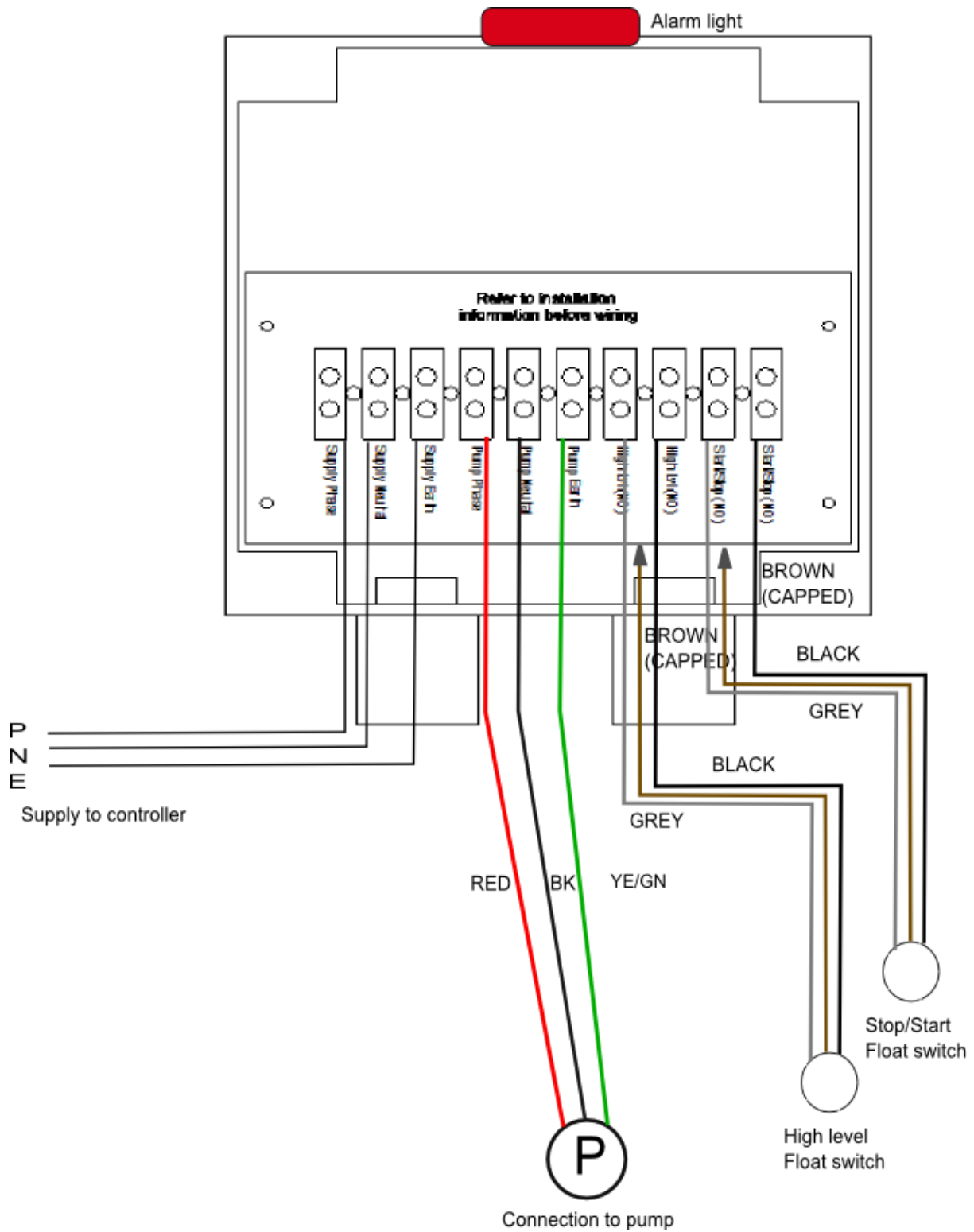
**This is to ensure the cables can be replaced if necessary and also to avoid potential damage to the cables during installation.**

**Using a duct smaller than 40mm dia may nullify the warranties for this pump station**

**Wiring Diagram (Stop/Start Float on pump)**



**Wiring Diagram (Stop/Start Float required)**



### 8.3 Grinder Pump Range (Zenit Blue GR Range)

Refer to attached wiring and circuit diagram when installing the controller. All electrical work must be carried out as per NZS 3000:2007 and NZECP2:1993. The controller is designed for a maximum of 10A. It is to be earthed at the distribution board and the supply to the controller should be protected by its own dedicated 10Amp MCB and 30mA RCD or as required.

1. The Zenit grinder pump range have an external capacitor that is to be installed underneath or adjacent to the controller.
2. Once the pump has been installed, connect the wires from the pump into the capacitor as per the diagram below
3. Connect the Phase, Neutral and Earth supply from the capacitor to terminals labelled Pump Phase, Pump Neutral and Pump Earth
4. Connect the high level float to terminals labelled High Lvl (NO). The float is to be wired Normally Open, i.e. the circuit is closed when the float is in the 'up' position. (this is typically the black and grey wires but check that there is a short circuit between these wires when the float is in the 'up' position. The brown or blue wire is to be capped)
5. For pump stations with a manual stop/start float , connect the start/stop float to terminals labelled Start/Stop (NO). The float is to be wired Normally Open, i.e. the circuit is closed when the float is in the 'up' position. If the pump has it's own float no start/stop float is required and these terminals are to be looped.
6. Connect the power supply to the terminals labelled Supply Phase, Supply Neutral and Supply Earth.
7. In alarm state the alarm light should illuminate and buzzer sound. Test the controller by;
  - Lifting the alarm float to the vertical position to indicate a high water level AND
  - Press the mute button to mute the alarm

Any questions or concerns with respect to wiring this, please contact N2P Controls on +64 9 570 1919.

#### Note Carefully

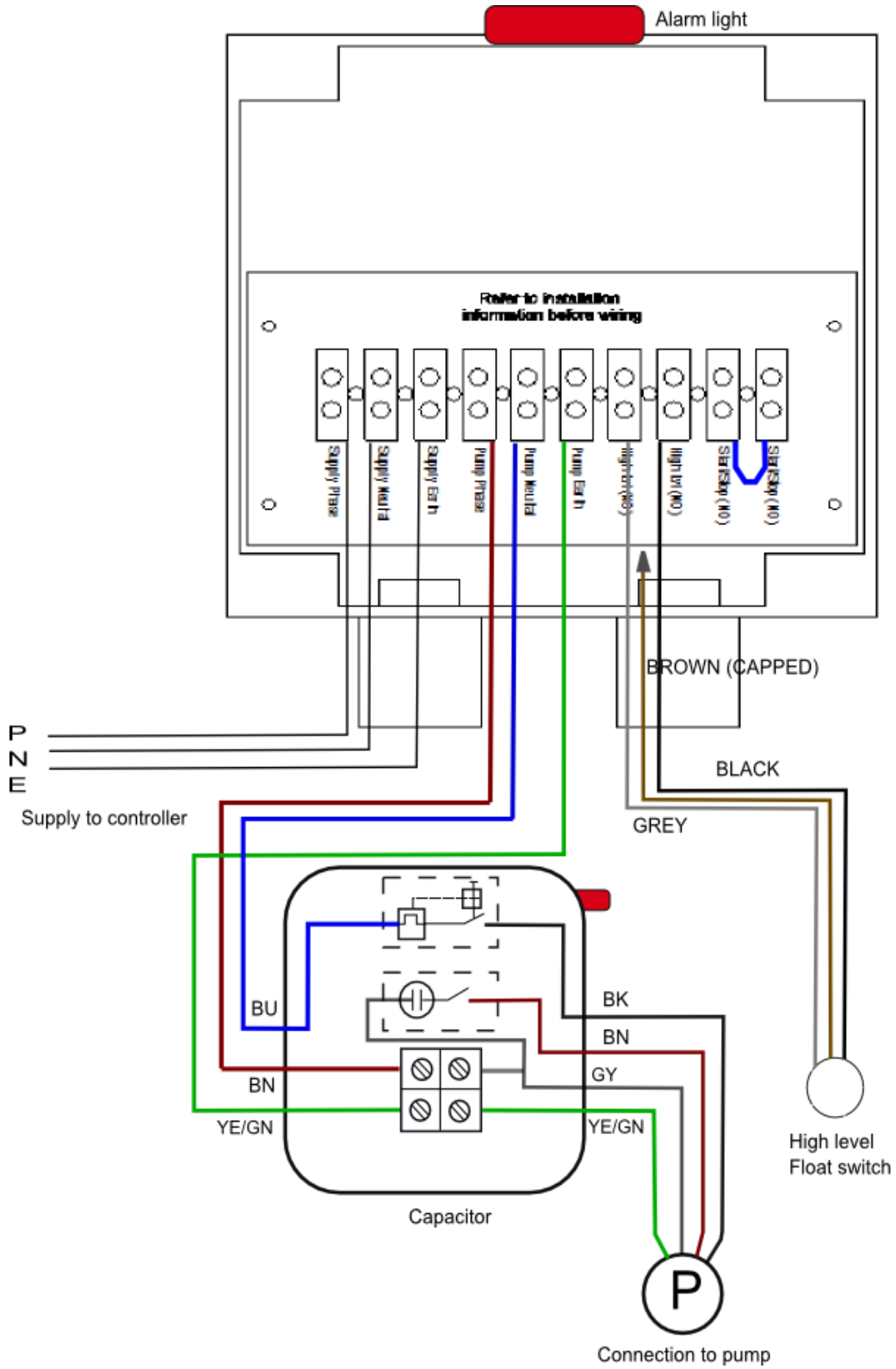
**IMPORTANT:** Ensure conduits into controller are fully sealed to stop condensation forming within controller – failure to seal the conduit may result in the warranties being nullified

The electrical duct for the float(s) and power cable must be at least 40mm diameter.

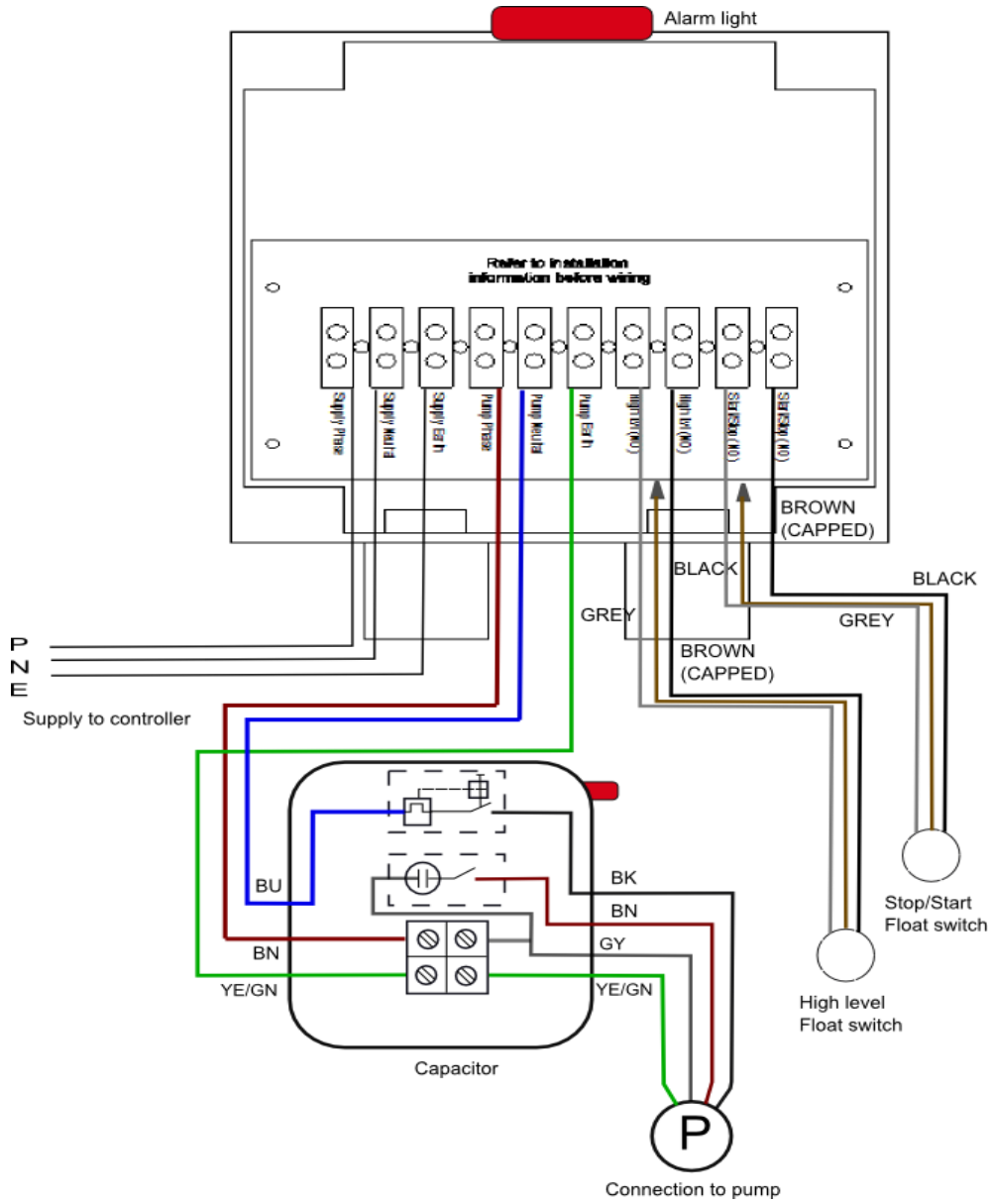
This is to ensure the cables can be replaced if necessary and also to avoid potential damage to the cables during installation.

Using a duct smaller than 40mm dia may nullify the warranties for this pump station

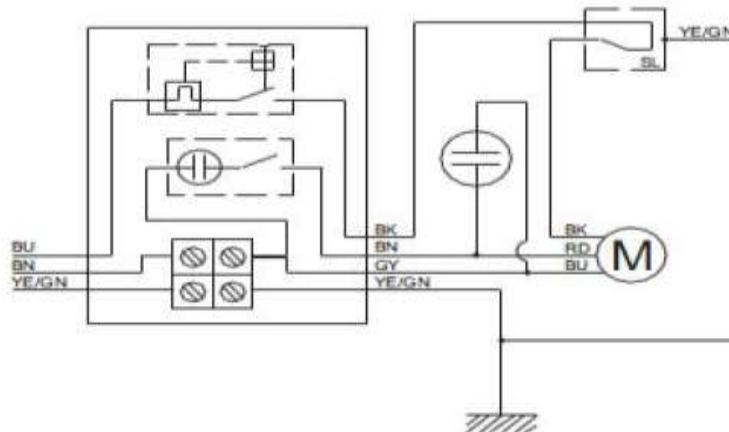
**Wiring Diagram (Stop/Start Float on pump)**



**Wiring Diagram (Stop/Start Float required)**



The full wiring diagram for the capacitor and the GRBlue grinder pump is shown below:



## 9 Tips and advice

Only domestic wastewater may be fed into the plant. Toxicants and overload conditions adversely affect the performance of the pump station.

The points listed below should be strictly observed and followed:

- Do not introduce foreign water (e.g. rain and ground water) and/or water from swimming pools and aquariums into the pump station. This can overwhelm the plant and cause flooding of the control panel.
- Make sure that no inhibiting or disturbing substances are introduced into the pump station (see the following table).
- Never dispose of food leftovers through the toilet or kitchen sink.

Solid or liquid substances not to be disposed of through sink and/or toilet		
Substances	What they cause	Where they belong
Wastes (also when reduced in size), e.g. ash, tins, fibres, glass, sweepings, cork, trash, cloths, sand, sludge, rubble, stones, wallpaper residues, textiles, cigarette stubs	Clogs the pipes, deposit and do not decompose, Blocking of the pump	Waste bin
Aggressive or toxic substances, e.g. acids (sulphuric acid), Dyes (caustic-soda solution) and salts, agricultural biocides, herbicides and pesticides	Corrosion to the PE Collection chamber	Municipal collecting points
Hardening substances, e.g. cement, lime, lime wash, gypsum, mortar, carbides, synthetic resins, bitumen, tar	Clogs the pipes, deposit and do not decompose, Blocking of the pump	Waste bin, Municipal collecting points
Substances forming flammable, explosive mixtures, solvent residues, e.g. petrol, heating oil, lubes, thinners, spirit, paints, varnishes, phenols	Corrosion to the PE Collection chamber	Municipal collecting points
Fatty or oily substances, e.g. edible fat, deep-fry fat	Deposit in the pipes, cause plugging	Put this in the waste bin when cold
Hygiene articles, e.g. cotton-wool balls, sanitary towels, nappies, dressings, paper towels, cotton swabs, plaster, razor blades	Clog the pipes, deposit and do not decompose, Block the pump	Waste bin
Cats' litter	Deposits in the pipes	Waste bin
Motor oil, oil-containing wastes, e.g. cloths, oil filters, cans, etc.	Corrosion to the PE Collection chamber	Municipal collecting points, motor repair shops and petrol stations

**Table 2: Detailed list of prohibitive substances not to be discharged to the pump station**

## 10 Maintenance schedule

A certain amount of system maintenance is required on an ongoing basis to ensure that the system is working correctly. This is the responsibility of the homeowner

### 10.1 Six monthly (optional pump stations with heavy use)

The following procedures should be completed every six months:

- The pumping station should be inspected to check the build-up of grease and fat particularly on the float switches and pumps. They may need to be withdrawn for cleaning.
- Visually inspect the pump station walls and hose down if necessary
- Empty a bathtub of water into the pump station to clean out any solid build-up in the sump of the pump station. If the house does not have a bath tub, run a tap until the pump activates.
- Ensure the pump station access lid is securely fastened and bolted down.

### 10.2 Annually (recommended)

The following procedures should be completed at least once every 12 months:

- A complete visual inspection of all system elements including:
  - Pumps
  - Audio/visual alarms
  - Float switches
  - Associated piping and valves
  - Switches, controls and electrical
  - Pump station tank and inlet pipe
- Undertake electrical, functional, and operational testing.
- Provide written report and make recommendations for any necessary remedial work, following the same general check list format as per the attached sample report.
- Ensure the pump station access lid is securely fastened and bolted down.

## 11 Guarantees

Aquate guarantees the performance and quality of its pump stations provided:

- The product is only used for the intended purposes as stated in the quote and in line with the operating instruction on this manual
- The control panel and pump station is correctly installed and commissioned by a suitable installer
- The fault is due to a defect in design, materials or workmanship



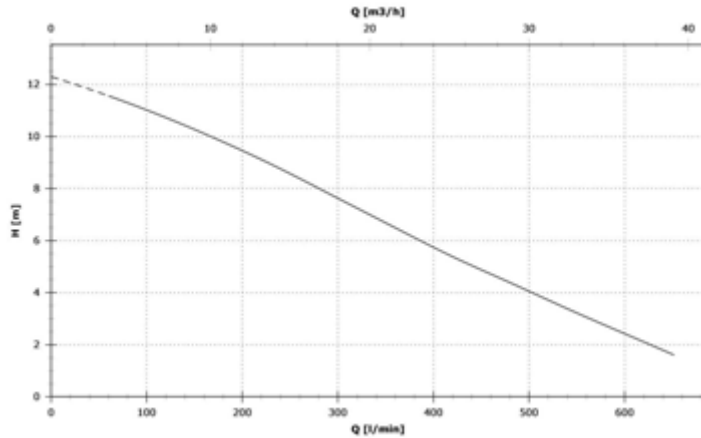
- The fault is reported to an Aquate agent or representative during the guarantee period
- No pump station components have been replaced by alternative products

This guarantee does not cover faults resulting from improper installation, misuse of the system, blockages or breakdowns caused by the introduction of inappropriate materials into the system, incorrect electrical installation of the control unit, deficient maintenance or normal wear and tear.

Aquate assumes no liability for bodily harm, property damage or economic losses as a result of its pump stations.

The pumps come with a 2 year warranty against faulty components and/or workmanship. If prohibited substances are introduced to the system causing the pump to block and burn out, the warranty is null and void. The controllers come with a 12 month warranty on faulty parts and defective workmanship. The PE chamber comes with a 10 year warranty which is dependent upon the unit being installed correctly as per the installation manual and harmful substances not being introduced into the chamber.

## DG BluePRO 150/2/G50V A1CM/50



Set-back Vortex impeller  
 Rated power output (P2) 1.1 kW  
 Free passage 50 mm

## Technical data

Number of poles	2
Rated power output (P2)	1.1 kW
Input power (P1)	1.6 kW
Nominal absorbed current (In)	7.5 A
rated power factor (cos phi)	0.95
Nominal power frequency (f)	50 Hz
Rated nominal voltage(Vn)	230 V
N° phases	1
IPMotor	68
ATEX thermal class	not applicable
insulation class	F

## Constructive characteristics

Outlet	G2"
Outlet orientation	V (vertical)
Type of starting	D
Weight	23 kg
Standard cable type	H07RN-F 3G1
EX cable type	N.A.
Standard paint type	Bicomponent epoxy paint
Maximum acoustic pressure	70 dB
Set of standard mechanical seals	One Silicon carbide mechanical seal (SiC) and One Carbon-Aluminium oxide mechanical seal (AL)
Probe for water presence	

## Use limits

Maximum operating temperature	40 °C
Maximum immersion depth	20 m
PH of treated fluid	6 to 14 pH
max starts per hour	30

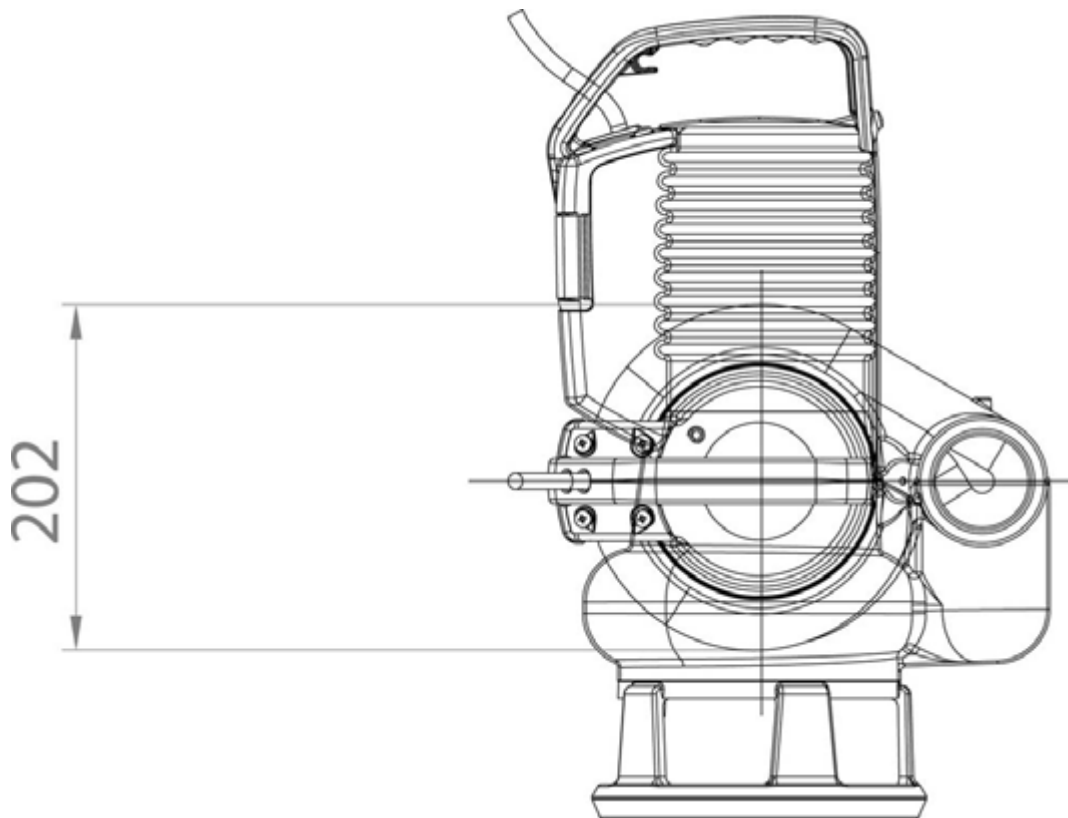
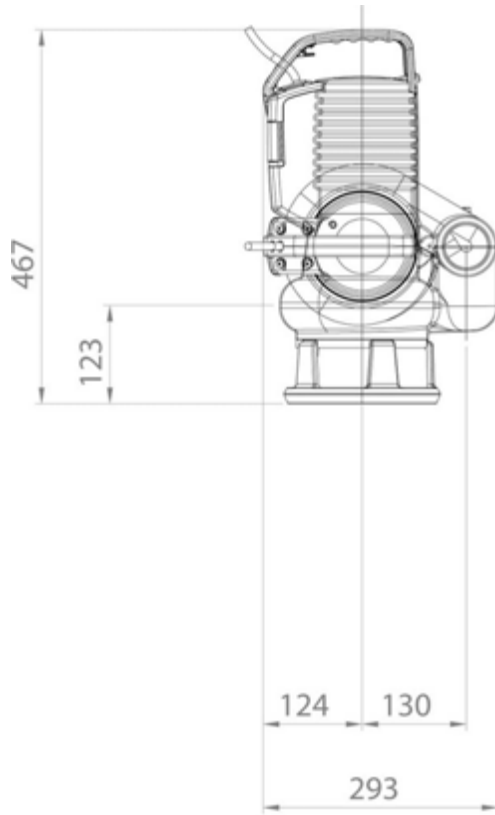
## Materials

Case	Grey Cast Iron - EN-GJL 250 (02)
Shaft	Stainless Steel - AISI 420 (23)
Cooling jacket	Not applicable (00)
Standard gasket	Rubber - NBR (77)
EX gasket	Not applicable (00)
Nuts and bolts	Stainless Steel - Class A2-70 (42)
Hydraulic	Grey Cast Iron - EN-GJL 250 (02)
Impeller	Grey Cast Iron - EN-GJL 250 (02)
Cutting disk	Not applicable (00)
Cutter	Not applicable (00)
Grid	Not applicable (00)

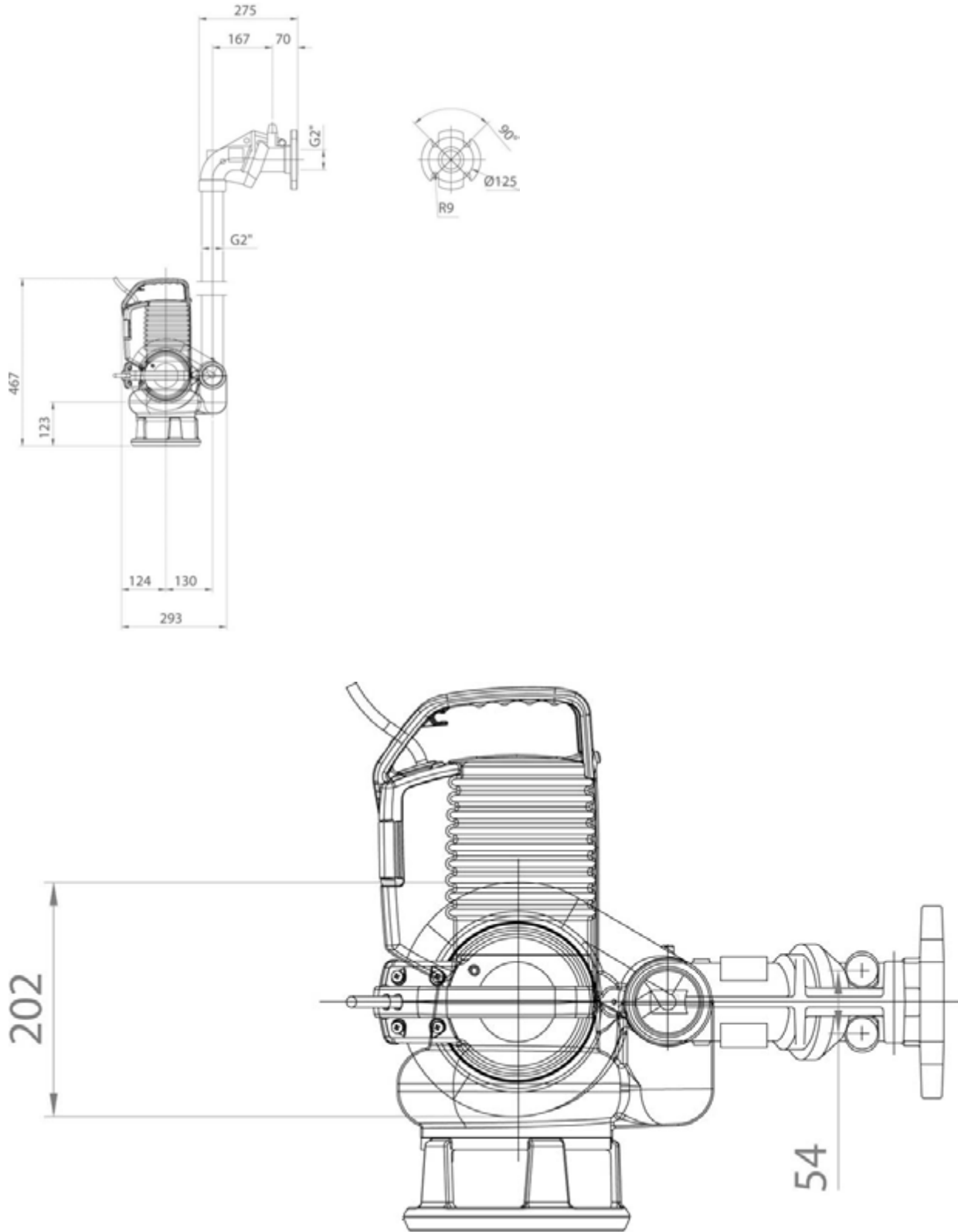
## Test limits

Density of treated fluid	1 Kg/dm³
Viscosity of treated fluid	1 mm²/s

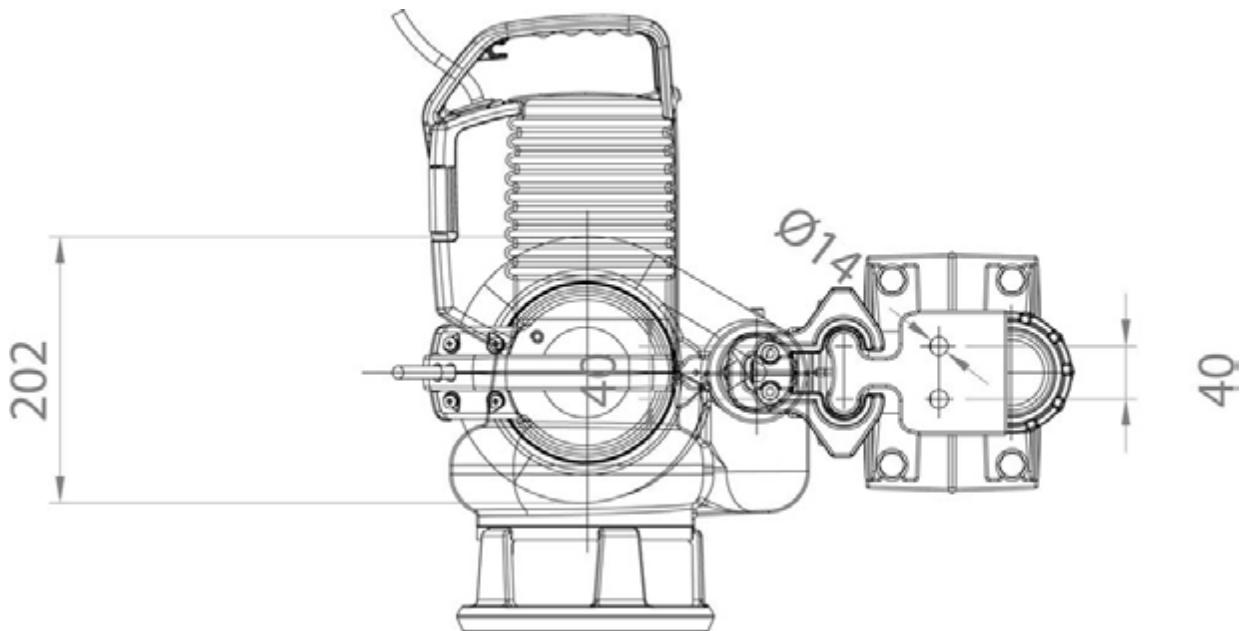
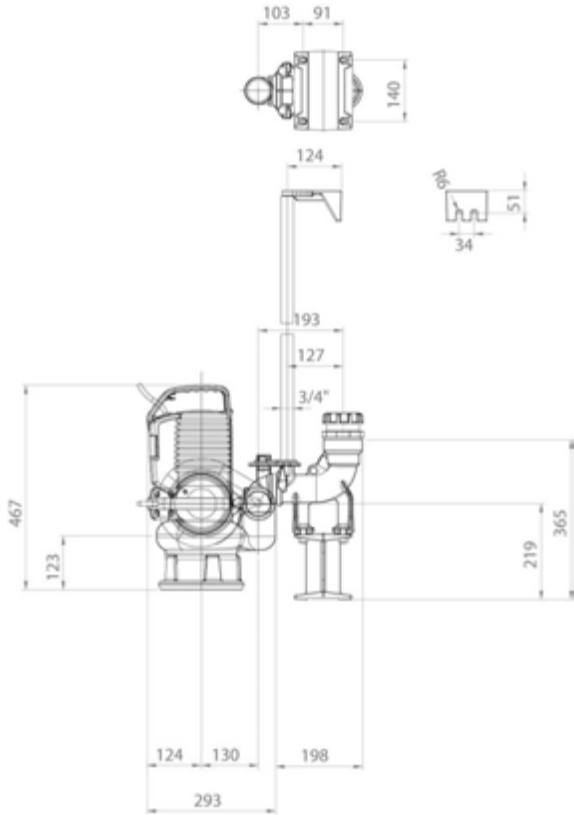
## Pump

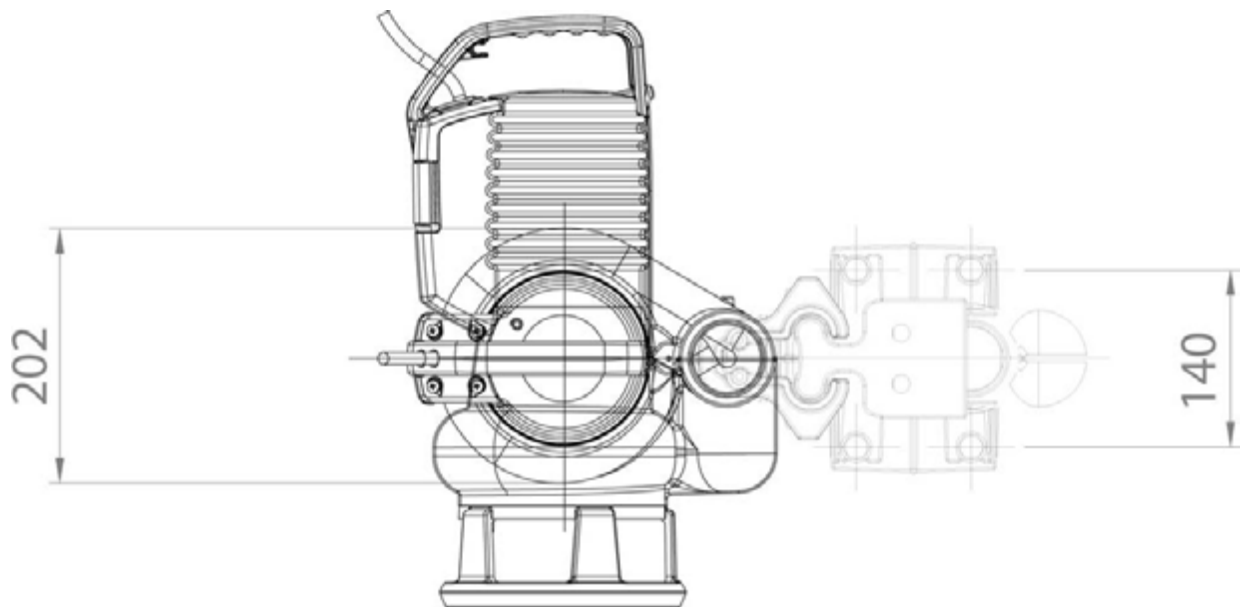
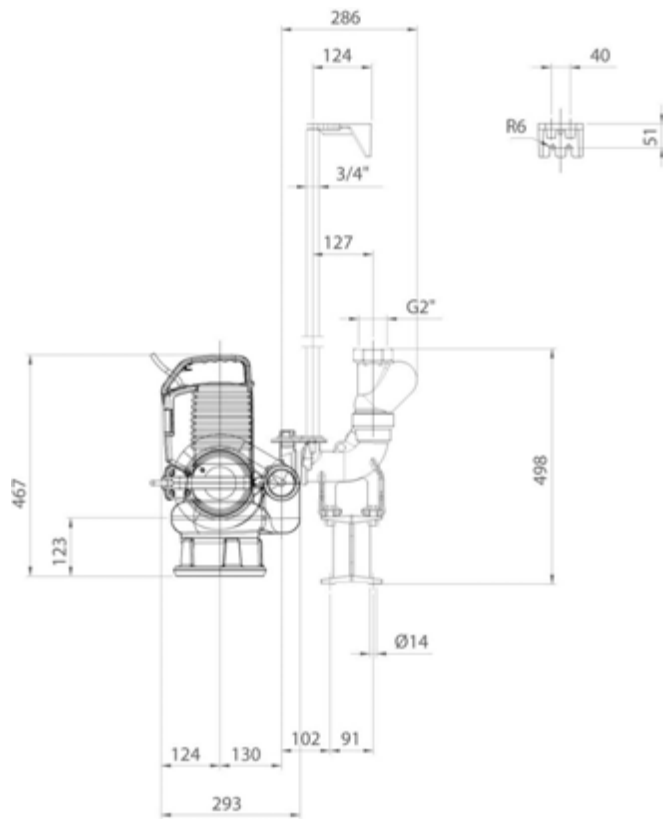


## Bottom coupling devices with horizontal outlet



## Bottom coupling devices with vertical outlet





**DATE:** 21 February 2019

**SUBJECT:** Proposed residential development at 27 Austin Road, Greenhithe

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Tēnā Koutou

We act for Brett and Natalia Hatton, who are proposing to undertake the development of the residential site at 27 Austin Road, Greenhithe.

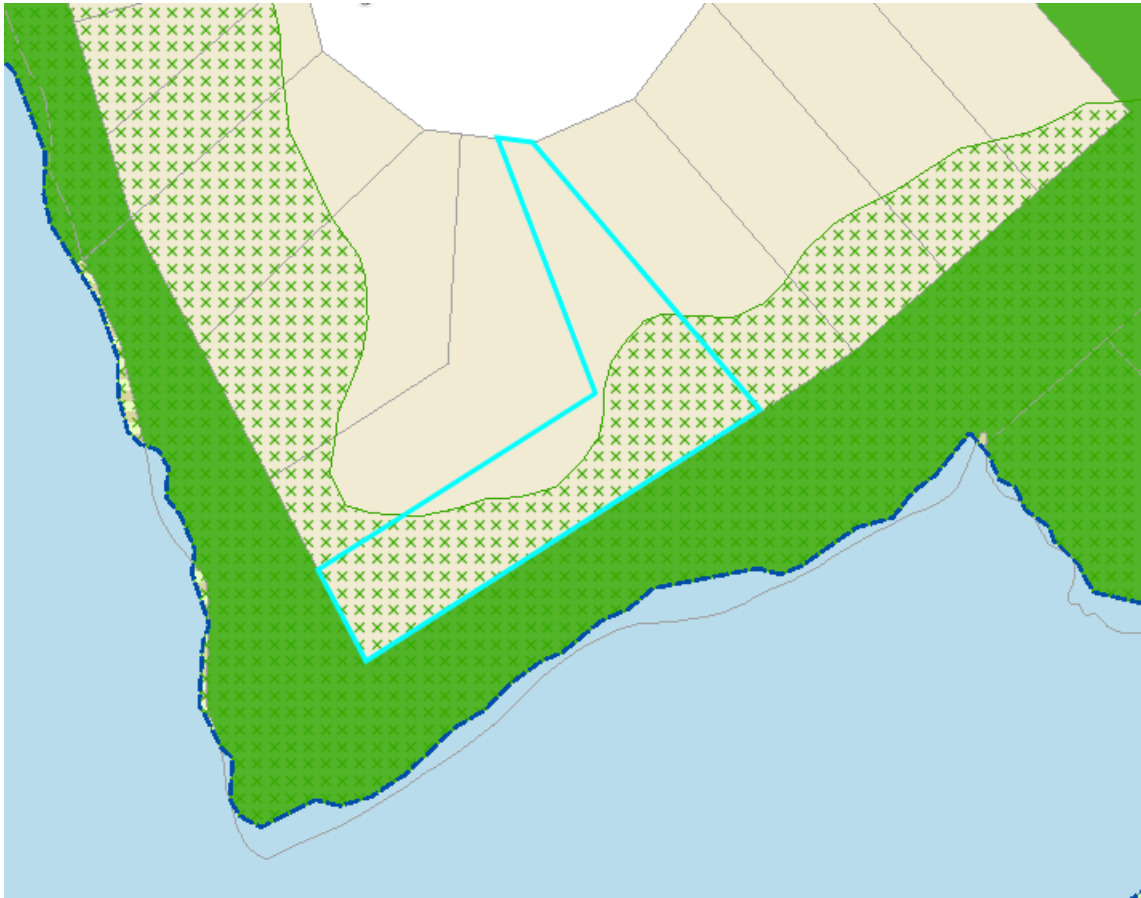


*Figure 1: Aerial photo of subject site, 27 Austin Road, Greenhithe.*

The application site is within the Residential – Rural and Coastal Settlement zone under the AUP (OP) and is subject to the following overlays:

- Natural Resources: Significant Ecological Areas Overlay – SEA\_T\_ 8319, Terrestrial

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



*Figure 2: Figure showing relevant overlays applicable to the subject site.*

The proposal involves the establishment of one new standalone dwelling on the vacant site, and one minor unit.

The site has a small frontage of approximately 6.1m to Austin Road, and dog-legs to the west. The site slopes steeply down from north to south, falling approximately 27m from boundary to boundary.

At present, the site is largely vacant and covered in vegetation, with the exception of a small shed located partway down the site, and various walking tracks crisscrossing the site.

The following photographs present a view of the subject site.





*Figure 3: View of frontage of application site.*



*Figure 4: View of Austin Road, adjoining application site.*



*Figure 5: Photo of the interior of the site.*

Sites in the wider area consist of similar residential sites, with dwellings of various sizes and forms surrounded by bush.

The following presents a short summary of the works proposed:

- One new split-level dwelling is proposed to be established at the northern portion of the site, which is not subject to SEA overlay protection.
- A separate minor unit is proposed to be established in the southern portion of the site.
- Some vegetation removal and earthworks are required to facilitate the proposal, although the proposed dwelling will be built on piles and therefore disturbance will be limited.
- Mitigation infill planting and weed management is offered as part of the application.
- A currently unprotected area in the western portion of the site is offered for protection by a covenant.
- Onsite stormwater and wastewater collection and disposal will be implemented.

The site topography is challenging to develop. The applicant and architect have sought to minimise the extent of disruption on the site by using a fully piled foundation design in order to minimise earthworks and vegetation clearance.

The dwelling has been stepped down to accommodate the contours of the land. A minor unit is proposed on the lower portion of the site. This minor unit is intended to be constructed first, which the applicant will reside in, while they construct the main dwelling.

The proposal involves the removal of a maximum of 240m<sup>2</sup> of SEA, although it is noted due to the proposed foundation design, the actual extent of removal will be limited to only the vegetation that is directly affected.

The applicant has commissioned ecological and arboricultural assessments, which are attached for reference, and have informed the building design and location. Both specialists noted that the building platform locations are away from the highest value and mature trees on site. The majority of vegetation in the affected areas is noted to be a mix of relatively low-level under-storey species (both native and exotic) and ground cover weeds which have established over large areas of the site. A large pohutukawa tree of some significance (out from the southern corner of the minor dwelling platform) is able to be retained.

To mitigate the proposed vegetation removal weed management, and enhancement infill planting will be undertaken throughout the remaining SEA. An area of currently unprotected bush will also be protected by covenant.

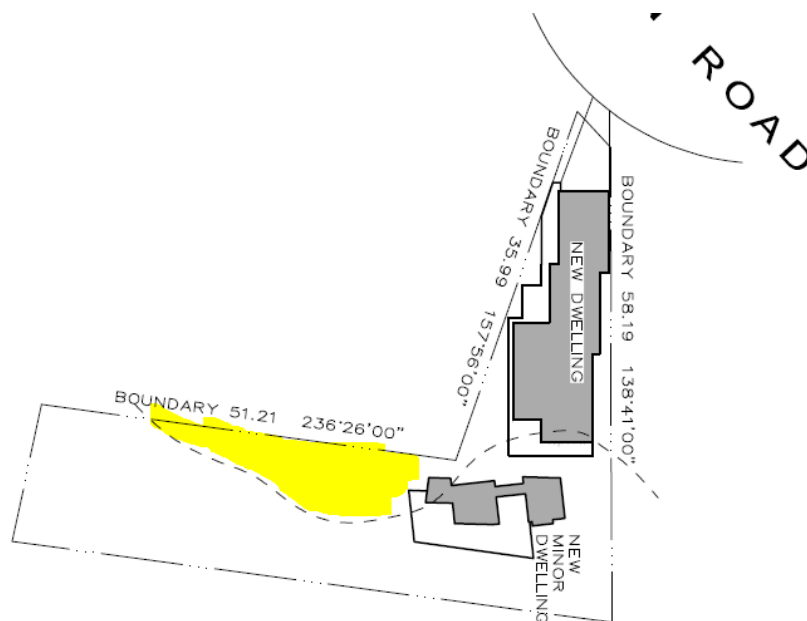


Figure 6: Approximate site area to be protected by covenant.

With regard to infrastructure and servicing, the following is proposed to serve the development:

#### Stormwater

- Stormwater runoff from the proposed new dwelling and minor unit will be collected and diverted into a proposed detention tank.

- The detention tank will discharge to an onsite dispersal device located on the western portion of the site.
- The detention tank will mitigate stormwater flows back to predevelopment levels for the 1 in 10-year storm event.

#### Wastewater

- The site is traversed by an existing wastewater line and manhole located part way down the site.
- The proposed minor dwelling is located below this, and therefore will have a floor level that is not able to achieve gravity drainage.
- It is proposed to collect and drain the wastewater from the minor dwelling to a domestic pumping station. The pump station will pump the wastewater up to a satellite manhole built over a connection from the public manhole onsite.

Please refer to the Infrastructure report at **Appendix D** for further design comments.

We would be grateful if you could advise whether the above proposal raises any concerns. The Council's practice is to require a Cultural Impact Assessment (CIA), or seek confirmation from iwi that none is required. We would be grateful if you could please advise accordingly.

We would be happy to meet on site to discuss if this is required.

The client or myself are available to discuss the project if you wish, please do not hesitate to get in touch.

We look forward to hearing from you as soon as possible.

Ngā mihi nui



**Yujie Gao**

**Intermediate Planner / BUrbPlan (hons)**

**Campbell Brown Planning Limited**

**DDI: 09 394 1697**

**Email: [yujie@campbellbrown.co.nz](mailto:yujie@campbellbrown.co.nz)**

## Yujie Gao

---

**From:** Robin Taua-Gordon <Robin.Taua-Gordon@tekawerau.iwi.nz>  
**Sent:** Monday, 25 March 2019 9:40 AM  
**To:** Yujie Gao  
**Subject:** Re: CVA facilitation request - 27 Austin Road, Greenhithe

Kia ora Yujie

Unfortunately something else has come up for me this afternoon so I won't be able to make the site visit. Since Pani is already doing a site visit, and we have a close relationship, Te Kawerau a Maki will defer to Nga Maunga Whakahii o Kaipara for this development. Please let Brett know.

mauri ora  
Robin Taua-Gordon

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---

**From:** Yujie Gao <yujie@campbellbrown.co.nz>  
**Sent:** Friday, March 22, 2019 4:23:44 PM  
**To:** Robin Taua-Gordon  
**Subject:** RE: CVA facilitation request - 27 Austin Road, Greenhithe

Thanks Robin, I will let Brett know that you might show up earlier.

Have a great weekend.  
Yujie

---

**From:** Robin Taua-Gordon <Robin.Taua-Gordon@tekawerau.iwi.nz>  
**Sent:** Friday, March 22, 2019 3:59 PM  
**To:** Yujie Gao <yujie@campbellbrown.co.nz>  
**Subject:** Re: CVA facilitation request - 27 Austin Road, Greenhithe

oh thanks Yujie but I'm. also thinking about Brett. Let's just see how it goes. No matter what I'll be there Monday afternoon :)

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---

**From:** Yujie Gao <yujie@campbellbrown.co.nz>  
**Sent:** Friday, March 22, 2019 3:43:46 PM  
**To:** Robin Taua-Gordon  
**Subject:** RE: CVA facilitation request - 27 Austin Road, Greenhithe

Kia ora Robin,

Only if you like, I just note that it is over the lunch time period, so if you wanted to meet at 1.30 so that you have time for lunch that's completely fine too.

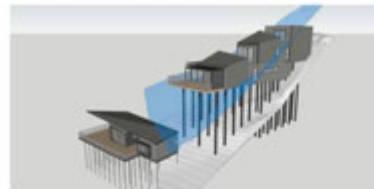
Cheers



Ngaati Whanaunga Incorporated Society  
P.O. Box 160, Coromandel  
Phone 0211067117  
<http://www.ngaatiwhanaunga.maori.nz>

*The Ngaati Whanaunga emblem depicts Te Whare Tapuu - the house of Ngaati Whanaunga, with Ranginui (Sky Father) above and Papatuanuku (Earth Mother) below.*

## Review and Recommendations of the Resource Consent Application for 27 Austin Road, Greenhithe, Auckland



This report has been produced by Ngaati Whanaunga. Ngaati Whanaunga remains the owner of the information in this report. Ngaati Whanaunga recognises the custodial rights of the applicant and their consultants to this report and right to reasonable use of the information.

This report shall not be released by the applicant or their consultants to any third parties without the prior written consent of Ngaati Whanaunga, which shall not be unreasonably withheld.

**April 2019**

## Executive Summary

1. This is a resource consent application at 27 Austin Road, Greenhithe on behalf of the applicant, to construct a main dwelling and secondary minor dwelling. The construction of both dwellings is situated on the south-western edge of Greenhithe and is separated from the tidal waters by Remu Reserve, a 1.94 ha forested esplanade Reserve. This application triggers the need to find out whether there are/may be adverse effects on Mana Whenua values.
2. Ngaati Whanaunga has reviewed the information, attended a site visit, supports the application and has provided recommendations for consideration.
3. On behalf of their iwi, Ngaati Whanaunga Incorporated Society is tasked with the kaitiakitanga (guardianship) of their tribal rohe. Kaitiakitanga includes the protection of the environment and acknowledgement of the special cultural and spiritual relationship with the environment. Under the Resource Management Act, this is one of five matters of national importance that includes:
  - waahi tapu (sacred sites)
  - taonga (treasures)
  - water
  - ancestral lands.

Resource consent applicants and the council must consider these matters of national importance.

4. Ngaati Whanaunga's interest and involvement in all environmental and building projects is to discuss and to determine with the owners, property developers, consultants, contractors, and government agencies, whether their project includes plans for native flora and fauna, water quality, stormwater, waste treatment, cultural aspects, and accidental protocol discovery.
5. Ngaati Whanaunga wants to ensure that the technical aspects of a project are well informed by experts and the cultural, environmental and social aspects that are important and well informed by Mana Whenua, are considered and implemented.
6. Ngaati Whanaunga acknowledges this engagement as an opportunity to exercise its role as Kaitiaki in Tamaki Makaurau – Auckland and reaffirms Ngaati Whanaunga's history, relationships and interests in Taamaki Makaurau – Auckland.

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## 1. Mihi

Tihei mauri ora

Nгаа mihi ki a Ranginui e tuu ake nei raaua ko Papatuanuku e takoto nei! Kia tuu mai anoo ngaa aahuatanga o te taiao.

He tiimatanga koorero teenei i a maatou moo ngaa tikanga o Ngaati Whanaunga moo Tamaki Makaurau.

Ko te wawata, te tuumanako, kia marama ake ai taatou, Ngai Maaori i ngaa tikanga, i ngaa kaupapa, me ngaa koorero a ngaa maatua tuupuna, kia kaha ake ai taatou ki te tiaki, te poipoi, te manaaki hoki i te taiao e noho nei taatou

### ***(Translation)***

Behold the breath of life

We give salutation to the Sky and Earth and that we must nurture and protect our environment so that it may sustain us all; now and into the future.

Nгааati Whanaunga binds us together drawing on the knowledge and practices of our ancestors so that we can all better understand how to care for and protect the environment of Tamaki Makaurau-Auckland.

## 2. Ngaati Whanaunga

This is a summary of who is Ngaati Whanaunga, how Ngaati Whanaunga operates and who we are responsible to.

Marutuahu is the eponymous ancestor of the traditional Marutuahu Iwi; Ngaati Rongo U, Ngaati Tamatera, Ngaati Paoa, Ngaati Maru, Ngaati Whanaunga. He had five sons being Tamatepoo, Tamatera, Whanaunga, Te Ngako and Taurukapakapa.

Nгааati Whanaunga are descendants from the tupuna(ancestor) Whanaunga. Ngaati Whanaunga is a traditional people of the Tiikapa Moana – Taamaki Makaurau (Hauraki – Auckland) area and like many other traditional people have experienced challenges to their sustainability as a people.

### 2.1. The Treaty of Waitangi

The Treaty of Waitangi became a foundation delivery document to sustain Mana Motuhake (identity and authority) and to protect and guarantee taonga (possessions). Several Ngaati Whanaunga leaders; Te Horeta Te Taniwha, Kitahi Te Taniwha (son of Te Horeta) and Puakanga chose to place their tohu (mark) on to the Treaty of Waitangi.

The Treaty of Waitangi guaranteed to Ngaati Whanaunga the continued ownership and control of Ngaa Taonga Katoa (all possessions) and as such, is viewed as the foundation for a relationship and partnership with the Crown and all government agencies. How this relationship and partnership evolves, to maintain and enhance Ngaati Whanaunga mana motuhake (identity and authority), will become more prevalent as time goes by.

### 2.2. Ngaati Whanaunga Legal Identity

The Legal identity for Ngaati Whanaunga was established in 1992 as an Incorporated Society, namely Ngaati Whanaunga Incorporated Society. This succeeded Ngaati Whanaunga Management Committee, which was initially established to operate training programs under the delivery of Maccess.

Nгааati Whanaunga Incorporated Society operates an Executive Committee of active members including chairperson, secretary and treasurer all of whom are elected every three years at a Hui-aa-Tau (Annual General Meeting). The Executive Committee meets monthly and the financial position of the organisation is provided along with reports from all the other portfolios.

The Society has designated portfolios of Resource and Environment, Treaty Claims – Marutuahu Working Group, Education and Training, Funding, Fisheries, Whaanau/Hapuu Development, Te Rangahau o Ngaati Whanaunga and Working Structure. Members give their expertise and time pursuing these portfolios.

The Society manages the day to day business through a General Manager and staff and are based at 35 Wharf Rd, Coromandel. A lot of the previous work was voluntary and expenses were covered, however as the workload has increased, the options of contracting or employing personnel have been utilised.

## 3. Application

### 3.1. Summary of the Application

Campbell Brown Planning Limited approached Ngaati Whanaunga, on behalf of Brett Hatton, in order to determine whether a cultural value assessment (CVA) is required for a proposed residential development at 27 Austin Road, Greenhithe, Auckland. At the time of writing this report the following reports were provided and used to write this summary:

- Ecological Assessment (February 2018)
- Stormwater & wastewater Report (February 2018)
- Geotechnical Desktop Assessment (September 2018)
- Overall site and floor plans (February 2019)

The development of the currently vacant residential site is in order to construct a family home. The application is for the development of one new dwelling and one minor dwelling. Earthworks, on site services, and vegetation clearance is also associated. The two dwellings proposed (one primary residential residence, and one minor dwelling) are designed to minimize vegetation loss by raising the house off the forest floor with pillars.

The volume of earthworks as a result of the vertical holes required for the pillars is unconfirmed. The vertical holes are expected to have little effect on the ecological functioning of the remaining vegetation, except where they intercept tree roots. An arborist on-site during earthworks would be an appropriate management strategy to avoid or lessen this effect.

The proposed building locations are positioned at least 50 m back from the coastal margin, avoiding the steepest areas and minimising loss of coastal buffer functions of the forest. The main dwelling is 238m<sup>2</sup> and the minor dwelling 117m<sup>2</sup>. Access to the main dwelling is provided by a concrete driveway (40m<sup>2</sup>).

It is proposed to provide stormwater mitigation for 1 in 10-year event (10% AEP storm event) for stormwater runoff flows from the proposed impermeable surfaces on the property. Wastewater will be disposed of to the public wastewater manhole located on the property. The Minor dwelling will have to pump back up to this manhole while the main dwelling can achieve gravity disposal.

The stormwater will be collected from the main dwelling, minor dwelling and driveway and will be diverted into the detention tank. The detention tank will discharge to an onsite dispersal device. It is recommended to utilise a Baileys BT13500L tank (or similar). Based on the above details the peak discharge that would result in the post-development situation will be mitigated back to the equivalent pre-development levels.

## 4. Application Process

### 4.1. Consultation with Mana Whenua

Ngaati Whanaunga, as Mana Whenua in the consenting process, represents the indigenous people (Maaori) that have historic and territorial rights and authority in the area. Mana Whenua interests are represented by 19 iwi (tribal) authorities in Taamaki Makaurau - Auckland.

Ngaati Whanaunga Incorporated Society was contacted as one of the relevant iwi (tribal) authorities in Taamaki Makaurau, Auckland because the site is located within the Coastal Marine Area (CMA).

### 4.2. Mana Whenua Values

Ngaati Whanaunga must determine whether Mana Whenua values are affected by the proposed development or is subject to or involves:

- Significant Ecological Area (SEA-T) Terrestrial overlays.
- Significant Ecological Area (SEA-M) Marine overlays.
- Stormwater - the treatment and discharge on to land, into waterways, into the sea, streams and rivers.
- Water Quality – Freshwater and/or Seawater.
- Native fauna and flora.
- Sites and places of significance to Mana Whenua.
- Historic Heritage overlay of sites of Maaori interest and significance.
- Statutory requirements and acknowledgements.

### 4.3. Principles of Consultation

Meaningful consultation includes:

- Genuine efforts to consult with Ngaati Whanaunga are made in good faith.
- The applicant must have an open mind and consider recommendations - the application has not been finalised before or during the consultation process.
- The applicant provides all relevant information to Ngaati Whanaunga (including further material if requested) - the act of presenting, supplying or sending out information alone is not deemed as consultation.
- The applicant allows sufficient time for Ngaati Whanaunga to consider and critique all the information.

### 4.4. Engagement Process

Ngaati Whanaunga may charge a fee to:

- Consider an application.
- Research, review all reports and relevant documentation.
- Conduct a site visit.
- Meet with applicants and their experts.
- Prepare an assessment report and a Cultural Values Assessment (CVA), if required.
- Maintain ongoing support and advice.
- Follow up on the recommendations and the relevant statutory requirements of the project.

Ngaati Whanaunga provides a schedule of fees before any work begins and an estimate of costs can be requested by the applicant.

## 5. Ngaati Whanaunga's Interests

Ngaati Whanaunga Incorporated Society, on behalf of their iwi, is tasked with the kaitiakitanga (stewardship) of their tribal rohe. Kaitiakitanga includes the protection of the environment and acknowledgement of the special cultural and spiritual relationship with the environment. Under the

Resource Management Act, the Council and applicants are required to recognise and provide for matters of national importance that includes kaitiakitanga and the relationship of Mana Whenua and their culture and traditions with:

- Sites of Significance
- Waahi tapu (sacred sites)
- Taonga (treasures)
- Water
- Ancestral lands

Ngaati Whanaunga's interest and involvement in all environmental and building projects is to discuss and to determine with the owners, property developers, consultants, contractors and government agencies, whether their project includes plans for native flora and fauna, water quality, stormwater, waste treatment, cultural aspects, and accidental protocol discovery.

Ngaati Whanaunga wants to ensure that the technical aspects of a project are well informed by experts and the cultural, environmental and social aspects that are important to Mana Whenua, are well informed by Mana Whenua and are considered and implemented in the project.

Ngaati Whanaunga sees this engagement as an opportunity to exercise its role as Kaitiaki (Guardian) in Tamaki Makaurau-Auckland. This engagement also reaffirms Ngaati Whanaunga's history, relationships and interests in Taamaki Makaurau - Auckland.

## 6. Site Visit at 27 Austin Road, Greenhithe, Auckland

### 6.1. Thursday 27 March 2019

Gavin Anderson, our Ngaati Whanaunga representative, attended a site visit at 27 Austin Road Greenhithe, Auckland on Thursday 14 March 2019; facilitated by the owner Brett Hatton. The site has a number of complex challenges that Brett has identified.

Brett has sourced people within the industry he works in; specialists who will assist to achieve the outcomes his family are seeking for their home and surrounding environment. Ngaati Whanaunga wish Brett and his family well and support their intent to enhance and protect the environment in making their home.

Ngaati Whanaunga's role was to ask questions and seek clarification, so if there were any issues, a mutual decision about the next steps could be made with the consultant who was working on behalf of the applicant.

Ngaati Whanaunga expects that all recommendations and any mitigation processes identified in the proposed plans will be implemented prior to the completion of the project and any concerned parties will be notified, if required.

Another key role for Ngaati Whanaunga was to engage and provide a high level of over-sight and connection to the Auckland Unitary Plan and the priorities for Mana Whenua in Tamaki-Makaurau Auckland. It also reconnected Ngaati Whanaunga to the land and fulfilled the traditional practice of kaitiakitanga (guardianship).

## 7. Recommendations

1. Ngaati Whanaunga supports the resource consent application for the proposed development at 27 Austin Road, Greenhithe, Auckland.
2. Ngaati Whanaunga ask that we receive written notification of any issues identified in the proposed plans have been mitigated, documented and approved.
3. Ngaati Whanaunga is able to provide ongoing cultural support, cultural induction, cultural safety and advice for the project management teams and contractors on request.
4. Ngaati Whanaunga formally advises that we will not pursue a Cultural Values Assessment (CVA) for this project.
5. Please contact Mike Baker, RMA officer, for further clarification of these recommendations.

**Mike Baker,  
RMA Officer  
Ngaati Whanaunga Incorporated Society**

28<sup>th</sup> March 2019

Brett & Natalia Hutton Family Trust  
Cc: Yujie Gao – Campbell Brown Planning Ltd

**Re: Proposal for 27 Austin Rd, Grennhithe – New House and minor dwelling**

### **Kaitiaki Report**

As the legal entity that governs the operations and management of Ngati Whatua o Kaipara, Nga Maunga Whakahii o Kaipara Development Trust (NMWOK) has responsibilities to uphold the cultural heritage and values of Ngati Whatua o Kaipara that is embodied in the ethics of kaitiakitanga (Guardianship)

**1.0** Nga Maunga Whakahii o Kaipara Development Trust kaitiaki (Guardianship) responsibilities include, but are not limited to, the following:

- Protection of taonga (treasures);
- Placing of rahui (temporary traditional practice of prohibition) to allow replenishment of natural resources;
- Protection of sensitive environments;
- Directing development in ways which are in keeping with the environment;
- Ensuring the sustainable use of resources;
- Upholding the tikanga (customs and cultural practices) associated with traditional activities, such as karakia (prayer);
- Restoration of damaged eco systems such as removal of pests, animals and weeds;
- The planting of eco-sourced native vegetation and ongoing care of the environment;
- Enhancing habitats for insects, animals and birds

- Sustainable building methods
- Robust sediment controls systems to ensure water quality is not compromised;
- Ensuring wastewater reticulation systems cater adequately for peak water volumes;
- Retaining/return of soil removed in the development process;
- Opportunity for Mahi Toi - Ancestral names, local [tohu](#) and [iwi](#) narratives are creatively reinscribed into the design environment including: landscape; architecture; interior design and public art
- Providing for the needs of present and future generations.

## 2.0 Recommendations

After reviewing all relevant documentation and materials in regard to this application, and a site visit between Pani Gleeson and the applicant Brett Hutton on 25<sup>th</sup> March, Nga Maunga Whakahii o Kaipara Development Trust, as the legal entity that governs the operations and management of Ngati Whatua o Kaipara acknowledges the intention of Auckland Council and the applicant to meet statutory obligations and to ensure the cultural heritage and values of Ngati Whatua o Kaipara are a key consideration in reviewing this application.

Ngati Whatua o Kaipara request the following conditions in the application as follows;

1. **Sediment Control** - NWOK recommend, all earthworks to include robust sediment control, as per GD05 Auckland Council to protect waterways and water quality and eliminate risk of sediment runoff into the nearby coastal environment. We support the recommendations of Peers Brown Miller Ltd arboricultural assessment, silt fencing around the pohutukawa and any other mature native ngahere.

2. **Wastewater/Drainage** – This report was not sighted. Ngati Whatua o Kaipara, trust the council planner, to include robust GD06 compliance conditions, along with protection of any native ngahere.
3. **Weed management control** – Supported: As recommended in the ecological assessment a weed management plan by a qualified ecologist should be implemented for no less than five years. Care should be taken disposing of these pest plants as not to spread them elsewhere.
4. **Herpetofauna/Avifauna** – Nga maunga whakahii o Kaipara request a qualified herpetologist report is required, and any findings of mokomoko be adequately translocated to a suitable habitat nearby. Works around avifauna nesting should be included in the consent conditions.
5. **Archaeological** - Although there are no recorded archaeological sites, coastline areas have always been an area where maori occupied for resources. Ngati Whatua o Kaipara request that ADP (Accidental Discovery Protocol) to be implemented in this application.
6. **Planting clearance/Riparian** – Removal of any SEA area is of significance to Ngati Whatua o Kaipara. Appropriate mitigation, enhancement infill/buffer planting plan and management report a condition. Biodiversity is important as it contributes to environmental, economic, cultural and social well-being by providing valuable ecosystems services for both humans and wildlife, i.e pollination, habitats, nesting areas, carbon storage by forests, biofiltration of water, nutrient cycling, erosion control, sediment retention and recreation opportunities. Terrestrial biodiversity in the Auckland region is under threat from various environmental factors. These include habitat alteration as a result of the loss and fragmentation of native land cover. According to a case study of vegetation clearance on the North Shore, the North Shore city contains a substantial proportion of urban Auckland’s remaining native terrestrial habitats. These include ecologically significant remnants of kauri forest, broadleaved/podocarp forest, **coastal forest**, lava forest, shrubland, and wetlands. For Ngati Whatua o Kaipara, all habitats are of significance. As kaitiaki, of the rohe, the mauri needs to be protected, restored and balanced. Due to the steepness of the building site, the applicant will benefit from net gain native planting,



as this stabilises the roots of mature trees, therefore adding ground stability.

#### 4.0 Conclusion

Nga Maunga Whakahii o Kaipara do not oppose this application on the details and findings that were presented before us. This is subject to the considerations of Ngati Whatua o Kaipara values, protection and respect for the environment ie:eco sourced appropriate native replanting, sediment control and minimisation of effects on the wider environment, protection of any mature trees, including consideration for avifauna, herpetofauna habitats.

Nga mihi

Pani Gleeson

Kaiarahi Taiao

(Resource Consents Co-ordinator)

#### NGĀTI WHĀTUA O KAIPARA



P: 09420 8410 (extn 4503)

M: 027 614 5286

E: [tetaritaiao@kaiparamoana.com](mailto:tetaritaiao@kaiparamoana.com)

Nga Maunga Whakahii o Kaipara Development Trust

16 Commercial Road, PO Box41

Te Awaroa - Helensville 0840

Auckland

## Record of a pre-application meeting

Office use only	
File number:	PRR00026205
Distribution list:	
Duration of meeting:	One hour
Amount to be invoiced:	

### 1. MEETING DETAILS

**Date** 16 November 2017 **Time** 1130am – 1230pm

### 2. MEETING PARTICIPANTS - CUSTOMERS

Name	Area of expertise / profession / title
<u>Brett Hatton</u>	<u>Applicant</u>
<u>Michael Campbell</u>	<u>Planner</u>
<u>Yujie Gao</u>	<u>Planner</u>
<u>Michael Cooper</u>	<u>Architect</u>
<u>Erxin Shang</u>	<u>Architect</u>

### 3. MEETING PARTICIPANTS - COUNCIL

Name	Title	Role at meeting
<u>Lihua Xie</u>	<u>Planner</u>	<u>Meeting lead and record taker</u>
<u>Ann Rammo</u>	<u>Development Engineer</u>	<u>Engineering matters</u>
<u>Carol Bergquist</u>	<u>Senior Ecologist</u>	<u>Ecological matters</u>
<u>Rhys Caldwell</u>	<u>Arborist</u>	<u>Arboricultural matters</u>
<u>Ian Jefferis</u>	<u>Senior Planner</u>	<u>Observation</u>

### 4. SITE & PROPOSAL

#### Site address of proposal

**Street number and name:** 27 Austin Road

**Suburb, town or locality:** Greenhithe, Auckland 0632

#### Brief Description of Proposal:

The site is rear site with irregular shape. It is currently vacant and covered by vegetation. The proposal is to erect three storey split-level residential dwelling and a minor unit. The site is zoned Residential - Single House Zone under the Auckland Unitary Plan Operative in part.

The applicant has submitted the following application plans prepared by Mcooper Architects:

- Overall Site Plan, Sheet No. 01, dated 2017-10-19;
- Main House – Garage Floor Plan, Sheet No. 02, dated 2017-10-19;
- Main House – Middle & Lower Floor Plan, Sheet No. 03, dated 2017-10-19;
- Main House – Perspectives, Sheet No. 04, dated 2017-10-19;
- Main House – Perspectives, Sheet No. 05, dated 2017-10-19;
- Minor House – Ground & Roof Plan, Sheet No. 06, dated 2017-10-19;
- Minor House – Perspectives, Sheet No. 07, dated 2017-10-19;

Site photos are provided during the pre-application meeting.

## 5. MATTERS / ITEMS DISCUSSED AT MEETING

### **Matter / Item 1: Planning**

#### *Bulk and location*

The submitted architecture plans indicated that there are significant height in relation to boundary infringements to the site boundary shared with 25 and 29 Austin Road. The proposal infringes the yard setback requirement as the proposed garage is located on the boundary shared 29 Austin Road.

Michael said the proposed infringements will not be visible from neighbouring properties as dwellings on neighbouring properties have sufficient setback from the boundary and lower finished floor level than the proposal. Existing vegetation along the boundary and on neighbouring properties provide screening to avoid visual effects between the proposal and neighbouring properties.

Lihua asked if the proposal complied with the building height standard as this information was not available on the plan. Michael advised that it has not been assessed. However, it appears that the proposal will infringe the building height standard. Lihua advised that the bulk and location control information is required to be shown on consent application plans. The AEE report shall address adverse cumulative bulk and dominance effects to neighbouring properties. Please consider obtaining neighbour's written approval for the non-complying activities.

Lihua asked if the proposal complied with the parking requirement. Michael advised that a double garage is proposed and one parking space will be available for each proposed dwelling.

#### *Significant Ecological Areas (SEAs) Overlay*

The proposed minor unit is located in the SEAs overlay with associated vegetation removal and earthworks. Arboricultural report and ecological input will be required including any effects created by the proposed storm water discharge system. Earthworks and tree removal information in the SEAs is required to be provided on application plans. Lihua asked if any covenant registered against the Certificate of Title. Brett advised that no covenant registered against the Certificate of Title.

Lihua asked for the minor unit access design information and if there is any effect on the SEAs. Michael advised that track/foot path will be proposed for access and designed to avoid tree removal within the SEAs. Lihua advised that information of track/foot path design is required to be shown on the consent application plans.

Lihua advised that an assessment of Mana Whenua cultural assessments might be required for infringements of vegetation removal/alteration and earthworks in SEAs Overlay.

*Note: the Council provides a facilitation service to contact the relevant iwi authorities on behalf of applicants. This service will provide the initial contact between applicants and relevant iwi authorities. This service is only available once a resource consent application is lodged with the council. Alternatively, the applicant/agent can contact the relevant iwi organisations for the Mana Whenua cultural assessments and forward their response to the Council officer if iwi organisations' view is that a Mana Whenua cultural assessment is not required. For more information on Mana Whenua cultural assessments, please refer to <http://www.aucklandcouncil.govt.nz/EN/ratesbuildingproperty/consents/resourceconsents/Page/engagingwithiwi.aspx>*

## **Matter / Item 2: Engineering**

### Site works:

The proposed works will be over a land with gradient of 1:4 or steeper. Ann advised that a comment from a Geotechnical Engineer is required to support the application in relation to the geotechnical constraints of the site.

### Wastewater:

Wastewater connection is available on site. It appears that the proposal will be built over the wastewater manhole. Michael advised that approximately 5m vertical clearance will be provided. Ann advised that 1m horizontal clearance between the manhole and building structures is required.

Built over will require Watercare approval.

### Stormwater

Stormwater connection is not available on site. Information of stormwater discharge design for the development is required with any actual and potential effects to the vegetation within the SEAs. Ian advised that if the stormwater runoff will be discharged to the reserve area adjacent to the subject site, approval from Auckland Council Park Department is required.

Further engineering information was provided by Yujie on 21 November 2017. Ann reviewed the submitted documents regarding the stormwater disposal and advised that:

- a) The applicant needs to employ an engineer for solution applying Auckland Council Stormwater Code of practice 4.3.14.3 and discuss all the options before deciding the preferable method. The first option is the coastal disposal.
- b) The preferable way through gravity, pumping is the very last option and it is not mentioned in the code mentioned above. The closest manhole or public pipe is upstream more than 60m away to connect to the public system so this is not a preferable option. In this case, Council cannot support the suggested pumping to such kind of channel in addition to there is no detention/ attenuation tank (if the property vacant for long time there is no reuse).
- c) The preferable disposal method as mentioned before is the coast disposal. It can be through SW sealed pipe by directional drilling. Disposal through the coast it will require regional coastal approval and an application for Engineering works approval to the council and provide a proper outfall with energy dissipation structure. All shall be designed by Engineer.

### **Matter/ Item 3: Ecological matters**

An ecological report is required for the proposal including assessment of effects created by the vegetation clearance and earthworks within the SEAs. A plan including information of vegetation clearance areas and volumes of earthworks is required.

As the proposed works will be over a land with gradient of 1:4 or steeper, Carol asked if palisade walls will be proposed, which might create additional vegetation removal and earthworks within the SEAs. Michael advised that currently no palisade walls are proposed. Pile foundation will be proposed with about 5m in deep.

Carol asked if the land can be subdivided in the future. Michael advised that it is difficult to subdivide the property due to the site constrains and a consent notice could be imposed to prevent the future subdivision.

Carol advised that consideration will be given to ecosystem functioning, not just the quality of the bush/trees. Information is required to demonstrate that the loss is balance by a gain in ecological values elsewhere from appropriate mitigation. Michael advised that a covenant can be registered against the Certificate of Title to provide a vegetation protection area accepted by Council.

### **Matter/Item 4: Arboricultural matters**

An arboricultural report is required for the resource consent application with mitigation methods. Rhys asked if any street tree will be affected by the proposed vehicle crossing. Consent is required for tree removal within the road reserve. Information and assessment is required for the consent application. Michael advised that it will be confirmed by the surveyor.

Brett advised that he intended to construct the minor unit as stage one of the development. It appears that a significant vegetation removal on site might be required subject to the construction methodology. Rhys advised that information of construction methodology including the machine access for the construction is required. Rhys asked if any vegetation removal is required within the SEAs due to the construction of the services on site. Michael advised that information will be provided for the consent application.

## **6. ANY OTHER MATTERS / ITEMS ARISING / CORRECTIONS / CLARIFICATIONS**

## **7. IMPORTANT INFORMATION**

The purpose of a pre-application meeting is to facilitate communication between applicants and the Council so that the applicant can make informed decisions about applying for consents, permits or licenses.

The views expressed by Council staff in or following a pre-application meeting are those officers' preliminary views, made in good faith, on the applicant's proposal. The Council makes no warranty, express or implied, nor assumes any legal liability or responsibility for the accuracy, correctness, completeness or use of any information or views communicated as part of the pre-application process.

The applicant is not required to amend their proposal to accommodate the views expressed by Council staff, nor to comply with any suggestions made by Council staff. Further, it remains the applicant's responsibility to get their own professional planning and legal advice when making any application for consents, permits or licences, and to rely solely on that advice, in making any application for consents, permits or licenses.

To the extent permissible by law, the Council expressly disclaims any liability to the applicant (under any theory of law including negligence) in relation to any pre-application process. The applicant also recognises that any information it provides to the Council may be required to be disclosed under the Local Government Official Information and Meetings Act 1987 (unless there is a good reason to withhold the information under that Act). However, the Council is able to withhold information for certain reasons including to prevent unreasonable prejudice to someone's commercial position.

All resource consent applications become public information once lodged with council. Please note that council compiles, on a weekly basis, summaries of lodged resource consent applications and distributes these summaries to all local boards and all mana whenua groups in the Auckland region. Local boards and mana whenua groups then have an opportunity to seek further details of applications and provide comment for council to take into account.

**Approved as accurate  
record of meeting by  
meeting lead**

**Name:**

Lihua Xie

**Signature:**



**From:** [Yujie Gao](#)  
**To:** [Sonja Williams](#)  
**Subject:** RE: LUC60340947 27 Austin Rd Greenhithe  
**Date:** Thursday, 17 October 2019 1:11:01 PM  
**Attachments:** [image002.png](#)  
[27 Austin Road - updated drawing pack.pdf](#)

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Hi Sonja

As requested, an updated plan pack attached with the minor unit components deleted.

The proposal now involves 51sqm of vegetation removal in the SEA, which requires consent as a controlled activity pursuant to (A29) in E15, as it now complies with standard E15.6.5.

Cheers

**Yujie Gao | Intermediate Planner**

**Campbell Brown Planning Limited**  
Level 1, 56 Brown Street, Ponsonby | PO Box 147001,  
Ponsonby, Auckland 1144  
Cell 021 0265 9036 | Ph 09 378 4936 | DDI 09 394 1697  
[yujie@campbellbrown.co.nz](mailto:yujie@campbellbrown.co.nz) | [www.campbellbrown.co.nz](http://www.campbellbrown.co.nz)



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**From:** Sonja Williams <[Sonja.Williams@aucklandcouncil.govt.nz](mailto:Sonja.Williams@aucklandcouncil.govt.nz)>  
**Sent:** Tuesday, 15 October 2019 2:27 PM  
**To:** Yujie Gao <[yujie@campbellbrown.co.nz](mailto:yujie@campbellbrown.co.nz)>  
**Subject:** RE: LUC60340947 27 Austin Rd Greenhithe

Hi Yujie,

Thank you very much for this.

Would you be able to provide revised plans with the minor unit either deleted or stamped deleted to reflect the proposed changes. I will forward this information on to my specialists, who will revise their memos to reflect the change in proposal.

Also, I am just confirming I still have reservations with regard to the main dwelling and height

and height in relation to boundary infringements and that you will not be providing any further information at this stage to alleviate this. I will complete my s95 recommendation report recommending limited notification as discussed previously.

Thanks for your help Yujie,  
Kind regards

Sonja

**Sonja Williams | Intermediate Planner**  
**North West Resource Consenting**

Ph 09 301 0101 | Extn (43) 7047 | DDI 484 7047 | MOB 021 510 2412  
Auckland Council, Level 1, 50 Centreway Road, Orewa, Auckland

**Visit our website:** [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)

---

**From:** Yujie Gao <[yujie@campbellbrown.co.nz](mailto:yujie@campbellbrown.co.nz)>  
**Sent:** Tuesday, 15 October 2019 2:03 PM  
**To:** Sonja Williams <[Sonja.Williams@aucklandcouncil.govt.nz](mailto:Sonja.Williams@aucklandcouncil.govt.nz)>  
**Subject:** RE: LUC60340947 27 Austin Rd Greenhithe

Hi Sonja

The client has elected to remove the minor unit component from the application. Trust that simplifies matters.

With the deletion of the minor unit, there will be no portions of building within 20m of a cliff.

Cheers

Yujie Gao | [Intermediate Planner](#)

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**From:** Sonja Williams <[Sonja.Williams@aucklandcouncil.govt.nz](mailto:Sonja.Williams@aucklandcouncil.govt.nz)>  
**Sent:** Friday, 11 October 2019 11:45 AM  
**To:** Yujie Gao <[yujie@campbellbrown.co.nz](mailto:yujie@campbellbrown.co.nz)>  
**Subject:** RE: LUC60340947 27 Austin Rd Greenhithe

Hi Yujie,

Thanks for the reply below, I have raised this and discussed with our Principal Engineer Hock Lee. He disagrees with the assessment below and requires that Council assesses environmental effects at the resource consent stage which in this case, the stability of the land is key. Normally at the building consent stage the issue of stability is not a key consideration, instead foundation is the main focus which is a more site specific effect.

Furthermore, the site may be located within a Coastal Erosion Hazard Area, being land which is within a horizontal distance of 20m landward from the top of any coastal cliff with a slope angle steeper than 1 in 3 . Please clarify if the proposal will be subject to Table E36.4.1 (A4) and if further special information requirements E36.9 (2) hazard risk assessment report therefore maybe required.

Kind regards

Sonja

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**From:** Yujie Gao <[yujie@campbellbrown.co.nz](mailto:yujie@campbellbrown.co.nz)>  
**Sent:** Thursday, 10 October 2019 4:52 PM  
**To:** Sonja Williams <[Sonja.Williams@aucklandcouncil.govt.nz](mailto:Sonja.Williams@aucklandcouncil.govt.nz)>  
**Subject:** RE: LUC60340947 27 Austin Rd Greenhithe

Hi Sonja

In the paragraph after the one you have sent me, within section 6.0, the report states that the project Geotech engineers consider the subject site to be suitable for development subject to proposal specific geotechnical investigation at a later stage.

This additional investigation is expanded upon in section 7.0 of the report, which states that they anticipate an additional drilling core sample would be undertaken. This is to support the detailed geotechnical and structural design of the building which is not considered to be necessary at the resource consent stage and is more appropriately undertaken at the building consent stage.

Kind regards,

Yujie Gao | [Intermediate Planner](#)

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**From:** Sonja Williams <[Sonja.Williams@aucklandcouncil.govt.nz](mailto:Sonja.Williams@aucklandcouncil.govt.nz)>  
**Sent:** Tuesday, 8 October 2019 11:41 AM  
**To:** Yujie Gao <[yujie@campbellbrown.co.nz](mailto:yujie@campbellbrown.co.nz)>  
**Subject:** LUC60340947 27 Austin Rd Greenhithe

Hi Yujie,

I am just working on closing off any outstanding issue with 27 Austin and I have comment back from the engineer that the assessment of the minor unit being built within the area of Building Restriction Line is insufficient.

The Geotech Report below acknowledges the BRL but a specific statement of the issues and effects is required from the engineer stating if the effects of building within the BRL will be less than minor (or not).

#### **6.0 Geotechnical Conclusions**

Reference to the development drawings provided indicates the proposed minor dwelling encroaches beyond the Building Restriction Line (BRL) established in the 2015 Geotechnical Investigation Report. The southwest corner of the minor dwelling extends approximately 3.5m beyond the BRL. Due to the nature of the topography beyond (south) of the BRL, specific investigation is required.

Many thanks,

Sonja

**Sonja Williams | Planner**

**North West Resource Consenting**

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Auckland Council, Level 1, 50 Centreway Road, Orewa, Auckland

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**From:** [Yujie Gao](#)  
**To:** [Sonja Williams](#)  
**Subject:** RE: LUC60340947 27 Austin Rd Greenhithe  
**Date:** Tuesday, 15 October 2019 2:03:30 PM  
**Attachments:** [image002.png](#)

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Sonja

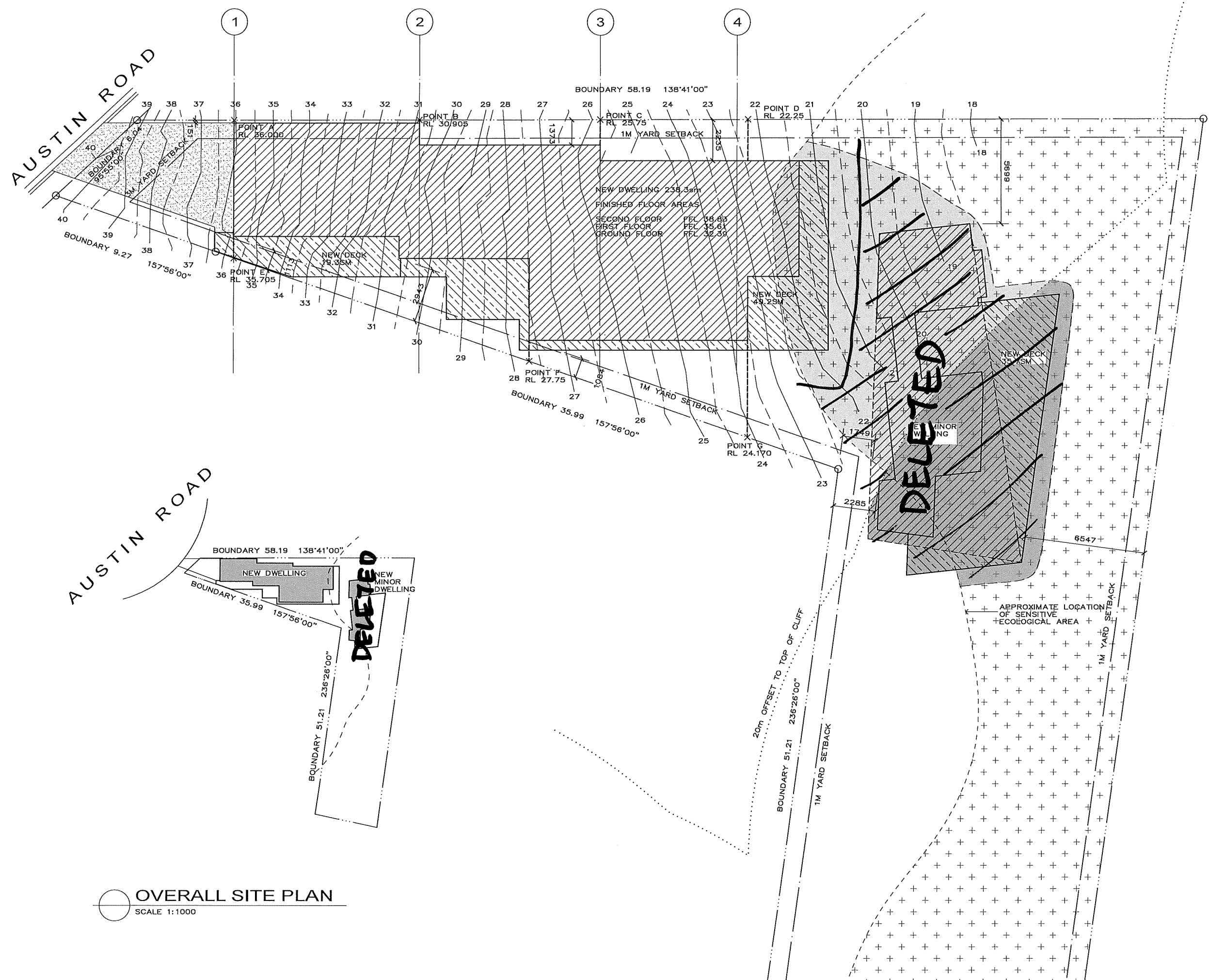
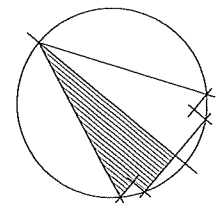
**Sonja Williams | Planner**

**North West Resource Consenting**

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Auckland Council, Level 1, 50 Centreway Road, Orewa, Auckland

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LOT 23 AUSTIN ROAD,  
GREENHITHE

LEGAL DESCRIPTION  
LOT 23 DP 20106  
CT NA725/255

ZONING: RESIDENTIAL SINGLE HOUSE

WIND ZONE: SPECIFIC DESIGN

EARTHQUAKE ZONE: 1

EXPOSURE ZONE: C

SITE AREA: 1798sm

- LEGEND
- PROPOSED NEW BUILDING = 262.5M
  - PROPOSED NEW DECK = 129.82
  - APPROXIMATE LOCATION OF SENSITIVE ECOLOGICAL AREA
  - AREA OF VEGETATION TO BE CLEARED WITHIN SENSITIVE ECOLOGICAL AREA  
240SM APPROX 51sqm approx.
  - AREA OF VEGETATION TO BE CLEARED WITHIN 20M OFFSET FROM TOP OF CLIFF  
110SM APPROX N/A

SITE COVERAGE		1798sm
BUILDING AREA		
PROPOSED %	HOUSE	PERMITTED %
13.3%	238.3	35% MAX.
5.8%	DECK ABOVE 1.5M	104.2
0.4%	MINOR UNIT (INCL. ROOF OVERHANG)	14.5
19.5%	450.0sm TOTAL	342.5sm total
IMPERVIOUS AREAS		
PROPOSED %	498.0sm	PERMITTED %
27.7%	21% 382.3sqm	60% MAX.
LANDSCAPED AREAS		
PROPOSED %	1299.7sm	PERMITTED %
72.3%	18% 1416sqm	40% MIN

**SITE PLAN**  
SCALE 1:200

**RESOURCE CONSENT**

PROJECT NUMBER  
1722

SITE  
27 AUSTIN ROAD  
GREENHITHE

CLIENT  
BRETT AND NATALIA HATTON

DRAWING  
SITE PLAN

**mcooper** architects  
Michael Cooper  
BArch (Hons), NZCD(Arch), ANZIA  
09 2810700 021 2766910  
mike@mcooperarchitects.co.nz

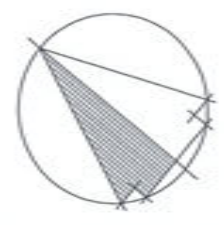
DRAWING NO  
**A100**

REV  
**C**






DRAWING DATE  
14/02/2019

SCALE @ A3  
1:200 1:1000

**OVERALL SITE PLAN**  
SCALE 1:1000



LEGEND

-  APPROXIMATE LOCATION OF SENSITIVE ECOLOGICAL AREA
-  APPROXIMATE LOCATION OF 20M OFFSET TO TOP OF CLIFF
-  AREA OF VEGETATION TO BE CLEARED WITHIN 20M OFFSET FROM TOP OF CLIFF 110SM APPROX
-  AREA OF VEGETATION TO BE CLEARED WITHIN SENSITIVE ECOLOGICAL AREA 240SM APPROX
-  SLOPE STEEPER THAN 45 DEGREES

 **CLIFF LOCATION PLAN**  
SCALE 1:500

**RESOURCE CONSENT**

PROJECT NUMBER  
1722

SITE  
27 AUSTIN ROAD  
GREENHITHE

CLIENT  
BRETT AND NATALIA HATTON

DRAWING  
CLIFF LOCATION PLAN

**mcooper** Michael Cooper  
BArch (Hons), NZCQ(Arch), ANZQA  
09 286 0700 021 2788910  
michael@mcooperarchitects.co.nz  
architects

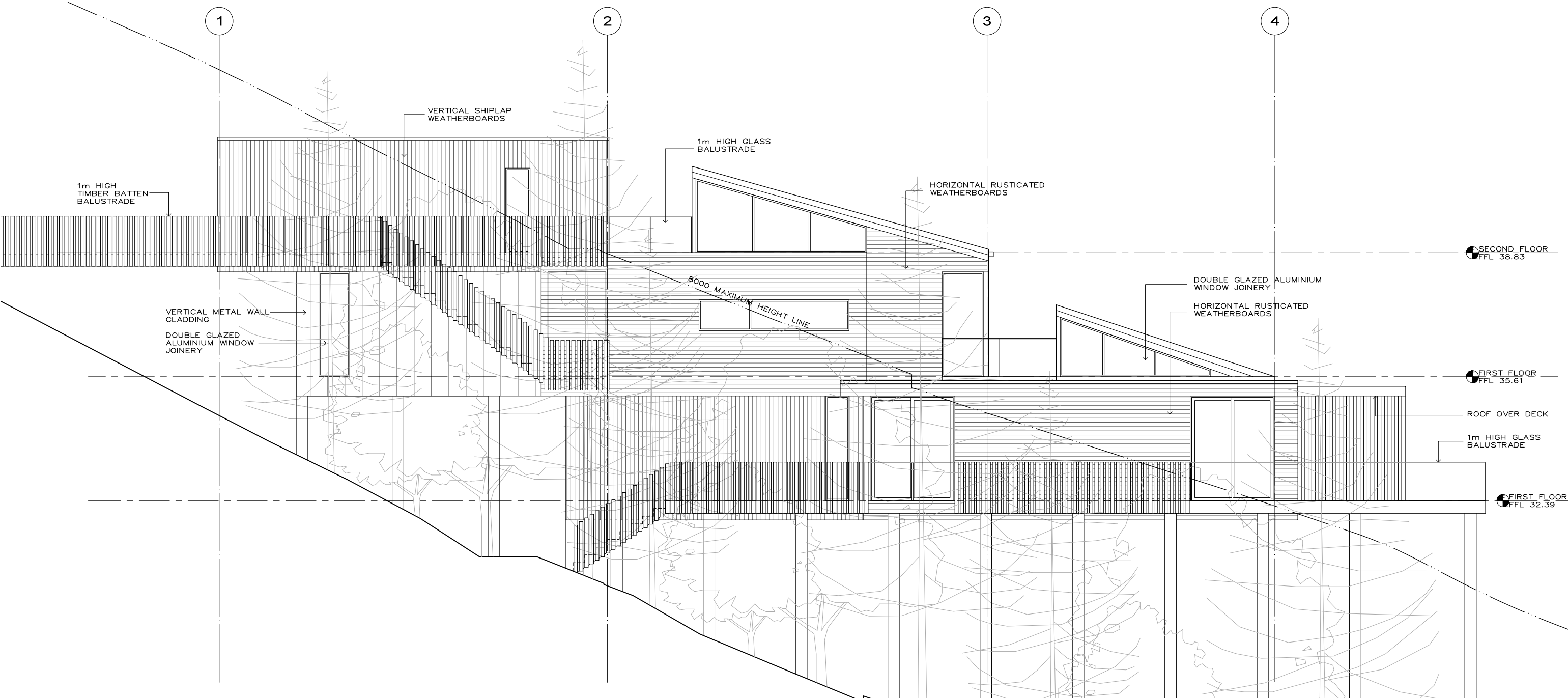
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REV  
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DRAWING DATE  
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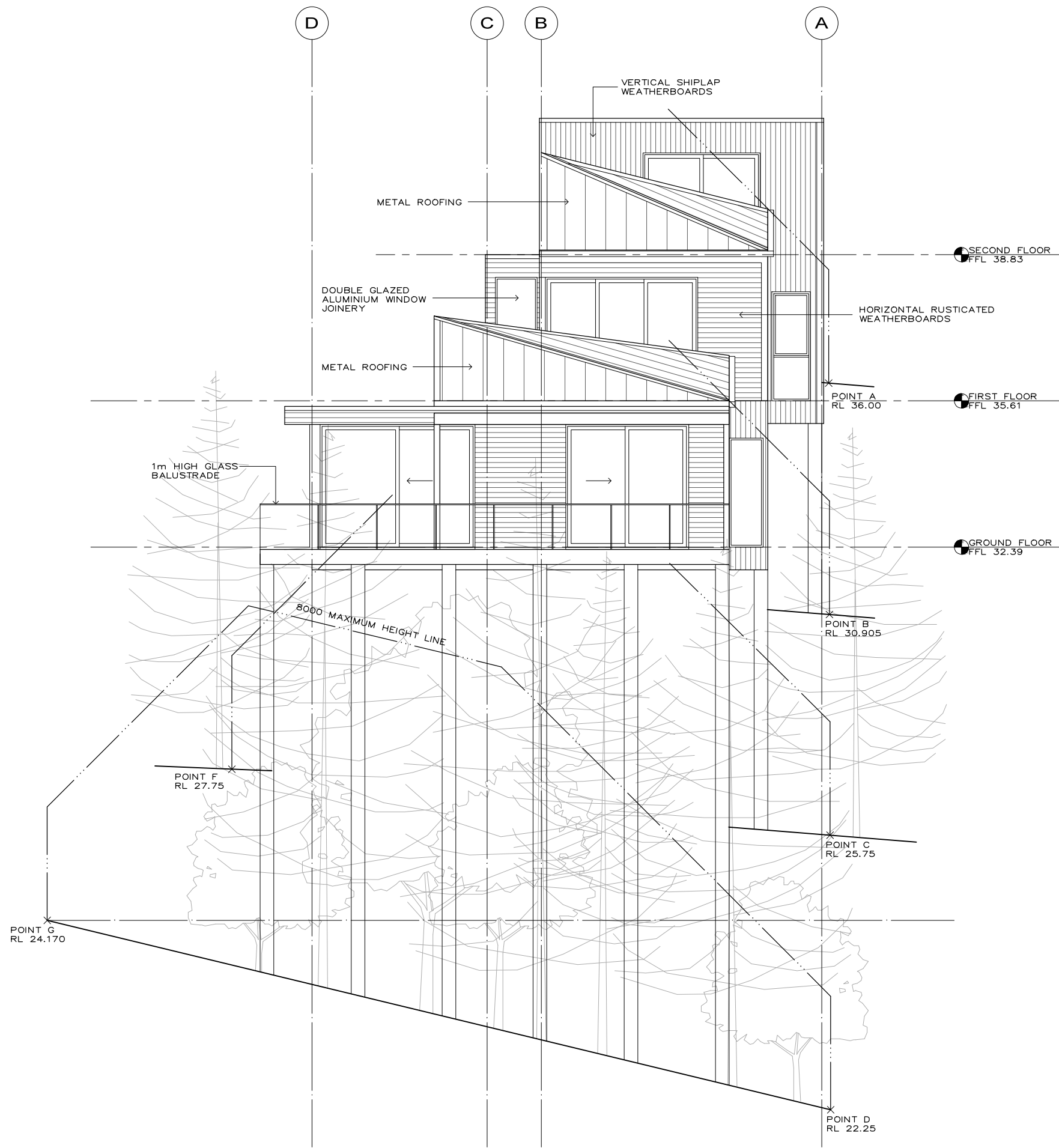
01 **SOUTH WEST ELEVATION**  
SCALE 1:100

**RESOURCE CONSENT**

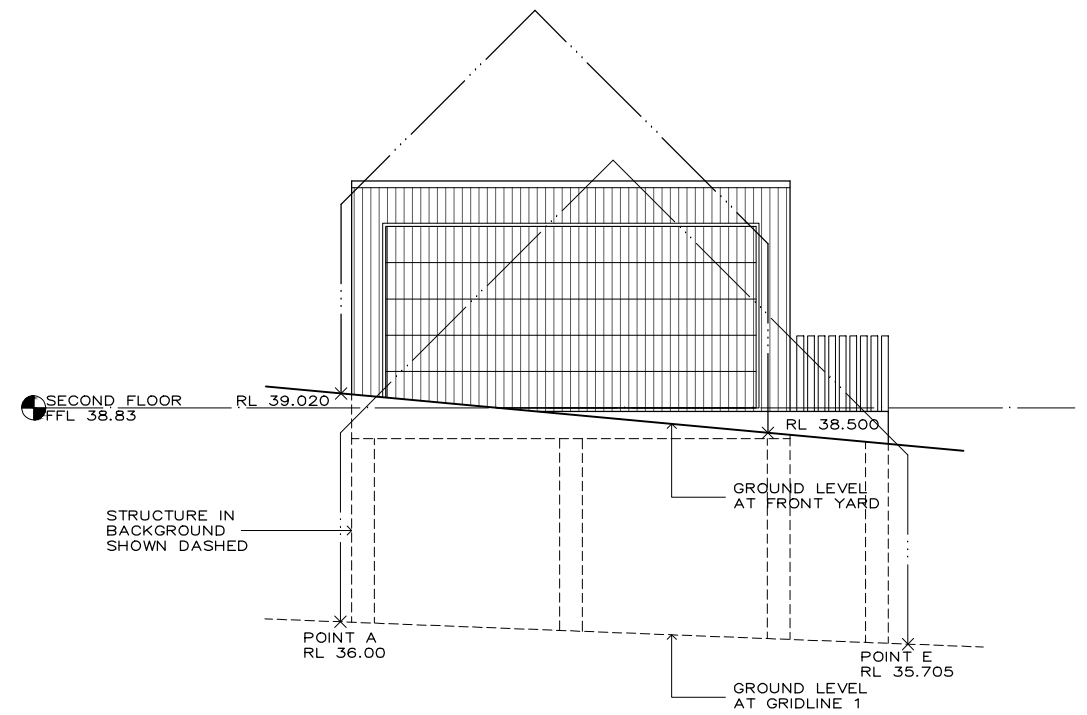
PROJECT NUMBER  
1722  
SITE  
27 AUSTIN ROAD  
GREENHITHE  
CLIENT  
BRETT AND NATALIA HATTON  
DRAWING  
SOUTH WEST ELEVATION

**mcooper** architects  
Michael Cooper  
 BArch (Hons), NZCD(Arch), ANZIA  
 09 2810700 021 2768910  
 mike@mcooperarchitects.co.nz

DRAWING NO  
**A200**  
DRAWING DATE  
04/07/2018  
REV  
**A**  
SCALE @ A3  
1:100  
**249**



03 SOUTH EAST ELEVATION  
SCALE 1:100



02 NORTH WEST ELEVATION  
SCALE 1:100

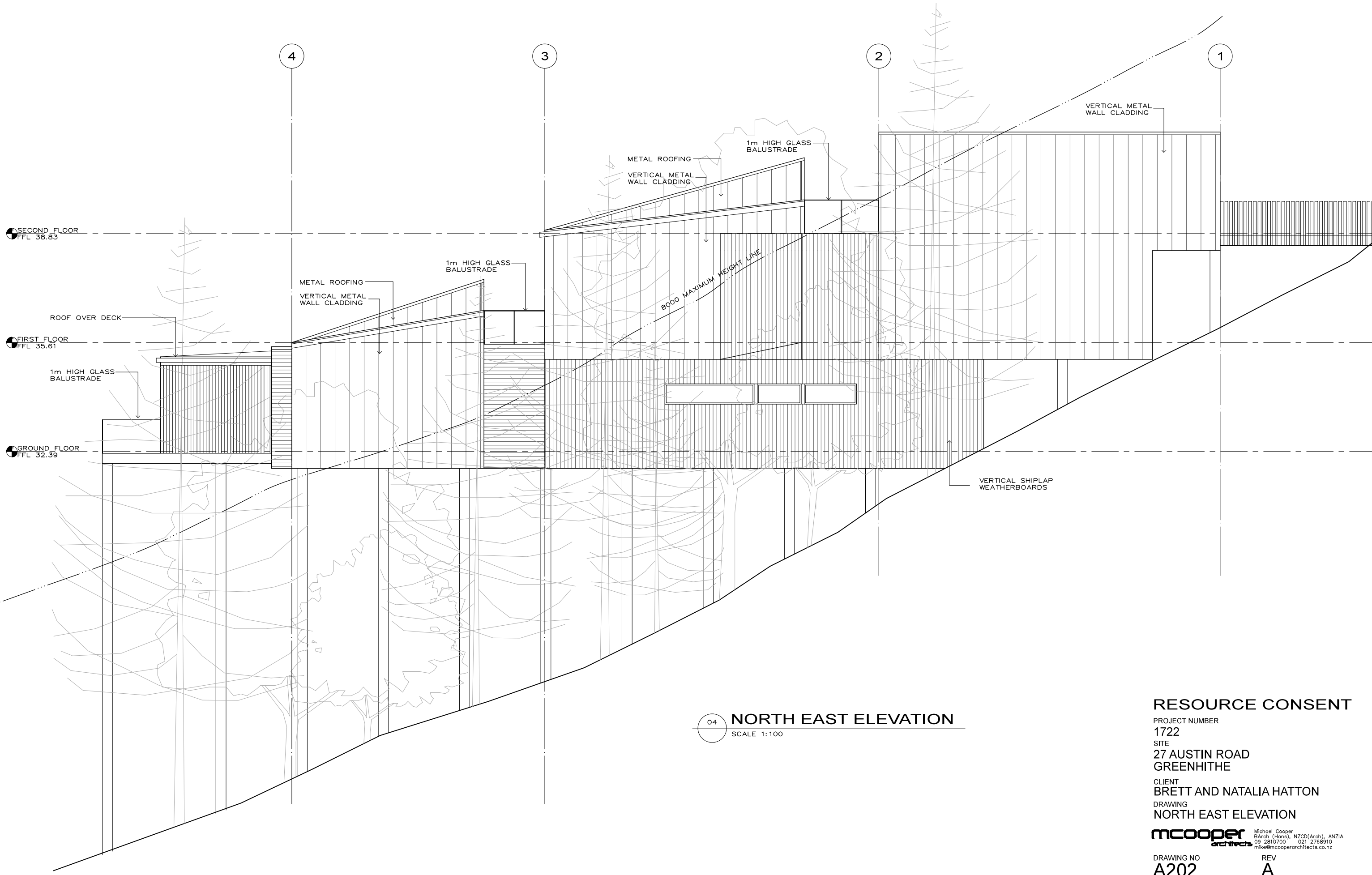
## RESOURCE CONSENT

PROJECT NUMBER  
1722  
SITE  
27 AUSTIN ROAD  
GREENHITHE  
CLIENT  
BRETT AND NATALIA HATTON  
DRAWING  
SE & NW ELEVATIONS

**mcooper** architects  
Michael Cooper  
BArch (Hons), NZCD (Arch), ANZIA  
09 2810700 021 2766910  
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DRAWING NO  
**A201**  
DRAWING DATE  
04/07/2018

REV  
**A**  
SCALE @ A3  
1:100  
**250**



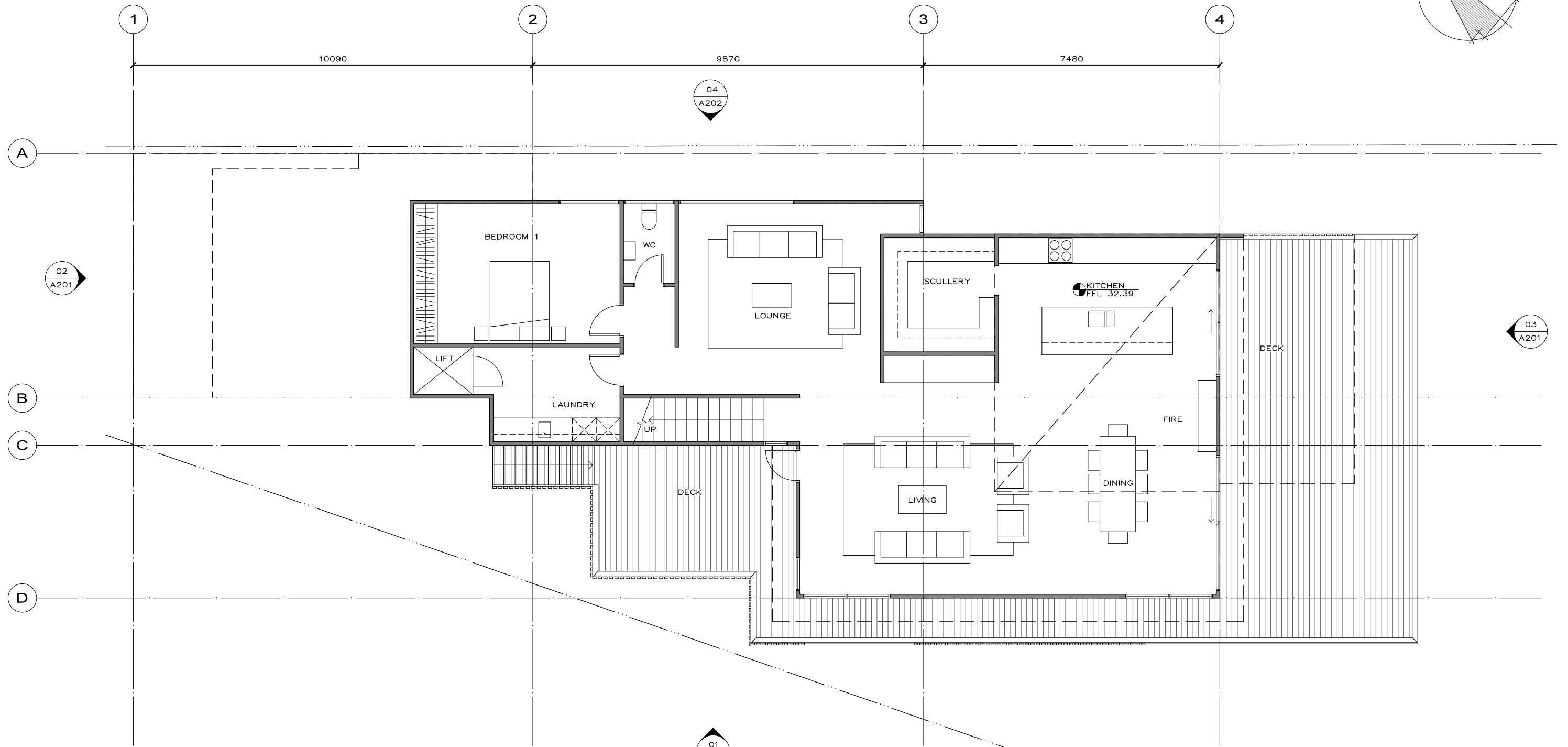
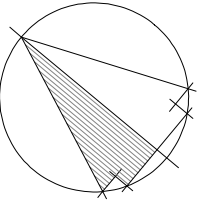
04 NORTH EAST ELEVATION  
SCALE 1:100

**RESOURCE CONSENT**

PROJECT NUMBER  
1722  
SITE  
27 AUSTIN ROAD  
GREENHITHE  
CLIENT  
BRETT AND NATALIA HATTON  
DRAWING  
NORTH EAST ELEVATION

**mcooper** architects  
Michael Cooper  
BArch (Hons), NZCD (Arch), ANZIA  
09 2810700 021 2766910  
mike@mcooperarchitects.co.nz

DRAWING NO  
**A202**  
DRAWING DATE  
04/07/2018  
REV  
**A**  
SCALE @ A3  
1:100  
**251**



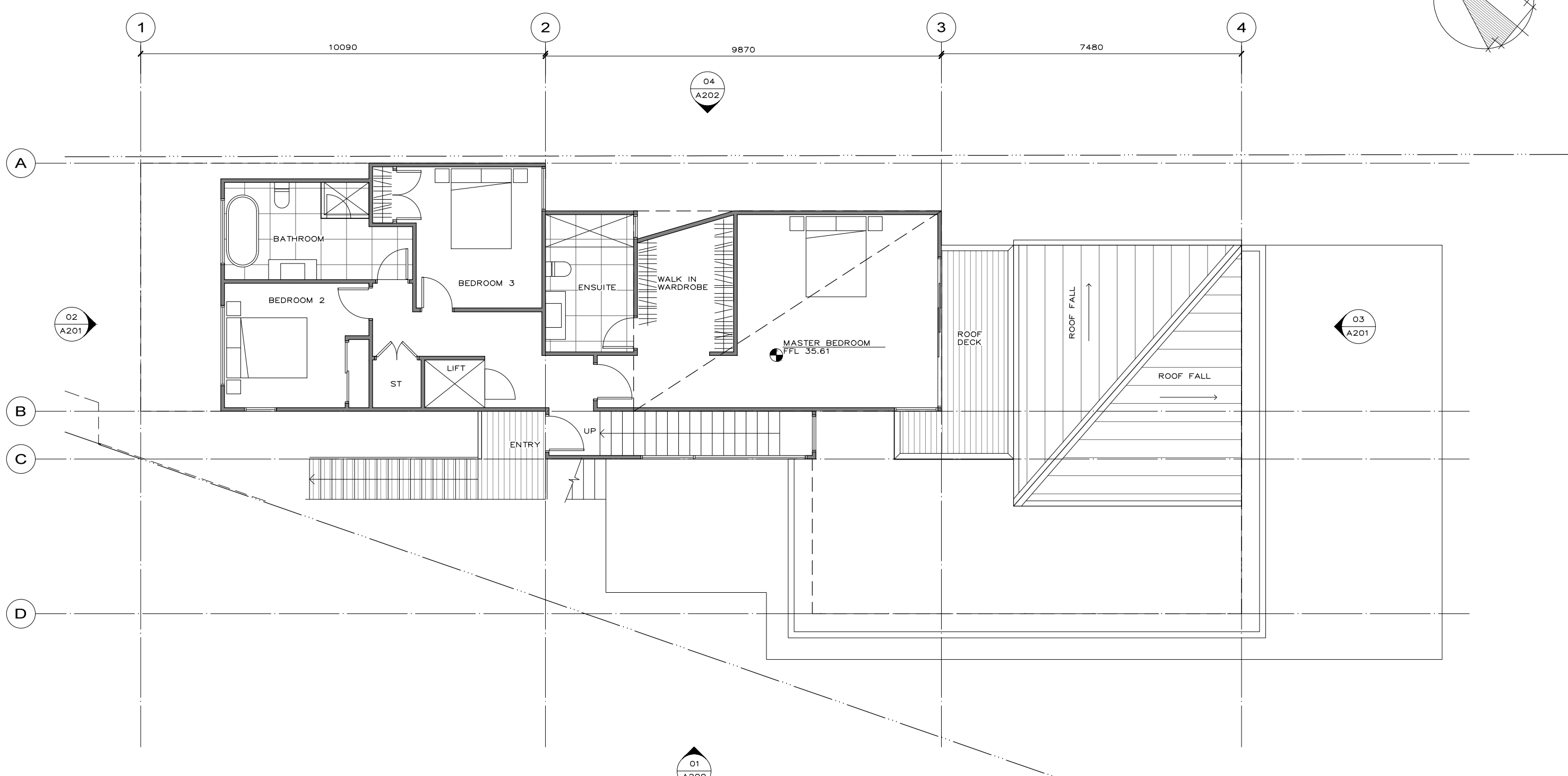
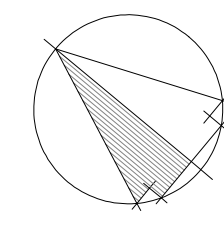
**GROUND FLOOR PLAN**  
SCALE 1:100

**RESOURCE CONSENT**

PROJECT NUMBER  
1722  
SITE  
27 AUSTIN ROAD  
GREENHITHE  
CLIENT  
BRETT AND NATALIA HATTON  
DRAWING  
GROUND FLOOR PLAN

**mcooper** architects  
Michael Cooper  
BArch (Hons), NZCD(Arch), ANZIA  
09 2810700 021 2766910  
mike@mcooperarchitects.co.nz

DRAWING NO  
**A300**  
DRAWING DATE  
04/07/2018  
REV  
**A**  
SCALE @ A3  
1:100  
**252**

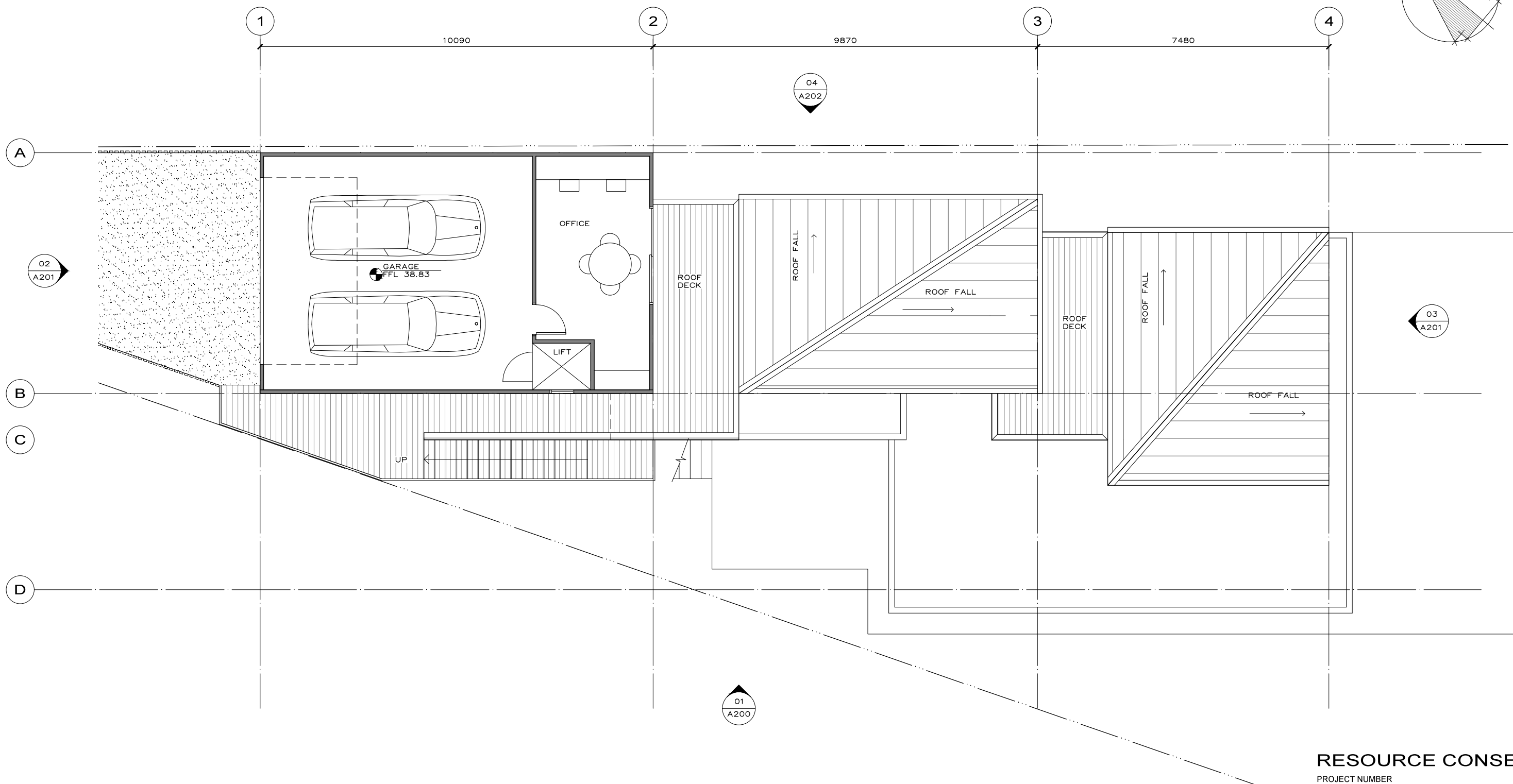
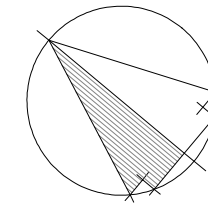


**FIRST FLOOR PLAN**  
SCALE 1:100

**RESOURCE CONSENT**

PROJECT NUMBER  
1722  
SITE  
27 AUSTIN ROAD  
GREENHITHE  
CLIENT  
BRETT AND NATALIA HATTON  
DRAWING  
FIRST FLOOR PLAN  
**mcooper** architects  
Michael Cooper  
BArch (Hons), NZCD(Arch), ANZIA  
09 2810700 021 2768910  
mike@mcooperarchitects.co.nz

DRAWING NO  
**A301**  
DRAWING DATE  
04/07/2018  
REV  
**A**  
SCALE @ A3  
1:100  
**253**



**SECOND FLOOR PLAN**  
SCALE 1:100

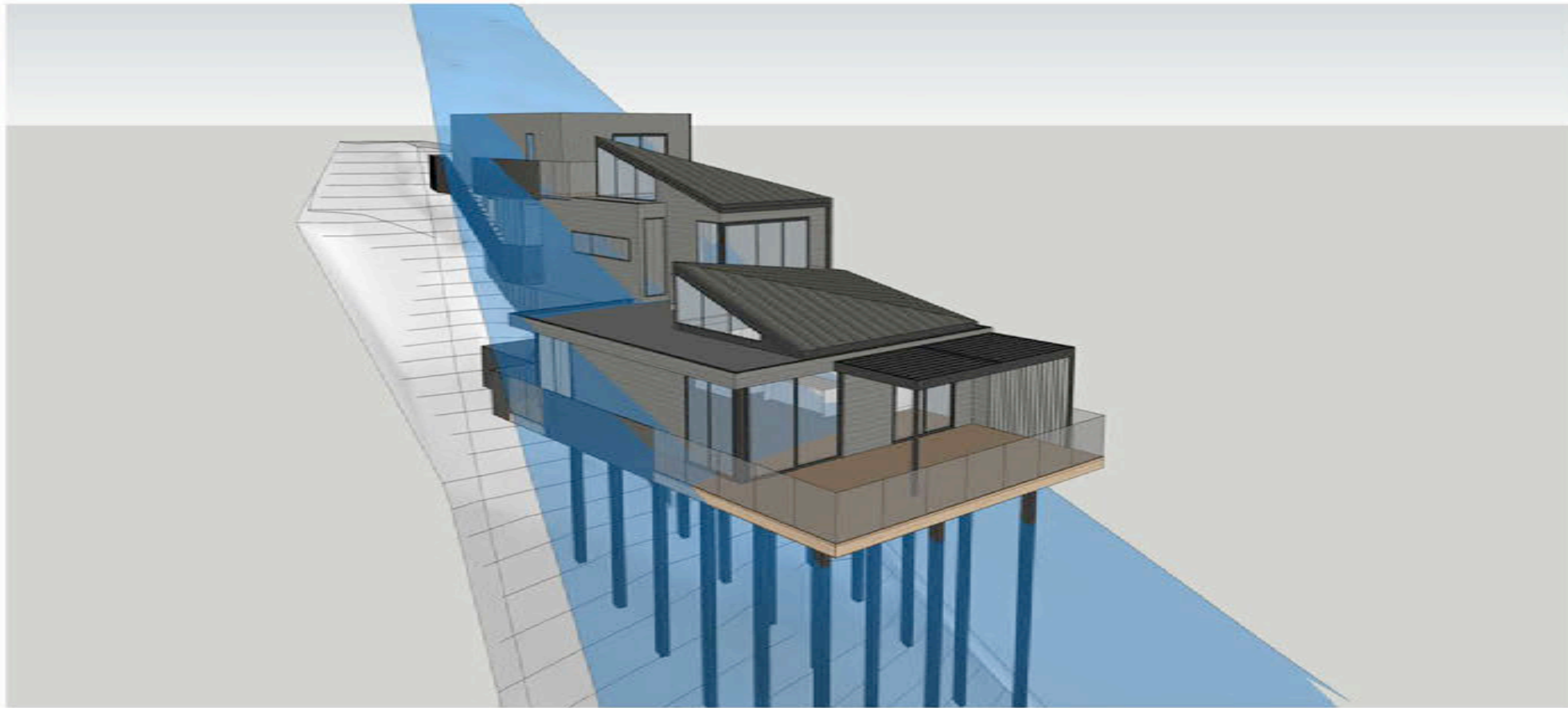
**RESOURCE CONSENT**

PROJECT NUMBER  
1722  
SITE  
27 AUSTIN ROAD  
GREENHITHE  
CLIENT  
BRETT AND NATALIA HATTON  
DRAWING  
SECOND FLOOR PLAN

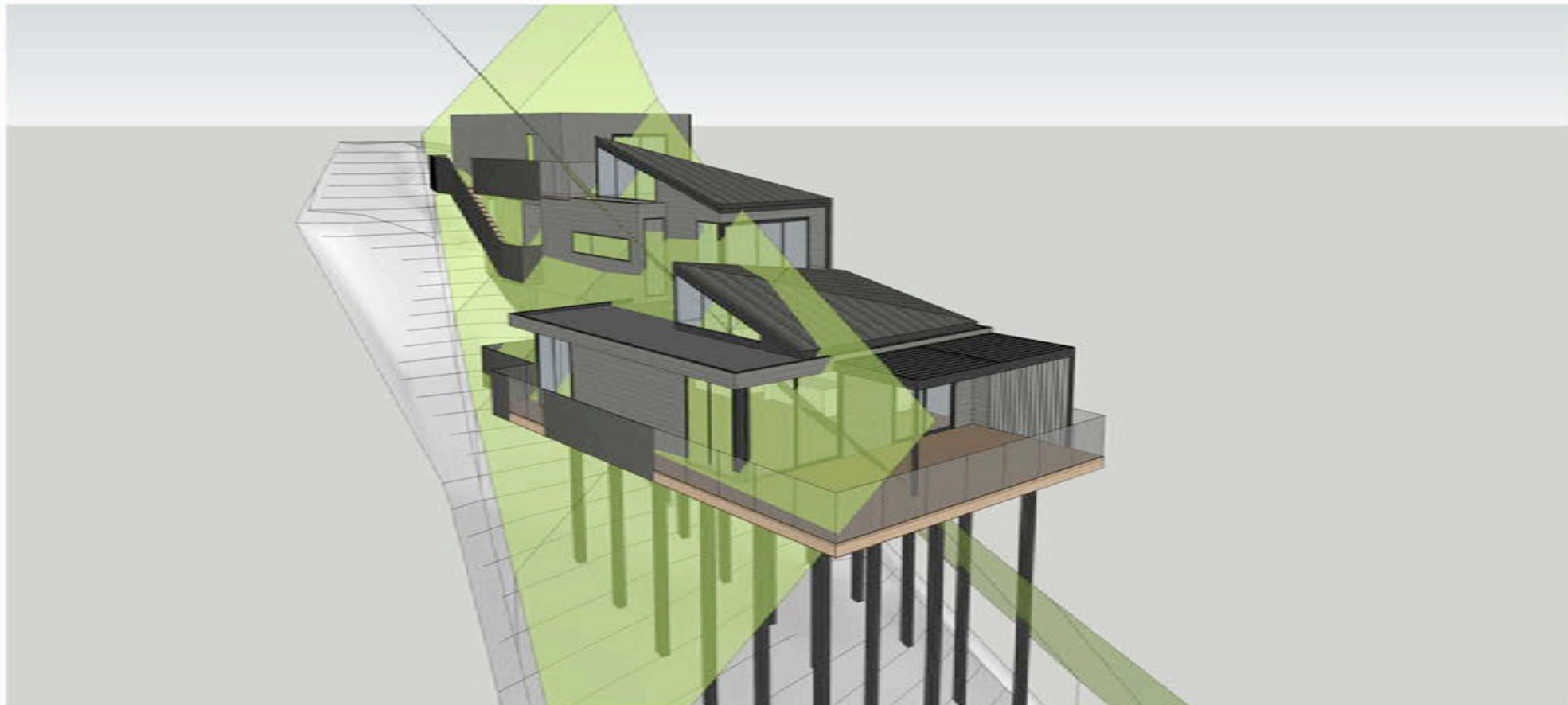
**mcooper** architects  
Michael Cooper  
BArch (Hons), NZCD(Arch), ANZIA  
09 2810700 021 2766910  
mike@mcooperarchitects.co.nz

DRAWING NO  
**A302**  
DRAWING DATE  
04/07/2018

REV  
**A**  
SCALE @ A3  
1:100  
**254**




**SOUTH WEST MAX. HEIGHT INFRINGEMENT**  
 SCALE NTS



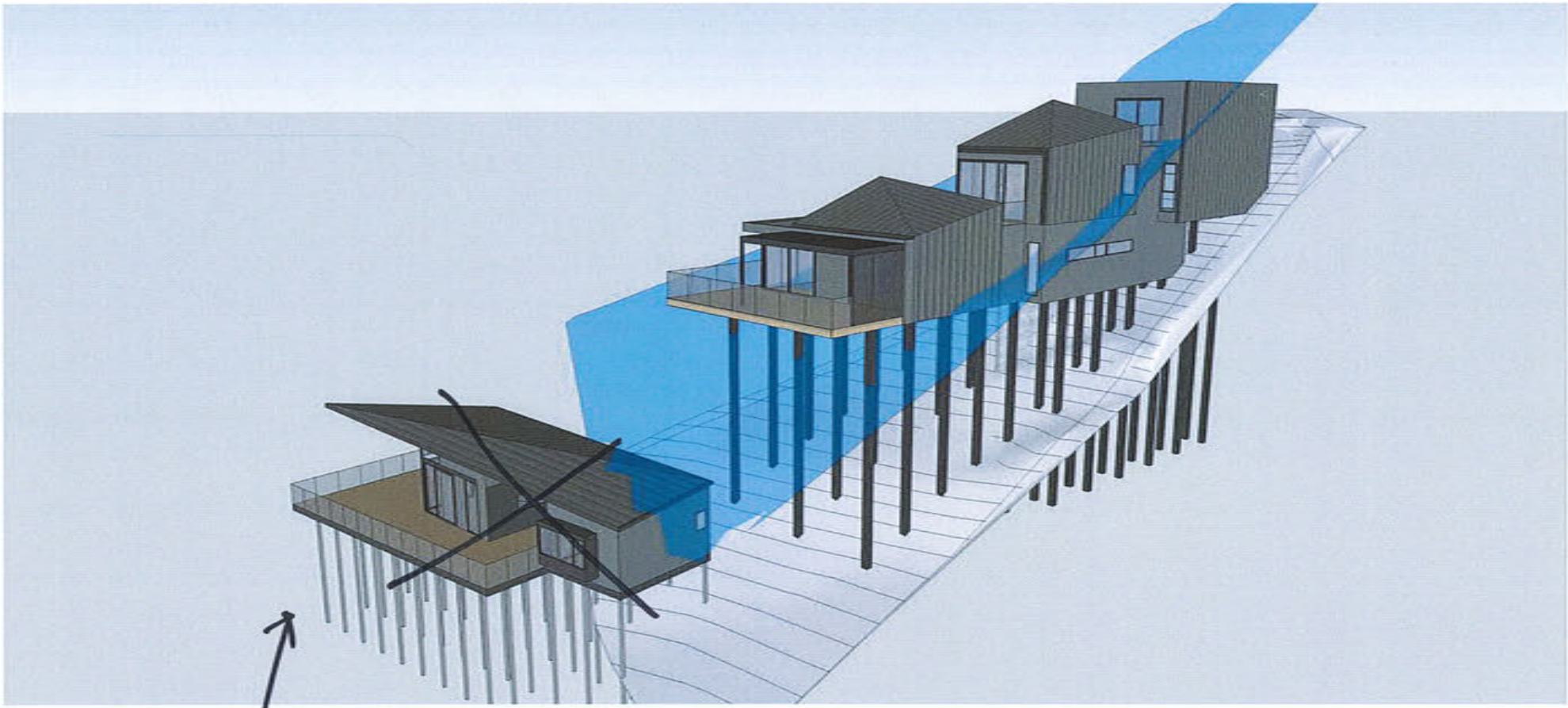

**SOUTH WEST HIRB INFRINGEMENT**  
 SCALE NTS

PROJECT NUMBER  
 1722  
 SITE  
 27 AUSTIN ROAD  
 GREENHITHE  
 CLIENT  
 BRETT AND NATALIA HATTON  
 DRAWING  
 SOUTH WEST INFRINGEMENTS

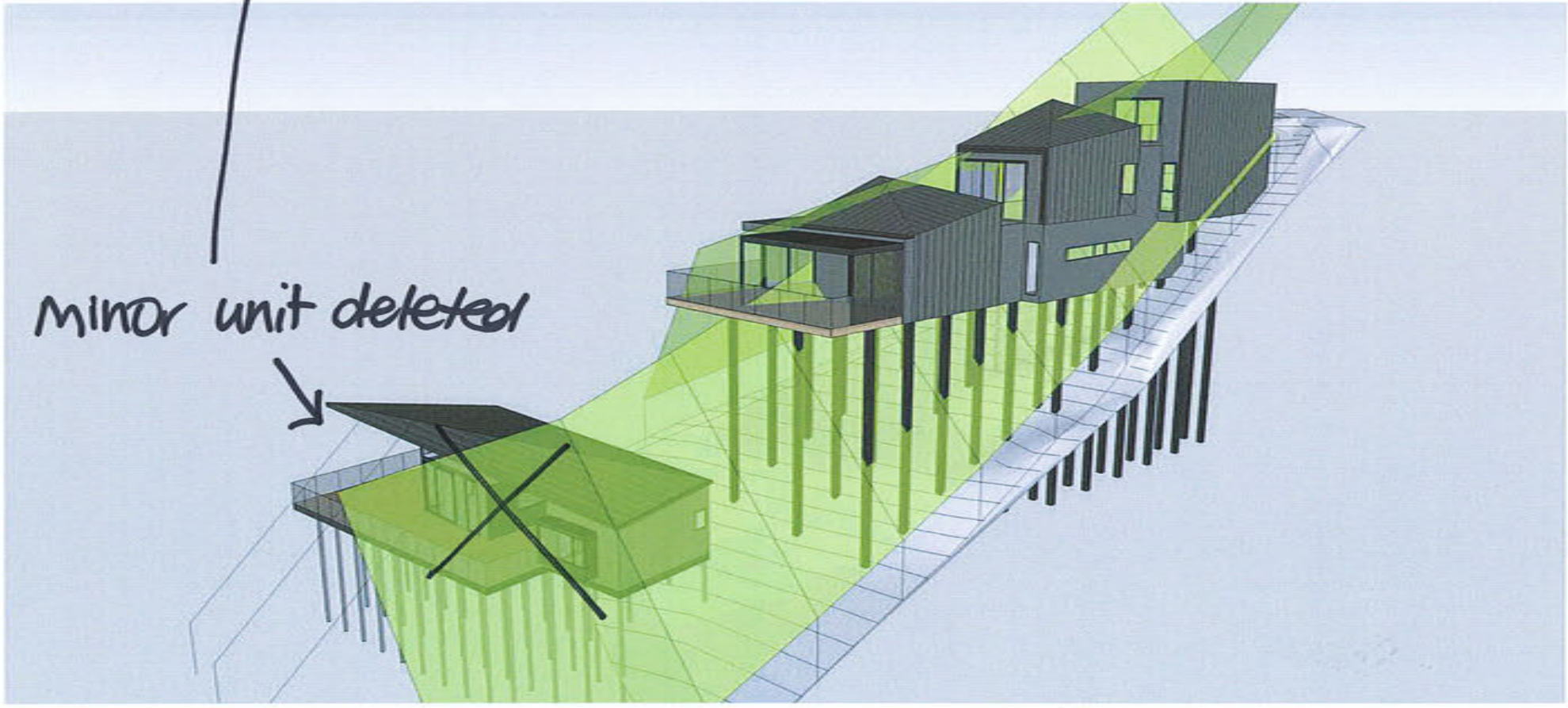
**mcooper** architects  
Michael Cooper  
 BArch (Hons), NZCD (Arch), ANZIA  
 09 2810700 021 2768910  
 mike@mcooperarchitects.co.nz

DRAWING NO  
**A400**  
 DRAWING DATE  
 04/07/2018

REV  
**A**  
 SCALE @ A3  
 NTS  
**255**



○ NORTH EAST MAX. HEIGHT INFRINGEMENT  
SCALE NTS



○ NORTH EAST HIRB INFRINGEMENT  
SCALE NTS

PROJECT NUMBER  
1722  
SITE  
27 AUSTIN ROAD  
GREENHITHE  
CLIENT  
BRETT AND NATALIA HATTON  
DRAWING  
NORTH EAST INFRINGEMENTS

**mcooper** architects  
Michael Cooper  
BArch (Hons), NZCO(Arch), ANZIA  
09 3815700 021 2788210  
mike@mcooperarchitects.co.nz

DRAWING NO  
**A401**  
DRAWING DATE  
04/07/2018

REV  
**A**  
SCALE @A3  
NTS





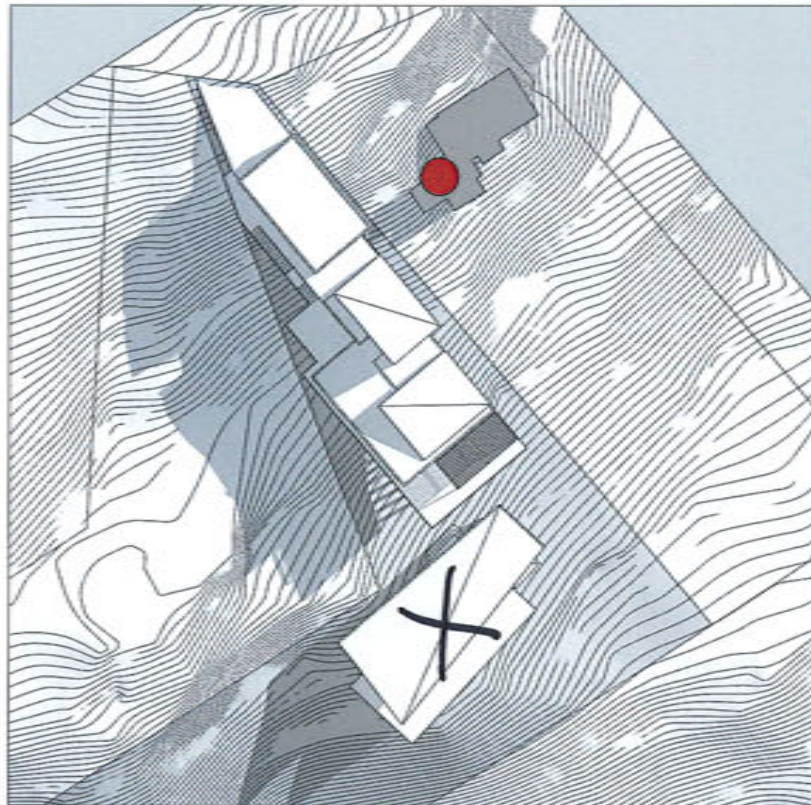
minor unit deleted

PROJECT NUMBER  
1722  
SITE  
27 AUSTIN ROAD  
GREENHITHE  
CLIENT  
BRETT AND NATALIA HATTON  
DRAWING  
3D PERSPECTIVES

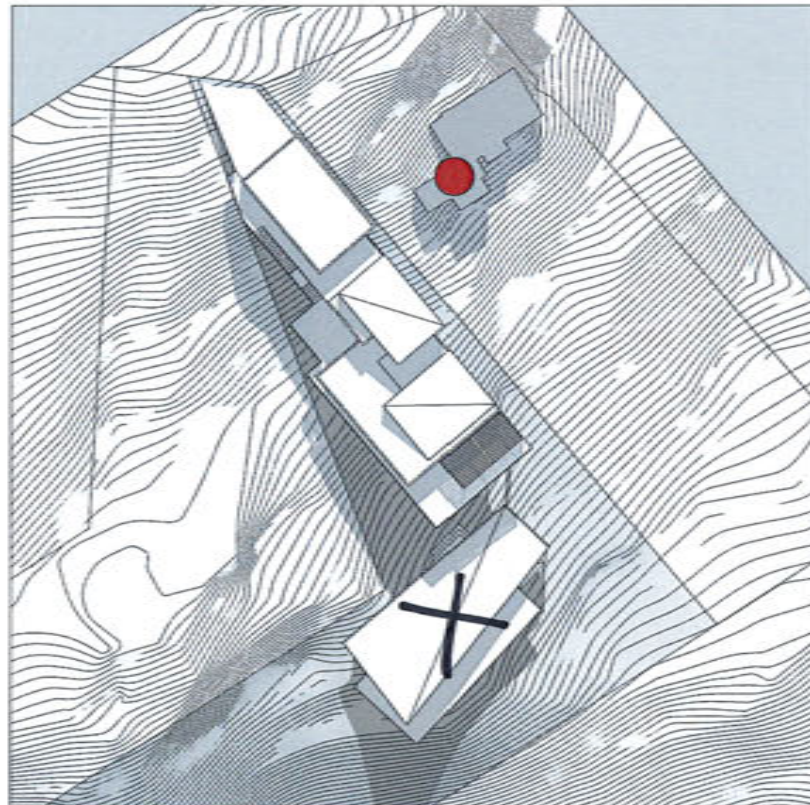
**mcooper** architects  
Michael Cooper  
BArch (Hons), NZCO(Arch), ANZIA  
09 2815700 021 2766510  
mike@mcooperarchitects.co.nz

DRAWING NO  
**A402**  
DRAWING DATE  
04/07/2018

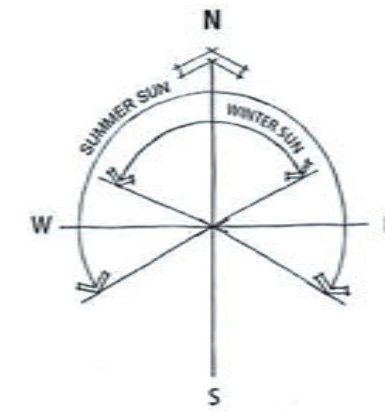
REV  
**A**  
SCALE @A3  
NTS



SPRING EQUINOX 09:00AM



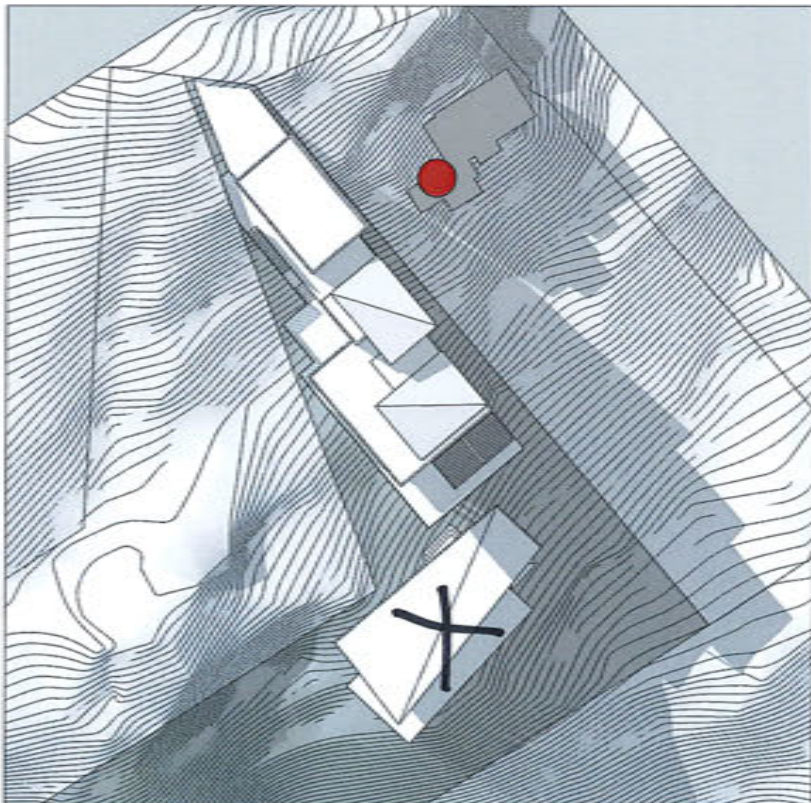
SPRING EQUINOX 12:00PM



SHADING ANALYSIS  
**SPRING EQUINOX - 23 SEPTEMBER**

● NEIGHBOURING OUTDOOR SPACE

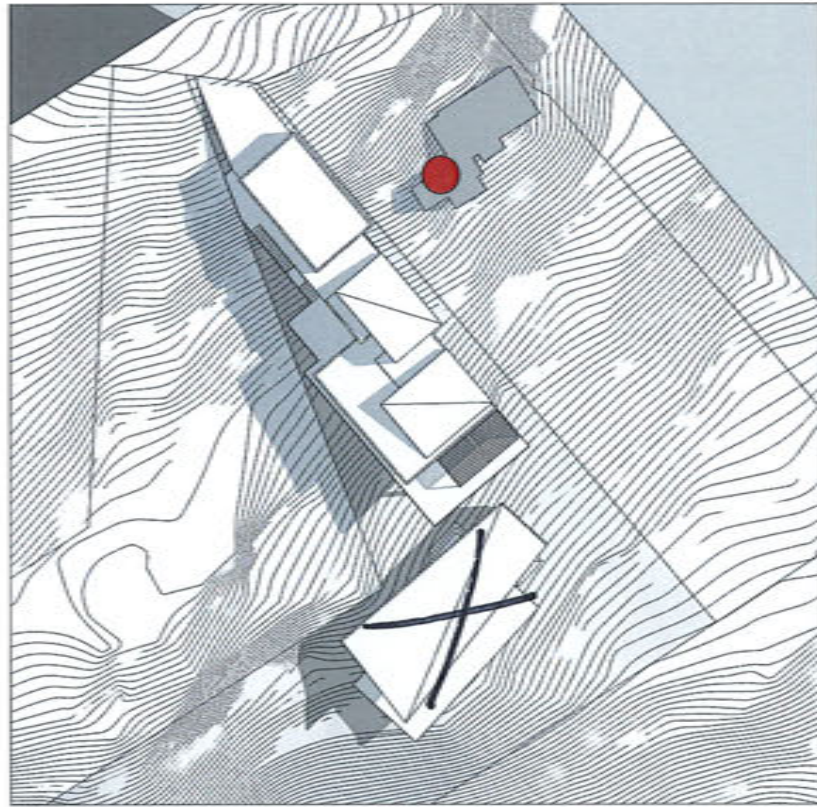
■ SHADING FROM PROPOSED DWELLING



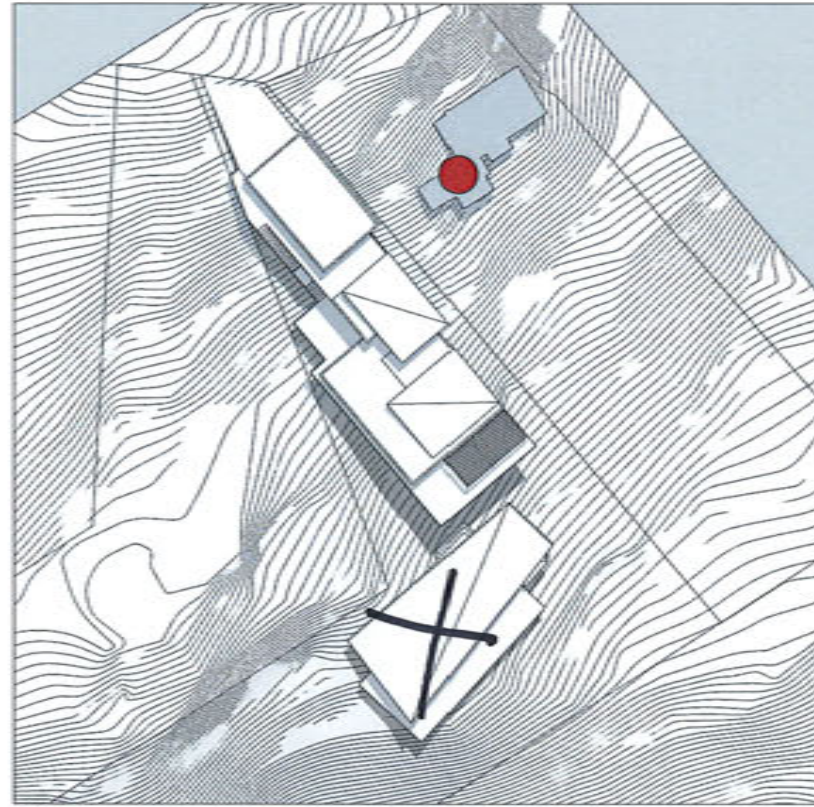
SPRING EQUINOX 03:00PM



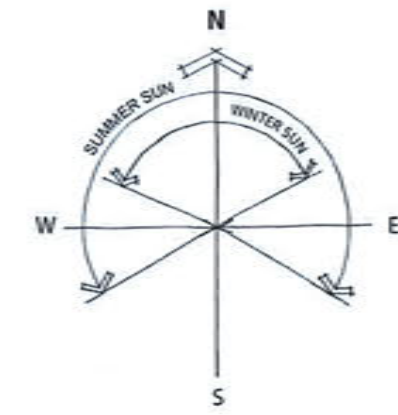
SATELITE ARIAL REFERENCE



SUMMER SOLSTICE 09:00AM



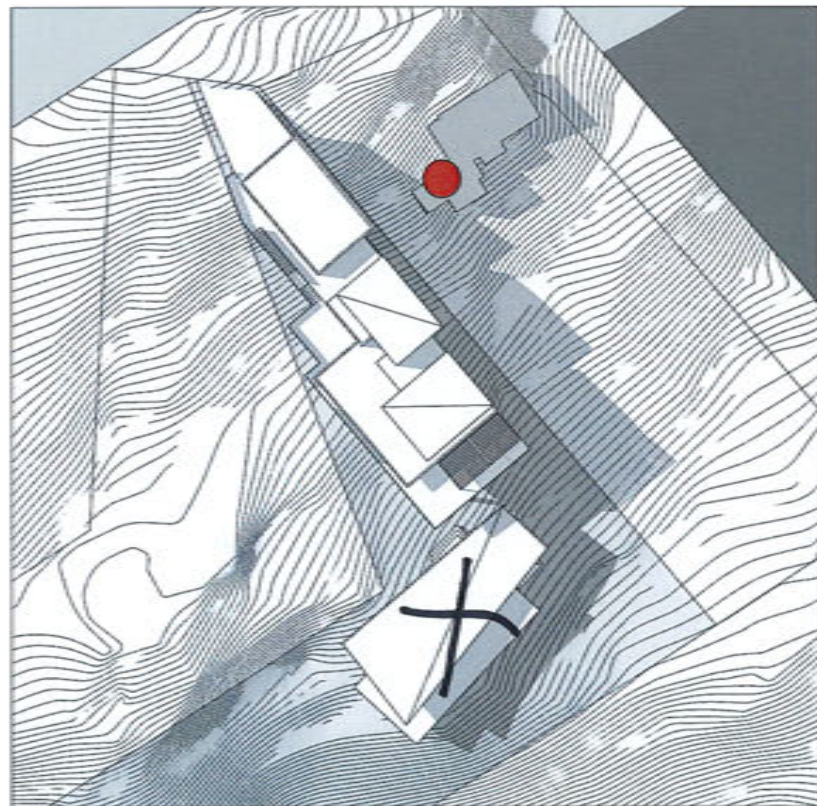
SUMMER SOLSTICE 12:00PM



SHADING ANALYSIS  
**SUMMER SOLSTICE - 22 DECEMBER**

● NEIGHBOURING OUTDOOR SPACE

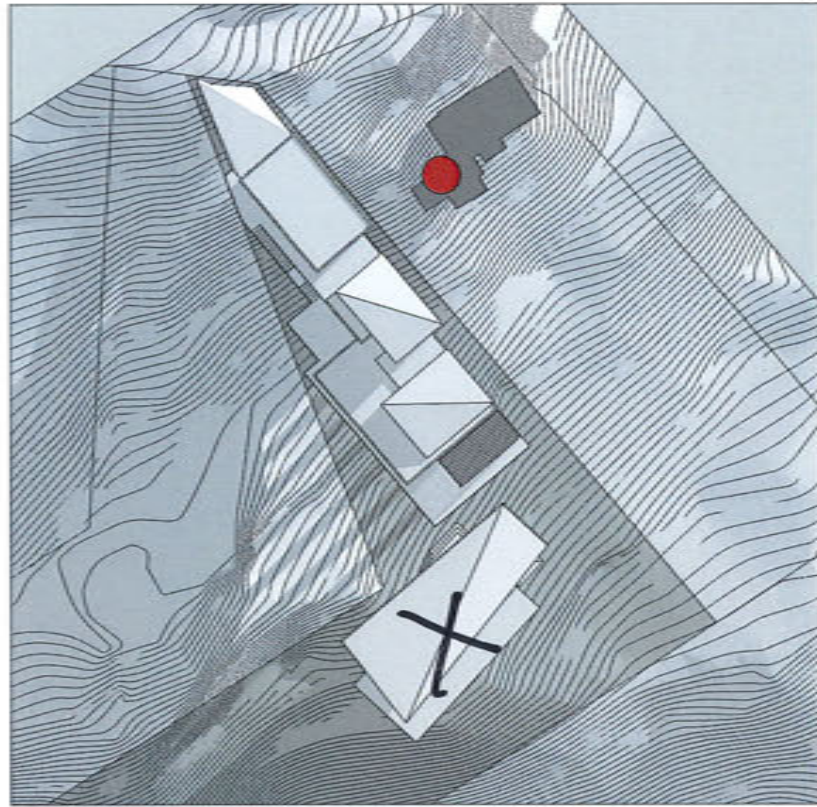
■ SHADING FROM PROPOSED DWELLING



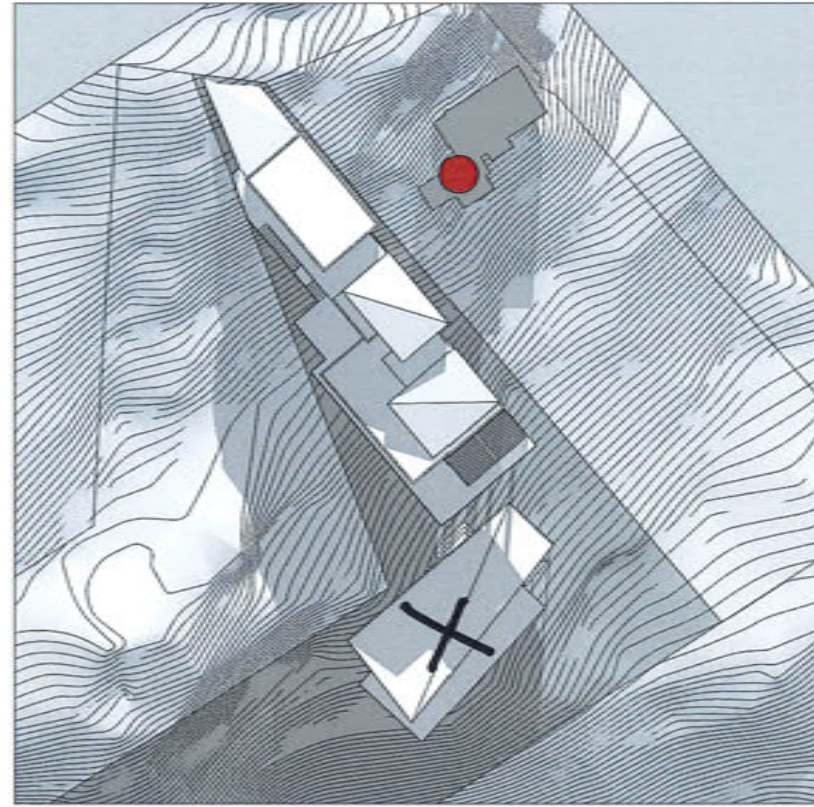
SUMMER SOLSTICE 03:00PM



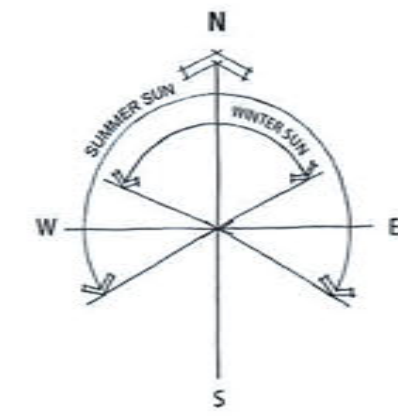
SATELITE ARIAL REFERENCE



WINTER SOLSTICE 09:00AM



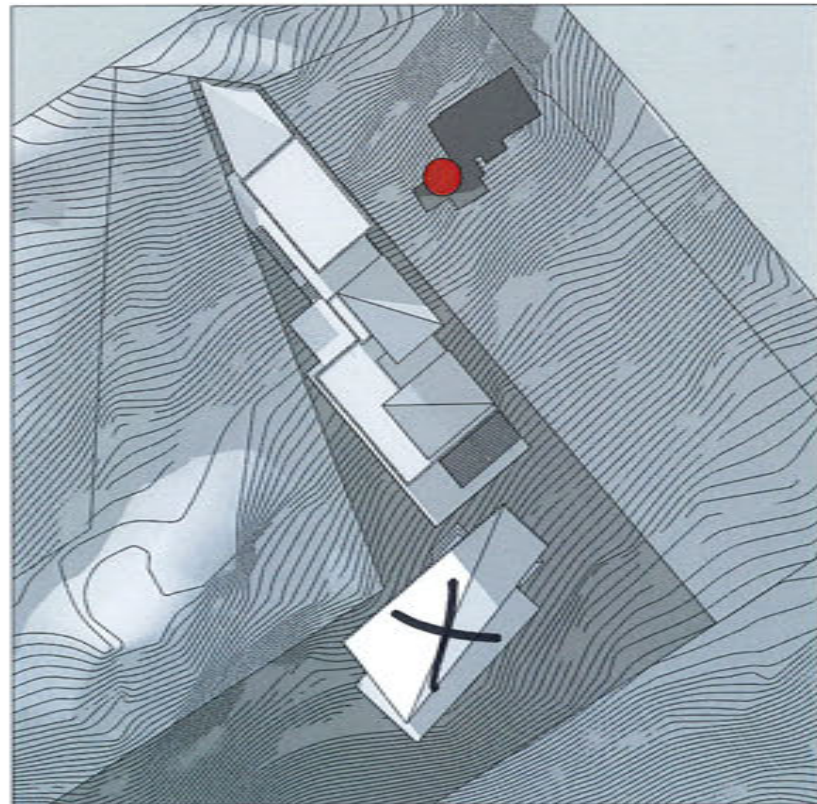
WINTER SOLSTICE 12:00PM



SHADING ANALYSIS  
WINTER SOLSTICE - 21 JUNE

● NEIGHBOURING OUTDOOR SPACE

■ SHADING FROM PROPOSED DWELLING

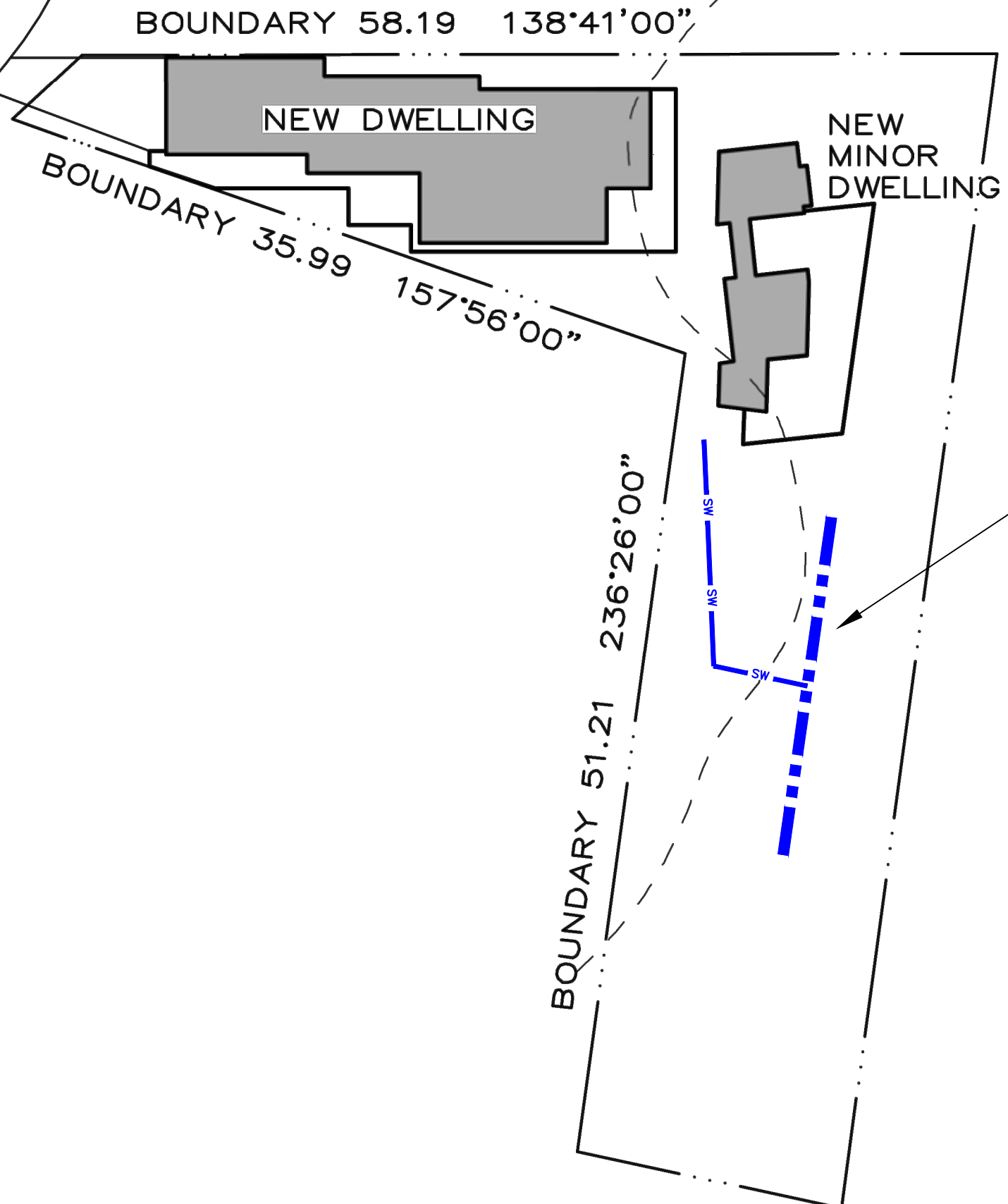


WINTER SOLSTICE 03:00PM



SATELITE ARIAL REFERENCE

AUSTIN ROAD



PROPOSED STORMWATER DISPERSAL DEVICE FOR 27 AUSTIN ROAD DEVELOPMENT.



## Memorandum

**To:** Sonja Williams **Date:** 29 July 2019  
**From:** Aimee Brown & Claire Webb **Our Ref:** 4214900  
**Subject:** Ecology Review - 27 Austin Road, Greenhithe

### Proposal

The owners of 27 Austin Road, Greenhithe are proposing to construct a new residential dwelling and minor dwelling on their currently vacant site. The works will involve 675m<sup>2</sup> of vegetation removal, including native vegetation, of which 240m<sup>2</sup> is within a Significant Ecological Area (SEA\_T\_8319).

### Scope of Review

This memo provides a review of the Ecological Assessment Report and is based on the following information submitted as part of the resource consent application:

- Ecological Assessment: 27 Austin Road, Greenhithe. Biosearches, February 2018
- Assessment of Environmental Effects, 27 Austin Road, Greenhithe. Campbell Brown Planning Ltd June 2019

In addition to the above reports, a site visit was undertaken on the 16th July 2019.

### Adequacy of Information

The AEE and Ecological reports provided as part of this application contain sufficient information to determine the potential ecological effects of the activity.

### Review of Ecological Assessment

#### Site Description and Ecological Values

The ecological assessment provides a thorough report of the existing environment, describing surveyed vegetation and observed and recorded avi- and herpeto- fauna. This description is consistent with what was observed on the site visit.

The vegetation is identified as '*WF4 – coastal broadleaved forest*'<sup>1</sup> which is classified as endangered. A list of species present on site is provided, and the vegetation has been assessed as having low to moderate ecological value due to weed infestation and a lack of mature canopy species. This should not detract from the fact that there is a moderate diversity of native species present and the potential for ecological restoration is good, requiring minimal effort.

Herpetofauna records were referenced and it is acknowledged that at least two skink and three gecko species could be present on site, including 'at risk' species, namely the ornate skink, forest gecko, elegant gecko and pacific gecko. The quality of lizard habitat was assessed as moderate due to the lack of dense vegetation while the vegetation was assessed as having a low-moderate value for birds, with higher value for foraging than for roosting.

---

<sup>1</sup> *Indigenous terrestrial and wetland ecosystems of Auckland. Singers et. al. 2017*

## Memorandum

The role of coastal forests as buffers and stabilisers is acknowledged, which is particularly important given the steep nature of the site. In summary, the report accurately reflects the ecological values of the site.

### Assessment of Ecological Effects

The report discusses ecological effects in context of mitigation methods rather than explicitly stating the effects. In the interests of clarity, the following list of effects have been identified based on the discussion of the report:

The identified effects include

- Loss of indigenous vegetation (threatened ecosystem)
- Loss of habitat and resources for native fauna
- Alteration of vegetation diversity and composition shading and reduced rainfall beneath the new structure
- Increased edge effects
- Patch fragmentation and reduced connectivity
- Erosion and sediment runoff into nearby coastal environment
- Reduced stability of cliff

The report states that the level of effect due to loss of indigenous vegetation and habitat for fauna is low due to the small area of clearance relative to the expansive SEA. It is worth noting that the majority of the SEA vegetation clearance is associated with the construction of the minor dwelling which is located entirely within the SEA. For comparison, the main dwelling is located almost entirely outside of the SEA, with the southern deck infringing slightly. The level of effect for loss of indigenous vegetation could be significantly reduced if no minor dwelling was constructed.

Edge effects were quantified as negligible because the vegetation and SEA overlay would remain intact to the south of the development and along the coastal cliff corridor. Reduced connectivity is considered low as the raised platforms would allow for the maintenance of some connectivity along the edges beneath the proposed dwellings, provided they have access to rainwater.

The effects on ecosystem processes and services is considered minor due to the raised design restoration potential, and surrounding biodiversity. The risk of erosion and sediment discharge into the during earthworks is acknowledged in the report, but it is considered there will be enough vegetation remaining onsite to ensure stability of the site and filtration of surface runoff before discharge.

### Mitigation / Compensation

The application proposes to address adverse ecological effects by:

- Avoiding felling during nesting season or alternatively preceding vegetation removal with a survey for native nesting birds
- Preclearance searches for ground-dwelling lizards and relocation with their habitats
- Arborist supervision of earthworks and drilling of piles to ensure the protection and health of trees in the area
- Sediment and erosion controls as specified in TTP90



## Memorandum

- Implementation of a weed removal and restoration planting and maintenance plan including infill planting beneath structures and along new edges, with a focus on dense ground cover to create herpetofauna habitat. This is suggested as appropriate mitigation for loss of indigenous vegetation, loss of habitat for native fauna and edge effects.
- Protection of remaining vegetation by way of a covenant.

The Ecological Restoration Plan along with native fauna salvage proposed will encompass enhancing/restoring 1055m<sup>2</sup> of vegetation including 200m<sup>2</sup> of non-SEA vegetation to compensate for the loss of 240m<sup>2</sup> of SEA vegetation. This does not offer direct replacement of lost vegetation but does adequately address fauna habitat loss and edge effects by improving the quality of the remaining SEA. Given the small proportion of SEA clearance relative to the total area of SEA, a restoration approach such as this is considered appropriate. As discussed previously, ecological effects could be further reduced by reconsidering the construction of the minor dwelling.

### Recommendation

The majority of the ecological effects of the proposed development are addressed through the applicant's ecology recommendations. In addition to these actions, further measures are suggested below. It is recommended that consent conditions are included to give effect to ecological mitigation recommendations.

1. This review notes that the majority of vegetation within the SEA to be cleared results from placement of the minor dwelling, and that there may be opportunity in the design to reduce this impact.
2. Implementation of an Ecological Restoration Plan is recommended. The plan will detail weed removal and infill planting. As well as the details listed in the ecology report, the plan should include a focus on ongoing weed control under the raised dwellings where shade resistant exotic species could infiltrate.
3. Protection of the remaining onsite vegetation has been suggested by the applicant by way of covenant. The covenant should include both SEA and non-SEA vegetation to ensure consistent management and optimal outcomes.
4. A Lizard Management Plan is appropriately recommended to ensure minimal impact on 'at risk' herpetofauna species.

Yours sincerely,

**Aimee Brown**  
Environmental Scientist  
Direct Dial: +64 9 300 2421  
Email: aimee.brown@beca.com



**Claire Webb**  
Senior Ecologist  
DDI: +64 9 300 2496 Mob: +64 211960125  
email: Claire.webb@beca.com



## Memorandum

**To:** Sonja Williams **Date:** 29 July 2019  
**From:** Aimee Brown & Claire Webb **Our Ref:** 4214900  
**Subject:** Ecology Review - 27 Austin Road, Greenhithe

### Proposal

The owners of 27 Austin Road, Greenhithe are proposing to construct a new residential dwelling and minor dwelling on their currently vacant site. The works will involve 51m<sup>2</sup> of vegetation removal, including native vegetation, within a Significant Ecological Area (SEA\_T\_8319).

### Scope of Review

This memo provides a review of the Ecological Assessment Report and is based on the following information submitted as part of the resource consent application:

- Ecological Assessment: 27 Austin Road, Greenhithe. Biosearches, February 2018
- Assessment of Environmental Effects, 27 Austin Road, Greenhithe. Campbell Brown Planning Ltd June 2019
- Email from Sonja Williams 17/10/2019 with attached drawing "A100 LUC60340947 Revised Plans Deleted Minor Unit, mcooper Architects"

In addition to the above reports, a site visit was undertaken on the 16th July 2019.

### Adequacy of Information

The AEE and Ecological reports provided as part of this application contain sufficient information to determine the potential ecological effects of the activity.

### Review of Ecological Assessment

#### Site Description and Ecological Values

The ecological assessment provides a thorough report of the existing environment, describing surveyed vegetation and observed and recorded avi- and herpeto- fauna. This description is consistent with what was observed on the site visit.

The vegetation is identified as 'WF4 – coastal broadleaved forest'<sup>1</sup> which is classified as endangered. A list of species present on site is provided, and the vegetation has been assessed by the applicant as having low to moderate ecological value due to weed infestation and a lack of mature canopy species. This should not detract from the fact that there is a moderate diversity of native species present and the potential for ecological restoration is good.

Herpetofauna records were referenced and it is acknowledged that at least two skink and three gecko species could be present on site, including 'at risk' species, namely the ornate skink, forest gecko, elegant gecko and pacific gecko. The quality of lizard habitat was assessed as moderate due to the lack of dense vegetation. The quality of habitat for avifauna was assessed as low-moderate, with higher value for foraging than for roosting.

---

<sup>1</sup> *Indigenous terrestrial and wetland ecosystems of Auckland. Singers et. al. 2017*

## Memorandum

The role of coastal forests as buffers and stabilisers is acknowledged, which is particularly important given the steep nature of the site. In summary, the report accurately reflects the ecological values of the site.

### Assessment of Ecological Effects

The report provided with the application describes the effects associated with clearance of 675m<sup>2</sup> of vegetation, including 240m<sup>2</sup> within the SEA. The updated application involves significantly less clearance (51m<sup>2</sup> of sea vegetation) however the same effects apply.

The report discusses ecological effects in the context of mitigation methods rather than explicitly stating the effects. In the interests of clarity, the following list of effects have been identified based on the discussion of the report:

- Loss of indigenous vegetation (threatened ecosystem)
- Loss of habitat and resources for native fauna (herpetofauna and avifauna)
- Alteration of vegetation diversity and composition via shading and reduced rainfall beneath the new structure. Increased risk of weeds.
- Increased edge effects
- Patch fragmentation and reduced connectivity
- Erosion and sediment runoff into nearby coastal environment
- Reduced stability of cliff

It is worth noting that the majority of SEA vegetation clearance was associated with the construction of the minor dwelling, which has since been deleted. This represents appropriate application of the mitigation hierarchy, prioritising avoiding and minimising of impact. The design of the main dwelling places the majority of the footprint outside of the SEA and is thus the most practical location for development in respect to biodiversity.

### Mitigation / Compensation

The application proposes to address adverse ecological effects by:

- Avoiding felling during nesting season or alternatively preceding vegetation removal with a survey for native nesting birds
- Pre vegetation clearance searches for ground-dwelling lizards and relocation within the site with their habitats
- Arborist supervision of earthworks and drilling of piles to ensure the protection and health of trees in the area
- Sediment and erosion controls as specified in TTP90
- Implementation of a weed removal and restoration planting and maintenance plan including infill planting beneath structures and along new edges, with a focus on dense ground cover to create herpetofauna habitat. This is suggested as appropriate mitigation for loss of indigenous vegetation, loss of habitat for native fauna and edge effects.
- Protection of remaining vegetation by way of a covenant.

These measures are considered appropriate to the scale of works.

## Memorandum

### Summary and Recommendation

The majority of the ecological effects of the proposed development are addressed through the applicant's ecology recommendations. It is recommended that consent conditions are included to give effects to these recommendations.

1. This review acknowledges that vegetation clearance within the SEA has been successfully minimised via deletion of the minor unit, which is a positive biodiversity outcome.
2. The design of the main dwelling places the majority of the building footprint outside of the SEA and is the most practical location in regard to biodiversity.
3. Implementation of an Ecological Management Plan should be a condition of consent. As described in the applicants Ecological Assessment, this should detail methods of weed removal and infill planting, habitat enhancement for herpetofauna, dense edge planting, and ongoing weed and pest management. The plan should include a focus on ongoing weed control under the raised dwellings where shade resistant exotic species could infiltrate.
4. Protection of the remaining onsite vegetation has been suggested by the applicant by way of covenant. The covenant should include both SEA and non-SEA vegetation to ensure consistent management and optimal outcomes.
5. The Ecological Report supplied with the initial application stipulated that a Lizard Management Plan would be provided prior to vegetation removal. Given that SEA vegetation clearance has been significantly reduced, a search and rescue consent condition is more appropriate to the scale of clearance (included on overleaf).

Yours sincerely,

**Aimee Brown**  
Environmental Scientist  
Direct Dial: +64 9 300 2421  
Email: aimee.brown@beca.com



**Claire Webb**  
Senior Ecologist  
DDI: +64 9 300 2496 Mob: +64 211960125  
email: Claire.webb@beca.com



## Memorandum

### Herpetofauna standard search and rescue conditions

A suitably qualified and experienced ecologist/herpetologist acceptable to the council, shall be onsite to supervise all and any habitat removal in order to search for and rescue any native lizards found and relocate them to a suitable alternative location on the site.

Upon completion of works, all findings resulting from the [search and rescue during vegetation removal](#) condition shall be recorded by a suitably qualified and experienced ecologist/herpetologist approved by the council on an Amphibian/Reptile Distribution Scheme (ARDS) Card (or similar form that provides the same information) and sent the Team Leader [[specify area](#)] Monitoring.

## Sonja Williams

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**From:** Rhys Caldwell  
**Sent:** Wednesday, 3 July 2019 10:16 AM  
**To:** Sonja Williams  
**Subject:** RE: LUC60340947 27 Austin Rd Greenhithe Arborist request

**Categories:** Orange Category

Good morning Sonja,

Further to my site visit I can offer the following comments.

I have reviewed that arboricultural assessment prepared by Peer Brown Miller, dated 15 February 2019.

The report is an accurate assessment of the trees and the likely impacts upon them.

The only real question I have is with regard to the trees on the boundary and within 25 Austin Rd, the trees in question are at the top of the section adjacent to the concrete driveway. While they are not protected they will either need to have some agreement about their removal or ensure that the protection measures within the arborist report also apply to these trees. As the tree appears very close to the proposed works there is potential for their root systems to be compromised.

Overall, from an arboricultural perspective, I do not have any issues with the level of vegetation removal in the SEA.

The ecology assessment has provided recommendations with regard to weed management and replanting. I am happy with what is being proposed with regard to them supplying an Ecological Restoration Plan.

Recommended conditions:

1. Prior to all works commencing on the site, the consent holder shall engage the services of a qualified and competent arborist experienced in site development activities in close proximity to mature trees to direct, supervise and monitor all excavation and construction activity that occurs in the rootzone of protected trees for the duration of the project.
2. The consent holder shall ensure that all contractors, sub-contractors, and workers engaged in all activities covered by this consent are advised of the tree protection measures in the conditions of consent and operate in accordance with them.
3. All tree work proposed shall be undertaken in accordance with, but not limited to the recommendations within the arboricultural assessment by Peers Brown Miller, dated 15 February 2019. A copy of this tree report must be kept on site at all times.
4. A completion report prepared by a suitably qualified and experienced arborist must be supplied to the Team Leader Northern Monitoring within one month of completion of all site works. The completion report shall confirm (or otherwise) that: the works have been undertaken in accordance with the tree protection measures contained in the conditions of consent, the works were completed under the direction of a suitably qualified and experienced arborist, the impact of the works on the protected trees has been no greater than that permitted by the conditions of consent.

Regards,

**Rhys Caldwell**  
**Specialist Unit**

Earth, Streams and Trees  
Level 1, 50 Centreway Road, Orewa

Mob 021 539 582

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**From:** David Hampson  
**Sent:** Monday, 1 July 2019 2:52 PM  
**To:** Sonja Williams <Sonja.Williams@aucklandcouncil.govt.nz>  
**Cc:** Rhys Caldwell <rhys.caldwell@aucklandcouncil.govt.nz>  
**Subject:** FW: LUC60340947 27 Austin Rd Greenhithe Arborist request

Hi Sonja.

I'm thinking you may require a peer review of the Arb report lodged in support of the application and if so, yes we can assist.

Rhys - Do you have capacity to assist Sonja?

Cheers.

**David Hampson | Team Leader – Earth, Streams and Trees  
Specialists Unit | Resource Consents Department**  
Mob 021 241 7801 | Email: [david.hampson@aucklandcouncil.govt.nz](mailto:david.hampson@aucklandcouncil.govt.nz)  
Auckland Council, Level 2, 35 Graham Street, Private Bag 92 300, Auckland 1142  
Visit our website: [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)

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**From:** Sonja Williams  
**Sent:** Monday, 1 July 2019 2:44 PM  
**To:** David Hampson <[David.Hampson@aucklandcouncil.govt.nz](mailto:David.Hampson@aucklandcouncil.govt.nz)>  
**Subject:** LUC60340947 27 Austin Rd Greenhithe Arborist request

Hi David,

I'm not sure if this is for your team of arborists,  
The applicant is proposing a new dwelling and minor dwelling on a property and proposing 110m2 of contiguous tree removal within 20m of a coastal cliff.  
I have attached the key documents above for ease, although the link is also in the memo attached.

Many thanks for your guidance,

Sonja

**Sonja Williams | Planner  
North West Resource Consenting**  
Ph 09 301 0101 | Extn (43) 7047 | DDI 484 7047  
Auckland Council, Level 1, 50 Centreway Road, Orewa, Auckland

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## Memo - Development Engineering Assessment

To	Planner- <i>Sonja</i>
From	Ann-Engineer
Date	18-Oct-2019
Proposal	Proposed residential dwelling
Site address	<b>27 Austin Road Greenhithe, LUC60340947</b>

### Engineering suitability for proposed use:

- Silt fences are not provided.

#### **Geotechnical Issues**

The site slope is steeper than 1:4.

Geotechnical Desktop assessment report for the proposal is provided by Soil and Rock Consultants Ltd dated 20 Sep 2018 referenced 17809.

#### **Stormwater**

##### **No SMAF,**

On site SW management device is provide as detention tank 13.5 m3 to control the flow to the Dispersal trench. A condition for that will be added to locate it on the plans.

The total impervious areas are not exceeding 60%.

#### **Stormwater outfall,**

Dispersal trench is proposed

#### **Wastewater,**

Pumping is proposed to the public system

#### **Water Supply**

Connection is existing

#### **Transportation**

The common drive is existing, the width is 6m will accepted as the entrance and the site is restricted.

Having assessed the application, I recommend that, subject to the following conditions, the consent can be granted from an engineering perspective.

#### **Conditions and related advice notes**

##### **Geotechnical advice notes**

##### **Condition 1**

All earthworks, retaining walls, foundations and temporary works or any development works covered by this resource consent approval shall take full account of the recommendations and limitations set out in the Geotechnical Engineering report done by Soil and Rock Consultants Ltd dated 20 Sep 2018 referenced 17809.

##### **Condition 2**

A suitably qualified Professional Engineer experienced with Geomechanics and acquainted with the above report shall be engaged to supervise the foundation conditions, retaining walls earthworks fill and excavations. The Engineer shall be satisfied that the conditions of the report are implemented, and all the assumed parameters are fulfilled. The Engineer shall be satisfied that there is no instability issues nor dewatering effects on neighbouring property during nor post construction of the Works. Work

methodologies shall be in accordance with the recommendations set out by the engineer.

### **Condition 3**

The consent holder shall provide a specific geotechnical investigation report with any building consent application necessary for structures or development works covered by this resource consent approval.

### **Stability of the Site/Neighbouring Sites**

#### **Condition 4:**

All earthworks shall 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 shall immediately be rectified.

### **Sediment and Erosion Control in Accordance with Approved Plan**

#### **Condition 5:**

Prior to the commencement of earthworks activity, all required erosion and sediment control measures on the subject site shall be constructed and carried An approved Erosion and Sediment Control Management Plan to be provided with the building consent application.

### **Noise Control**

#### Advice Notice:

All earthworks activity on the subject site shall comply with the New Zealand Standard 6803:1999 for Acoustics – Construction Noise at all times.

Table E25.6.2.1 Noise levels in residential zones

<b>Time</b>	<b>Noise Level</b>
Monday to Saturday 7am – 10pm	50dB L <sub>Aeq</sub>
Sunday 9am – 6pm	
All other times	40dB L <sub>Aeq</sub> 75dB L <sub>AFmax</sub>

### **Maintain Access to Site**

#### **Condition 5:**

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

### **Dust Nuisance**

#### **Condition 6:**

There shall be no airborne or deposited dust beyond the subject site as a result of the earthworks activity, that in the opinion of the Team Leader, Northern Monitoring is noxious, offensive or objectionable.

### **Prevent Damage to Assets or Property**

#### **Condition 7:**

There shall be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks activity. In the event that such damage does occur, the Team Leader, Northern Monitoring 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.

### **Erosion and Sediment Control**

**Condition 8:**

All earthworks shall be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water from the subject site either to land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works shall cease immediately, and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader, Northern Monitoring.

**Condition 9**

The consent holder shall provide Watercare approval with the Building consent application.

**Condition 9**

The consent holder shall show the location of the detention tank and provide more details with the Building consent application.

**From:** [Sonja Williams](#)  
**To:** [Yujie Gao](#)  
**Subject:** LUC 60340947 27 Austin Rd  
**Date:** Thursday, 26 September 2019 2:41:00 PM

---

Hi Yujie,

Thank you for your time yesterday to discuss 27 Austin Rd.

My consideration for limited notification is not restricted to single infringements, such as the yard, rather the overall scale of the proposal which is inconsistent with the suburban built character of the zone. The combined height, height in relation to boundary, yard infringements contribute to the dominance effects to the adjoining sites.

Furthermore, it is considered that the development will result in the removal of unprotected vegetation which raises further concerns.

I will be recommending limited notification to 25 and 29 Austin Road.

Please advise how you would like to proceed, and if a s37 extension of time is required to obtain this or to make changes to the design of the proposal.

Kind regards

Sonja

**Sonja Williams | Planner**

**North West Resource Consenting**

Ph 09 301 0101 | Extn (43) 7047 | DDI 484 7047

Auckland Council, Level 1, 50 Centreway Road, Orewa, Auckland

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24<sup>th</sup> October 2019

Yujie Gao  
Campbell Brown

Dear Yujie,

**RESOURCE CONSENT APPLICATION – ADVICE OF NOTIFICATION**

Application Number:	LUC60340947
Applicant:	Brett and Natalia Hatton Family Trust
Proposal:	New dwelling
Address:	27 Austin Road, Greenhithe

Having reviewed your application, it was decided by the Delegated Authority that your application should be limited notified.

For your reference we have attached a copy of this decision, which has been made in accordance with section 95 of the Resource Management Act 1991 (RMA).

Please confirm you wish to proceed with limited notification. Once this has been confirmed, to enable us to progress with the notification process, an additional deposit of \$10,000 is required under section 36(1) of the RMA. Your application will be suspended until we have received the deposit.

Should your application advance past notification and a hearing is required because submitters wish to be heard, a hearing deposit needs to be paid before the hearing can occur.

Information on “Limited Notified applications” can be found on our website [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz) (type “limited notification” in the search box and select same.)

If you have any queries, please contact [Sonja.williams@aucklandcouncil.govt.nz](mailto:Sonja.williams@aucklandcouncil.govt.nz) and quote the application number above.

Yours sincerely



Sonja Williams  
Intermediate Planner

# Report for an application for resource consent under the Resource Management Act 1991



Restricted discretionary activity for a residential activity

## 1. Application description

Application number:	LUC60340947 (s9 land use consent)
Applicant:	Brett and Natalia Hatton Family Trust
Site address:	27 Austin Road, Greenhithe
Legal description:	Lot 23 DP 20106
Site area:	1798 m <sup>2</sup>

### **Auckland Unitary Plan (Operative in part)**

Zoning and precinct:	Residential – Single House Zone
Overlays, controls, special features, designations, etc:	Natural Resources: Significant Ecological Areas Overlay – SEA_T_8319, Terrestrial Controls: macroinvertebrate Community Index – Native Designations: Airspace Restriction Designations – ID 4311, Defence purposes – protection of approach and departure paths (Whenuapai Air Base), Minister of Defence

## 2. Locality Plan



Source: Auckland Council GIS

## 3. The proposal, site and locality description

### Proposal

The applicant seeks land use consent to build one new dwelling on a currently vacant residential lot.

The following is a summary of the proposal:

- The construction of new split-level dwelling is proposed to be established at the northern portion of the site, which will involve 51m<sup>2</sup> of vegetation removal subject to Significant Ecological Area (SEA) overlay protection.
- The section adjoining the site frontage will accommodate a double garage.

The site is subject to a number of constraints, including having a very narrow frontage (of approximately 6m). The site is very steep, and the bottom of the site is identified as SEA

protected vegetation. As such, the dwelling has been located on piles in the northern section of the site.

The second floor of the dwelling is generally level with the road. This level contains an internal garage (with two parking spaces) and a small office adjacent the garage. The first-floor level contains the bedroom areas, comprising 3 bedrooms. The ground floor contains a guest bedroom, and kitchen and living room areas. The dwelling has been broken into three levels.

With regard to infrastructure and servicing, the following is proposed to serve the development:

#### Stormwater

- Stormwater runoff from the proposed new dwelling will be collected and diverted into a proposed detention tank.
- The detention tank will discharge to an onsite dispersal device located on the western portion of the site.
- The detention tank will mitigate stormwater flows back to predevelopment levels for the 1 in 10-year storm event.

#### Wastewater

- The site is traversed by an existing wastewater line and manhole located part way down the site which is able to service the development.

### Site and surrounding environment description

I visited the site on 3<sup>rd</sup> July 2019. I consider that the description of the site as provided by consultant planner Yujie Gao of Campbell Brown Planning Limited is accurate and have adopted it here as my site description. The description is as follows:

#### Subject Site:

The application site comprises a total site area of 1,798m<sup>2</sup>. The site has a very narrow street frontage of approximately 6.1m to Austin Road, and doglegs to the west. The site slopes steeply down from north to south, falling approximately 27m from northern road boundary to southern boundary.

At present, the site is largely vacant and covered in vegetation, with the exception of a small shed located partway down the site, and various walking tracks crisscrossing the site.

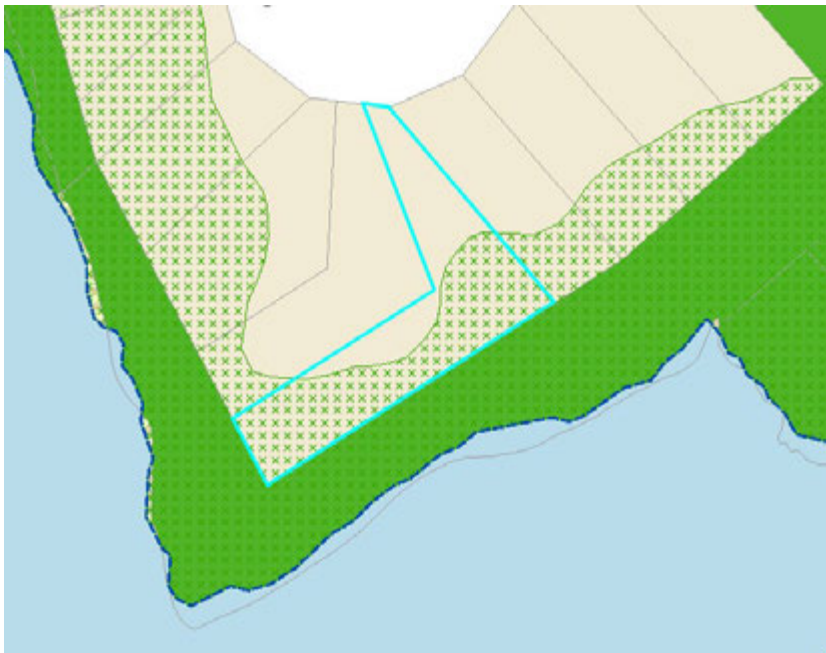




*Figure 2: View of frontage of application site*

The site is subject to the following overlays:

- Natural Resources: Significant Ecological Areas Overlay – SEA\_T\_8319, Terrestrial
- Designations: Airspace Restriction Designations – ID 4311, Defence purposes – protection of approach and departure paths (Whenuapai Air Base, Minister of Defence)



*Figure 3: Figure showing relevant overlays applicable to the application site*

### Surrounding Environment

The surrounding area consists of sites similar in character to the subject site, residential sites containing dwellings of various sizes, form, and vegetation. Typically, vegetation adjoining the coast is protected by SEA overlay.

The site adjoins the mudflats and mangroves of the upper harbour to the southwest. Overall the area is residential, in nature where with dwelling located on steep well vegetated sites with

many properties oriented to take in the wider coastal and vegetation views. The site is a highly visible part of the coastal environment and highly visible for motorists traveling east over the Upper Harbour Highway bridge. Austin Road is a narrow winding two-way road and is without footpaths on either side. Properties on western side the road slope steeply away to the coast, while properties on the eastern side rise to elevated sites with views over the coast. The portion of Austin Road which this site is accessed is at a cul de sac end, which then becomes a narrow access way to the remaining properties on the road.

The neighbouring site at 25 Austin Road contains a principal dwelling and a separate self-contained flat for an elderly or dependent relative. The site lies to the west of the subject site and access is provided by a steeply sloping driveway down to the dwellings. Both dwellings are located at the lowest point of the site and at a lower gradient to the subject site. The minor dwelling is positioned 2.6m from the boundary to 27 Austin Road and is screened by the dense boundary vegetation. The outdoor living area of the separate dwelling is situated to the south west in the form of a deck and pool area. The principal dwelling lies further to the west on the site and shares the outdoor deck and pool area with the self-contained dwelling.

29 Austin Road lies to the east of the subject site and surrounded to boundary vegetation. The dwelling is single storeyed and located toward the front of the site before the site drops steeply away towards the coast. Outlook is through the subject site towards the south west with views towards the coast.

The subject site was provided legal access across Lot 24 (25 Austin Road) in 2004, but it is not included as part of this proposal. Council has no further records on the property file prior to this.

## 4. Background

The lodged application proposed a 65m<sup>2</sup> minor dwelling to be built as a separate building at the rear of the main dwelling. A section 92 letter raised issues regarding building beyond the Building Restriction Line and coastal erosion. After consideration of these matters it was decided by the applicant to remove the minor dwelling from the proposal.

### Specialist Input

The proposal has been reviewed and assessed by the following specialists:

- Ecologist – Aimee Brown, consultant Ecologist, Beca.
- Rhys Caldwell – Arborist, Specialist Unit, Earth, Steams and Trees
- Ann Rammo – Development Engineer

### Iwi Consultation

The subject site is not recognised as being a site and/or place of value or significance to Mana Whenua. Nevertheless, the applicant has undertaken consultation with the relevant mana whenua organisations as identified by the Auckland Council website. The request was sent out on the 20<sup>th</sup> July 2018, to the following iwi:

Ngāti Tai ki Tāmaki

Ngāti Manuhiri

Ngāti Maru

Ngāti Pāoa  
Ngāti Tamaterā  
Ngāti Te Ata  
Ngāti Whanaunga  
Ngāti Whātua o Kaipara  
Ngāti Whātua Ōrākei  
Te Ākitai Waiohua  
Te Kawerau a Maki  
Te Rūnanga o Ngāti Whātua

The following iwi responded.

- Ngāti Whanaunga, responded requesting a site visit. This took place on the 27th March 2019.
- Ngāti Whātua Ōrākei, responded they are content to defer this project to another iwi.
- Te Kawerau a Maki responded requesting a site visit. They later advised they would defer to Nga Maunga Whakahii o Kaipara for this development.
- Ngāti Whātua o Kaipara, responded requesting a site visit. This took place on the 25th March 2019.
- Te Rūnanga o Ngāti Whātua, responded advising they defer those interests to Kaipara.

Following the site visit, Ngāti Whātua o Kaipara provided a kaitiaki report, attached at Appendix H, the report concludes that Nga Maunga Whakahii o Kaipara do not oppose this application on the details and findings that were presented before us.

Following the site visit, Ngāti Whanaunga provided a kaitiaki report that concludes that Ngāti Whanaunga supports the resource consent application for the proposed development.

A pre-application meeting was held with Council on November 16th, 2017 to discuss the proposal.

## **5. Reasons for the application**

Land use consent (s9) – LUC60340947

Auckland Unitary Plan (Operative in part)

**District land use (operative plan provisions)**

*Residential – Single House zone*

- The proposal involves use and development that fails to meet the following standards and is a **restricted discretionary** activity under rule C1.9 (2):
  - **H3.6.6 (1) Building Height** states that buildings must not exceed 8m in height.
 

The proposal will infringe the 8m maximum height standard by a maximum vertical extent of 4.5m.
  - **H3.6.7 Height in relation to boundary** states that buildings must not project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level along side and rear boundaries.
 

The proposal involves the establishment of a building that will infringe the height in relation to boundary setbacks to the north-eastern and south-western boundaries.

    - The maximum vertical extent of infringement to the north-eastern boundary is approximately 7.2m.
    - The maximum vertical extent of infringement to the south-western boundary is approximately 6.2m.
  - **H3.6.8 Yards** states buildings must be set back from the relevant boundary by the minimum depth as set out in Table H3.6.8.1 Yards.
    - The second-floor level of the proposed dwelling will encroach the 1m yard setback by 1m for a length of 10m.

#### *Transportation*

- **Table E27.4.1 (A2)** Parking, loading and access which is an accessory activity, but which does not comply with the standards for parking, loading and access is a **restricted discretionary** activity.
  - **Table E27.6.4.3.2 (T149)** states the maximum width of vehicle crossing at the site boundary is 3.0m. The proposed width of the vehicle crossing is 3.90m.

#### *Land disturbance – Regional*

- **Table E11.4.3** Activity Table – overlays
  - (A28) Land disturbance not otherwise listed greater than 5m<sup>2</sup> is a **restricted discretionary** activity.
  - (A30) Land disturbance not otherwise listed greater than 5m<sup>3</sup> is a **restricted discretionary** activity.

The proposal involves earthworks in the SEA for the establishment of the piles to support the southern portion of the main house and deck area. The exact area and volume of earthworks is unknown at this point, as the number and exact depth of piles will be confirmed at the detailed design stage. It is expected to be greater than 5m<sup>2</sup> and 5m<sup>3</sup> therefore consent is required.

- **Table E15.4.2** – Vegetation and biodiversity management in overlays
  - (A29) Vegetation alteration or removal within a SEA for a building platform and access way for one dwelling per site is a **controlled** activity.

The proposal involves the removal of 51m<sup>2</sup> of vegetation within a Significant Ecological Area for the new deck area associated with the dwelling.

The reasons for consent are considered together as a **restricted discretionary activity** overall.

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

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

No mandatory notification is required as:

- the applicant has not requested that the application is publicly notified (s95A(3)(a));
- there are no outstanding or refused requests for further information (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 precluded in certain circumstances

Public notification of a resource consent application exclusively involving a residential activity (as defined by s95A (6)) is precluded where the activity status for the application is restricted discretionary or discretionary (ss95A (4) and 95A(5)(b)(ii)).

In this case, the proposal is a residential activity as:

- the land is zoned Single House, being a zone that is intended to be used principally for residential purposes; and
- the activities requiring resource consent are associated with the construction and use of dwelling houses.

The application is therefore precluded from being publicly notified unless special circumstances addressed in step 4 below warrant otherwise.

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

As the application is precluded from public notification by step 2, this step is not applicable.

### Step 4: public notification in special circumstances

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)).

Special circumstances are those that are:

- exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or
- circumstances which make notification desirable.

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.

### Public notification conclusion

Having undertaken the s95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory.
- Under step 2, public notification is precluded as the application is exclusively for a residential activity.
- Step 3 of the notification tests is not applicable due to the finding of step 2.
- Under step 4, there are no special circumstances that warrant the application being publicly notified.

It is therefore recommended that this application be processed without public notification.

## **7. Limited notification assessment (sections 95B, 95E-95G)**

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

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

In addition, the council must determine whether the proposed activities are 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
- Ngāti Tamaoho Claims Settlement Act 2018
- Ngāi Tai Ki Tāmaki Claims Settlement Act 2018

In this instance, the proposal will occur adjacent to land that is subject to a statutory acknowledgement, being the Coastal Marine Area. It is not expected that the development will impact on the CMA and will not result in adversely affected persons in this regard because the relevant iwi has been consulted during the processing of the application. The iwi who responded supported the application for development.

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

The application is not precluded from limited notification as:

- 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

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)).

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 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.

## Adversely affected persons assessment (sections 95B (8) and 95E)

### Effects that must be disregarded

#### Any effect on a person who has given written approval to the application

No person has provided their written approval.

### Effects that may be disregarded

#### Permitted baseline

The permitted baseline refers to the effects of permitted activities on the subject site. The permitted baseline may be taken into account and the council has the discretion to disregard those effects where an activity is not fanciful. In this case, the permitted baseline is one dwelling per site that complies with the relevant standards of the zone. One dwelling could be permitted on the site that complies with the standard for height and height in relation to boundary and with no earthworks or vegetation removal within the SEA. The effects resulting from the proposed works that comply with the standards shall be disregarded and the effects resulting from the noncompliance will be assessed.

## Assessment

#### Receiving environment

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

The site and surrounding environment have been described in part 2 of this report and is adopted here to describe the receiving environment.

#### Adverse effects

##### Visual amenity effects

As viewed from the street, the dwelling will appear single storey in height and be in keeping with the character of the neighbouring properties, being one and two storey dwellings within a generally spacious setting. Due to the steeply sloping topography, it is considered that the bulk and scale of the development will appear particularly dominant to all persons on the adjoining properties. Ms Gao states as the building would sit just above the canopy level of the vegetation, with the piles hidden below, the visible portion of the dwelling will appear as a two-storey building when viewed from Upper Harbour Highway and the coast.



To the persons at 25 Austin Road, the building will appear as a prominent feature on their outlook and outdoor living areas and will result in adverse visual amenity effects inconsistent with the scale of the built form of the suburban environment. The pole structure, while providing a sense of openness, will be sited amongst unprotected vegetation which cleared during construction, will contribute to an appearance of the building being overly prominent and a dominant feature in the immediate environment. For the persons at 29 Austin Road, the proposed building will be situated on the northern portion of the site, directly adjacent to the dwelling on 29 Austin Road. The close proximity of the building exacerbated by the yard infringement to this boundary, along with the proposed vegetation removal, will result in adverse visual amenity effects to owners and occupiers inconsistent with the scale anticipated for development within this suburban zone. Adverse visual effects will be less than minor being a significant visual change by reducing the appearance of spaciousness.

Persons in the wider catchment will view the dwelling from the coast and the Upper Harbour Highway bridge heading east. The visual amenity effects will be less than minor as the building will be setback at least 30m from the edge of the cliff and the building would be visible behind and above the protected SEA vegetation where it will appear as a two-storey building. The cladding of the building will be natural timber colours. Upper Harbour Motorway is a highway with a speed limit of 100km. The majority of people would pass by the site with only a momentary glimpse of the site and proposed dwelling. Due to the angle of the site in relation to the highway, there would be limited views of the dwelling as you approach in the north-easterly direction as it would be screened by vegetation on the headland and the adjoining sites. There would be momentary views as you reach a point that is closer to parallel with the site, and then the site would be screened again by the large pine trees immediately adjacent to the highway. For these reasons I conclude that adverse visual amenity effects to persons in the wider visual catchment area will be less than minor.

Overall, I conclude the adverse effects of the development on the visual amenity to all persons at 25 and 29 Austin Road will be at least minor.

#### Privacy effects

In regard to 25 Austin Road, the outlook from glazing on all three levels of the proposed building, as well as the deck forming the primary outdoor living area, is directed towards the south and west, with views over the harbour. The elevation of the deck and living area is significantly higher than the adjacent dwellings and outdoor living area of 25 Austin Rd and as such persons using the deck would be looking out rather than down towards the adjacent site. For people inside the proposed dwellings living rooms views towards 25 Austin Road would be greatly limited by the proposed decking.

Privacy effects will be less than minor to owners and occupiers at 29 Austin Road due to the limited narrow window openings along the eastern elevation of which the primary purpose it to allow light into the building.

#### Sunlight effects

In terms of sunlight effects, shading studies have been generated at the summer solstice, winter solstice, and spring equinox. It is noted that any potential shading generated from the development largely falls toward the southern aspects of the site at most times of the year.

While shading analysis does not show the difference between a compliant built form and the proposed, the following conclusions can be reached based on the information provided.

Adverse effects on sunlight access for owners and occupiers of 25 Austin Rd will be mitigated as the outdoor living area is located to the west of the self-contained dwelling. Shading falling from the development is located to the driveway and a portion of the self-contained dwelling in between the hours of 9am and 3pm in Winter, and at 9am in Spring. Due to the steepness of the topography, sunlight access is limited on the driveway and will cause shading. Overall the adverse sunlight effects to 25 Austin Road are at least minor due to the area of built form that is beyond that which is enabled by the Plan, and the environment is particularly sensitive to the loss of sunlight given the topography and vegetation.

For the owners and occupiers of 29 Austin Road which lies to the east of the subject site, adverse effects on sunlight access will fall on the outdoor living area of 29 Austin Road during Summer at 3pm. In Spring, shading will occur to the boundary of the site at 3pm. In Winter, shading will occur in the afternoon to the whole site including outdoor living area. Due to the steepness of the topography and vegetation along with the proximity of the proposed dwelling to the boundary, the environment is particularly sensitive to loss of sunlight. Overall the adverse sunlight effects to 29 Austin Road are at least minor due to the area of built form that is beyond that which is enabled by the Plan and the environment that is particularly sensitive to the loss of sunlight given the topography and vegetation.

Adverse effects on any other person's access to sunlight will be avoided as the developments setback, and massing will result in shading consistent with what is enabled within the zone.

### Ecological effects

The proposal to construct a dwelling will involve vegetation removal, including native vegetation, of which 51m<sup>2</sup> is within a Significant Ecological Area (SEA\_T\_8319). The dwelling is largely located outside the SEA, with the southern deck infringing slightly. Vegetation removal is a permitted activity outside the SEA.

An ecological assessment has been undertaken by Bioresearches and has been assessed and reviewed by Council's consultant ecologist Aimee Brown and I rely on her expertise. Ms Brown provided further comment due to the removal of the minor dwelling from the proposal and the reduction of vegetation removal in the SEA from 240m<sup>2</sup> to 51m<sup>2</sup>.

The following comments of Ms Brown's assessment are of note:

- The ecological assessment provides a thorough report of the existing environment, describing surveyed vegetation and observed and recorded avi- and herpeto- fauna. This description is consistent with what was observed on the site visit.
- The vegetation is identified as 'WF4 – coastal broadleaved forest'<sup>1</sup> which is classified as endangered. A list of species present on site is provided, and the vegetation has been assessed as having low to moderate ecological value due to weed infestation and a lack of mature canopy species. This should not detract from the fact that there is a moderate diversity of native species present and the potential for ecological restoration is good, requiring minimal effort.

- Herpetofauna records were referenced and it is acknowledged that at least two skink and three gecko species could be present on site, including 'at risk' species, namely the ornate skink, forest gecko, elegant gecko and pacific gecko. The quality of lizard habitat was assessed as moderate due to the lack of dense vegetation while the vegetation was assessed as having a low-moderate value for birds, with higher value for foraging than for roosting.

The identified effects include:

- Loss of indigenous vegetation (threatened ecosystem)
- Loss of habitat and resources for native fauna
- Alteration of vegetation diversity and composition shading and reduced rainfall beneath the new structure
- Increased edge effects
- Patch fragmentation and reduced connectivity
- Erosion and sediment runoff into nearby coastal environment
- Reduced stability of cliff

Ms Brown concurs with the ecological assessment report which states the level of effect due to the loss of indigenous vegetation and habitat for fauna is low due to the small area of clearance relative to the expansive SEA. The deletion of the minor unit from the proposal results in a practical solution for development in respect to biodiversity. Edge effects were quantified as negligible because the vegetation and SEA overlay would remain intact to the south of the development and along the coastal cliff corridor. Reduced connectivity is considered low as the raised platforms would allow for the maintenance of some connectivity along the edges beneath the proposed dwellings, provided they have access to rainwater.

The adverse effects on ecosystem processes and services is considered less than minor due to the raised design restoration potential, and surrounding biodiversity. The risk of erosion and sediment discharge into the coast during earthworks is acknowledged in the report, it is considered there will be enough vegetation remaining onsite to ensure stability of the site and filtration of surface runoff before discharge.

The application proposes to address ecological effects by:

- Avoiding felling during nesting season or alternatively preceding vegetation removal with a survey for native nesting birds
- Pre vegetation clearance searches for ground-dwelling lizards and relocation within the site with their habitats
- Arborist supervision of earthworks and drilling of piles to ensure the protection and health of trees in the area
- Sediment and erosion controls as specified in TTP90

- Implementation of a weed removal and restoration planting and maintenance plan including infill planting beneath structures and along new edges, with a focus on dense ground cover to create herpetofauna habitat. This is suggested as appropriate mitigation for loss of indigenous vegetation, loss of habitat for native fauna and edge effects.
- Protection of remaining vegetation by way of a covenant.

Overall, I conclude the adverse effects on the natural character and ecological values of the site will be less than minor to all persons in the immediate environment and those persons who value the natural character contribution to the SEA the site provides.

### Arboricultural effects

An Arboricultural assessment has been provided by Peers Brown Miller Ltd and reviewed by Auckland Council's arborist Rhys Caldwell. The building platform for the proposed main house largely occupies the area of the site that is outside the SEA, with the deck intruding into that area. Consequently, most of the vegetation in the first section of the site would be removed. A dispersal field for excess storm water is also to be set out within retained bush in those areas.

The pertinent point in the report are summarised below:

- The vegetation that comprises the SEA area within the site is not high value native bush. It is sparse in places, contains mainly under-storey native species and is heavily infested with weed species.
- A significant Pohutukawa tree beyond the building platform is to be retained and protected.
- There would be no cut or fill earthworks undertaken within the SEA. The dwelling is to be built on piles/poles with only drilling for these required.
- The retained vegetation beyond the building footprint would be isolated from general construction activity by way of a protection fencing system.

Auckland Council's arborist Mr Caldwell concurs with the assessment and recommendations made by Peers Brown Miller Ltd and considers the overall ecological and visual integrity of the SEA and cliff areas will not be degraded by the proposal. The implementation of an Ecological Restoration Plan and weed control plan will further enhance the quality and biodiversity of the existing vegetative cover. With regard to the physical works associated with the proposal, Mr Caldwell concurs with the recommended works methodologies and vegetation protection measures which will ensure any adverse effects on the retained trees and bush will be less than minor.

Overall, I conclude for the above reasons, the adverse amenity effects resulting from the vegetation removal will be less than minor to all persons in the surrounding environment

### Transportation effects

The proposal seeks to establish a 3.90m wide vehicle crossing 3.90m when 3m is permitted. The site is narrow and has a road frontage of 6m (by definition a rear site). The site is located at the end of Austin Road, and due to limited housing and no footpath, it is expected that the pedestrian and vehicular count is likely to be low. The vehicle crossing has been assessed by

Auckland Council's development engineer with regard to pedestrian and traffic safety and I rely on her expertise. Ms Rammo considers the vehicle crossing and proposed vehicle movements to be acceptable. The gradient of the access into the two-car garage is flat as a timber platform is proposed as entry into the garage. a Reverse manoeuvring onto Austin Road is proposed, however the low number of vehicle movements anticipated, and low pedestrian numbers will mitigate adverse safety effects on persons using the street environment. The narrowness of the street frontage results in insufficient separation distance between neighbouring vehicle crossings. This is mitigated by the good visibility in both directions, low vehicle and pedestrian numbers in the street ensures the adverse effects on pedestrians and vehicular traffic will be less than minor to all persons in the street environment.

#### Land disturbance effects

The site is steeper than 1:4 and a geotechnical assessment report for the proposal is provided by Soil and Rock Consultants Ltd (dated 20 Sep 2018 referenced 17809). Based on the results of the analysis, the report considers the site is suitable for the construction of the proposed dwelling. The geotechnical report has been reviewed by Auckland Council's development engineer Ann Rammo and I rely on her expertise. Ms Rammo accepts the findings of the report and I conclude that any potential instability effects arising from the development would be less than minor to adjacent persons and surrounding land, buildings and structures.

The proposal will result in earthworks in the SEA area for the excavation of pile foundations to support the southern portion of the dwelling. No retaining walls are required for the development and soil and erosion control measures will be implemented and remain in place according to GD05 to manage any potential erosion and sediment runoff. Therefore, for the reasons above, I conclude the land disturbance effects on the Significant Ecological Area will be less than minor in particular to the ecological and biodiversity values

#### Step 4: further notification in special circumstances

In addition 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 (excluding persons assessed under section 95E as not being affected persons).

Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or
- circumstances which make limited notification to any other person desirable, notwithstanding the conclusion that no other person has been considered eligible.

In this instance I have turned my mind specifically to the existence of any special circumstances under s95B (10) 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 notification to any other persons should occur.

## Limited notification conclusion

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 activities other than those specified in s95B(6)(b).
- Under step 3, limited notification is required as it is considered that the activities will result in adversely affected persons at 25 and 29 Austin Road in relation to visual amenity effects and sunlight access effects. The topography will contribute to the high visibility of the proposed dwelling resulting in bulk and dominance effects which is not anticipated in the Single House zone. Due to the topography and vegetation in the existing environment, loss of sunlight is particularly sensitive.



*People to be notified at 25 and 29 Austin Road Greenhithe indicated by star.*

- Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons.

It is therefore recommended that this application be processed with limited notification.

## **8. Notification recommendation**

### Limited notification

For the above reasons under section 95A, this application may be processed without public notification.

However, under section 95B, limited notification is required as the following persons are adversely affected:

- Kevin Tsung-Han Chou and Yi Zhou, 25 Austin Road, Greenhithe
- Dong Hun Lee and Mi Hee Kim, 29 Austin Road, Greenhithe

Accordingly, I recommend that this application is processed limited notified.



Sonja Williams  
Intermediate Planner  
Resource Consents

Date: 24/10/2019

## 9. Notification determination

Acting under delegated authority, and for the reasons set out in the above assessment and recommendation, under sections 95A and 95C to 95D, and 95B and 95E to 95G of the RMA this application shall be processed on a limited notified basis to the owners and occupiers of 25 and 29 Austin Road, Greenhithe.



Jason Drury  
Senior Planner  
Resource Consents

Date: 24/10/2019



**ATTACHMENT TWO**  
**SPECIALIST REVIEWS**



**From:** [Rhys Caldwell](#)  
**To:** [Sonja Williams](#)  
**Subject:** RE: LUC60340947 27 Austin Rd  
**Date:** Monday, 5 July 2021 8:28:49 AM  
**Attachments:** [image001.png](#)

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Good morning Sonja,

We will need to have an element of trust on this one and hope that the applicant undertakes the work in good faith. As the builder will also be the owner there is some assurance that they will undertake the works as described.

As the preservation of the vegetation along the boundary is an important component the only way to ensure its protection would be to have some protective fencing to minimise the impact to the root zone of these trees/vegetation. The erection of the protective fencing does not necessarily prevent any work within this area being undertaken, for example the erection of scaffolding, it just means that care would need to be taken and that they should consult with an arborist before doing so.

If they can provide for a sufficient exclusion zone around the trees along the common boundary then it is possible to retain this vegetation. In the event that any vegetation is compromised then a suitable replacement should be planted.

Recommended conditions for common boundary between 25 & 27 Austin Road

1. A sturdy 1m high protective fence shall be erected at the dripline edges of the trees being retained or to 1m from the edge of the proposed building, whichever is greater, **prior to the commencement of any work on the site**, including site clearance and soil scraping activities. The fence is to remain in place until the completion of all works on the site. The purpose of the fence is to protect the trees from the effects of earthworks including soil scrape/excavation/fill and construction works on the site. The area within the protective fencing is sacrosanct and no work shall be carried out within the protected areas. No building or fill materials shall be stored or placed within the protected areas, either on a temporary or permanent basis.
2. If entry into the area of protective fencing is required the consent holder shall engage the services of a qualified and competent arborist experienced in site development activities in close proximity to mature trees to direct, supervise and monitor all activity that occurs in the rootzone of protected trees for the duration of the project
3. The consent holder shall ensure that all contractors, sub-contractors, and workers engaged in all activities covered by this consent are advised of the tree protection measures in the conditions of consent and operate in accordance with them.
4. In the event that a tree/vegetation requires removal due to excessive root loss or sufficiently declines to the stage where retention is no longer practical, it shall be replaced to the satisfaction of "the council". A brief report, including photos, shall be submitted to councils monitor officer for approval prior any tree removal work being undertaken.

Let me know if you have any questions.

Regards,

**Rhys Caldwell**

**Arborist - Specialist Unit**

Earth, Streams and Trees  
Level 1, 50 Centreway Road, Orewa  
Mob 021 539 582

**WFH = Work From Home**  
**Rostered Day Off = RDO**

Mon	Tue	Wed	Thu	Fri
WFH	Orewa / Graham St	WFH	WFH	RDO

Please note my usual work week is Monday to Thursday. Any urgent enquiries on Fridays please contact my Team Leader [David.Hampson@aucklandcouncil.govt.nz](mailto:David.Hampson@aucklandcouncil.govt.nz)

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**From:** Sonja Williams <Sonja.Williams@aucklandcouncil.govt.nz>

**Sent:** Tuesday, 22 June 2021 12:02 pm

**To:** Rhys Caldwell <rhys.caldwell@aucklandcouncil.govt.nz>

**Subject:** RE: LUC60340947 27 Austin Rd

Hi Rhys,

Apologies for the slowness of the response to this, I have only just received an email from the agent responding to our concerns. Unfortunately it makes for a long drawn out process and disconnected thinking too!

The following comments below might help.

*Further to our last discussion over the phone, around methodology to protect the trees, the applicant Brett has the attached comments.*

*Brett confirms that:*

- *All contractors, sub-contractors and work-site staff who are carrying out any works in proximity to the trees will be briefed on protective measures.*
- *Protective scaffolding will be erected prior to any work in the proximity of the trees starting (excludes site works or other works away from the trees). In relation to the setback, he confirms that the 1m yard setback is more than sufficient to both build the portion of the house closest to the trees and to protect the trees (with scaffolding)- see his comment below.*

*Scaffolds are 700mm wide (and can be less if necessary) and we are required by law to be no more than 300mm off the building for safety.*

*The foundations will 100% be constructed in the summer months. We will only be putting down*

*construction access ie. hard fill, if we absolutely need it. Yes, there will be likely a 10T digger that will be drilling the holes. The thought is, that the excavator will move down the centre (avoiding trees) of the building platform and only "branch out" where he needs to, to be able to access drill points.*

Happy to chat anytime, thanks so much

ngā mihi | With thanks  
Sonja

**Sonja Williams | Intermediate Planner**

**North West Resource Consenting**

Ph 09 301 0101 | Extn (43) 7047 | DDI 484 7047 | MOB 021 510 242

Auckland Council, Level 1, 50 Centreway Road, Orewa, Auckland

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**From:** Rhys Caldwell <[rhys.caldwell@aucklandcouncil.govt.nz](mailto:rhys.caldwell@aucklandcouncil.govt.nz)>

**Sent:** Monday, 31 May 2021 11:36 AM

**To:** Sonja Williams <[Sonja.Williams@aucklandcouncil.govt.nz](mailto:Sonja.Williams@aucklandcouncil.govt.nz)>

**Subject:** RE: LUC60340947 27 Austin Rd

Good morning Sonja,

I have had a look at the information and to be honest I don't really have enough to be able to provide any comment on the viability or retaining the vegetation along the common boundary with 25 Austin Road.

As the building will be supported on poles it is possible that this vegetation could be retained, however, this would also depend on the methodology being proposed to install the foundations and construction of the dwelling. I would anticipate that heavy machinery would be required and that some excavations may be required to provide a stable working platform. As with most construction activity there are various tasks to the exterior of the building that may require scaffolding of sufficient space for access. The overall level of activity would determine if any vegetation along the boundary with No. 25 could be practically retained.

As the vegetation this is an important element, I would suggest that the applicant provides an arboricultural assessment addressing the practicalities of retaining the vegetation along the boundary. Their arborist would need to confirm the actual construction methodology with the project team to determine the impacts upon the vegetation and if retention is feasible.

Regards,

**Rhys Caldwell**

**Arborist - Specialist Unit**

Earth, Streams and Trees

Level 1, 50 Centreway Road, Orewa

Mob 021 539 582

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**Rostered Day Off = RDO**

Mon	Tue	Wed	Thu	Fri
WFH	Orewa / Graham St	WFH	WFH	RDO

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**From:** Sonja Williams <[Sonja.Williams@aucklandcouncil.govt.nz](mailto:Sonja.Williams@aucklandcouncil.govt.nz)>  
**Sent:** Thursday, 27 May 2021 8:36 am  
**To:** Rhys Caldwell <[rhys.caldwell@aucklandcouncil.govt.nz](mailto:rhys.caldwell@aucklandcouncil.govt.nz)>  
**Subject:** LUC60340947 27 Austin Rd

Hi Rhys

Thanks so much for your time,  
As discussed this application for a new dwelling, is going to a hearing for visual dominance effects to the neighbouring site at 25 Austin Rd.  
The agent has amended the design of the dwelling to reduce bulk to the neighbour and is proposing to retain the existing vegetation and additional planting within the 1m side yard.

I just need your opinion on the viability of this vegetation and any conditions around the size and maintenance to maintain the ongoing mitigation for visual screening.

I have attached their latest memo, plans which show the driveway perspective from the adjacent site, and the old arborist report, your email to me is below;  
Thanks so much for your help,

Sent 3/7/2019

*Further to my site visit I can offer the following comments.*

*I have reviewed that arboricultural assessment prepared by Peer Brown Miller, dated 15 February 2019.*

*The report is an accurate assessment of the trees and the likely impacts upon them.*

*The only real question I have is with regard to the trees on the boundary and within 25 Austin Rd,*

*the trees in question are at the top of the section adjacent to the concrete driveway. While they are not protected they will either need to have some agreement about their removal or ensure that the protection measures within the arborist report also apply to these trees. As the tree appears very close to the proposed works there is potential for their root systems to be compromised.*

*Overall, from an arboricultural perspective, I do not have any issues with the level of vegetation removal in the SEA.*

*The ecology assessment has provided recommendations with regard to weed management and replanting. I am happy with what is being proposed with regard to them supplying an Ecological Restoration Plan.*

*Recommended conditions:*

- 1. Prior to all works commencing on the site, the consent holder shall engage the services of a qualified and competent arborist experienced in site development activities in close proximity to mature trees to direct, supervise and monitor all excavation and construction activity that occurs in the rootzone of protected trees for the duration of the project.*
- 2. The consent holder shall ensure that all contractors, sub-contractors, and workers engaged in all activities covered by this consent are advised of the tree protection measures in the conditions of consent and operate in accordance with them.*
- 3. All tree work proposed shall be undertaken in accordance with, but not limited to the recommendations within the arboricultural assessment by Peers Brown Miller, dated 15 February 2019. A copy of this tree report must be kept on site at all times.*
- 4. A completion report prepared by a suitably qualified and experienced arborist must be supplied to the Team Leader Northern Monitoring within one month of completion of all site works. The completion report shall confirm (or otherwise) that: the works have been undertaken in accordance with the tree protection measures contained in the conditions of consent, the works were completed under the direction of a suitably qualified and experienced arborist, the impact of the works on the protected trees has been no greater than that permitted by the conditions of consent.*

ngā mihi | With thanks

Sonja

**Sonja Williams | Intermediate Planner**

**North West Resource Consenting**

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**ATTACHMENT THREE**  
**NOTIFICATION DETERMINATION REPORT**



# Report for an application for resource consent under the Resource Management Act 1991



Restricted discretionary activity for a residential activity

## 1. Application description

Application number:	LUC60340947 (s9 land use consent)
Applicant:	Brett and Natalia Hatton Family Trust
Site address:	27 Austin Road, Greenhithe
Legal description:	Lot 23 DP 20106
Site area:	1798 m <sup>2</sup>

### **Auckland Unitary Plan (Operative in part)**

Zoning and precinct:	Residential – Single House Zone
Overlays, controls, special features, designations, etc:	Natural Resources: Significant Ecological Areas Overlay – SEA_T_8319, Terrestrial Controls: macroinvertebrate Community Index – Native Designations: Airspace Restriction Designations – ID 4311, Defence purposes – protection of approach and departure paths (Whenuapai Air Base), Minister of Defence

## 2. Locality Plan



Source: Auckland Council GIS

## 3. The proposal, site and locality description

### Proposal

The applicant seeks land use consent to build one new dwelling on a currently vacant residential lot.

The following is a summary of the proposal:

- The construction of new split-level dwelling is proposed to be established at the northern portion of the site, which will involve 51m<sup>2</sup> of vegetation removal subject to Significant Ecological Area (SEA) overlay protection.
- The section adjoining the site frontage will accommodate a double garage.

The site is subject to a number of constraints, including having a very narrow frontage (of approximately 6m). The site is very steep, and the bottom of the site is identified as SEA

protected vegetation. As such, the dwelling has been located on piles in the northern section of the site.

The second floor of the dwelling is generally level with the road. This level contains an internal garage (with two parking spaces) and a small office adjacent the garage. The first-floor level contains the bedroom areas, comprising 3 bedrooms. The ground floor contains a guest bedroom, and kitchen and living room areas. The dwelling has been broken into three levels.

With regard to infrastructure and servicing, the following is proposed to serve the development:

#### Stormwater

- Stormwater runoff from the proposed new dwelling will be collected and diverted into a proposed detention tank.
- The detention tank will discharge to an onsite dispersal device located on the western portion of the site.
- The detention tank will mitigate stormwater flows back to predevelopment levels for the 1 in 10-year storm event.

#### Wastewater

- The site is traversed by an existing wastewater line and manhole located part way down the site which is able to service the development.

### Site and surrounding environment description

I visited the site on 3<sup>rd</sup> July 2019. I consider that the description of the site as provided by consultant planner Yujie Gao of Campbell Brown Planning Limited is accurate and have adopted it here as my site description. The description is as follows:

#### Subject Site:

The application site comprises a total site area of 1,798m<sup>2</sup>. The site has a very narrow street frontage of approximately 6.1m to Austin Road, and doglegs to the west. The site slopes steeply down from north to south, falling approximately 27m from northern road boundary to southern boundary.

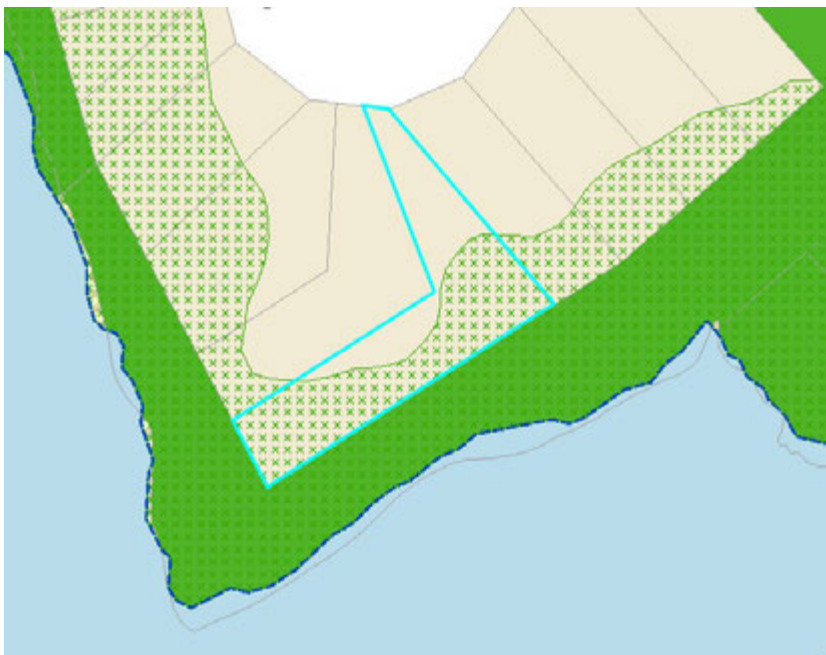
At present, the site is largely vacant and covered in vegetation, with the exception of a small shed located partway down the site, and various walking tracks crisscrossing the site.



*Figure 2: View of frontage of application site*

The site is subject to the following overlays:

- Natural Resources: Significant Ecological Areas Overlay – SEA\_T\_8319, Terrestrial
- Designations: Airspace Restriction Designations – ID 4311, Defence purposes – protection of approach and departure paths (Whenuapai Air Base, Minister of Defence)



*Figure 3: Figure showing relevant overlays applicable to the application site*

### Surrounding Environment

The surrounding area consists of sites similar in character to the subject site, residential sites containing dwellings of various sizes, form, and vegetation. Typically, vegetation adjoining the coast is protected by SEA overlay.

The site adjoins the mudflats and mangroves of the upper harbour to the southwest. Overall the area is residential, in nature where with dwelling located on steep well vegetated sites with

many properties oriented to take in the wider coastal and vegetation views. The site is a highly visible part of the coastal environment and highly visible for motorists traveling east over the Upper Harbour Highway bridge. Austin Road is a narrow winding two-way road and is without footpaths on either side. Properties on western side the road slope steeply away to the coast, while properties on the eastern side rise to elevated sites with views over the coast. The portion of Austin Road which this site is accessed is at a cul de sac end, which then becomes a narrow access way to the remaining properties on the road.

The neighbouring site at 25 Austin Road contains a principal dwelling and a separate self-contained flat for an elderly or dependent relative. The site lies to the west of the subject site and access is provided by a steeply sloping driveway down to the dwellings. Both dwellings are located at the lowest point of the site and at a lower gradient to the subject site. The minor dwelling is positioned 2.6m from the boundary to 27 Austin Road and is screened by the dense boundary vegetation. The outdoor living area of the separate dwelling is situated to the south west in the form of a deck and pool area. The principal dwelling lies further to the west on the site and shares the outdoor deck and pool area with the self-contained dwelling.

29 Austin Road lies to the east of the subject site and surrounded to boundary vegetation. The dwelling is single storeyed and located toward the front of the site before the site drops steeply away towards the coast. Outlook is through the subject site towards the south west with views towards the coast.

The subject site was provided legal access across Lot 24 (25 Austin Road) in 2004, but it is not included as part of this proposal. Council has no further records on the property file prior to this.

## 4. Background

The lodged application proposed a 65m<sup>2</sup> minor dwelling to be built as a separate building at the rear of the main dwelling. A section 92 letter raised issues regarding building beyond the Building Restriction Line and coastal erosion. After consideration of these matters it was decided by the applicant to remove the minor dwelling from the proposal.

### Specialist Input

The proposal has been reviewed and assessed by the following specialists:

- Ecologist – Aimee Brown, consultant Ecologist, Beca.
- Rhys Caldwell – Arborist, Specialist Unit, Earth, Steams and Trees
- Ann Rammo – Development Engineer

### Iwi Consultation

The subject site is not recognised as being a site and/or place of value or significance to Mana Whenua. Nevertheless, the applicant has undertaken consultation with the relevant mana whenua organisations as identified by the Auckland Council website. The request was sent out on the 20<sup>th</sup> July 2018, to the following iwi:

Ngāti Tai ki Tāmaki

Ngāti Manuhiri

Ngāti Maru

Ngāti Pāoa  
Ngāti Tamaterā  
Ngāti Te Ata  
Ngāti Whanaunga  
Ngāti Whātua o Kaipara  
Ngāti Whātua Ōrākei  
Te Ākitai Waiohua  
Te Kawerau a Maki  
Te Rūnanga o Ngāti Whātua

The following iwi responded.

- Ngāti Whanaunga, responded requesting a site visit. This took place on the 27th March 2019.
- Ngāti Whātua Ōrākei, responded they are content to defer this project to another iwi.
- Te Kawerau a Maki responded requesting a site visit. They later advised they would defer to Nga Maunga Whakahii o Kaipara for this development.
- Ngāti Whātua o Kaipara, responded requesting a site visit. This took place on the 25th March 2019.
- Te Rūnanga o Ngāti Whātua, responded advising they defer those interests to Kaipara.

Following the site visit, Ngāti Whātua o Kaipara provided a kaitiaki report, attached at Appendix H, the report concludes that Nga Maunga Whakahii o Kaipara do not oppose this application on the details and findings that were presented before us.

Following the site visit, Ngāti Whanaunga provided a kaitiaki report that concludes that Ngāti Whanaunga supports the resource consent application for the proposed development.

A pre-application meeting was held with Council on November 16th, 2017 to discuss the proposal.

## **5. Reasons for the application**

Land use consent (s9) – LUC60340947

Auckland Unitary Plan (Operative in part)

**District land use (operative plan provisions)**

*Residential – Single House zone*



- The proposal involves use and development that fails to meet the following standards and is a **restricted discretionary** activity under rule C1.9 (2):
  - **H3.6.6 (1) Building Height** states that buildings must not exceed 8m in height.
 

The proposal will infringe the 8m maximum height standard by a maximum vertical extent of 4.5m.
  - **H3.6.7 Height in relation to boundary** states that buildings must not project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level along side and rear boundaries.
 

The proposal involves the establishment of a building that will infringe the height in relation to boundary setbacks to the north-eastern and south-western boundaries.

    - The maximum vertical extent of infringement to the north-eastern boundary is approximately 7.2m.
    - The maximum vertical extent of infringement to the south-western boundary is approximately 6.2m.
  - **H3.6.8 Yards** states buildings must be set back from the relevant boundary by the minimum depth as set out in Table H3.6.8.1 Yards.
    - The second-floor level of the proposed dwelling will encroach the 1m yard setback by 1m for a length of 10m.

#### *Transportation*

- **Table E27.4.1 (A2)** Parking, loading and access which is an accessory activity, but which does not comply with the standards for parking, loading and access is a **restricted discretionary** activity.
  - **Table E27.6.4.3.2 (T149)** states the maximum width of vehicle crossing at the site boundary is 3.0m. The proposed width of the vehicle crossing is 3.90m.

#### *Land disturbance – Regional*

- **Table E11.4.3** Activity Table – overlays
  - (A28) Land disturbance not otherwise listed greater than 5m<sup>2</sup> is a **restricted discretionary** activity.
  - (A30) Land disturbance not otherwise listed greater than 5m<sup>3</sup> is a **restricted discretionary** activity.

The proposal involves earthworks in the SEA for the establishment of the piles to support the southern portion of the main house and deck area. The exact area and volume of earthworks is unknown at this point, as the number and exact depth of piles will be confirmed at the detailed design stage. It is expected to be greater than 5m<sup>2</sup> and 5m<sup>3</sup> therefore consent is required.

- **Table E15.4.2** – Vegetation and biodiversity management in overlays
  - (A29) Vegetation alteration or removal within a SEA for a building platform and access way for one dwelling per site is a **controlled** activity.

The proposal involves the removal of 51m<sup>2</sup> of vegetation within a Significant Ecological Area for the new deck area associated with the dwelling.

The reasons for consent are considered together as a **restricted discretionary activity** overall.

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

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

No mandatory notification is required as:

- the applicant has not requested that the application is publicly notified (s95A(3)(a));
- there are no outstanding or refused requests for further information (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 precluded in certain circumstances

Public notification of a resource consent application exclusively involving a residential activity (as defined by s95A (6)) is precluded where the activity status for the application is restricted discretionary or discretionary (ss95A (4) and 95A(5)(b)(ii)).

In this case, the proposal is a residential activity as:

- the land is zoned Single House, being a zone that is intended to be used principally for residential purposes; and
- the activities requiring resource consent are associated with the construction and use of dwelling houses.

The application is therefore precluded from being publicly notified unless special circumstances addressed in step 4 below warrant otherwise.

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

As the application is precluded from public notification by step 2, this step is not applicable.

### Step 4: public notification in special circumstances

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)).

Special circumstances are those that are:

- exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or
- circumstances which make notification desirable.

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.

### Public notification conclusion

Having undertaken the s95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory.
- Under step 2, public notification is precluded as the application is exclusively for a residential activity.
- Step 3 of the notification tests is not applicable due to the finding of step 2.
- Under step 4, there are no special circumstances that warrant the application being publicly notified.

It is therefore recommended that this application be processed without public notification.

## **7. Limited notification assessment (sections 95B, 95E-95G)**

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

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

In addition, the council must determine whether the proposed activities are 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
- Ngāti Tamaoho Claims Settlement Act 2018
- Ngāi Tai Ki Tāmaki Claims Settlement Act 2018

In this instance, the proposal will occur adjacent to land that is subject to a statutory acknowledgement, being the Coastal Marine Area. It is not expected that the development will impact on the CMA and will not result in adversely affected persons in this regard because the relevant iwi has been consulted during the processing of the application. The iwi who responded supported the application for development.

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

The application is not precluded from limited notification as:

- 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

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)).

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 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.

## Adversely affected persons assessment (sections 95B (8) and 95E)

### Effects that must be disregarded

#### Any effect on a person who has given written approval to the application

No person has provided their written approval.

### Effects that may be disregarded

#### Permitted baseline

The permitted baseline refers to the effects of permitted activities on the subject site. The permitted baseline may be taken into account and the council has the discretion to disregard those effects where an activity is not fanciful. In this case, the permitted baseline is one dwelling per site that complies with the relevant standards of the zone. One dwelling could be permitted on the site that complies with the standard for height and height in relation to boundary and with no earthworks or vegetation removal within the SEA. The effects resulting from the proposed works that comply with the standards shall be disregarded and the effects resulting from the noncompliance will be assessed.

## Assessment

#### Receiving environment

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

The site and surrounding environment have been described in part 2 of this report and is adopted here to describe the receiving environment.

#### Adverse effects

##### Visual amenity effects

As viewed from the street, the dwelling will appear single storey in height and be in keeping with the character of the neighbouring properties, being one and two storey dwellings within a generally spacious setting. Due to the steeply sloping topography, it is considered that the bulk and scale of the development will appear particularly dominant to all persons on the adjoining properties. Ms Gao states as the building would sit just above the canopy level of the vegetation, with the piles hidden below, the visible portion of the dwelling will appear as a two-storey building when viewed from Upper Harbour Highway and the coast.

To the persons at 25 Austin Road, the building will appear as a prominent feature on their outlook and outdoor living areas and will result in adverse visual amenity effects inconsistent with the scale of the built form of the suburban environment. The pole structure, while providing a sense of openness, will be sited amongst unprotected vegetation which cleared during construction, will contribute to an appearance of the building being overly prominent and a dominant feature in the immediate environment. For the persons at 29 Austin Road, the proposed building will be situated on the northern portion of the site, directly adjacent to the dwelling on 29 Austin Road. The close proximity of the building exacerbated by the yard infringement to this boundary, along with the proposed vegetation removal, will result in adverse visual amenity effects to owners and occupiers inconsistent with the scale anticipated for development within this suburban zone. Adverse visual effects will be less than minor being a significant visual change by reducing the appearance of spaciousness.

Persons in the wider catchment will view the dwelling from the coast and the Upper Harbour Highway bridge heading east. The visual amenity effects will be less than minor as the building will be setback at least 30m from the edge of the cliff and the building would be visible behind and above the protected SEA vegetation where it will appear as a two-storey building. The cladding of the building will be natural timber colours. Upper Harbour Motorway is a highway with a speed limit of 100km. The majority of people would pass by the site with only a momentary glimpse of the site and proposed dwelling. Due to the angle of the site in relation to the highway, there would be limited views of the dwelling as you approach in the north-easterly direction as it would be screened by vegetation on the headland and the adjoining sites. There would be momentary views as you reach a point that is closer to parallel with the site, and then the site would be screened again by the large pine trees immediately adjacent to the highway. For these reasons I conclude that adverse visual amenity effects to persons in the wider visual catchment area will be less than minor.

Overall, I conclude the adverse effects of the development on the visual amenity to all persons at 25 and 29 Austin Road will be at least minor.

#### Privacy effects

In regard to 25 Austin Road, the outlook from glazing on all three levels of the proposed building, as well as the deck forming the primary outdoor living area, is directed towards the south and west, with views over the harbour. The elevation of the deck and living area is significantly higher than the adjacent dwellings and outdoor living area of 25 Austin Rd and as such persons using the deck would be looking out rather than down towards the adjacent site. For people inside the proposed dwellings living rooms views towards 25 Austin Road would be greatly limited by the proposed decking.

Privacy effects will be less than minor to owners and occupiers at 29 Austin Road due to the limited narrow window openings along the eastern elevation of which the primary purpose is to allow light into the building.

#### Sunlight effects

In terms of sunlight effects, shading studies have been generated at the summer solstice, winter solstice, and spring equinox. It is noted that any potential shading generated from the development largely falls toward the southern aspects of the site at most times of the year.

While shading analysis does not show the difference between a compliant built form and the proposed, the following conclusions can be reached based on the information provided.

Adverse effects on sunlight access for owners and occupiers of 25 Austin Rd will be mitigated as the outdoor living area is located to the west of the self-contained dwelling. Shading falling from the development is located to the driveway and a portion of the self-contained dwelling in between the hours of 9am and 3pm in Winter, and at 9am in Spring. Due to the steepness of the topography, sunlight access is limited on the driveway and will cause shading. Overall the adverse sunlight effects to 25 Austin Road are at least minor due to the area of built form that is beyond that which is enabled by the Plan, and the environment is particularly sensitive to the loss of sunlight given the topography and vegetation.

For the owners and occupiers of 29 Austin Road which lies to the east of the subject site, adverse effects on sunlight access will fall on the outdoor living area of 29 Austin Road during Summer at 3pm. In Spring, shading will occur to the boundary of the site at 3pm. In Winter, shading will occur in the afternoon to the whole site including outdoor living area. Due to the steepness of the topography and vegetation along with the proximity of the proposed dwelling to the boundary, the environment is particularly sensitive to loss of sunlight. Overall the adverse sunlight effects to 29 Austin Road are at least minor due to the area of built form that is beyond that which is enabled by the Plan and the environment that is particularly sensitive to the loss of sunlight given the topography and vegetation.

Adverse effects on any other person's access to sunlight will be avoided as the developments setback, and massing will result in shading consistent with what is enabled within the zone.

### Ecological effects

The proposal to construct a dwelling will involve vegetation removal, including native vegetation, of which 51m<sup>2</sup> is within a Significant Ecological Area (SEA\_T\_8319). The dwelling is largely located outside the SEA, with the southern deck infringing slightly. Vegetation removal is a permitted activity outside the SEA.

An ecological assessment has been undertaken by Bioresearches and has been assessed and reviewed by Council's consultant ecologist Aimee Brown and I rely on her expertise. Ms Brown provided further comment due to the removal of the minor dwelling from the proposal and the reduction of vegetation removal in the SEA from 240m<sup>2</sup> to 51m<sup>2</sup>.

The following comments of Ms Brown's assessment are of note:

- The ecological assessment provides a thorough report of the existing environment, describing surveyed vegetation and observed and recorded avi- and herpeto- fauna. This description is consistent with what was observed on the site visit.
- The vegetation is identified as 'WF4 – coastal broadleaved forest'<sup>1</sup> which is classified as endangered. A list of species present on site is provided, and the vegetation has been assessed as having low to moderate ecological value due to weed infestation and a lack of mature canopy species. This should not detract from the fact that there is a moderate diversity of native species present and the potential for ecological restoration is good, requiring minimal effort.

- Herpetofauna records were referenced and it is acknowledged that at least two skink and three gecko species could be present on site, including 'at risk' species, namely the ornate skink, forest gecko, elegant gecko and pacific gecko. The quality of lizard habitat was assessed as moderate due to the lack of dense vegetation while the vegetation was assessed as having a low-moderate value for birds, with higher value for foraging than for roosting.

The identified effects include:

- Loss of indigenous vegetation (threatened ecosystem)
- Loss of habitat and resources for native fauna
- Alteration of vegetation diversity and composition shading and reduced rainfall beneath the new structure
- Increased edge effects
- Patch fragmentation and reduced connectivity
- Erosion and sediment runoff into nearby coastal environment
- Reduced stability of cliff

Ms Brown concurs with the ecological assessment report which states the level of effect due to the loss of indigenous vegetation and habitat for fauna is low due to the small area of clearance relative to the expansive SEA. The deletion of the minor unit from the proposal results in a practical solution for development in respect to biodiversity. Edge effects were quantified as negligible because the vegetation and SEA overlay would remain intact to the south of the development and along the coastal cliff corridor. Reduced connectivity is considered low as the raised platforms would allow for the maintenance of some connectivity along the edges beneath the proposed dwellings, provided they have access to rainwater.

The adverse effects on ecosystem processes and services is considered less than minor due to the raised design restoration potential, and surrounding biodiversity. The risk of erosion and sediment discharge into the coast during earthworks is acknowledged in the report, it is considered there will be enough vegetation remaining onsite to ensure stability of the site and filtration of surface runoff before discharge.

The application proposes to address ecological effects by:

- Avoiding felling during nesting season or alternatively preceding vegetation removal with a survey for native nesting birds
- Pre vegetation clearance searches for ground-dwelling lizards and relocation within the site with their habitats
- Arborist supervision of earthworks and drilling of piles to ensure the protection and health of trees in the area
- Sediment and erosion controls as specified in TTP90



- Implementation of a weed removal and restoration planting and maintenance plan including infill planting beneath structures and along new edges, with a focus on dense ground cover to create herpetofauna habitat. This is suggested as appropriate mitigation for loss of indigenous vegetation, loss of habitat for native fauna and edge effects.
- Protection of remaining vegetation by way of a covenant.

Overall, I conclude the adverse effects on the natural character and ecological values of the site will be less than minor to all persons in the immediate environment and those persons who value the natural character contribution to the SEA the site provides.

### Arboricultural effects

An Arboricultural assessment has been provided by Peers Brown Miller Ltd and reviewed by Auckland Council's arborist Rhys Caldwell. The building platform for the proposed main house largely occupies the area of the site that is outside the SEA, with the deck intruding into that area. Consequently, most of the vegetation in the first section of the site would be removed. A dispersal field for excess storm water is also to be set out within retained bush in those areas.

The pertinent point in the report are summarised below:

- The vegetation that comprises the SEA area within the site is not high value native bush. It is sparse in places, contains mainly under-storey native species and is heavily infested with weed species.
- A significant Pohutukawa tree beyond the building platform is to be retained and protected.
- There would be no cut or fill earthworks undertaken within the SEA. The dwelling is to be built on piles/poles with only drilling for these required.
- The retained vegetation beyond the building footprint would be isolated from general construction activity by way of a protection fencing system.

Auckland Council's arborist Mr Caldwell concurs with the assessment and recommendations made by Peers Brown Miller Ltd and considers the overall ecological and visual integrity of the SEA and cliff areas will not be degraded by the proposal. The implementation of an Ecological Restoration Plan and weed control plan will further enhance the quality and biodiversity of the existing vegetative cover. With regard to the physical works associated with the proposal, Mr Caldwell concurs with the recommended works methodologies and vegetation protection measures which will ensure any adverse effects on the retained trees and bush will be less than minor.

Overall, I conclude for the above reasons, the adverse amenity effects resulting from the vegetation removal will be less than minor to all persons in the surrounding environment

### Transportation effects

The proposal seeks to establish a 3.90m wide vehicle crossing 3.90m when 3m is permitted. The site is narrow and has a road frontage of 6m (by definition a rear site). The site is located at the end of Austin Road, and due to limited housing and no footpath, it is expected that the pedestrian and vehicular count is likely to be low. The vehicle crossing has been assessed by

Auckland Council's development engineer with regard to pedestrian and traffic safety and I rely on her expertise. Ms Rammo considers the vehicle crossing and proposed vehicle movements to be acceptable. The gradient of the access into the two-car garage is flat as a timber platform is proposed as entry into the garage. a Reverse manoeuvring onto Austin Road is proposed, however the low number of vehicle movements anticipated, and low pedestrian numbers will mitigate adverse safety effects on persons using the street environment. The narrowness of the street frontage results in insufficient separation distance between neighbouring vehicle crossings. This is mitigated by the good visibility in both directions, low vehicle and pedestrian numbers in the street ensures the adverse effects on pedestrians and vehicular traffic will be less than minor to all persons in the street environment.

#### Land disturbance effects

The site is steeper than 1:4 and a geotechnical assessment report for the proposal is provided by Soil and Rock Consultants Ltd (dated 20 Sep 2018 referenced 17809). Based on the results of the analysis, the report considers the site is suitable for the construction of the proposed dwelling. The geotechnical report has been reviewed by Auckland Council's development engineer Ann Rammo and I rely on her expertise. Ms Rammo accepts the findings of the report and I conclude that any potential instability effects arising from the development would be less than minor to adjacent persons and surrounding land, buildings and structures.

The proposal will result in earthworks in the SEA area for the excavation of pile foundations to support the southern portion of the dwelling. No retaining walls are required for the development and soil and erosion control measures will be implemented and remain in place according to GD05 to manage any potential erosion and sediment runoff. Therefore, for the reasons above, I conclude the land disturbance effects on the Significant Ecological Area will be less than minor in particular to the ecological and biodiversity values

#### Step 4: further notification in special circumstances

In addition 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 (excluding persons assessed under section 95E as not being affected persons).

Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or
- circumstances which make limited notification to any other person desirable, notwithstanding the conclusion that no other person has been considered eligible.

In this instance I have turned my mind specifically to the existence of any special circumstances under s95B (10) 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 notification to any other persons should occur.

## Limited notification conclusion

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 activities other than those specified in s95B(6)(b).
- Under step 3, limited notification is required as it is considered that the activities will result in adversely affected persons at 25 and 29 Austin Road in relation to visual amenity effects and sunlight access effects. The topography will contribute to the high visibility of the proposed dwelling resulting in bulk and dominance effects which is not anticipated in the Single House zone. Due to the topography and vegetation in the existing environment, loss of sunlight is particularly sensitive.



*People to be notified at 25 and 29 Austin Road Greenhithe indicated by star.*

- Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons.

It is therefore recommended that this application be processed with limited notification.

## **8. Notification recommendation**

### Limited notification

For the above reasons under section 95A, this application may be processed without public notification.

However, under section 95B, limited notification is required as the following persons are adversely affected:

- Kevin Tsung-Han Chou and Yi Zhou, 25 Austin Road, Greenhithe
- Dong Hun Lee and Mi Hee Kim, 29 Austin Road, Greenhithe

Accordingly, I recommend that this application is processed limited notified.



Sonja Williams  
Intermediate Planner  
Resource Consents

Date: 24/10/2019

## 9. Notification determination

Acting under delegated authority, and for the reasons set out in the above assessment and recommendation, under sections 95A and 95C to 95D, and 95B and 95E to 95G of the RMA this application shall be processed on a limited notified basis to the owners and occupiers of 25 and 29 Austin Road, Greenhithe.



Jason Drury  
Senior Planner  
Resource Consents

Date: 24/10/2019



**ATTACHMENT FOUR**  
**MAP OF SUBMITTER'S LOCATION**





ATTACHMENT 4: Map of submitter's location



*Subject Site: 27 Austin Road, Greenhithe and the location of submitter – 29 Austin Road.*



# **ATTACHMENT FIVE**

## **SUBMISSION**



# Submission on Resource Consent Application



RECEIVED  
- 4 DEC 2019  
BY: \_\_\_\_\_

## 1.0 SUBMITTER DETAILS

Name of submitter(s)  
*(please write all names in full)* Dong-Hun Lee. MiHee kim

Physical Address: 29 Austin Road, Greenhithe, AKL Postcode: 0632

Address for service: (if different) \_\_\_\_\_ Postcode: \_\_\_\_\_

Telephone (day): 09 413 7075 Mobile: 021 171 5334 Fax: \_\_\_\_\_

Email: \_\_\_\_\_

## 2.0 APPLICATION DETAILS

Application Number: LUC60340947

Name of applicant:  
*(please write all names in full)* Brett and Natalia Hutton Family Trust

Address of proposed activity: 27 Austin Road, Greenhithe, AKL Postcode: 0632

Description of proposed activity:  
Construction of a new dwelling and associated earthworks and vegetation removal

## 3.0 SUBMISSION DETAILS

My/our submission: (please tick one)

Supports the Application     Opposes the Application     Neutral regarding the Application

The specific parts of the application to which my/our submission relates to are: (use additional pages if required.)

- The height of the proposed dwelling
- The proximity of the proposed dwelling
- The removal (extensive) of vegetation

3.0 SUBMISSION DETAILS contd

The reasons for my/our submission are: (use additional pages if required.)

- The height of the dwelling which will block out the sun for a long period of the day

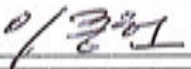
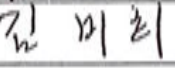
- The new dwelling will have high windows overlooking our house with an invasion of our privacy, as the occupants could look directly into our living room.

The decision I/we would like the Council to make is (including, if relevant, the parts of the application you wish to have amended and the general nature of any conditions sought):


4.0 SUBMISSION AT THE HEARING

- I/we wish to speak in support of my/our submission.
- I/we do not wish to speak in support of my/our submission.
- If others make a similar submission, I/we will consider presenting a joint case with them at the hearing.

Signature of submitter(s) or agent of submitter(s)

	Date: 26/11/2019
	Date: 26/11/2019
	Date:

IMPORTANT INFORMATION

The Council must receive this submission before the date and time indicated. A copy of this submission must also be given as soon as reasonably practicable to the applicant at the applicant's address for service.

All submitters will be advised of hearing details at least 10 working days before the hearing. If you change your mind as to whether you wish to attend the hearing, please phone the Council so that the necessary arrangements can be made.

PRIVACY INFORMATION

The information you have provided on this form is required so that your submission can be processed under the RMA, so that statistics can be collected by the Council. The information will be stored on a public register, and held by the Council. 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 issued through the Council. If you would like to request access to, or correction of your details, please contact the Council.

\* The proximity of the new dwelling will potentially harm our vegetation and severely affect our traffic plans for our property extensions.

**ATTACHMENT SIX**  
**SUGGESTED DRAFT CONDITIONS**





ATTACHMENT 7: Suggested draft conditions of consent (should independent hearing commissioners decide to grant resource consent)

**Draft Conditions**

**19. Conditions**

Under sections 108 and 108AA, I recommend any grant of this resource consent is subject to the following conditions:

1. This consent shall 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 number LUC60340947.
  - Application Form and Assessment of Environmental Effects prepared by Campbell Brown Planning, dated 24<sup>th</sup> June 2019.

Report title and reference	Author	Rev	Dated
Ecological Assessment: 27 Austin Road, Greenhithe	Bioresearches, a Babbage Company	-	March 2019.
Arboricultural Assessment	Peers Brown Miller Ltd	-	15 <sup>th</sup> February 219.
Geotech Desktop Assessment 27 Austin Road Greenhithe	Soil & Rock Consultants	-	20 <sup>th</sup> September 2018
Stormwater & Wastewater Report	Land Development & Civil	-	6/8/2018.

Drawing title and reference	Author	Rev	Dated
Site Plan Sheet No. A100	MCooper Architects	A	04/05/2021
Cliff Location Plan Sheet No. A101	MCooper Architects	A	04/05/2021
Tree Location Plan Sheet No. A102	MCooper Architects	B	01/07/2021
South West Elevation Sheet No. A200	MCooper Architects	A	04/05/2021
South East and North West Elevations Sheet No. A201	MCooper Architects	A	04/05/2021
North East Elevation Sheet No. A202	MCooper Architects	A	04/05/2021

First Floor Plan Sheet No. A300	MCooper Architects	A	04/05/2021
Second Floor Plan Sheet No. A301	MCooper Architects	A	04/05/2021
Third Floor Plan Sheet No. A302	MCooper Architects	A	04/05/2021
Fourth Floor Plan Sheet No. A303	MCooper Architects	A	04/05/2021
South West and North East Infringements Sheet No. A400	MCooper Architects	A	04/05/2021
HIRB Infringements Sheet No. A401	MCooper Architects	A	04/05/2021
Scheme Comparison Drawings Sheet No. A500	MCooper Architects	A	04/05/2021
Shading Analysis – Spring Equinox Sheet No. A105	MCooper Architects	A	04/05/2021
Shading Analysis – Summer Solstice Sheet No. A103	MCooper Architects	A	04/05/2021
Shading Analysis – Winter Solstice Sheet No. A104	MCooper Architects	A	04/05/2021

2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
  - a) The consent is given effect to; or
  - b) The council extends the period after which the consent lapses.
3. The consent holder shall pay the council an initial consent compliance monitoring charge of \$1026.00 (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 this consent.

*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. 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 have been*

*met, will the council issue a letter confirming compliance on request of the consent holder.*

## **PRIOR TO START OF EARTHWORKS**

### **Pre-start Meeting**

4. Prior to the commencement of the approved earthworks activity, the consent holder shall convene a pre-start meeting that:
  - a) is located on the subject site;
  - b) is scheduled no less than five working days prior to the anticipated commencement of earthworks;
  - c) includes Auckland Council Monitoring Officer;
  - d) includes representation from the contractors who will undertake the earthworks.
5. The pre-start meeting shall be used to discuss the approved erosion and sediment control measures, tree protection methodologies, and the approved construction traffic management plan required by the above conditions and ensure all relevant parties are aware of and familiar with the necessary conditions of this consent.

### **Erosion and Sediment Control Plan**

6. Prior to the commencement of any approved earthworks activity, the consent holder shall prepare a final erosion and sediment control plan (“ESCP”) in accordance with the guidance outlined in the *Auckland Council Guidance Document 005, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016* (GD05) and shall include, but not be limited to:
  - a) supporting calculations and design drawings as necessary;
  - b) monitoring and maintenance requirements;
  - c) how controls will minimise any discharge of contaminants to water (e.g., hydrocarbons, construction materials); and
  - d) details relating to the management of exposed areas (e.g., final stabilisation measures of exposed surfaces).

No earthworks activity shall commence until written confirmation from the Team Leader, Compliance Monitoring, NW (1) is provided that the final ESCP is satisfactory.

### **Construction Traffic Management Plan**

7. The consent holder shall, at least 10 working days prior to the commencement of earthworks activity on the site, prepare and submit a final Construction Traffic Management Plan (“CTMP”) to the Team Leader, Compliance Monitoring, NW for approval. The CTMP shall make provision for, but not be limited to, measures to ensure the following:
  - a) Site Manager contact details

- b) Materials and storage;
- c) Rubbish removal;
- d) Methods to avoid queuing on Austin Road;
- e) All loading activities are to occur within the site boundaries;
- f) Construction related deliveries to and from the site are prohibited from 7am to 9am, and 4pm to 6pm, weekdays;

All construction traffic management shall be managed in accordance with the approved CTMP.

### **Ecological Management Plan**

- 8. Prior to the commencement of construction, the consent holder shall prepare and submit a detailed Ecological Management Plan (EMP) to the Senior Ecologist and the Team Leader, Monitoring and Compliance NW (1). The EMP shall detail the methods of weed removal and infill planting, habitat enhancement for herpetofauna, dense edge planting, and ongoing weed and pest management. The plan should include a focus on ongoing weed control under the raised dwellings where shade resistant exotic species could infiltrate.

### **Herpetofauna standard search and rescue conditions**

- 9. A suitably qualified and experienced ecologist/herpetologist acceptable to the council, shall be onsite to supervise all and any habitat removal in order to search for and rescue any native lizards found and relocate them to a suitable alternative location on the site. Upon completion of works, all findings resulting from the search and rescue during vegetation removal condition shall be recorded by a suitably qualified and experienced ecologist/herpetologist approved by the council on an Amphibian/Reptile Distribution Scheme (ARDS) Card (or similar form that provides the same information) and sent to Council's Senior Ecologist and the Team Leader Monitoring and Compliance NW (1).

### **Arboricultural conditions**

- 10. For the common boundary between 25 and 27 Austin Road, the consent holder shall erect a sturdy 1m high protective fence at the dripline edges of the trees being retained or to 1m from the edge of the proposed building, whichever is greater, prior to the commencement of any work on the site, including site clearance and soil scraping activities. The fence is to remain in place until the completion of all works on the site. The purpose of the fence is to protect the trees from the effects of earthworks including soil scrape/excavation/fill and construction works on the site. The area within the protective fencing is sacrosanct and no work shall be carried out within the protected areas. No building or fill materials shall be stored or placed within the protected areas, either on a temporary or permanent basis.
- 11. At the dripline edges of the trees being retained or to 1m from the edge of the proposed building, whichever is greater, prior to the commencement of any work on the site, including site clearance and soil scraping activities. The fence is to remain in place

until the completion of all works on the site. The purpose of the fence is to protect the trees from the effects of earthworks including soil scrape/excavation/fill and construction works on the site. The area within the protective fencing is sacrosanct and no work shall be carried out within the protected areas. No building or fill materials shall be stored or placed within the protected areas, either on a temporary or permanent basis.

12. The consent holder shall ensure that all contractors, sub-contractors, and workers engaged in all activities covered by this consent are advised of the tree protection measures in the conditions of consent and operate in accordance with them.
13. The consent holder shall ensure that all contractors, sub-contractors, and workers engaged in all activities covered by this consent are advised of the tree protection measures in the conditions of consent and operate in accordance with them.

## **DURING CONSTRUCTION**

### **Surveyor foundation check**

14. No building works shall proceed beyond the foundation stage until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder, has provided written certification to Monitoring North-West (1) that the works completed:
  - i) have been completed in accordance with the approved plans as referred to in condition 1 of this consent, or
  - ii) do not exceed the vertical or horizontal extent of any breach, infringement, or non-compliance approved under this consent.

#### Advice Note:

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

- *provide assurance that the building works, to that point, have been undertaken in accordance with the consent*
- *reduce the risk of non-compliance as the works are completed.*
- *Written certification should include the following:*
- *the finished ground level is clearly marked on the subject site*
- *the relevant consent reference number and site address*
- *levels, calculations, plans and drawings of the structure(s) that are the subject of certification*
- *the quantification of the extent of any breach, infringement or non-compliance identified at the time of survey, where this has occurred.*

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

### **Surveyor roof framing check**

15. No building works shall proceed beyond the roof framing stage until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder, has provided written certification to Monitoring North-West (1) that the works completed:
  - i) have been completed in accordance with the approved plans as referred to in condition 1 of this consent, or

- ii) do not exceed the vertical or horizontal extent of any breach, infringement, or non-compliance approved under this consent.

**Advice Note:**

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

- *provide assurance that the building works, to that point, have been undertaken in accordance with the consent*
- *reduce the risk of non-compliance as the works are completed.*
- *Written certification should include the following:*
- *the finished ground level is clearly marked on the subject site*
- *the relevant consent reference number and site address*
- *levels, calculations, plans and drawings of the structure(s) that are the subject of certification*
- *the quantification of the extent of any breach, infringement or non-compliance identified at the time of survey, where this has occurred.*

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

**Maintain Access to Site**

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

**Dust Nuisance**

17. There shall be no airborne or deposited dust beyond the subject site as a result of the earthworks activity, that in the opinion of Monitoring NW (1) is noxious, offensive or objectionable.

**Prevent Damage to Assets or Property**

18. There shall be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks activity. In the event that such damage does occur, Monitoring NW (1) will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the consent holder.

**Advice Note:**

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

**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 inspector unless otherwise specified. Please email [monitoring@aucklandcouncil.govt.nz](mailto: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](http://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](http://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.

Noise Control

6. All earthworks activity on the subject site shall comply with the New Zealand Standard 6803:1999 for Acoustics – Construction Noise at all times.

Table E25.6.2.1 Noise levels in residential zones

<b>Time</b>	<b>Noise Level</b>
Monday to Saturday 7am – 10pm	50dB $L_{Aeq}$
Sunday 9am – 6pm	
All other times	40dB $L_{Aeq}$ 75dB $L_{AFmax}$





**ATTACHMENT SEVEN**  
**PRE-APPLICATION MINUTES**



## Record of a pre-application meeting

Office use only	
File number:	PRR00026205
Distribution list:	
Duration of meeting:	One hour
Amount to be invoiced:	

### 1. MEETING DETAILS

**Date** 16 November 2017 **Time** 1130am – 1230pm

### 2. MEETING PARTICIPANTS - CUSTOMERS

Name	Area of expertise / profession / title
<u>Brett Hatton</u>	<u>Applicant</u>
<u>Michael Campbell</u>	<u>Planner</u>
<u>Yujie Gao</u>	<u>Planner</u>
<u>Michael Cooper</u>	<u>Architect</u>
<u>Erxin Shang</u>	<u>Architect</u>

### 3. MEETING PARTICIPANTS - COUNCIL

Name	Title	Role at meeting
<u>Lihua Xie</u>	<u>Planner</u>	<u>Meeting lead and record taker</u>
<u>Ann Rammo</u>	<u>Development Engineer</u>	<u>Engineering matters</u>
<u>Carol Bergquist</u>	<u>Senior Ecologist</u>	<u>Ecological matters</u>
<u>Rhys Caldwell</u>	<u>Arborist</u>	<u>Arboricultural matters</u>
<u>Ian Jefferis</u>	<u>Senior Planner</u>	<u>Observation</u>

### 4. SITE & PROPOSAL

#### Site address of proposal

**Street number and name:** 27 Austin Road

**Suburb, town or locality:** Greenhithe, Auckland 0632

#### Brief Description of Proposal:

The site is rear site with irregular shape. It is currently vacant and covered by vegetation. The proposal is to erect three storey split-level residential dwelling and a minor unit. The site is zoned Residential - Single House Zone under the Auckland Unitary Plan Operative in part.

The applicant has submitted the following application plans prepared by Mcooper Architects:

- Overall Site Plan, Sheet No. 01, dated 2017-10-19;
- Main House – Garage Floor Plan, Sheet No. 02, dated 2017-10-19;
- Main House – Middle & Lower Floor Plan, Sheet No. 03, dated 2017-10-19;
- Main House – Perspectives, Sheet No. 04, dated 2017-10-19;
- Main House – Perspectives, Sheet No. 05, dated 2017-10-19;
- Minor House – Ground & Roof Plan, Sheet No. 06, dated 2017-10-19;
- Minor House – Perspectives, Sheet No. 07, dated 2017-10-19;

Site photos are provided during the pre-application meeting.

## 5. MATTERS / ITEMS DISCUSSED AT MEETING

### **Matter / Item 1: Planning**

#### *Bulk and location*

The submitted architecture plans indicated that there are significant height in relation to boundary infringements to the site boundary shared with 25 and 29 Austin Road. The proposal infringes the yard setback requirement as the proposed garage is located on the boundary shared 29 Austin Road.

Michael said the proposed infringements will not be visible from neighbouring properties as dwellings on neighbouring properties have sufficient setback from the boundary and lower finished floor level than the proposal. Existing vegetation along the boundary and on neighbouring properties provide screening to avoid visual effects between the proposal and neighbouring properties.

Lihua asked if the proposal complied with the building height standard as this information was not available on the plan. Michael advised that it has not been assessed. However, it appears that the proposal will infringe the building height standard. Lihua advised that the bulk and location control information is required to be shown on consent application plans. The AEE report shall address adverse cumulative bulk and dominance effects to neighbouring properties. Please consider obtaining neighbour's written approval for the non-complying activities.

Lihua asked if the proposal complied with the parking requirement. Michael advised that a double garage is proposed and one parking space will be available for each proposed dwelling.

#### *Significant Ecological Areas (SEAs) Overlay*

The proposed minor unit is located in the SEAs overlay with associated vegetation removal and earthworks. Arboricultural report and ecological input will be required including any effects created by the proposed storm water discharge system. Earthworks and tree removal information in the SEAs is required to be provided on application plans. Lihua asked if any covenant registered against the Certificate of Title. Brett advised that no covenant registered against the Certificate of Title.

Lihua asked for the minor unit access design information and if there is any effect on the SEAs. Michael advised that track/foot path will be proposed for access and designed to avoid tree removal within the SEAs. Lihua advised that information of track/foot path design is required to be shown on the consent application plans.

Lihua advised that an assessment of Mana Whenua cultural assessments might be required for infringements of vegetation removal/alteration and earthworks in SEAs Overlay.

*Note: the Council provides a facilitation service to contact the relevant iwi authorities on behalf of applicants. This service will provide the initial contact between applicants and relevant iwi authorities. This service is only available once a resource consent application is lodged with the council. Alternatively, the applicant/agent can contact the relevant iwi organisations for the Mana Whenua cultural assessments and forward their response to the Council officer if iwi organisations' view is that a Mana Whenua cultural assessment is not required. For more information on Mana Whenua cultural assessments, please refer to <http://www.aucklandcouncil.govt.nz/EN/ratesbuildingproperty/consents/resourceconsents/Page/engagingwithiwi.aspx>*

## **Matter / Item 2: Engineering**

### Site works:

The proposed works will be over a land with gradient of 1:4 or steeper. Ann advised that a comment from a Geotechnical Engineer is required to support the application in relation to the geotechnical constraints of the site.

### Wastewater:

Wastewater connection is available on site. It appears that the proposal will be built over the wastewater manhole. Michael advised that approximately 5m vertical clearance will be provided. Ann advised that 1m horizontal clearance between the manhole and building structures is required.

Built over will require Watercare approval.

### Stormwater

Stormwater connection is not available on site. Information of stormwater discharge design for the development is required with any actual and potential effects to the vegetation within the SEAs. Ian advised that if the stormwater runoff will be discharged to the reserve area adjacent to the subject site, approval from Auckland Council Park Department is required.

Further engineering information was provided by Yujie on 21 November 2017. Ann reviewed the submitted documents regarding the stormwater disposal and advised that:

- a) The applicant needs to employ an engineer for solution applying Auckland Council Stormwater Code of practice 4.3.14.3 and discuss all the options before deciding the preferable method. The first option is the coastal disposal.
- b) The preferable way through gravity, pumping is the very last option and it is not mentioned in the code mentioned above. The closest manhole or public pipe is upstream more than 60m away to connect to the public system so this is not a preferable option. In this case, Council cannot support the suggested pumping to such kind of channel in addition to there is no detention/ attenuation tank (if the property vacant for long time there is no reuse).
- c) The preferable disposal method as mentioned before is the coast disposal. It can be through SW sealed pipe by directional drilling. Disposal through the coast it will require regional coastal approval and an application for Engineering works approval to the council and provide a proper outfall with energy dissipation structure. All shall be designed by Engineer.

### **Matter/ Item 3: Ecological matters**

An ecological report is required for the proposal including assessment of effects created by the vegetation clearance and earthworks within the SEAs. A plan including information of vegetation clearance areas and volumes of earthworks is required.

As the proposed works will be over a land with gradient of 1:4 or steeper, Carol asked if palisade walls will be proposed, which might create additional vegetation removal and earthworks within the SEAs. Michael advised that currently no palisade walls are proposed. Pile foundation will be proposed with about 5m in deep.

Carol asked if the land can be subdivided in the future. Michael advised that it is difficult to subdivide the property due to the site constrains and a consent notice could be imposed to prevent the future subdivision.

Carol advised that consideration will be given to ecosystem functioning, not just the quality of the bush/trees. Information is required to demonstrate that the loss is balance by a gain in ecological values elsewhere from appropriate mitigation. Michael advised that a covenant can be registered against the Certificate of Title to provide a vegetation protection area accepted by Council.

### **Matter/Item 4: Arboricultural matters**

An arboricultural report is required for the resource consent application with mitigation methods. Rhys asked if any street tree will be affected by the proposed vehicle crossing. Consent is required for tree removal within the road reserve. Information and assessment is required for the consent application. Michael advised that it will be confirmed by the surveyor.

Brett advised that he intended to construct the minor unit as stage one of the development. It appears that a significant vegetation removal on site might be required subject to the construction methodology. Rhys advised that information of construction methodology including the machine access for the construction is required. Rhys asked if any vegetation removal is required within the SEAs due to the construction of the services on site. Michael advised that information will be provided for the consent application.

## **6. ANY OTHER MATTERS / ITEMS ARISING / CORRECTIONS / CLARIFICATIONS**

## **7. IMPORTANT INFORMATION**

The purpose of a pre-application meeting is to facilitate communication between applicants and the Council so that the applicant can make informed decisions about applying for consents, permits or licenses.

The views expressed by Council staff in or following a pre-application meeting are those officers' preliminary views, made in good faith, on the applicant's proposal. The Council makes no warranty, express or implied, nor assumes any legal liability or responsibility for the accuracy, correctness, completeness or use of any information or views communicated as part of the pre-application process.

The applicant is not required to amend their proposal to accommodate the views expressed by Council staff, nor to comply with any suggestions made by Council staff. Further, it remains the applicant's responsibility to get their own professional planning and legal advice when making any application for consents, permits or licences, and to rely solely on that advice, in making any application for consents, permits or licenses.

To the extent permissible by law, the Council expressly disclaims any liability to the applicant (under any theory of law including negligence) in relation to any pre-application process. The applicant also recognises that any information it provides to the Council may be required to be disclosed under the Local Government Official Information and Meetings Act 1987 (unless there is a good reason to withhold the information under that Act). However, the Council is able to withhold information for certain reasons including to prevent unreasonable prejudice to someone's commercial position.

All resource consent applications become public information once lodged with council. Please note that council compiles, on a weekly basis, summaries of lodged resource consent applications and distributes these summaries to all local boards and all mana whenua groups in the Auckland region. Local boards and mana whenua groups then have an opportunity to seek further details of applications and provide comment for council to take into account.

**Approved as accurate  
record of meeting by  
meeting lead**

**Name:**

Lihua Xie

**Signature:**



