

Submissions 5

Dear John,

Red Pine Property Limited have received your letter in early December 2019. I've attached the letter in this email.

We have already built 5 houses that located at 3 Baumea Rise, 3A Baumea Rise, 3B Baumea Rise, 3C Baumea Rise, 3D Baumea Rise. We have already obtained CCC approval for 3D Beumea Rise and it already be listed on market now.

Also, we got other 5 building consents and resource consents for Baumea Rise development/building that approved by Auckland Council. You can find all supporting documents in the attachment.

Since we already spent lots of time and money into the Baumea Rise development/building, we do not accept the rezoning.

| 5.1

Yours sincerely,
Red Pine Property Limited
Jeff

25 November 2019

Red Pine Property Limited c/- Wankuan Li
56 Allendale Road
Mount Albert
Auckland 1025

Dear resident/property owner

Proposed Plan Change 36 – Open Space (2019)
Further information available online from Thursday, 28 November 2019

Auckland Council is proposing to make changes to the Auckland Unitary Plan in respect of Open Space zones. We have sent you this letter because you own and/or live in a property at Baumea Rise, that is in an area the proposed plan change applies to.

This plan change seeks to rezone land recently vested or acquired for open space/recreation purposes to an open space zone; correct some open space zoning errors and anomalies; and rezone 9 land parcels that are currently zoned as open space or shown as road in the Auckland Unitary Plan to either a residential or business zone (as part of Panuku Auckland's land disposal and rationalisation process).

Further explanation of the plan change will be available on our web site www.aucklandcouncil.govt.nz/planchanges from the notification date, 28 November 2019. If you don't have access to a computer, please visit your local library or service centre and they will help you view the plan change on our website.

Please find on the reverse of this letter a copy of the public notice inviting submissions; a summarised version of this public notice will appear in the New Zealand Herald on Thursday, 28 November 2019.

Auckland Council invites you to make a submission on the plan change should you want to by filling in the online submission form at www.aucklandcouncil.govt.nz/planchanges or emailing your submission to unitaryplan@aucklandcouncil.govt.nz.

Please note that the closing date for submissions is **Thursday, 30 January 2020**.

If you have any questions or would like more detailed information on the plan change, please contact us by email at unitaryplan@aucklandcouncil.govt.nz or by phone (09) 365 3786. Please note that Auckland Council has Christmas shut down from Tuesday, 24 December to Monday, 6th January 2020.

Yours faithfully



Bronnie Styles
Planning Technician
Auckland-wide Planning Unit
Enc

Auckland Council has prepared the following proposed plan change to the Auckland Unitary Plan (Operative in Part) under Schedule 1 to the Resource Management Act 1991 (RMA).

Proposed Plan Change 36 seeks to rezone land recently vested or acquired for open space/recreation purposes to an open space zone; correct some open space zoning errors and anomalies; and rezone 9 land parcels that are currently zoned as open space or shown as road in the Auckland Unitary Plan to either a residential or business zone (as part of Panuku Auckland's land disposal and rationalisation process).

The proposal may be viewed at www.aucklandcouncil.govt.nz/planchanges. If you have any questions about the application, please contact us by email at unitaryplan@aucklandcouncil.govt.nz or by phone (09) 365 3786

The following persons may make a submission on the proposal:

- The local authority in its own area may make a submission; and
- Any other person may make a submission but, if the person could gain an advantage in trade competition through the submission, then the person may do so only if the person is directly affected by an effect of the proposal that –
 - adversely affects the environment; and
 - does not relate to trade competition or the effects of trade competition.

You may make a submission by sending a written or electronic submission to Auckland Council at:

- Auckland Council, Unitary Plan Private Bag 92300, Auckland 1142, Attention: Planning Technician, or
- By using the electronic form on the Auckland Council website at www.aucklandcouncil.govt.nz/planchanges, or
- By email to: unitaryplan@aucklandcouncil.govt.nz ;or
- Lodging your submission in person at Auckland Council, Libraries or offices

The submission must be in form 5 and must state whether or not you wish to be heard in relation to your submission. Copies of this form are available to download at www.aucklandcouncil.govt.nz/unitaryplan or can be collected from any Library or Council office.

Submissions close on Thursday, 30 January 2020.

The process for public participation in the consideration of the proposal under the RMA is as follows.

- after the closing date for submission, Auckland Council must prepare a summary of decisions requested by submitters and give public notice of the availability of this summary and where the summary and submissions can be inspected; and
- there must be an opportunity for the following persons to make a further submission in support of, or in opposition to, the submissions already made:
 - any person representing a relevant aspect of the public interest;
 - any person who has an interest in the proposal greater than the general public has;
 - the local authority itself; and
- if a person making a submission asks to be heard in support of his or her submission, a hearing must be held; and
- Auckland Council must give its decision on the provisions and matters raised in the submissions (including its reasons for accepting or rejecting submissions) and give public notice of its decision within 2 years of notifying the proposal and serve it on every person who made a submission at the same time; and
- any person who has made a submission has the right to appeal the decision on the proposed plan modification to the Environment Court if-
 - in relation to a provision or matter that is the subject of the appeal, the person referred to the provision or matter in the person's submission on the proposal; and
 - in the case of a proposal that is a proposed policy statement or plan, the appeal does not seek the withdrawal of the proposal as a whole.

John Duguid Manager – Plans & Places

Notification date: 28 November 2019



***Proposed New Dwelling at
32 Baumea Rise, Massey
LOT 416 DP 529958***

Cover page

Layout ID	Layout Name
	Cover Page
L001	Site Plan
L002	Site Management Plan
L101	Ground Floor Plan
L102	First Floor Plan
L301	Elevations N/E
L302	Elevations S/W



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Subdivision/ Architectural Design/ Project Management

BETTER DESIGN BETTER LIFE

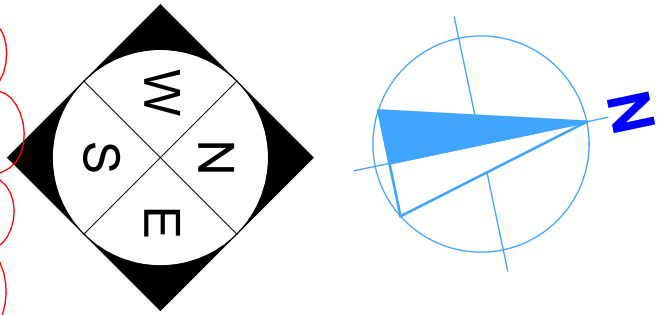
OFFICE: 42N Constellation Drive, Rosedale, Auckland

PHONE: 09-478 8999 / 09-480 6688

EMAIL: info@bwbc.co.nz

WEBSITE: www.bwbc.co.nz

LEGAL DISCRPTION
 Lot416 / DP529958
 AUP Zone: MH-Urban Zone
 Land Area: 390m²
 32 Baumea Rise, Massey
 Wind Zone: Low
 Corrosion Zone: Zone C
 Earthquake Zone: Zone 1

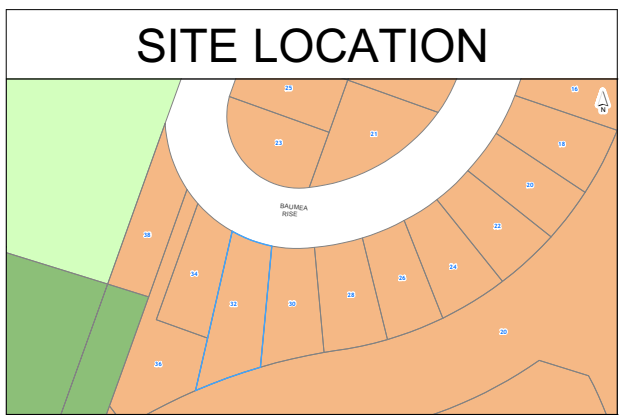
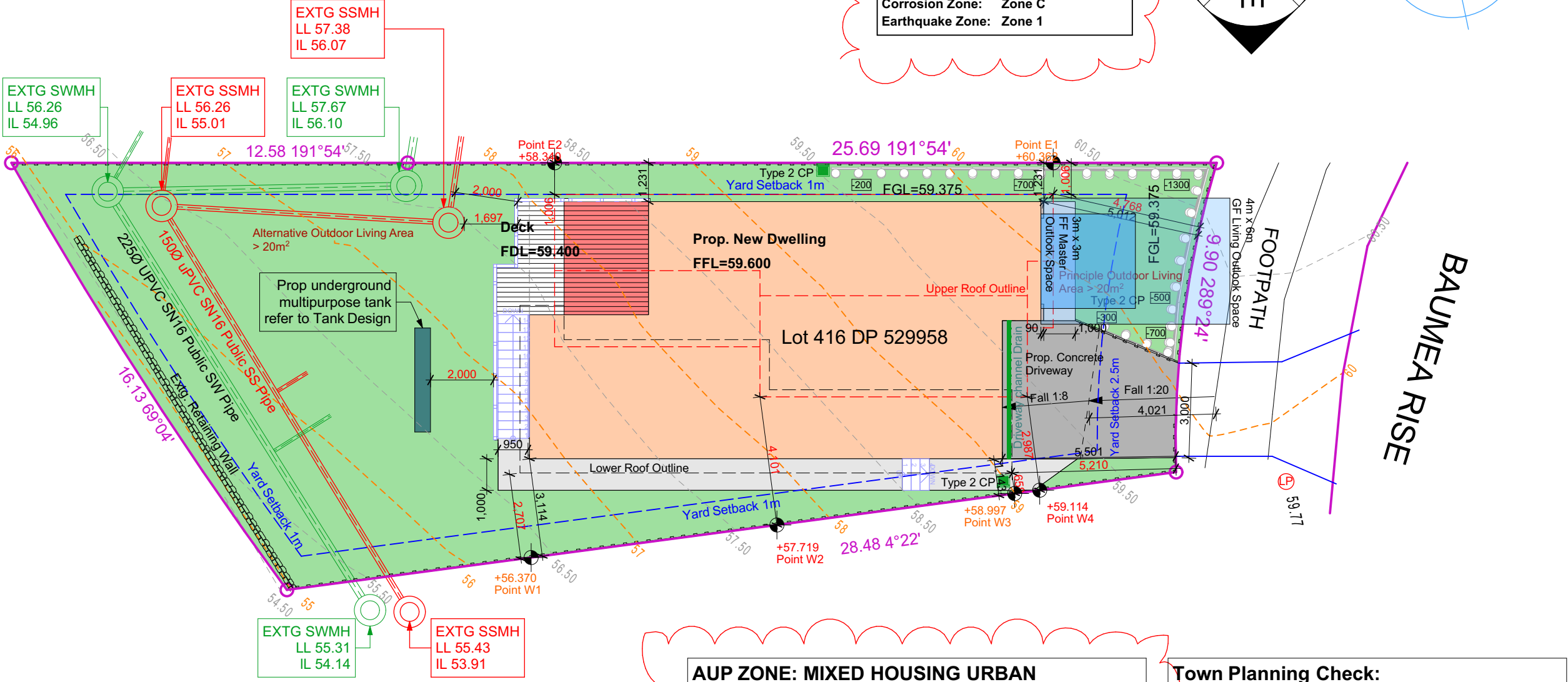


SITE LEGEND #5

	G.F Building		Landscape area
	F.F Cantilevered		Driveway
	Timber Deck		Concrete Paving

Boundary Line
 Major contour line (@1m)
 Minor contour line (@0.5m)
 Public Stormwater Drainage
 Public Sewer Drainage
 Prop. timber retaining wall
 Prop. 1.4m Timber Fence

100.00 Point A HIRB Critical Point



AUP ZONE: MIXED HOUSING URBAN
SITE AREA: 390m²

Building Coverage Calculation:	
Proposed building: 123.33m ² / 390m ² = 31.6 < 45%	OK
Impervious Area Calculation:	
Proposed driveway: Proposed paving: Proposed roof:	22.08m ² 22.37m ² 140.75m ²
Total impermeable area: 185.20m ² / 390m ² = 47.49 < 60%	OK
Landscape Area Calculation:	
Grass Areas: Paving <1m Width:	216.64m ² 22.37m ²
Total landscape area: 236.07m ² / 390m ² = 60.53 > 35%	OK
2.5m Front Yard Landscape Area Calculation:	
16.30m ² / 24.95m ² = 65.33 > 50%	OK

Town Planning Check:

Outlook Space:		
Living Area:	6m x 4m	OK
Master Bedroom:	3m x 3m	OK
Other Bedrooms:	1m x 1m	OK
Yard Setback:		
Front Yard:	2.5m	OK
Side/Rear Yard:	1m	OK
Outdoor Living:		
Area >20m ² with no dimension < 4m		OK
Height in Relation to Boundary:		
Point E1 & E2	3m + 45°	RC
(Refer to Neighbour Approval)		
Point W1	3m + 45°	OK
Point W2	3m + 45°	OK
Earthwork:		
186m ² < 500m ²		OK
152m ³ < 250m ³		OK

SITE SURVEY
 Topographical survey provided by
 FZ- Survey Management Ltd.

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REV:	AMENDMENT DESCRIPTION:	BY:	DATE:
A	Moved Tank Location	J.L	16/07/19
B	Changed Calculation- RC RFI	J.L	25/07/19

STATUS: Building Consent

BW Building Consultants Ltd.

42N Constellation Drive,
 Rosedale, Auckland, NZ
 www.bwbc.co.nz
 info@bwbc.co.nz
 09-478 8999
 09-480 6688

TITLE: Prop New Dwelling
 SITE: 32 Baumea Rise, Massey
 DRAWING: Site Plan
 CLIENT: Red Pine Property Ltd.

SCALE AT A3: 1:100	DATE: 25/07/2019	DRAWN: J.L	CHECKED: B.W
PROJECT NO: B19124	DRAWING NO: L001	REVISION: 5 of 110	B

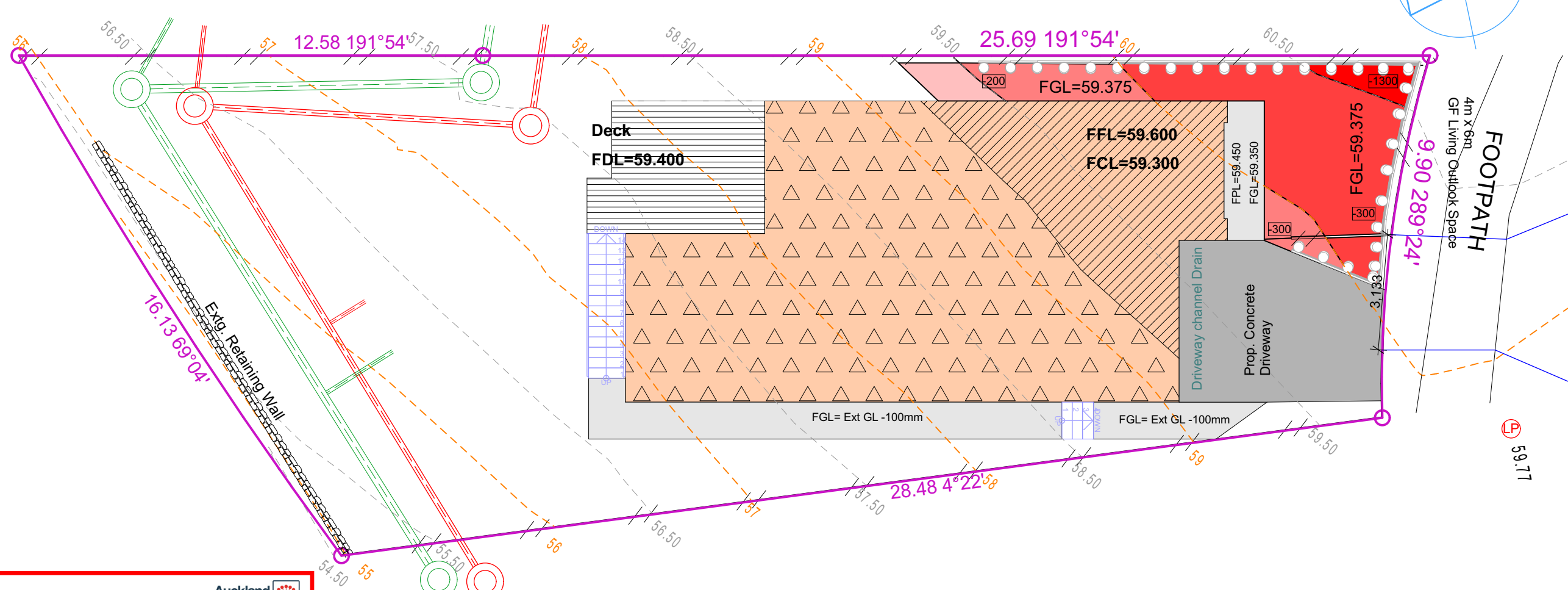
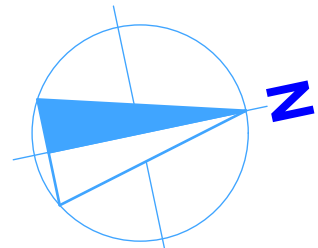
Notes:

1. Sediment Controls shall be in place before the commencement of any earthworks. Prevention of sedimentation will be carried out using haybales to Council Standards.
2. Earthworks shall be carried out during a period of forecast fine weather
3. All cuts to be covered with a layer of coarse aggregate.
4. Exposed earth embankments shall covered with polythene.

Site Safety Notes:

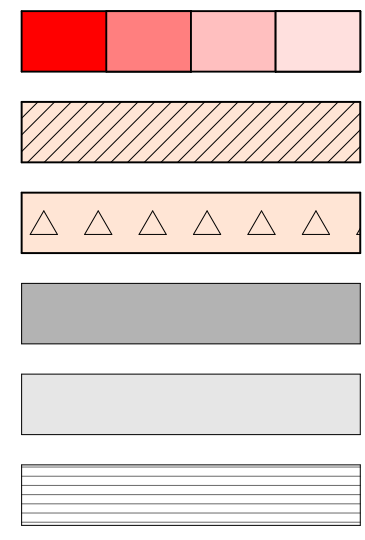
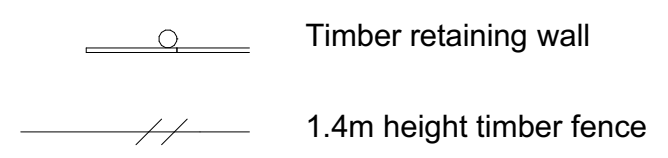
1. Temporary Fence to be erected at the whole site perimeter to prevent the access of unauthorized people
2. Hazard Signboards must be updated everyday by the project manager and shown on the site access gate

Handwritten signatures and dates:
 [Signature] 21/06/19
 [Signature] 21/06/19



Auckland Council
 LUC60341273
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 30/07/2019

EARTHWORKS CALCULATIONS



Earth cut outside building platform	27m ²	15m ³
Earth cut inside building platform	30m ²	12m ³
Earth fill inside building platform	84m ²	109m ³
Concrete driveway	22m ²	2m ³
Concrete paving	22m ²	14m ³
Timber deck	N/A	N/A
Total:	186m² <500m² OK	152m³ <250m³ OK

Timetable/Sequence of Proposed Site Work:

1. Form Access & Stabilised construction Access	2days
2. Site Earth works for foundation and retaining wall and S/W drainage	10days
3. Cesspit connection and erect silt fence	1day
4. Connect temporary DP once roof and gutter finished	1day
5. Completion of house and removal scaffolding	3-4moths
6. Completion of external drainage work and regrass	4days

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STATUS: Resource Consent

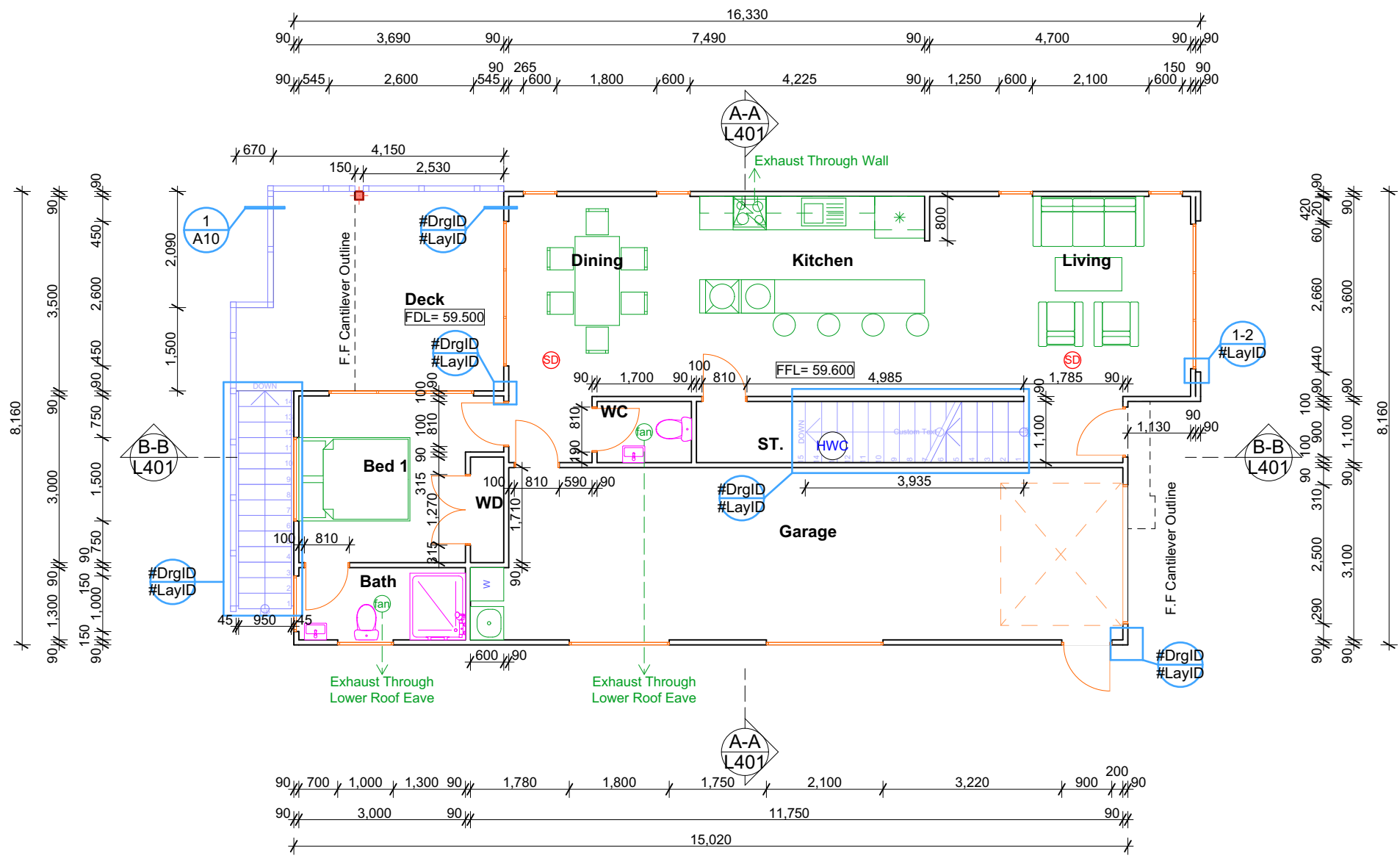
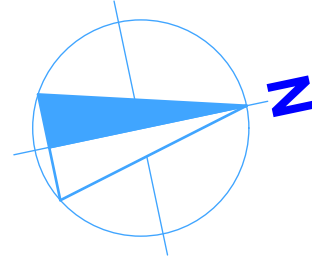
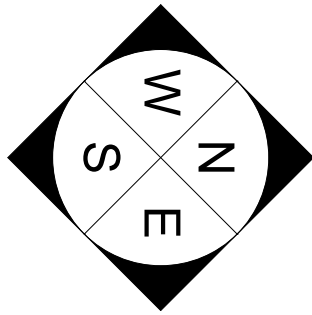
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 info@bwbc.co.nz
 09-478 8999
 09-480 6688






TITLE:	Prop New Dwelling		
SITE:	32 Baumea Rise, Massey		
DRAWING:	Site Management Plan		
CLIENT:	Red Pine Property Ltd.		
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:125	21/06/2019	J.L	B.W
PROJECT NO:	DRAWING NO:	REVISION:	
B19124	L002	6 of 110	




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 30/07/2019

Building Area	
Ground Floor Area:	113.70m ²
Deck:	15.90m ²
First Floor Area:	78.36m ²
Total Building Area:	207.96m²



Notes:
Concrete Strength Concrete Strength are to be at:- min. 25 Mpa Strength in corrosion zone D min. 20 Mpa Strength in all other corrosion zone Refer to NZS3604:2011 Section 4 Durability Clause 4.5.2(c) (d)
Timber Grade: Timber members are to be minimum SG8 strength graded as per NZS3604:2011
Wall Framing: Timber wall to be SG8, H1.2 framing and designed for Low wind zone.
Internal non load bearing wall: 2.4m 90x45mm studs @ 600c/c with nogs @ 800c/c max.
Fixing Protection Fixings shall comply with NZS 3604:2011 Section 4 Durability Table 4.1-4.3.
Wall Insulation Wall surrounding the habitable space shall be insulated to R2.2 Glasswool Pink Batts for timber framing.
Joinery Door & window sizes shown are not trim sizes. Double Glazing to all joinery. Window restrictor stays are required where the floor level exceeds 1.0m from the ground level and the sill heights are below 0.76m above the floor level. Provide restrictor stays above all permanent fixtures. Bathroom windows to use safety glass.
Stairs Ground floor to First floor = 2715 high. Stairs are Secondary Private. 280mm Treads with 20mm nosing(total 280mm) and 181mm Risers. Contractor to site measure prior to manufacture. Provide a handrail at 0.9min. to 1.0m max. to comply with NZBC sections B1, D1 and F4.
Lighting - Selected wall mounted lighting on main entry -Selected lighting on top, intermediate landings, bottom of stairways. -All downlight to be IC-F rated downlights
Stack Pipe Concealment Provide 90x45 framing around 100Ø SP with sound insulation batts.
Electricity Usage Monitored by remote reader (No meter box required).
Structural Engineer Structural drawings and calculations are provided by THL Design Group Ltd.

Notes: #5	
Wind zone: Low Corrosion Zone: Zone C	
Legends:	
 Interconnected Smoke alarms: Smoke alarms shall be located either: a) in every sleeping space b) Within 3m of every sleeping space door. In this case smoke alarm must be audible to sleeping occupants on the other side of closed doors	
 Mechanical Ventilation Ducting shall be vented to exterior of building through either wall framing or roof eaves. Provide PVC pipe penetration in exterior wall cladding with weatherproof cowl matching exterior wall cladding colour.	
 KITCHEN RANGEHOOD EXTRACTOR FAN Provide in accordance with NZBC G4 section 1.5. ducting shall be vented to exterior of building through kitchen bulkhead and joist space. Provide PVC pipe penetration in exterior wall cladding with weatherproof cowl matching exterior wall cladding colour.	
 Roof Access Hatch Provide 600 x 600 Roof access using plywood paint finish to suit ceiling color	
 Hot Water System RHEEM 180L main pressure water heater to be restrained with 25x1mm galvanised steel straps tensioned when fixed in place. Straps to be fixed to wall framing with: - 8mm coach screw with 30x2mm thick washer, or - 20x2.5mm thick washers. Screws to penetrate 50mm Min. of timber framing	
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REV: AMENDMENT DESCRIPTION: BY: DATE:	
STATUS: Resource Consent	


 21/06/19

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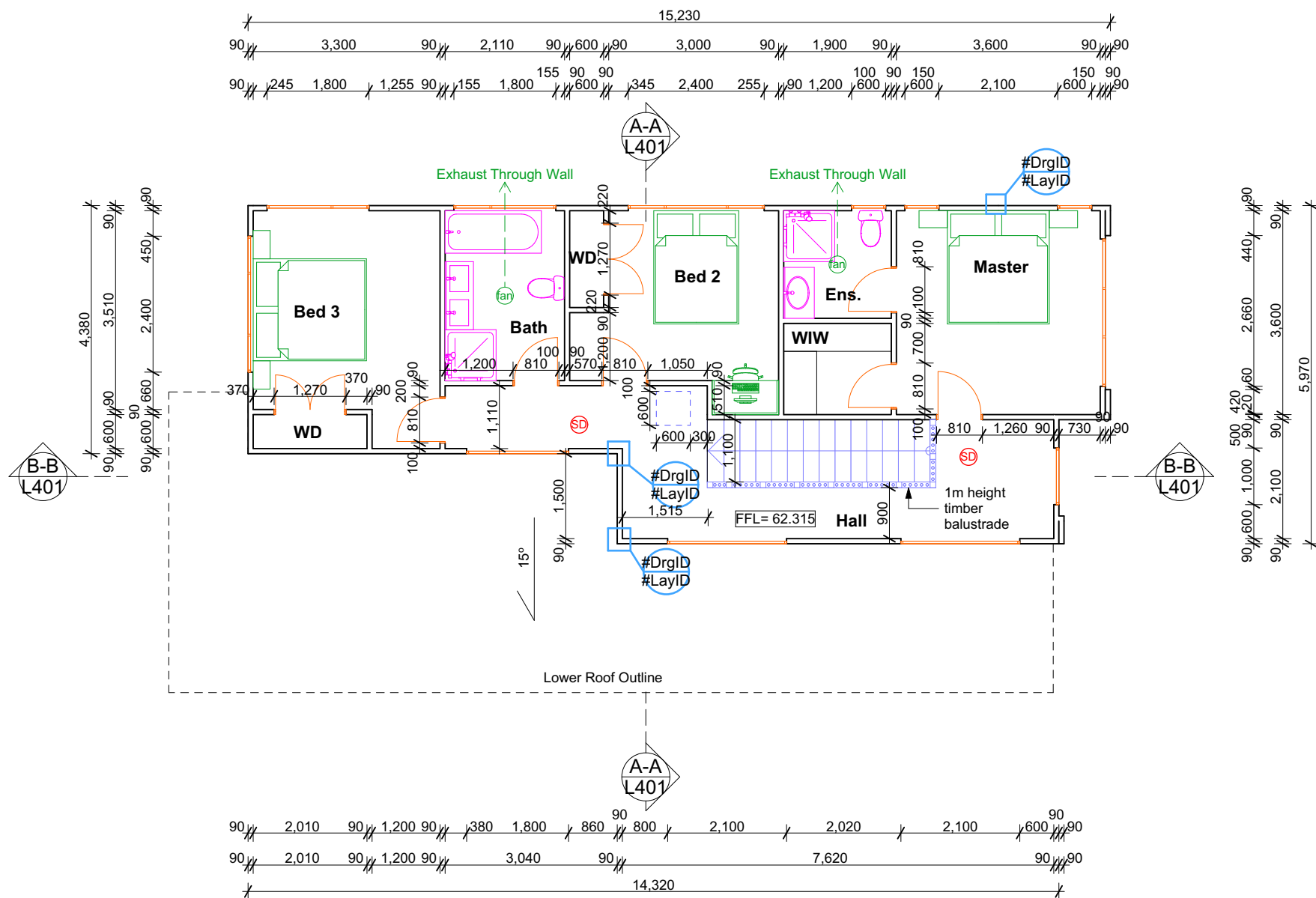
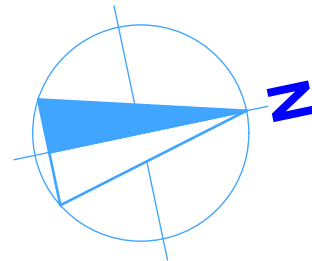
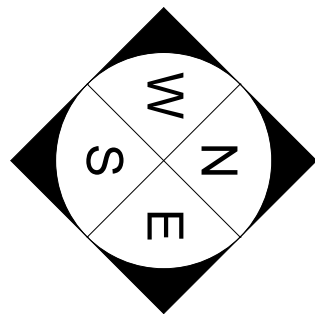
TITLE:	Prop New Dwelling		
SITE:	32 Baumea Rise, Massey		
DRAWING:	Ground Floor Plan		
CLIENT:	Red Pine Property Ltd.		
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	21/06/2019	J.L	B.W
PROJECT NO:	DRAWING NO:	REVISION:	
B19124	L101	7 of 110	

LUC60341273
Approved Resource Consent Plan






30/07/2019



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Notes: # 5	
Wind zone: Low Corrosion Zone: Zone C	
Legends:	
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	Mechanical Ventilation Ducting shall be vented to exterior of building through either wall framing or roof eaves. Provide PVC pipe penetration in exterior wall cladding with weatherproof cowl matching exterior wall cladding colour.
	KITCHEN RANGEHOOD EXTRACTOR FAN Provide in accordance with NZBC G4 section 1.5. ducting shall be vented to exterior of building through kitchen bulkhead and joist space. Provide PVC pipe penetration in exterior wall cladding with weatherproof cowl matching exterior wall cladding colour.
	Roof Access Hatch Provide 600 x 600 Roof access using plywood paint finish to suit ceiling color
	Hot Water System RHEEM 180L main pressure water heater to be restrained with 25x1mm galvanised steel straps tensioned when fixed in place. Straps to be fixed to wall framing with: - 8mm coach screw with 30x2mm thick washer, or - 20x2.5mm thick washers. Screws to penetrate 50mm Min. of timber framing
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REV:	AMENDMENT DESCRIPTION: BY: DATE:
STATUS: Resource Consent	

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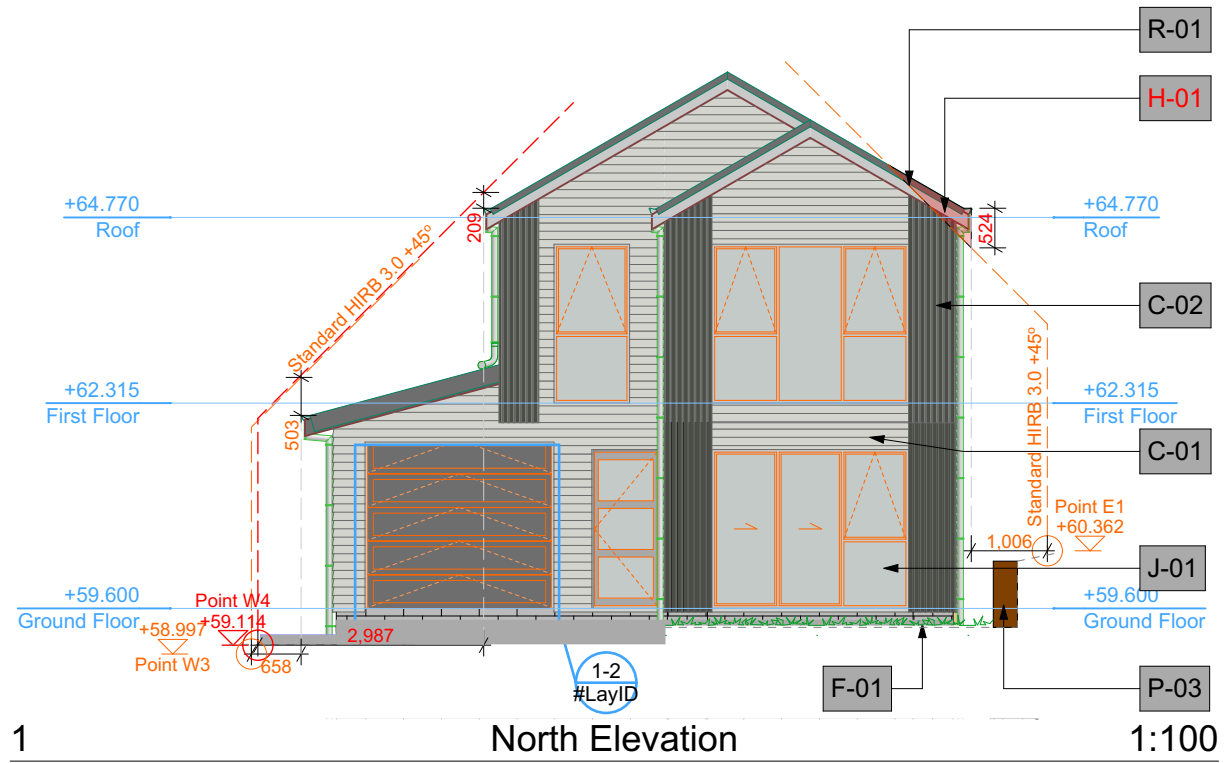


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09-478 8999
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TITLE:	Prop New Dwelling		
SITE:	32 Baumea Rise, Massey		
DRAWING:	First Floor Plan		
CLIENT:	Red Pine Property Ltd.		
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	21/06/2019	J.L	B.W
PROJECT NO:	DRAWING NO:	REVISION:	
B19124	L102	8 of 110	

Handwritten signature and date: 21/06/19


Handwritten signature and date: 21/06/19



BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		8

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		8

- Notes: # 5
- R-01 Selected Shingle Roofing
 - C-01 Selected Timber bevelback Weatherboards painted in light grey
 - C-02 Selected standard vertical shiplap timber weatherboards painted in dark grey
 - J-01 Powder Coated Aluminium with double glazing
 - P-01 150x150 H5 Timber Post covered by Bevel-back Weatherboard
 - P-02 Cantilevered Timber Balustrade
 - P-03 Timber Retaining Wall refer to Structural Engineer Drawing
 - F-01 Concrete Foundation System (refer to Structural Drawings)
 - F-02 Timber Decking System refer to Structural Engineer's Drawing & A
 - H-01 HIRB Protrusion 2.55m vertically 16m horizontally, refer to Neighbour Approval
 - H-02 HIRB Protrusion 0.1m vertically 2.35m horizontally, Comply to Clause H5.6.5.1 (5b)
 - H-03 HIRB Protrusion 0.1m vertically 1.80m horizontally, Comply to Clause H5.6.5.1 (5b)



LUC60341273

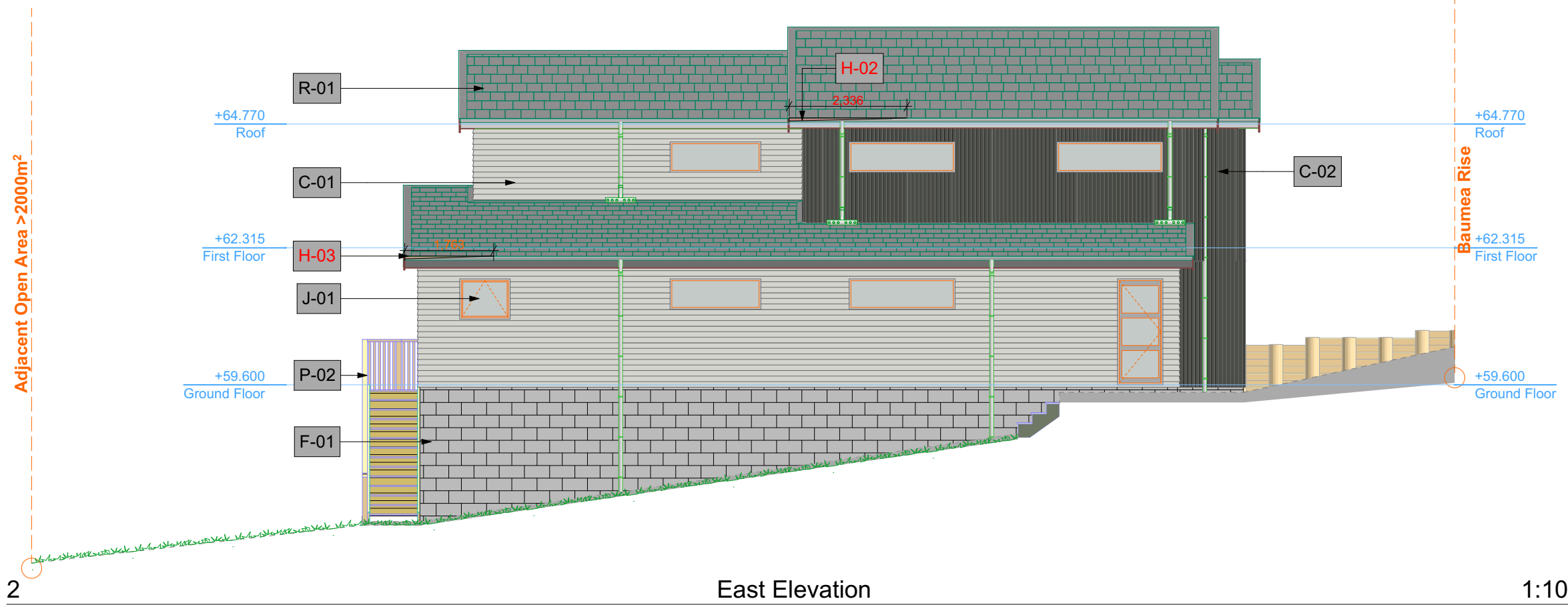
 Approved Resource Consent Plan

 30/07/2019

Handwritten notes:

21/06/19

李 晓 21/06/19



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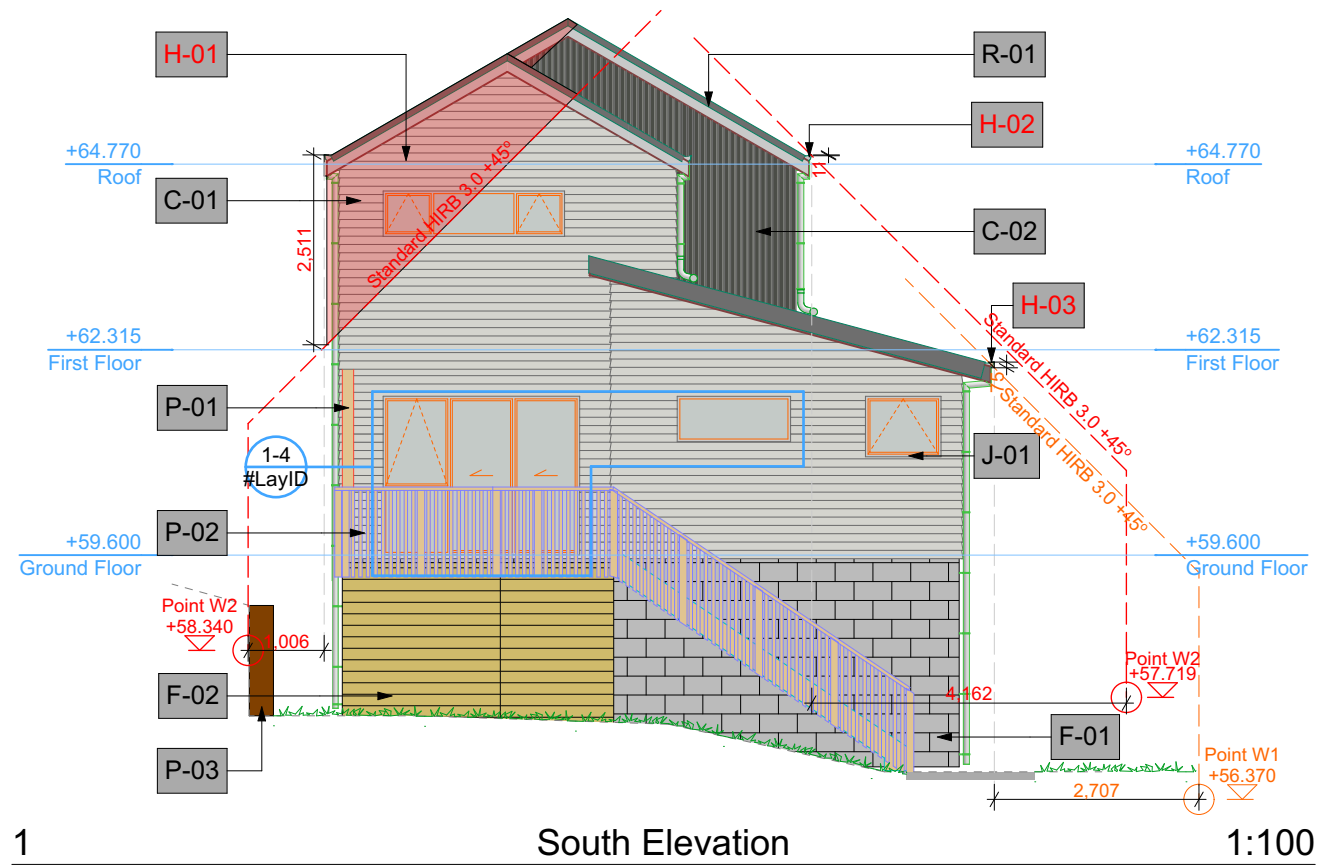
STATUS: Resource Consent

BW Building Consultants Ltd.



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info@bwbc.co.nz
09-478 8999
09-480 6688

TITLE:	Prop New Dwelling		
SITE:	32 Baumea Rise, Massey		
DRAWING:	Elevations N/E		
CLIENT:	Red Pine Property Ltd.		
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	21/06/2019	J.L	B.W
PROJECT NO:	DRAWING NO:	REVISION:	
B19124	L301	9 of 140	



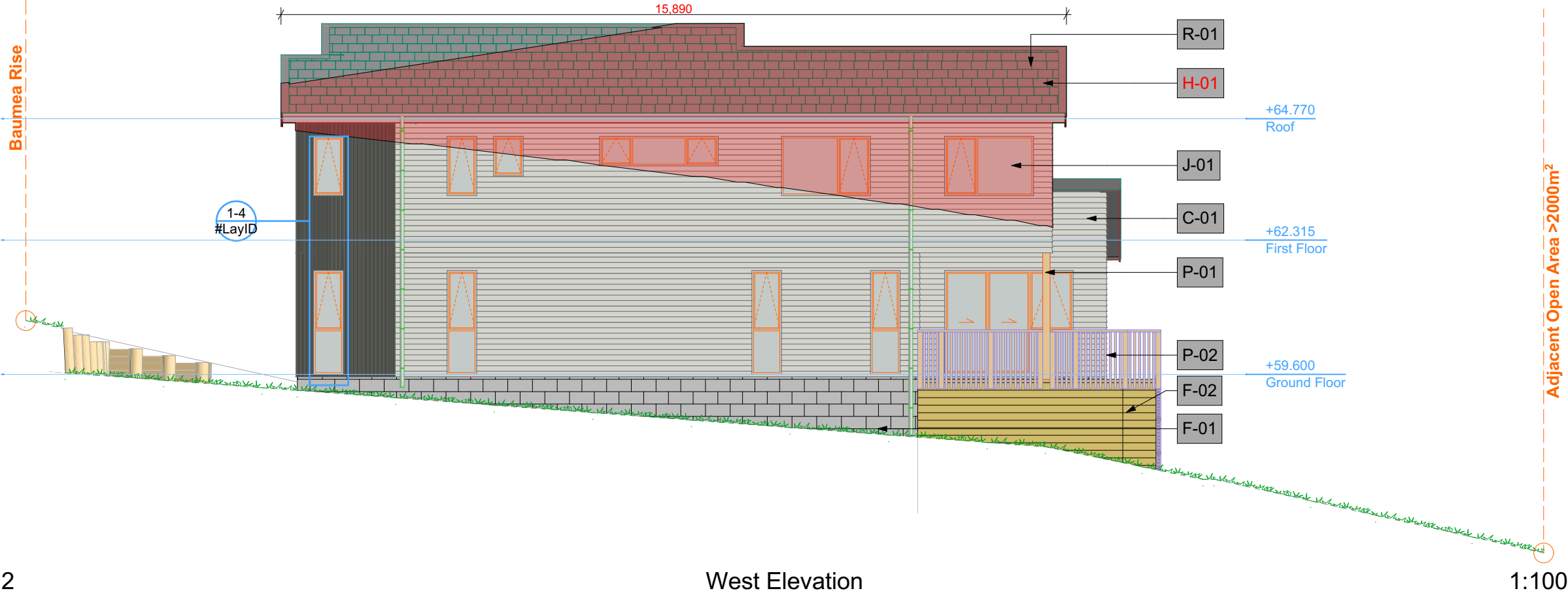
BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		8

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		8

1 South Elevation 1:100

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 30/07/2019



2 West Elevation 1:100

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REV:	AMENDMENT DESCRIPTION:	BY:	DATE:

STATUS: Resource Consent

BW Building Consultants Ltd.
 42N Constellation Drive, Rosedale, Auckland, NZ
 www.bwbc.co.nz
 info@bwbc.co.nz
 09-478 8999
 09-480 6688

TITLE: Prop New Dwelling
 SITE: 32 Baumea Rise, Massey
 DRAWING: Elevations S/W
 CLIENT: Red Pine Property Ltd.

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	21/06/2019	J.L	B.W
PROJECT NO:	DRAWING NO:	REVISION:	
B19124	L302	10 of 110	

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: LUC60341273 (s9 land use consent)
 Applicant: Red Pine Property Limited
 Site address: 32 Baumea Rise Massey
 Legal description: LOT 416 DP 529958
 Site area: 390m²

Auckland Unitary Plan (Operative in part)

Zoning and precinct: Residential - Mixed Housing Urban Zone

Overlays, controls, special features, designations, etc:

Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Kumeu Waitemata Aquifer

Controls: Macroinvertebrate Community Index – Exotic

Controls: Macroinvertebrate Community Index - Urban

Controls: Stormwater Management Area Control - Massey, Flow 2

Designations: Airspace Restriction Designations - ID 4311, Defence purposes - protection of approach and departure paths (Whenuapai Air Base), Minister of Defence

2. Locality Plan



Figure 1: Aerial photograph of the subject site (Source: Auckland Council GeoMaps)

3. The proposal, site and locality description

Proposal

The applicant seeks resource consent to construct a new two-storey, four-bedroom dwelling on the vacant site of 32 Baumea Rise, Massey. The proposal also involves an associated vehicle crossing, landscaping, service connections and an on-site stormwater management system. The dwelling plans to have a total floor area of 207.96m² over the building footprint of 123.33m². Total earthwork volume of 152m³ is to be taken place over an area of 186m². A tandem parking garage is proposed for this development to meet the parking requirement. The dwelling will be clad with bevel-back and vertical shiplap weatherboard and shingle roofing.

The subject site is located within the Stormwater Management Area – Flow 2 and it is proposed to provide the required stormwater mitigation in accordance with the relevant standards for the proposed impervious areas. Therefore, Consent is sought for construction of a new dwelling in Stormwater Management Area Control – Massey, Flow 2 with non-compliance to standards specified in H5.6.5 height in relation to boundary and H5.6.8 yards and Rule E27.6.4.4.1 (T157) Gradient of vehicle access.

Site and surrounding environment description

Lucy Wang of EPS Consulting Group has provided a description of the proposal and subject site in the Assessment of Environmental Effects (AEE) titled: Assessment of Environment Effects for a Resource Consent at 32 Baumea Rise, Massey, Auckland, prepared by Lucy Wang, dated 26/06/2019.

Having undertaken a site visit on July 2019, I concur with that description of the proposal and the site and have no further comment.

4. Background

Specialist Input

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

- Rachel Felton- Development Engineer

Underlying consents

The subject site was created via the application reference SUB-2015-1519, subdivision consent to create 112 residential lots, 3 super lots for future residential development, 4 jointly owned access lots, 1 Local Purpose (Drainage) reserve, public roads and pedestrian walkways, and the provision of servicing infrastructure. It also involves earthworks of 37,300m³ over an area of 73,764m².

Consent Notice (10953462.4)

A Consent Notice is recorded on the Certificate of Title. The requirements against the subject site are briefed as below:

- Any engineering works on affected lots must be carried out in line with the recommendations in the Geotechnical completion report prepared by ENGEIO Limited titled “Geotechnical

Completion Report for Stages 1& 2-74b & 76 Royal Road, Massey, Auckland”, dated 10 November 2017.

- An on-site stormwater management device shall be installed to mitigate the stormwater runoff, of which land owner is responsible for the operation and maintenance in perpetuity. The on-site stormwater devices shall be designed to provide retention of 5mm run off depth and detention of 17.7mm for run off from the 90th percentile 24-hour rainfall event for new impervious area.
 - On-site stormwater system is proposed for the development to mitigate the stormwater runoff from the development. The tank will be undergrounded, and the indicative location of the tank is noted on the site plan.

Consent Notice (11304165.1)

A Consent Notice is recorded on the Certificate of Title. The requirements against the subject site are briefed as below:

- The Owners of Lots 401 — 419 must install and maintain in perpetuity, a Stormwater Management System on the land; operate, monitor and maintain the Stormwater Management System in accordance with the Operation and Maintenance Manual; and not modify or remove the system without the express written permission of Auckland Council.
 - On-site stormwater system is proposed for the development to mitigate the stormwater runoff from the development. The tank will be undergrounded, and the indicative location of the tank is noted on the site plan
- The recommendations contained in the Geotechnical Completion Report or any addendums produced as part of the development, specifying information and recommendations (relating to foundation design, minimum floor levels if any retaining walls, and stormwater disposal plus any additional restrictions shall be continually upheld by the Owners of Lots 401 — 419. All buildings are to be designed and constructed in accordance with the recommendations of a suitably qualified engineer that is familiar with the site constraints and the contents and recommendations of the various geotechnical reports for the land.
- The Owners of Lots 401 — 419 are required on a continuing basis to ensure, that the design and construction of any building on Lots 401 — 419 shall have a minimum habitable floor level in accordance with the minimum habitable floor level identified in the engineering plan or report for that Lot.
 - (According to Development Engineer of WOODS, Mike Zhou, Stage 4 of the underlying consent does not have any minimum floor levels set by the OLFP. Therefore, the application just needs to comply with building code.
- With respect to Lots 401-416 and 418, any fence on or immediately adjacent to the boundary with the Green Infrastructure Corridor shall not exceed 1.2m in height and shall be constructed from visual permeable materials to provide adequate surveillance. If the fence fails, the owner of Lots 401-416 and 418 shall replace the fencing immediately. The owner of Lot Lots 401-416 and 418 shall thereafter maintain the fence in perpetuity. Close boarded fencing on the boundary immediately adjacent to the bush area or between that boundary and any dwelling/Building on the Lot is prohibited.
 - According to the architectural drawings that the above requirement has been met.



Figure 2: Road Plan, 76 Royal Road, Massey (source: approved plans BUN30586013)

AUP (OP) Designation

The subject site is designated under Ministry of Defence (Whenuapai Air Base) Airspace Restriction Designation – ID 4311, Defence purposes – protection of approach and departure paths under the AUP(OP), which protects the approach and departure of the Air Base paths. The subject site is subject to the following conditions:

- Condition 1 - written approval of the New Zealand Defence Force (NZDF) is required prior to the erection of any building, change in use of any land or building, or any subdivision of land, and prior to any building or resource consent application for such work/activities, within the area of designation shown on the planning maps as 'land use and subdivision subject NZDF approval'. The subject site doesn't fall within this area.
- Condition 2 – written approval of the NZDF is required for breaching the surface height restrictions in certain specific areas, from any building being erected which has a height of more than 9 metres above natural ground level. The height of the proposed dwelling is below 9m. It is noted that any temporary or permanent structure, including construction machinery, is subject to the same restriction.

5. Reasons for the application

Land use consent (s9) – LUC60341273

Auckland Unitary Plan (Operative in part)

District land use (operative plan provisions)

Residential - Mixed Housing Urban Zone

- The proposal involves use and development under rules H5.4.1(A3) and H5.4.1(A34) that fails to meet the following core standards and is a restricted discretionary activity under rule C.1.9(2):
 - The height in relation to boundary relative to the western boundary is infringed by a length of 15.890m relative to the boundary, and to maximum height of 3570mm reducing to 870mm, which exceeds the required 3m plus 45 degrees required under standard H5.6.5(1).

- The front yard setback is infringed by the proposed retaining walls located within 1.5m of the boundary of the road, which exceeds the required 2.5m front yard control required under standard H5.6.8(1).

Transport

- 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 under E27.4.1(A2).
 - All vehicle access must be designed so that where the access adjoins the road there is sufficient space onsite for a platform so that vehicles can stop safely and check for pedestrians and other vehicles prior to exiting. According to E27.6.4.4.1 (T157), the platform must have a maximum gradient no steeper than 1 in 5 (20 per cent) and a minimum length of 4m for residential activities. The proposed platform is steeper than 1 in 5 (20 per cent).

Stormwater Management Area – Flow 1 and Flow 2

- Development of new or redevelopment of existing impervious areas greater than 50m² within the Stormwater management area control – Flow 2 complying with Standard E10.6.1 and Standard E10.6.4.1 is a restricted discretionary activity under rule E10.4.1 (A3).
 - The application proposes total 185.20m² in impervious area.

Plan Changes 14-17

PC14-17 were notified by Council on 29 November 2018. There are no rules or standards in the plan changes that have immediate legal effect pursuant to s86B(3) that are relevant to the assessment of this application. The Plan Changes do not have any effect on this proposed application as they do not seek to alter the objectives, policies or rules which this application is seeking outcome for and therefore the status of this application is unchanged.

6. Status of the resource consents

Where a proposal:

- consists of more than one activity specified in the plan(s); and
- involves more than one type of resource consent or requires more than one resource consent; and
- the effects of the activities overlap;

the activities may be considered together.

Where different activities within a proposal have effects which do not overlap, the activities will be considered separately.

In the instance, the effects of the proposed resource consents will overlap and thus they are considered together as a restricted discretionary activity overall.

7. 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 residential-mixed housing urban, being a zone that is intended to be used principally for residential purposes; and
- the activity requiring resource consent is associated with the construction and use of a dwelling house, earthworks required for the creation of a building platform, access, etc.; construction of the dwelling; infrastructure connections required to service the dwelling.

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.

8. 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 activity (s95B(2)).

In addition, the council must determine whether the proposed activity is on or adjacent to, or may affect, land that is subject of a statutory acknowledgement under schedule 11, and whether the person to whom the statutory acknowledgement is made is an affected person (s95B(3)). Within the Auckland region the following statutory acknowledgements are relevant:

- Te Uri o Hau Claims Settlement Act 2002
- Ngāti Manuhiri Claims Settlement Act 2012
- Ngāti Whātua Ōrākei Claims Settlement Act 2012
- Ngāti Whātua o Kaipara Claims Settlement Act 2013
- Te Kawerau ā Maki Claims Settlement Act 2015
- 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, however the proposal will not result in adversely affected persons in this regard because stormwater is being appropriately managed via the installation of a dual-purpose tank.

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;
- the adverse effects on those persons who have provided their written approval must be disregarded; and
- as a restricted discretionary activity, only those effects on persons that fall within the matters of discretion restricted under the plan can be considered.

These matters are:

- A. For buildings that do not comply with Standard H5.6.8 and H5.6.5
 - 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 amenity of neighbouring sites;
 - e) the characteristics of the development;
 - f) any other matters specifically listed for the standard; and
 - g) where more than one standard will be infringed, the effects of all infringements.
- B. For development of new or redevelopment of existing impervious areas greater than 50m² within Stormwater Management Area Control – Flow 1 or Flow 2.
 - a) effects (including cumulative) on freshwater systems
 - b) design of stormwater management systems
- C. For activities which infringe the standards for design of parking and loading areas or access under Standards E27.6.4.3:
 - a) adequacy for the site and the proposal;

- b) design of parking, loading and access;
- c) effects on pedestrian and streetscape amenity; and
- a) effects on the transport network.

No other effects have been taken into account in this assessment.

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

The following persons have provided their written approval and any adverse effects on them have been disregarded:

Address	Legal description	Owner / occupier
34 Baumea Rise, Massey	LOT 417 DP 529958	Owner

Effects that may be disregarded

Permitted baseline

The permitted baseline may be taken into account and the council has the discretion to disregard those effects. In this case I note that for the proposal the use and development of land under the district rules of the AUP(OP) is permitted, and I have disregarded those adverse effects. However, the proposal will not meet the yards and height in relation to boundary standards and rules related to the gradient of access way, as such the proposal requires consent.

In respect of hydrological mitigation development / redevelopment of impervious area as a regional rule, with its purpose to protect and enhance receiving freshwater bodies on a catchment-wide basis, and with permitted activities within the SMAF control areas also subject to hydrological mitigation standard E10.6.1(1), the permitted baseline has been disregarded.

Adverse effects



Figure 3: Map showing adjacent properties which haven't provided written approval

Disregarding those persons who have provided their written approval, no other person is considered adversely affected by the proposal because:

Effects on Neighbourhood Character and Amenity

The subject site and the surrounding sites are zoned Mixed Housing Urban under the AUP (OP). Within the Mixed Housing Urban zone, development is generally expected to have greater intensity than existing with typically two to three storey buildings in a varied size and forms. Efficient use of the site should be balanced with high-quality onsite amenity. Smaller and denser housings should face the street and integrate well into the neighbourhood, while ensuring reasonable sunlight and privacy for neighbours.

The proposal is to build a two-storey residential dwelling on a vacant site. It is considered that the development is compatible with the aspirations of more intensive residential development to occur within Mixed Housing Urban zone.

The proposal has incorporated several design factors, such as varied façade and eaves, mixture of cladding materials, and sufficient amount of street facing glazing. The proposed dwelling setback distance from the street front is almost 5m, and the recessed section is ended to a single garage door. These factors are likely to mitigate potential bulk and dominance effects.

The proposed two-storey dwelling is designed in such a way that it is in keeping with the emerging planned character of this street, and will be compatible in terms of scale, bulk, and visual characters of the wider community and what is anticipated by the plans.

The proposed dwelling has been designed to maintain reasonable sunlight access for both residents and neighbours. The dwelling design also balances privacy and safety with adequate and usable outdoor space for the dwelling. The outdoor space is directly accessible from living room in ground floor. The proposed dwelling complies with all the outlook space control standards. The dwelling design responds directly to the site constraint and character of the subject site. The subject site is capable to accommodate the proposed dwelling.

Overall, I consider that the residential development proposed would contribute positively to the character and amenity values anticipated within the area.

Height in relation to boundary

The proposal involves infringement to height in relation to boundary standard relative to the western boundary. The adverse effects of the proposal on the occupants of 34 Baumea Rise, Massey have been disregarded as this neighbour has provided their written approval.

Yards

The proposal involves a yard infringement along the front yard. Retaining walls are proposed within the front yard due to the contour constraints of the site. The maximum height of the retaining is 1.4m below the natural ground level and will create a relatively levelled building platform for the building and outdoor space. The proposed retaining wall is unlikely to be perceptible from the neighbouring sites. Given the scale of the infringement and the site constraints, I consider that effects on the streetscape and the neighbouring properties are less than minor.

Stormwater Runoff Effects

The subject site is located within a Stormwater Management Area Flow 2 therefore, stormwater mitigation is required. It is noted that the development will not exceed the maximum impervious coverage. An on-site stormwater system is proposed to mitigate the stormwater runoff from the development. A stormwater report is provided by THL Consultants Ltd dated 10/06/2019, which has confirmed that the stormwater tanks proposed are designed to meet the hydrological mitigation measures. Council Development Engineer, Rachel Felton reviewed the application's relevant material and has not raised any objections in relation to the proposed stormwater mitigation measures with the provision of conditions. According to Ms Felton the tank volume proposed is greater than the SMAF 2 requirements and is accepted. Therefore, it is recommended that this application be processed without limited notification because the reasons above.

Traffic

A new vehicle crossing, and individual driveway are proposed to service the site. The proposed slope of the private driveway is not compliant with the requirement for a safety platform at the road boundary. The gradient of the first 4m of the vehicle platform is greater than 5%, which is steeper than the AUP (OP) requirement of 1 in 20. The infringement of the vehicle platform is largely caused by the existing contour of the site, which is moderately sloping down towards the southern boundary of the site. The crossing is located on a bend, but the road terminates in a cul-de-sac and traffic volumes will be low. Ms Felton has reviewed the application with regards to the vehicle crossing and access. According to Ms Felton, as the proposal is for a single dwelling the infringement is considered to be less than minor.

Given the scale of the infringement and the site constraints, I consider that effects on pedestrian and streetscape amenity and transport network are less than minor.

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.

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 activity, and the application is for an activity other than those specified in s95B(6)(b).
- Under step 3, limited notification is not required as it is considered that the activity will not result in any adversely affected persons.
- Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons.

It is therefore recommended that this application be processed without limited notification.


9. Notification recommendation

Non-notification

For the above reasons under section 95A, this application may be processed without public notification.

In addition, under section 95B, limited notification is not required.

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



Neda Akbarzadeh
Planner
Resource Consents

Date: 30/07/2019

10. 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 non-notified.



Chelsea Gosden
Team Leader
Resource Consents

Date: 30/07/2019

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



Restricted discretionary activity for a residential activity

Application number: LUC60341273 (s9 land use consent)
Applicant: Red Pine Property Limited
Site address: 32 Baumea Rise Massey
Legal description: LOT 416 DP 529958

Proposal:

To construct a new two-storey, four-bedroom dwelling on the vacant site of 32 Baumea Rise, Massey. Consent is sought for construction of a new dwelling in stormwater management area with non-compliance to standards specified in H5.6.5 height in relation to boundary and H5.6.8 yards and E27.6.4.1.1 (T157) Gradient of vehicle access.

Resource consent is required for the following reasons:

Land use consent (s9) – LUC60341273

Auckland Unitary Plan (Operative in part)

District land use (operative plan provisions)

Residential - Mixed Housing Urban Zone

- The proposal involves use and development under rules H5.4.1(A3) and H5.4.1(A34) that fails to meet the following core standards and is a restricted discretionary activity under rule C.1.9(2):
 - The height in relation to boundary relative to the western boundary is infringed by a length of 15.890m relative to the boundary, and to maximum height of 3570mm reducing to 870mm, which exceeds the required 3m plus 45 degrees required under standard H5.6.5(1).
 - The front yard setback is infringed by the proposed retaining walls located within 1.5m of the boundary of the road, which exceeds the required 2.5m front yard control required under standard H5.6.8(1).

Transport

- 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 under table E27.4.1 rule (A2).
 - All vehicle access must be designed so that where the access adjoins the road there is sufficient space onsite for a platform so that vehicles can stop safely and check for

pedestrians and other vehicles prior to exiting. According to E27.6.4.4.1 (T157), the platform must have a maximum gradient no steeper than 1 in 5 (20 per cent) and a minimum length of 4m for residential activities. The proposed platform is steeper than 1 in 5 (20 per cent).

Stormwater Management Area – Flow 1 and Flow 2

- Development of new or redevelopment of existing impervious areas greater than 50m² within the Stormwater management area control – Flow 2 complying with Standard E10.6.1 and Standard E10.6.4.1 is a restricted discretionary activity under rule E10.4.1 (A3).
 - The application proposes total 185.20m² in impervious area.

Plan Changes 14-17

PC14-17 were notified by Council on 29 November 2018. There are no rules or standards in the plan changes that have immediate legal effect pursuant to s86B(3) that are relevant to the assessment of this application. The Plan Changes do not have any effect on this proposed application as they do not seek to alter the objectives, policies or rules which this application is seeking outcome for and therefore the status of this application is unchanged.

Decision

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

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

Reasons

The reasons for this decision are:

1. The application is for restricted discretionary resource consent, and as such under s104C only those matters over which council has restricted its discretion have been considered. Those matters are:
 - For buildings that do not comply with Standard H5.6.8 and H5.6.5
 - any policy which is relevant to the standard;
 - the purpose of the standard;
 - the effects of the infringement of the standard;
 - the effects on the amenity of neighbouring sites;
 - the characteristics of the development;
 - any other matters specifically listed for the standard; and
 - where more than one standard will be infringed, the effects of all infringements.
 - For development of new or redevelopment of existing impervious areas greater than 50m² within Stormwater Management Area Control – Flow 1 or Flow 2.
 - effects (including cumulative) on freshwater systems

- design of stormwater management systems
 - For activities which infringe the standards for design of parking and loading areas or access under Standards E27.6.4.3:
 - adequacy for the site and the proposal;
 - design of parking, loading and access;
 - effects on pedestrian and streetscape amenity; and
 - effects on the transport network.
2. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA, the actual and potential effects from the proposal will be acceptable as:
- a. Potential adverse effects on the environment in terms of height, bulk and form of the development, amenity values, infrastructure and servicing have been assessed above and are determined to be less than minor.
 - b. The proposal exceeds the HIRB standards along western boundary. The applicant has provided a written approval from the neighbour at 34 Baumea Rise, Massey regarding the potential adverse effects on this neighbouring site.
 - c. The proposed retaining wall located within 1.5m of the front boundary is below the natural ground level and is required due to the proposed excavation. It is unlikely to be perceptible from the neighbouring sites.
 - d. The gradient of the first 4m of the vehicle platform is greater than 5%, which is steeper than the AUP (OP) requirement of 1 in 20. This platform is considered suitable as sightlines are clear. The vehicles can stop when existing the site. The infringement of the vehicle platform is largely caused by the existing contour of the site, which is moderately slopping down towards the southern boundary of the site. The application has been reviewed and is supported by the Council Development Engineer.
 - e. The applicant has proposed to have an on-site underground stormwater tank, which is in accordance with the Consent Notice (11304165.1) and chapter E10 of the AUP(OP). The on-site stormwater mitigation plan and its technical details will be reviewed at the building consent stage.
 - f. In terms of positive effects, the provision of a new residential dwelling on site will contribute to the social and economic wellbeing of the site owner and the housing market in Auckland Region to increase housing supply in order to meet the demand of housing.
 - g. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment or within the relevant matters of discretion.
3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents, insofar as they relate to the matters over which discretion is restricted. In particular:

H5 Residential – Mixed Housing Urban

The objectives and policies of the Mixed Housing Urban zone are set out in sections H5.2 and H5.3 of the AUP (OP). These provisions enable intensification while retaining an urban

built character in a variety types and size and to increase housing choice. The proposal is an efficient utilisation of the land and infrastructure which facilitates increased housing supply and achieves urban intensification as envisaged by AUP (OP). The proposed dwelling has been designed in an integrated manner to provide a generally complying and high-quality development. The dwelling is designed to be compatible with the character anticipated for the Mixed Housing Urban zone.

E10 - Stormwater Management Flow 2

The objectives and policies of the Stormwater management area – Flow 1 and Flow 2 are set out in sections E10.2 and E10.3 of the AUP (OP). These provisions enable urban development while protecting high value rivers, streams and aquatic biodiversity in identified urbanised catchments.

The proposal is considered to be consistent with the above objectives and policies. In particular, the development will not lead to any adverse water quality and erosion or sediment effects associated with stormwater discharge. The development has been designed to ensure impervious surface areas are compliant with the relevant standards, and that any stormwater runoff from the site is adequately discharged into the proposed tank.

E27

4. As a restricted discretionary activity, no other matters can be considered under s104(1)(c) of the RMA.
5. In the context of this restricted discretionary activity application for land use, where the relevant objectives and policies and matters for discretion in the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects, there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.
6. Overall the proposal is appropriate for the site and location as it will achieve an overall form and appearance of residential development that is broadly consistent with the provisions of the AUP(OP) and will not detract from the planned urban character of the surrounding neighbourhood. The adverse effects of the proposal, including both on-site and off-site effects are considered to be less than minor, and the proposal will be consistent with the objectives and policies of the AUP(OP).

Conditions

Under sections 108 and 108AA of the RMA, this 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 LUC60341273.
 - Application Form and Assessment of Environmental Effects prepared by Lucy Wang, dated 26/06/2019

Report title and reference	Author	Rev	Dated
Stormwater Management Report	THL Design Group Ltd	-	-
Stormwater Detention and Retention Tank	THL Design Group Ltd	B	26/07/2019

Drawing title and reference	Author	Rev	Dated
L001- Site Plan	BW Building Consultants Ltd	B	25/06/2019
L002- Site Management Plan	BW Building Consultants Ltd.	-	21/06/2019
L101- Ground Floor Plan	BW Building Consultants Ltd.	-	21/06/2019
L102- First Floor Plan	BW Building Consultants Ltd.	-	21/06/2019
L301- Elevation N-E	BW Building Consultants Ltd.	-	21/06/2019
L302- Elevation S-W	BW Building Consultants Ltd.	-	21/06/2019

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/s lapse/s.
3. The consent holder shall pay the council an initial consent compliance monitoring charge of \$335 (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.

Surveyor's certificate

4. No building works shall proceed beyond the roof framing stage until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder, has provided written certification to the Team Leader Compliance Monitoring North West that the works completed:

- have been completed in accordance with the approved plans as referred to in Condition 1 of this consent, and
- 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.*

Stormwater

- (a) The consent holder shall design, install and maintain a private on-site stormwater management system (retention/detention tank) in accordance with Auckland Council standards, from the point of collection to the point of discharge. The system shall be designed for the 5mm retention, 95th percentile rain fall event. The system shall be designed as per the consented documents (in condition 1) and shall: Provide retention (volume reduction) of at least 5mm runoff depth for the impervious area for which hydrology mitigation is required; and
- (b) Provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24-hour rainfall event minus the 5 mm retention volume or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.

Advice note:

The stormwater management device or system shall be operated and maintained in accordance with best practice for the device or system. Details of all inspections and maintenance for the stormwater management system, for the preceding three years, shall be retained by the consent holder. These records shall be provided to the Regulatory Engineering Team Leader – North West 1 on request.

Construction of private drainage requires separate Building Consent.

The proposed tanks shall be designed in accordance with the Stormwater Management Report by THL.

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 to identify your allocated officer.
3. For more information on the resource consent process with Auckland Council see the council’s website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment’s website: www.mfe.govt.nz.
4. If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).
5. The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.
6. Prior to the commencement of earthworks activity, the consent holder should construct and carry out all required erosion and sediment control measures on the subject site in accordance with Auckland Council Guideline Document 2016/005 “Auckland Erosion & Sediment Control Guide for Land Disturbing Activities in the Auckland Region”.
7. All earthworks should be managed, in accordance with Auckland Council Guideline Document 2016/005 “Auckland Erosion & Sediment Control Guide for Land Disturbing Activities in the Auckland Region”, to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged from the subject site either to land or the stormwater drainage systems. In the event that a discharge occurs, works should cease immediately, and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader, Compliance & Monitoring North West 2.
8. The proposed dwelling and retaining, approved and constructed under separate Building Consent, should be undertaken in accordance with all recommendations identified in the Geotechnical Completion Report prepared by ENGEO dated 21/11/18. Surcharge of 12kPa shall be used for the retaining wall(s) along the front and western boundary.

9. *The consent holder should construct a new Vehicle Crossing to the satisfaction of Auckland Transport. A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works. Please visit The Auckland Transport website or contact Auckland Transport Call Centre on Ph 09 355 3553 for requirement and standards.*

Delegated decision maker:

Name: Chelsea Gosden

Title: Team Leader, Resource Consents

Signed:



Date: 30 July 2019



Cover Page	
Layout ID	Layout Name
L001	Site/ Datum
L002	Site Management Plan
L101	Ground Floor Plan
L102	First Floor Plan
L301	Elevation N/E
L302	Elevation S/W

Proposed New Dwelling on 34 Baumea Rise, Massey
LOT 417 DP 529958

BETTER DESIGN BETTER LIFE

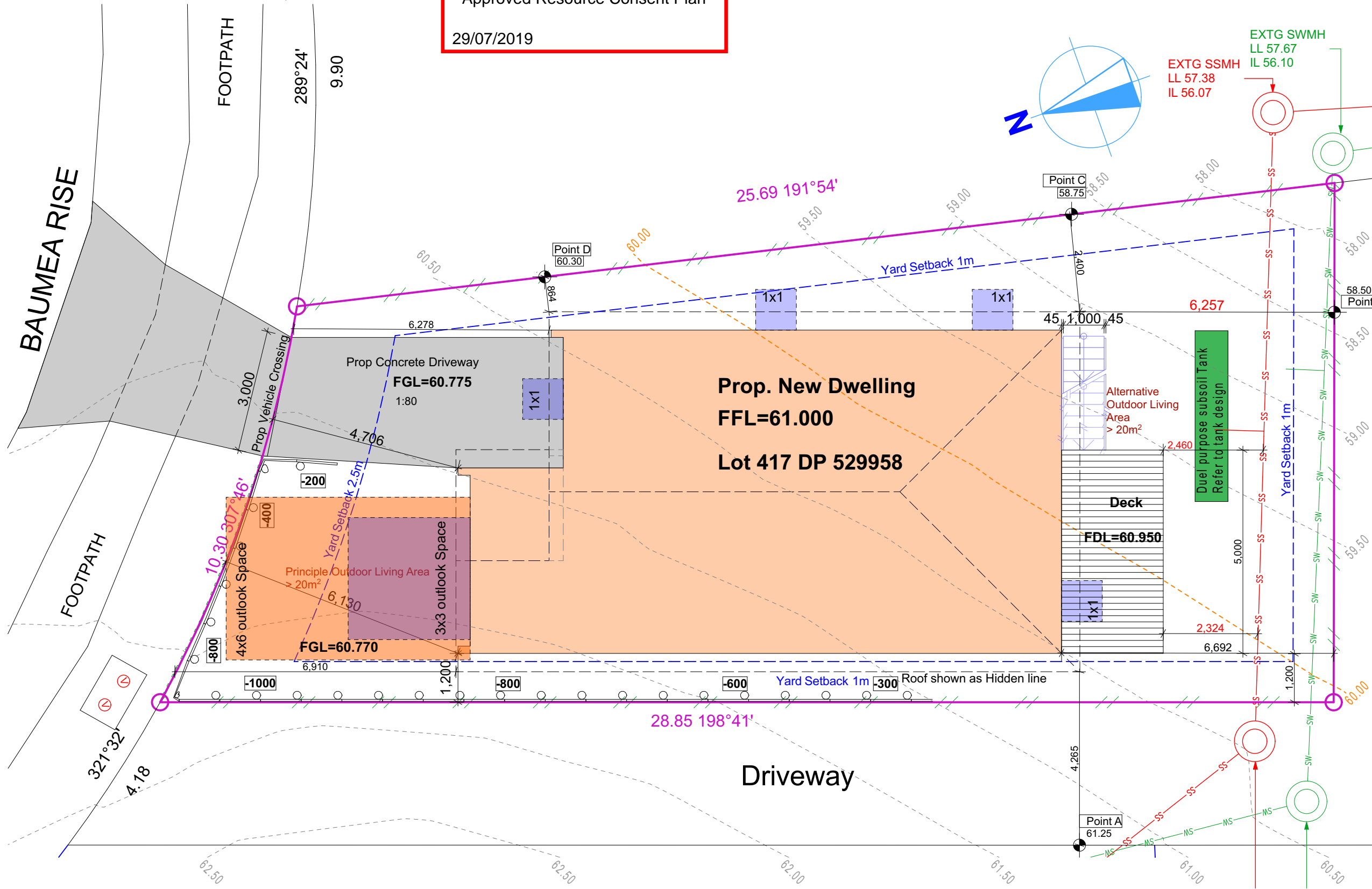
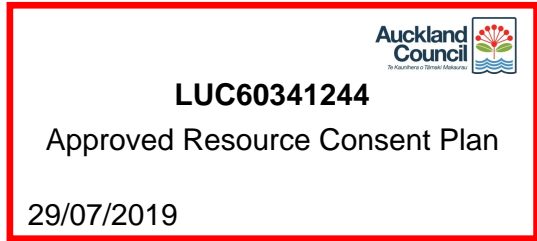
BW Building Consultants Ltd.
 Subdivision/ Architectural Design/ Project Management

OFFICE: 42N Constellation Drive, Rosedale, Auckland
 PHONE: 09-478 8999 / 09-480 6688
 EMAIL: info@bwbc.co.nz
 WEBSITE: www.bwbc.co.nz

General Notes:

1. Contractors are responsible to verify all dimensions, angles and levels on site prior to commence any works.
2. These drawings have been prepared for and in accordance with the client's instruction and are for building consent purpose only. Working drawings and specification cannot be used for any construction relative works unless they have been approved and stamped by the relative territory authority.
3. These drawings are to be read in conjunction with written specification, and all other consultants reports and documents.
4. All proprietary products are to be fixed/applied in accordance with manufacturer's instructions.
5. All enclosed exterior framed walls and interior wall under enclosed deck to be H1.2 min timber graded. Exposed posts, beams and framing to be H3.2 timber graded. House poles, piles in ground should be H5 timber graded. All timber and wood based products shall be separated from concrete or masonry with an approved dam-proof membrane except H4 or H5 tan.
6. All other construction flashings to be 0.55mm Zinalume (except when intergral with alum. joinery). Provide DENSO tape or similar anti electrolytic separation where required.
7. Stair winders to comply with NZBC D1
8. All proprietary linings and finishes to be fixed in accordance with manufacturer's specifications.
9. Provide nogs as required for wall and ceiling linings in accordance with NZBC & NZS 3604:2011 for joist spans.

Legal Description: Lot417 / DP 529958 Land Area: 300m ² 34 Baumea Rise, Massey AUP Zone: MH- Urban Wind Zone: Low Wind Zone (GEO) Corrosion Zone: Zone C (BRANZ) Earthquake Zone: Zone 1 (BRANZ)	Building Coverage Calculation: Building Coverage: 108m ² 108m ² / 300m ² = 36% < 45% OK	LANDSCAPE AREA: 35% min. Total Landscape Area: 170m ² 300m ² -108m ² -21.92m ² = 170m ² 170m ² / 300m ² = 56.7% > 35% OK	Impervious Area Calculation: Roof Coverage Area: 128m ² Driveway Area not Covered by Roof: 19.74m ² Total Impervious Area = 128m ² + 19.74m ² = 147.74m ² 147.74m ² / 300m ² = 49.24% < 60% OK	Site Survey Topographical survey provided by FZ Survey Ltd M:021 0255 6672 E:fan@fzsurvey.co.nz	Notes Accurate survey of existing site, services, landscaping and structures will confirm preliminary estimated positions and sizes. Surveyors certificates during construction to confirm compliance with height in relation to boundary requirements All constructions works shall be in accordance with Auckland Council, Auckland Transportation, NZBC and NZS 3604:2011.
Outlook	4x6, 3x3, 1x1	C			
Living Court	>20m ²	C			
HIRB	3m + 45 ⁰	NC			
Earthwork	<500m ² <250m ³	C			
Yard line	Front 2.5m, Side & Rear 1m	C			



Notes: # 5

SITE LEGEND	
	G.F Building
	Driveway
	Timber Deck
	Septic Tank

- Boundary Line
- Contour Line (@0.5m)
- SW - SW Public Stormwater Drainage
- SS - SS Public waste water Drainage
- Eaves Outline
- Prop.
- 1.4m Timber fence @ front yard
- 1.8m Timber fence @ side yard
- Retaining Wall
- 100.00 Point A HIRB Critical Point

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REV:	AMENDMENT DESCRIPTION:	BY:	DATE:

STATUS: Resource Consent

BW Building Consultants Ltd.

42N Constellation Drive,
Rosedale, Auckland, NZ
www.bwbc.co.nz
info@bwbc.co.nz
09-478 8999
09-480 6688

TITLE:	Prop. New Dwelling		
SITE:	Lot417, 34 Baumea Rise, Massey		
DRAWING:	Site/ Datum		
CLIENT:	Red Pine Property Ltd.		
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	26/07/2019	R.K	B.W
PROJECT NO:	DRAWING NO:	REVISION:	
B19125	L001	32 of 110	

Timetable/Sequence of Proposed Site Work:

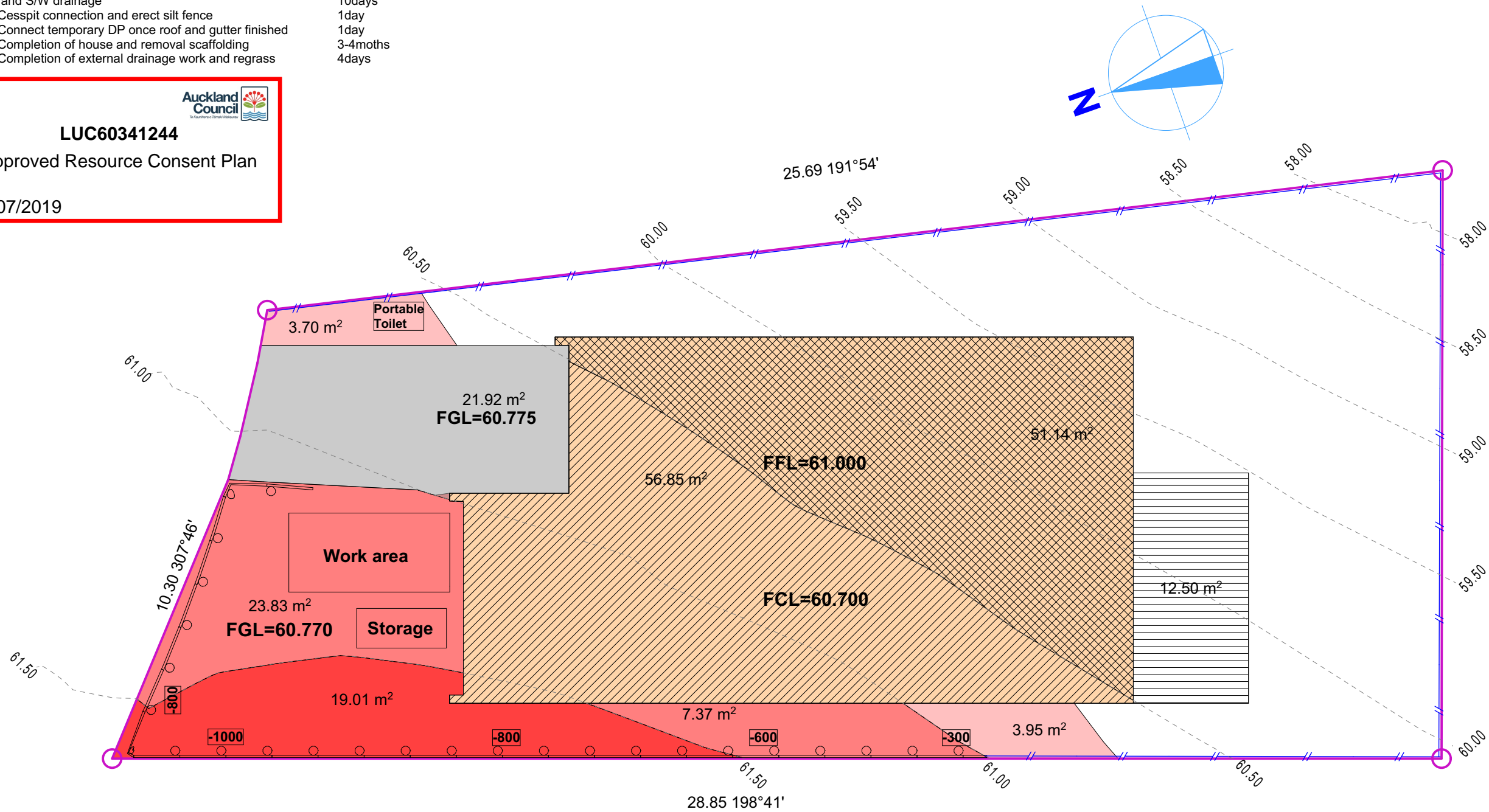
- | | |
|--|----------|
| 1. Form Access & Stabilised construction Access | 2days |
| 2. Site Earth works for foundation and retaining wall and S/W drainage | 10days |
| 3. Cesspit connection and erect silt fence | 1day |
| 4. Connect temporary DP once roof and gutter finished | 1day |
| 5. Completion of house and removal scaffolding | 3-4moths |
| 6. Completion of external drainage work and regrass | 4days |



LUC60341244

Approved Resource Consent Plan

29/07/2019



	Earth fill inside building platform	51.14m ²	20.46m ³		Silt Fence Lined
	Earth cut inside building platform	56.85m ²	12.10m ³		Timber Retaining Wall
	Earth cut outside building platform	57.86m ²	14.8m ³		
	Concrete driveway / paving	21.92m ²	3.0m ³		
	Timber deck	12.50m ²	4.7m ³		
TOTAL		200.27m²	55.06m³		
		<500m² OK	<250m³ OK		

Legend: # 5

- Earth fill inside building platform
- Earth cut inside building platform
- Earth cut outside building platform
- Concrete driveway / paving
- Timber deck
- Silt Fence Lined
- Timber Retaining Wall

1. Sediment Controls shall be in place before the commencement of any earthworks. Prevention of sedimentation will be carried out using haybales to Council Standards.

2. Earthworks shall be carried out during a period of forecast fine weather

3. All cuts to be covered with a layer of coarse aggregate.

4. Exposed earth embankments shall be covered with polythene.

Site Safety Notes:

1. Temporary Fence to be erected at the whole site perimeter to prevent the access of unauthorized people
2. Hazard Signboards must be updated everyday by the project manager and shown on the site access gate

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REV:	AMENDMENT DESCRIPTION:	BY:	DATE:

STATUS: Resource Consent

BW Building Consultants Ltd.

42N Constellation Drive, Rosedale, Auckland, NZ
www.bwbc.co.nz
info@bwbc.co.nz
09-478 8999
09-480 6688

TITLE: Prop. New Dwelling


SITE: Lot417, 34 Baumea Rise, Massey

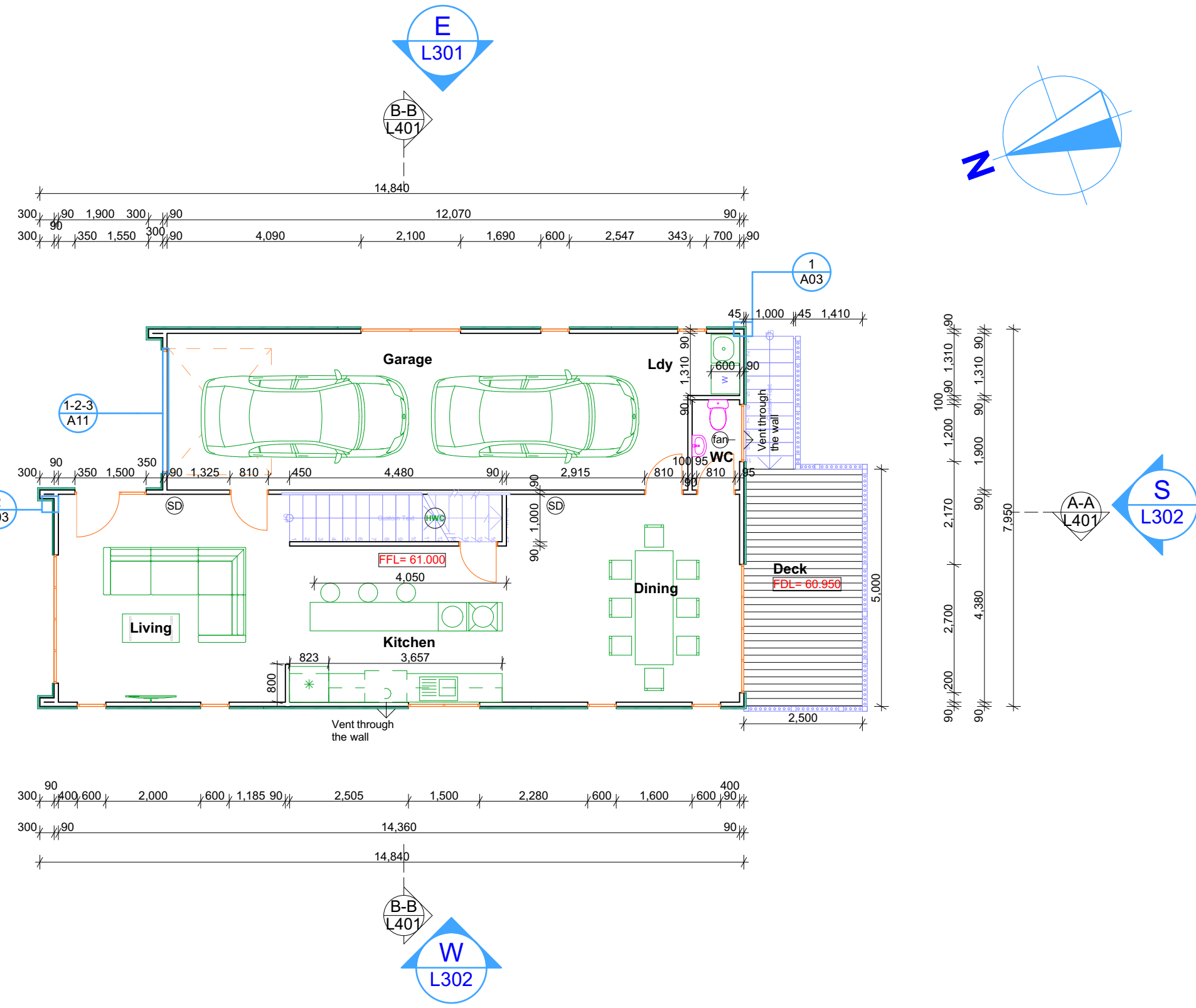
DRAWING: Site Management Plan

CLIENT: Red Pine Property Ltd.

SCALE AT A3: 1:99.8369	DATE: 26/07/2019	DRAWN: R.K	CHECKED: B.W
PROJECT NO: B19125	DRAWING NO: L002	REVISION:	

Stairs Ground floor to First floor = 3015 high. Stairs are Secondary Private. 280mm Treads with 20mm nosing (total 280mm) and 177mm Risers. Contractor to site measure prior to manufacture. Provide an wall mounted handrail at 0.9min. to 1.0m max. to comply with NZBC sections B1, D1 and F4.	Joinery Door & window sizes shown are not trim sizes. Double Glazing to all joinery. Install opening restrictor on all exterior opening @ first floor. Bathroom windows to use safety glass.	Wall Insulation Wall surrounding the habitable space shall be insulated to R2.2 Glasswool Pink Batts for timber framing. LIGHTING - Selected wall mounted lighting on main entry -Selected lighting on top, intermediate landings, bottom of stairways. -All downlight to be IC-F rated downlights	CONCRETE STRENGTH Concrete Strength are to be at:- min. 25 Mpa Strength in corrosion zone D min. 20 Mpa Strength in all other corrosion zone Refer to NZS3604:2011 Section 4 Durability Clause 4.5.2(c) (d) Structural Engineer Structural drawings and calculations are provided by THL Design Group Ltd.	TIMBER GRADE Timber members are to be minimum SG8 strength graded as per NZS3604:2011 FIXING PROTECTION Fixings shall comply with NZS 3604:2011 Section 4 Durability Table 4.1-4.3	ELECTRICITY USAGE Monitored by remote reader (No meter box required). Stack Pipe Concealment Provide 90x45 framing around 100Ø SP with sound insulation batts.
---	---	---	--	---	---


LUC60341244
 Approved Resource Consent Plan
 29/07/2019




Notes: # 5

Wind zone: **Low**
 Corrosion Zone: **Zone C**

Building Area

Ground Floor Area:	107.99m ²
Deck:	12.50m ²
First Floor Area:	107.99m ²
Total Building Area:	215.98m²

Legend


- (SD) SMOKE ALARMS
Smoke detector with hush button. To be located within 3m of doors to sleeping space.
- (fan) MECHANICAL VENTILATION
-  **KITCHEN RANGEHOOD EXTRACTOR FAN**
Provide in accordance with NZBC G4 section 1.5. ducting shall be vented to exterior of building through kitchen bulkhead and joist space. Provide PVC pipe penetration in exterior wall cladding with weatherproof cowl matching exterior wall cladding colour.
- (HWC) **Hot Water System**
RHEEM 180L Main pressure water heater to be restrained with 25x1mm galvanised steel straps tensioned when fixed in place.

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REV:	AMENDMENT DESCRIPTION:	BY:	DATE:

STATUS: **Resource Consent**

BW Building Consultants Ltd.



42N Constellation Drive,
 Rosedale, Auckland, NZ
 www.bwbc.co.nz
 info@bwbc.co.nz
 09-478 8999
 09-480 6688

TITLE:	Prop. New Dwelling
SITE:	Lot417, 34 Baumea Rise, Massey
DRAWING:	Ground Floor Plan
CLIENT:	Red Pine Property Ltd.

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	26/07/2019	R.K	B.W
PROJECT NO:	DRAWING NO:	REVISION:	
B19125	L101	34 of 110	

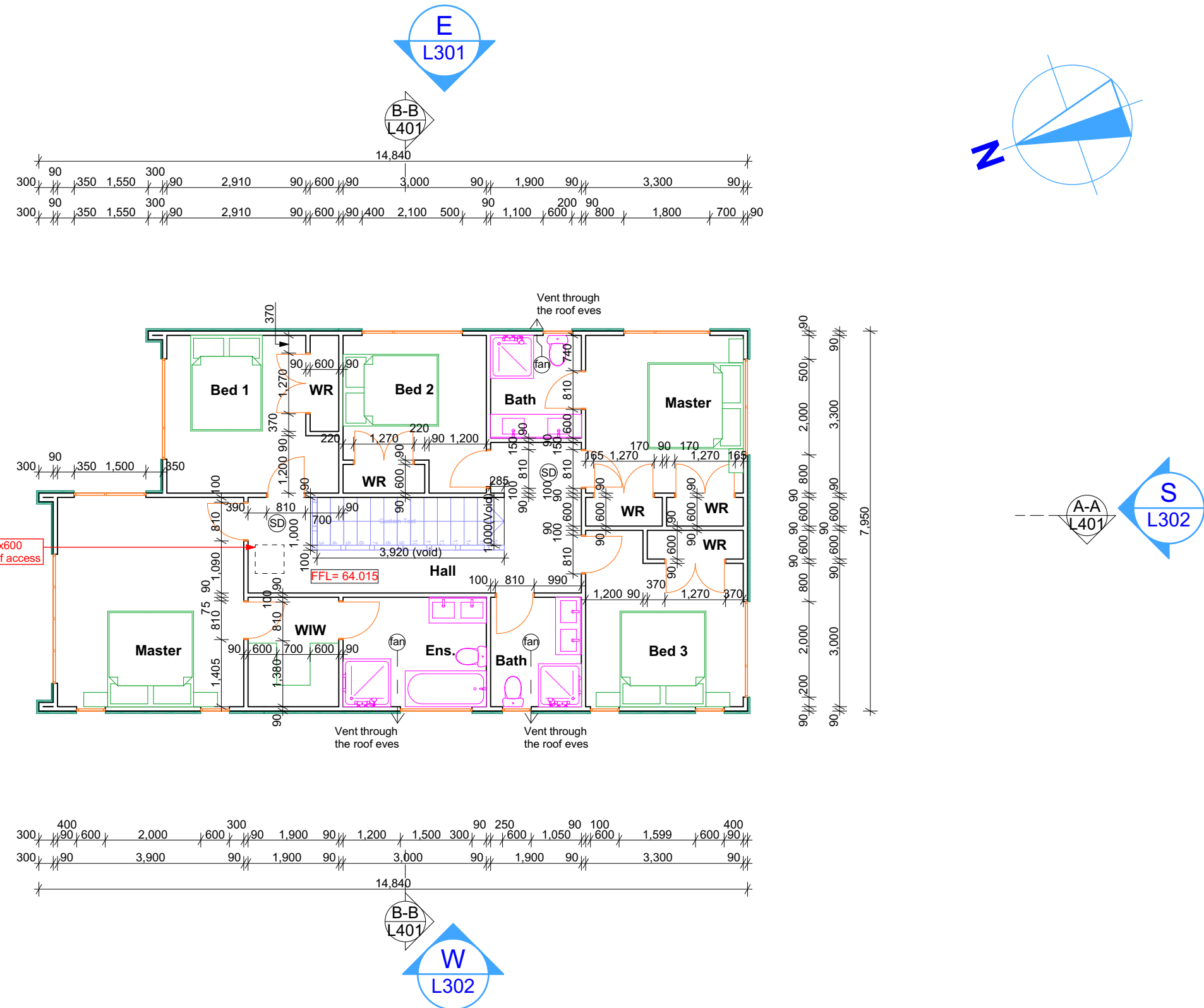
Stairs Ground floor to First floor = 3015 high. Stairs are Secondary Private. 280mm Treads with 20mm nosing (total 280mm) and 177mm Risers. Contractor to site measure prior to manufacture. Provide an wall mounted handrail at 0.9min. to 1.0m max. to comply with NZBC sections B1, D1 and F4.	Joinery Door & window sizes shown are not trim sizes. Double Glazing to all joinery. Install opening restrictor on all exterior opening @ first floor. Bathroom windows to use safety glass.	Wall Insulation Wall surrounding the habitable space shall be insulated to R2.2 Glasswool Pink Batts for timber framing. LIGHTING - Selected wall mounted lighting on main entry -Selected lighting on top, intermediate landings, bottom of stairways. -All downlight to be IC-F rated downlights	CONCRETE STRENGTH Concrete Strength are to be at:- min. 25 Mpa Strength in corrosion zone D min. 20 Mpa Strength in all other corrosion zone Refer to NZS3604:2011 Section 4 Durability Clause 4.5.2(c) (d) Structural Engineer Structural drawings and calculations are provided by THL Design Group Ltd.	TIMBER GRADE Timber members are to be minimum SG8 strength graded as per NZS3604:2011 FIXING PROTECTION Fixings shall comply with NZS 3604:2011 Section 4 Durability Table 4.1-4.3	ELECTRICITY USAGE Monitored by remote reader (No meter box required). Stack Pipe Concealment Provide 90x45 framing around 100Ø SP with sound insulation batts.
---	---	---	--	---	---

Auckland Council

LUC60341244

Approved Resource Consent Plan

29/07/2019



Notes: # 5

Wind zone: **Low**
Corrosion Zone: **Zone C**

Building Area

Ground Floor Area:	107.99m ²
Deck:	12.50m ²
First Floor Area:	107.99m ²
Total Building Area:	215.98m²

Legend

(SD) SMOKE ALARMS
Smoke detector with hush button. To be located within 3m of doors to sleeping space.

(fan) MECHANICAL VENTILATION

(KITCHEN RANGEHOOD EXTRACTOR FAN)
Provide in accordance with NZBC G4 section 1.5. ducting shall be vented to exterior of building through kitchen bulkhead and joist space. Provide PVC pipe penetration in exterior wall cladding with weatherproof cowl matching exterior wall cladding colour.

(HWC) Hot Water System
RHEEM 180L Main pressure water heater to be restrained with 25x1mm galvanised steel straps tensioned when fixed in place.

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REV:	AMENDMENT DESCRIPTION:	BY:	DATE:

STATUS: **Resource Consent**

BW Building Consultants Ltd.


42N Constellation Drive, Rosedale, Auckland, NZ
 www.bwbc.co.nz
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 09-478 8999
 09-480 6688

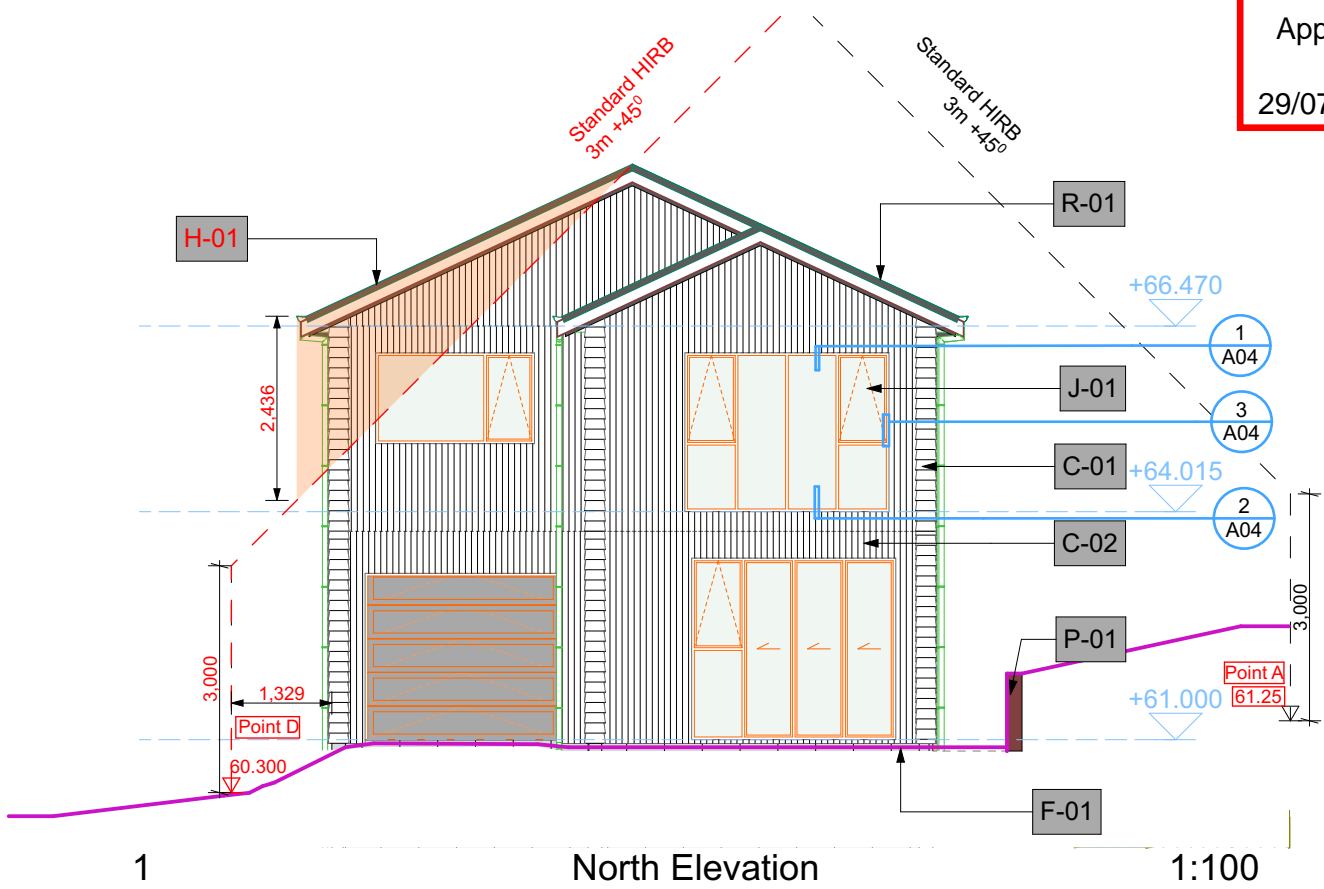
TITLE:	Prop. New Dwelling
SITE:	Lot417, 34 Baumea Rise, Massey
DRAWING:	First Floor Plan
CLIENT:	Red Pine Property Ltd.

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	26/07/2019	R.K	B.W
PROJECT NO:	DRAWING NO:	REVISION:	
B19125	L102		

35 of 140

11m Max


LUC60341244
 Approved Resource Consent Plan
 29/07/2019



BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		7

- Notes: # 5**
- R-01** Selected Shingle Roofing
 - C-01** Selected Timber bevelback Weatherboards
 - C-02** Selected Vertical Shiplap Weatherboards
 - J-01** Powder Coated Aluminium with double glazing
 - P-01** Timber Retaining Wall
 - P-02** Timber Balustrade
 - F-01** Concrete Foundation System (refer to Structural Drawings)
 - F-02** Timber Decking System (Deck under schedule 1 no BC requirement)
 - H-01** HIRB Protrusion vertical from 2.45m to 2.9m and 13.1m horizontal, refer to Neighbour Approval

BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		7

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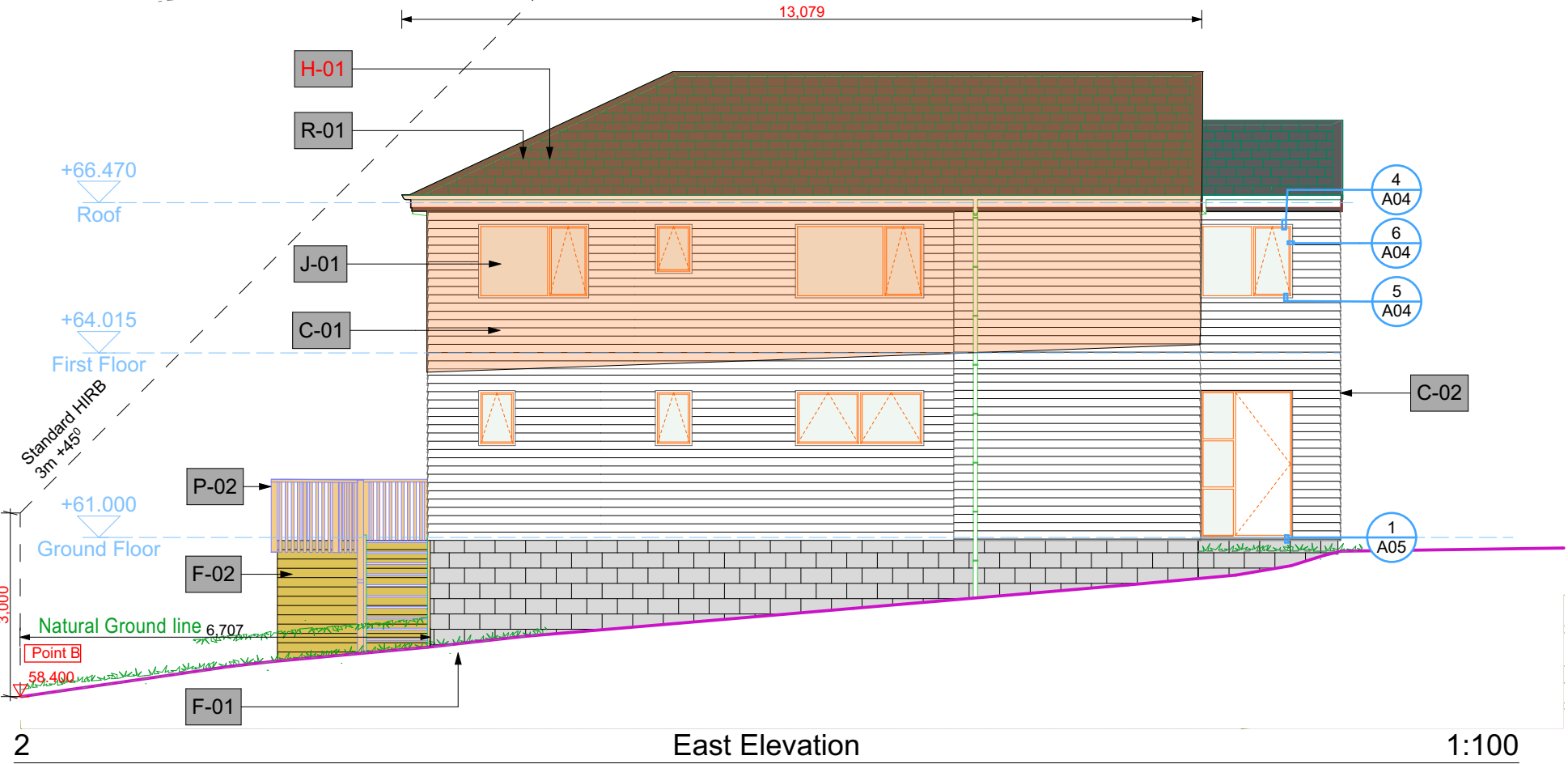
REV:	AMENDMENT DESCRIPTION:	BY:	DATE:

STATUS: **Resource Consent**

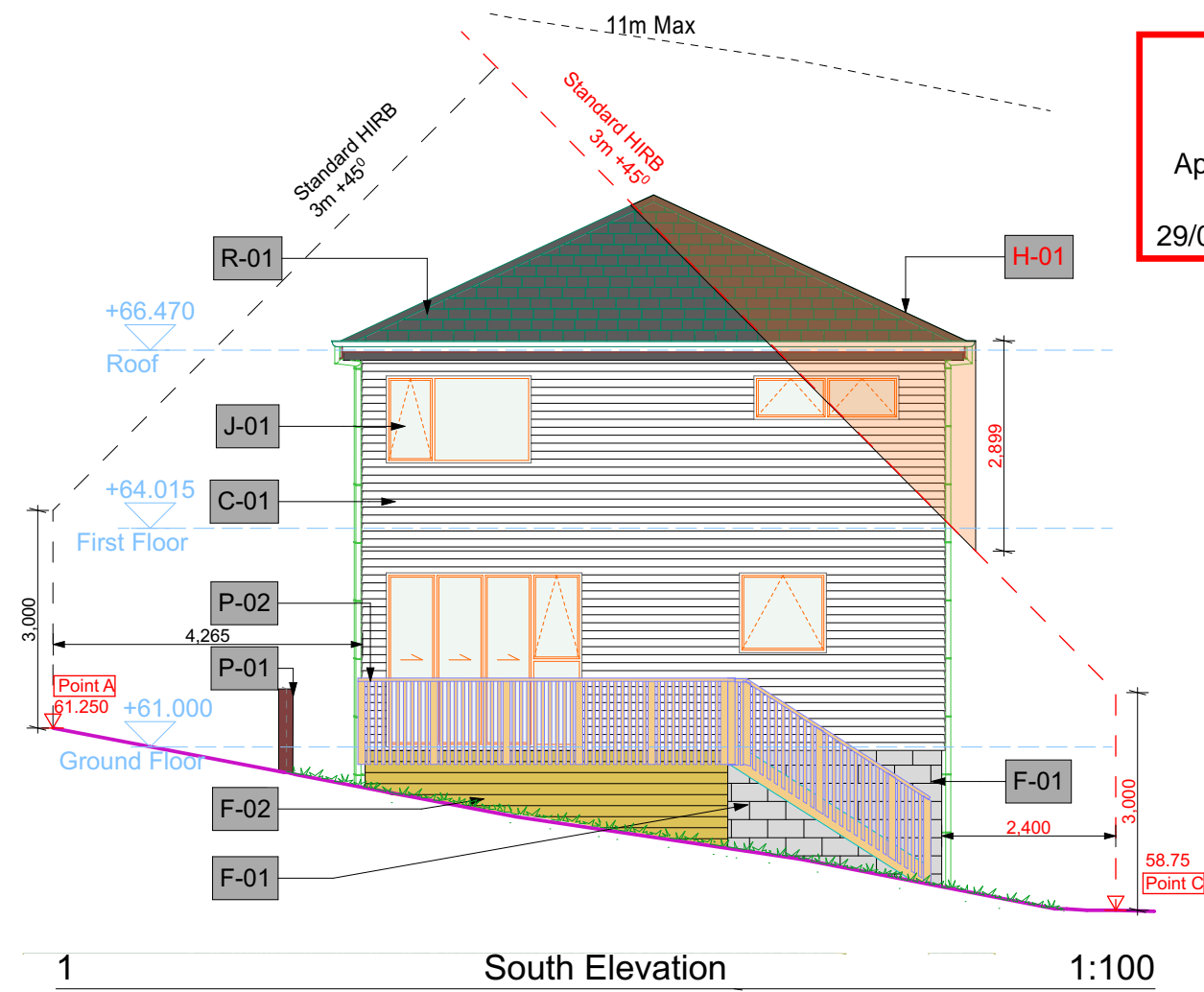
BW Building Consultants Ltd.




42N Constellation Drive,
Rosedale, Auckland, NZ
www.bwbc.co.nz
info@bwbc.co.nz
09-478 8999
09-480 6688



TITLE:	Prop. New Dwelling		
SITE:	Lot417, 34 Baumea Rise, Massey		
DRAWING:	Elevation N/E		
CLIENT:	Red Pine Property Ltd.		
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	26/07/2019	R.K	B.W
PROJECT NO:	DRAWING NO:	REVISION:	
B19125	L301	36 of 140	




LUC60341244
 Approved Resource Consent Plan
 29/07/2019

BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		7

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		7

- Notes: # 5**
- R-01** Selected Shingle Roofing
 - C-01** Selected Timber bevelback Weatherboards
 - C-02** Selected Vertical Shiplap Weatherboards
 - J-01** Powder Coated Aluminium with double glazing
 - P-01** Timber Retaining Wall
 - P-02** Timber Balustrade
 - F-01** Concrete Foundation System (refer to Structural Drawings)
 - F-02** Timber Decking System (Deck under schedule 1 no BC requirement)
 - H-01** HIRB Protrusion vertical from 2.45m to 2.9m and 13.1m horizontal, refer to Neighbour Approval

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REV:	AMENDMENT DESCRIPTION:	BY:	DATE:

STATUS: **Resource Consent**

BW Building Consultants Ltd.



42N Constellation Drive,
Rosedale, Auckland, NZ
www.bwbc.co.nz
info@bwbc.co.nz
09-478 8999
09-480 6688

TITLE:	Prop. New Dwelling		
SITE:	Lot417, 34 Baumea Rise, Massey		
DRAWING:	Elevation S/W		
CLIENT:	Red Pine Property Ltd.		
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	26/07/2019	R.K	B.W
PROJECT NO:	DRAWING NO:	REVISION:	
B19125	L302	37 of 110	



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: LUC60341244 (s9 land use consent)
 Applicant: Red Pine Property Limited
 Site address: 34 Baumea Rise Massey
 Legal description: LOT 417 DP 529958
 Site area: 300m²

Auckland Unitary Plan (Operative in part)

Zoning and precinct: Residential - Mixed Housing Urban Zone

Overlays, controls, special features, designations, etc:

Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Kumeu Waitemata Aquifer

Controls: Macroinvertebrate Community Index – Exotic

Controls: Macroinvertebrate Community Index - Urban

Controls: Stormwater Management Area Control - Massey, Flow 2

Designations: Airspace Restriction Designations - ID 4311, Defence purposes - protection of approach and departure paths (Whenuapai Air Base), Minister of Defence

2. Locality Plan

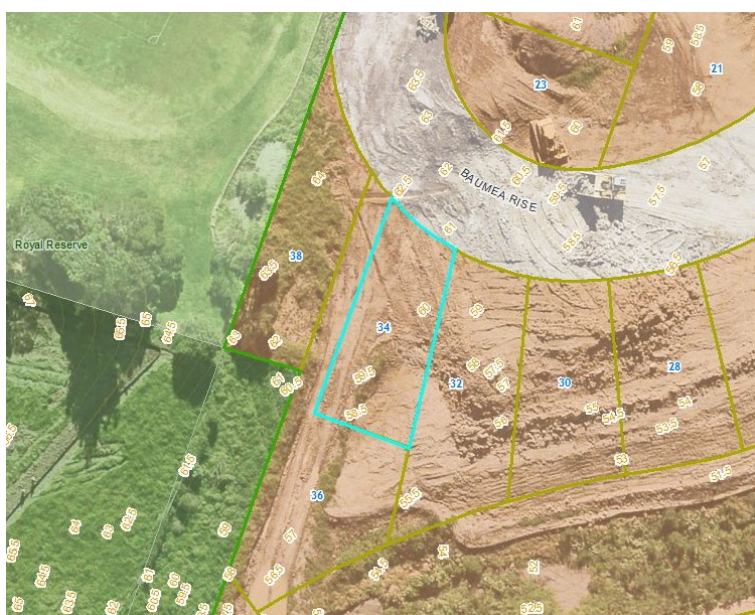


Figure 1: Aerial photograph of the subject site (Source: Auckland Council GeoMaps)

3. The proposal, site and locality description

Proposal

The applicant seeks resource consent to construct a new two-storey, five-bedroom dwelling on the vacant site of 34 Baumea Rise, Massey. The proposal also involves associated vehicle crossing, landscaping, service connections and an on-site stormwater management system. The dwelling plans to have a total floor area of 215.98m² over the building footprint of 108m². Total earthwork volume of 55.06m³ is to be taken place over an area of 200.27m². A tandem parking garage is proposed for this development to meet the parking requirement. The dwelling will be clad with bevel-back and vertical shiplap weatherboard and shingle roofing.

The subject site is located within the Stormwater Management Area – Flow 2 and it is proposed to provide the required stormwater mitigation in accordance with the relevant standards for the proposed impervious areas. Therefore, Consent is sought for construction of a new dwelling in Stormwater Management Area Control – Massey, Flow 2 with non-compliance to standards specified in H5.6.5 height in relation to boundary and H5.6.8 yards.

Site and surrounding environment description

Lucy Wang of EPS Consulting Group has provided a description of the proposal and subject site in the Assessment of Environmental Effects (AEE) titled: Assessment of Environment Effects for a Resource Consent at 34 Baumea Rise, Massey, Auckland, prepared by Lucy Wang, dated 26/06/2019.

Having undertaken a site visit on July 2019, I concur with that description of the proposal and the site and have no further comment.

4. Background

Specialist Input

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

- Rachel Felton – Development Engineer

Underlying consents

The subject site was created via the application reference SUB-2015-1519, subdivision consent to create 112 residential lots, 3 super lots for future residential development, 4 jointly owned access lots, 1 Local Purpose (Drainage) reserve, public roads and pedestrian walkways, and the provision of servicing infrastructure. It also involves earthworks of 37,300m³ over an area of 73,764m².

Consent Notice (10953462.4)

A Consent Notice is recorded on the Certificate of Title. The requirements against the subject site are briefed as below:

- Any engineering works on affected lots must be carried out in line with the recommendations in the Geotechnical completion report prepared by ENGEO Limited titled “Geotechnical

Completion Report for Stages 1& 2-74b & 76 Royal Road, Massey, Auckland”, dated 10 November 2017.

- An on-site stormwater management device shall be installed to mitigate the stormwater runoff, of which land owner is responsible for the operation and maintenance in perpetuity. The on-site stormwater devices shall be designed to provide retention of 5mm run off depth and detention of 17.7mm for run off from the 90th percentile 24-hour rainfall event for new impervious area.
 - On-site stormwater system is proposed for the development to mitigate the stormwater runoff from the development. The tank will be undergrounded, and the indicative location of the tank is noted on the site plan.

Consent Notice (11304165.1)

A Consent Notice is recorded on the Certificate of Title. The requirements against the subject site are briefed as below:

- The Owners of Lots 401 — 419 must install and maintain in perpetuity, a Stormwater Management System on the land; operate, monitor and maintain the Stormwater Management System in accordance with the Operation and Maintenance Manual; and not modify or remove the system without the express written permission of Auckland Council.
 - On-site stormwater system is proposed for the development to mitigate the stormwater runoff from the development. The tank will be undergrounded, and the indicative location of the tank is noted on the site plan
- The recommendations contained in the Geotechnical Completion Report or any addendums produced as part of the development, specifying information and recommendations (relating to foundation design, minimum floor levels if any retaining walls, and stormwater disposal plus any additional restrictions shall be continually upheld by the Owners of Lots 401 — 419. All buildings are to be designed and constructed in accordance with the recommendations of a suitably qualified engineer that is familiar with the site constraints and the contents and recommendations of the various geotechnical reports for the land.
- The Owners of Lots 401 — 419 are required on a continuing basis to ensure, that the design and construction of any building on Lots 401 — 419 shall have a minimum habitable floor level in accordance with the minimum habitable floor level identified in the engineering plan or report for that Lot.
 - (According to Development Engineer of WOODS, Mike Zhou, Stage 4 of the underlying consent does not have any minimum floor levels set by the OLFP. Therefore, the application just needs to comply with building code.
- With respect to Lots 401-416 and 418, any fence on or immediately adjacent to the boundary with the Green Infrastructure Corridor shall not exceed 1.2m in height and shall be constructed from visual permeable materials to provide adequate surveillance. If the fence fails, the owner of Lots 401-416 and 418 shall replace the fencing immediately. The owner of Lot Lots 401-416 and 418 shall thereafter maintain the fence in perpetuity. Close boarded fencing on the boundary immediately adjacent to the bush area or between that boundary and any dwelling/Building on the Lot is prohibited.
 - According to the architectural drawings that the above requirement has been met.



Figure 2: Road Plan, 76 Royal Road, Massey (source: approved plans BUN30586013)

AUP (OP) Designation

The subject site is designated under Ministry of Defence (Whenuapai Air Base) Airspace Restriction Designation – ID 4311, Defence purposes – protection of approach and departure paths under the AUP(OP), which protects the approach and departure of the Air Base paths. The subject site is subject to the following conditions:

- Condition 1 - written approval of the New Zealand Defence Force (NZDF) is required prior to the erection of any building, change in use of any land or building, or any subdivision of land, and prior to any building or resource consent application for such work/activities, within the area of designation shown on the planning maps as 'land use and subdivision subject NZDF approval'. The subject site doesn't fall within this area.
- Condition 2 – written approval of the NZDF is required for breaching the surface height restrictions in certain specific areas, from any building being erected which has a height of more than 9 metres above natural ground level. The height of the proposed dwelling is below 9m. It is noted that any temporary or permanent structure, including construction machinery, is subject to the same restriction.

5. Reasons for the application

Land use consent (s9) – LUC60341244

Auckland Unitary Plan (Operative in part)

District land use (operative plan provisions)

Residential - Mixed Housing Urban Zone

- The proposal involves use and development under rules H5.4.1(A3) and H5.4.1(A34) that fails to meet the following core standards and is a restricted discretionary activity under rule C.1.9(2):
 - The height in relation to boundary relative to the eastern boundary is infringed by a length of 13.079m relative to the boundary, and to maximum height of 4595mm, which exceeds the required 3m plus 45 degrees required under standard H5.6.5(1).
 - The front yard setback is infringed by the proposed retaining walls located within 1.5m of the boundary of the road, which exceeds the required 2.5m front yard control required under standard H5.6.8(1).

Stormwater Management Area – Flow 1 and Flow 2

- Development of new or redevelopment of existing impervious areas greater than 50m² within the Stormwater management area control – Flow 2 complying with Standard E10.6.1 and Standard E10.6.4.1 is a restricted discretionary activity under rule E10.4.1 (A3).
 - The application proposes total 147.74m² in impervious area.

Plan Changes 14-17

PC14-17 were notified by Council on 29 November 2018. There are no rules or standards in the plan changes that have immediate legal effect pursuant to s86B(3) that are relevant to the assessment of this application. The Plan Changes do not have any effect on this proposed application as they do not seek to alter the objectives, policies or rules which this application is seeking outcome for and therefore the status of this application is unchanged.

6. Status of the resource consents

Where a proposal:

- consists of more than one activity specified in the plan; and
- involves more than one type of resource consent or requires more than one resource consent; and
- the effects of the activities overlap;

the activities may be considered together.

Where different activities within a proposal have effects which do not overlap, the activities will be considered separately.

In the instance, the effects of the proposed resource consents will overlap and thus they are considered together as a restricted discretionary activity overall.

7. 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 residential-mixed housing urban, being a zone that is intended to be used principally for residential purposes; and
- the activity requiring resource consent is associated with the construction and use of a dwelling house, earthworks required for the creation of a building platform, access, etc.; construction of the dwelling; infrastructure connections required to service the dwelling.

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.

8. 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 activity (s95B(2)).

In addition, the council must determine whether the proposed activity **is** on or adjacent to, or may affect, land that is subject of a statutory acknowledgement under schedule 11, and whether the person to whom the statutory acknowledgement is made is an affected person (s95B(3)).

Within the Auckland region the following statutory acknowledgements are relevant:

- Te Uri o Hau Claims Settlement Act 2002
- Ngāti Manuhiri Claims Settlement Act 2012
- Ngāti Whātua Ōrākei Claims Settlement Act 2012
- Ngāti Whātua o Kaipara Claims Settlement Act 2013
- Te Kawerau ā Maki Claims Settlement Act 2015
- 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, however the proposal will not result in adversely affected persons in this regard because stormwater is being appropriately managed via the installation of a dual-purpose tank.

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;
- the adverse effects on those persons who have provided their written approval must be disregarded; and
- as a restricted discretionary activity, only those effects on persons that fall within the matters of discretion restricted under the plan can be considered.

These matters are:

- A. For buildings that do not comply with Standard H5.6.8 and H5.6.5
 - 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 amenity of neighbouring sites;
 - e) the characteristics of the development;
 - f) any other matters specifically listed for the standard; and
 - g) where more than one standard will be infringed, the effects of all infringements.
- B. For development of new or redevelopment of existing impervious areas greater than 50m² within Stormwater Management Area Control – Flow 1 or Flow 2.
 - a) effects (including cumulative) on freshwater systems
 - b) design of stormwater management systems

No other effects have been taken into account in this assessment.

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

The following persons have provided their written approval and any adverse effects on them have been disregarded:

Address	Legal description	Owner / occupier
32 Baumea Rise, Massey	LOT 416 DP 529958	Owner

Effects that may be disregarded

Permitted baseline

The permitted baseline may be taken into account and the council has the discretion to disregard those effects. In this case I note that for the proposal the use and development of land

under the district rules of the AUP(OP) is permitted, and I have disregarded those adverse effects. However, the proposal will not meet the yards and height in relation to boundary standards, as such the proposal requires consent.

In respect of hydrological mitigation development / redevelopment of impervious area as a regional rule, with its purpose to protect and enhance receiving freshwater bodies on a catchment-wide basis, and with permitted activities within the SMAF control areas also subject to hydrological mitigation standard E10.6.1(1), the permitted baseline has been disregarded.

Adverse effects

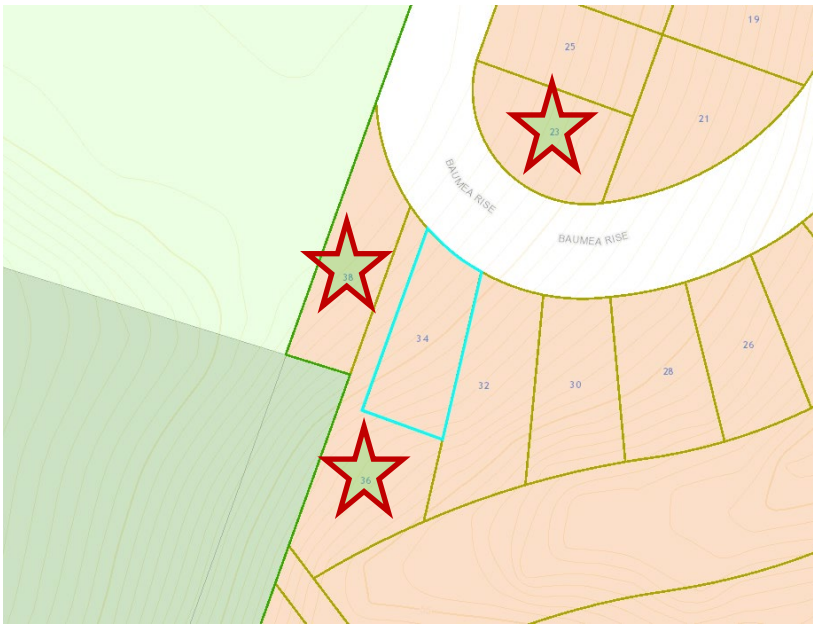


Figure 3: Map showing adjacent properties which haven't provided written approval

Disregarding those persons who have provided their written approval, no other person is considered adversely affected by the proposal because:

Effects on Neighbourhood Character and Amenity

The subject site and the surrounding sites are zoned Mixed Housing Urban under the AUP (OP). Within the Mixed Housing Urban zone, development is generally expected to have greater intensity than existing with typically two to three storey buildings in a varied size and forms. Efficient use of the site should be balanced with high-quality onsite amenity. Smaller and denser housing should face the street and integrate well into the neighbourhood, while ensuring reasonable sunlight access and privacy for neighbours.

The proposal is to build a two-storey residential dwelling on a vacant site. It is considered that the development is compatible with the aspirations of more intensive residential development to occur within the Mixed Housing Urban zone.

The proposal has incorporated several design factors, such as varied façade and eaves, a mixture of cladding materials, and a sufficient amount of street facing glazing. These factors will mitigate potential bulk and dominance effects. The proposed dwelling setback distance from the street front is almost 4.7m, and the recessed section is ended to a single garage door. This contributes to ensuring that the bulk isn't as dominant.

The proposed two-storey dwelling is designed in such a way that it is in keeping with the emerging planned character of this street, and will be compatible in terms of scale, bulk, and visual characters of the wider community and what is anticipated by the plans.

The proposed dwelling has been designed to maintain reasonable sunlight access for both residents and neighbours. The dwelling design also balances privacy and safety with adequate and usable outdoor space for the dwelling. The outdoor space is directly accessible from living room in ground floor. The proposed dwelling complies with all the outlook space control standards. The dwelling design responds directly to the site constraint and character of the subject site. The subject site is capable to accommodate the proposed dwelling.

Overall, I consider that the residential development proposed would contribute positively to the character and amenity values anticipated within the area.

Height in relation to boundary

The proposal involves infringement to Height in relation to boundary standard relative to the eastern boundary. The adverse effects of the proposal on the occupants of 32 Baumea Rise, Massey have been disregarded as this neighbour has provided their written approval.

Yards

The proposal involves a yard infringement along the front boundary. Retaining walls are proposed on the site due to the contour constraints of the site. All retaining walls are below the existing ground level and are required due to the proposed excavation. The maximum height of the proposed retaining wall is 1m.

The proposed retaining is below the natural ground level and will create a relatively levelled building platform for the building and outdoor space. The proposed retaining wall is unlikely to be perceptible from the neighbouring sites. Given the scale of the infringement and the site constraints, I consider that effects on the streetscape and the neighbouring properties are less than minor.

Stormwater Runoff Effects

The subject site is located within a Stormwater Management Area Flow 2, therefore stormwater mitigation is required. It is noted that the development will not exceed the maximum impervious coverage. An on-site stormwater system is proposed to mitigate the stormwater runoff from the development. A stormwater report is provided by THL Consultants Ltd dated 10/06/2019, which has confirmed that the stormwater tanks proposed are designed to meet the hydrological mitigation measures. Rachel Felton has reviewed the application and relevant material and has not raised any objections in relation to the proposed stormwater mitigation measures with the provision of conditions. According to Ms Felton, the proposed mitigation is in excess of that required and is therefore accepted.

Therefore, it is recommended that this application be processed without limited notification for the above reasons.

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.

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 activity, and the application is for an activity other than those specified in s95B(6)(b).
- Under step 3, limited notification is not required as it is considered that the activity will not result in any adversely affected persons.
- Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons.

It is therefore recommended that this application be processed without limited notification.


9. Notification recommendation

Non-notification

For the above reasons under section 95A, this application may be processed without public notification.

In addition, under section 95B, limited notification is not required.

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



Neda Akbarzadeh

Date: 29/07/2019

Planner
Resource Consents

10. 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 non-notified.



Chelsea Gosden
Team Leader
Resource Consents

Date: 29/07/2019

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



Restricted discretionary activity for a residential activity

Application number: LUC60341244 (s9 land use consent)

Applicant: Red Pine Property Limited

Site address: 34 Baumea Rise Massey

Legal description: LOT 417 DP 529958

Proposal:

To construct a new two-storey, five-bedroom dwelling on the vacant site of 34 Baumea Rise, Massey. Consent is sought for construction of a new dwelling in Stormwater Management Area Control – Massey, Flow 2 with non-compliance to standards specified in H5.6.5 height in relation to boundary and H5.6.8 yards.

Resource consent is required for the following reasons:

Land use consent (s9) – LUC60341244

Auckland Unitary Plan (Operative in part)

District land use (operative plan provisions)

District land use (operative plan provisions)

Residential - Mixed Housing Urban Zone

- The proposal involves use and development under rules H5.4.1(A3) and H5.4.1(A34) that fails to meet the following core standards and is a restricted discretionary activity under rule C.1.9(2):
 - The height in relation to boundary relative to the eastern boundary is infringed by a length of 13.079m relative to the boundary, and to maximum height of 4595mm, which exceeds the required 3m plus 45 degrees required under standard H5.6.5(1).
 - The front yard setback is infringed by the proposed retaining walls located within 1.5m of the boundary of the road, which exceeds the required 2.5m front yard control required under standard H5.6.8(1).

Stormwater Management Area – Flow 1 and Flow 2

- Development of new or redevelopment of existing impervious areas greater than 50m² within the Stormwater management area control – Flow 2 complying with Standard E10.6.1 and Standard E10.6.4.1 is a restricted discretionary activity under rule E10.4.1 (A3).
 - The application proposes total 147.74m² in impervious area.

Plan Changes 14-17

PC14-17 were notified by Council on 29 November 2018. There are no rules or standards in the plan changes that have immediate legal effect pursuant to s86B(3) that are relevant to the assessment of this application. The Plan Changes do not have any effect on this proposed application as they do not seek to alter the objectives, policies or rules which this application is seeking outcome for and therefore the status of this application is unchanged.

Decision

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

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

Reasons

The reasons for this decision are:

1. The application is for restricted discretionary resource consent, and as such under s104C only those matters over which council has restricted its discretion have been considered. Those matters are:
 - For buildings that do not comply with Standard H5.6.8 and H5.6.5
 - any policy which is relevant to the standard;
 - the purpose of the standard;
 - the effects of the infringement of the standard;
 - the effects on the amenity of neighbouring sites;
 - the characteristics of the development;
 - any other matters specifically listed for the standard; and
 - where more than one standard will be infringed, the effects of all infringements.
 - For development of new or redevelopment of existing impervious areas greater than 50m² within Stormwater Management Area Control – Flow 1 or Flow 2.
 - effects (including cumulative) on freshwater systems
 - design of stormwater management systems
2. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA, the actual and potential effects from the proposal will be acceptable as:
 - a. Potential adverse effects on the environment in terms of height, bulk and form of the development and amenity values, have been assessed above and are determined to be less than minor.
 - b. The proposal exceeds the HIRB standards along the eastern boundary. The applicant has provided a written approval from the neighbour at 32 Baumea Rise, Massey regarding the potential adverse effects on this neighbouring site.

- c. The proposed retaining wall located within 1.5m of the boundary of a road is below the natural ground level and is required due to the proposed excavation. However, due to its height it is unlikely to be perceptible from the neighbouring sites.
 - d. The applicant has proposed to have an on-site underground stormwater tank, which is in accordance with the Consent Notice (11304165.1) and chapter E10 of the AUP(OP). The on-site stormwater mitigation plan and its technical details will be reviewed at the building consent stage.
 - e. In terms of positive effects, the provision of a new residential dwelling on site will contribute to the social and economic wellbeing of the site owner and the housing market in Auckland Region to increase housing supply in order to meet the demand of housing.
 - f. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment or within the relevant matters of discretion.
3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents, insofar as they relate to the matters over which discretion is restricted. In particular:

H5 Residential – Mixed Housing Urban

The objectives and policies of the Mixed Housing Urban zone are set out in sections H5.2 and H5.3 of the AUP (OP). These provisions enable intensification while retaining an urban built character in a variety types and size and to increase housing choice. The proposal is an efficient utilisation of the land and infrastructure which facilitates increased housing supply and achieves urban intensification as envisaged by AUP (OP). The proposed dwelling has been designed in an integrated manner to provide a generally complying and high-quality development. The dwelling is designed to be compatible with the character anticipated for the Mixed Housing Urban zone.

E10 - Stormwater Management Flow 2

The objectives and policies of the Stormwater management area – Flow 1 and Flow 2 are set out in sections E10.2 and E10.3 of the AUP (OP). These provisions enable urban development while protecting high value rivers, streams and aquatic biodiversity in identified urbanised catchments.

The proposal is considered to be consistent with the above objectives and policies. In particular, the development will not lead to any adverse water quality and erosion or sediment effects associated with stormwater discharge. The development has been designed to ensure impervious surface areas are compliant with the relevant standards, and that any stormwater runoff from the site is adequately discharged into the proposed tank.

- 4. As a restricted discretionary activity, no other matters can be considered under s104(1)(c) of the RMA.
- 5. In the context of this restricted discretionary activity application for land use, where the relevant objectives and policies and matters for discretion in the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant

planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects, there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.

6. Overall the proposal is appropriate for the site and location as it will achieve an overall form and appearance of residential development that is broadly consistent with the provisions of the AUP (OP) and will not detract from the planned urban character of the surrounding neighbourhood. The adverse effects of the proposal, including both on-site and off-site effects are considered to be less than minor, and the proposal will be consistent with the objectives and policies of the AUP (OP).

Conditions

Under sections 108 and 108AA of the RMA, this 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 LUC60341244.
 - Application Form and Assessment of Environmental Effects prepared by Lucy Wang, dated 26/06/2019.

Report title and reference	Author	Rev	Dated
Stormwater Management Report	THL Design Group Ltd	-	-
Stormwater Detention and Retention Tank	THL Design Group Ltd	B	26/07/2019

Drawing title and reference	Author	Rev	Dated
L001- Site/ Datum	BW Building Consultants Ltd.		26/07/2019
L002- Site Management Plan	BW Building Consultants Ltd.		26/07/2019
L101-Ground Floor Plan	BW Building Consultants Ltd.		26/07/2019
L101-First Floor Plan	BW Building Consultants Ltd.		26/07/2019
L301-Elevation N-E	BW Building Consultants Ltd.		26/07/2019
L302-Elevation S-W	BW Building Consultants Ltd.		26/07/2019

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 \$335 (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.

Surveyor's certificate

4. No building works shall proceed beyond the roof framing stage until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder, has provided written certification to the Team Leader Compliance Monitoring North West that the works completed:
- have been completed in accordance with the approved plans as referred to in Condition 1 of this consent, and
 - 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.*

Stormwater

5. The consent holder shall design, install and maintain a private on-site stormwater management system (retention/detention tank) in accordance with Auckland Council

standards, from the point of collection to the point of discharge to collect all roof runoff. The system shall be designed as per the consented documents (in condition 1) and shall:

- a) Provide retention (volume reduction) of at least 5mm runoff depth for the impervious area for which hydrology mitigation is required; and
- b) Provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24-hour rainfall event minus the 5 mm retention volume or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.

Advice note:

The stormwater management device or system shall be operated and maintained in accordance with best practice for the device or system. Details of all inspections and maintenance for the stormwater management system, for the preceding three years, shall be retained by the consent holder. These records shall be provided to the Regulatory Engineering Team Leader – North West 1 on request.

Construction of private drainage requires separate Building Consent.

The proposed tanks shall be designed in accordance with the Stormwater Management Report by THL.

The tank design is accepted as meeting the consent notice and SMAF 2 requirements.

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

This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.

6. *The proposed dwelling and retaining, approved and constructed under separate Building Consent, shall be undertaken in accordance with all recommendations identified in the Geotechnical Completion Report prepared by ENGEO dated 21/11/18. Surcharge of 12kPa shall be used for the retaining wall(s) along the front and western boundary.*
7. *Construct a new Vehicle Crossing to the satisfaction of Auckland Transport. A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works. Please visit The Auckland Transport website or contact Auckland Transport Call Centre on Ph 09 355 3553 for requirement and standards.*
8. *Prior to the commencement of earthworks activity, the consent holder shall construct and carry out all required erosion and sediment control measures on the subject site in accordance with Auckland Council Guideline Document 2016/005 "Auckland Erosion & Sediment Control Guide for Land Disturbing Activities in the Auckland Region".*
9. *All earthworks shall be managed, in accordance with Auckland Council Guideline Document 2016/005 "Auckland Erosion & Sediment Control Guide for Land Disturbing Activities in the Auckland Region", to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged from the subject site either to land or the stormwater drainage systems. In the event that a discharge occurs, works shall cease immediately, and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader, Compliance & Monitoring North West 2.*
10. *Apply to Watercare Services Limited for Works Over approval for any proposed dwelling or structure/tank within 2m of the public wastewater line at the rear of the site.*

Delegated decision maker:

Name: Chelsea Gosden

Title: Team Leader, Resource Consents

Signed:



Date: 29/07/2019

Building consent

Section 51, Building Act 2004
(Form 5 - Building (Forms) Regulations 2004)



THE BUILDING

Building consent number:	BCO10290353	Date building consent issued:	22 August 2019
Street address of building:	34 Baumea Rise Massey Auckland 0614		
Legal description of land where building is located:	LOT 417 DP 529958		
Building name:	N/A		
Location of building within site / block number:	N/A	Level or unit number:	N/A

THE OWNER

Name of owner:	Red Pine Property Limited		
Contact person:			
Mailing address:	C/O Jeff YUAN, 56 Allendale Rd, Mt Albert, Auckland 1025		
Street address / registered office:	N/A		
Daytime phone:	+64 (21855705)	Mobile:	
After hours:	N/A	Facsimile:	
Email address:	2632629735@qq.com		
Website:	N/A		

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

Full name:	Peter Wang		
Mailing address:	C/O BW Building Consultants Limited, 42N Constellation Drive, Rosedale, Auckland 0630		
Street address / registered office:	N/A		
Daytime phone:	+64 (9) 480 6688	Mobile:	
After hours:	N/A	Facsimile:	
Email address:	info@bwbc.co.nz		

BUILDING WORK

The following building work is authorised by this building consent:

DBC - RBW - RES 2 - New two-storey dwelling, five bedrooms, three bathrooms and one separate toilet, kitchen and double garage, retaining wall to western boundary and private drainage

THIS BUILDING CONSENT IS SUBJECT TO THE FOLLOWING CONDITIONS

This building consent is issued under section 51 of the Building Act 2004; it does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

- Under s.90 of the Act, agents (staff and contractors) authorised by the Building Consent Authority are entitled at all times during normal working hours or while building work is being done, to inspect the building work and ensure the provisions endorsed on the building consent are being carried out.


COMPLIANCE SCHEDULE: (✓ tick option required)

- A compliance schedule is not required for this building

ATTACHMENTS: copies of the following documents are attached to this building consent (✓ tick option required)

- Schedule of inspections and documentation required for compliance

SIGNED FOR AND ON BEHALF OF AUCKLAND COUNCIL BY:

Signature:		Date Issued:	22 August 2019
Name:	Ian McCormick	Position:	Manager, Building Control

For all queries regarding your building consent, building inspections and code compliance certificate (CCC), please phone 09 301 0101

Auckland Council, Private Bag 92300, Auckland 1142

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



Restricted discretionary activity for a residential activity

1. Application Description

Application number(s):	LUC60342992
Applicant:	Red Pine Property Limited (Jeff Yuan)
Site address:	38 Baumea Rise, Massey, Auckland 0614
Legal description:	Lot 419 DP 529958
Site area:	323m ²
Operative plan:	Auckland Unitary Plan (Operative in part)
Zoning and precinct:	Residential: Mixed Housing Urban
Overlays, controls, designations, special features, etc.:	Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Kumeu Waitemata Aquifer Designations: Airspace Restriction Designations - ID 4311, Defence purposes - protection of approach and departure paths (Whenuapai Air Base), Minister of Defence Stormwater Management Area Flow 2 Controls: Macroinvertebrate Community Index – Urban

2. Proposal

The applicant seeks resource consent to construct a two-storey 213m² home with two car tandem internal garaging. The site is located in a Stormwater Management Area Control - Flow 2 area where stormwater mitigation is required. An on-site stormwater system is proposed for to mitigate the stormwater runoff from the development. A stormwater tank calculation is supplied as part of the application and confirms that the stormwater tanks proposed are designed to meet the hydrological mitigation measures. The tank will be undergrounded, and the indicative location of the tank has been noted on the site plan.

The applicant proposes to install two underground tanks and the roof water will be directed into the retention tank which can be pumped back into the house for reuse in the laundry and toilets. The drainage for the paved areas will be directed to the detention tank. This will control the overflow to the public network. The overflow from the retention tank will be piped to the detention tank for eventual overflow to the public network.

It is noted that there are consent notices for the site relating to on-site stormwater, geotechnical completion, minimum floor levels and fencing. These matters are reiterated in the consent conditions.

The resource consents required are:

Land use consents (s9)

Auckland Unitary Plan (Operative in part)

- The proposal involves use and development that fails to meet the following core standards and is a **restricted discretionary** activity under rule C.1.9(2):
 - The proposed retaining wall is located within 1.5m of the front boundary adjoining the street where a 2.5m yard is required in this zone under H5.6.8.

Stormwater management area - Flow

- The proposal involves erecting a new dwelling on a site subject to Stormwater Management Area Control – WHAU 2, Flow 2, Overlay. Development of new or redevelopment of existing impervious areas greater than 50m² within Stormwater management area, that comply with Standard E 10.6.1 and Standard E 10.6.4.1 is a **restricted discretionary** activity under Standard (E10.4.1 (A3) Activity Table Stormwater Management area – Flow 1 and Flow 2).

Overall activity status: restricted discretionary activity

3. Decision

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

Acting under delegated authority, and for the reasons set out below, under sections 95A and 95C to 95D, and 95B and 95E to 95G of the RMA this application shall be processed **non-notified**.

Acting under delegated authority, under sections 104, 104C and Part 2 of the RMA, the resource consent(s) is **GRANTED**.

4. Reasons

The reasons for this decision are:

1. The application is for restricted discretionary activity resource consent, and as such only those matters over which the council has restricted its discretion have been considered. Those matters are:

- H5.8.1. Matters of discretion
 - *The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application.*
 - (4) *for buildings that do not comply with Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11 Landscaped area; Standard H5.6.12 Outlook space; Standard H5.6.13 Daylight; Standard H5.6.14 Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls; Standard H5.6.16 Minimum dwelling size:*
 - (a) *any policy which is relevant to the standard;*
 - 1. *the purpose of the standard;*
 - 2. *the effects of the infringement of the standard;*
 - 3. *the effects on the rural and coastal character of the zone;*
 - 4. *the effects on the amenity of neighbouring sites;*
 - 5. *the effects of any special or unusual characteristic of the site which is relevant to the standard;*
 - 6. *the characteristics of the development;*
 - 7. *any other matters specifically listed for the standard; and*
 - 8. *where more than one standard will be infringed, the effects of infringements.*
- *E10.6.4.1. Development of new or redevelopment of existing impervious areas greater than 50m² within Stormwater management area control – Flow 1 or Stormwater management area control – Flow 2 E10.6.4. Restricted discretionary activity standards*
 - (1) *Stormwater runoff must be managed to achieve one of the following:*
 - (2) *Except as provided in standard E10.6.4.1(3) below, hydrology mitigation required must be provided on the same site as the new and redeveloped impervious area.*
 - (3) *Where the hydrology mitigation requirement is provided by an authorised off-site stormwater management device or system, the following must be met:*
 - (a) *the system must be designed, constructed and operated to receive and manage stormwater from the impervious area of the site; and*

(b) a copy of authorisation (such as a discharge consent or subdivision consent notice on title) must be provided to Council, along with confirmation from the operator of the device or system that hydrology mitigation requirements will be achieved for the additional stormwater from the site.

(4) Any stormwater management device or system must be built generally in accordance with design specifications by a suitably qualified service provider and is fully operational prior to use of the impervious area;

(5) 'As built' plans for any stormwater management device or system must be provided to the Council within three months of practical completion of the works; and

(6) Any stormwater management device or system must be operated and maintained in accordance with best practice for the device or system.

2. In accordance with an assessment following the steps set out in sections 95A and 95C to 95D the application need not be publically notified because:
 - Under step 1, public notification is not mandatory as the applicant has not requested it, there are no outstanding or refused requests for further information, and the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977.
 - Under step 2, public notification is precluded as the application is exclusively for a residential activity which requires consent as a restricted discretionary activity. The proposal qualifies as a residential activity as:
 - the land is located in a zone that is intended to be used principally for residential purposes, and
 - the activities requiring resource consent are exclusively associated with the construction and use of a dwelling house on a site subject to Stormwater Management area control with a retaining wall built in the front yard.
 - Consideration of step 3 is not required given the finding of step 2.
 - Under step 4, there are no special circumstances to warrant public notification because the construction of a dwelling within an established neighbourhood is not seen as being out of the ordinary or unusual.
3. In accordance with an assessment following the steps set out in sections 95B and 95E to 95G the application need not be limited notified because:
 - Under step 1, limited notification is not mandatory as there are no protected customary rights groups or customary marine title groups affected by the proposed activity, nor any affected person to whom a statutory acknowledgement is made under schedule 11.
 - Under step 2, limited notification is not precluded by any rule or NES and the application is for an activity other than a district land use controlled activity or a prescribed activity.

- Under step 3, limited notification is not required as there will be no adversely affected persons as a result of the activity for the following reasons:
 - The existing public stormwater system has been constructed under the underlying subdivision. The applicant has confirmed that site has been created by a recent subdivision of parent Lots 74B and 76 Royal Road and each new lot will have a separate connection to stormwater and wastewater before obtaining the 224c approval and individual title. It is noted that Council GIS is not yet updated in this regard.
 - Councils Development engineer Mr Emdad Haque has reviewed the proposal and states that *“the site plan indicated the development will not exceed the maximum permitted impervious coverage. An on-site stormwater system is proposed to mitigate the stormwater runoff from the development and a Stormwater Management Report by THL was provided. A dual-purpose tank of 4.8m³ (retention = 1.3m³ and detention = 3.5m³) has been designed with reuse of water within the dwelling. The tank location is shown on the Site Plan with tank design and calculations provided. The tank will be under ground and a maintenance manual is provided. A building consent will be required for private drainage system. Mr Haque confirms that the general layout and concept proposed is acceptable for SMAF mitigation.”* Therefore effects on persons will be less than minor.
 - Building within the 2.5m front yard, due to the proposed construction of a retaining wall along the western boundary is considered acceptable give that it is below the natural ground level. The proposed height appears less than 1m as such no design or building consent will be required, however, it is recommended the wall design be included in the Building Consent for the new dwelling and that a 12kPa surcharge is used as a design parameter due to the location in relation to the road and panhandle driveway to the neighbouring lot. Given the proposed height of the wall any effects on persons will be negligible.
 - Furthermore, the proposed dwelling complies with site coverage and impermeable surfaces. Therefore, any additional stormwater runoff generated by the proposal will be less than minor and will result in a negligible effect on the wider environment.
 - Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons because construction of a new dwelling is not seen as being out of the ordinary.
4. In accordance with an assessment under sections 95B, 95E-95G the application need not be limited notified because:
- Only those effects that relate to matters that are within the council’s discretion are considered in an assessment under sections 95B, 95E-95G.

- There will be no adversely affected persons as a result of the proposal for the following reasons:
 - Stormwater runoff effects generated by the proposal will be less than minor on any persons, in particular those persons on adjacent or nearby sites. As the proposal can be connected to the reticulated stormwater system with retention and detention onsite and without creating capacity issues for the neighbourhood.
 - The proposed retaining wall within the front yard is below natural ground level and effects on persons will be negligible.

5. In accordance with an assessment under s104(1)(a) and (ab) of the RMA the actual and potential effects from the proposal will be because:

- The proposed development is able to achieve hydrological mitigation in accordance with the SMAF requirements which ensures that no runoff from stormwater above that permitted or anticipated will get beyond the site.
- The retaining wall within the front yard is located at natural ground level and any effects will be less than minor.

In terms of positive effects:

- The new dwelling provides for the needs of the occupants without compromising the receiving environment.

With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant.

Overall, it is considered on balance that any actual or potential effects generated by the proposal are acceptable within the context and character of the surrounding environment.

6. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents, being the Auckland Unitary Plan (Operative in part). In particular:

- Under the Auckland Unitary Plan Operative in Part the relevant objectives and policies of are contained in Chapter H 5 Residential – Mixed Housing Urban Zone. The proposal is consistent with the objectives and policies in H 5.2 (3) and H5.3, as it provides amenity for residents, adjoining sites and the street. It enables a variety of housing types at higher densities whilst the height, bulk and location of development maintains a reasonable standard of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.
- The proposal is consistent with objective E10.2 (1) and policies H3.3 (1), (2) and (3) because stormwater will be adequately managed via a stormwater tank to minimise the adverse effects of stormwater runoff on rivers and streams to retain, and where possible enhance, stream naturalness, biodiversity, bank stability and other values.

7. As a restricted discretionary activity no other matters can be considered under s104(1)(c).
8. Overall the proposal is deemed acceptable and consent is granted subject to conditions.

5. Conditions

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

General conditions

1. The restricted discretionary activity 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 LUC60342992.
 - Application Form, and Assessment of Environmental Effects prepared by Lucy Wang from EPS Consulting dated 31 July 2019.

Plan title and reference	Author	Rev	Dated
L001 - Site Plan	BW Building Consultants Ltd	-	28.6.19
L002 – Site Management Plan	BW Building Consultants Ltd	-	11.6.19
L003 – Sediment and Erosion Control	BW Building Consultants Ltd	-	11.6.19
L102 Ground Floor	BW Building Consultants Ltd	-	11.6.19
L103 First Floor	BW Building Consultants Ltd		11.6.19
L301 North & East Elevation	BW Building Consultants Ltd		11.6.19
L302 South & West Elevation	BW Building Consultants Ltd		11.6.19

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 **\$335.00** (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent/s.

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(s). 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.

Stormwater

4. As per the consent notice for the site, the owners of the Affected Lots must install and maintain in perpetuity a stormwater management system (**System**) sized to ensure the following measures are provided for all impervious surfaces:

- retention of 5mm of runoff depth; and
- detention (temporary storage) of 17.7mm for runoff from the 90th percentile 24-hour rainfall event,

The owners of the Affected Lots must operate, monitor and maintain the System in accordance with the approved operation and maintenance manual which shall be provided to the Council for approval at the specific design stage (at building consent) and must not modify or remove the System without the express written permission of the Council. The approved operation and maintenance manual shall be in accordance with the generic template approved under the Consent.

5. Design, provide and install a private on-site stormwater management device (retention/detention tank) in accordance with Auckland Council standards, from the point of collection to the point of discharge. The system shall provide mitigation in accordance with the consent notice and SMAF 2 requirements. Specific requirements:
- a) Provide retention (volume reduction) of at least 5mm runoff depth for the impervious area for which hydrology mitigation is required; and
 - b) Provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5 mm retention volume or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.

Advice note:

Construction of private drainage requires separate Building Consent. The proposed tanks shall be designed in accordance with the Stormwater Management Report by THL. The tank design is accepted as meeting the consent notice and SMAF 2 requirements. A tank schematic and Operations & Maintenance Manual are required to be submitted with the Building Consent.

Geotechnical Completion Report

6. Any engineering works on the Affected Lots must be carried out in line with the recommendations in the geotechnical completion report prepared by EN GEO Limited titled "Geotechnical Completion Report for Stages 1 & 2 - 74b & 76 Royal

Road, Massey, Auckland' dated 10 November 2017 {Report). A copy of the Report is available on the Council's file for the Consents.

All buildings are to be designed and constructed in accordance with the recommendations of a suitably qualified engineer that is familiar with the constraints of the Affected Lots and the contents and recommendations of the Report for the Affected Lots.

7. The proposed dwelling and retaining, approved and constructed under separate Building Consent, shall be undertaken in accordance with all recommendations identified in the Geotechnical Completion Report prepared by ENGEO dated 21/11/18. Specific requirements:

Surcharge of 12kPa shall be used for the retaining wall(s) along the front and western boundary.

Vehicle Crossing

8. Construct a new Vehicle Crossing to the satisfaction of Auckland Transport.

Advice Notes:

A Vehicle Crossing approval permit from Auckland Transport is required to be obtained prior to construction of the proposed vehicle crossing. Please visit The Auckland Transport website or contact Auckland Transport Call Centre on Ph 09 355 3553 for requirement and standards.

6. 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 contact monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
3. *For more information on the resource consent process with Auckland Council see the council's website www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.*
4. *If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.*
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.

On-site Earthworks

- 6. *Prior to the commencement of any onsite earthworks, all required erosion and sediment control measures on the subject site shall be constructed and carried out in accordance with the TP90*
- 7. *There shall be no deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it shall immediately be removed.*

Decision Prepared By:

Bonnie Collinson



Intermediate Planner
Resource Consents

16 August 2019

Delegated Decision Maker:

Name: Lee Ah Ken
Title: Team Leader, Resource Consents
Signed:



Date: 16 August 2019



LOT 440 DP 527981
21 Baumea Rise, Massey 0614
Resource Consent

BETTER DESIGN BETTER LIFE

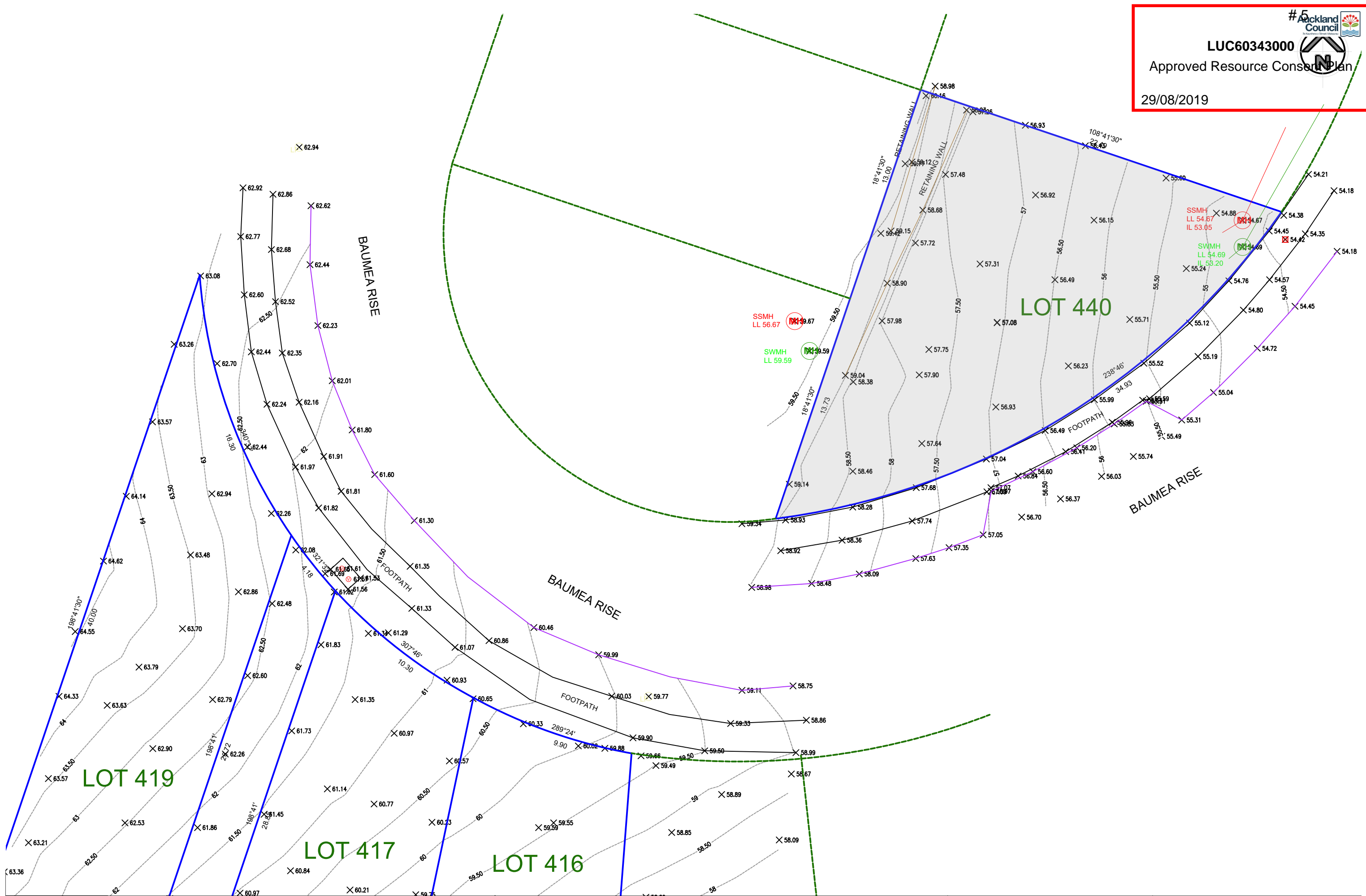


BW Building Consultants Ltd.
 Subdivision/ Architectural Design/ Project Management

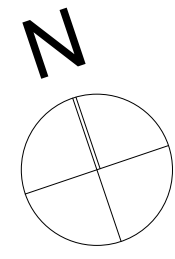
OFFICE: 42N Constellation Drive, Rosedale, Auckland
 PHONE: 09-478 8999 / 09-480 6688
 EMAIL: info@bwbc.co.nz
 WEBSITE: www.bwbc.co.nz

Cover page

Layout ID	Layout Name
	Cover Page
L001	Topo Plan
L002	Site/ Datum
L003	Site Management Plan
L101	Ground Floor
L102	First Floor
L103	Second Floor
E001	North & East Elevations
E002	South & West Elevation



	<p>This design and drawing is the copyright of FZ- Survey Management Ltd and is not to be reproduced without written permission.</p>		<p>Job Title TOPOGRAPHICAL SURVEY</p>		<p>Drawn by Eric Cho</p>	<p>Project No 20190243</p>
	<p>M: 021 02556672</p>	<p>BEFORE COMMENCING CONSTRUCTION CHECK AND CONFIRM ALL DIMENSIONS ON SITE</p>	<p>Address: ROYAL ROAD</p>	<p>Drawing Scale 1 : 100</p>	<p>Client : OWNER</p>	<p>Issue date: 23.02.2019</p>

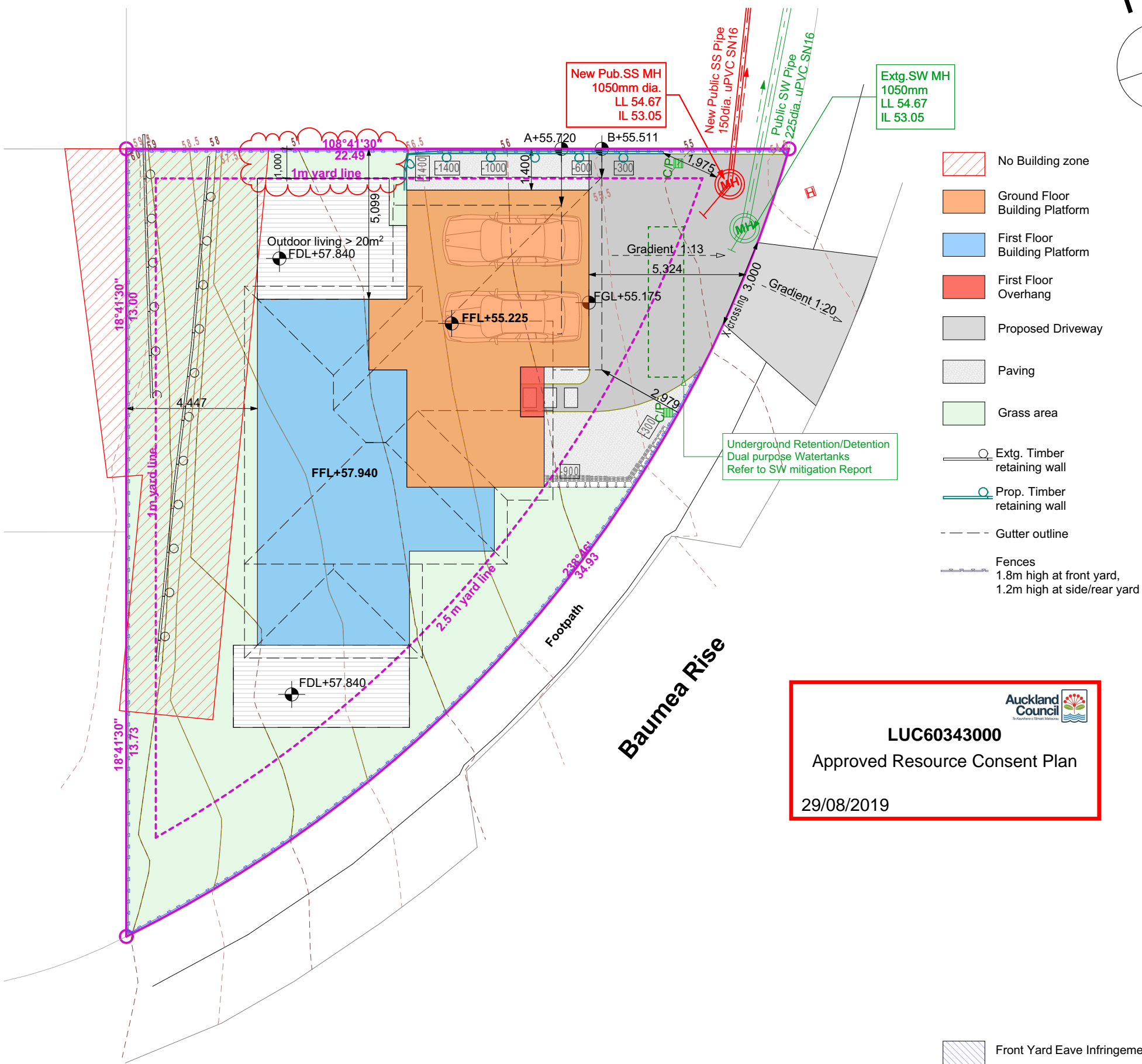
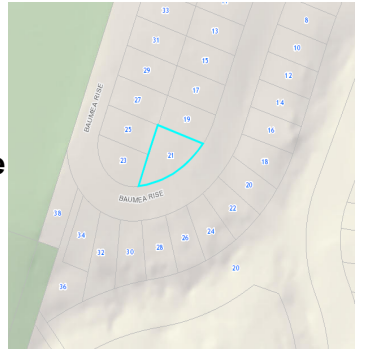


Legal Description:


LOT 440 DP 527981
Land Area: 386m2

Full Site Address: 21 Baumea Rise
Massey
Wind Zone: **Low** (Auckland GIS)
Earthquake Zone: Zone 1
Corrosion Zone: Zone C

Site Location




- No Building zone
- Ground Floor Building Platform
- First Floor Building Platform
- First Floor Overhang
- Proposed Driveway
- Paving
- Grass area
- Extg. Timber retaining wall
- Prop. Timber retaining wall
- Gutter outline
- Fences
1.8m high at front yard,
1.2m high at side/rear yard


LUC60343000
 Approved Resource Consent Plan
 29/08/2019

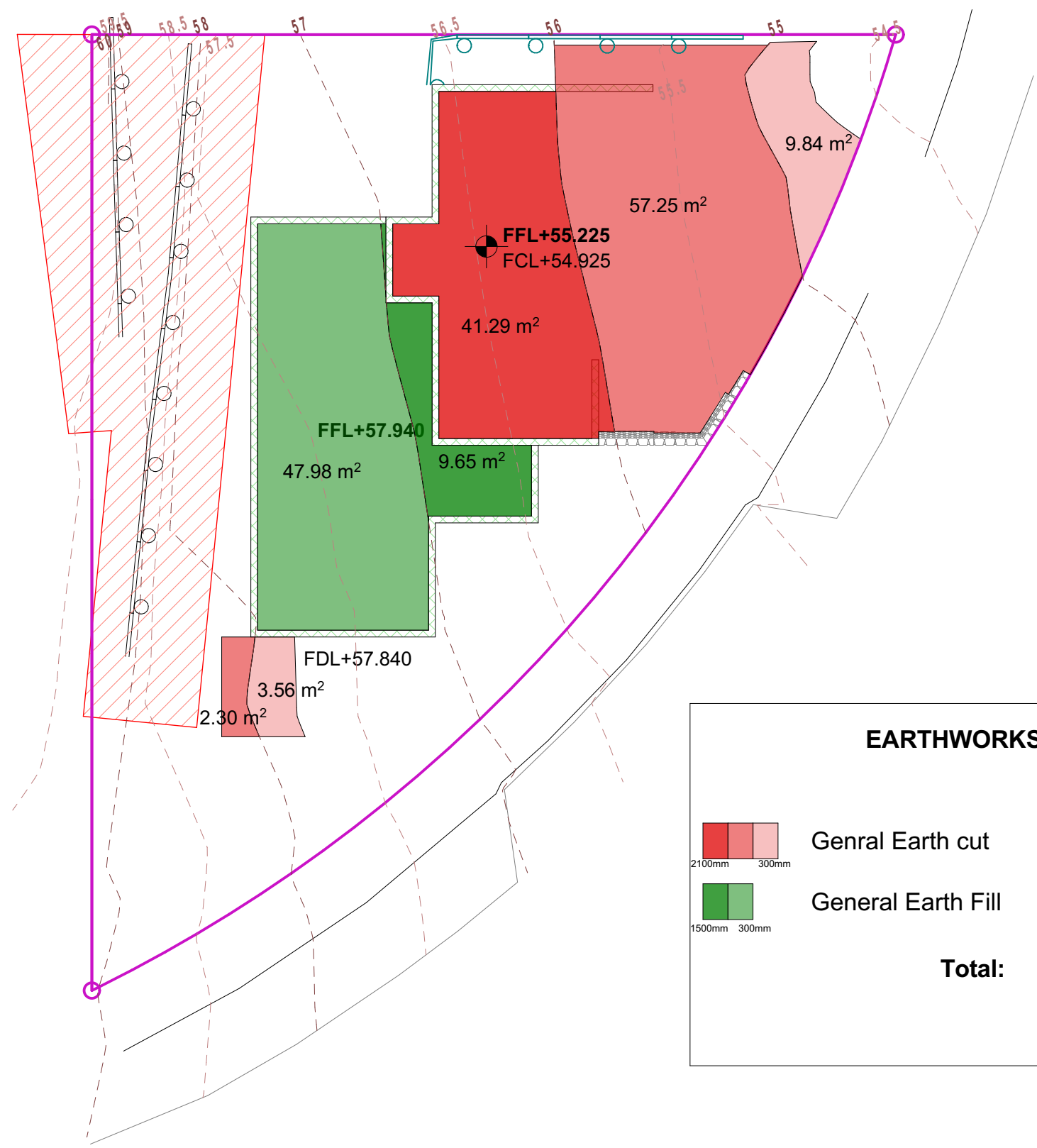
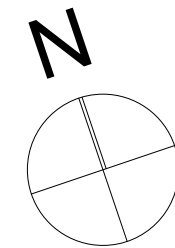
H5.6	MIXED HOUSING URBANE ZONE	TOWN PLANNING ASSESSMENT Gross Site Area: 386m2
H5.6.4	Building Height - 11m max.	Complied
H5.6.5	HIRB	Complied See Site Plan and Elevations
H5.6.6	AHIRB	N/A
H5.6.7	HIRB adjoining lower intensity zones	N/A
H5.6.8	Yards	2.5m Front yard 1m Side/Rear yard
	Impervious Coverage 60% max.	
H5.6.9	Area (m2)	205.6
	Percentage (%)	53 < 60%
		Complied
H5.6.9	Building Coverage 45 % max.	
	Area (m2)	122.35
	Percentage (%)	32 < 45%
		Complied
H5.6.11	Landscaping Coverage 35% min.	
	Area (m2)	172.52
	Percentage (%)	45 < 35%
		Complied
H5.6.11	50% min. Front yard	
	Area (m2)	56
	Percentage (%)	63 > 50%
		Complied
H5.6.12	Outlook Space	
	Principle living :4m x 6m	Complied
	Principle bedroom: 3m x 3m	Complied
	All other habitable rooms: 1m x 1m	Complied
H5.6.13	Daylight	
H5.6.14	Outdoor living space	
	Principal living at Ground floor Min.20m2, min 4m gradient max 1: 20	Complied
	Outdoor living in the form of balcony min. 5m2, min dimension 1.8m	N/A
	Location of outdoor living space not located at south of the dwelling	N/A
H5.6.15	Fences	
	Front Yard: 1.2m height	Complied
	Side/Rear yard: max. 2m height	
H5.6.16	Min. dwelling size	
	Min. 45m2 for one or more bedrooms dwellings	Complied
	Compliant	


Front Yard Eave Infringement

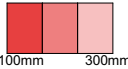

 BW Building Consultants Ltd. Subdivision/ Architectural Design/ Project Management 42N Constellation Drive, Rosedale, Auckland, NZ info@bwbc.co.nz www.bwbc.co.nz 09-478 8999 09-480 6688	BEFORE COMMENCING CONSTRUCTION ON SITE, CHECK AND CONFIRM ALL DIMENSIONS. THIS DESIGN AND DRAWING IS THE COPYRIGHT OF BW BUILDING CONSULTANTS LTD. AND IS NOT TO BE REPRODUCED WITHOUT WRITTEN PERMISSION.	TITLE: Prop. New Dwelling	REV:	AMENDMENT DESCRIPTION:	BY:	DATE:	DRAWING: Site/ Datum	
		SITE: Lot 440 / 21 Baumea Rise Massey	STATUS: Building Consent		SCALE ATAS: 1:150, 1:1	DATE: 14-Aug-19	DRAWN: Q.W	CHECKED: B.W
		CLIENT: Red Pine Property Ltd	PROJECT NO: B19125	DRAWING NO: L002	72 of 110			

Timetable/Sequence of Proposed Site Work:

- | | |
|--|----------|
| 1. Form Access & Stabilised construction Access | 2days |
| 2. Site Earth works for foundation and retaining wall and S/W drainage | 10days |
| 3. Cesspit connection and erect silt fence | 1day |
| 4. Connect temporary DP once roof and gutter finished | 1day |
| 5. Completion of house and removal scaffolding | 3-4moths |
| 6. Completion of external drainage work and regrass | 4days |




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EARTHWORKS CALCULATIONS		
	Area	Volume
 General Earth cut <small>2100mm 300mm</small>	120m ²	117m ³
 General Earth Fill <small>1500mm 300mm</small>	57.63m ²	42m ³
Total:	178m²	159m³
	<500m²	<250m³ Complied

- Legend: # 5**
- Sediment Controls shall be in place before the commencement of any earthworks. Prevention of sedimentation will be carried out using haybales to Council Standards.
 - Earthworks shall be carried out during a period of forecast fine weather
 - All cuts to be covered with a layer of coarse aggregate.
 - Exposed earth embankments shall covered with polythene.
- Site Safety Notes:**
- Temporary Fence to be erected at the whole site perimeter to prevent the access of unauthorized people
 - Hazard Signboards must be updated everyday by the project manager and shown on the site access gate

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STATUS: Resource Consent			

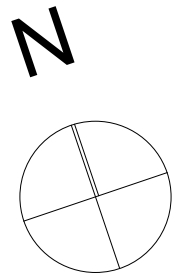
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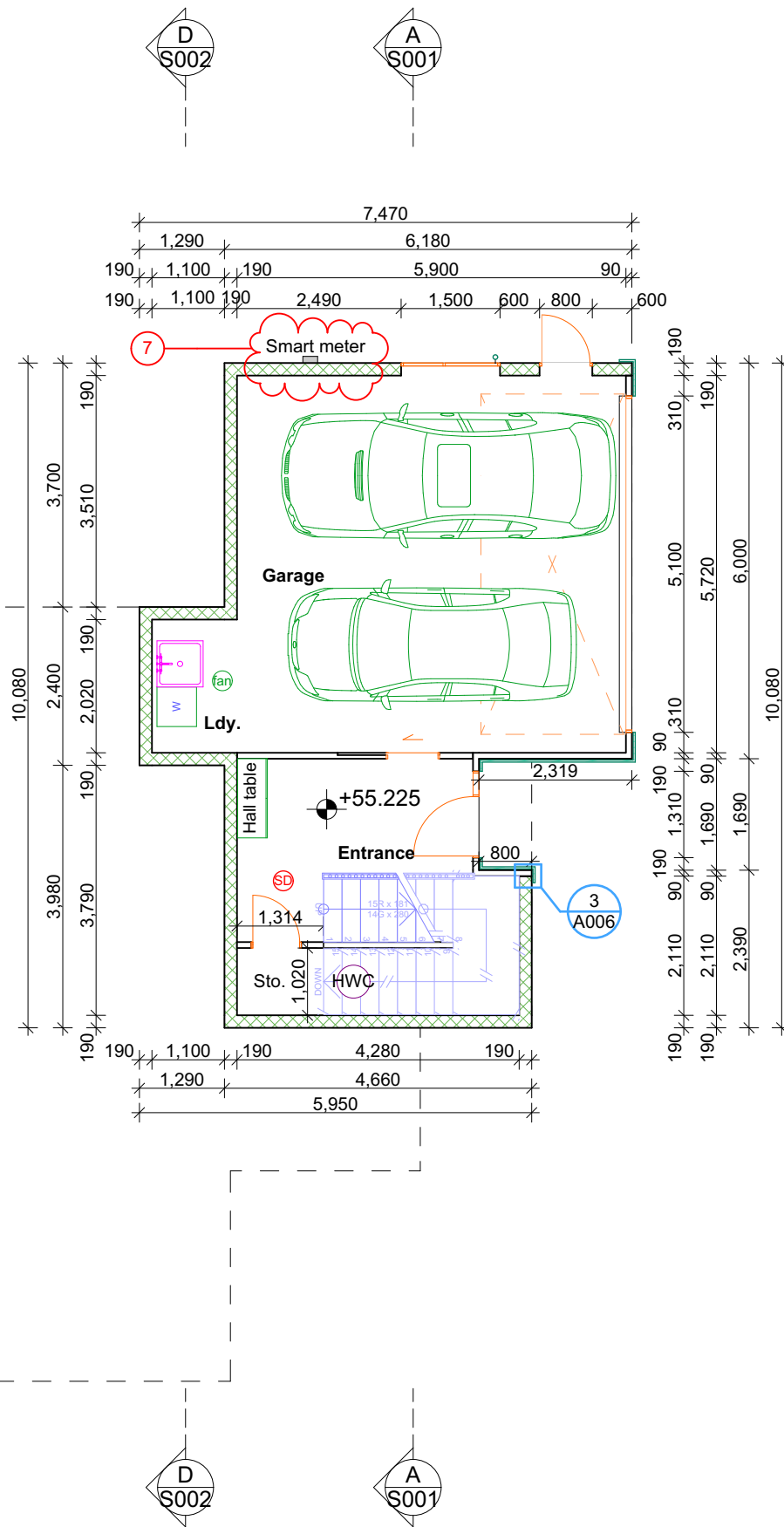
42N Constellation Drive,
Rosedale, Auckland, NZ
 www.bwbc.co.nz
 info@bwbc.co.nz
 09-478 8999
 09-480 6688

TITLE:	Prop. New Dwelling
SITE:	Lot 440 / 21 Baumea Rise Massey
DRAWING:	Site Management Plan
CLIENT:	Red Pine Property Ltd

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:150	23-Jul-19	Q.W	B.W
PROJECT NO:	DRAWING NO:	REVISION:	
B19125	L003	73 of 110	



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 29/08/2019



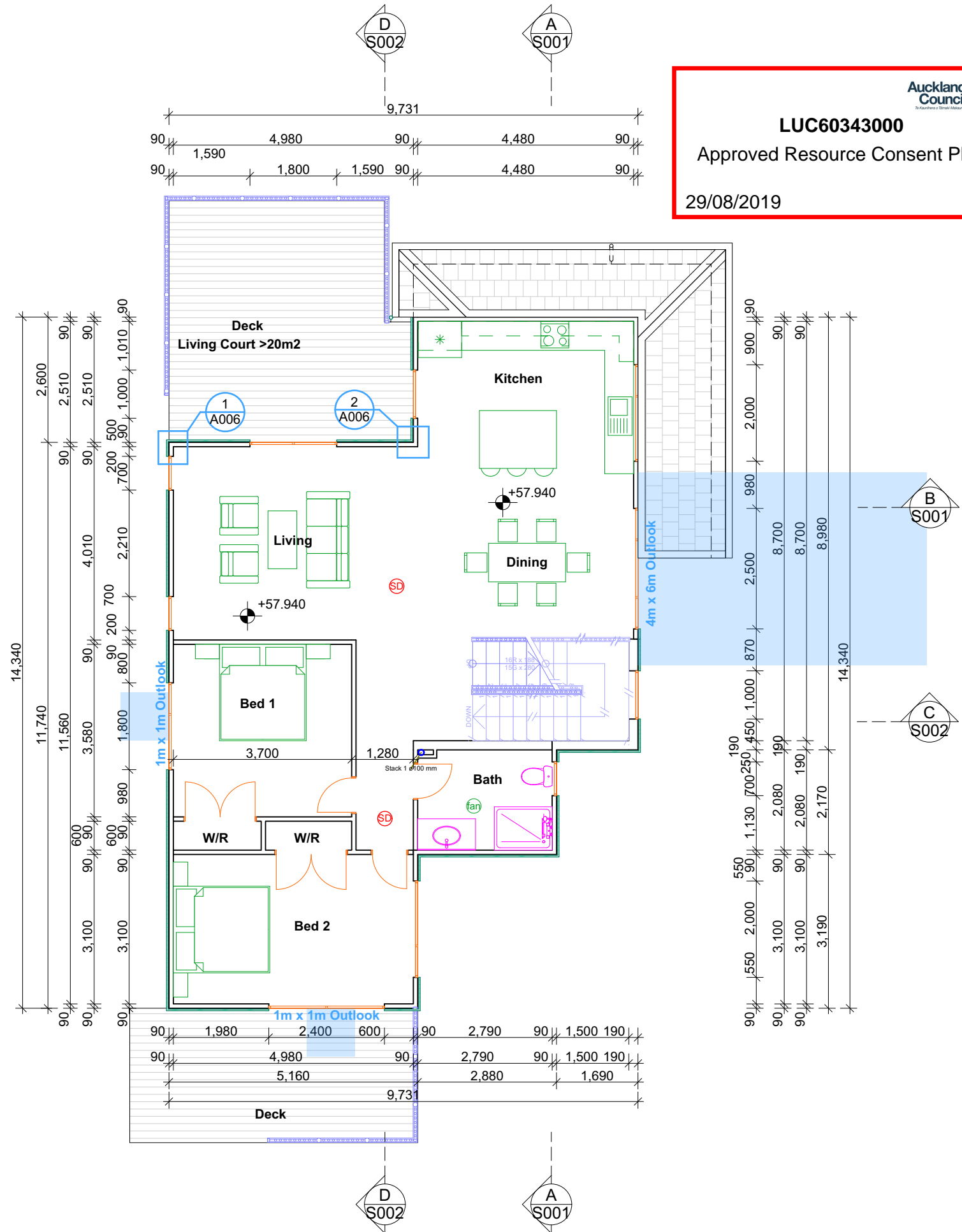
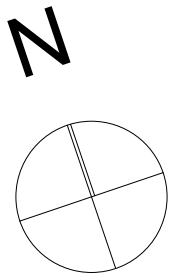
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Rosedale, Auckland, NZ

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info@bwbc.co.nz
09-478 8999
09-480 6688

TITLE:	Prop. New Dwelling
SITE:	Lot 440 / 21 Baumea Rise Massey
DRAWING:	Ground Floor
CLIENT:	Red Pine Property Ltd
SCALE AT A3:	1:100
DATE:	23-Jul-19
DRAWN:	Q.W
CHECKED:	B.W
PROJECT NO:	B19125
DRAWING NO:	L101
REVISION:	74 of 110








LUC60343000
 Approved Resource Consent Plan
 29/08/2019



Notes:	
Concrete Strength	Concrete Strength are to be at:- min. 25 Mpa Strength in corrosion zone D min. 20 Mpa Strength in all other corrosion zone Refer to NZS3604:2011 Section 4 Durability Clause 4.5.2(c) (d)
Timber Grade:	Timber members are to be minimum SG8 strength graded as per NZS3604:2011
Wall Framing:	Timber wall to be SG8, H1.2 framing and designed for Low wind zone.
Internal non load bearing wall:	2.4m 90x45mm studs @ 600c/c with nogs @ 800c/c max.
Fixing Protection	Fixings shall comply with NZS 3604:2011 Section 4 Durability Table 4.1-4.3.
Wall Insulation	Wall surrounding the habitable space shall be insulated to R2.2 Glasswool Pink Batts for timber framing.
Joinery	Door & window sizes shown are not trim sizes. Double Glazing to all joinery. Window restrictor stays are required where the floor level exceeds 1.0m from the ground level and the sill heights are below 0.76m above the floor level. Provide restrictor stays above all permanent fixtures. Bathroom windows to use safety glass.
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Electricity Usage	Monitored by remote reader (No meter box required).
Structural Engineer	Structural drawings and calculations are provided by THL Design Group Ltd.

Notes: # 5
Wind zone: Low
Corrosion Zone: Zone C

Legends:	
	Interconnected Smoke alarms: Smoke alarms shall be located either: a) in every sleeping space b) Within 3m of every sleeping space door. In this case smoke alarm must be audible to sleeping occupants on the other side of closed doors
	Mechanical Ventilation Ducting shall be vented to exterior of building through either wall framing or roof eaves. Provide PVC pipe penetration in exterior wall cladding with weatherproof cowl matching exterior wall cladding colour.
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Building Area	
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First Floor Area:	100.30m ²
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Deck:	48.71m ²
Total Floor Area:	232.8m²

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STATUS: **Resource Consent**

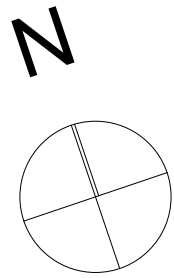
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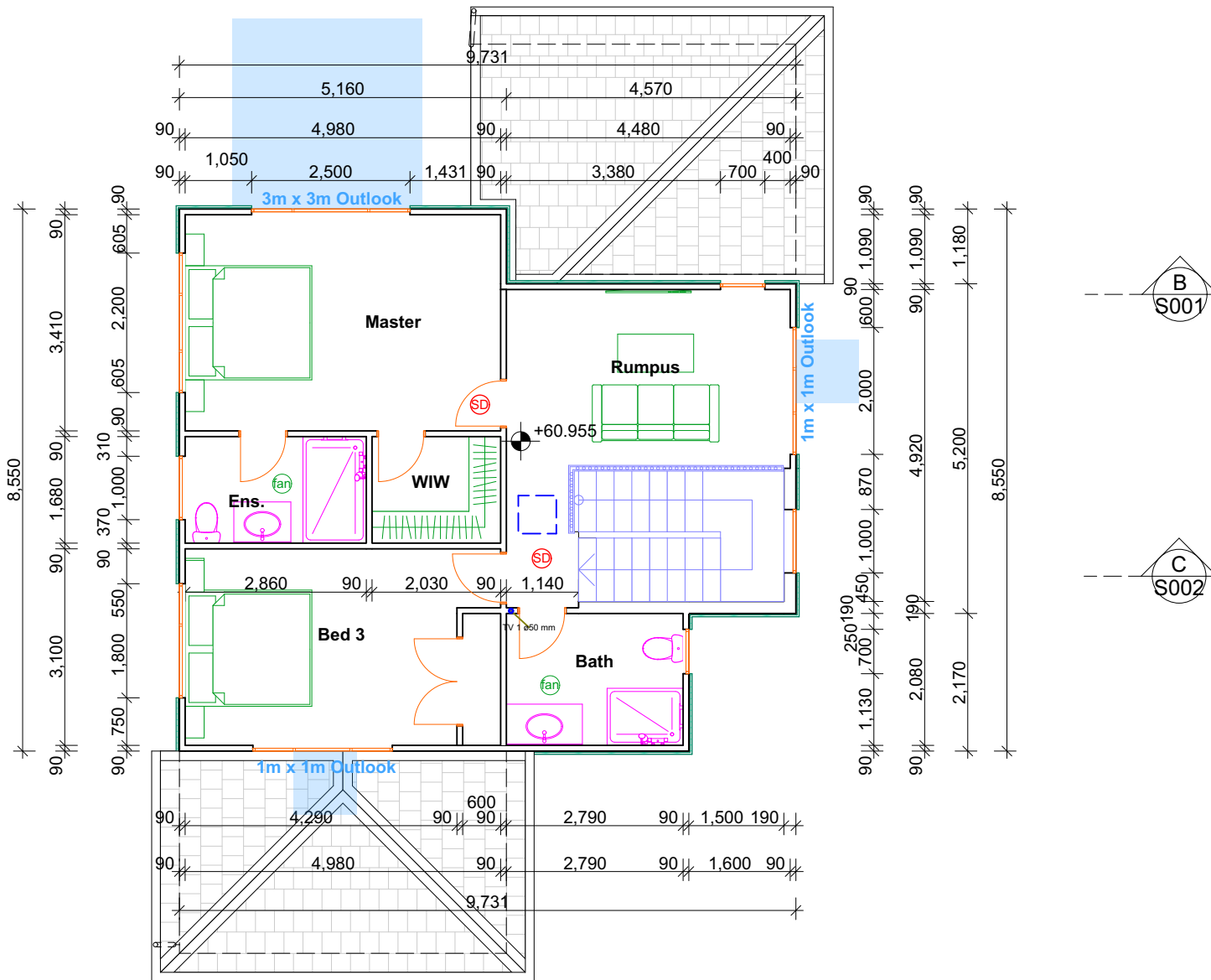
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TITLE:	Prop. New Dwelling
SITE:	Lot 440 / 21 Baumea Rise Massey
DRAWING:	First Floor
CLIENT:	Red Pine Property Ltd

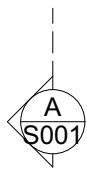
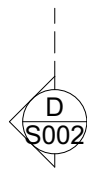
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	23-Jul-19	Q.W	B.W
PROJECT NO:	DRAWING NO:	REVISION:	
B19125	L102	75 of 110	

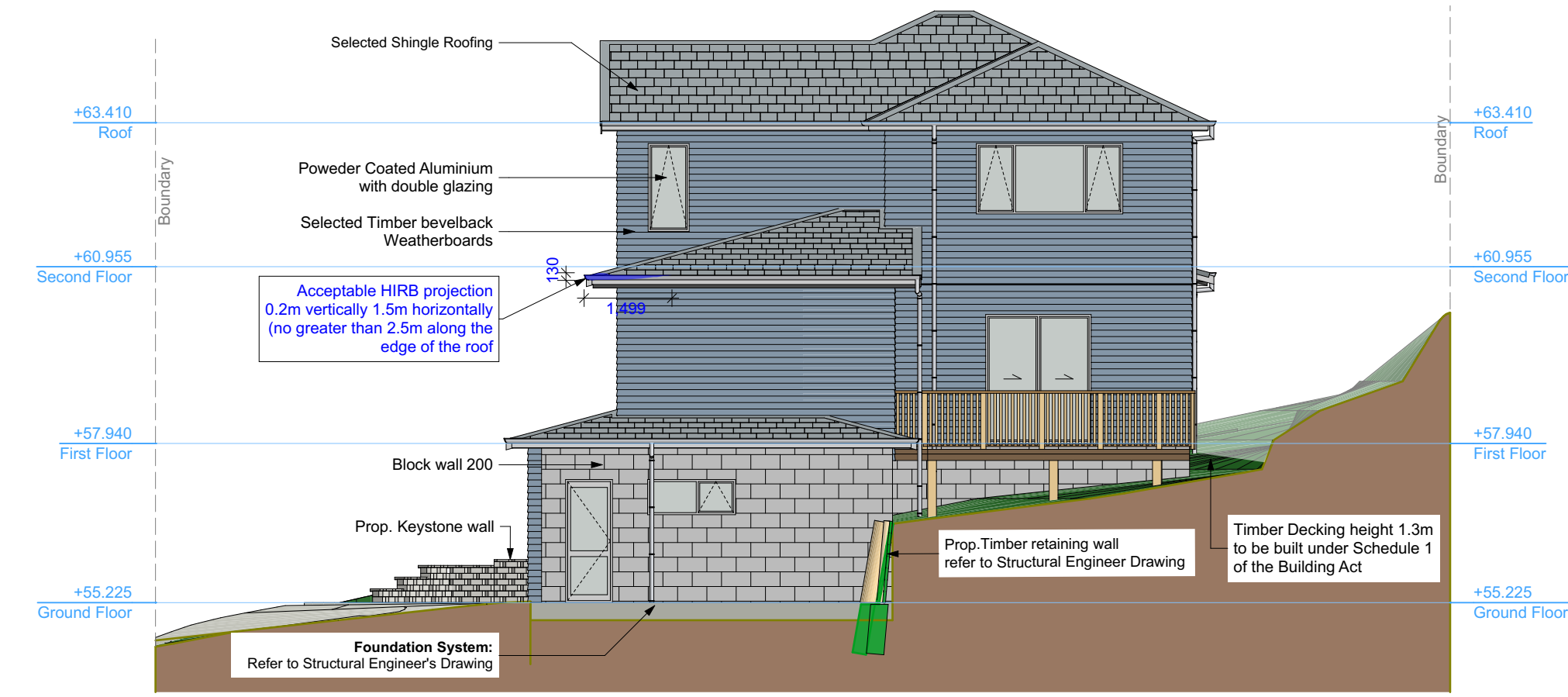



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PROJECT NO:	DRAWING NO:	REVISION:															
B19125	L103 76 of 110																





1 North Elevation 1:100

BUILDING ENVELOPE RISK MATRIX		
Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	Very high risk	4
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7

BUILDING ENVELOPE RISK MATRIX		
Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	Very high risk	4
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		7

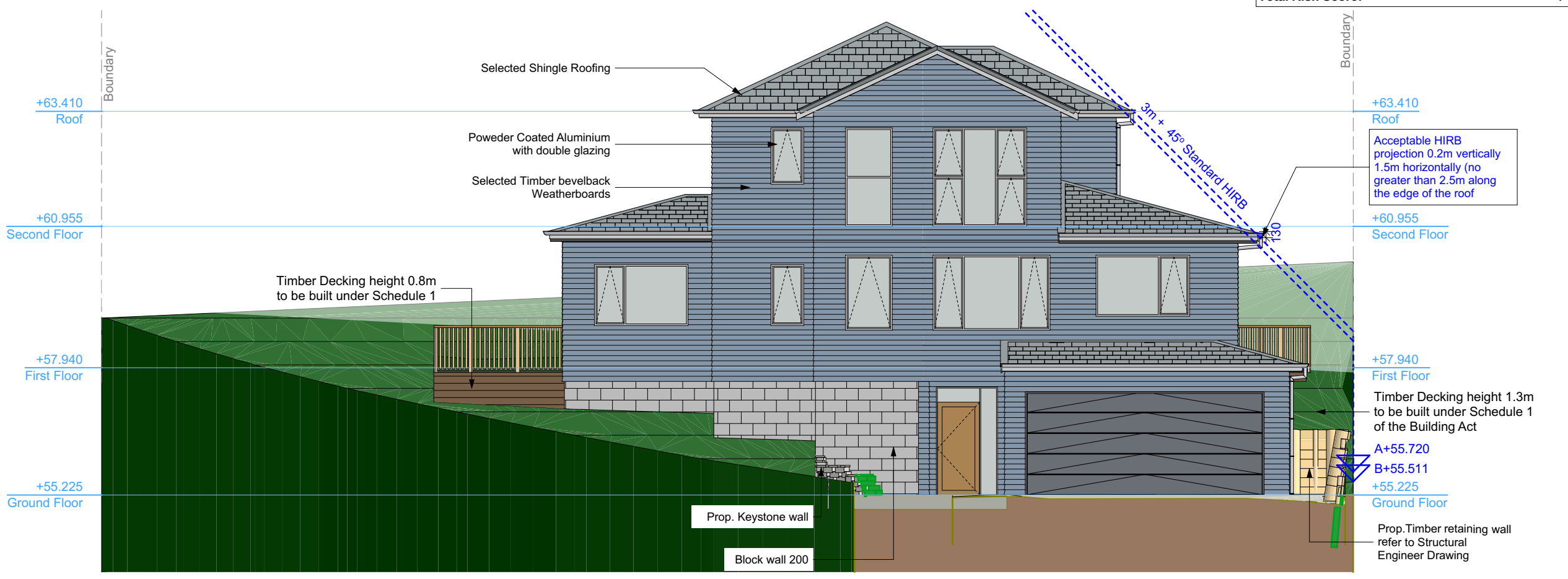
Notes: # 5

Auckland Council

LUC60343000

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2 East Elevation 1:100

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REV:	AMENDMENT DESCRIPTION:	BY:	DATE:

STATUS: Building Consent

BW Building Consultants Ltd.

42N Constellation Drive, Rosedale, Auckland, NZ

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09-480 6688

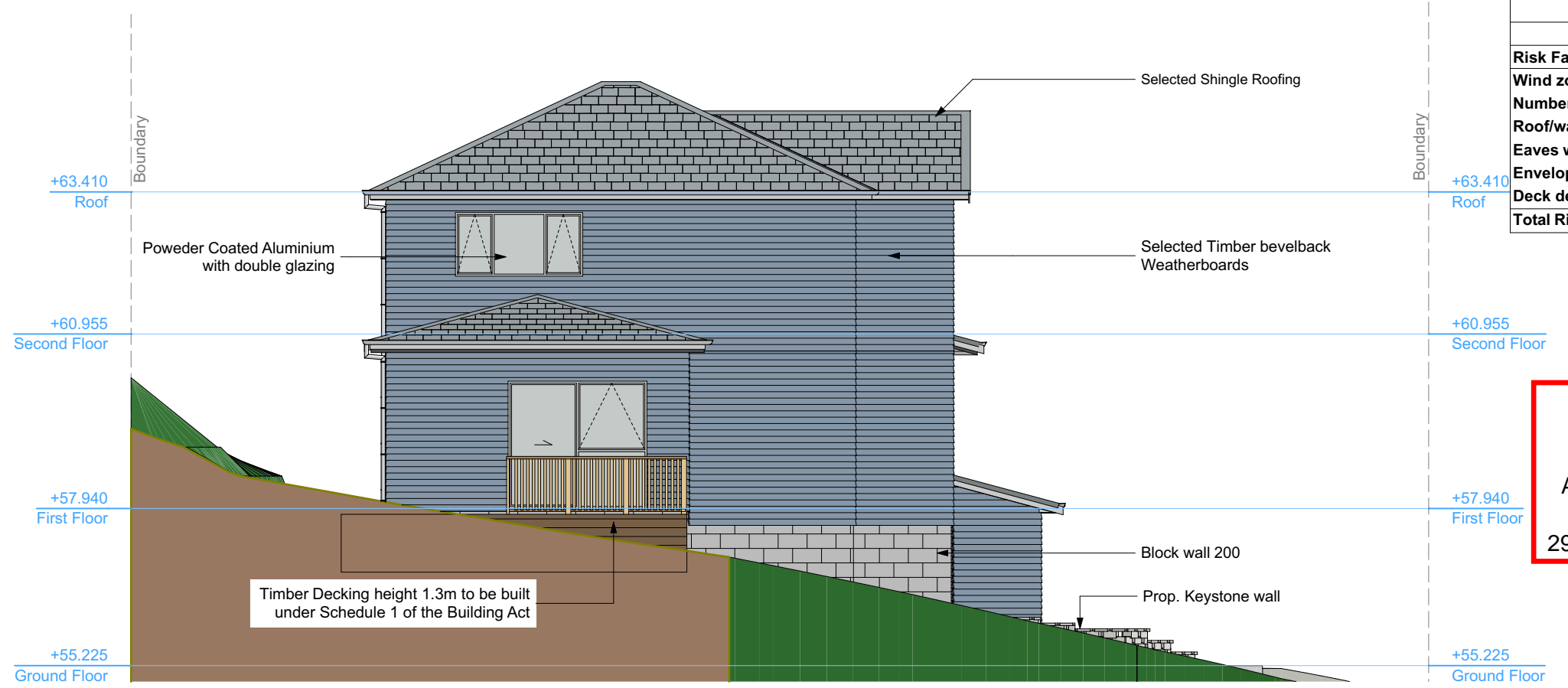
TITLE: Prop. New Dwelling

SITE: Lot 440 / 21 Baumea Rise Massey


DRAWING: North & East Elevations

CLIENT: Red Pine Property Ltd

PROJECT NO:	DRAWING NO:	DATE:	DRAWN:	CHECKED:
B19125	E001	14-Aug-19	Q.W	B.W
77 of 110		REVISION:		



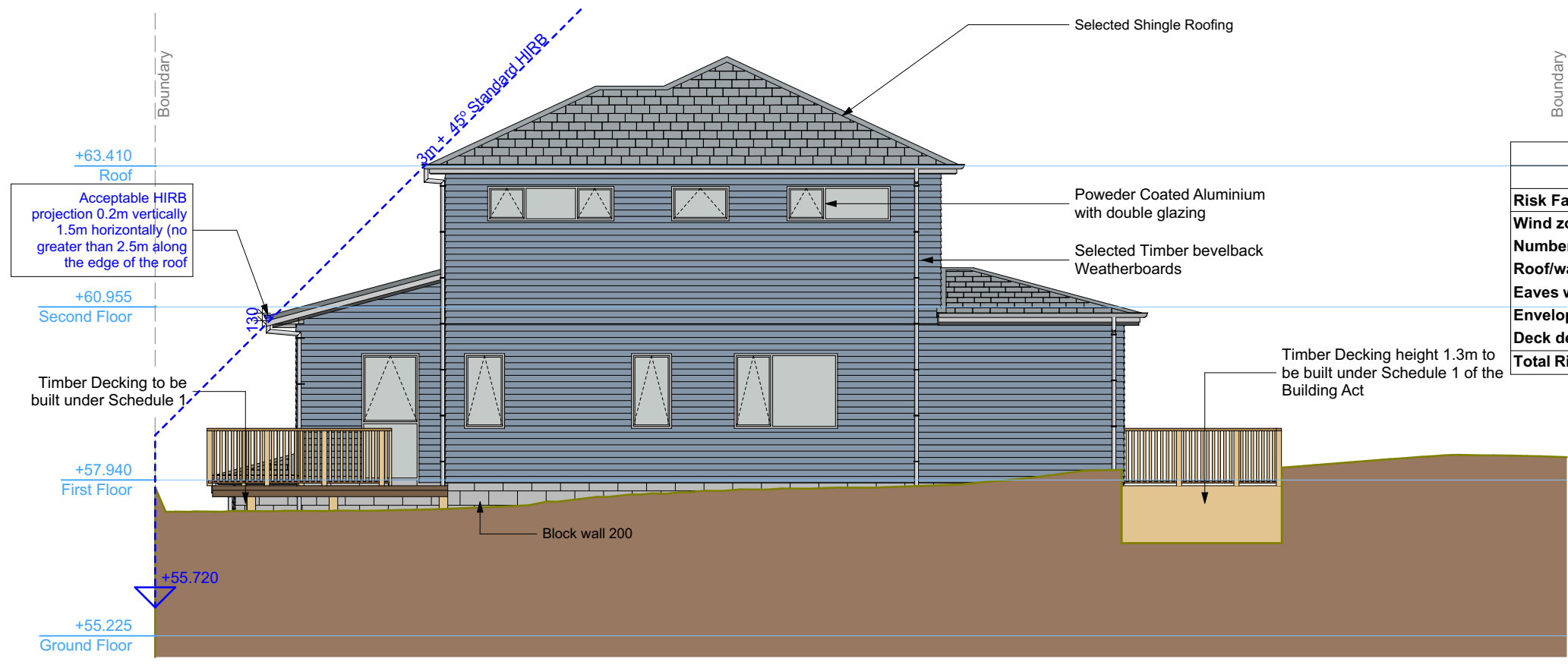
BUILDING ENVELOPE RISK MATRIX		
Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		5


LUC60343000
 Approved Resource Consent Plan
 29/08/2019

1

South Elevation

1:100



BUILDING ENVELOPE RISK MATRIX		
Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		5

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REV:	AMENDMENT DESCRIPTION:	BY:	DATE:

STATUS: **Building Consent**

BW Building Consultants Ltd.



42N Constellation Drive,
Rosedale, Auckland, NZ
 www.bwbc.co.nz
 info@bwbc.co.nz
 09-478 8999
 09-480 6688

TITLE: **Prop. New Dwelling**

SITE: **Lot 440 / 21 Baumea Rise Massey**

DRAWING: **South & West Elevation**

CLIENT: **Red Pine Property Ltd**

2

West Elevation

1:100

PROJECT NO:	DRAWING NO:	DATE:	DRAWN:	CHECKED:
B19125	E002	14-Aug-19	Q.W	B.W
78 of 110		REVISION:		

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



Restricted discretionary activity for a residential activity

Application number(s): LUC60343000
Applicant: Red Pine Property Limited
Site address: 21 Baumea Rise, Massey 0614
Legal description: 852150 LOT 440 DP 527981
Proposal:

The applicant seeks resource consent to construct a new detached three storey dwelling on the subject site and to undertake associated earthworks to form the required driveway and building platform. The ground floor will include a garage and an entry area. The first floor includes two bedrooms, a bathroom, and a combined dining, living and kitchen area, with two outdoor decks, one to the north and one to the south. The second floor includes two bedrooms, one with an en-suite, a rumpus room and an additional bathroom.

Consent is sought for exceeding the permitted standards under the Auckland Unitary Plan Operative in Part (AUP (OP)) in relation to E27.6.4.4. vehicle platform with a gradient steeper than 5%, and for new development greater than 50m² within a Stormwater Management Area E10.4(A3) (SMAF2).

The resource consents required are:

Land use consents (s9) – LUC60343000

Auckland Unitary Plan (Operative in part)

District land use (operative plan provisions)

Transport

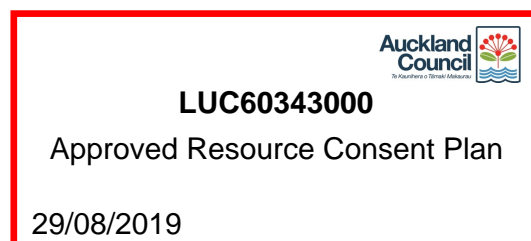
- The proposal involves use and development under rules E27.6.4.1 that fails to meet the following core standards and is a restricted discretionary activity under rule C.1.9(2):
- The first 4m of the vehicle platform proposed is steeper than 5%.

Stormwater Management Area – Flow 1 and Flow 2

- Development of new or redevelopment of existing impervious areas greater than 50m² within the Stormwater management area control – Flow 2 complying with Standard E10.6.1 and Standard E10.6.4.1 is a restricted discretionary activity under rule E10.4.1 (A3).
 - The application proposes a total of 386m² in impervious area.

Decision

I have read the application, supporting documents, and the report and recommendations on the

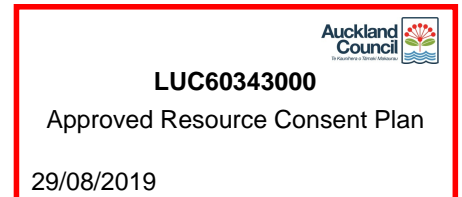


application for resource consent. I am satisfied that I have adequate information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

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

Reasons

The reasons for this decision are:



1. The application is for restricted discretionary resource consent, and as such under s104C only those matters over which council has restricted its discretion have been considered. Those matters are:
For development of new or redevelopment of existing impervious areas greater than 50m² within Stormwater Management Area Control – Flow 1 or Flow 2.
 - effects (including cumulative) on freshwater systems
 - design of stormwater management systems

For development which does not comply with the E27.6.4 Platform Gradient infringement:

- a. adequacy for the site and the proposal;
 - b. design of parking, loading and access;
 - c. effects on pedestrian and streetscape amenity; and
 - d. effects on the transport network.
 - e. effects on the safe and efficient operation of the adjacent transport network having regard to:
 - i. the effect of the modification on visibility and safe sight distances;
 - ii. existing and future traffic conditions including speed, volume, type, current accident rate and the need for safe manoeuvring;
 - iii. existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in this Plan; or
 - iv. existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes, footpaths and cycleways.
1. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA, the actual and potential effects from the proposal will be acceptable as:
 - a. Potential adverse effects on the environment in terms of infrastructure and servicing have been assessed above and are determined to be less than minor.
 - b. The applicant has proposed to have an on-site underground stormwater tank, which is in accordance with the Consent Notice (11304231.1) and chapter E10 of the AUP(OP). The on-site stormwater mitigation plan and its technical details will be reviewed at the building consent stage. The proposed tanks will ensure any stormwater run-off is contained within the site and appropriately released into the stormwater network.

- c. Potential adverse effects of the platform gradient are not expected to adversely affect sightline, egress and ingress and pedestrian safety and are determined to be less than minor. Council's Development Engineer has reviewed this proposal and determined that the effects of the increased gradient of the platform are in line with the rules and standards and I accept his assessment. The effects of the gradient are considered to be not dissimilar to that of a complying driveway.
 - d. The proposed development will introduce positive effects which include the provision of a residential dwelling to provide future residents and occupiers for their social, economic and cultural wellbeing; and
 - e. The site is adequately serviced by water, stormwater and wastewater connections. Therefore, the proposed development will not affect the infrastructure capacity within the area; and
 - f. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment or within the relevant matters of discretion.
2. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents, insofar as they relate to the matters over which discretion is restricted. In particular:

H5 Residential – Mixed Housing Urban

The objectives and policies of the Mixed Housing Urban zone are set out in sections H5.2 and H5.3 of the AUP (OP). These provisions enable intensification while retaining an urban built character in a variety types and size and to increase housing choice. The proposal is an efficient utilisation of the land and infrastructure which facilitates increased housing supply and achieves urban intensification as envisaged by AUP (OP). The proposed dwelling has been designed in an integrated manner to provide a generally complying and high-quality development. The dwelling is designed to be compatible with the character anticipated for the Mixed Housing Urban zone.

E10 - Stormwater Management Flow 2

The objectives and policies of the Stormwater management area – Flow 1 and Flow 2 are set out in sections E10.2 and E10.3 of the AUP (OP). These provisions enable urban development while protecting high value rivers, streams and aquatic biodiversity in identified urbanised catchments.

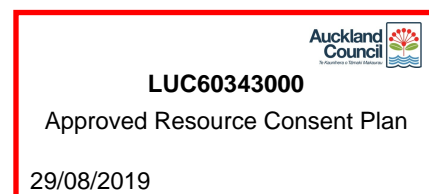
The proposal is considered to be consistent with the above objectives and policies. In particular, the development will not lead to any adverse water quality and erosion or sediment effects associated with stormwater discharge. The development has been designed to ensure that any stormwater runoff from the site is adequately discharged into the proposed tank.

E27.6.4.4 Platform Gradient

The objectives and policies of the Infrastructure – Transport section of the AUP (OP) are set out in sections E27.2 and E27.3. These provisions enable transportation development that enables the benefits of an integrated transport network to be realized and the adverse effects of traffic generation on the transport network to be managed, the provision of safe and efficient parking, loading and access is commensurate with the character, scale and intensity of the zone and for pedestrian safety to be prioritised.

The proposal is considered to be consistent with the above objectives and policies. In particular, the development will not lead to any adverse effects on transportation or pedestrian infrastructure as the potential effects related to sightlines, ingress/egress and pedestrian safety have been judged to be less than minor.

3. As a restricted discretionary activity, no other matters can be considered under s104(1)(c) of the RMA.
4. In the context of this restricted discretionary activity application for land use, where the relevant objectives and policies and matters for discretion in the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects, 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.
5. Overall the proposal is acceptable given the reasons above.



Conditions

Under sections 108 and 108AA of the RMA, this consent is subject to the following conditions:

1. The construction of a detached two storey dwelling activity shall be carried out and submitted with the application, detailed below, and all referenced by the council as resource consent number LUC60343000.
 - Assessment of Environmental Effects prepared by Lucy Wang on 24 July, 2019

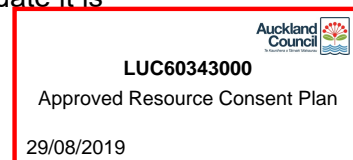
Report title and reference	Author	Rev	Dated
Stormwater Management Report	THL Group	-	-

Drawing title and reference	Author	Rev	Dated
Site/Datum L002	BW Building Consultants	B	14.08.19
Site Management Plan L002	BW Building Consultants	-	23.07.19
Ground Floor L101	BW Building Consultants	-	23.07.19
First Floor L102	BW Building Consultants	-	23.07.19
Second Floor L103	BW Building Consultants	-	23.07.19

North and East Elevations Lot E001	BW Building Consultants	B	14.08.19
South and West Elevation E002	BW Building Consultants	B	14.08.19

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 \$335 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.

4. Stormwater

The consent holder must install and maintain a private on-site stormwater management system (stormwater detention tank / non-potable reuse tank) in accordance with Auckland Council standards; from the point of collection to the point of discharge. The system shall be designed to meet Auckland Unitary Plan E10 Stormwater Management Area – Flow2 requirements. The detailed design of the system shall be submitted to council for approval at building consent stage.

The proposed 5800L detention/reuse tank system in the submitted stormwater report, prepared by THL Design Group Ltd is acceptable.

- Provide an as-built plan prepared by a certifying drainlayer/plumber signed as sighted and approved by a Council Inspector. Note: Construction of private drainage requires building consent.

Advice Note

The stormwater management device or system shall be operated and maintained in accordance with best practice for the device or system. Details of all inspections and maintenance for the stormwater management system, for the preceding three years, shall be retained by the consent holder. These records shall be provided to the Regulatory Engineering Team Leader – North West 2 on request. Construction of private drainage requires building consent.

Advice note:

The stormwater management device or system shall be operated and maintained in accordance with best practice for the device or system. Details of all inspections and maintenance for the stormwater management system, for the preceding three years, shall be retained by the consent holder. These records shall be provided to the Regulatory Engineering Team Leader – North West 1 on request.

Construction of private drainage requires separate Building Consent.

The proposed tanks shall be designed in accordance with the Stormwater Management Report by THL.

Covenants

6. Pursuant to Section 108(2) (d) a covenant is required to be entered into, to record and advise any future owners of the need to comply with this condition on an ongoing basis:

The consent holder must maintain stormwater hydrological mitigation to comply with the Auckland Unitary Plan E10 Stormwater Management Area – Flow 2 requirements

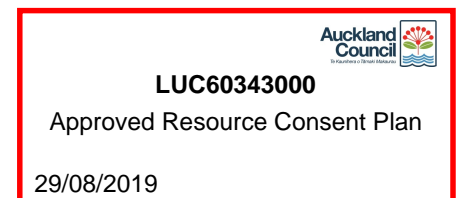
Covenant Instrument

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

A copy of the consent condition;

A recent copy of the Certificate of Title.

Vehicle Crossing



8. Construct a new Vehicle Crossing for the access to Lot 440 to the satisfaction of Auckland Transport.

Advice Note

A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works. Please visit The Auckland Transport website or contact Auckland Transport Call Centre on Ph 09 355 3553 for requirement and standards.

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 contact monitoring@aucklandcouncil.govt.nz to identify your allocated officer.
3. For more information on the resource consent process with Auckland Council see the council's website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.
4. If you as the applicant disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to 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.*
6. *A copy of this consent should be held on site at all times during the establishment and construction phase of the activity. The consent holder is requested to notify Council, in writing, of their intention to begin works at least 14 days prior to work starting on the consented development. A "Notice of Works Starting" Form is included in your Resource Consent Pack to facilitate this notice. "Notice of Works Starting" forms can be emailed to rcmadmin@aucklandcouncil.govt.nz, faxed (09 353 9186) or posted to Administration Officer, Compliance and Monitoring, Resource Consents and Compliance, Auckland Council, Private Bag 92300, Auckland 1142.*
7. *The granting of this resource consent does not in any way allow the consent holder to enter and undertake works within neighbouring properties, without first obtaining the agreement of all owners and occupiers of said land to undertake the proposed works. Any negotiation or agreement is the full responsibility of the consent holder and is a private agreement that does not involve Council. Should any disputes arise between the private parties, these are civil matters which can be taken to independent mediation or disputes tribunal for resolution. It is recommended that the private agreement be legally documented to avoid disputes arising. To obtain sign-off for the resource consent, the services described by the conditions above are required to be in place to the satisfaction of Council.*
8. *Compliance with the consent conditions will be monitored by Council in accordance with section 35(d) of the Resource Management Act. This will typically include site visits to verify compliance (or non-compliance) and documentation (site notes and photographs) of the activity established under the Resource Consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. Only after all conditions of the Resource Consent have been met, will Council issue a letter on request of the consent holder.*
9. *The erosion and sediment from the proposed development need to be well controlled and monitored during the earthworks to prevent any adverse effect to the receiving environment. This can be achieved by installing proper erosion and sediment control devices such as silt fencing, clean water diversion channels, stabilised construction access, etc. All devices shall comply with the Auckland Council TP90 requirements. Any surplus excavated material shall be carted off site to an approved tip-head. The site shall be stabilised against erosion as soon as the earthworks are completed.*
10. *No permanent or temporary obstacle (including but not limited to structures, construction equipment, cranes and trees) may penetrate the Obstacle Limitation Surface for RNZAF Base Whenuapai (as identified in Designation 4311 - Whenuapai Airfield Approach and Departure Path Protection) without the prior approval in writing*

of the New Zealand Defence Force. It is recommended that applicants contact the New Zealand Defence Force to discuss requirements (email: environment@nzdf.mil.nz).

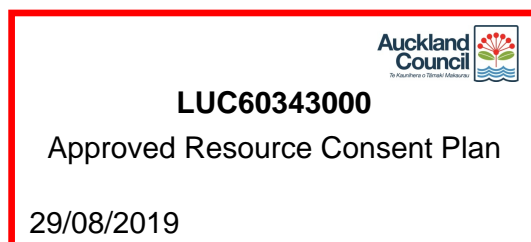
11. Civil Aviation Authority (CAA) rules and regulations apply in relation to the height of permanent and temporary obstacles (including but not limited to structures, construction equipment, cranes and trees) within the Obstacle Limitation Surface for RNZAF Base Whenuapai. All persons carrying out work under this resource consent and any related building consent must therefore comply with all obligations arising under CAA rules and regulations, including obligations to notify the Director CAA as outlined in CAA Rules Part 77. Parties are advised to contact CAA for further information or to refer to www.caa.govt.nz/airspace/airspace-hazard.

Delegated decision maker:




Kristin St John
Senior Planner
Resource Consents
Date:

29/08/2019





Cover page		
Layout ID	Layout Name	Drawing Scales
	Cover Page	
L001	Site/ Datum	1:100
L002	Site Management Plan	1:100
L101	Foundation plan	1:100
L102	Ground Floor plan	1:100
L103	First Floor plan	1:100
L301	North & East Elevations	1:100
L302	South & West Elevations	1:100



LUC60341364
 Approved Resource Consent Plan
 09/08/2019

**Resource consent for New propose dwelling
 Lot 418/ 36 Baumea Rise, Massey
 Lot 418 Dp 529958**

BETTER DESIGN BETTER LIFE



BW Building Consultants Ltd.
 Subdivision/ Architectural Design/ Project Management

OFFICE: 42N Constellation Drive, Rosedale, Auckland
 PHONE: 09-478 8999 / 09-480 6688
 EMAIL: info@bwbc.co.nz
 WEBSITE: www.bwbc.co.nz

LEGAL DISCRPTION

Lot 418 Dp 529958
 UAP Zone: MH- Urban zone
 Land Area: 460m²
 Lot 418/ 36 Baumea Rise, Massey
 Wind Zone: Low
 Corrosion Zone: Zone C
 Earthquake Zone: Zone 1

Gross site area: 460m²
 Net Site area: 355m²
 Entrance strip: 105m²

BUILDING COVERAGE : 45% max.

Prop. Building Platform: 126.8m²
 126.8m² / 355m² = 35.7% **OK**

LANDSCAPE AREA: 35% min.

Total Landscape Area: 128.5m²
 128.5m² / 355m² = 36.2% **OK**

IMPERVIOUS AREA: 60% max.

Roof Area: 148m²
 Driveway and Paving: 178.1m²
 Paving under roof: 7.2m²
 Total Impervious Area: 318.3m²

318.3m² / 460m² = 69.2% **RC**

HIRB : **RC**

Yard set back: **RC**

Outlook space: **RC**

Outdoor living space:
 Min.20m²
 Min. dimension 4m **OK**

Notes

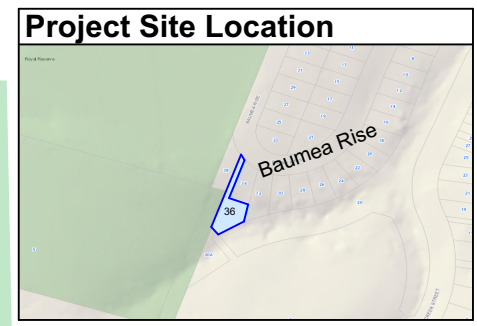
Accurate survey of existing site, services, landscaping and structures will confirm preliminary eastimated positions and sizes.

Surveyors certificates during construction to confirm compliance with height in relation to boundary requirements

All constructions works shall be in accordance with Auckland Council, Auckland Transportation, NZBC and NZS 3604:2011.

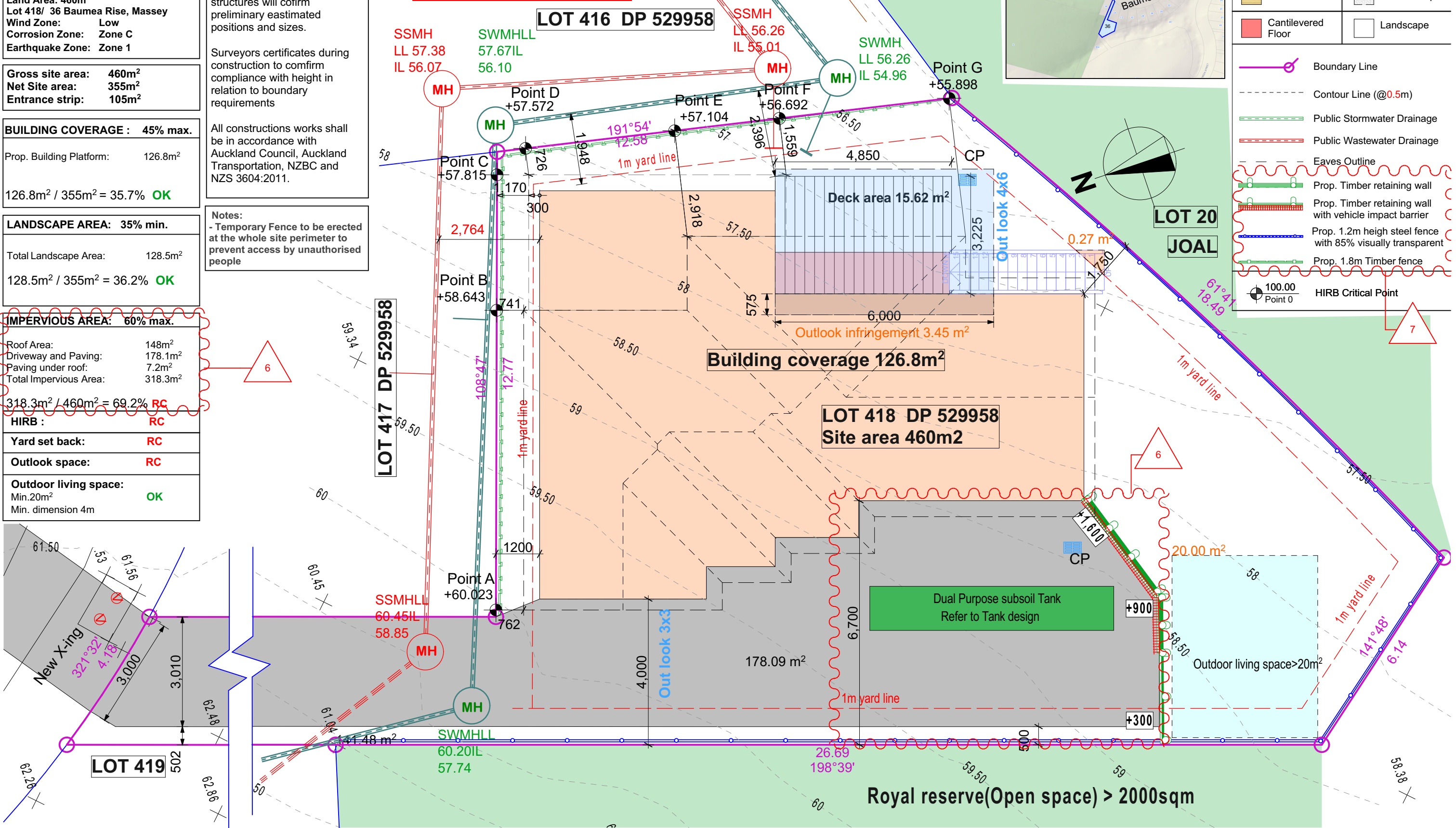
Notes:
 - Temporary Fence to be erected at the whole site perimeter to prevent access by unauthorised people

Auckland Council
LUC60341364
 Approved Resource Consent Plan
 09/08/2019



SITE LEGEND #5

Boundary Line
 Contour Line (@0.5m)
 Public Stormwater Drainage
 Public Wastewater Drainage
 Eaves Outline
 Prop. Timber retaining wall
 Prop. Timber retaining wall with vehicle impact barrier
 Prop. 1.2m high steel fence with 85% visually transparent
 Prop. 1.8m Timber fence
 100.00 Point 0 HIRB Critical Point



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BEFORE COMMENCING CONSTRUCTION ON SITE, CHECK AND CONFIRM ALL DIMENSIONS.
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TITLE: Prop. New Dwelling	REV: AMENDMENT DESCRIPTION:	BY:	DATE:	DRAWING: Site/ Datum		
SITE: Lot 418/ 36 Baumea Rise, Massey				SCALE ATAS: 1:100	DATE: 22/07/2019	DRAWN: G.Z
CLIENT: Red Pine Property Ltd.	STATUS: Resource consent			PROJECT NO: B19126	DRAWING NO: L001	CHECKED: B.W
						REVISION:

88 of 110

Notes:

- Temporary Fence to be erected at the whole site perimeter to prevent access by unauthorised people.
- Hazard Signboards must be shown on the site access gate.

Timetable/Sequence of Proposed Site Work:


- | | |
|--|----------|
| 1. Form Access & Stabilised construction Access | 2days |
| 2. Site Earth works for foundation and retaining wall and S/W drainage | 10days |
| 3. Cesspit connection and erect silt fence | 1day |
| 4. Connect temporary DP once roof and gutter finished | 1day |
| 5. Completion of house and removal scaffolding | 3-4moths |
| 6. Completion of external drainage work and regrass 4days | |

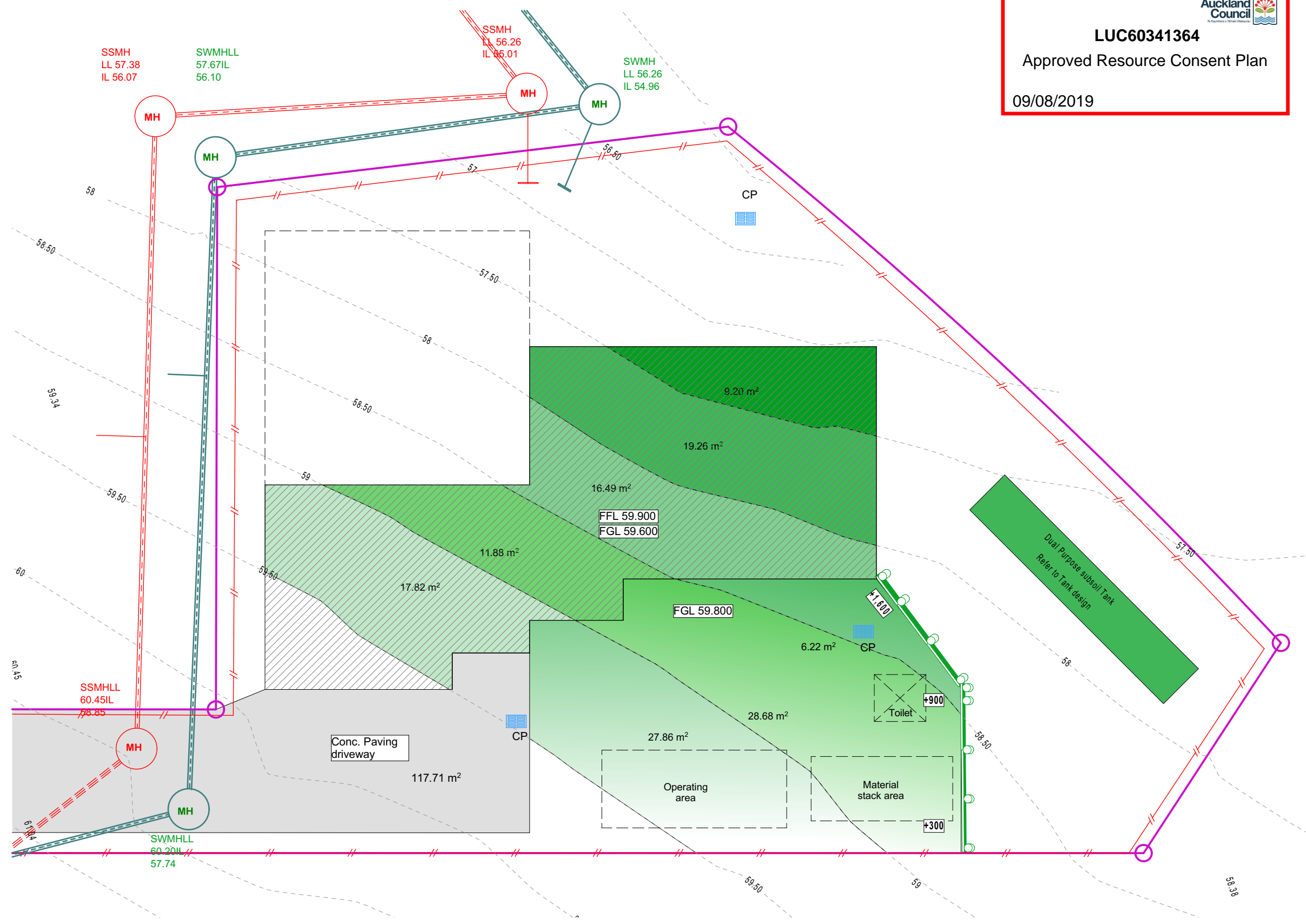
Earth Works Calculations

Overall earth cut:	0m ²	0m ³
Overall earth fill:	112.1m ²	118.5m ³
Driveway:	117.7m ²	3m ³
Drainage Works:	25m ²	10m ³
Tank Works:	10m ²	12m ³
Total Earth Works:	269.2m²	148.5m³

Legend: # 5

- Proposed Driveway
- Soil Fill Inside Building Platform
- Earth Fill Outside Building Platform
- Landscape & Grass Area
- Silt Fence Lined
- Boundary Line
- Contour Line (@0.5m)
- Prop. Timber retaining wall


LUC60341364
 Approved Resource Consent Plan
 09/08/2019



Handwritten signatures and dates:
 21/06/19
 21/06/19

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REV:	AMENDMENT DESCRIPTION:	BY:	DATE:

STATUS: **Resource consent**

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 info@bwbc.co.nz
 09-478 8999
 09-480 6688

TITLE: **Prop. New Dwelling**

SITE: **36 Baumea Rise Massey Auckland**

DRAWING: **Site Management Plan**

CLIENT: **Red Pine Property Ltd.**

SCALE AT A3: 1:100	DATE: 11/06/2019	DRAWN: G.Z	CHECKED: B.W
PROJECT NO: B19126	DRAWING NO: L002	REVISION: 89 of 110	

Foundation in this drawing just shows the layout and dimensions only, all foundation design to refer to engineers design. Any conflicts between architectural plans and engineer drawings, please contact the architect or engineer to confirm.

Dimensions can be referred to plumbing and draingage works and must be confirmed prior to commencing work by certified plumber and drain layer.

Contractor must verify all dimensions and levels on site prior setting out of any works.

Drainage Pipe Size:

WC	Toilet Pan	DN100
whb	Hand Basin	DN65
sink	Kitchen Sink	DN65
sh	Shower	DN65
tub	Laundry Tub	DN65
bath	Bath Tub	DN65

 Boundary Line

Handwritten signature and date: 21/06/19

Handwritten signature and date: 21/06/19

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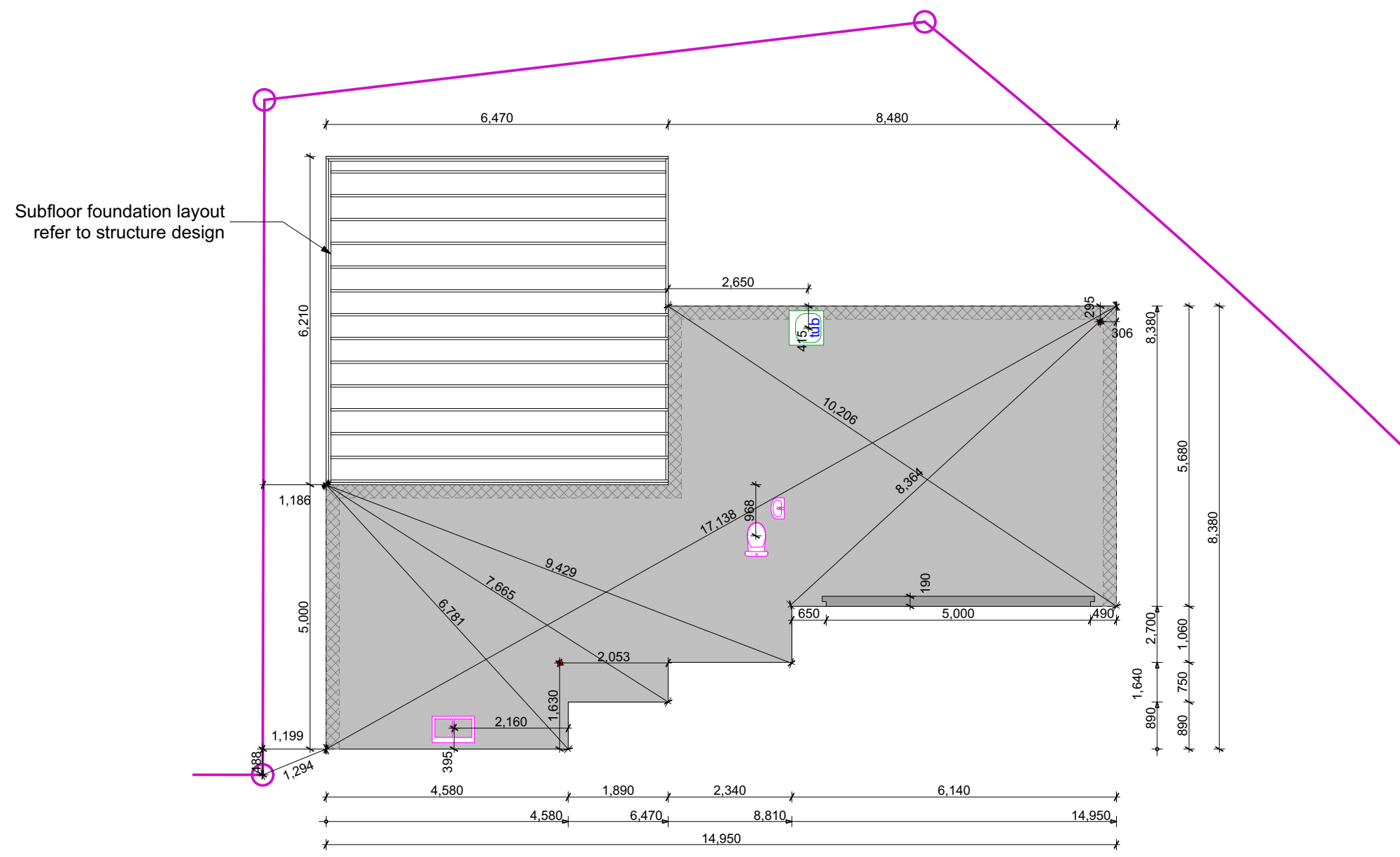
TITLE: **Prop. New Dwelling**


SITE: **36 Baumea Rise Massey Auckland**

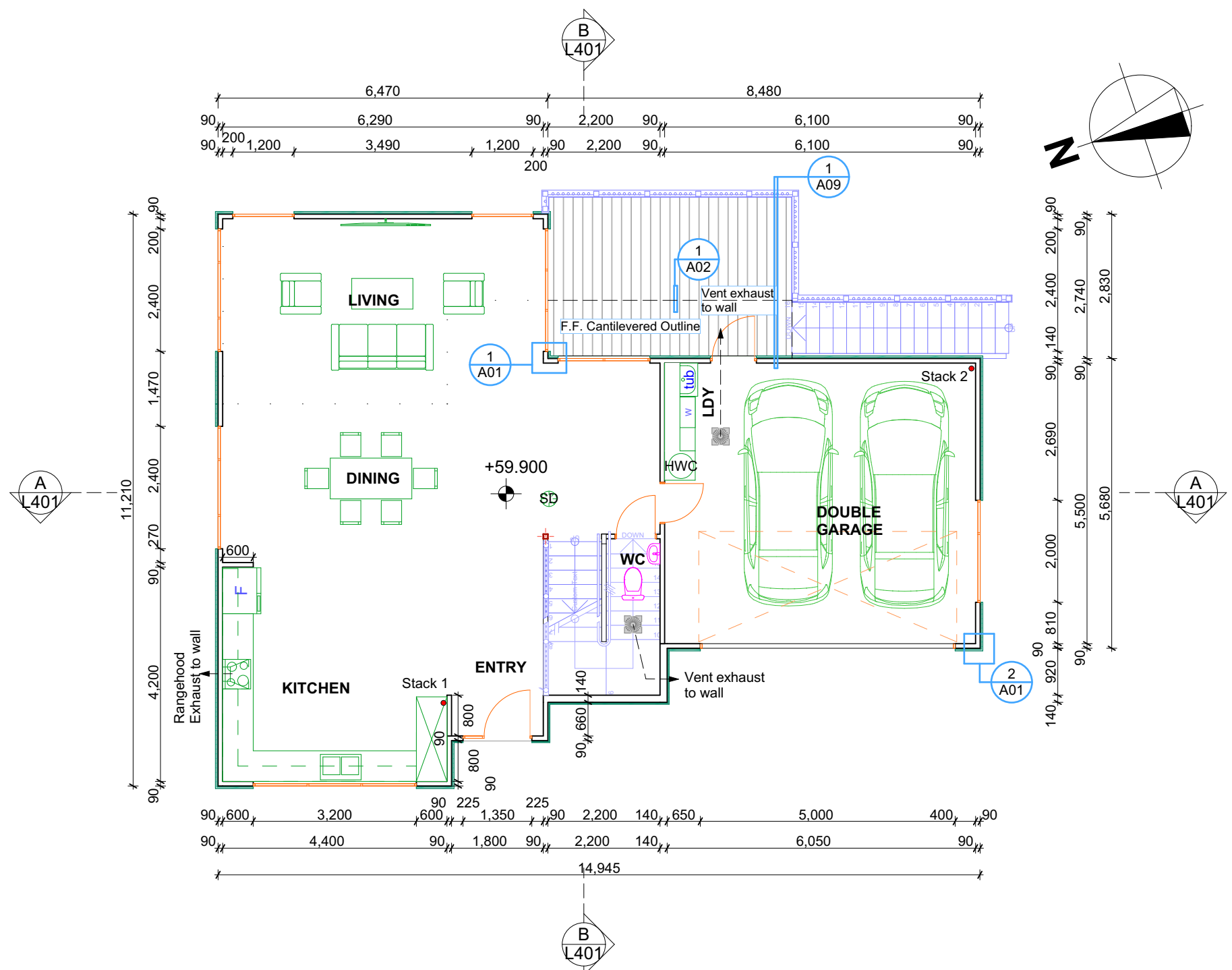
DRAWING: **Foundation Layout**

CLIENT: **Red Pine Property Ltd.**

SCALE AT A3: 1:100	DATE: 11/06/2019	DRAWN: G.Z	CHECKED: B.W
PROJECT NO: B19126	DRAWING NO: L101	REVISION:	








LUC60341364
 Approved Resource Consent Plan
 09/08/2019



TIMBER GRADE
Timber members are to be minimum SG8 strength graded as per NZS3604:2011
FIXING PROTECTION
Fixings shall comply with NZS 3604:2011 Section 4 Durability Table 4.1-4.3
CONCRETE STRENGTH
All concrete to be min. 20Mpa Strength as per NZS 3604:2011 Section 4 Durability Clause 4.5.2d and as per Structural Design
ELECTRICITY USAGE
Monitored by remote reader (No meter box required).
GLAZING
Bathroom windows to use safety glass. External window and door joinery to use double-glazed aluminium joinery, excluding garage.
LIGHTING
-Downlights are to be IC-F Rated downlights. -Selected wall mount lighting on main entry & both side of garage door. -Selected lighting on top, intermediate landings, bottom of all stairs.
STRUCTURAL ENGINEER
Structural drawings and calculations are provided by THL design Group

Legend: # 5

WALL FRAMING	
Timber wall H1.2 framing designed for Low wind zone and SG8 Grade with nogs @ 800crs. max.	
	SMOKE ALARMS Smoke detector with hush button. To be located within 3m of doors to sleeping space.
	MECHANICAL VENTILATION
	Rheem 180L MPVE hot water cylinder
	100mm stack pipe

Building Area- Lot 418	
Ground Floor Area:	117.58m ²
Deck Area:	16.93m ²
First Floor Area:	106.74m ²
Total Building Area:	224.32m²

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REV:	AMENDMENT DESCRIPTION:	BY:	DATE:

STATUS: **Resource consent**

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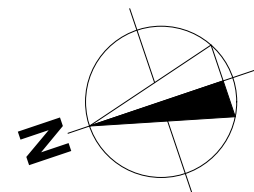
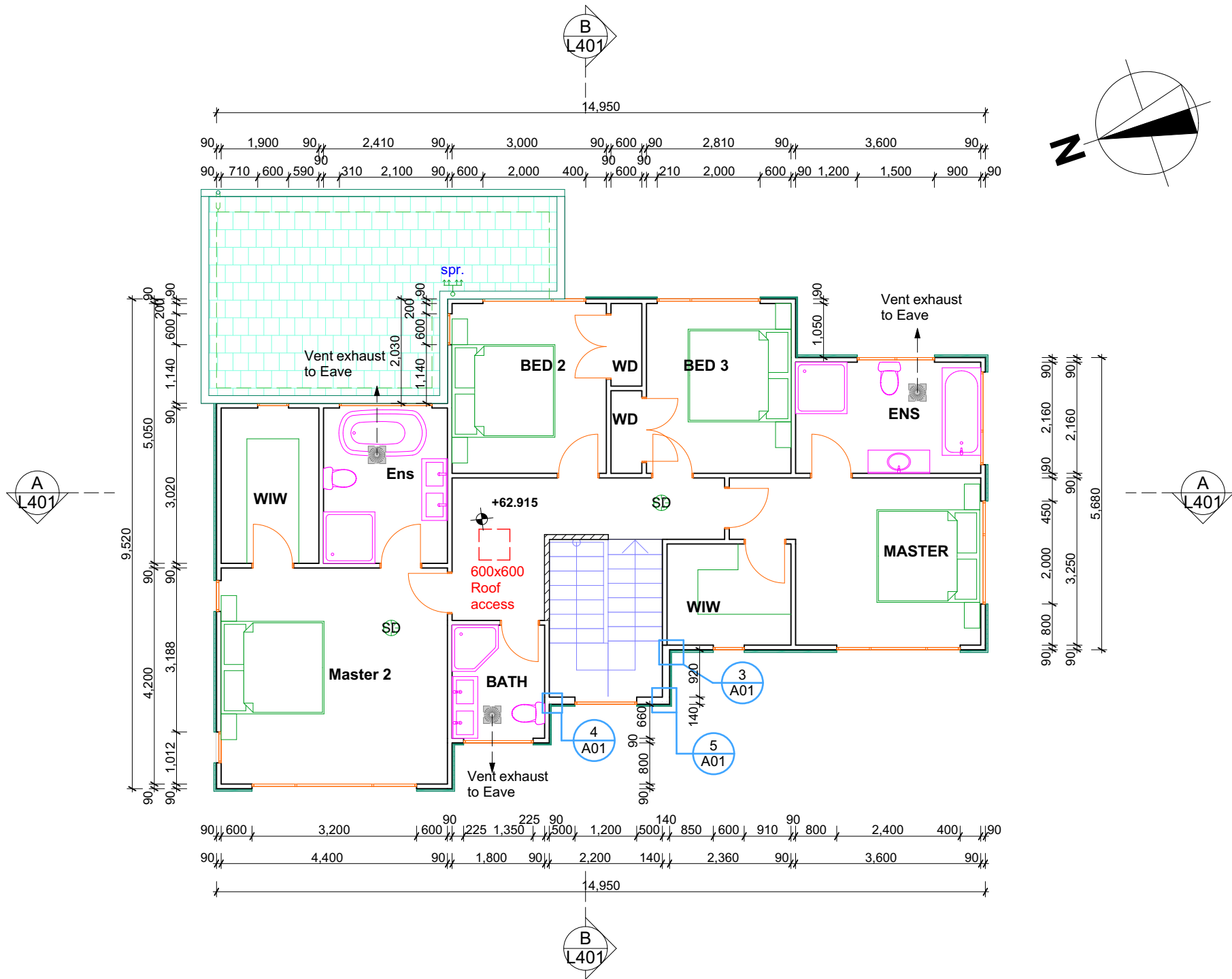


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09-480 6688

TITLE:	Prop. New Dwelling
SITE:	36 Baumea Rise Massey Auckland
DRAWING:	Ground Floor- Lot 418
CLIENT:	Red Pine Property Ltd.

Handwritten signatures and dates:
 21/06/19
 21/06/19

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	11/06/2019	G.Z	B.W
PROJECT NO:	DRAWING NO:	REVISION:	
B19126	L102	91 of 110	



TIMBER GRADE
Timber members are to be minimum SG8 strength graded as per NZS3604:2011
FIXING PROTECTION
Fixings shall comply with NZS 3604:2011 Section 4 Durability Table 4.1-4.3
CONCRETE STRENGTH
All concrete to be min. 20Mpa Strength as per NZS 3604:2011 Section 4 Durability Clause 4.5.2d and as per Structural Design
ELECTRICITY USAGE
Monitored by remote reader (No meter box required).
GLAZING
Bathroom windows to use safety glass. External window and door joinery to use double-glazed aluminium joinery, excluding garage.
LIGHTING
-Downlights are to be IC-F Rated downlights. -Selected wall mount lighting on main entry & both side of garage door. -Selected lighting on top, intermediate landings, bottom of all stairs.
STRUCTURAL ENGINEER
Structural drawings and calculations are provided by THL design Group

Legend: # 5

WALL FRAMING Timber wall H1.2 framing designed for Low wind zone and SG8 Grade with nogs @ 800crs. max.
SMOKE ALARMS Smoke detector with hush button. To be located within 3m of doors to sleeping space.
MECHANICAL VENTILATION 1m height Timber nib wall Fixing detail refer to engineering drawing

Building Area- Lot 418	
Ground Floor Area:	117.58m ²
Deck Area:	16.93m ²
First Floor Area:	106.74m ²
Total Building Area:	224.32m²

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REV:	AMENDMENT DESCRIPTION:	BY:	DATE:

STATUS: **Resource consent**

BW Building Consultants Ltd.

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 info@bwbc.co.nz
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 09-480 6688

TITLE:	Prop. New Dwelling		
SITE:	36 Baumea Rise Massey Auckland		
DRAWING:	First Floor- Lot 418		
CLIENT:	Red Pine Property Ltd.		
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	11/06/2019	G.Z	B.W
PROJECT NO:	DRAWING NO:	REVISION:	
B19126	L103	92 of 110	

Handwritten signature and date: 21/06/19

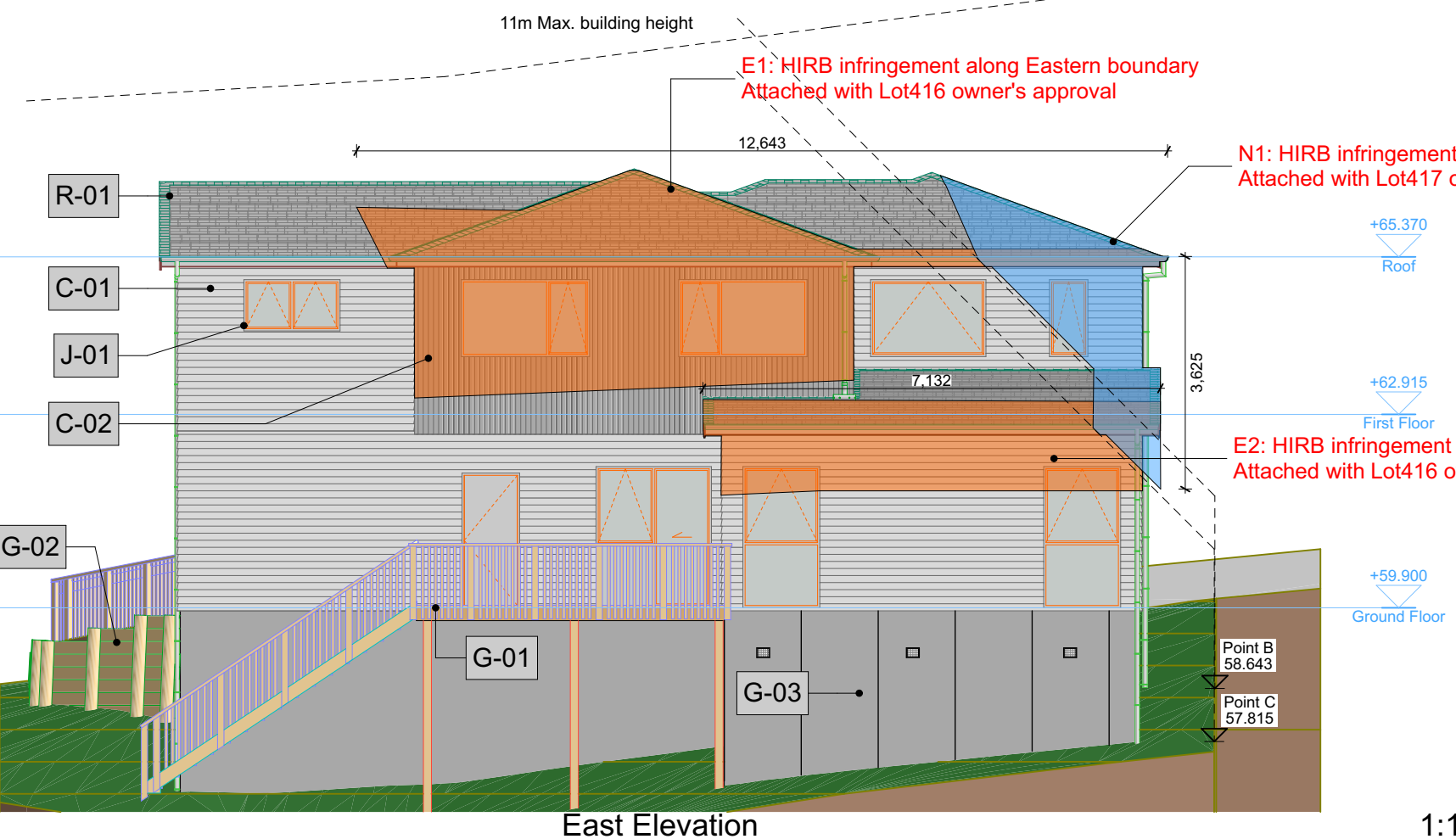
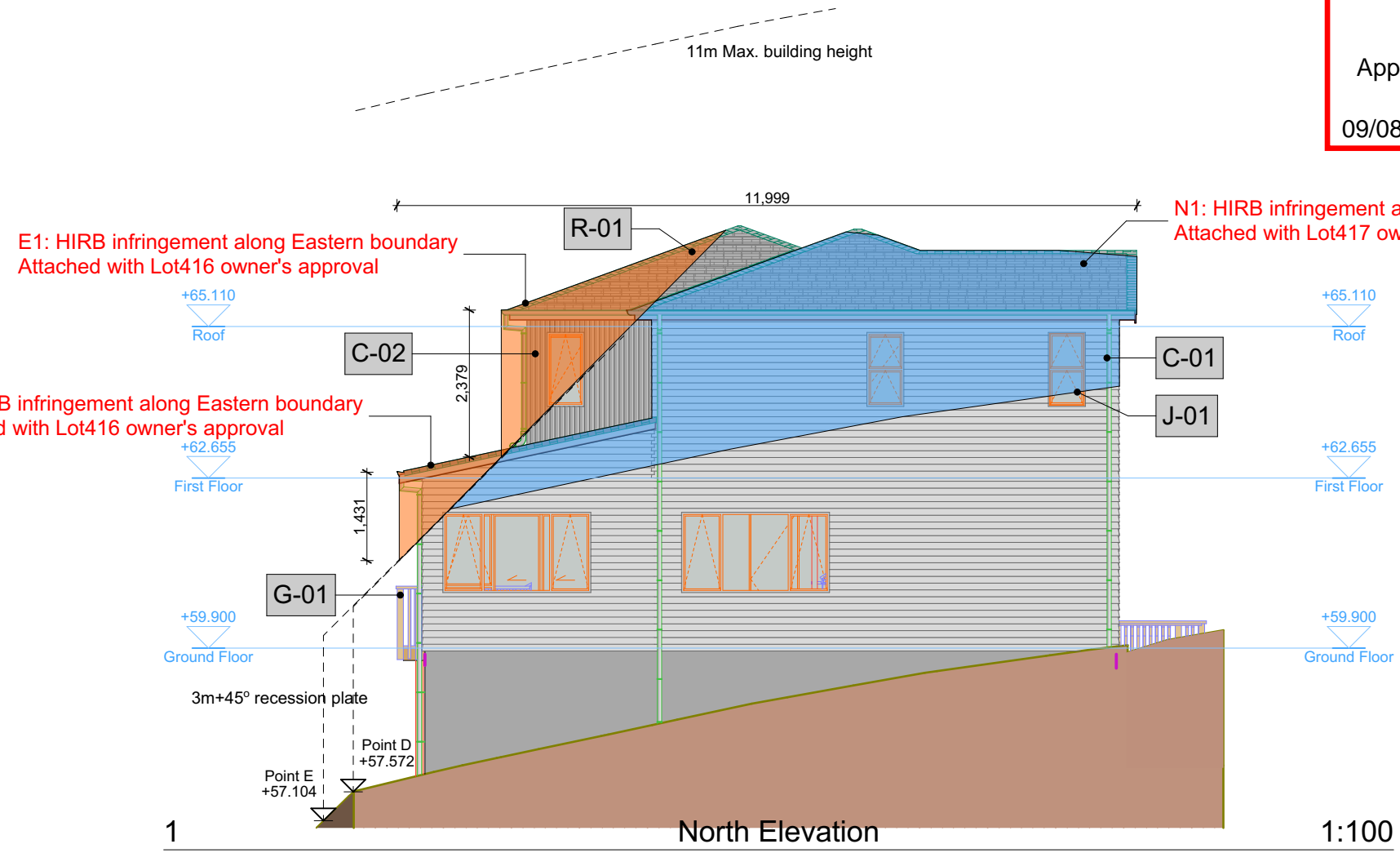
Handwritten signature and date: 21/06/19

Legend

R-01	Selected Longrun profiled Metal roofing
C-01	Selected standard bevel-back timber weatherboards
C-02	Selected Timber vertical shiplap weatherboards
J-01	Powder Coated Aluminium Joinery with double glazing,
J-02	Selected classic steel sectional garage door, color matched to joinery.
G-01	Slatted timber deck with 1m height timber balustrade
G-02	Timber retaining wall with 1m timber barrier
G-03	Hardieflex board with vent opening @1.8m crs

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		12

Handwritten notes:
 21/06/19
 李石院 21/06/19



BUILDING ENVELOPE RISK MATRIX		
East Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		12

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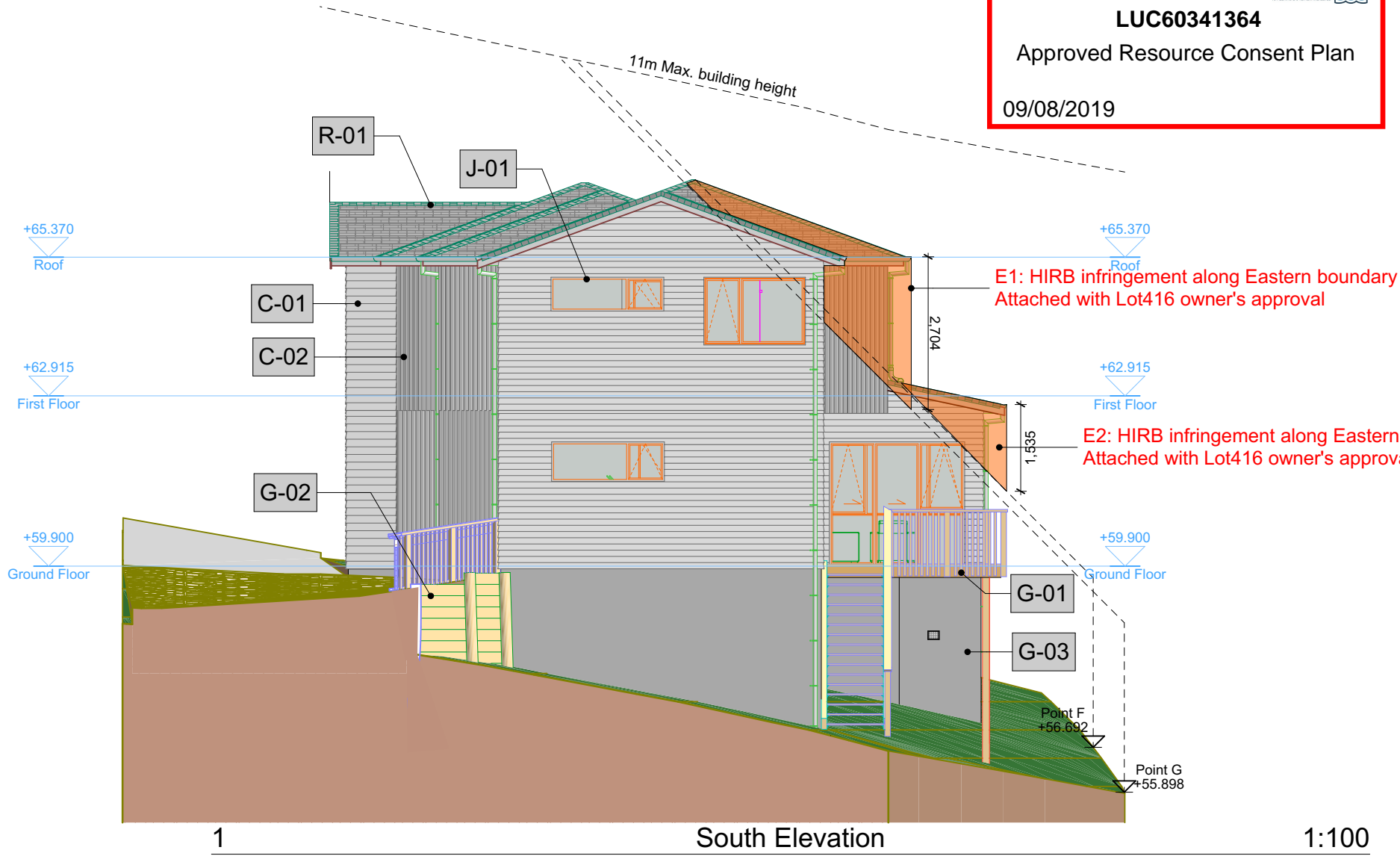
REV:	AMENDMENT DESCRIPTION:	BY:	DATE:

STATUS: **Resource consent**

BW Building Consultants Ltd.

42N Constellation Drive, Rosedale, Auckland, NZ
 www.bwbc.co.nz
 info@bwbc.co.nz
 09-478 8999
 09-480 6688

TITLE:	Prop. New Dwelling		
SITE:	36 Baumea Rise Massey Auckland		
DRAWING:	North & East Elevations- Lot 418		
CLIENT:	Red Pine Property Ltd.		
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	11/06/2019	G.Z	B.W
PROJECT NO:	DRAWING NO:	REVISION:	
B19126	L301	93 of 140	



BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		12

Handwritten notes:
 21/06/19
 李石院 21/06/19

BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	High risk	2
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		13

Notes: # 5

Legend	
R-01	Selected Longrun profiled Metal roofing
C-01	Selected standard bevel-back timber weatherboards
C-02	Selected Timber vertical shiplap weatherboards
J-01	Powder Coated Aluminium Joinery with double glazing,
J-02	Selected classic steel sectional garage door, color matched to joinery.
G-01	Slatted timber deck with 1m height timber balustrade
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G-03	Hardieflex board with vent opening @1.8m crs

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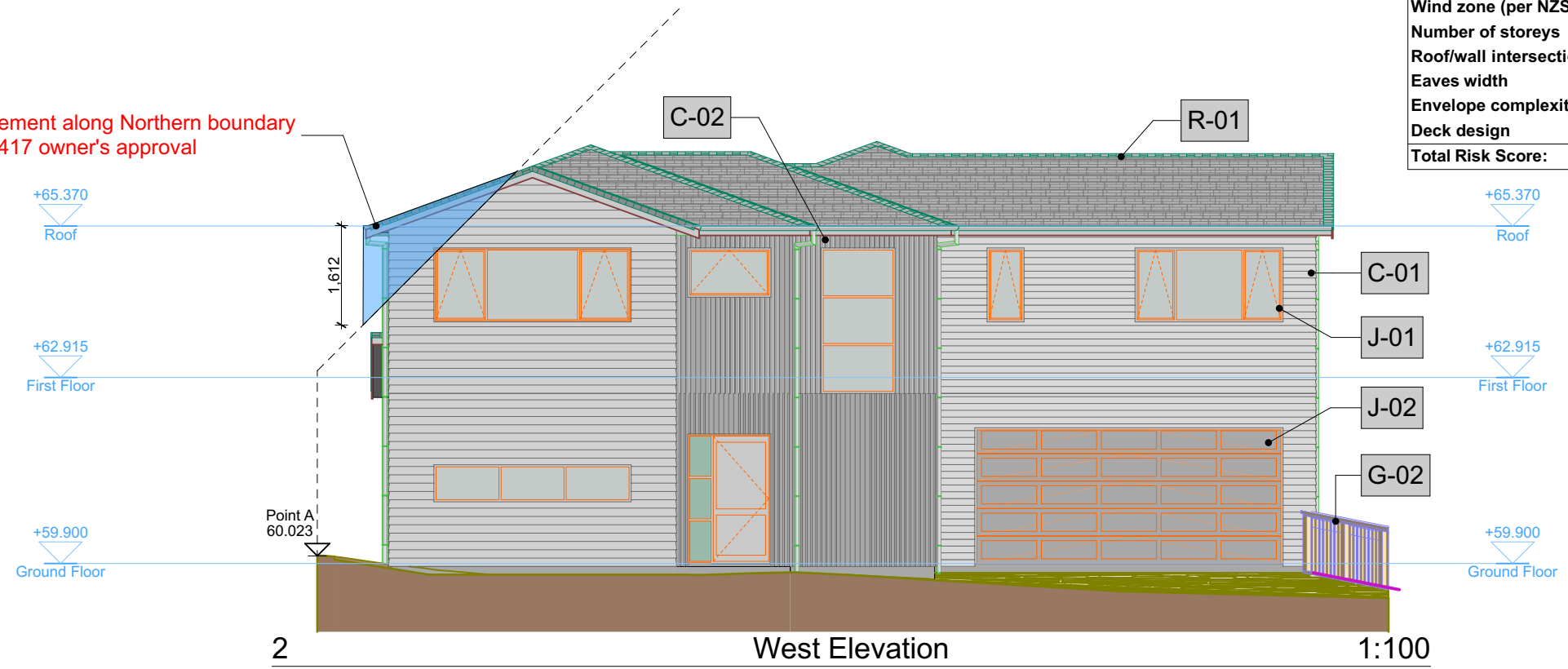
REV:	AMENDMENT DESCRIPTION:	BY:	DATE:
STATUS: Resource consent			

BW Building Consultants Ltd.



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 Rosedale, Auckland, NZ
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 09-478 8999
 09-480 6688

N1: HIRB infringement along Northern boundary Attached with Lot417 owner's approval



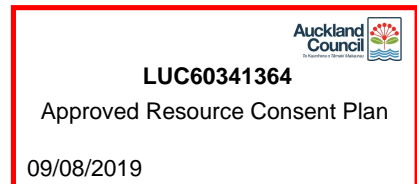
TITLE:	Prop. New Dwelling		
SITE:	36 Baumea Rise Massey Auckland		
DRAWING:	South & West Elevation- Lot 418		
CLIENT:	Red Pine Property Ltd.		
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	11/06/2019	G.Z	B.W
PROJECT NO:	DRAWING NO:	REVISION:	
B19126	L302	94 of 110	

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



Restricted discretionary activity for a residential activity

Application number(s): LUC60341041
Applicant: Red Pine Property Limited
Site address: 36 Baumea Rise, Massey
Legal description: LOT 418 DP 529958
Proposal:



The applicant seeks resource consent to construct a new detached two storey dwelling on the subject site and to undertake associated earthworks to form the required driveway and building platform. The ground floor will include an entry area, a double garage, a kitchen area next to an open plan dining area and living room, and a bathroom. The first floor includes two bedrooms with en-suites and two bedrooms without en-suites and a bathroom.

Consent is sought for exceeding the permitted standards under the Auckland Unitary Plan Operative in Part (AUP (OP)) in relation to H5.6.5 Height in relation to boundary, H5.6.8 Yards, H.5.6.12 Outlook Space, H5.6.9 Maximum Impervious Area, H5.6.14 Outdoor Living Space and for new development greater than 50m² within a Stormwater Management Area (SMAF2).

The resource consents required are:

Land use consents (s9) – LUC60341041

Auckland Unitary Plan (Operative in part)

District land use (operative plan provisions)

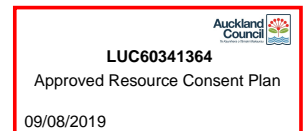
Residential - Mixed Housing Urban zone

- The proposal involves use and development under rules H5.4.1(A3) and H5.4.1(A34) that fails to meet the following core standards and is a restricted discretionary activity under rule C.1.9(2):
 - The height in relation to boundary relative to the northern boundary is infringed by a length of 11.9 m relative to the boundary, and to maximum height of 3.1m and on the eastern boundary by a length of 7.75m and to a maximum height of 3.4m which exceeds the required 2m plus 45 degrees required under standard H5.6.5
 - The 1m rear yard setback is infringed by .27m² along the southeastern boundary H.5.6.8
 - The maximum impervious area is infringed by 9% above the 60% standard, for 69% of total impervious area, an infringement under H5.6.9

- The outlook space is infringed for the principle living room by 3.45m², an infringement under H5.6.12
- The outdoor living space does not meet the 20m² minimum requirement, an infringement under H5.6.14

Stormwater Management Area – Flow 1 and Flow 2

- Development of new or redevelopment of existing impervious areas greater than 50m² within the Stormwater management area control – Flow 2 complying with Standard E10.6.1 and Standard E10.6.4.1 is a restricted discretionary activity under rule E10.4.1 (A3).
- The application proposes total 318.3m² in impervious area.



Decision

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

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

Reasons

The reasons for this decision are:

1. The application is for restricted discretionary resource consent, and as such under s104C only those matters over which council has restricted its discretion have been considered. Those matters are:

For buildings that do not comply with Standard H5.6.8, H5.6.9, H5.6.12, H5.6.14 and H5.6.5

- any policy which is relevant to the standard;
- the purpose of the standard;
- the effects of the infringement of the standard;
- the effects on the amenity of neighbouring sites;
- the characteristics of the development;
- any other matters specifically listed for the standard; and
- where more than one standard will be infringed, the effects of all infringements.

For development of new or redevelopment of existing impervious areas greater than 50m² within Stormwater Management Area Control – Flow 1 or Flow 2.

- effects (including cumulative) on freshwater systems
- design of stormwater management systems

1. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA, the actual and potential effects from the proposal will be acceptable as:

- a. Potential adverse effects on the environment in terms of height, bulk and form of the development, amenity values, infrastructure and servicing have been assessed above and are determined to be less than minor.
 - b. The proposal exceeds the HIRB standards along the northern and eastern boundaries. The applicant has provided a written approval from the neighbours at 34 and 32 Baumea Rise, Massey regarding the potential adverse effects on these sites.
 - c. The applicant has proposed to have an on-site underground stormwater tank, which is in accordance with the Consent Notice (11304165.1) and chapter E10 of the AUP(OP). The on-site stormwater mitigation plan and its technical details will be reviewed at the building consent stage. The proposed tanks will ensure any stormwater run-off is contained within the site and appropriately released into the stormwater network.
 - d. The proposed development will introduce positive effects which include the provision of a residential dwelling to provide future residents and occupier for their social, economic, cultural wellbeing; and
 - e. The onsite amenities are deemed to provide functionality and aesthetic quality to both the dwelling and the neighbourhood; and
 - f. The site is adequately serviced by water, stormwater and wastewater connections. Therefore, the proposed development will not affect the infrastructure capacity within the area; and
 - g. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment or within the relevant matters of discretion.
2. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents, insofar as they relate to the matters over which discretion is restricted. In particular:

H5 Residential – Mixed Housing Urban

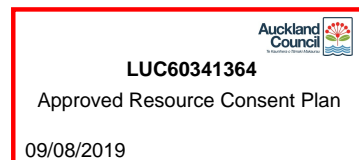
The objectives and policies of the Mixed Housing Urban zone are set out in sections H5.2 and H5.3 of the AUP (OP). These provisions enable intensification while retaining an urban built character in a variety types and size and to increase housing choice. The proposal is an efficient utilisation of the land and infrastructure which facilitates increased housing supply and achieves urban intensification as envisaged by AUP (OP). The proposed dwelling has been designed in an integrated manner to provide a generally complying and high-quality development. The dwelling is designed to be compatible with the character anticipated for the Mixed Housing Urban zone.

E10 - Stormwater Management Flow 2

The objectives and policies of the Stormwater management area – Flow 1 and Flow 2 are set out in sections E10.2 and E10.3 of the AUP (OP). These provisions enable urban development while protecting high value rivers, streams and aquatic biodiversity in identified urbanised catchments.

The proposal is considered to be consistent with the above objectives and policies. In particular, the development will not lead to any adverse water quality and erosion or sediment effects associated with stormwater discharge. The development has been designed to ensure that any stormwater runoff from the site is adequately discharged into the proposed tank.

3. As a restricted discretionary activity, no other matters can be considered under s104(1)(c) of the RMA.
4. In the context of this restricted discretionary activity application for land use, where the relevant objectives and policies and matters for discretion in the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects, 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.
5. Overall the proposal is acceptable given the reasons above.



Conditions

Under sections 108 and 108AA of the RMA, this consent is subject to the following conditions:

1. The construction of a detached two storey dwelling activity shall be carried out and submitted with the application, detailed below, and all referenced by the council as resource consent number LUC60341364.
 - Assessment of Environmental Effects prepared by Lucy Wang on 2 July, 2019

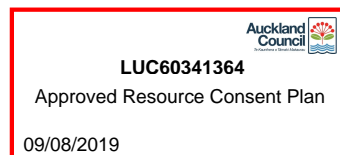
Report title and reference	Author	Rev	Dated
Stormwater Management Report	THL Group	-	-

Drawing title and reference	Author	Rev	Dated
Site/Datum L001	BW Building Consultants	B	22.07.19
Site Management Plan L002	BW Building Consultants	-	11.06.19
Foundation Layout L101	BW Building Consultants	-	11.06.19
Ground Floor Lot 418 L102	BW Building Consultants	-	11.06.19
First Floor Lot 418 L103	BW Building Consultants	-	11.06.19
North and East Elevations Lot 418 L301	BW Building Consultants	-	11.06.19

South and West Elevation Lot 418 L302	BW Building Consultants	-	11.06.19
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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 \$335 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.

4. Stormwater

- (a) The consent holder shall design, install and maintain a private on-site stormwater management system (retention/detention tank) in accordance with Auckland Council standards, from the point of collection to the point of discharge. The system shall be designed for the 5mm retention, 95th percentile rain fall event. The system shall be designed as per the consented documents (in condition 1) and shall: Provide retention (volume reduction) of at least 5mm runoff depth for the impervious area for which hydrology mitigation is required; and
- (b) Provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24-hour rainfall event minus the 5 mm retention volume or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.

Advice note:

The stormwater management device or system shall be operated and maintained in accordance with best practice for the device or system. Details of all inspections and maintenance for the stormwater management system, for the preceding three years, shall be retained by the consent holder. These records shall be provided to the Regulatory Engineering Team Leader – North West 1 on request.

Construction of private drainage requires separate Building Consent.

The proposed tanks shall be designed in accordance with the Stormwater Management Report by THL.

Surveyor foundation check

5. To ensure that the proposed dwelling is constructed in accordance with the approved

application plans, building works shall not proceed beyond the foundation stage until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder, has provided written certification to the Team Leader Compliance Monitoring– (West) 2 on request that the works completed:

- have been completed in accordance with the approved plans as referred to in condition 1 of this consent; or
- do not exceed the vertical or horizontal extent of any breach, infringement, or non-compliance approved under this consent.

Advice notes:

The person providing the written certification should ensure that the finished floor level is clearly marked on the subject site before the foundations are put in place.

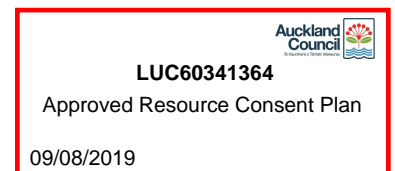
The purposes of certification at the foundation stage of construction are to:

- *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 continue.*

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.



Covenants

6. Pursuant to Section 108(2) (d) a covenant is required to be entered into, to record and advise any future owners of the need to comply with this condition on an ongoing basis:

Maintain stormwater hydrological mitigation complying with Auckland Unitary Plan E10 Stormwater Management Area – Flow 2 requirements

Covenant Instrument

7. The Covenant Instrument will be prepared by Auckland Council’s solicitors at the cost of the consent holder. The owner or the consent holder’s solicitor should contact Team Leader, Compliance Monitoring (West) to request the Covenant Instrument to be prepared and registered. The following should accompany that request:

A copy of the consent condition;

A recent copy of the Certificate of Title.

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 contact monitoring@aucklandcouncil.govt.nz to identify your allocated officer.
3. For more information on the resource consent process with Auckland Council see the council's website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.
4. If you as the applicant disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to 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.
6. A copy of this consent should be held on site at all times during the establishment and construction phase of the activity. The consent holder is requested to notify Council, in writing, of their intention to begin works at least 14 days prior to work starting on the consented development. A "Notice of Works Starting" Form is included in your Resource Consent Pack to facilitate this notice. "Notice of Works Starting" forms can be emailed to rcmadmin@aucklandcouncil.govt.nz, faxed (09 353 9186) or posted to Administration Officer, Compliance and Monitoring, Resource Consents and Compliance, Auckland Council, Private Bag 92300, Auckland 1142.
7. The granting of this resource consent does not in any way allow the consent holder to enter and undertake works within neighbouring properties, without first obtaining the agreement of all owners and occupiers of said land to undertake the proposed works. Any negotiation or agreement is the full responsibility of the consent holder and is a private agreement that does not involve Council. Should any disputes arise between the private parties, these are civil matters which can be taken to independent mediation or disputes tribunal for resolution. It is recommended that the private agreement be legally documented to avoid disputes arising. To obtain sign-off for the resource consent, the services described by the conditions above are required to be in place to the satisfaction of Council.
8. Compliance with the consent conditions will be monitored by Council in accordance with section 35(d) of the Resource Management Act. This will typically include site visits to verify compliance (or non-compliance) and documentation (site notes and photographs) of the activity established under the Resource Consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time.

Only after all conditions of the Resource Consent have been met, will Council issue a letter on request of the consent holder.

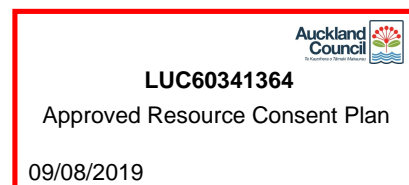
9. *The erosion and sediment from the proposed development need to be well controlled and monitored during the earthworks to prevent any adverse effect to the receiving environment. This can be achieved by installing proper erosion and sediment control devices such as silt fencing, clean water diversion channels, stabilised construction access, etc. All devices shall comply with the Auckland Council TP90 requirements. Any surplus excavated material shall be carted off site to an approved tip-head. The site shall be stabilised against erosion as soon as the earthworks are completed.*
10. *No permanent or temporary obstacle (including but not limited to structures, construction equipment, cranes and trees) may penetrate the Obstacle Limitation Surface for RNZAF Base Whenuapai (as identified in Designation 4311 - Whenuapai Airfield Approach and Departure Path Protection) without the prior approval in writing of the New Zealand Defence Force. It is recommended that applicants contact the New Zealand Defence Force to discuss requirements (email: environment@nzdf.mil.nz).*
11. *Civil Aviation Authority (CAA) rules and regulations apply in relation to the height of permanent and temporary obstacles (including but not limited to structures, construction equipment, cranes and trees) within the Obstacle Limitation Surface for RNZAF Base Whenuapai. All persons carrying out work under this resource consent and any related building consent must therefore comply with all obligations arising under CAA rules and regulations, including obligations to notify the Director CAA as outlined in CAA Rules Part 77. Parties are advised to contact CAA for further information or to refer to www.caa.govt.nz/airspace/airspace-hazard.*

Delegated decision maker:



Chelsea Gosden
Team Leader
Resource Consents
Date:

09/08/2019





3D picture for artistic impression only


Cover page		
Layout ID	Layout Name	Drawing Scales
	Cover Page	
L001	Site plan	1:100
L002	Site Management Plan	1:150
L003	Sediment & Erosion control details	NTS
L102	Ground Floor	1:100
L103	First Floor	1:100
L301	North & East Elevation	1:100
L302	South & West Elevation	1:100

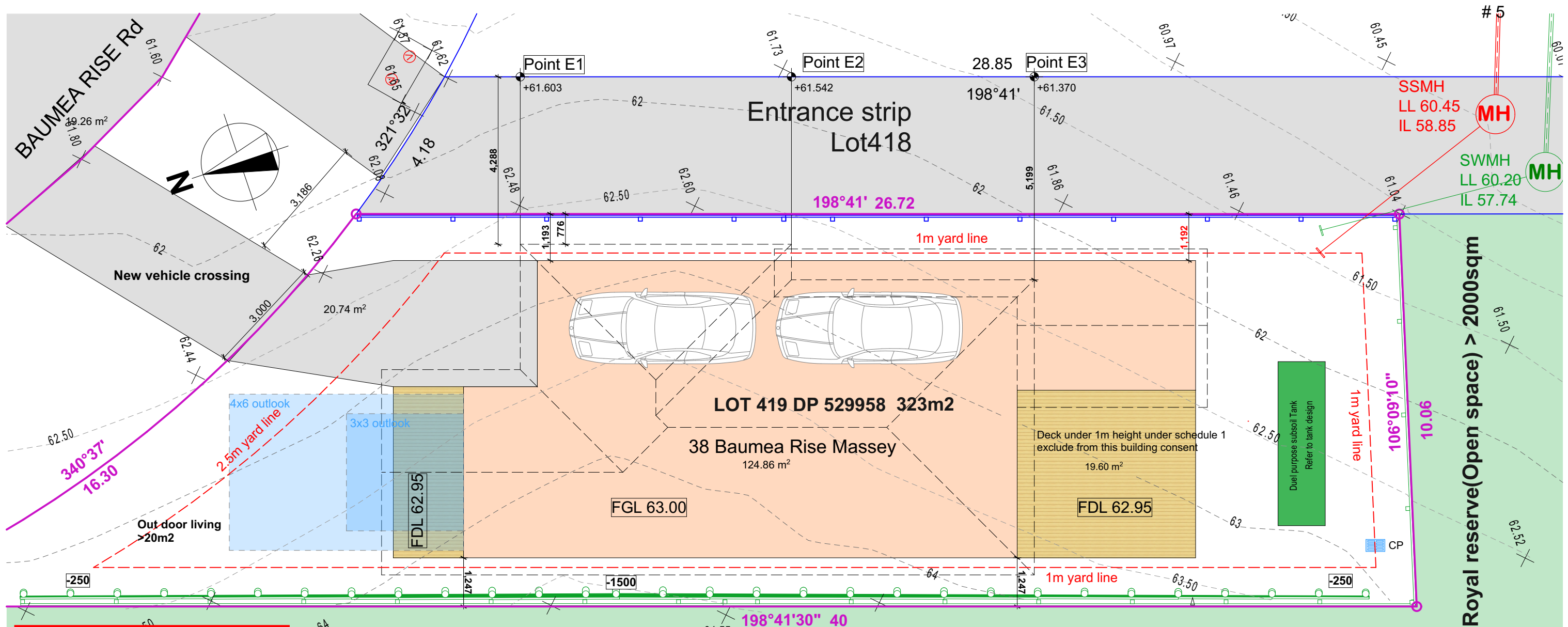
**Resource consent for
 New propose dwelling at
 Lot 419/ 38 Baumea Rise Massey
 Lot 419 DP 529958**


BW Building Consultants Ltd.
 Subdivision/ Architectural Design/ Project Management

BETTER DESIGN BETTER LIFE

OFFICE: 42N Constellation Drive, Rosedale, Auckland
 PHONE: 09-478 8999 / 09-480 6688
 EMAIL: info@bwbc.co.nz
 WEBSITE: www.bwbc.co.nz


LUC60342992
 Approved Resource Consent Plan
 16/08/2019 103 of 110

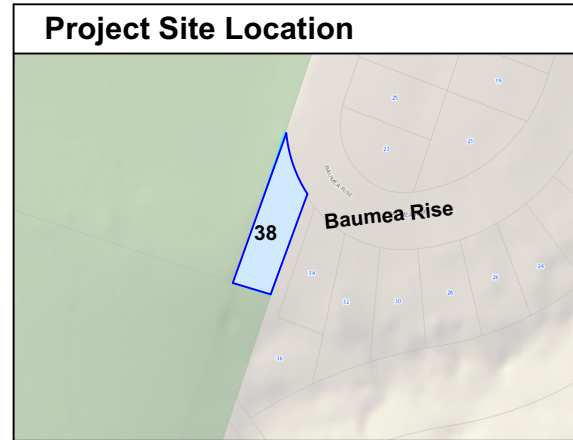


LUC60342992
 Approved Resource Consent Plan
 16/08/2019

Royal reserve(Open space) > 2000sqm

SITE LEGEND	
	G.F Building
	Timber Deck
	Cantilevered Floor
	Driveway
	Permeable path
	Landscape

LEGAL DISCIPTION	BUILDING COVERAGE : 45% max.	IMPERVIOUS AREA: 60% max.	Notes:
Lot 419 DP 529958 UAP Zone: MH-Urban Zone Land Area: 323m² Lot 419/ 38 Baumea Rise Massey Wind Zone: Low Corrosion Zone: Zone C Earthquake Zone: Zone 1	Prop. Building Platform: 124.9m²	Roof Area: 147.4m²	- Temporary Fence to be erected at the whole site perimeter to prevent access by unauthorised people 100.00 Point X HIRB Critical Point
	124.9m² / 323m² = 38.7% OK	Driveway and Paving: 20.7m²	
	LANDSCAPE AREA: 35% min.	Paving under roof: 3m²	Total Impervious Area: 165.1m²
	Total Landscape Area: 198.5m²	Yard set back: OK	165.1m² / 323m² = 51.1% OK
	Outlook space: OK	Outdoor living space: OK	
	198.5m² / 323m² = 61.5% OK	Min.20m²	
		Min. dimension 4m	



Notes

Accurate survey of existing site, services, landscaping and structures will confirm preliminary eastimated positions and sizes.

Surveyors certificates during construction to confirm compliance with height in relation to boundary requirements

All constructions works shall be in accordance with Auckland Council, Auckland Transportation, NZBC and NZS 3604:2011.

	Boundary Line
	Contour Line (@0.5m)
	Public Stormwater Drainage
	Public Wastewater Drainage
	Eaves Outline
	Prop. Timber retaining wall with 1.2m height fence no less than 85% visually permeable
	Prop. 1.8m Timber fence
	Prop. 1.2m height fence no less than 85% visually permeable

BW Building Consultants Ltd.
 Subdivision/ Architectural Design/ Project Management

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BEFORE COMMENCING CONSTRUCTION ON SITE, CHECK AND CONFIRM ALL DIMENSIONS.

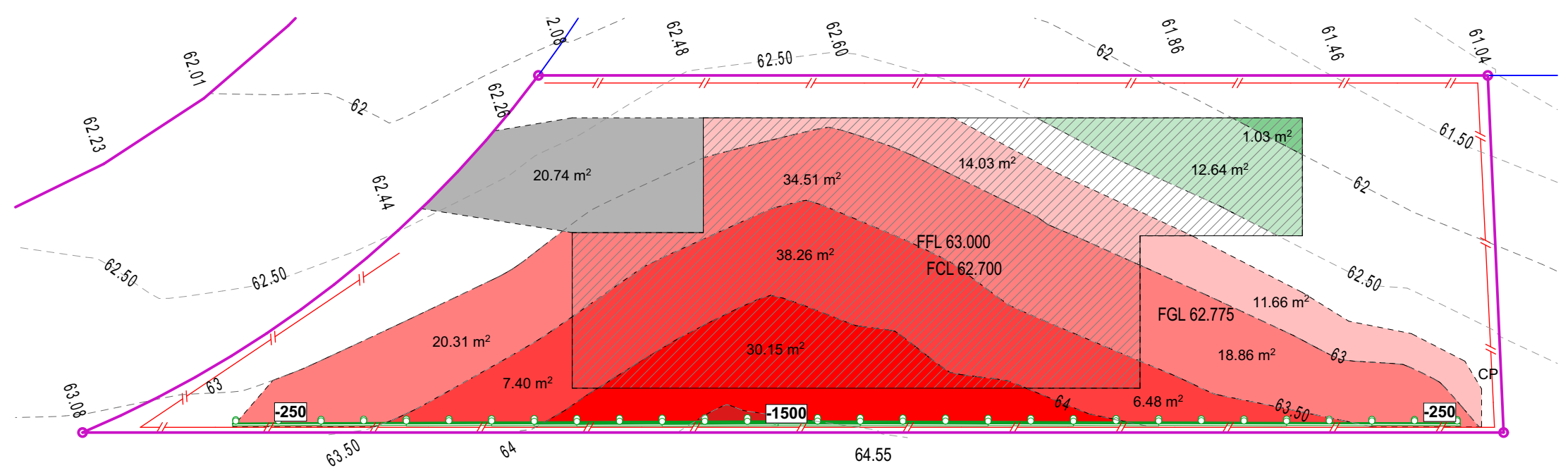
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TITLE:	REV:	AMENDMENT DESCRIPTION:	BY:	DATE:	DRAWING:
Prop. New Dwelling					Site plan
SITE:					SCALE ATAS: 1:100
Lot 419 / 38 Baumea Rise Massey					DATE: 28/06/2019
					DRAWN: G.Z
					CHECKED: B.W
CLIENT:					PROJECT NO: B19127
Red Pine Property Ltd.					DRAWING NO: L001
					REVISION:
					104 of 110

Timetable/Sequence of Proposed Site Work:		Earth Works Calculations	
1. Form Access & Stabilised construction Access	2days	Overall earth cut:	153m ² 139.3m ³
2. Site Earth works for foundation and retaining wall and S/W drainage	10days	Overall earth fill:	13.6m ² 2.4m ³
3. Cesspit connection and erect silt fence	1day	Driveway:	20.7m ² 3m ³
4. Connect temporary DP once roof and gutter finished	1day	Drainage Works:	25m ² 10m ³
5. Completion of house and removal scaffolding	3-4moths	Tank Works:	5m ² 7m ³
6. Completion of external drainage work and regrass 4days		Total Earth Works:	217.3m² 161.7m³

Legend: # 5

-  Proposed Driveway
-  Soil Fill Inside Building Platform
-  Earth Fill Outside Building Platform
-  Soil Cut inside Building Platform
-  Earth Cut Outside Building Platform
-  Landscape & Grass Area
-  Silt Fence Lined
-  Boundary Line
-  Contour Line (@0.5m)
-  Prop. Timber retaining wall



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REV:	AMENDMENT DESCRIPTION:	BY:	DATE:

STATUS: **Resource consent**

BW Building Consultants Ltd.



42N Constellation Drive,
Rosedale, Auckland, NZ
www.bwbc.co.nz
info@bwbc.co.nz
09-478 8999
09-480 6688

TITLE: **Prop. New Dwelling**

SITE: **Lot 419/ 38 Baumea Rise Massey**

DRAWING: **Site Management Plan**

CLIENT: **Red Pine Property Ltd.**

SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:150	11/06/2019	G.Z	B.W
PROJECT NO:	DRAWING NO:	REVISION:	
B19127	L002	105 of 110	

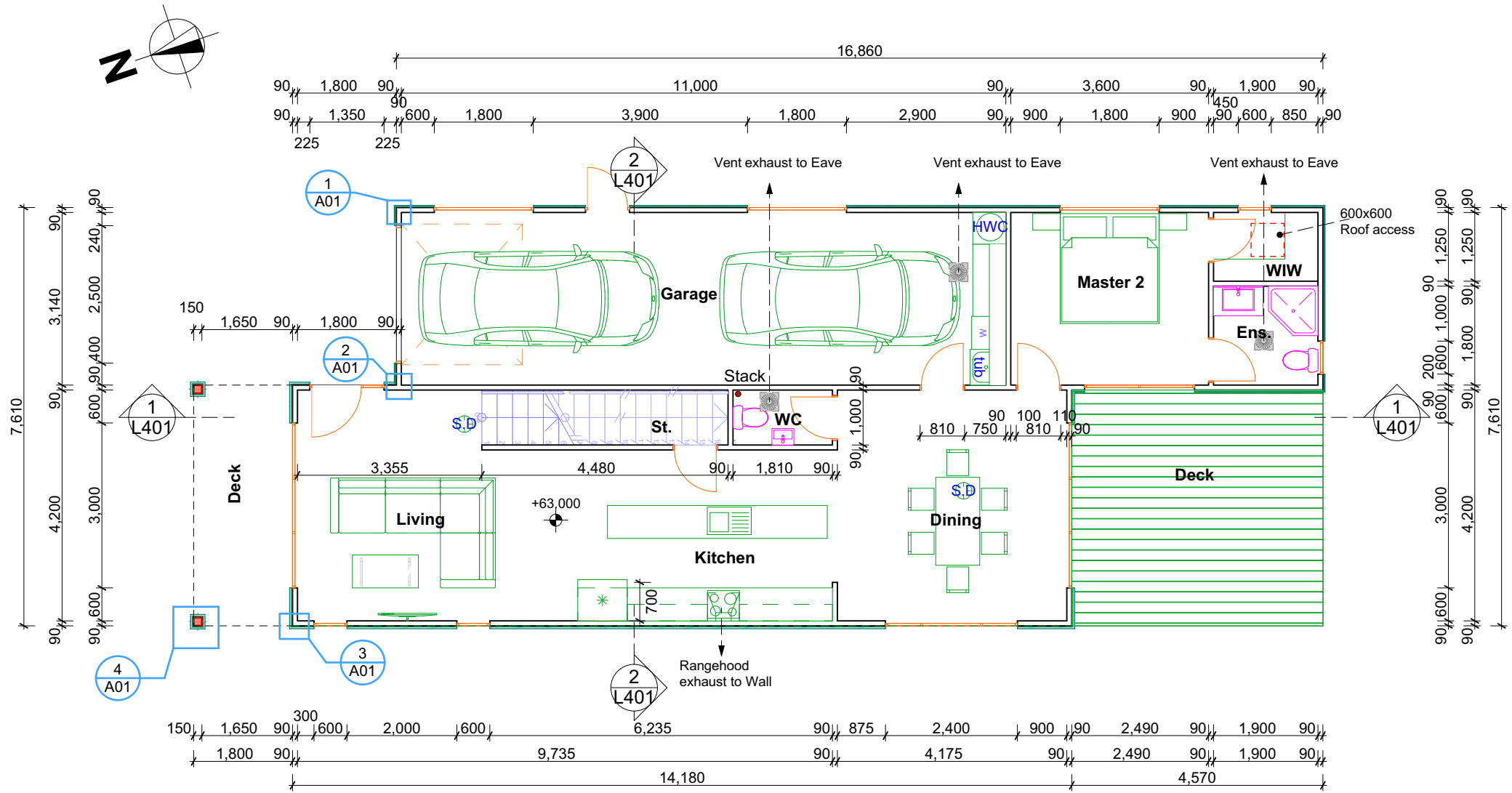
Notes:
 - Temporary Fence to be erected at the whole site perimeter to prevent access by unauthorised people.
 - Hazard Signboards must be shown on the site access gate.

Auckland Council

LUC60342992

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TIMBER GRADE
Timber members are to be minimum SG8 strength graded as per NZS3604:2011
FIXING PROTECTION
Fixings shall comply with NZS 3604:2011 Section 4 Durability Table 4.1-4.3
CONCRETE STRENGTH
All concrete to be min. 20Mpa Strength as per NZS 3604:2011 Section 4 Durability Clause 4.5.2d and as per Structural Design
ELECTRICITY USAGE
Monitored by remote reader (No meter box required).
GLAZING
Bathroom windows to use safety glass. External window and door joinery to use double-glazed aluminium joinery, excluding garage.
LIGHTING
-Downlights are to be IC-F Rated downlights. -Selected wall mount lighting on main entry & both side of garage door. -Selected lighting on top, intermediate landings, bottom of all stairs.
STRUCTURAL ENGINEER
Structural drawings and calculations are provided by THL design Group

Legend: # 5

WALL FRAMING Timber wall H1.2 framing designed for Low wind zone and SG8 Grade with nogs @ 800crs. max.
SMOKE ALARMS Smoke detector with hush button. To be located within 3m of doors to sleeping space.
MECHANICAL VENTILATION
Rheem 180L MPVE hot water cylinder
100mm stack pipe

Building Area- Lot 419	
Ground Floor Area:	117m ²
First Floor Area:	95.90m ²
Total Building Area:	212.63m ²
Deck Area:	35.36m ²

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REV:	AMENDMENT DESCRIPTION:	BY:	DATE:

STATUS: **Resource consent**

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09-478 8999
09-480 6688

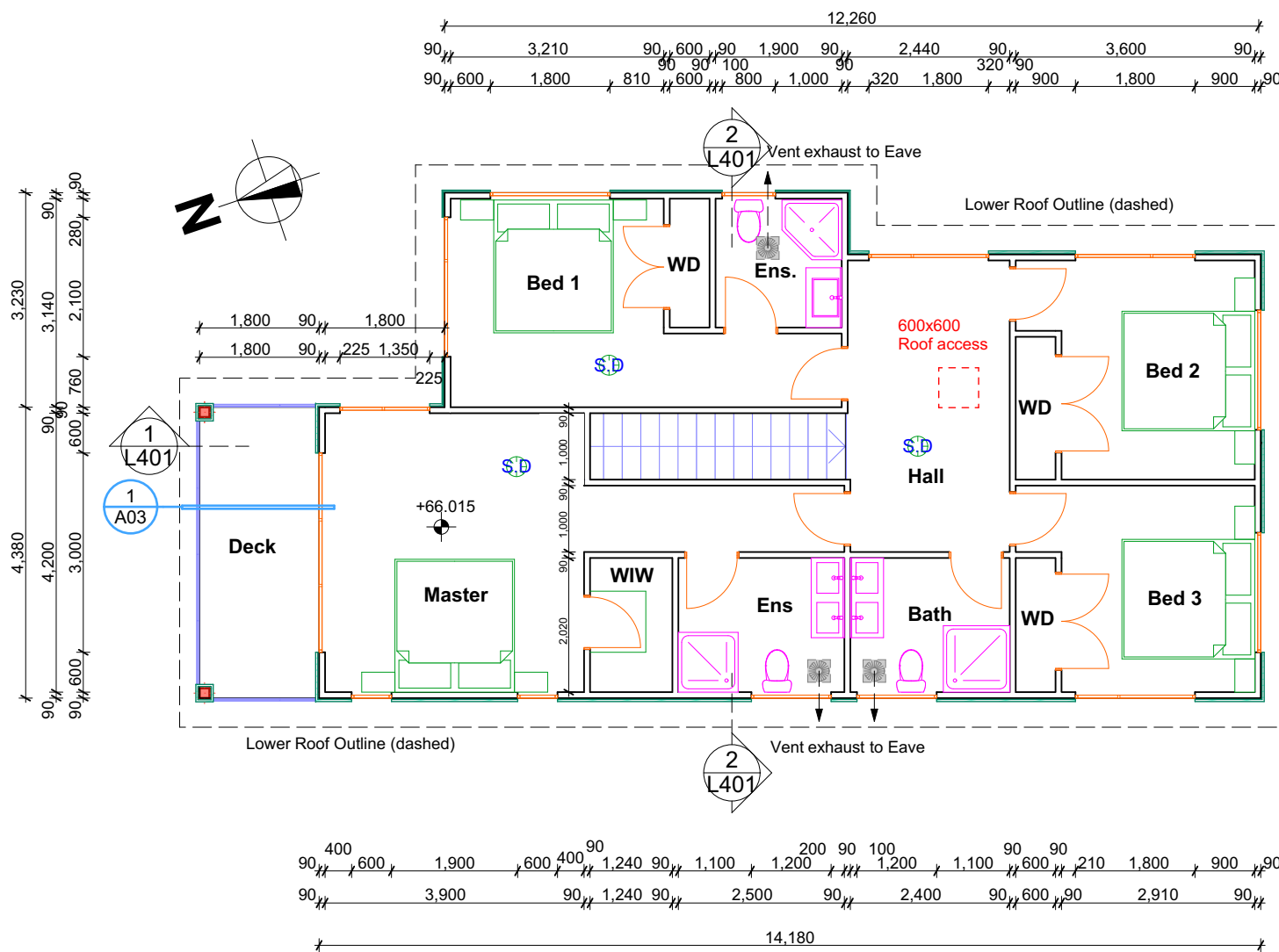
TITLE:	Prop. New Dwelling		
SITE:	Lot 419/ 38 Baumea Rise Massey		
DRAWING:	Ground Floor		
CLIENT:	Red Pine Property Ltd.		
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	11/06/2019	G.Z	B.W
PROJECT NO:	DRAWING NO:	REVISION:	
B19127	L102		

Auckland Council

LUC60342992

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16/08/2019



TIMBER GRADE
Timber members are to be minimum SG8 strength graded as per NZS3604:2011
FIXING PROTECTION
Fixings shall comply with NZS 3604:2011 Section 4 Durability Table 4.1-4.3
CONCRETE STRENGTH
All concrete to be min. 20Mpa Strength as per NZS 3604:2011 Section 4 Durability Clause 4.5.2d and as per Structural Design
ELECTRICITY USAGE
Monitored by remote reader (No meter box required).
GLAZING
Bathroom windows to use safety glass. External window and door joinery to use double-glazed aluminium joinery, excluding garage.
LIGHTING
-Downlights are to be IC-F Rated downlights. -Selected wall mount lighting on main entry & both side of garage door. -Selected lighting on top, intermediate landings, bottom of all stairs.
STRUCTURAL ENGINEER
Structural drawings and calculations are provided by THL design Group

Legend: # 5											
WALL FRAMING Timber wall H1.2 framing designed for Low wind zone and SG8 Grade with nogs @ 800crs. max.											
	SMOKE ALARMS Smoke detector with hush button. To be located within 3m of doors to sleeping space.										
	MECHANICAL VENTILATION										
<table border="1"> <tr> <th colspan="2">Building Area- Lot 419</th> </tr> <tr> <td>Ground Floor Area:</td> <td>116.73m²</td> </tr> <tr> <td>Deck Area:</td> <td>35.36m²</td> </tr> <tr> <td>First Floor Area:</td> <td>95.90m²</td> </tr> <tr> <td>Total Building Area:</td> <td>212.63m²</td> </tr> </table>		Building Area- Lot 419		Ground Floor Area:	116.73m ²	Deck Area:	35.36m ²	First Floor Area:	95.90m ²	Total Building Area:	212.63m²
Building Area- Lot 419											
Ground Floor Area:	116.73m ²										
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First Floor Area:	95.90m ²										
Total Building Area:	212.63m²										
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REV:	AMENDMENT DESCRIPTION: BY: DATE:										
STATUS:	Resource consent										

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16/08/2019

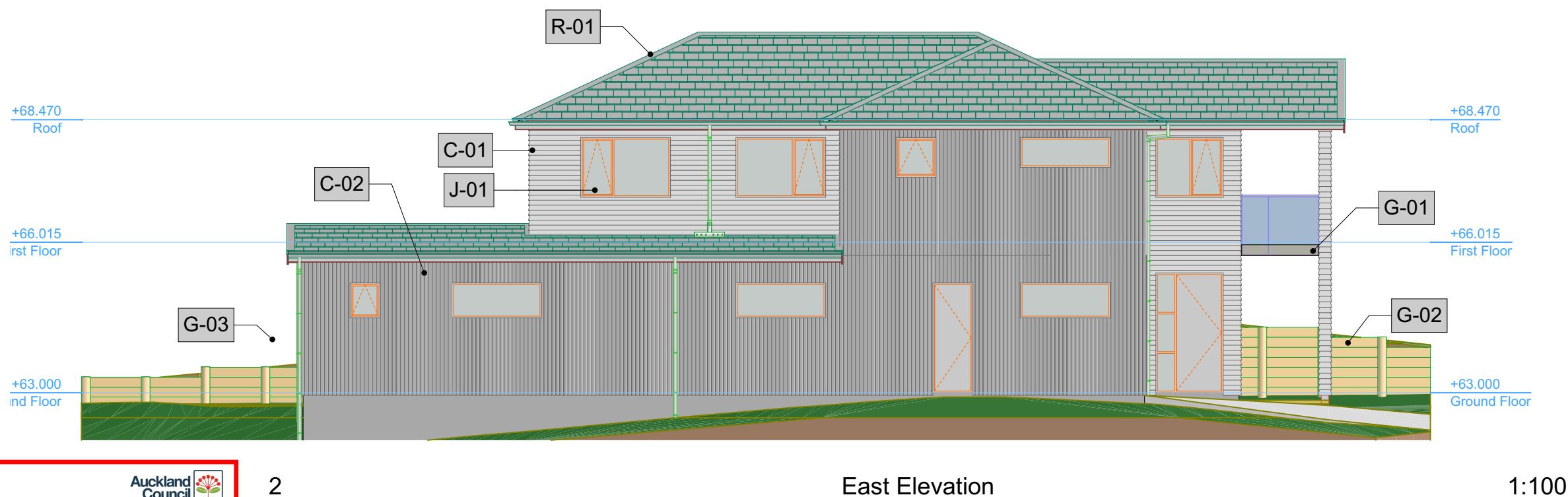
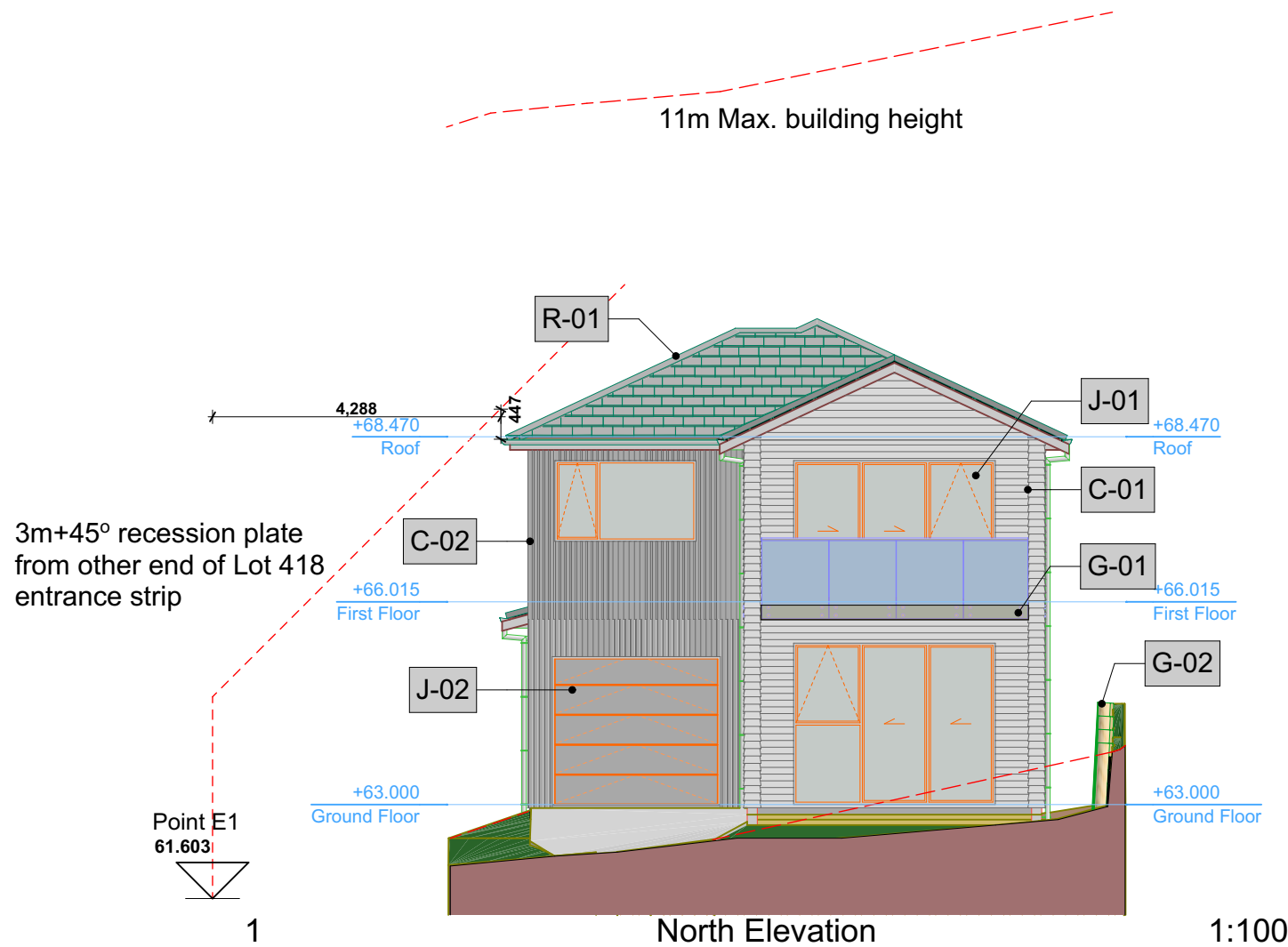
TITLE:	Prop. New Dwelling		
SITE:	Lot 419/ 38 Baumea Rise Massey		
DRAWING:	First Floor		
CLIENT:	Red Pine Property Ltd.		
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	11/06/2019	G.Z	B.W
PROJECT NO:	DRAWING NO:	REVISION:	
B19127	L103	108 of 110	

Legend

- R-01** Selected Asphalt shingle roofing
- C-01** Selected standard bevel-back timber weatherboards
- C-02** Selected Timber vertical shiplap weatherboards
- J-01** Powder Coated Aluminium Joinery with double glazing,
- J-02** Selected classic steel sectional garage door, color matched to joinery.
- G-01** Slatted timber deck with 1m height glass balustrade
- G-02** Timber retaining wall with 1.4m timber barrier
- G-03** Retention water tank

BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		8

BUILDING ENVELOPE RISK MATRIX		
East Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		12



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REV:	AMENDMENT DESCRIPTION:	BY:	DATE:

STATUS: Resource consent

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 09-480 6688

TITLE: Prop. New Dwelling
 SITE: Lot 419/ 38 Baumea Rise Massey
 DRAWING: North & East Elevation
 CLIENT: Red Pine Property Ltd.

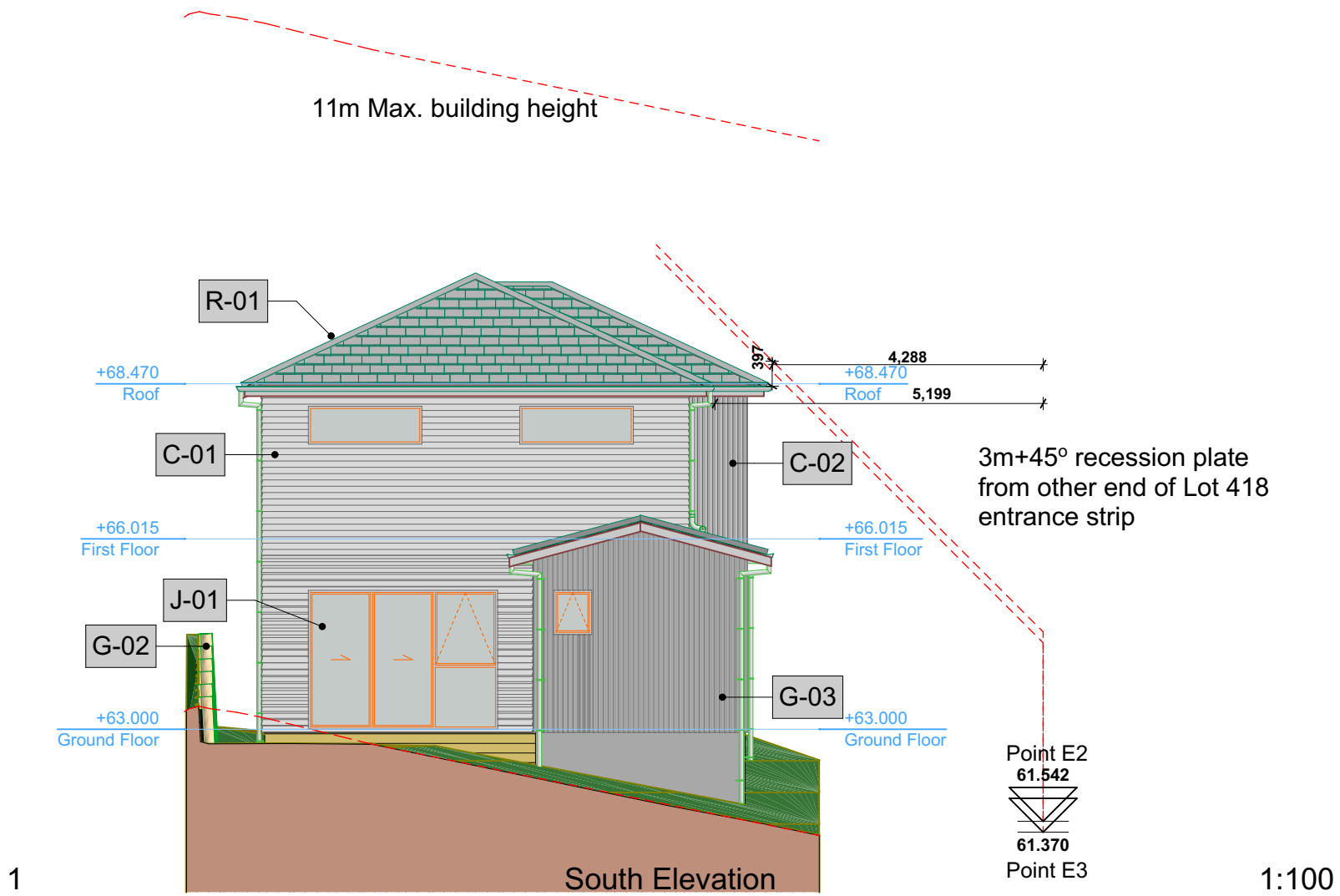
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	11/06/2019	G.Z	B.W
PROJECT NO:	DRAWING NO:	REVISION:	
B19127	L301	109 of 110	

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 16/08/2019

Legend

- R-01** Selected Asphalt shingle roofing
- C-01** Selected standard bevel-back timber weatherboards
- C-02** Selected Timber vertical shiplap weatherboards
- J-01** Powder Coated Aluminium Joinery with double glazing,
- J-02** Selected classic steel sectional garage door, color matched to joinery.
- G-01** Slatted timber deck with 1m height glass balustrade
- G-02** Timber retaining wall with 1.4m timber barrier
- G-03** Retention water tank

BUILDING ENVELOPE RISK MATRIX		
South Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		12



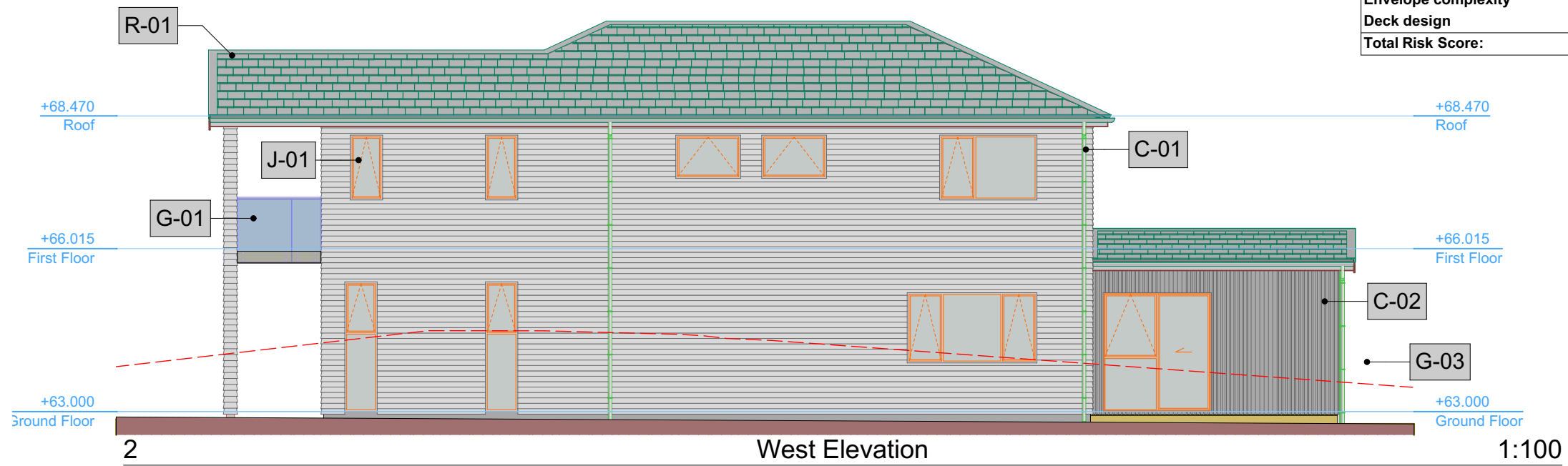
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BUILDING ENVELOPE RISK MATRIX		
West Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Low risk	0
Number of storeys	Medium risk	1
Roof/wall intersection design	Very high risk	5
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		12

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09-478 8999
09-480 6688

TITLE:	Prop. New Dwelling		
SITE:	Lot 419/ 38 Baumea Rise Massey		
DRAWING:	South & West Elevation		
CLIENT:	Red Pine Property Ltd.		
SCALE AT A3:	DATE:	DRAWN:	CHECKED:
1:100	11/06/2019	G.Z	B.W
PROJECT NO:	DRAWING NO:	REVISION:	
B19127	L302	110 of 110	