

3 March 2021

Attention: Abu Hoque
KBS Capital Limited

By email only: abu.hoque@hobsongreen.co.nz

Dear Abu

Resource consent application – Advice of decision

Application number(s):	LUC60359471
Applicant:	KBS Capital Limited
Address:	48 Esmonde Road, Takapuna 0622
Proposed activity(s):	Land use consent to construct two new buildings on the site to accommodate primarily visitor accommodation at Stage 1 building, and approximately 86 residential apartments at Stage 2 building with some non-residential development on lower levels. Associated earthworks, comprehensive landscaping, installation of servicing, parking and access, and changes to the layout a section of Esmonde Road are also proposed

Following an assessment of your application under the Resource Management Act 1991 (the RMA), a decision has been made to grant your application, subject to conditions of consent.

Please take the time to read and understand the conditions of consent. Council officers will undertake inspections of your project to check compliance with this resource consent. For your reference, a copy of the decision is attached. It outlines the basis for the decision and the conditions.

If you disagree with the decision, or parts of it, you can lodge an objection with us within 15 working days of receiving this decision. You can find further information about how to make an objection on our website at www.aucklandcouncil.govt.nz (select “Consents, building and renovation projects”, then “Resource consents”, then “Receive our decision on your resource consent application” and finally “Resource consent appeals and objections”).

You can also file an appeal with the Environment Court within 15 working days of receiving this decision.

Information on the appeal process can be found on the Environment Court website <https://www.environmentcourt.govt.nz/>.

In terms of processing fees incurred to date, these will be calculated taking into account your deposit and any interim invoices paid. Any additional fees generated from processing to date will be invoiced in due course.

If you have any queries, please contact me on 021 570 036 or erica.su@aucklandcouncil.govt.nz.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Erica Su', is positioned above the typed name.

Erica Su
Senior Planner
North West Resource Consents

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



Non-complying activity

Application number(s): LUC60359471 (s9 land use consent)
Applicant: KBS Capital Limited
Site address: 48 Esmonde Road, Takapuna 0622
Legal description: Lot 32 DP 536045

Proposal:

To construct two new buildings, one along the eastern site boundary up to seven storeys in height and used as visitor accommodation providing approximately 164 studio units, 18 one-bedroom units, and four penthouses on the top level; the second building will also be up to seven storeys and be constructed along the Esmonde Road frontage and will be primarily residential including approximately 37 one-bedroom units, 32 two-bedroom units, and 17 three-bedroom units, as well as non-residential uses including a café, a health care facility, a childcare facility, a convenience store, a community facility, and a supporting business centre all of which are to be used primarily by people staying in the visitor accommodation and their guests.

Associated earthworks, communal space, comprehensive landscaping across the site and infrastructure servicing are also proposed.

The nearby intersection will be realigned to provide for paired pedestrian and cyclists crossings, removal of the existing left-in slip lane and a new left-turn pocket to be incorporated in the signalised intersection. New public transport facilities are proposed including a double bus stop, two bus shelters, and a shared path/boardwalk to be located within part of the subject site. 81 car parking spaces to be provided by vertical stackers and removal of the existing crossing at the western corner of the site following completion of earthworks.

No works are to be undertaken within the coastal marine area.

Resource consent is required for the following reasons:

Land use consent (s9) – LUC60359471

Auckland Unitary Plan (Operative in Part)

E11 Land disturbance – Regional

- To undertake general earthworks of 14,300m² on land located within the sediment control protection area, exceeding the maximum permitted area of 2,500m², as a restricted discretionary activity under Rule E11.4.1(A9).

E12 Land disturbance – District

- To undertake general earthworks of 14,300m² and involving a volume of 57,600m³, this requires consent as a restricted discretionary activity under Rules E12.4.1(A6) and (A10) respectively.

E15 Vegetation management and biodiversity

- To undertake vegetation alteration and removal of indigenous tree over 3m in height within 20m of mean high water springs, as a restricted discretionary activity under Rule E15.4.1(A21).
- To undertake vegetation alteration of indigenous tree over 3m in height that is within a horizontal distance of 20m from the top of any cliff, with a slope angle steeper than 1 in 3, and within 150m of mean high water springs, as a restricted discretionary activity under Rule E15.4.1(A22).

E17 Trees in roads

- To undertake works within the protected root zone that do not comply with Standard E17.6.3, as the works would disturb more than 10% of the protected root zone, as a restricted discretionary activity under Rule E17.4.1(A8).
- To undertake tree removal of one Mahoe tree being a tree greater than 4m in height or greater than 400mm in girth in roads, as a restricted discretionary activity under Rule E17.4.1(A10).

E27 Transport

- The proposal involves accessory parking and access that does not meet the following parking and access standards and is a restricted discretionary activity under Rule E27.4.1(A2):
 - Up to 54 of the upper and mid-levels within the three-tiered stacked parking spaces proposed in the basement level do not meet the minimum vertical clearance requirement of 2.1m for residential activities, as required by Standard E27.6.3.5(1)(a), with a shortfall in clearance of either 250mm or 150mm.
- The proposal will involve the use and modification of the existing vehicle crossing at the north-eastern corner of the site, which is subject to a Vehicle Access Restriction under Standards E27.6.4.1(2) and E27.6.4.1(3), as a restricted discretionary activity under Rule E27.4.1(A5).
- The proposal will involve the construction of a new bus shelter, areas for bus parking, passenger waiting area and related signs which are regarded as public transport facility. The construction and use require consent as a restricted discretionary activity under Rule E27.4.1(A12).

E36 Natural hazards and flooding

- The proposal is on land in the coastal erosion hazard area, and requires assessment as a restricted discretionary activity under Rule E36.4.1(A4).

- The proposal will also involve the construction of new stormwater pipes for both public and private connections located within the coastal erosion hazard area, and requires assessment as a restricted discretionary activity under Rule E36.4.1(A5).

H6 Residential – Terrace Housing and Apartment Buildings Zone

- The proposal includes a fitness centre and a supporting business centre which, while both will primarily be used as part of the visitor accommodation, they will not be for the exclusive use of people staying in the accommodation and their guests. As such, these floor spaces will not be included as part of the visitor accommodation. As a fitness centre is classified as a recreational facility, and a business centre will be regarded as an office, neither of which is provided for in the activity table. These activities require consent as a non-complying activity under H6.4.1(A1).
- To construct and use a total of 86 dwellings, as a restricted discretionary activity under Rule H6.4.1(A3).
- To develop a visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors, as a restricted discretionary activity under Rule H6.4.1(A13).
- To develop a dairy/convenience store with a gross floor area of up to 100m², as a restricted discretionary activity under Rule H6.4.1(A14).
- To develop a standalone café within the stage 2 building with a gross floor area of up to 100m², as a restricted discretionary activity under Rule H6.4.1(A15).
- To develop a childcare centre accommodating greater than 10 people on the site excluding staff, as a restricted discretionary activity under Rule H6.4.1(A20).
- To develop community facilities within the stage 2 building, as a restricted discretionary activity under Rule H6.4.1(A21).
- To develop a healthcare facility of approximately 167m², as a restricted discretionary activity under Rule H6.4.1(A25).
- To construct new buildings on the site, having the same activity status as applies to the land use activity that the new buildings are designed to accommodate as per Rule H6.4.1(A3), as a restricted discretionary activity under Rule H6.4.1(A35).
- The proposal involves use and development under Rules H6.4.1(A3) and Rule H6.4.1(A35) that fails to meet the following core standards and is a restricted discretionary activity under Rule C.1.9(2):
 - H6.6.5 Building height

As per Standard H6.6.5(1), buildings must not exceed 16m in height in the THAB Zone. Both proposed buildings will exceed this maximum building height in part, by between 8.32m and 9.3m (excluding and extra 2.2m of plant room).

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, 104D, 104B, and Part 2 of the RMA, the resource consent is **GRANTED**.

Reasons

The reasons for this decision are:

1. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA, the actual and potential effects from the proposal are found to be acceptable, for the following reasons:
 - a. The proposed earthworks have been assessed and are unlikely to compromise the land stability of the site given the stable underlying land formation, the slow rate of coastal regression, protection of the groundwater table, the setback of the proposed buildings and the protection of the mature coastal vegetation along the periphery of the site. For similar reasons, the proposed development will not exacerbate coastal hazards.
 - b. Sediment runoff from the undertaking of earthworks will be appropriately contained via the proposed controls which have been assessed to be in line with the industry best practice. In addition to the timing of earthworks will ensure that the water quality of the adjoining coastal marine area will be protected.
 - c. The applicant has shown appropriate understanding of the measures and steps necessary to ensure that the earthworks and construction effects, including construction traffic, noise and vibration, and dust can be appropriately managed. In addition to the separation distance to the most sensitive receivers, being nearby residents, effects in this regard are considered acceptable.
 - d. Realistic visual simulations have been provided which has demonstrated the landscape and visual effects of the development, once completed, at various view points to be acceptable, having regard to the height and bulk of development that is provided for in the Terraced Housing and Apartment Building Zone and the intensity of development that is of five, six and seven storeys in height. Noting the site's unique location, the separation distance would ensure there is adequate separation between neighbouring residential zones and residents which assists in providing an appropriate transition from the coastal environment to the built form.
 - e. While there will be a more significant reduction of amenity on users of Patuone Walkway, the frontage along Esmonde Road has been broken up in height and generous balconies on the corners assist in reducing the bulk and mass of the development. The proposed landscape treatment along Esmonde Road and along the western edge will assist in integrating the development into its context.

- f. The loss of vegetation within the road corridor or amongst the periphery of the site will not result in significant amenity effects as the loss of vegetation will be sufficiently mitigated by replacement planting and proposed landscaping planting along the road frontage. The extent of loss is considered unlikely to affect the ecology or the functioning of the ecosystems and habitats.
- g. The site layout has been well considered and supports an active street frontage via commercial uses and high level of glazing to the street which also provides passive surveillance and a reasonable level of modulation and design coherence contribute to the urban amenity of the street anticipated in the zone. The setback from the visitor accommodation building from the coast contributes to the reduction of visual dominance of the building with the building length being managed adequately. Positioning of the stage 2 building also provides for a good transition from the motorway environment to a sense of an urban street with the potential advantages of moderating traffic speeds and activity. Car parking spaces will also not be visible from the street.
- h. The effects of the additional building height have been sufficiently moderated by upper floor building setbacks that provide a lightness to the top of the building and a varied roofline. The façade has been refined to support an urban residential character with the materials proposed being of high quality and support the façade strategy. The use of balconies at some corners of buildings further adds to the building articulation. The massing of the overall development is appropriately distributed. Overall, the bulk of the buildings are successfully broken down visually and the development provides a good level of visual interest.
- i. The adjacent intersection, with a revised layout and additional traffic generation, will operate satisfactorily for vehicles with results showing up to seven seconds of delay per vehicle which is considered acceptable for an urban intersection and in the existing context of Esmonde Road Corridor as a key arterial and motorway access with existing congestion issues. The level of development traffic is relatively low due to the restricted number of on-site car parking spaces. The modelling results are also considered to provide a more conservative estimate with the actual trips generated by the development likely to be lower than shown by the modelling.
- j. The intersection design and layout are considered to be acceptable and functional for the development and will provide for anticipated increase in pedestrian and cycling movement and improved crossing facilities for pedestrians and cyclists in terms of safety and amenity.
- k. The new double bus stop, platform area and two bus shelters are considered to improve access to public transport and will be well-connected to the proposed shared path/boardwalk along the site frontage which will be maintained by the applicant and used by the public ensuring long term positive effects.
- l. The car parking spaces onsite will be comprehensively managed via the management plan which will ensure that there will not be additional unaccounted for parking on the site increasing the number of trip generations. The location of the drop off and pick up areas are such that it will not result in any potential queueing on to Esmonde Road and the landscape strategy provides clear legibility to future users of the end-of-trip facilities

so that these facilities will be used by the future users of the site and contributing to the overall uptake of alternative transport modes and demarcation between vehicle access from pedestrian access as well as incorporating seating and bike stands into them, as well as access routes and also provide separation between the edges of apartment buildings and entrances to the commercial uses.

- m. The vertical clearance limitation of the proposed stacked parking systems will also be appropriately managed via the management plan and will still accommodate for a vast majority of vehicles. Suitable loading and waste storage and collection facilities have also been provided.
 - n. The development will be sufficiently serviced by existing and proposed reticulated networks with no capacity issues identified. Stormwater runoff will be appropriately retained and treated prior to being discharged to the network and the surrounding coastal marine area.
 - o. The non-residential activities proposed on the site will not result in significant operational effects relating to amenity for the nearby residents including noise, lighting and traffic related effects due primarily to the separation distance to the most sensitive receivers. These activities will not result in an unplanned centre or detract from the vitality of the Takapuna Metropolitan Centre as these floor areas form a small portion of the overall GFA proposed and will largely provide for the users onsite.
 - p. A cultural value assessment has been provided by Ngāi Tai Ki Tāmaki which has helped inform the design approach and naming of the development. Engagement is described as ongoing and will be carried through to the earthworks and construction stage of the proposal should it proceed. Appropriate archaeological discovery measures will be put in place to ensure that in the event that any unrecorded archaeological features or artefacts are exposed, appropriate protocols will be followed to ensure they are preserved.
2. In accordance with an assessment under s104(1)(b) of the RMA, the proposal is found to be consistent with the relevant statutory documents, as follows:
- a. Under s104(1)(b)(i), no National Environmental Standards are considered to be relevant to the proposal.
 - b. Under s104(1)(b)(ii), The National Policy Statement on Urban Development 2020 (NPS-UD 2020) is relevant to the consideration of this application. It came into effect on 20 August 2020 and replaces the National Policy Statement on Urban Development Capacity 2016. The NPS-UD 2020 recognises the national significance of having well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; and providing sufficient development capacity to meet the different needs of people and communities. The underlying zoning of the site already provides for high intensity residential development that is five to seven storeys in height. The proposed development will achieve the high-intensity development envisaged by the zone in contributing to a well-functional environment in this particular locale that already provides for employment opportunities and is well-supported by public transport. The development will meet the building height of at least 6 storeys required

from a walkable catchment of a rapid transit stop, being the rapid bus network services from Akoranga Bus Station and other regular services to and from the Auckland CBD. The development will see a change in amenity values in the locality to respond to the site constraints as well as the rising demand for homes for current and future generations. Sufficient infrastructure is already in place and will be provided to service the development. As such, the proposal is considered to meet objectives 1, 3, 4, and 6, and policies 1, 6 and 8.

- c. Under s104(1)(b)(iv), The New Zealand Coastal Policy Statement 2010 (NZCPS) is relevant to the proposal as it will occur directly adjoining the coastal marine area. The proposal aligns well with the policy directives, in particular, Objectives 1, 3, 5, and 6, and Policies 1, 6, 22, 23, 24, 25, and 26.

Earthworks will be undertaken in a manner that will maintain the biological and physical processes in the coastal environment by appropriate erosion and sediment control measures that are commensurate to the scale and nature of the earthworks proposed. Similarly, stormwater discharge will not affect the coastal marine environment in this regard as the runoff will be retained and treated prior to being discharged, ensuring that coastal water quality is not affected, and ecology and habitats are protected.

The applicant has taken account of the principles of the Treaty of Waitangi by engaging in a meaningful way with mana whenua who has provided input which was adopted in the proposal and engagement will be ongoing. This will ensure that the ongoing and enduring relationship of tangata whenua over their lands, rohe and resources are recognised and the characteristics of the coastal environment that are of special value to tangata whenua are protected.

Coastal hazard risks will be appropriately managed as the site is subject to slow rate of coastal regression and development has been appropriately set back from the coastal edges. The natural defences of the coastal pōhutukawas will also be protected.

The proposal provides for development enabling people and communities to provide for their social, economic and cultural wellbeing while ensuring the protection of the values of the coastal environment.

- d. Also under s104(1)(b)(iv), the Hauraki Gulf Marine Park Act 2000 (HGMPA) requires that sections 7 and 8 of that Act must be treated as a New Zealand coastal policy statement. Section 7 recognises its national significance, while s8 outlines the objectives of the management of the Hauraki Gulf, its islands and catchments. The objectives seek to protect, maintain and where appropriate enhance the life supporting capacity of the environment of the Hauraki Gulf and its islands. Sediment or stormwater runoff will be kept to a minimum either during earthworks or following the completion of the development via the use of appropriate erosion and sediment control measures that are in line with industry best practice and water sensitive design approach in eliminating contaminants at source. Impervious area has also been appropriately reduced to ensure that adverse effects on water quality of the Hauraki Gulf is avoided and mitigated.

- e. Under s104(1)(b)(v), Chapter B of the AUP(OP) is the Regional Policy Statement and sets out the strategic framework for the identified issues of significance, and resultant priorities and outcomes sought. These align with the direction contained in the Auckland Plan.

B2 Tāhuhu whakaruruhau ā-taone - Urban growth and form

This subchapter outlines the anticipated urban growth and form in the region. The proposal is consistent with particularly sections B2.3 and B2.4. The development has taken consideration of the physical characteristics of the site and while substantial land modification is sought, this has been proposed with careful consideration of constraints and infrastructure. The development will provide a quality built environment and respond appropriately to its site characteristics and the coastal setting. The dwellings will also provide for a good level of onsite amenity. Where B2.4.2(5) does state the circumstances under which residential intensification should be avoided, this is in relation to when intensification is inconsistent with protections of area where there are natural and physical resources scheduled as natural heritage, Mana Whenua and other sensitive and/or protected environment, and where land is subject to significant hazard risks. The site is not known to be subject to any of identified protection matters.

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

The proposal is consistent with section B3.3 of this subchapter as it will enable the effective, efficient and safe operation of the nearby intersection and the surrounding road network. The proposed changes to the intersection, shared path/boardwalk, and the provision of end-of-trip facilities and cycling facilities represent an upgrade to alternative modes of transport. The additional trip generation will not result in discernible changes to the operation of vehicles in the context of Esmonde Road.

B6 Mana Whenua

The proposal has recognised the principles of the Treaty of Waitangi/Te Tiriti o Waitangi through Mana Whenua participation in the proposal development through to the future stages.

B8 Toitū te taiwhenua - Coastal environment

Section B8.3 is considered to be relevant to the proposal and it is considered that the development will be consistent with the relevant objectives and policies because it has avoided, remedied, and mitigated adverse effects to the coastal environment via the complementary design of the buildings and site layout.

B10 Ngā tūpono ki te taiao - Environmental risk

Objectives B10.2.2(13) is considered to be met by the proposal as the changes in the land use has avoided the increase of risk of adverse effects from coastal hazards via the appropriate setbacks and retaining the natural defence as previously discussed.

- f. Under s104(1)(b)(vi), for a Plan or a Proposed Plan

Auckland Unitary Plan (Operative in Part)

E11 Land disturbance – Regional

The proposal earthworks are consistent with Objectives E11.2(1) and (2) and policies E11.3(2)(a), (d), (3), (4), (5), (6) and (7). The applicant has proposed erosion and sediment controls that are consistent with industry best practice which will ensure the discharge of sediment laden water will be minimised. The design and implementation of earthworks are such that they recognise the existing environmental site constraints and opportunities, specific engineering requirements and as such, earthworks will be undertaken in a manner that ensures the stability and safety of surrounding land, buildings and structures.

E12 Land disturbance – District

The proposed earthworks will be undertaken in a manner that protects the safety of people and that adverse effects resulted will be appropriately avoided and mitigated. The undertaking of earthworks will be supervised by a qualified engineer to ensure there is no land instability concern during construction or in the long run. The erosion and sediment control measures have been assessed to be commensurate with the land disturbances proposed and the site's physical attributes. These will ensure that the design and implementation of earthworks give appropriate recognition to the existing environmental site constraints and opportunities, specific engineering requirements, and implementation of integrated water principles. Therefore, the proposed earthworks will be consistent with objective E12.2(1), and policies E12.3(2), (3), (5) and (6).

E15 Vegetation management and biodiversity

Objective E15.2(1), and Policies E15.3(1), (2), and (10) are considered to be particularly relevant in this instance as areas of contiguous indigenous vegetation around the periphery of the site is protected which will help manage effects relating to ecology, coastal hazard, amenity and landscape quality and that significant adverse effects are avoided and mitigated. Activities in the coastal environment are also avoided.

E17 Trees in roads

The proposal is not contrary to the relevant sections of the Chapter, being E17.2(1), (2), (3), and Policies E17.3(1), (2), (3) and (4). The street trees proposed for removal are either no longer viable or will be sufficiently mitigated by additional planting in suitable location and will ensure that street amenity is not compromised and work well together with the proposed buildings, while enabling the enhancement of the road and public transport facilities. Indigenous trees suitable to the coastal setting of the surrounds will also be used.

E18 Natural character of the coastal environment

With regards to the use and development of the subject site being part of the coastal environment, the chapter seeks to ensure that the natural characteristics and qualities that contribute to the natural character of the coastal environment are

maintained while providing for suitable use and development, by avoiding, remedying and mitigating adverse effects on the natural characteristics and qualities that contribute to the natural character values. While the proposed development will result in a change in the landform within the site due to the significant cuts, once constructed, the development will relate well to the surrounding coastal landscape as discussed.

E27 Transport

Objectives E27.2(1), (2), (3), (4) and (5), and Policies E27.3(2), (3), (7), (9), (13), (14), (15), (16), (17), (18), (20), and (21) are considered to be met. The proposal has provided a detailed integrated transport assessment which has been assessed and contributed to an informed design. The number, location and type of parking and loading spaces, including bicycle parking and associated end-of-trip facilities support the safe, efficient and effective operation of the transport network, improve the use of more sustainable transport options, will meet the functional and operational requirements of the proposed activities, and represent an efficient use of land via the use of vertical stacked parking. The number of onsite parking has been suitably minimised given the proximity to the rapid bus network services. Public transport facilities have been designed and located well to encourage growing public transport patronage to assist in relieving congested corridors by encouraging commuters to shift to public transport. Cycling and walking are also supported in the provision of sufficient bicycle parking both secure and short term, end-of-trip facilities, and off-road pedestrian and bicycle facilities to complement facilities located within the road network. Loading has also been designed to support activities and minimise disruption on the adjacent transport network. The design of parking will avoid and mitigate adverse effects via specific management measures catered to the proposed development. The vehicle crossing and related intersection changes are considered to enhance safety and amenity of pedestrians and cyclists while not resulting in discernible changes to vehicle users. The total number of crossings will reduce with the removal of one of the crossings following the completion of earthworks.

E36 Natural hazards and flooding

This chapter seeks to ensure that the risk of adverse effects from natural hazards are appropriately assessed and not increased overall prior to enabling development in the urban areas. The development will avoid and mitigate adverse effects resulting from coastal hazards, taking into account climate change and sea level rise via the appropriate building setbacks and protection of natural defence. The land is not subject to significant risk of coastal hazards, and no hard protection structures are proposed or considered likely to be required within the next 100 years as a result of the development. Therefore, E36.2(2), (3), (4) and (6), and Policies E36.3(1), (2), (3), (4) and (5) to (9) are considered to be met.

H6 Residential – Terrace Housing and Apartment Buildings Zone

All objectives and policies of the zone are considered to be met by the proposal, with the exception of H6.4.3(4) as the site is not subject to a Height Variation Control. Land adjacent to centres and near the public transport network is

efficiently used to provide high-density urban living that increases housing capacity and choice and access to centres and public transport. The integrated manner in which the buildings and transport facilities are designed provide a high-quality on-site living environment.

Despite exceeding the maximum building height, the development is in keeping with the areas planned urban built character of five, six or seven storey buildings. The treatment to the proposed façade and design have resulted in an appearance that is more residential in nature, including the use of balconies. The height, bulk, form and appearance of development are appropriately managed via building modulation, fenestration, siting and layout, setbacks at the top levels, and comprehensively designed landscaped areas achieve a high-density urban built character. The development will also achieve attractive and safe streets by providing passive surveillance to Esmonde Road and active uses along the street front, front yard landscaping and locating parking areas away from the street. Due to separation distance to the nearby residents and residential zones, and in addition to viewing the development through the surrounding coastal setting and vegetation and quality design, the effects relating to daylight/sunlight access, privacy, and visual dominance are considered acceptable.

Each of the dwellings will be provided with privacy and outlook for future occupants. While there is a shortfall in outlook space required by some of the principal living rooms, the extent is considered minimal and a reasonable standard of privacy is provided in the context of urban living. Despite some of the dwellings having south-facing outdoor living space, it is noted that these are located adjacent to the proposed podium area where comprehensive landscaping and wide setbacks will be provided such that, in addition to sufficient area being provided to each of the dwellings, being directly accessible to each of the proposed living spaces and each outdoor living space being of functional dimensions, it is considered that future occupants will be provided with useable and accessible outdoor living space. Impervious area has been suitably restricted and the amount of stormwater runoff generated by the development will be retained, detained and treated to ensure adverse effects on water quality, quantity and amenity values are avoided or mitigated, noting particularly the water sensitive design approach taken and all parking areas being underground reducing potential contaminants.

The non-residential activities provided on the site will meet the policy intent as it forms part of the overall development and will primarily provide for future onsite users that will support the social and economic well-being of the development and the community, these activities will be incorporated within the proposed buildings ensuring appropriate scale and intensity. Due to separation distance to nearby residents, adverse effects on residential amenity will be avoided, remedied and mitigated. Lastly, the proposal is primarily a residential development providing for accommodation, the non-residential uses are of a scale and nature that will primarily service the occupants on the site. Due to the reasonable separation distance to the Takapuna centre and restriction of onsite car parking and the related parking management proposed on the site, these non-residential activities

are unlikely to form an unplanned centre and detract from the vitality of Takapuna and other centres in the surrounding area.

3. In accordance with an assessment under s104(1)(c) of the RMA the following other matters have been considered:

Auckland Plan

The Auckland Plan is a strategy to guide Auckland's future over the next 30 years. It addresses a multitude of challenges facing Auckland - such as transport, housing shortages, giving children and young people a better start, creating jobs in a growing economy, protecting the land and marine environment, and improving the quality of our urban surroundings. It is considered that the proposal supports the strategic direction of the Auckland Plan by providing quality intensification and well-planned housing in an area that is infrastructure enabled.

Precedent and plan integrity

Precedent and confidence in plan administration are relevant considerations for this proposal given the activity status, and that the Unitary Plan is effectively still in its infancy in terms of implementation, and there is a potential that similar applications may be lodged and will seek to rely on this consent to justify the merits or granting of a similar proposal. The site is considered to be reasonably unique as it has no immediate residential neighbours or any adjoining land masses under private ownership, it adjoins the coast immediately and yet is zoned for intensification, it is also a large area of land under single ownership enabling development to be undertaken in an integrated manner. Overall, the subject site is considered to be of some uniqueness such that similar proposal is not considered likely to occur in this wider area.

Local Board comments

Devonport - Takapuna Local Board Member, Toni Van Tonder has provided comments to the proposal largely supporting the proposal noting in particular, the quality sustainable design, creating high intensity development via enhanced building height rather than a sprawl of low-density housing, and the limitations placed on car-dependency. It is considered that her comments have been sufficiently addressed in the body of this report.

4. There is no prohibition under s104D on granting this resource consent.
5. There is no need to look to Part 2 of the RMA in making this decision, as the objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA and they have captured all relevant planning considerations. They also contain a coherent set of policies designed to achieve clear environmental outcomes and provide a clear framework for assessing all relevant actual and potential effects. An assessment against Part 2 would not add anything to the evaluative exercise.
6. Overall, the proposal will result in no more than minor adverse effects on the environment, and is not contrary to relevant objectives and policies such that it passes the gateway tests under section 104. The proposal is also considered to achieve the sustainable management purpose of the RMA under Part 2. Therefore, consent is granted subject to the following conditions.

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 LUC60359471.
 - Application Form and Assessment of Environmental Effects prepared by Abu Hoque of KBS Capital Limited, dated 30 June 2020.
 - 48 Esmonde Road, Takapuna– Response to Further Information Request (LUC60359471), prepared by Abu Hoque of KBS Capital Limited, dated 23 September 2020.
 - Esmonde Road Design Statement, prepared by Jasmax, Revision C, dated 23 September 2020.
 - *48 Esmonde Road: Stages 1 & 2 Resource Consent Application Visual & Amenity Effects Assessment*, (with revised attachments), prepared by Brown NZ Limited, dated June 2020.
 - *Re: 48 Esmonde Road - S&E RFI RESPONSE*”, prepared by Abu Hoque of Kingstone Property Limited, dated 29 July 2020.
 - Infrastructure report 48 Esmonde Road Takapuna, prepared by Maven Limited, dated 29/06/2020.
 - Resource Consent s92 - Request for Further Information – LUC60359471, prepared by Maven Limited, dated 16 September 2020.
 - Stormwater Management Plan 48 Esmonde Road, Takapuna, prepared by Maven Associates, Project number: 175001, Revision B, dated 2 November 2020.
 - *48 Esmonde Road Development Integrated Transport Assessment*, prepared by Tonkin & Taylor Limited, Job Number: 1010685.v2., dated 9 September 2020.
 - 48 Esmonde Road, Takapuna Development S92 Response letter to Auckland Council's Transport Comments, prepared by Tonkin & Taylor Limited, Job Number: 1010685, dated 18 December 2020.
 - *Preliminary Construction Management and Construction Traffic Management Plan*, prepared by Maven Associates, dated June 2020.
 - *48 Esmonde Road Development Exterior Lighting Layout*, prepared by We-Ef Lighting Pty Limited, Project number: 7395, Revision 2, dated 11 June 2020.
 - Geotechnical Assessment 48 Esmonde Road, Takapuna, prepared by Tonkin & Taylor Limited, Job Number: 1008826.1000, Revision 1, dated May 2020.
 - Response to Geotechnical Queries, prepared by Tonkin & Taylor Limited, dated 4 September 2020.
 - 48 Esmonde Road, Auckland Resource Consent – Acoustic Report, prepared by WSP, Project Number: 1-D0073.00, Revision 1, dated 20 May 2020.
 - 48 Esmonde Road | Acoustic Consent Queries, prepared by WSP, dated 25 August 2020.
 - Assessment of Ecological Effects of Stormwater Discharges Associated with a Proposed Development at 48 Esmonde Road, Takapuna, prepared by Wildlands, Contract Report No. 5000b, dated April 2020.

- RE: 48 Esmonde Road stormwater ecological assessment, prepared by Wildlands, dated 17 September 2020.
- Arboricultural Assessment of Proposed Development at 48 Esmonde Road in Takapuna, prepared by Peers Brown Miller Limited, dated 18 December 2020.
- Cultural Value Assessment 48 Esmonde Road, Takapuna, prepared by Ngāi Tai ki Tāmaki, dated 16 April 2020.
- 48 Esmonde Road: archaeological assessment, prepared by Ella Ussher of CFG Heritage Limited, Reference: 19-0978, dated 25 June 2020.
- Coastal Processes and Hazards Assessment 48 Esmonde Road, Takapuna, prepared by Tonkin & Taylor Limited, Job Number: 1008826.1000, Revision 2, dated May 2020.
- Application for Restricted Discretionary Activity Consent 48 Esmonde Road, Takapuna, prepared by Tonkin & Taylor Limited, Job No: 1008826.1000, dated 22 September 2020.
- Architectural plans

Drawing Reference	Drawing Title	Author	Dated
RC-000 Rev D	Coversheet	Jasmax	-
RC-001 Rev E	Site Plan	Jasmax	16/12/2020
RC-002 Rev D	Site Demolition Plan	Jasmax	12/10/2020
RC-003 Rev D	Building Outlines Site Plan	Jasmax	12/10/2020
RC-101 Rev E	Site Plan – Entry Level	Jasmax	16/12/2020
RC-102 Rev E	Site Plan – Podium Level	Jasmax	16/12/2020
RC-103 Rev E	Plan – Ground Floor	Jasmax	16/12/2020
RC-104 Rev C	Plan – Podium Level	Jasmax	4/09/2020
RC-105 Rev C	Plan – Level 1	Jasmax	4/09/2020
RC-106 Rev C	Plan – Level 2	Jasmax	4/09/2020
RC-107 Rev C	Plan – Level 3	Jasmax	4/09/2020
RC-108 Rev C	Plan – Level 4	Jasmax	4/09/2020
RC-109 Rev C	Plan – Level 5	Jasmax	4/09/2020
RC-110 Rev A	Plan – Level 6	Jasmax	24/06/2020
RC-150 Rev C	Outlook Diagram Plan	Jasmax	4/09/2020
RC-200 Rev D	Site Sections	Jasmax	12/10/2020
RC-201 Rev D	Site Sections	Jasmax	12/10/2020
RC-300 Rev C	Site Elevations	Jasmax	4/09/2020
RC-310 Rev A	Stage 1 Building Elevations – Sheet 1	Jasmax	24/06/2020

RC-311 Rev A	Stage 1 Building Elevations – Sheet 2	Jasmax	24/06/2020
RC-312 Rev C	Stage 2 Building Elevations – Sheet 1	Jasmax	4/09/2020
RC-313 Rev C	Stage 2 Building Elevations – Sheet 2	Jasmax	4/09/2020
RC-400 Rev C	Area Plans	Jasmax	4/09/2020
RC-410 Rev C	Room Types – Stage 1	Jasmax	4/09/2020
RC-420 Rev C	Apartment Types – Stage 2	Jasmax	4/09/2020
RC-421 Rev C	Apartment Types – Stage 2	Jasmax	4/09/2020
RC-500 Rev A	3D View	Jasmax	24/06/2020
RC-501 Rev A	3D View	Jasmax	24/06/2020
RC-502 Rev A	3D View	Jasmax	24/06/2020
RC-503 Rev A	3D View	Jasmax	24/06/2020
RC-600 Rev A	Shadow Studies	Jasmax	24/06/2020
RC-L-1000 Rev E	Landscape Plan	Jasmax	16/12/2020
RC-L-5001 Rev C	Landscape Section	Jasmax	4/09/2020
RC-L-5002 Rev C	Landscape Section	Jasmax	4/09/2020
RC-L-5003 Rev C	Landscape Section	Jasmax	4/09/2020
RC-L-5004 Rev C	Landscape Section	Jasmax	4/09/2020
RC-L-5005 Rev C	Landscape Section	Jasmax	4/09/2020
RC-L-5006 Rev D	Landscape Section	Jasmax	12/10/2020
RC-L-6000 Rev A	Material Palette	Jasmax	24/06/2020
RC-L-7000 Rev C	Indicative Plant Schedule	Jasmax	4/09/2020

- Engineering drawings as follows:

Drawing Reference	Drawing Title	Author	Dated
175001 C200 Rev D	Proposed Earthworks Plan	Maven Associates	10/20
175001 C201 Rev D	Proposed Cut/Fill Plan	Maven Associates	10/20
175001 C202 Rev C	Proposed Sediment Control Details Plan	Maven Associates	28/20
175001 C203 Rev B	Proposed Sediment Control Details Plan	Maven Associates	06/20

175001 C204 Rev A	Proposed Sediment Control Details Plan	Maven Associates	28/20
175001 C300 Rev C	Proposed Roding Plan	Maven Associates	12/2020
175001 C301 Rev C	Proposed Roding Plan	Maven Associates	12/2020
175001 C302 Rev C	Proposed Roding Plan	Maven Associates	12/2020
175001 C303 Rev C	Proposed Roding Plan	Maven Associates	12/2020
175001 C400 Rev C	Proposed Stormwater Drainage Plan	Maven Associates	09/20
175001 C401 Rev A	Proposed Longsection Plan	Maven Associates	09/20
175001 C440 Rev B	Proposed Treatment Plan	Maven Associates	09/20
175001 C445 Rev A	Proposed Rain Garden Details	Maven Associates	05/20
175001 C446 Rev B	Proposed Stormwater Outlet Details	Maven Associates	09/20
175001 C500 Rev B	Proposed Wastewater Drainage Plan	Maven Associates	09/20

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 \$1,020 (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(s). In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent(s) have been met, will the council issue a letter confirming compliance on request of the consent holder.

Finalised Architectural Design Plans

4. Prior to the approval of building consent for the consented development, a finalised set of architectural detail drawings and materials specifications shall be submitted to Council (Team Leader Compliance Monitoring NW1) for written certification. The information shall include the following:

- a) materials schedule and specification, sample palette of materials, surface finishes, and colour schemes (including colour swatches) referenced on the architectural elevations; and
 - b) external / rooftop services / plant, and visual screening elements which are designed to support the design narrative of a lighter roof and skyline composition.
5. The finalised set of drawings shall ensure that the building's proposed architectural treatment and finished appearance is consistent with the plans and information referenced at **condition 1**, including additional design details of the building's façade treatment and/or architectural features including the design of the stage 2 building's ground level utility doors facing Esmonde Road, which need to be of a quality commensurate with that of the ground level façade.

Signage

6. Prior to the erection or installation of any signage, the consent holder shall provide a signage plan containing details of all signs to be erected or placed on the building. The plan shall be submitted for approval of the Council (Team Leader Compliance Monitoring NW1 in consultation with the Urban Design Specialist).
7. No film or signage, including opaque film, shall be placed on the ground and upper floor windows to cover more than 25% of the glazed area, and no screen, appliances of any form will be placed within 0.5m of window panes associated with non-residential uses.

Finalised Landscape Drawings

8. Prior to the commencement of any work on site, the consent holder shall provide to the Council for certification, a finalised set of detailed landscape design drawings and supporting written documentation which have been prepared by a landscape architect or suitably qualified professional. The submitted information shall be consistent with the consented landscape concept plan(s) prepared by Jasmox, as referenced in **condition 1** and, at a minimum, shall include landscape design drawings, specifications and maintenance requirements including:
- a) An annotated planting plan(s) which communicate the proposed location and extent of all areas of planting, including any reinstatement planting, mitigation planting (street trees) and transplanted trees.
 - i. New street trees within the road reserve shall be a minimum of 160L and trees proposed along the Esmonde Road frontage shall be between 45L and 160L to ensure they are of a sufficient scale immediately.
 - ii. It is recommended that the low stone wall be removed in order to ensure there is adequate space for tree planting along this frontage. This shall be balanced with the need to protect the root zones of the existing street trees.
 - b) Annotated cross-sections and/or design details with key dimensions to illustrate that adequate widths and depths are provided for planter boxes / garden beds.
 - c) A plant schedule based on the submitted planting plan(s) which details specific plant species, plant sourcing, the number of plants, height and/or grade (litre) / Pb size at time of planting.

- d) Details of draft specification documentation for any specific drainage, soil preparation, tree pits, staking, irrigation and mulching requirements.
 - e) An annotated pavement plan, based on the submitted materials palette, and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.
 - f) An annotated street furniture plan and related specifications which confirm the location and type of all seats, bins, cycle stands, lights, walls and other structural landscape design elements.
 - g) A landscape maintenance plan (report) for the first three years and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:
 - i. Irrigation
 - ii. Weed and pest control
 - iii. Plant replacement
 - iv. Inspection timeframes
 - v. Contractor responsibilities
9. The finalised landscape design shall be consistent with the landscape design intent / objectives identified in the conceptual plans and information referenced in **condition 1** and confirm responsibilities for ongoing maintenance requirements.

Detailed Construction Methodology

10. At least 10 working days prior to the commencement of earthworks (including basement excavation), a detailed construction methodology covering basement excavation and construction sequencing shall be provided to the Council for review and approval. The construction methodology shall be prepared by a Chartered Professional Engineer with recognised qualifications and experience in geotechnical engineering and familiar with the contents of the Geotechnical Assessment report prepared by Tonkin & Taylor Ltd (job ref: 1008826.1000 and dated May 2020) and subsequent Geotechnical Design Report supporting building consent application(s). The construction methodology shall also include (but not be limited to) temporary works stability and support requirements.

Earthworks Seasonal Restriction

11. No bulk earthworks on the site shall be undertaken between 1 May and 30 September in any year, without the prior written approval of the Council (Team Leader, Compliance Monitoring NW1). Revegetation/stabilisation shall be completed by 30 April in accordance with measures detailed in with *Auckland Council Guidance Document GD05: Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05)* and any amendments to this document, unless otherwise approved by the Council.

Pre-Start Meeting

12. Prior to the commencement of the earthworks activity, the consent holder shall hold a pre-start meeting that:

- a) is located on the subject site;
- b) is scheduled **not less than five working days** before the anticipated commencement of earthworks;
- c) includes Auckland Council Monitoring Officer(s); and
- d) includes representation from the contractors who will undertake the works.

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

- timeframes for key stages of the works authorised under this consent;
- resource consent conditions;
- the earthworks methodology as required by **condition 10**,
- construction and vibration management plan as required by **condition 13**;
- certified erosion and sediment controls as required by **condition 15**;
- confirmation that provision and certification of the De-watering and Chemical Treatment Management Plan required by **condition 16**;
- finalised construction management plan as required by **condition 19**;
- finalised construction traffic management plan as required by **condition 21**.

Advice note:

To arrange the pre-start meeting please contact the Team Leader Compliance Monitoring NW1 to arrange this meeting on monitoring@aucklandcouncil.govt.nz, or 09 301 01 01. All additional information required by the Council should be provided at least two working days prior to the meeting

Construction Noise and Vibration Management Plan

13. The consent holder shall prepare and submit, to the satisfaction of, and have it approved by, the Council's Team Leader Compliance Monitoring NW1, a Construction Noise and Vibration Management Plan (CNVMP) at least 15 working days prior to the commencement of earthworks activity on the site. The CNVMP shall include details of all proposed measures to ensure compliance with the relevant consent conditions and noise and vibration limits. The CNVMP shall be prepared with reference to Annex E of NZS 6803:1999 Acoustics – Construction Noise and shall also address the following matters:
- a) The construction noise and vibration limits for the project;
 - b) Specifications and locations for acoustically effective barriers on site;
 - c) Procedures for response to neighbour's concerns and dealing with any complaints;
 - d) Procedures for noise and vibration monitoring during works close to neighbouring buildings;
 - e) Details of further noise and vibration mitigation measures available (which may vary depending on the final construction methods and plant being used);

- f) Details for providing advice to the occupiers of the neighbouring properties about the works, including when the higher noise and vibration levels can be expected, and when works could be scheduled to avoid the worst of the effects on the receivers;
 - g) Details for ensuring the machinery operators are aware of the potential for noise and vibration effects on neighbours and procedures for the minimisation of noise and vibration as far as practicable.
14. All earthworks and construction activities shall be managed in accordance with the approved CNVMP.

Certification of Erosion and Sediment Controls

15. Prior to earthworks commencing, a certificate signed by an appropriately qualified and experienced person shall be submitted to the Council to certify that the erosion and sediment controls have been constructed in accordance with the erosion and sediment control plan as referenced through the documents listed in **condition 1** of this consent.

Dewatering and Chemical Treatment Management Plan

16. Prior to the commencement of earthworks at the site, a De-watering and Chemical Treatment Management Plan shall be submitted for the written certification of the Council. The plan shall include as a minimum:
- a) Specific design details of a chemical treatment system based on a flow activated methodology for de-watering of the site's main excavation and the treatment of this water within an impoundment device;
 - b) Monitoring, maintenance (including post storm) and contingency programme (including a record sheet);
 - c) Details of optimum dosage (including assumptions);
 - d) Results of initial chemical treatment trial;
 - e) A spill contingency plan; and
 - f) Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

Advice Note:

In the event that minor amendments to the De-watering and Chemical Treatment Management Plan are required, any such amendments should be limited to the scope of this consent. Any amendments which affect the performance of the CTMP may require an application to be made in accordance with section 127 of the RMA. Any minor amendments should be provided to the Council prior to implementation to confirm that they are within the scope of this consent.

17. All water discharged from the site during earthworks shall be treated in accordance with the De-watering and Chemical Treatment Management Plan, as required by **condition 16**.

18. All earthworks shall be managed to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged in an uncontrolled manner beyond the subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that an uncontrolled discharge occurs, works shall cease immediately, and the discharge shall be mitigated and/or rectified to the satisfaction of the Council.

Finalised Construction Management Plan

19. At least five working days prior to the pre-start meeting, a finalised construction management plan (CMP), prepared by the contractor undertaking the consented earthworks, shall be submitted to the Council (Team Leader Compliance Monitoring NW1) for certification. The finalised CMP shall be prepared in general accordance with the *Preliminary Construction Management and Construction Traffic Management Plan*, prepared by Maven Associates, as referenced in **condition 1**.
20. No earthworks activity shall commence until the CMP is certified by the Council and all earthworks and construction management shall be managed in accordance with the certified CMP.

Finalised Construction Traffic Management Plan

21. At least five working days prior to the pre-start meeting, a finalised construction traffic management plan (CTMP) prepared by the contractor undertaking the consented earthworks, shall be submitted to the Council (Team Leader Compliance Monitoring NW1) for certification. The finalised CMP shall be prepared in general accordance with the *Preliminary Construction Management and Construction Traffic Management Plan*, prepared by Maven Associates, as referenced in **condition 1** and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management and shall address the surrounding environment including pedestrian and bicycle traffic and the control of the movement of earth moving vehicles to and from the site.

The construction traffic management plan shall include but not be limited to the following information:

- a) control procedures for trucks unloading/loading, particularly hours of operation and when restrictions of hours on delivery may be necessary to maintain access, network function or safety.
- b) the types of trucks /vehicles (i.e. that will deliver machinery/materials to the site, removal of soil etc.).
- c) the number of vehicle movements to and from the site per day, the frequency of the movements and how long vehicles will be on site.
- d) the routes that trucks /heavy vehicles will take.
- e) Methods to avoid unnecessary truck waiting and queueing within the road.
- f) Wheel cleaning (soil removal) prior to egressing the site.
- g) Identification of parking for worker/contractor/subcontractor vehicles to maintain the availability of public on street parking as far as practical.

- h) Pedestrian movements and pedestrian control/safety.
 - i) Equipment to be used for traffic control.
 - j) Details of all signage (to comply with COPTTM).
 - k) Impact on street lighting.
 - l) Liaison with emergency services; and
 - m) How to keep paths and roadway clean and uncluttered.
22. No earthworks activity shall commence until the CTMP is certified by the Council and all earthworks and construction management shall be managed in accordance with the certified CTMP.

Supervision of Geotechnical Works

23. The earthworks (including basement excavation), construction of the basement, building foundations, pavements, and floor slab shall be supervised by a suitably qualified engineering professional. In supervising the works, the suitably qualified engineering professional shall ensure that they are constructed and otherwise completed in accordance with the engineering plans and geotechnical recommendations, relevant engineering codes of practice and detailed plans forming part of the application.

Maintenance of Erosion and Sediment Controls

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

Advice Note:

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

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

It is recommended that you discuss any potential measures with the Council's Monitoring Inspector who may be able to provide further guidance on the most appropriate approach to take. Alternatively, please refer to Auckland Council, Guidance Document 005, Erosion

& Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016 (GD05).

25. The operational effectiveness and efficiency of all erosion and sediment control measures certified as required by **condition 15**, shall be maintained in accordance with the guidance contained in Auckland Council document, "*Erosion and Sediment control Guide for Land disturbing Activities in the Auckland Region*", June 2016 (GD05). All erosion and sediment controls shall be inspected on a regular basis and within 24 hours of each rainstorm event that is likely to impair the function or performance of the controls throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record shall be maintained of the date, time and any maintenance undertaken in association with this condition which shall be forwarded to the Council on request.

Ensure Stability of the Site and Neighbouring Sites

26. All earthworks shall be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it shall immediately be rectified by suitably qualified professional(s).

Quality of Fill

27. All imported fill used shall:
- a) comply with the definition for 'cleanfill' in the Ministry for the Environment publication 'A Guide to the Management of Cleanfills' (2002);
 - b) be solid material of a stable, inert nature and
 - c) not contain hazardous substances or contaminants above recorded natural background levels of the receiving site

Maintain Access to Site

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

Dust Nuisance

29. There shall be no airborne or deposited dust beyond the subject site as a result of the earthworks activity, that in the opinion of the Council is noxious, offensive or objectionable.

Prevent Damage to Properties and Assets

30. There shall be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks activity. In the event that such damage does occur, the Council will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the consent holder.

Noise Control

31. All noise generating activities associated with the implementation of this resource consent on, or in the vicinity of, the subject site (which can include (but is not limited to)) any demolition,

earthworks and construction activities, and ancillary activities (such as deliveries, loading and unloading goods, transferring tools, etc)) shall not exceed the noise limits stipulated within NZS 6803:1999 Acoustics - Construction Noise (or any subsequent revision), and may only be carried out:

- a) between the hours of 7:30 am and 18:00 pm, Monday to Saturday; and
- b) must not be carried out on any Sunday or public holiday (and any following Monday on which that public holiday is observed).

The construction noise standards are as follows:

Time of week	Time period	Duration of work					
		Typical duration (dBA)		Short-term duration (dBA)		Long-term duration (dBA)	
		Leq	Lmax	Leq	Lmax	Leq	Lmax
Weekdays	0730-1800	75	90	80	95	70	85
	1800-2000	70	85	75	90	65	80
Saturdays	0730-1800	75	90	80	95	70	85
	1800-2000	45	75	45	75	45	75

Vibration

- 32. All earthworks on the site shall be designed and conducted to ensure that construction vibration does not exceed the guideline vibration values set out in the German Standard DIN 4150-3:1999 *Structural vibration – Effects of vibration on structures* when measured from any surrounding building in accordance with the Standard

Earthworks and Geotechnical Certification

- 33. On completion of earthworks and construction of retaining walls, a Geotechnical Completion Report and a Certificate in the form of Schedule 2A of the 'Auckland Council Code of Practice for Land Development and Subdivision' signed by the Chartered Professional Engineer who designed and supervised the works shall be provided to the Council. The completion report shall include any specific foundation requirements for the buildings in accordance with Schedule 2C of the Auckland Council Code of Practice for Land Development and Subdivision.
- 34. Upon abandonment or completion of the earthworks on the subject site all areas of bare earth shall be permanently stabilised against erosion to the satisfaction of the Council.

Advice note:

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

- *the use of mulching;*
- *top-soiling, grassing and mulching of otherwise bare areas of earth; or,*

- *aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward.*

Stormwater System

35. The on-site stormwater management system shall be constructed and commissioned in accordance with the Stormwater Management Plan (SMP) prepared by Maven Associates Ltd., as referenced in **condition 1**.

Advice note:

- a) *Any part of the system to become part of the public stormwater reticulation shall be submitted as an Engineering Approval application to the Development Engineer, Regulatory Engineering.*
- b) *The consent holder must establish the availability of a suitable stormwater discharge point for the anticipated site works and building development. Erosion and Sediment controls must direct clean or treated stormwater to this point as soon as those controls are established.*
- c) *The two private raingardens proposed to provide stormwater treatment to the runoff from the accessway and vehicle manoeuvring area will require building consent.*

Water and Wastewater Certification

36. A completion certificate certifying that all public water and wastewater and individual connections have been constructed in accordance with the approved Engineering Plan and shall be provided to the Council prior to occupation of the buildings on site.

Arboricultural Conditions

37. Prior to any works commencing on the site, the consent holder shall engage the services of a suitably qualified and experienced arborist. The consent holder shall inform the Council in writing of the qualifications and contact details of the arborist. The arborist must:
- a) advise upon, direct, supervise and monitor all pruning and works within the rootzones of the protected street trees for the duration of the project.
 - b) ensure that best practice is employed when there is any excavation or pruning of the trees. The arborist shall also ensure that no unauthorised work is undertaken on the street trees.
 - c) liaise with the main contractor and hold regular meetings to discuss tree care matters before during and after construction.
 - d) supervise the tree protection measures required to ensure that the works have no adverse impact upon any retained protected trees/vegetation.

Operation of Machinery

38. No machinery shall enter the coastal marine area.
39. All machinery associated with the construction and earthworks activities shall be operated (including maintenance, lubrication and refuelling) in a way, which ensures no hazardous substances such as fuel, oil or similar contaminants are discharged. In the event that any

discharge occurs, works shall cease immediately, and the discharge shall be mitigated and/or rectified to the satisfaction of the Council.

Advice note:

Refuelling, lubrication and maintenance activities associated with any machinery should be carried out away from any water body with appropriate methods in place so if any spillage does occur that it will be contained and does not enter the water body.

Safety Audit

40. Prior to detailed design of the intersection, a Stage 3 (Detailed Design) Road Safety Audit shall be submitted to Auckland Council for approval in conjunction with Auckland Transport. The Road Safety Audit shall be undertaken by an independent and suitably qualified engineer. Any serious or significant concerns identified in the Road Safety Audit shall be appropriately addressed. All costs shall be met by the consent holder.

Engineering Plan Approval

41. Prior to the commencement of any earthworks, the consent holder shall submit two hard copies and one PDF/CD version of complete engineering plans (including engineering calculations and specifications) to the Council. Details of the Chartered Professional Engineer who shall act as the consent holder's representative for the duration of the earthworks and construction shall also be provided with the application for Engineering Plan Approval.

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

- a) Bus stop – Bus stop (30m), two bus shelters and platform (30m long and 2m) on Esmonde Road and Kassel kerb (if the kerb is altered or changed);
- b) Intersection – Intersection alignment/layout and changes to road frontage including:
 - i. The cycle lane transition ramp from the road to the footpath (southern side of the intersection);
 - ii. The left-hand turn pocket;
 - iii. The footpath /cycle paths on the south-eastern & southern-western corners of the intersection;
 - iv. The alignment of the entrance to the site;
 - v. The shared paired pedestrian /cycle crossings on the western and southern legs of the intersection;
 - vi. Kerb /channel and changes to the footpath/cycle path; and
 - vii. Road markings.
- c) Intersection signals – details of any changes to the intersection signal hardware or software;
- d) Street lights – lighting plan and design (if required) for any street lights that require relocation;
- e) Footpath – plan with details of the footpath around the bus stop area;

- f) Removal of existing bus stop – details of the removal of the existing bus stop on the southern side of Esmonde Road;
- g) Stormwater – plans/details confirming that the existing public road drainage CP's are sufficient to collect all public run off resulting from the changes to the intersection or to add/upgrade CP's where necessary.

Pedestrian Boardwalk/Path

42. Prior to the commencement of earthworks, the consent holder shall submit to Auckland Council for approval in conjunction with Auckland Transport and the Council's Arboricultural Specialist, the final design of the boardwalk/path along the front of the subject site and this shall include, at the minimum, the following details:
- a) The final alignment and location of the path ((including details of how bus shelters or any public transport facilities will relate to the dripline/overhang of any street trees to provide a generally 3m width for this path);
 - b) Details of how the boardwalk will provide linkage to existing and/or any future adjacent footpaths or shared paths;
 - c) Details of the path from the end-of-trip facilities to the bus stop;
 - d) Details on how the retained street trees are going to be retained while the path can maintain a 3m width for the majority of the length;
 - e) Details of the construction and surface/materials of the 'path' and the materials that are used to construct the path need to be suitable for cyclists.

Advice note:

*The Council's landscape architect may also be contacted to ensure that the required landscaping along the street frontage, as required by **condition 8** is not affected or compromised.*

The consent holder is reminded that any works affecting street trees, and replanting within any council reserve require land owner approval from the council's Community Facilities department.

Auckland Council holds final approval.

43. Prior to the occupation of the consented buildings, the consent holder shall:
- a) Discuss with Auckland Transport the possible vesting of the boardwalk along the frontage of the site to Auckland Transport and if the discussions and agreement about the vesting of the path are not agreed between the consent holder and Auckland Transport;
 - o Register an easement on the certificate of title (Lot 32, DP 536045 CT 888401) in favour of Auckland Council ensuring that there is ongoing public access (walking and cycling) over the path. The wording of the easement shall be agreed with Auckland Transport prior to being registered on the certificate of title and all costs shall be met by the consent holder and the consent holder

will be responsible for maintaining the path if it remains as part of the subject site.

44. The consent holder shall ensure that the maintenance of the path if vested in Auckland Transport will be undertaken by the consent holder and an agreement between the consent holder and Auckland Transport will be required to set out the level and frequency of the maintenance. If there is disagreement, Auckland Council will set the level and frequency of maintenance.

Resolution Report

45. The consent holder shall submit a resolution report for approval by Auckland Transport Traffic Control Committee to legalise the proposed traffic control devices (including NSATT lines, paired /shared pedestrian & cycle crossings on Esmonde Road & on southern leg of the intersection, double bus stop on Esmonde Road, changes to the intersection layout & road markings). A copy of the Resolution from Traffic Control Committee shall be submitted to Auckland Council prior to the commencement the works within the road corridor provided for by this consent approval.

Access, Parking and Manoeuvring

46. Prior to the operation of any of the consented activities, all access, parking and manoeuvring areas shall be formed, sealed with an all-weather surface and drained in accordance with the approved plans to the satisfaction of the Council.
47. Prior to the operation of any of the consented activities, the 81 car parking spaces, allocated as in the certified parking management plan required by **condition 50**, shall be marked and/or identified through signage to the satisfaction of the Council.
48. Prior to the operation of any of the consented activities, confirmation shall be provided to the Council that the layout, quantity (no fewer than 26 visitor bicycle spaces and 94 secure bicycle spaces), design and security of bicycle parking facilities located either in public or private areas, meet the minimum requirements of the Auckland Transport Code of Practice 2013, Part 13.6 for Cycle Parking.
49. Prior to the operation of any of the consented activities, the consent holder must prepare and implement, to the satisfaction of the Council, a travel management plan for the consented development. The objective of this plan is to introduce the regular users (staff/residents) to the usage of stacker car parking system and the travel management on-site (use of transport modes for commuting to and from the site which do not involve the use of a private motor vehicle).

Certification of the Parking Management Plan

50. The consent holder shall submit a finalised parking management plan for certification by Council in general accordance with the parking management plan as referenced in **condition 1**, including but not limited to details of the following:
 - a) The finalised allocation of car parking spaces;

- b) Signage to indicate visitor parking spaces, restrictions on vertical clearance on some of the stacked parking spaces, line marking for the coach parking space, loading space the mini-bus/shuttle space, and any pick-up and drop-off zone;
- c) Details of how the online pre-booking of car parking spaces will work;
- d) Details of entity established to manage and implement the certified parking management plan.

51. The consent holder shall implement the certified parking management plan for the duration of the consented activities.

Removal of Redundant Crossing

52. Prior to the operation of any of the consented activities, the existing crossing at the western corner of the site must be removed and reinstated as kerbing and footpath to Auckland Transport Code of Practice 2013. This shall be undertaken at the consent holder’s expense and to the satisfaction of the Council.

Detailed Design of Acoustic Insulation

53. Prior to the approval of building consent, the consent holder shall provide a report prepared by a suitably qualified and experienced acoustic expert demonstrating that the habitable rooms have been designed and/or insulated so that the internal noise levels do not exceed the following levels limits:

Rooms	Time	Limit
Bedroom	Between 11pm and 7am the following day	35 dB L_{Aeq} 45 dB L_{eq} at 63 Hz 40 dB L_{eq} at 125 Hz
Other Habitable Room*	At all other times	40 dB L_{Aeq}

* This includes living rooms, dining rooms, kitchens where these form part of a larger dining/living room, a study, but not a bathroom, toilet, storage cupboard, etc.

54. Where a habitable room (including bedrooms) is constructed and the noise levels (internal design noise level) can only be complied with when doors or windows to those rooms are closed, those rooms must as a minimum:

- a) Be mechanically ventilated and/or cooled to achieve an internal temperature no greater than 25°C based on external design conditions of dry bulb 25.1°C and wet bulb 20.1°C. Mechanical cooling must be provided for all habitable rooms with at least one mechanical cooling system servicing every level of a dwelling that contains a habitable room; or
- b) Provide a high volume of outdoor air supply to all habitable rooms with an outdoor air supply rate of no less than:
 - i. 6 air changes per hour for rooms with less than 30% of the facade area glazed;

- ii. 15 air changes per hour for rooms with greater than 30% of the facade area glazed;
 - iii. 3 air changes per hour for rooms with facades only facing south (between 120 degrees and 240 degrees) or where the glazing in the façade is not subject to any direct sunlight.
- c) All habitable rooms shall be provided with relief for equivalent volumes of spill air;
 - d) Mechanical ventilation and / or cooling systems must be individually controllable across the range of airflows and temperatures by the building occupants in the case of each system;
 - e) Have a mechanical ventilation and/or cooling system that generates a noise level no greater than LAeq 35 dB when measured 1m from the diffuser at the minimum air flows required to achieve the design temperatures and air flows in (a) and/or (b) above.

Lighting Plans

55. Prior to the approval of building consent, the consent holder shall provide a Lighting Plan and Certification/Specifications prepared by a qualified Lighting Engineer, to the Council (Team Leader Compliance Monitoring NW1). The purpose of this condition is to provide adequate lighting for the safety of people residing, working or visiting the premises and its immediate environs outside of daylight hours. The Lighting Plan shall:
- a) Include all accessible areas of the premises where movement of people are expected. Such locations include, but are not limited to the building entrances, building frontage, within the approved greenbelt area, in the basement car parking area.
 - b) The lighting in the basement car parking area shall be in accordance with the requirements of Chapter E24 of the Unitary Plan.
 - c) Include proposed locations, lux levels and types of lighting (i.e. manufacturer's specifications once a lighting style has been determined) and any light support structures required to control timing, level of lighting, or to minimise light spill, glare, and loss of night time viewing.
 - d) Demonstrate compliance with the relevant standards in E24.6.1 Lighting of the Auckland Unitary Plan (Operative in Part).
 - e) Demonstrate compliance with the AS/NZS 1158 P requirements and clearly specify what P Category the lighting design will achieve. The selection criteria for the chosen lighting category should also be presented (i.e. pedestrian/cycle activity, risk of crime etc.).
 - f) Demonstrate the vertical illuminance by means of lux contours or a similar method to assess light spill on neighbouring properties where relevant. The limits of the vertical illuminance should comply with Auckland Unitary Plan (Operative in Part) Standard E24.6.1.3.

- g) Include an executive summary of the above information in plain English that outlines the relevant requirements to their application and their design response to them.
56. The finalised design details certified by the qualified Lighting Engineer shall be established prior to the development hereby consented being first occupied, and thereafter retained and maintained, to the satisfaction of the Council.

Advice notes

Visitor Accommodation

1. *This land use consent is granted on the basis that the units within the stage 1 building are held and to remain in a single title under one ownership and are to be operated as visitor accommodation as per definition of the Auckland Unitary Plan (Operative in Part).*

Accidental Discovery Protocol

2. *If any archaeological features are uncovered on the site, works should cease and the Team Leader, Compliance Monitoring NW1 and Heritage New Zealand Pouhere Taonga (09 307 9920) should be notified immediately. The Heritage New Zealand Pouhere Taonga Act 2014 provides for the identification, protection, preservation and conservation of the historic and cultural heritage of New Zealand. It is an offence under this Act to destroy, damage or modify any archaeological site without an authority from Heritage New Zealand Pouhere Taonga. An archaeological site is defined as a place associated with pre-1900 human activity where there may be evidence relation to history of New Zealand. Archaeological features' may include old whaling stations, ship wrecks, shell middens, hangi or ovens, pit depressions, defensive ditches, artefacts, or koiwi tangata (human skeletal remains), etc. For guidance and advice on managing the discovery of archaeological features, contact the Team Leader Cultural Heritage Implementation on 09 301 0101.*
3. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
4. *For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring officer unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
5. *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.*
6. *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).*
7. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere*

Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.

Delegated decision maker:

Name: Nick McCool

Title: Team Leader, Resource Consents

Signed:

A handwritten signature in blue ink, appearing to read 'N. McCool', is written over a light blue rectangular background.

Date: 3 March 2021

Resource Consent Notice of Works Starting

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

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

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

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

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

SAVE \$\$\$ minimise monitoring costs!

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



RESOURCE CONSENT DRAWING LIST		
RC-000	COVERSHEET	D
RC-001	SITE PLAN	C
RC-002	SITE DEMOLITION PLAN	C
RC-003	BUILDING OUTLINES SITE PLAN	C
RC-101	SITE PLAN - ENTRY LEVEL	D
RC-102	SITE PLAN - PODIUM LEVEL	C
RC-103	PLAN - GROUND FLOOR	D
RC-104	PLAN - PODIUM LEVEL	C
RC-105	PLAN - LEVEL 1	C
RC-106	PLAN - LEVEL 2	C
RC-107	PLAN - LEVEL 3	C
RC-108	PLAN - LEVEL 4	C
RC-109	PLAN - LEVEL 5	C
RC-110	PLAN - LEVEL 6	A
RC-150	OUTLOOK DIAGRAM PLAN	C
RC-200	SITE SECTIONS	D
RC-201	SITE SECTIONS	D
RC-300	SITE ELEVATIONS	C
RC-310	STAGE 1 BUILDING ELEVATIONS - SHEET 1	A
RC-311	STAGE 1 BUILDING ELEVATIONS - SHEET 2	A
RC-312	STAGE 2 BUILDING ELEVATIONS - SHEET 1	C
RC-313	STAGE 2 BUILDING ELEVATIONS - SHEET 2	C
RC-400	AREA PLANS	C
RC-410	ROOM TYPES - STAGE 1	C
RC-420	APARTMENT TYPES - STAGE 2	C
RC-421	APARTMENT TYPES - STAGE 2	C
RC-500	3D VIEW	A
RC-501	3D VIEW	A
RC-502	3D VIEW	A
RC-503	3D VIEW	A
RC-600	SHADOW STUDIES	A
RC-L-1000	LANDSCAPE PLAN	C
RC-L-5001	LANDSCAPE SECTION	C
RC-L-5002	LANDSCAPE SECTION	C
RC-L-5003	LANDSCAPE SECTION	C
RC-L-5004	LANDSCAPE SECTION	C
RC-L-5005	LANDSCAPE SECTION	C
RC-L-5006	LANDSCAPE SECTION	D
RC-L-6000	MATERIALS PALETTE	A
RC-L-7000	INDICATIVE PLANT SCHEDULE	C

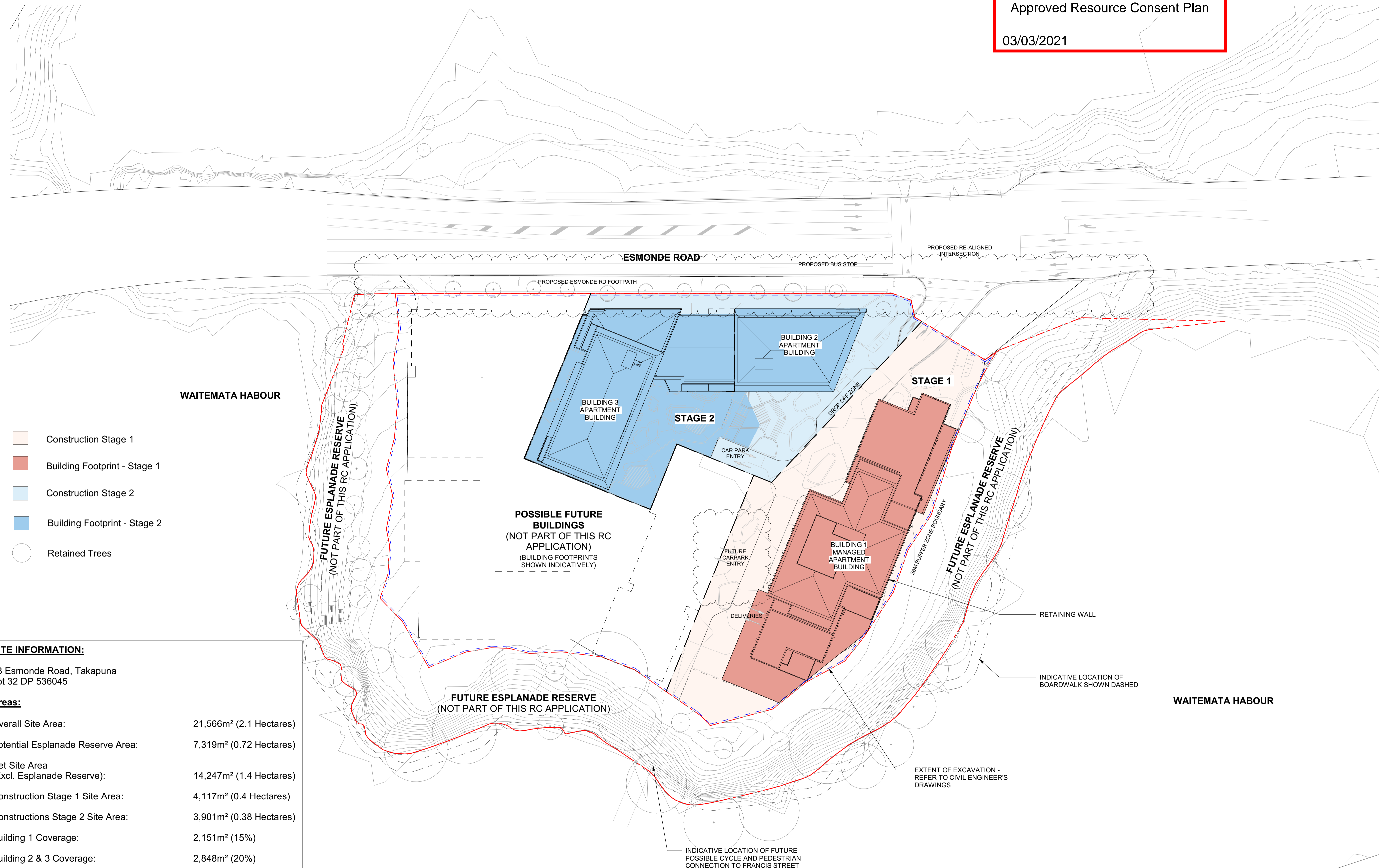
INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE ROAD, TAKAPUNA

COVERSHEET RC-000
 RESOURCE CONSENT

REV D
 219091



Revisions		
A	Resource Consent Issue	24/06/2020
B	Resource Consent Issue	06/08/2020
C	Resource Consent RFI	04/09/2020
D	Resource Consent RFI 2	12/10/2020
E	Auckland Transport Revision	16/12/2020



- Construction Stage 1
- Building Footprint - Stage 1
- Construction Stage 2
- Building Footprint - Stage 2
- Retained Trees

SITE INFORMATION:
 48 Esmonde Road, Takapuna
 Lot 32 DP 536045

Areas:

Overall Site Area:	21,566m ² (2.1 Hectares)
Potential Esplanade Reserve Area:	7,319m ² (0.72 Hectares)
Net Site Area (Excl. Esplanade Reserve):	14,247m ² (1.4 Hectares)
Construction Stage 1 Site Area:	4,117m ² (0.4 Hectares)
Construction Stage 2 Site Area:	3,901m ² (0.38 Hectares)
Building 1 Coverage:	2,151m ² (15%)
Building 2 & 3 Coverage:	2,848m ² (20%)
Total Building Coverage:	4,999m ² (35%)
Total Landscaped Area (Hard and Soft Landscaping):	4,714m ² (0.44 Hectares)
% Landscaped Area:	33%
Total Permeable Landscaped Area:	2,828m ² (0.28 Hectares)
% Permeable Landscaped Area:	20%

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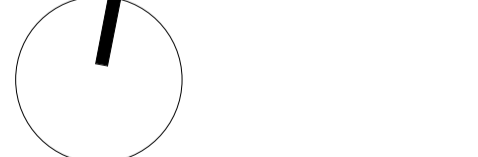
Client:
 KINGSTONE PROPERTY LIMITED

Consultant Team

Project Number: 219091
INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE ROAD, TAKAPUNA

Sheet
SITE PLAN

SCALE @ A1=As indicated



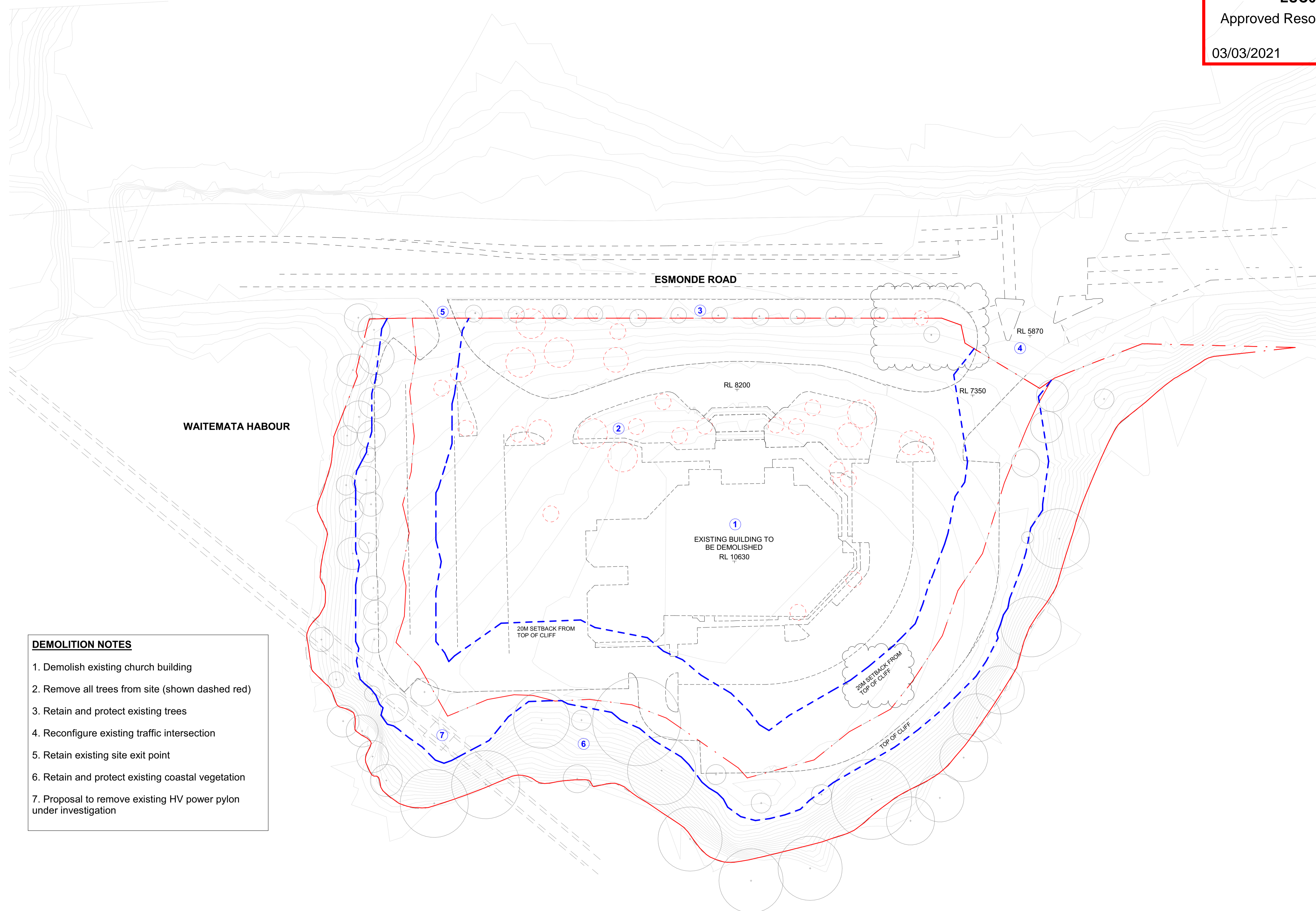
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FIRST ISSUED	
RESOURCE CONSENT	
BUILDING CONSENT	
TENDER FOR CONSTRUCTION	

ARCHITECTURAL
 Drawing Number: RC-001 Revision: E

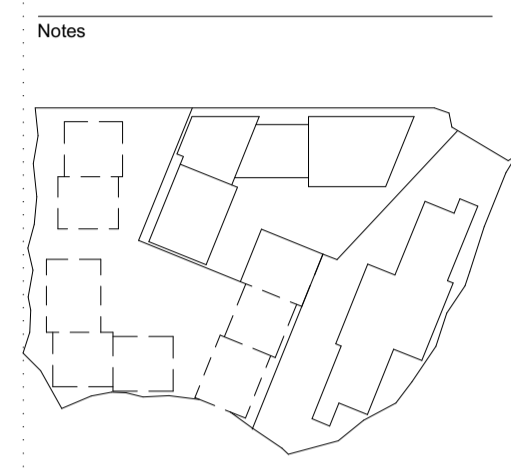
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BOUNDARY LINE LEGEND

---	Property Boundary Line
	Construction Stage Boundary Line
---	Extent of Excavation - Refer to Civil Engineer's drawings



- DEMOLITION NOTES**
1. Demolish existing church building
 2. Remove all trees from site (shown dashed red)
 3. Retain and protect existing trees
 4. Reconfigure existing traffic intersection
 5. Retain existing site exit point
 6. Retain and protect existing coastal vegetation
 7. Proposal to remove existing HV power pylon under investigation



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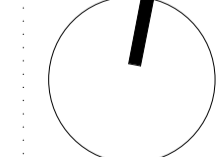
Consultant Team

Project Number: 219091

INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE ROAD, TAKAPUNA

Sheet
 SITE DEMOLITION PLAN

SCALE @ A1= 1 : 500

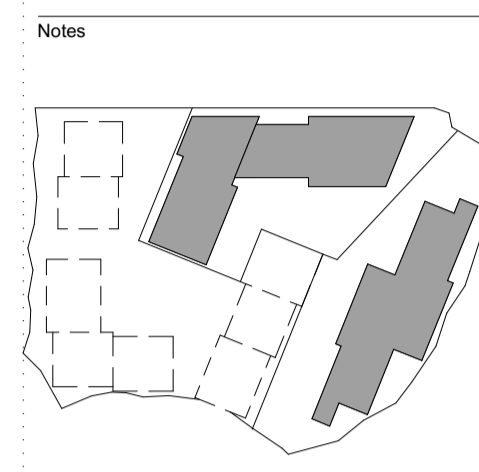


Milestone Issues	Revision & Date
FIRST ISSUED	
RESOURCE CONSENT	
BUILDING CONSENT	
TENDER FOR CONSTRUCTION	

ARCHITECTURAL

Drawing Number
RC-002 Revision
C

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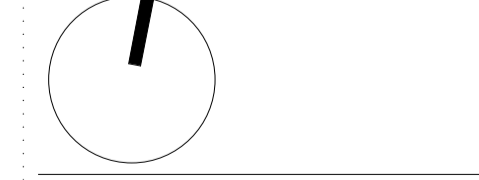
Client
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Project Number: 219091
 INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE ROAD, TAKAPUNA

Sheet
 BUILDING OUTLINES SITE PLAN

SCALE @ A1= 1 : 500

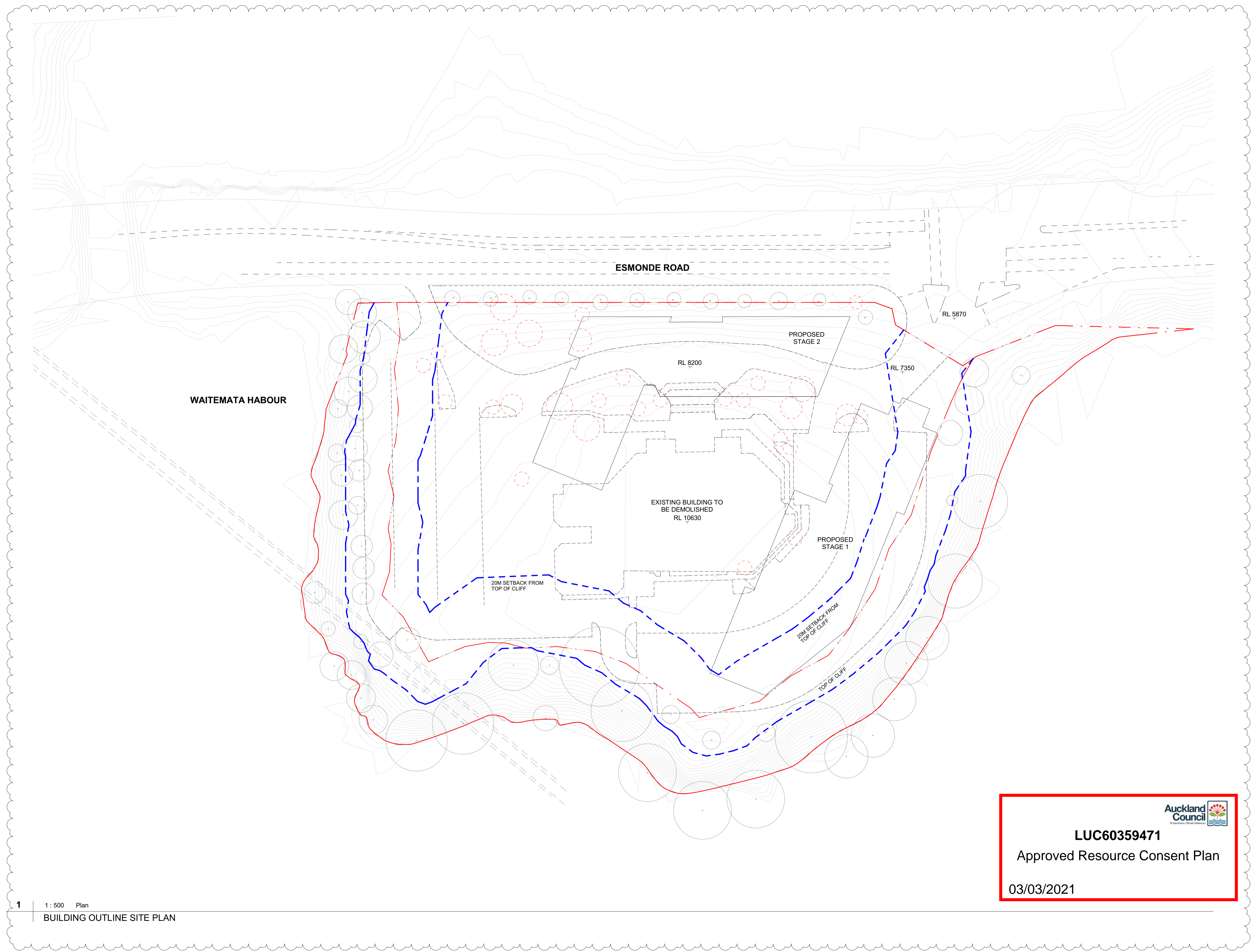


Milestone Issues	Revision & Date
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BUILDING CONSENT	
TENDER	
FOR CONSTRUCTION	

ARCHITECTURAL

Drawing Number
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C

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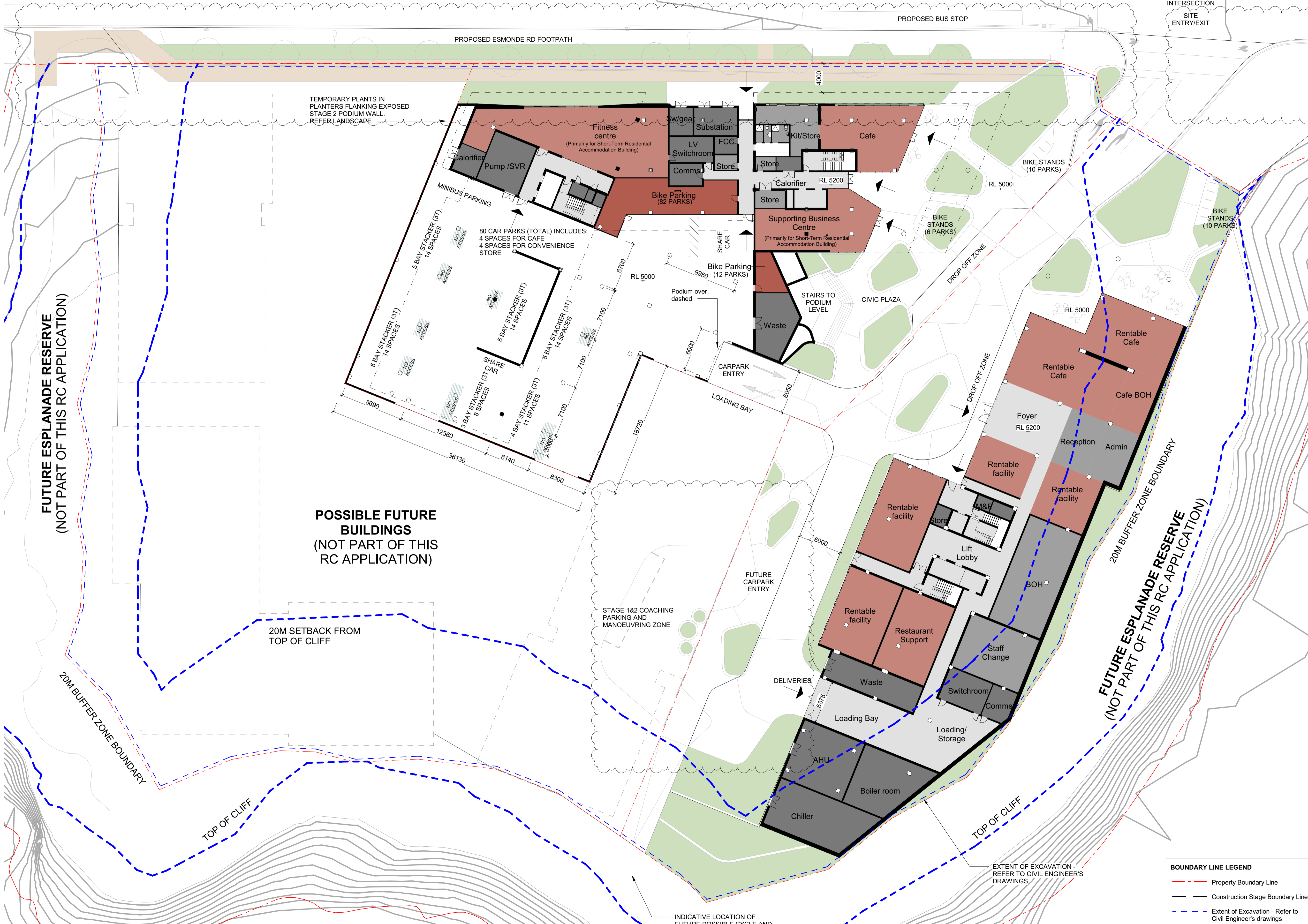
Revisions	Issue	Date
A	Resource Consent	24/06/2020
B	Resource Consent	06/08/2020
C	Resource Consent	04/09/2020
D	Resource Consent	12/10/2020
E	Auckland Transport	16/12/2020

ESMONDE ROAD

PROPOSED ESMONDE RD FOOTPATH

PROPOSED BUS STOP

INTERSECTION SITE ENTRY/EXIT



FUTURE ESPLANADE RESERVE (NOT PART OF THIS RC APPLICATION)

POSSIBLE FUTURE BUILDINGS (NOT PART OF THIS RC APPLICATION)

20M SETBACK FROM TOP OF CLIFF

20M BUFFER ZONE BOUNDARY

TOP OF CLIFF

FUTURE ESPLANADE RESERVE (NOT PART OF THIS RC APPLICATION)

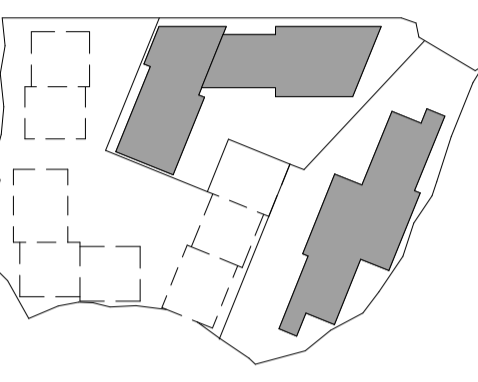
20M BUFFER ZONE BOUNDARY

TOP OF CLIFF

EXTENT OF EXCAVATION - REFER TO CIVIL ENGINEER'S DRAWINGS

INDICATIVE LOCATION OF FUTURE POSSIBLE CYCLE AND PEDESTRIAN CONNECTION TO FRANCIS STREET

Notes



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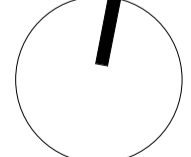
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Project Number: 219091

INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE ROAD, TAKAPUNA

SITE PLAN - ENTRY LEVEL

SCALE @ A1=1 : 250



Milestone Issues
FIRST ISSUED
RESOURCE CONSENT
BUILDING CONSENT
TENDER FOR CONSTRUCTION

ARCHITECTURAL
Drawing Number: RC-101
Revision: E

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BOUNDARY LINE LEGEND

---	Property Boundary Line
---	Construction Stage Boundary Line
---	Extent of Excavation - Refer to Civil Engineer's drawings

RESOURCE CONSENT

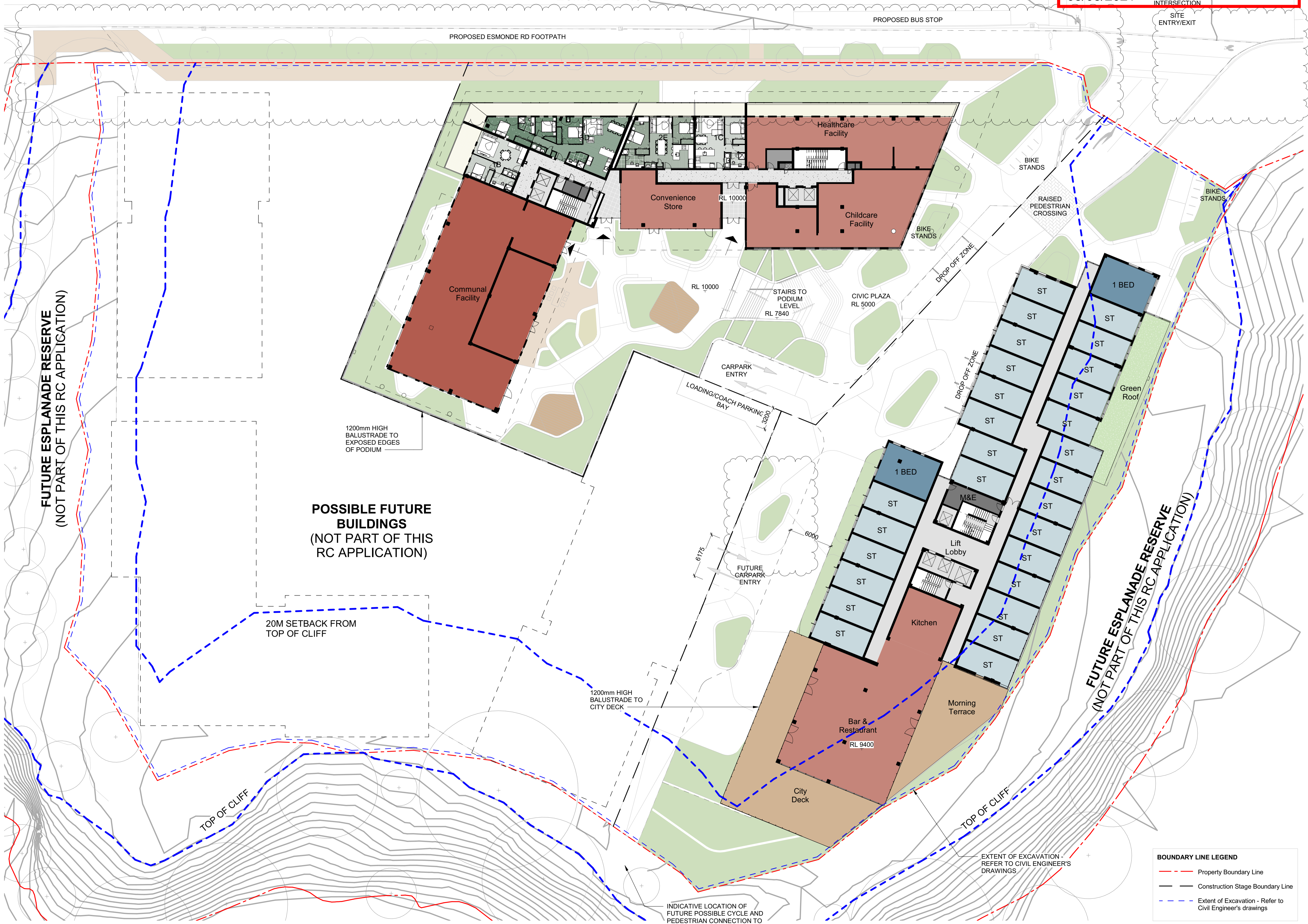
Revisions	Issue	Date
A	Resource Consent	24/06/2020
C	Resource Consent	04/09/2020
E	Auckland Transport Revision	16/12/2020

ESMONDE ROAD

PROPOSED ESMONDE RD FOOTPATH

PROPOSED BUS STOP

SITE ENTRY/EXIT



FUTURE ESPLANADE RESERVE
(NOT PART OF THIS RC APPLICATION)

POSSIBLE FUTURE BUILDINGS
(NOT PART OF THIS RC APPLICATION)

20M SETBACK FROM TOP OF CLIFF

TOP OF CLIFF

1200mm HIGH BALUSTRADE TO CITY DECK

INDICATIVE LOCATION OF FUTURE POSSIBLE CYCLE AND PEDESTRIAN CONNECTION TO FRANCIS STREET

TOP OF CLIFF

EXTENT OF EXCAVATION - REFER TO CIVIL ENGINEER'S DRAWINGS

BOUNDARY LINE LEGEND

---	Property Boundary Line
---	Construction Stage Boundary Line
---	Extent of Excavation - Refer to Civil Engineer's drawings



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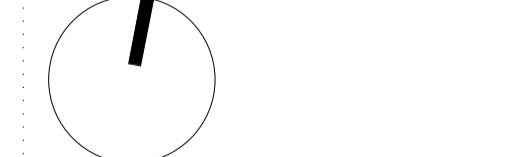
Consultant Team:

Project Number: 219091

INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE ROAD, TAKAPUNA

Sheet: SITE PLAN - PODIUM LEVEL

SCALE @ A1=1 : 250

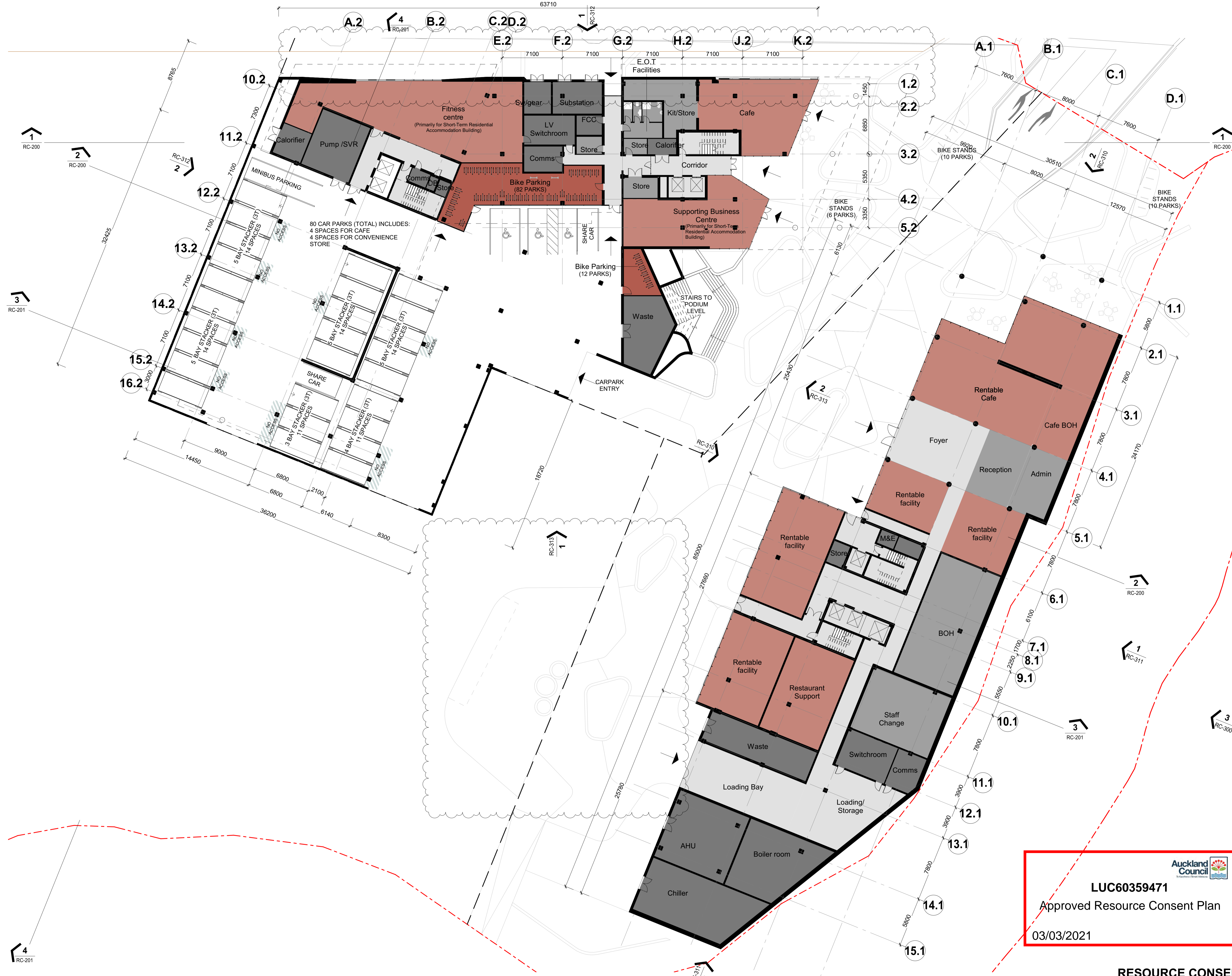


Milestone Issues	Revision & Date
FIRST ISSUED RESOURCE CONSENT	
BUILDING CONSENT TENDER FOR CONSTRUCTION	

ARCHITECTURAL
 Drawing Number: RC-102
 Revision: E

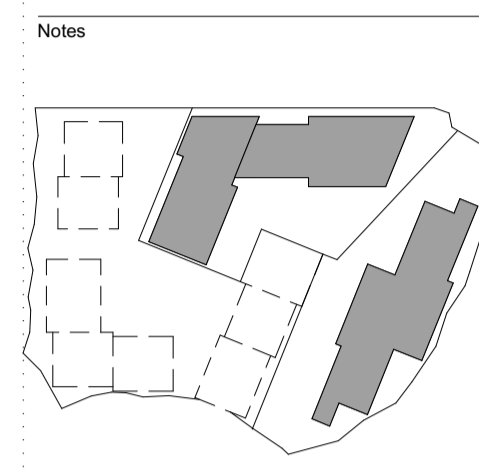
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RESOURCE CONSENT



Revisions

A	Resource Consent Issue	24/06/2020
B	Resource Consent Issue	06/08/2020
C	Resource Consent RFI	04/09/2020
D	Resource Consent RFI 2	12/10/2020
E	Auckland Transport Revision	16/12/2020



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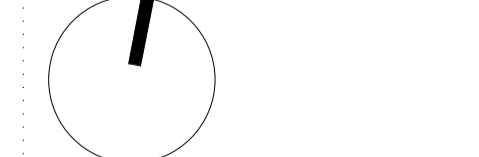
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Project Number: 219091

INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE ROAD, TAKAPUNA

Sheet
PLAN - GROUND FLOOR

SCALE @ A1= 1 : 200



Milestone Issues

FIRST ISSUED	Revision & Date
RESOURCE CONSENT	
BUILDING CONSENT	
TENDER FOR CONSTRUCTION	

ARCHITECTURAL
Drawing Number
RC-103

Revision
E
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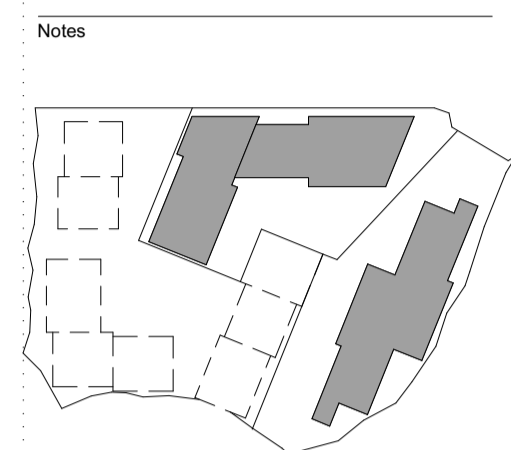
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RESOURCE CONSENT



Revisions

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Client
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Consultant Team

Project Number: 219091
INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE ROAD, TAKAPUNA
Sheet
PLAN - PODIUM LEVEL

SCALE @ A1= 1 : 200

Milestone Issues	Revision & Date
FIRST ISSUED	
RESOURCE CONSENT	
BUILDING CONSENT	
TENDER FOR CONSTRUCTION	
FOR CONSTRUCTION	
ARCHITECTURAL	
Drawing Number	Revision
RC-104	C
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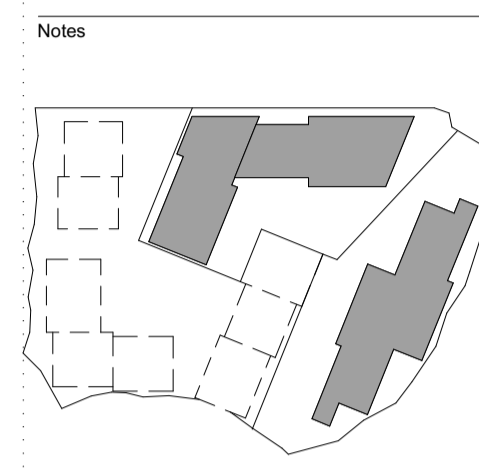
Auckland Council
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RESOURCE CONSENT



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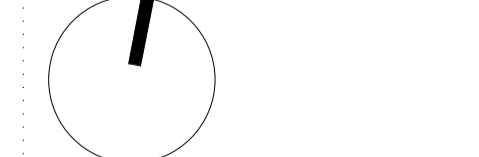
Consultant Team

Project Number: 219091

INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE ROAD, TAKAPUNA

Sheet
PLAN - LEVEL 1

SCALE @ A1= 1 : 200



Milestone Issues

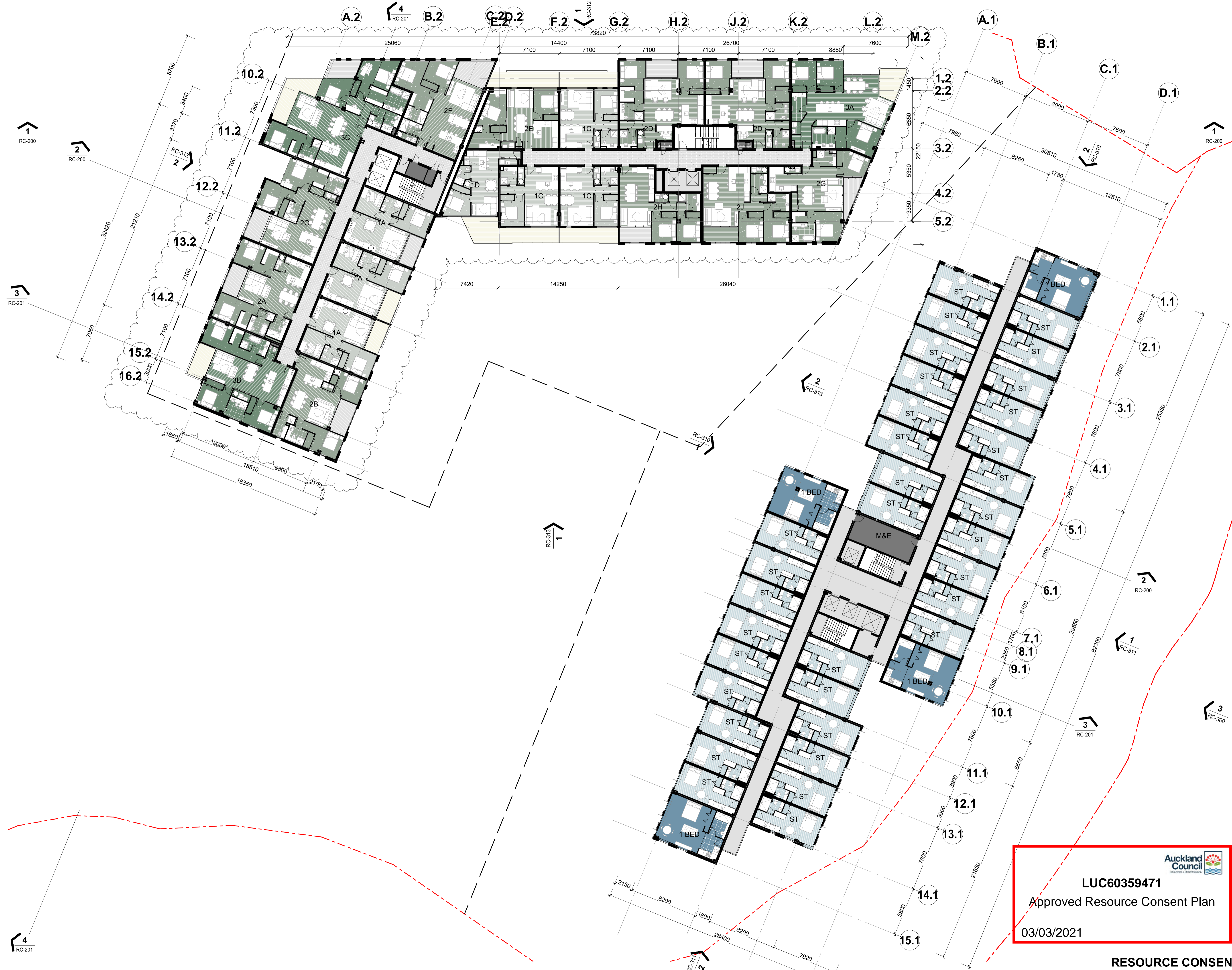
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RESOURCE CONSENT	
BUILDING CONSENT	
TENDER FOR CONSTRUCTION	
FOR CONSTRUCTION	

ARCHITECTURAL
Drawing Number
RC-105

Revision
C
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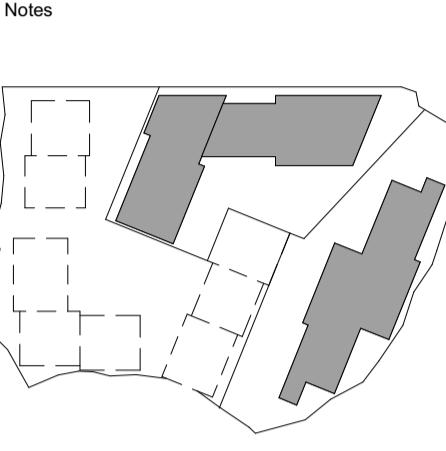
LUC60359471
Approved Resource Consent Plan
03/03/2021

RESOURCE CONSENT



Revisions

A	Resource Consent Issue	24/06/2020
C	Resource Consent RFI	04/09/2020



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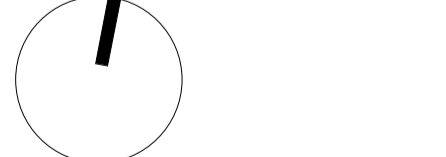
Consultant Team

Project Number: 219091

INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE ROAD, TAKAPUNA

Sheet
PLAN - LEVEL 2

SCALE @ A1= 1 : 200




Milestone Issues

FIRST ISSUED	Revision & Date
RESOURCE CONSENT	
BUILDING CONSENT	
TENDER FOR CONSTRUCTION	

ARCHITECTURAL

Drawing Number
RC-106

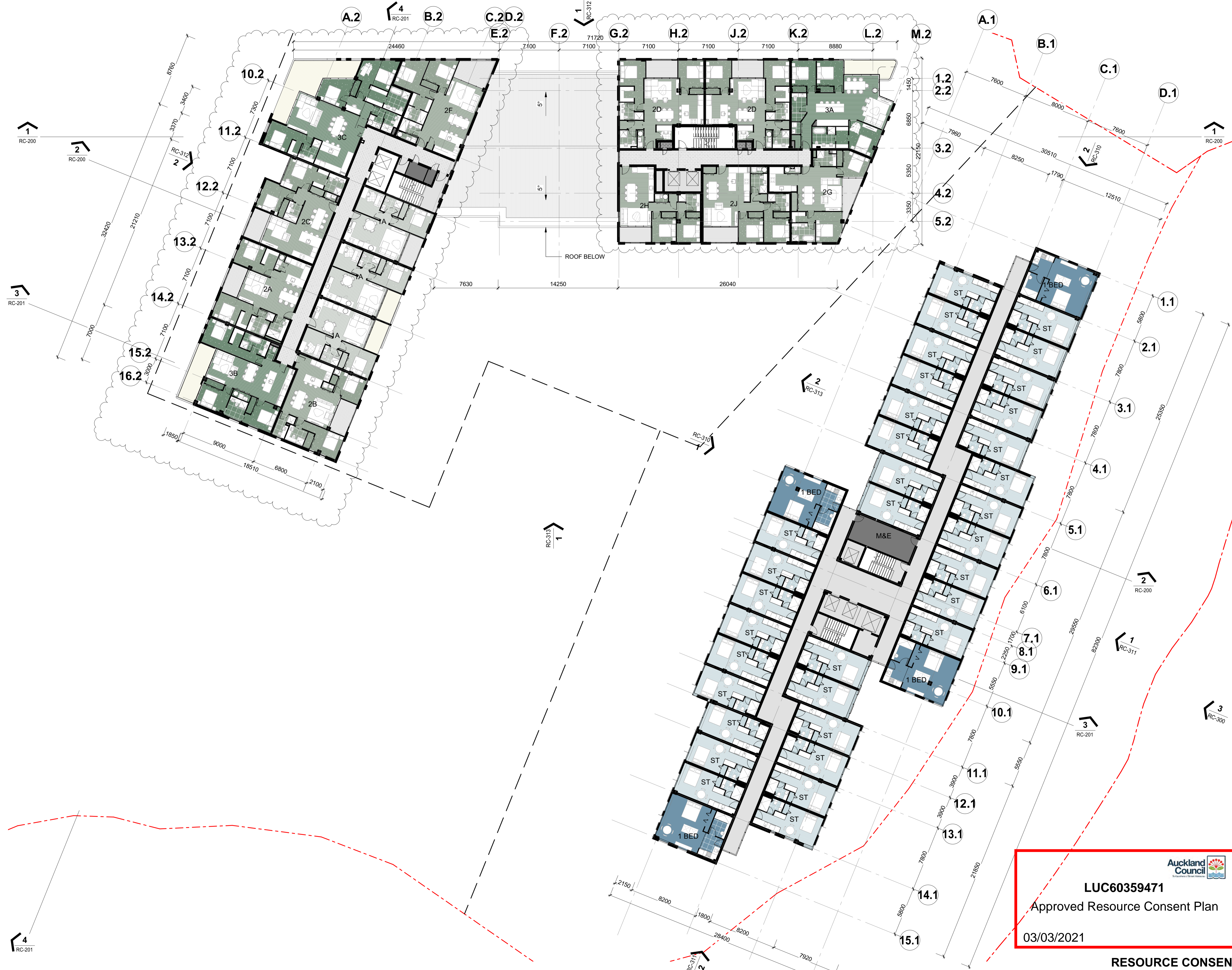
Revision
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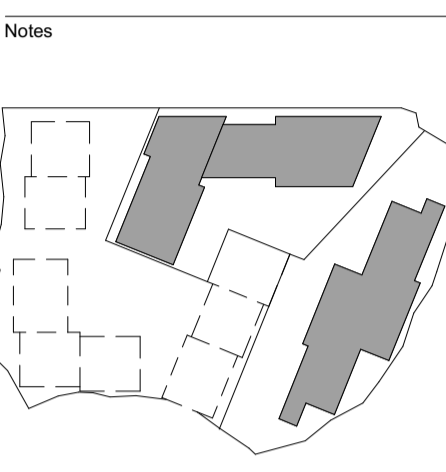
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Revisions

A	Resource Consent Issue	24/06/2020
C	Resource Consent RFI	04/09/2020



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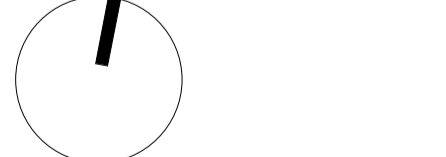
Consultant Team

Project Number: 219091

INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE ROAD, TAKAPUNA

Sheet
PLAN - LEVEL 3

SCALE @ A1= 1 : 200



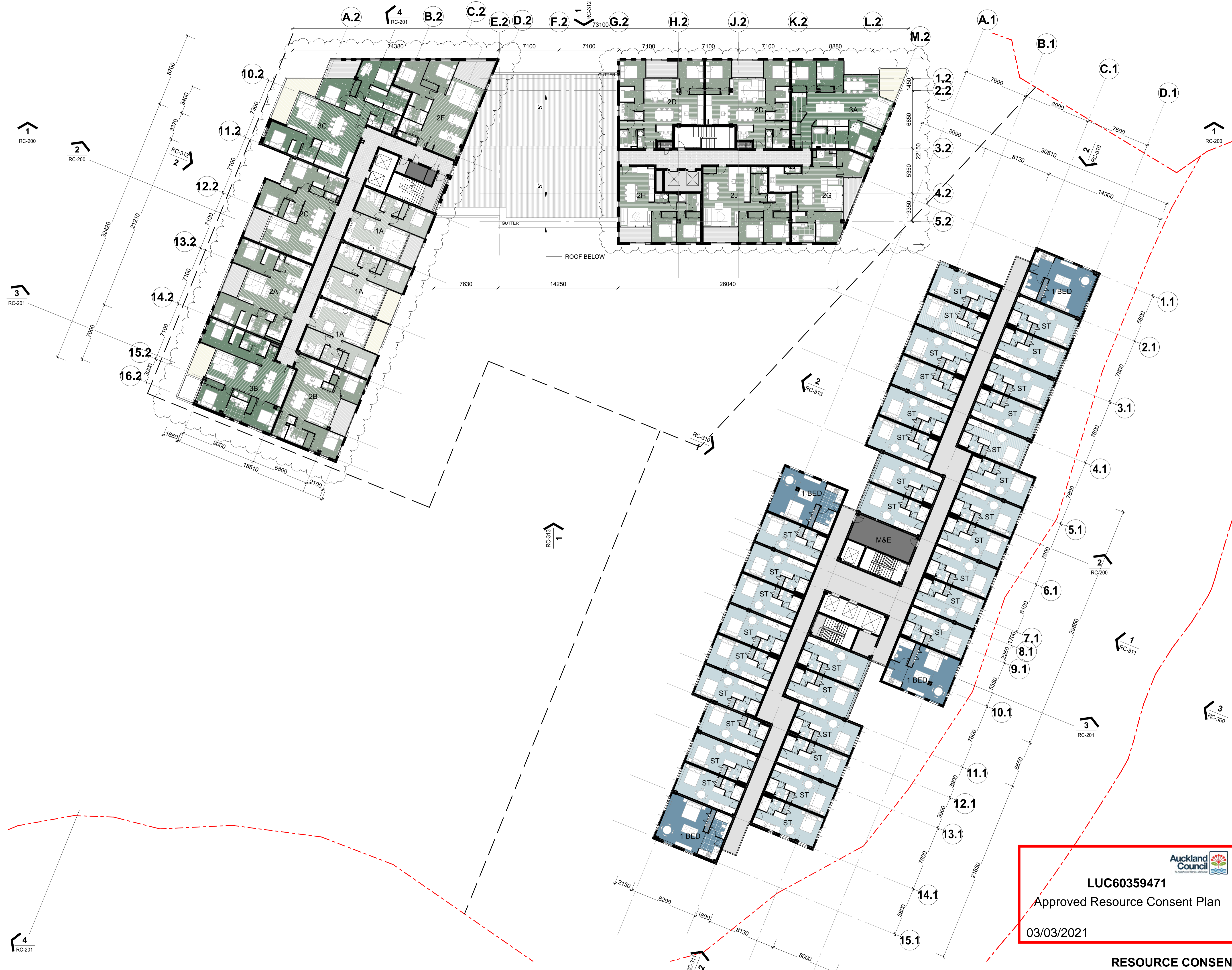
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TENDER FOR CONSTRUCTION	

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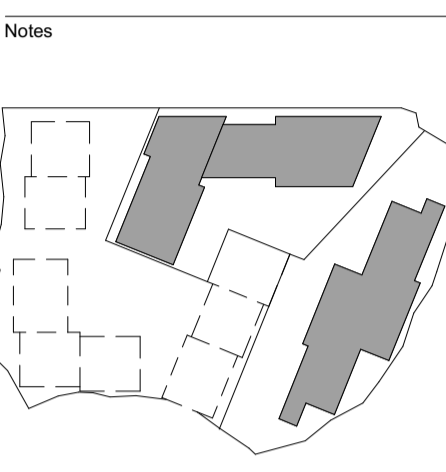
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RESOURCE CONSENT



Revisions

A	Resource Consent Issue	24/06/2020
C	Resource Consent RFI	04/09/2020



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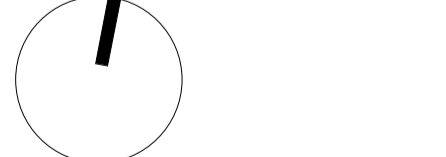
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Project Number: 219091

INTEGRATED RESIDENTIAL DEVELOPMENT,
48 ESMONDE ROAD,
TAKAPUNA

Sheet
PLAN - LEVEL 4

SCALE @ A1= 1 : 200



Milestone Issues

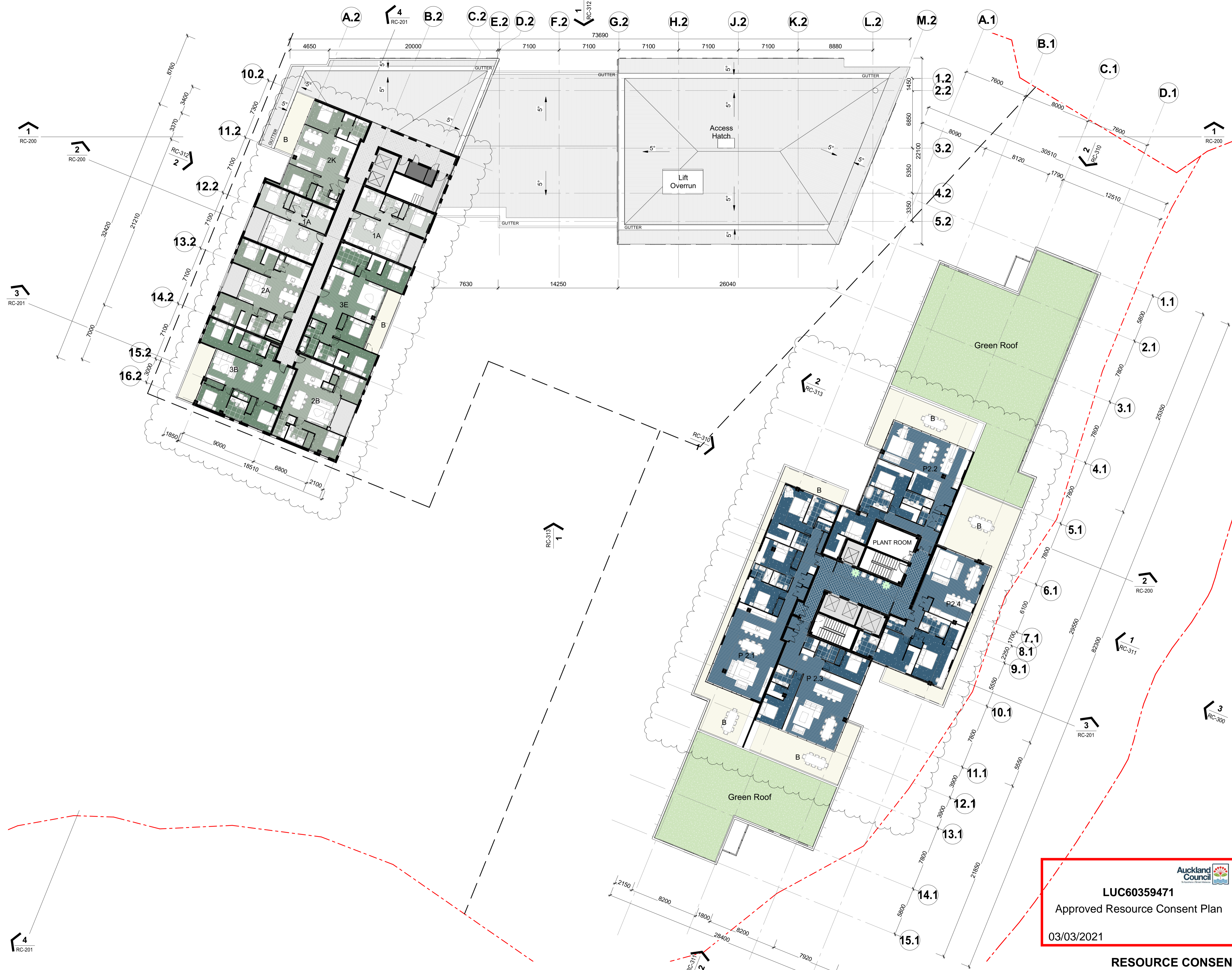
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TENDER FOR CONSTRUCTION	

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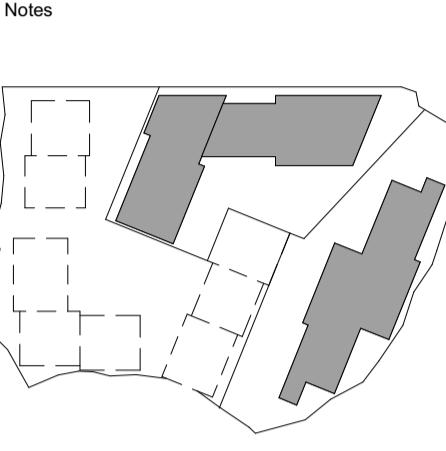
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A	Resource Consent Issue	24/06/2020
C	Resource Consent RFI	04/09/2020



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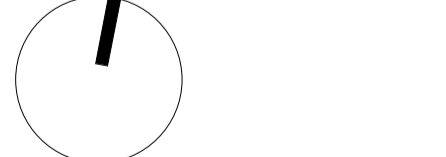
Consultant Team

Project Number: 219091

INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE ROAD, TAKAPUNA

Sheet
PLAN - LEVEL 5

SCALE @ A1= 1 : 200



Milestone Issues

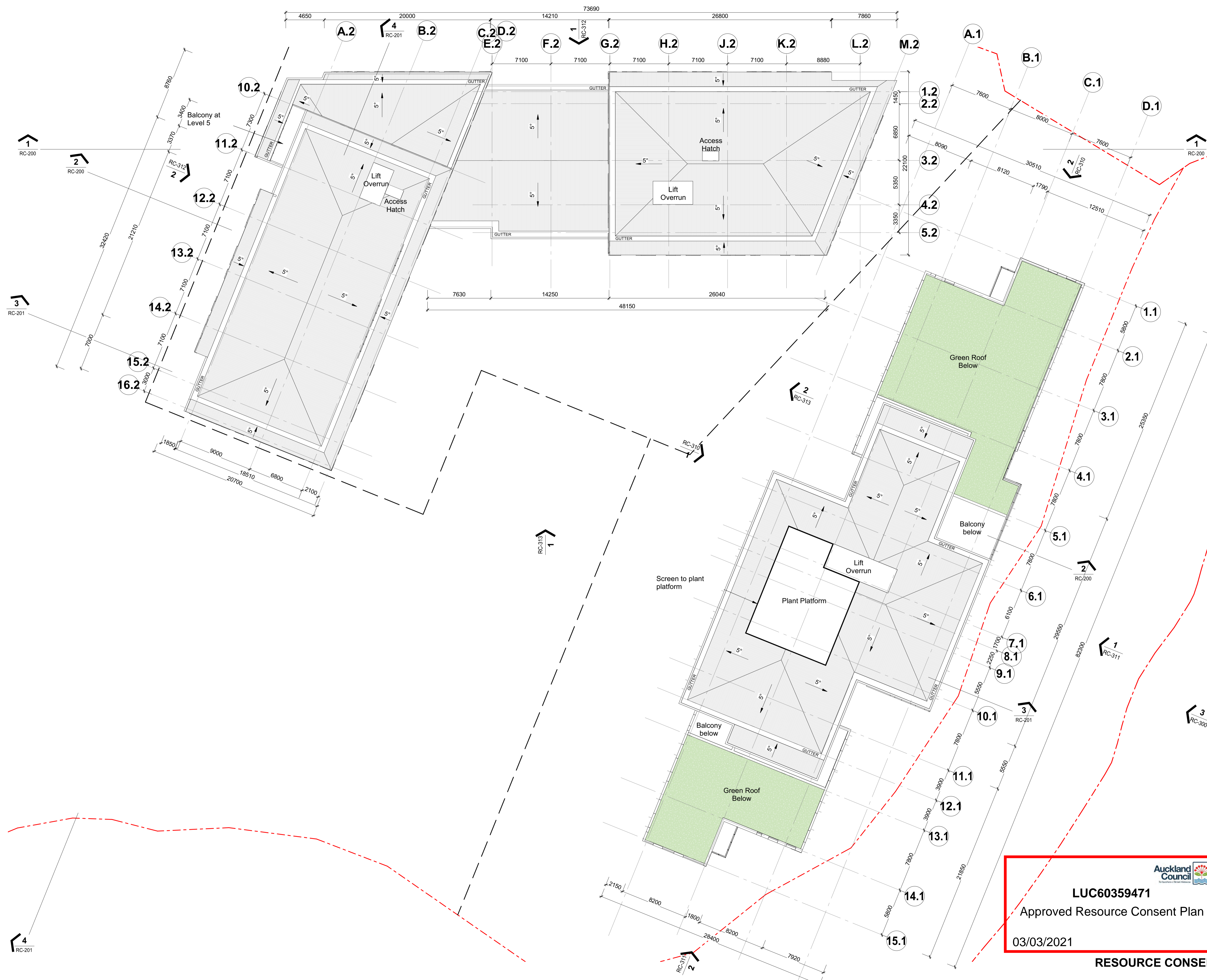
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BUILDING CONSENT	
TENDER FOR CONSTRUCTION	
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ARCHITECTURAL
Drawing Number
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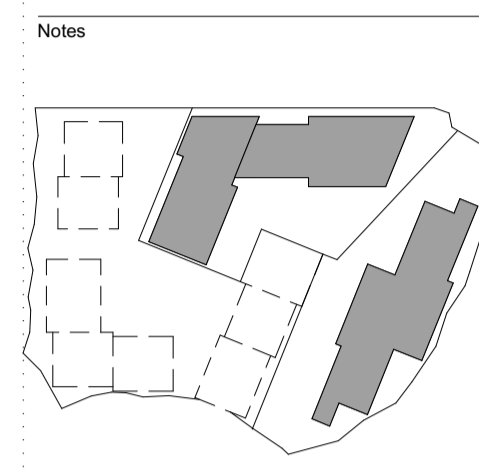
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Revisions
 A Resource Consent Issue 24/06/2020



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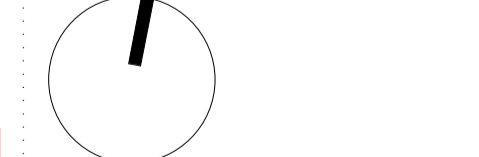
Consultant Team

Project Number: 219091

INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE ROAD, TAKAPUNA

Sheet
 PLAN - LEVEL 6

SCALE @ A1= 1 : 200



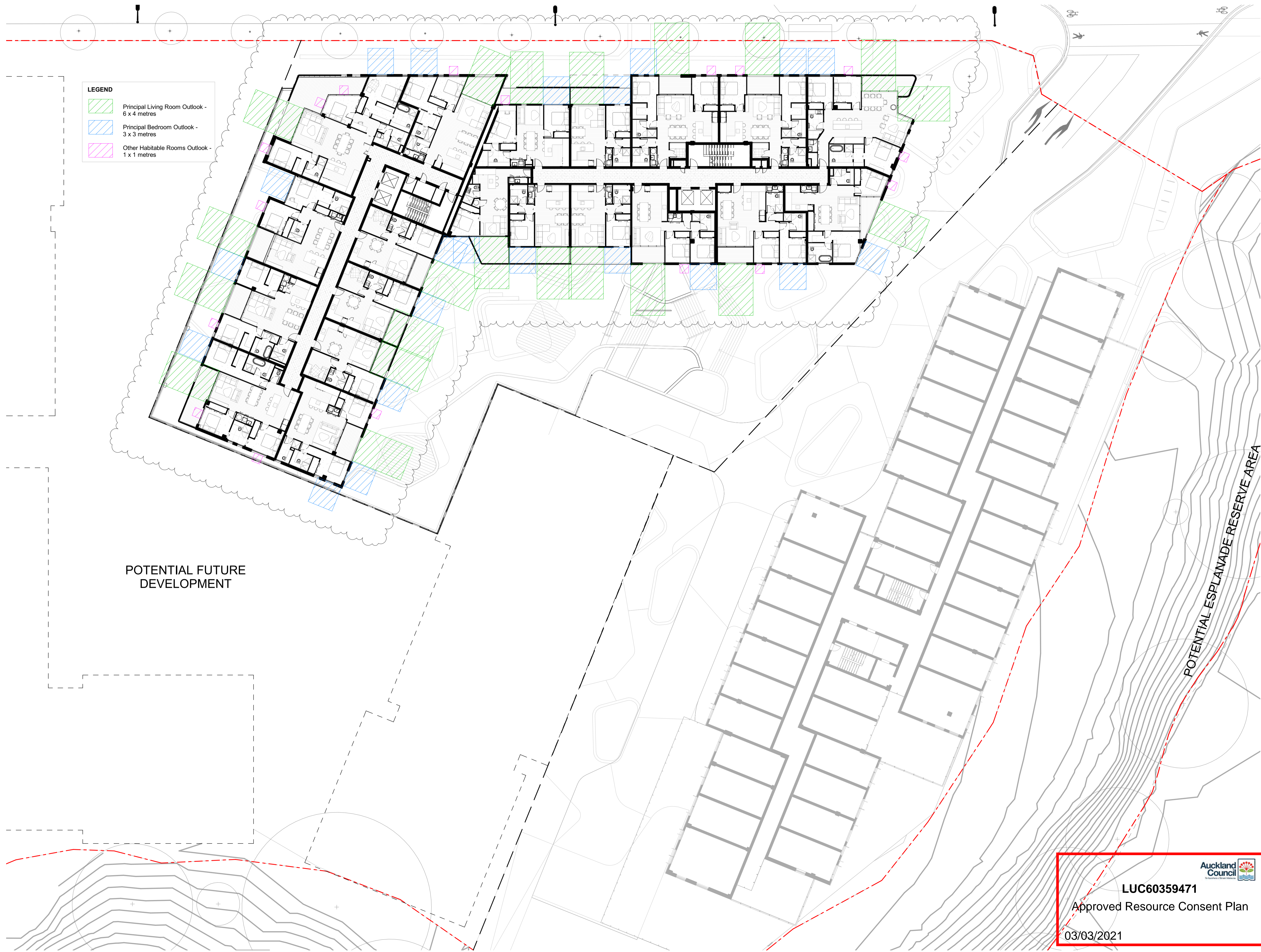
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 RESOURCE CONSENT
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ARCHITECTURAL
 Drawing Number Revision
 RC-110 A

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RESOURCE CONSENT



LEGEND

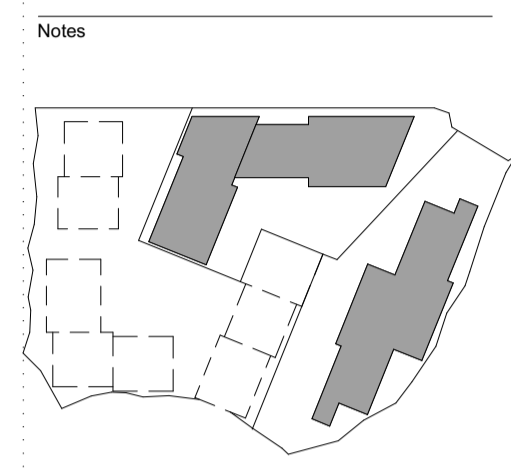
- Principal Living Room Outlook - 6 x 4 metres
- Principal Bedroom Outlook - 3 x 3 metres
- Other Habitable Rooms Outlook - 1 x 1 metres

POTENTIAL FUTURE DEVELOPMENT

POTENTIAL ESPLANADE RESERVE AREA

Revisions

A	Resource Consent Issue	24/06/2020
C	Resource Consent RFI	04/09/2020



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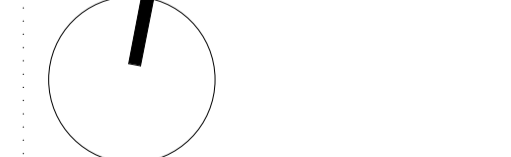
Consultant Team

Project Number: 219091

INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE ROAD, TAKAPUNA

Sheet
OUTLOOK DIAGRAM PLAN

SCALE @ A1=As indicated



Milestone Issues
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RESOURCE CONSENT
BUILDING CONSENT
TENDER
FOR CONSTRUCTION

Revision & Date

ARCHITECTURAL

Drawing Number
RC-150

Revision
C

LUC60359471

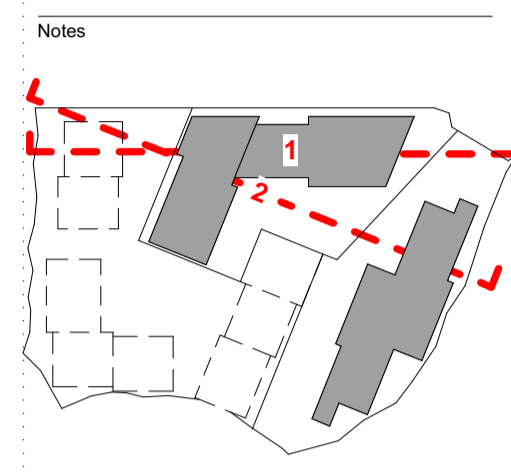
Approved Resource Consent Plan

03/03/2021

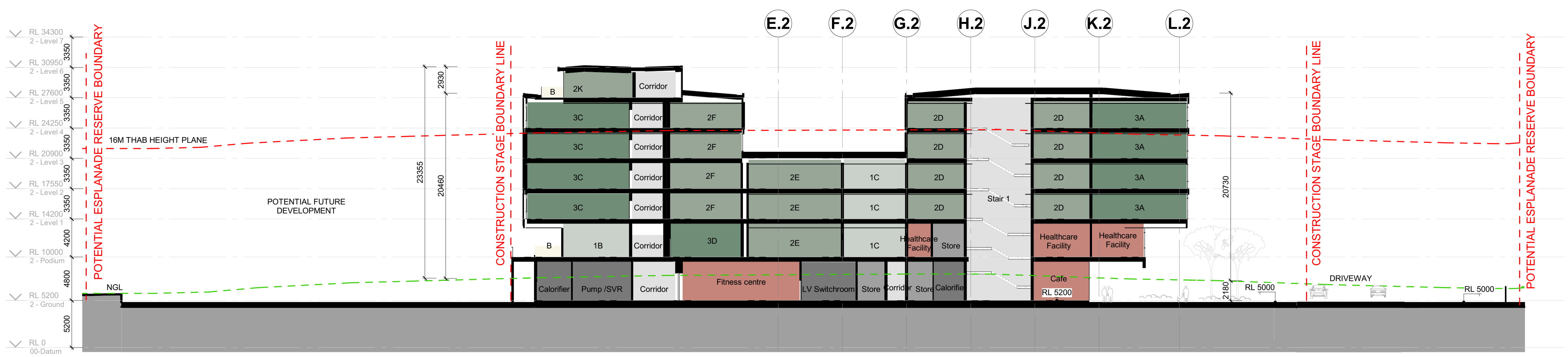
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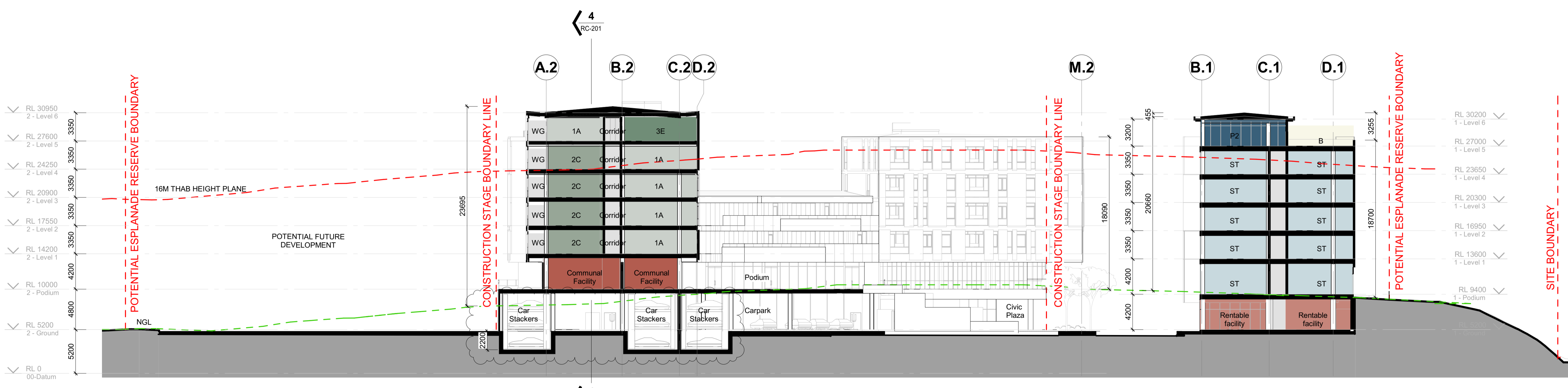
Revisions		
A	Resource Consent Issue	24/06/2020
C	Resource Consent RFI	04/09/2020
D	Resource Consent RFI 2	12/10/2020



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1 1 : 250 Section
RC-103 EAST TO WEST SECTION 1



2 1 : 250 Section
RC-103 EAST TO WEST SECTION 2

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INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE ROAD, TAKAPUNA

Sheet
SITE SECTIONS

SCALE @ A1=1 : 250



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03/03/2021

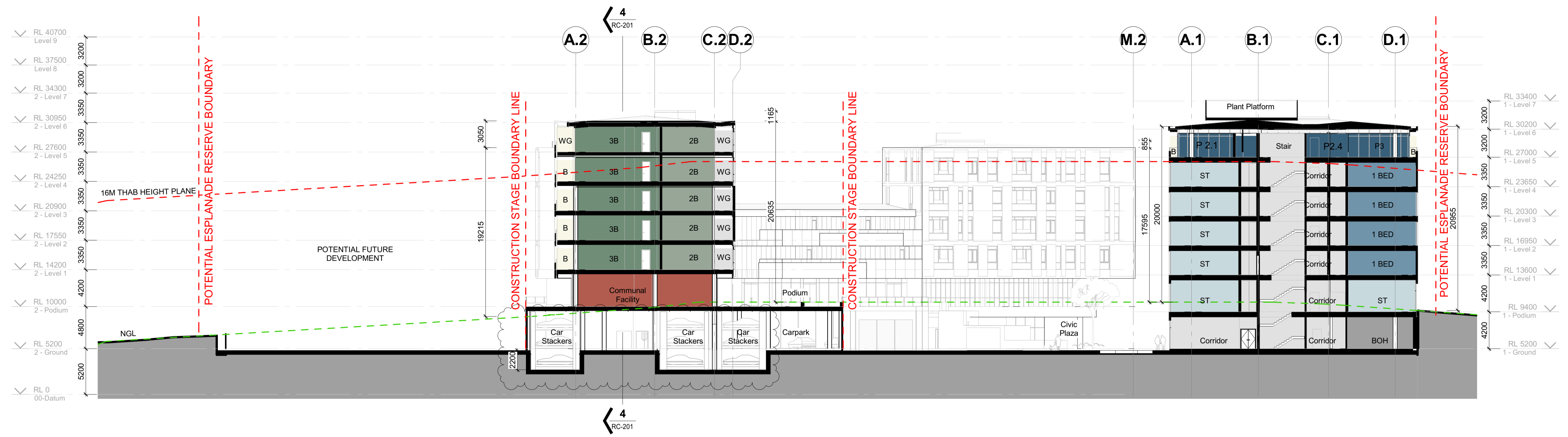
Milestone Issues	Revision & Date
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TENDER	
FOR CONSTRUCTION	

ARCHITECTURAL
Drawing Number: RC-200 Revision: D

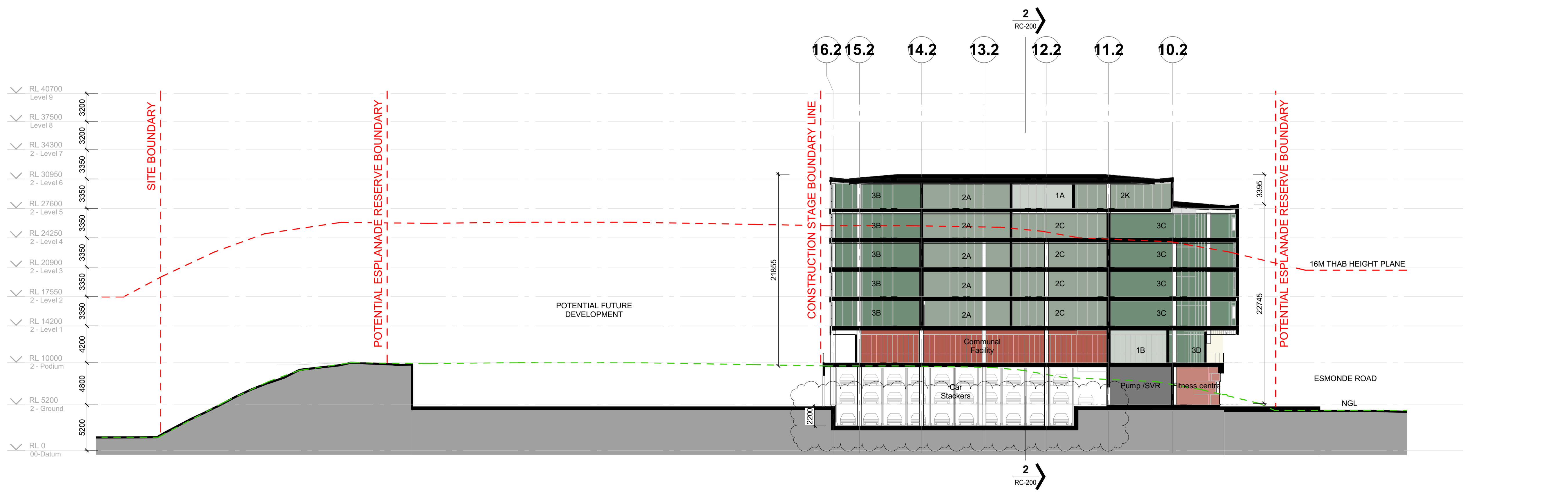
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RESOURCE CONSENT

Revisions		
A	Resource Consent Issue	24/06/2020
C	Resource Consent RFI	04/09/2020
D	Resource Consent RFI 2	12/10/2020




3 | 1 : 250 Section
RC-103 | EAST TO WEST SECTION



4 | 1 : 250 Section
RC-103 | NORTH TO SOUTH SECTION

Notes



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Project Number: 219091

INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE ROAD, TAKAPUNA

Sheet
SITE SECTIONS

SCALE @ A1=1 : 250

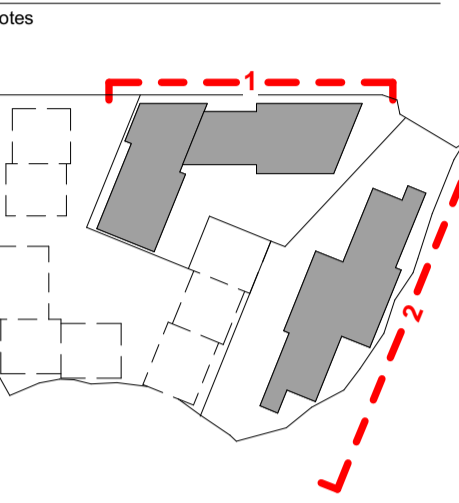
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TENDER	
FOR CONSTRUCTION	

ARCHITECTURAL
Drawing Number
RC-201 Revision
D

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1 1 : 250 Elevation
SK-008 NORTH (ESMONDE ROAD)



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INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE ROAD, TAKAPUNA

Sheet
SITE ELEVATIONS

SCALE @ A1=1 : 250

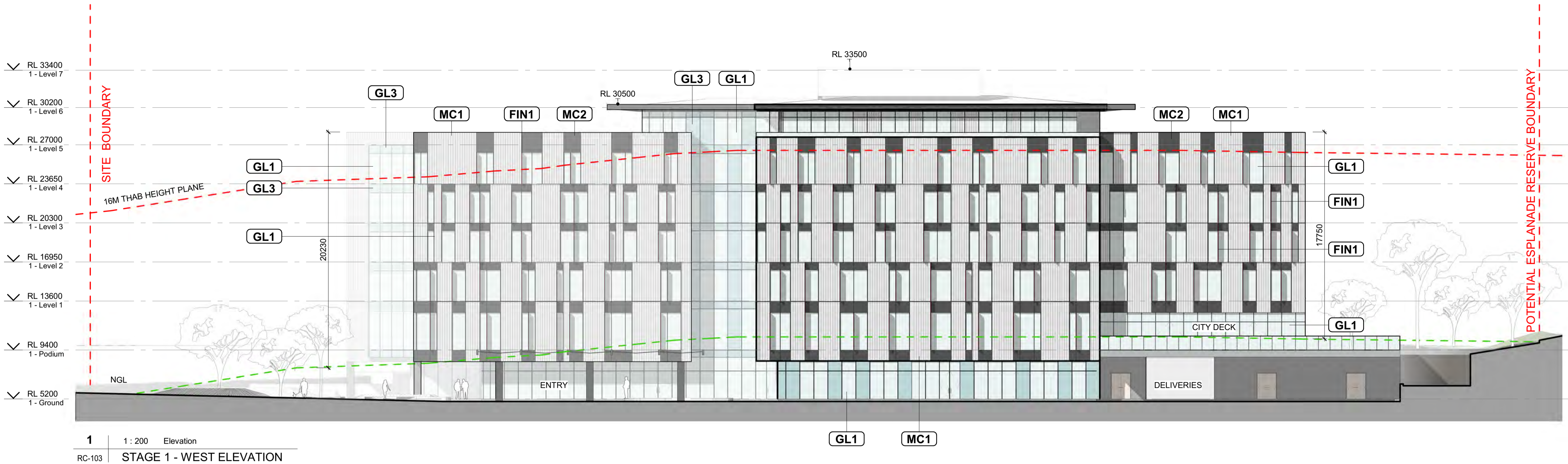
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BUILDING CONSENT	
TENDER FOR CONSTRUCTION	

ARCHITECTURAL
Drawing Number Revision
RC-300 **C**

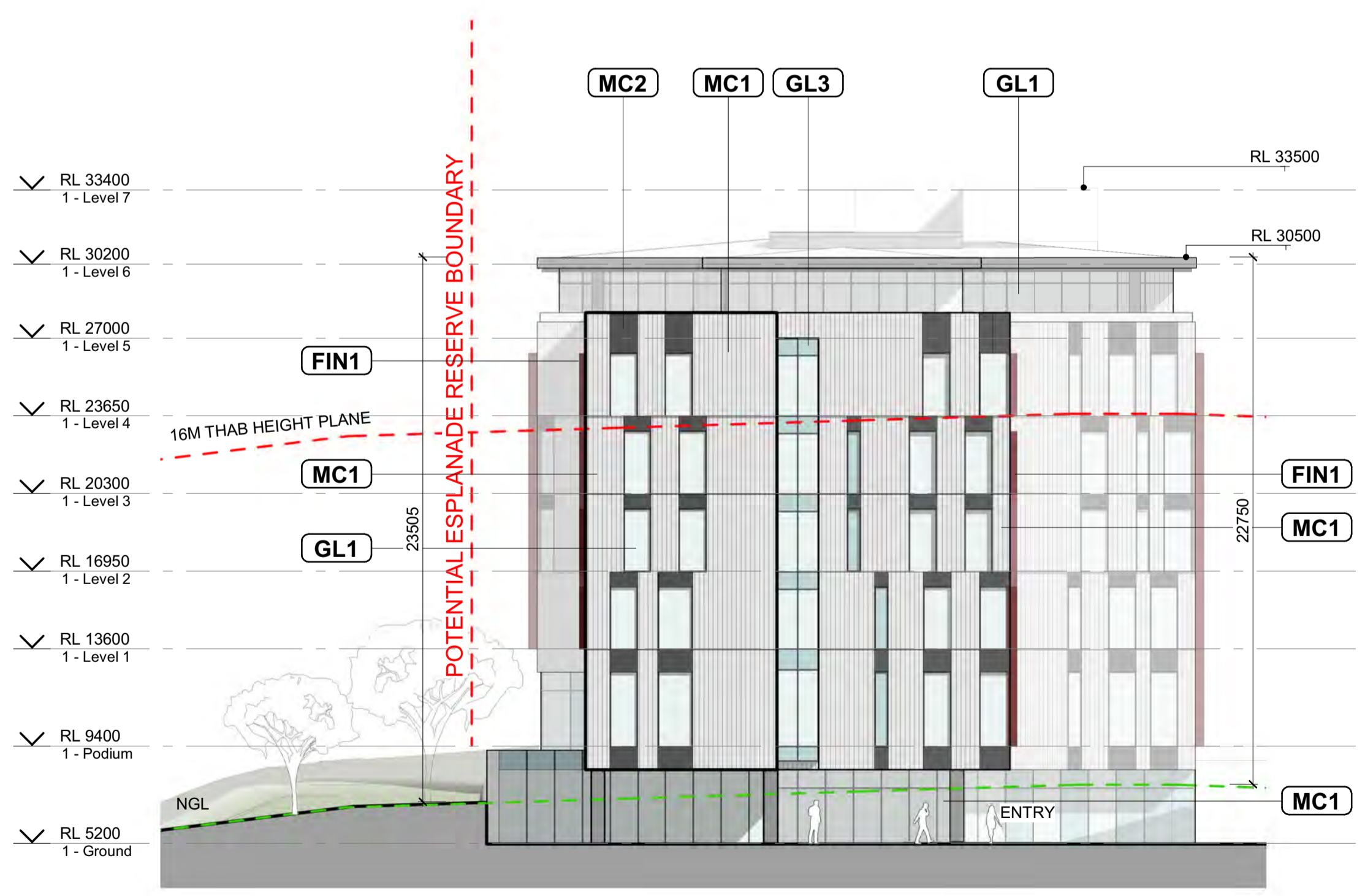
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3 1 : 250 Elevation
RC-103 EAST



1 | 1:200 Elevation
 RC-103 | STAGE 1 - WEST ELEVATION



2 | 1:200 Elevation
 RC-103 | STAGE 1 - NORTH ELEVATION

FACADE FINISHES KEY - STAGE 1

MC1	Vertical Profiled Metal Cladding with Expressed Joints
MC2	Horizontal format Flat Panel Metal Cladding
GL1	Double Glazed PC Aluminium Window System (Vision Glass) - Charcoal Grey
GL3	Spandrel Glazing with backpan
FIN1	Vertical Metal Fins



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INTEGRATED RESIDENTIAL DEVELOPMENT,
 48 ESMONDE ROAD,
 TAKAPUNA

Sheet
 STAGE 1 BUILDING ELEVATIONS - SHEET 1

SCALE @ A1=As indicated

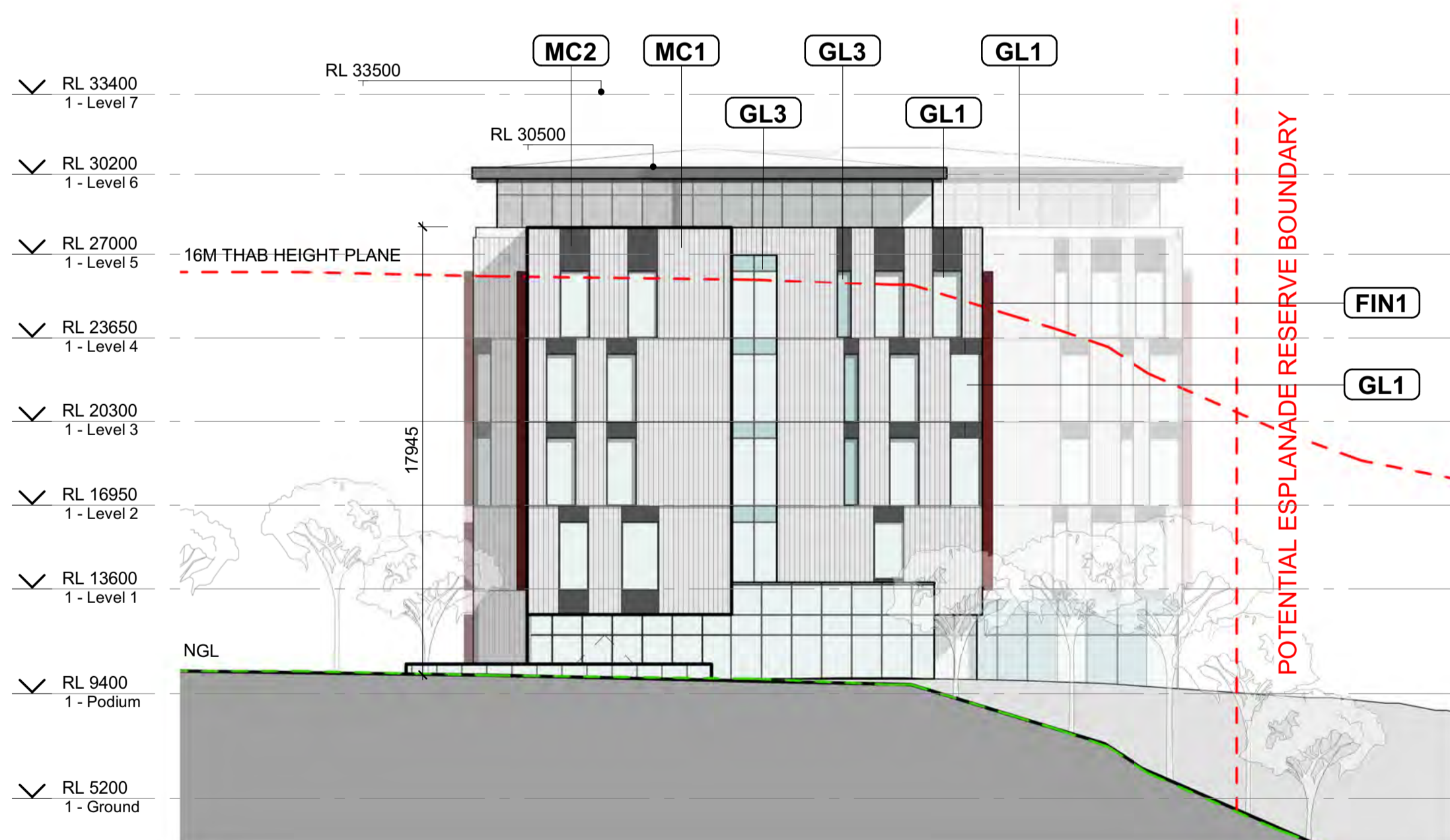
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TENDER FOR CONSTRUCTION	

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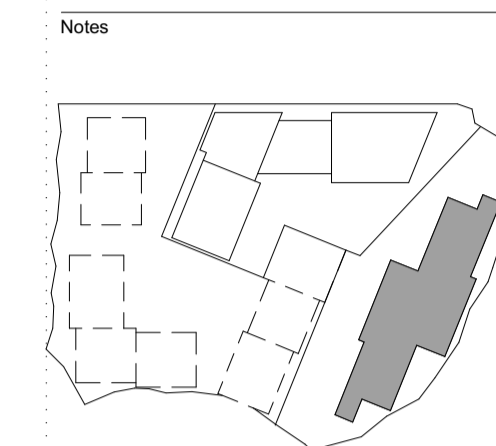
1 1 : 200 Elevation
 RC-103 STAGE 1 - EAST ELEVATION



2 1 : 200 Elevation
 RC-103 STAGE 1 - SOUTH ELEVATION

FACADE FINISHES KEY - STAGE 1

- MC1** Vertical Profiled Metal Cladding with Expressed Joints
- MC2** Horizontal format Flat Panel Metal Cladding
- GL1** Double Glazed PC Aluminium Window System (Vision Glass) - Charcoal Grey
- GL3** Spandrel Glazing with backpan
- FIN1** Vertical Metal Fins



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Project Number: 219091

INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE ROAD, TAKAPUNA

Sheet
 STAGE 1 BUILDING ELEVATIONS - SHEET 2

SCALE @ A1=As indicated

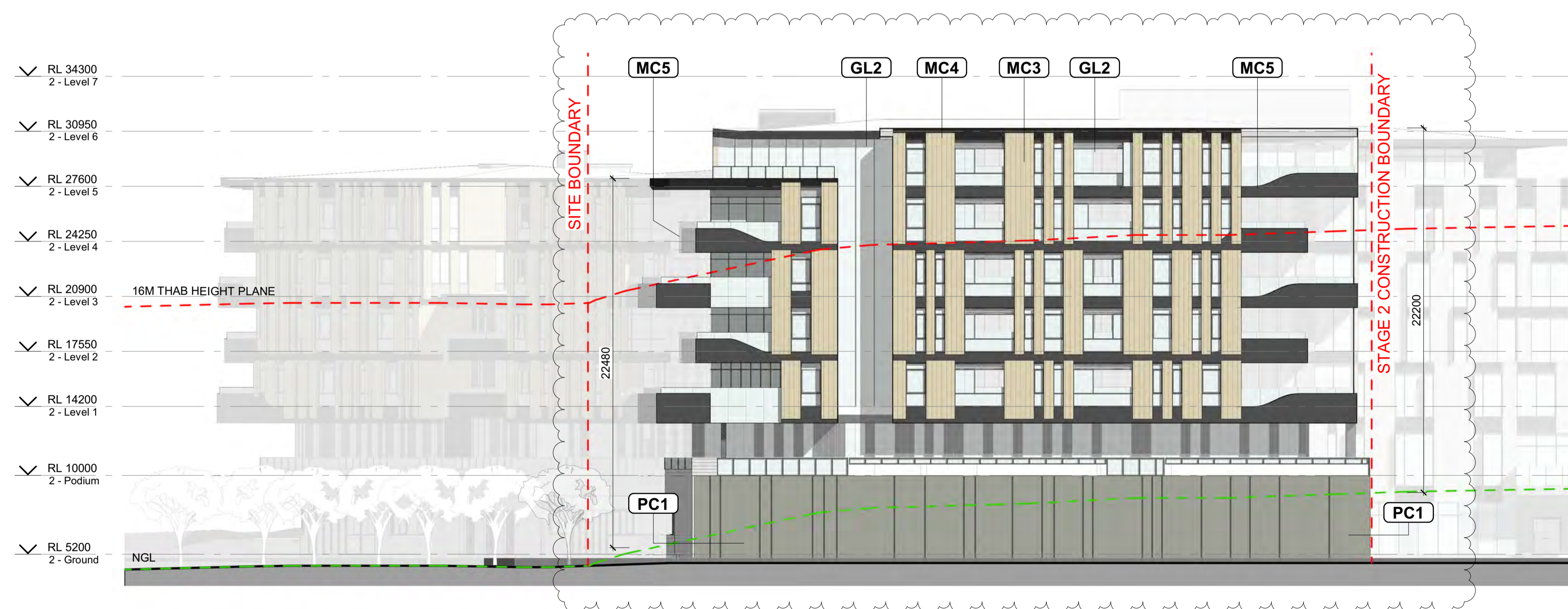
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ARCHITECTURAL
 Drawing Number Revision
RC-311 **A**

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1 | 1 : 200 Elevation
 RC-103 | STAGE 2 - NORTH ELEVATION

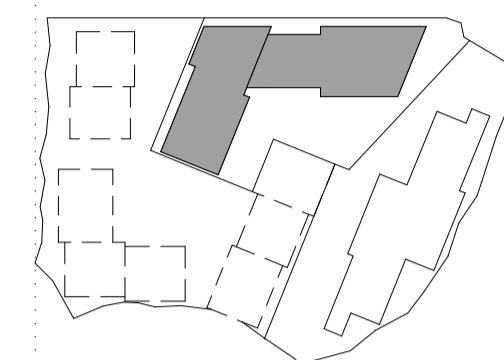


2 | 1 : 200 Elevation
 RC-103 | STAGE 2 - WEST ELEVATION

FACADE FINISHES KEY - STAGE 2

- MC3** Vertical Profiled Metal Cladding with varying panel depths
- MC4** Flat Metal Cladding - Charcoal
- MC5** Feature Metal Cladding to Balconies and Fascia
- GL2** Double Glazed PC Aluminium Window System (Vision Glass) - Champagne Silver
- TIM1** Timber Cladding to Balcony Soffits
- ST1** Sandstone Stone tile cladding with varying depth, horizontal layout
- PC1** Precast Concrete with textured finish

Notes



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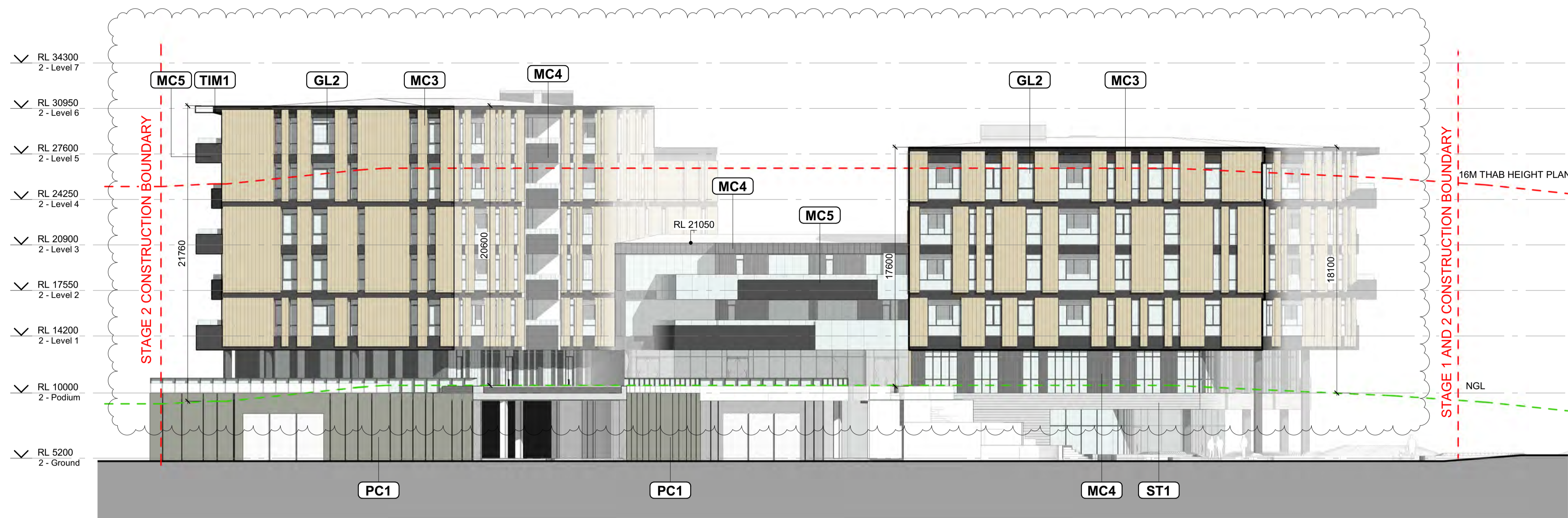
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 STAGE 2 BUILDING ELEVATIONS - SHEET 1

SCALE @ A1=As indicated

Milestone Issues	Revision & Date
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BUILDING CONSENT	
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 Drawing Number
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1 | 1 : 200 Elevation
RC-103 | STAGE 2 - SOUTH ELEVATION

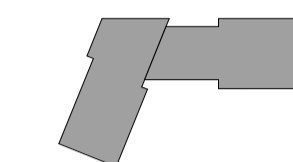


2 | 1 : 200 Elevation
RC-103 | STAGE 2 - EAST ELEVATION

FACADE FINISHES KEY - STAGE 2

- MC3** Vertical Profiled Metal Cladding with varying panel depths
- MC4** Flat Metal Cladding - Charcoal
- MC5** Feature Metal Cladding to Balconies and Fascia
- GL2** Double Glazed PC Aluminium Window System (Vision Glass) - Champagne Silver
- TIM1** Timber Cladding to Balcony Soffits
- ST1** Sandstone Stone tile cladding with varying depth, horizontal layout
- PC1** Precast Concrete with textured finish

Notes



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INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE ROAD, TAKAPUNA

Sheet
STAGE 2 BUILDING ELEVATIONS - SHEET 2

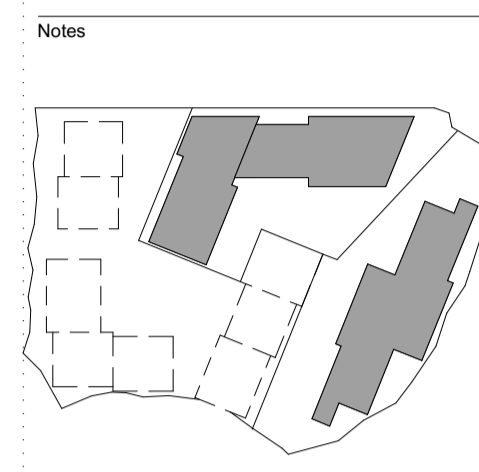
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Milestone Issues Revision & Date
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Drawing Number Revision
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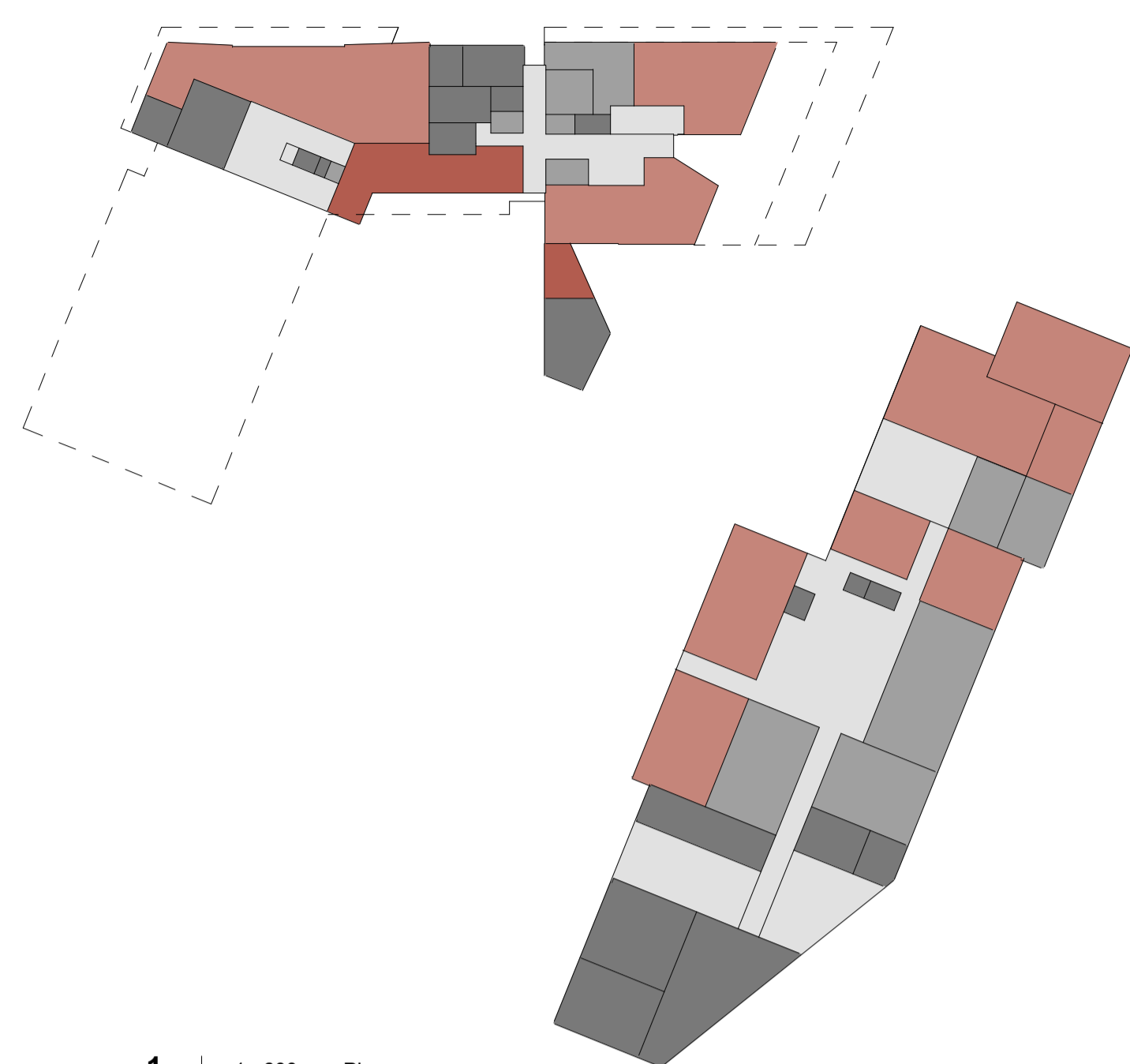
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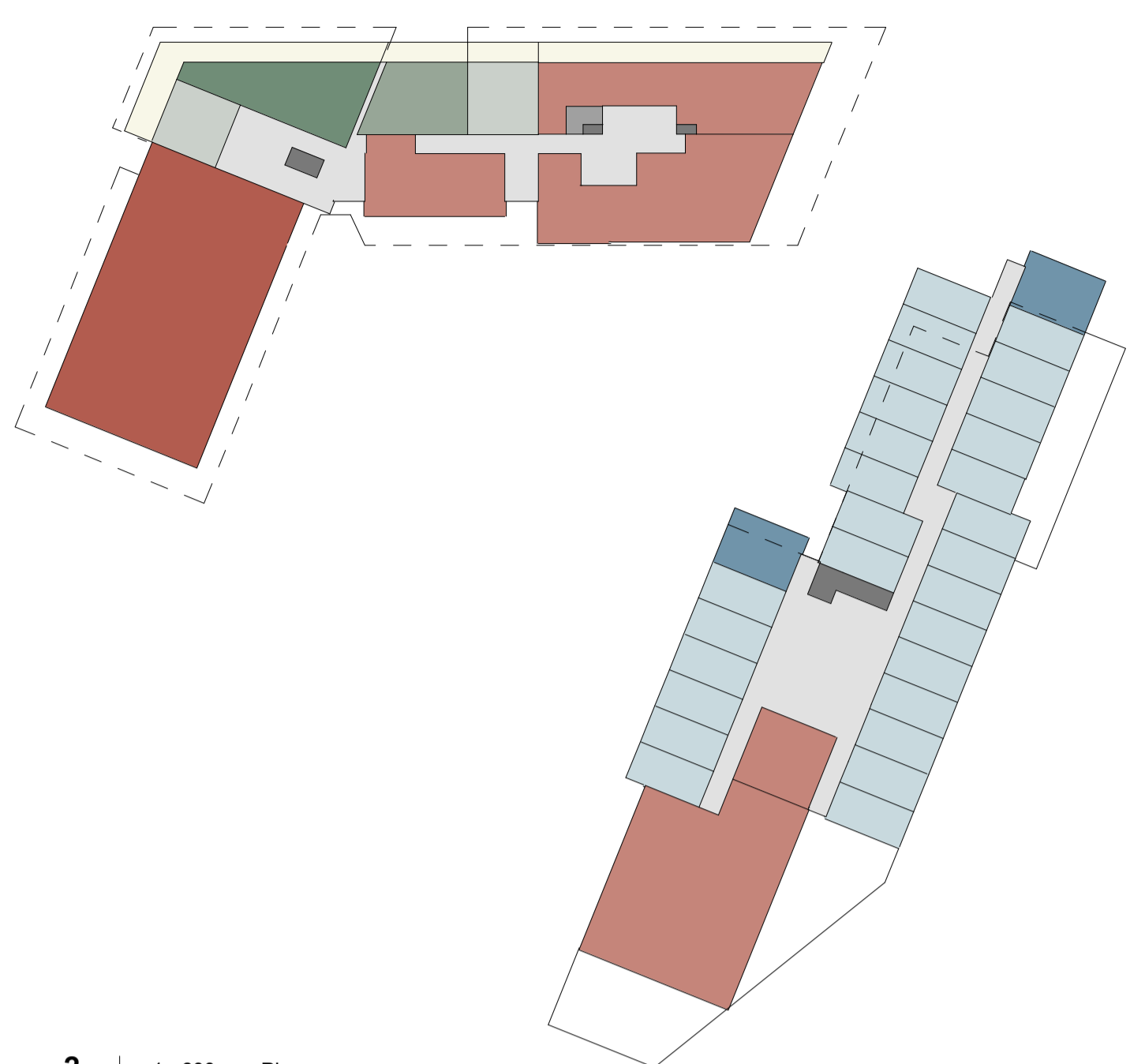
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1 1:600 Plan
 RC-200 Ground



2 1:600 Plan
 RC-200 Podium



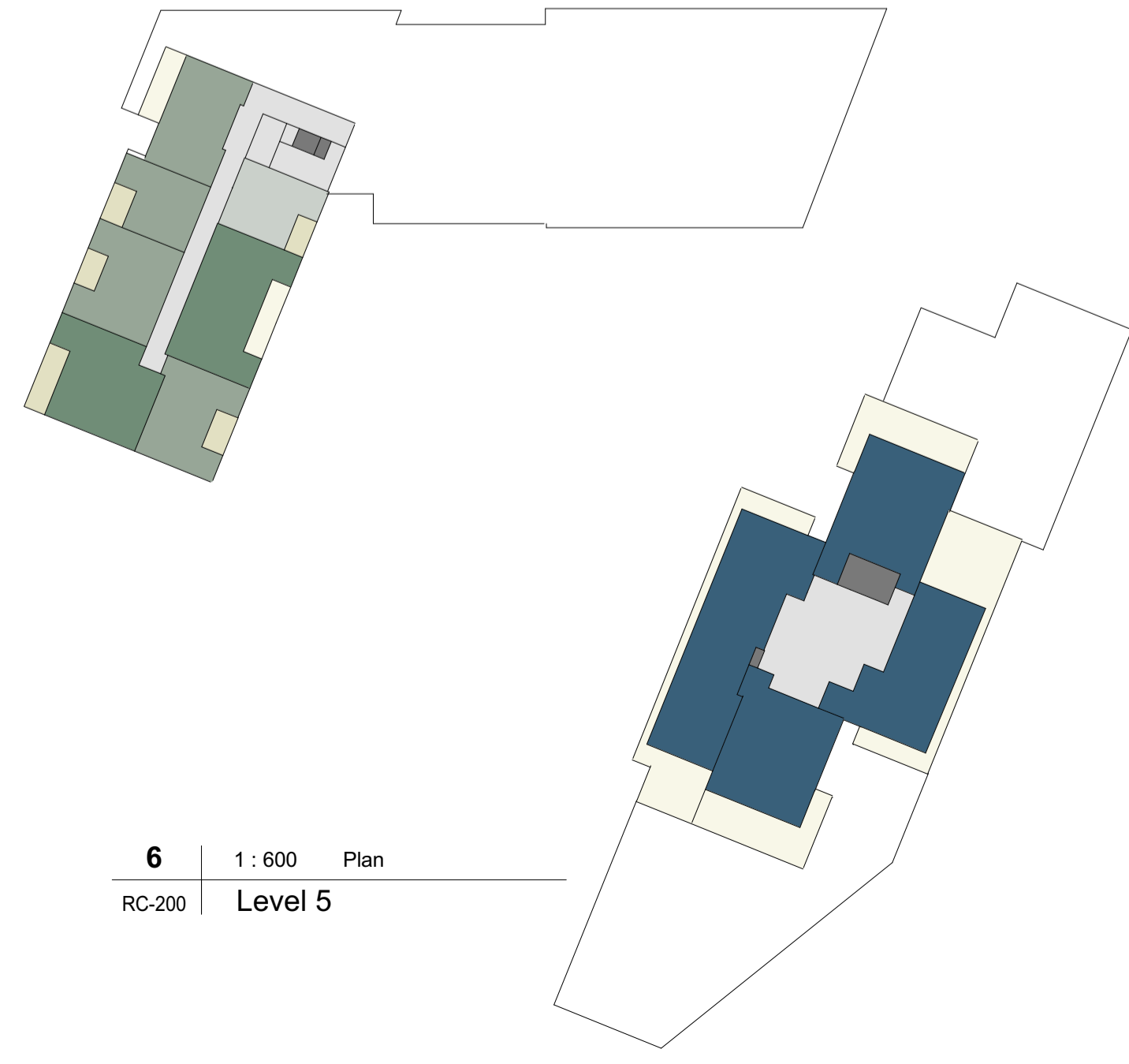
3 1:600 Plan
 RC-200 Level 1



4 1:600 Plan
 RC-200 Level 2



5 1:600 Plan
 RC-200 Level 3 & 4



6 1:600 Plan
 RC-200 Level 5

BUILDING 1	GFA
ACCOMMODATION	6833 m ²
SUPPORTING FACILITIES	4041 m ²
TOTAL	10874 m²

BUILDING 2 & 3	GFA
RESIDENTIAL	7413 m ²
NON RESIDENTIAL	1357 m ²
Communal facility	471 m ²
Café	100 m ²
Supporting Business Centre	110 m ²
Fitness centre	203 m ²
Convenience store	99 m ²
Healthcare facility	162 m ²
Childcare facility	209 m ²
SUPPORTING FACILITIES	1877 m ²
TOTAL	10647 m²

BUILDING 1 - ACCOMMODATION

Studio	164 No.
1 Bed	18 No.
Penthouse	4 No.
Ext. balcony / terrace	

BUILDING 1 - SUPPORTING FACILITIES


Rentable ancillary facilities	
Building amenities	
Circulation	
Services	

BUILDING 2 - RESIDENTIAL

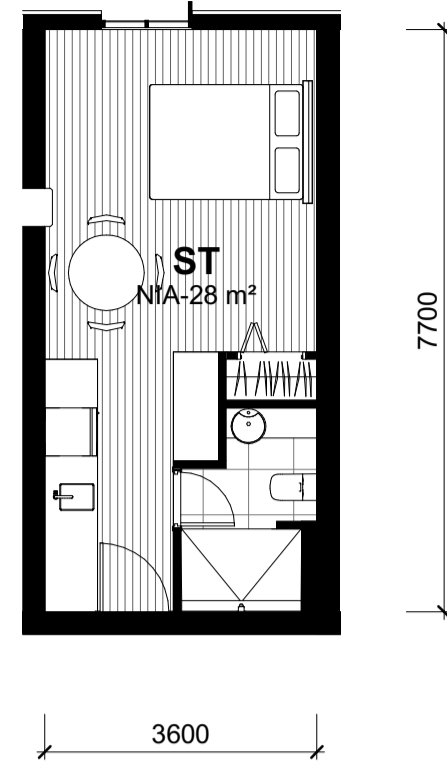
1 Bed	23 No.
2 Bed	43 No.
3 Bed	15 No.
Winter garden	
Ext. balcony / terrace	

BUILDING 2 - NON-RESIDENTIAL

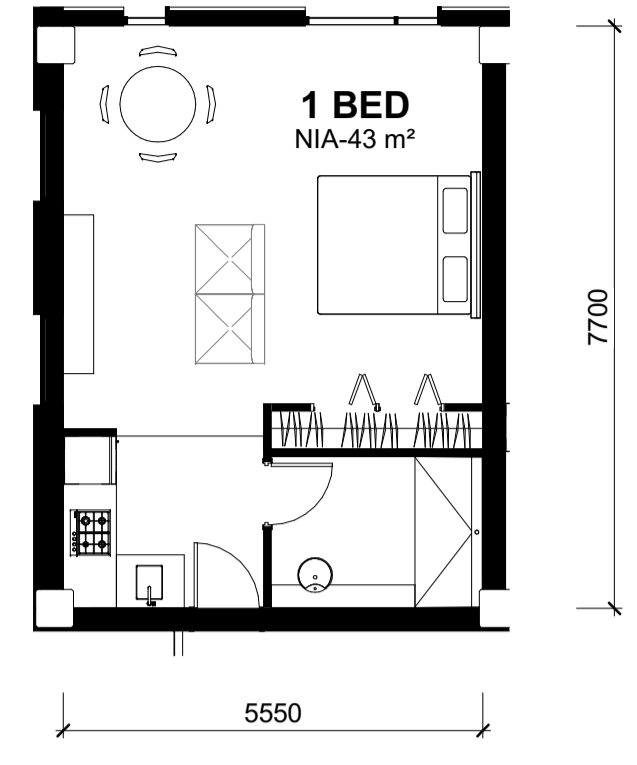
Shared amenities	
Rentable ancillary facilities	
Building Amenities	
Circulation	
Services	


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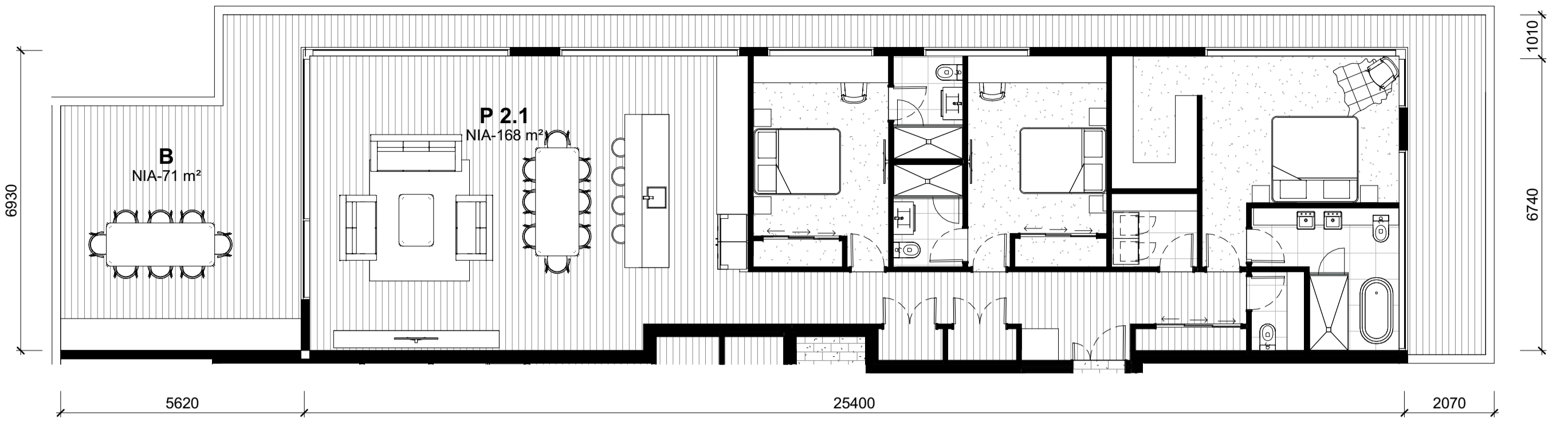
RESOURCE CONSENT



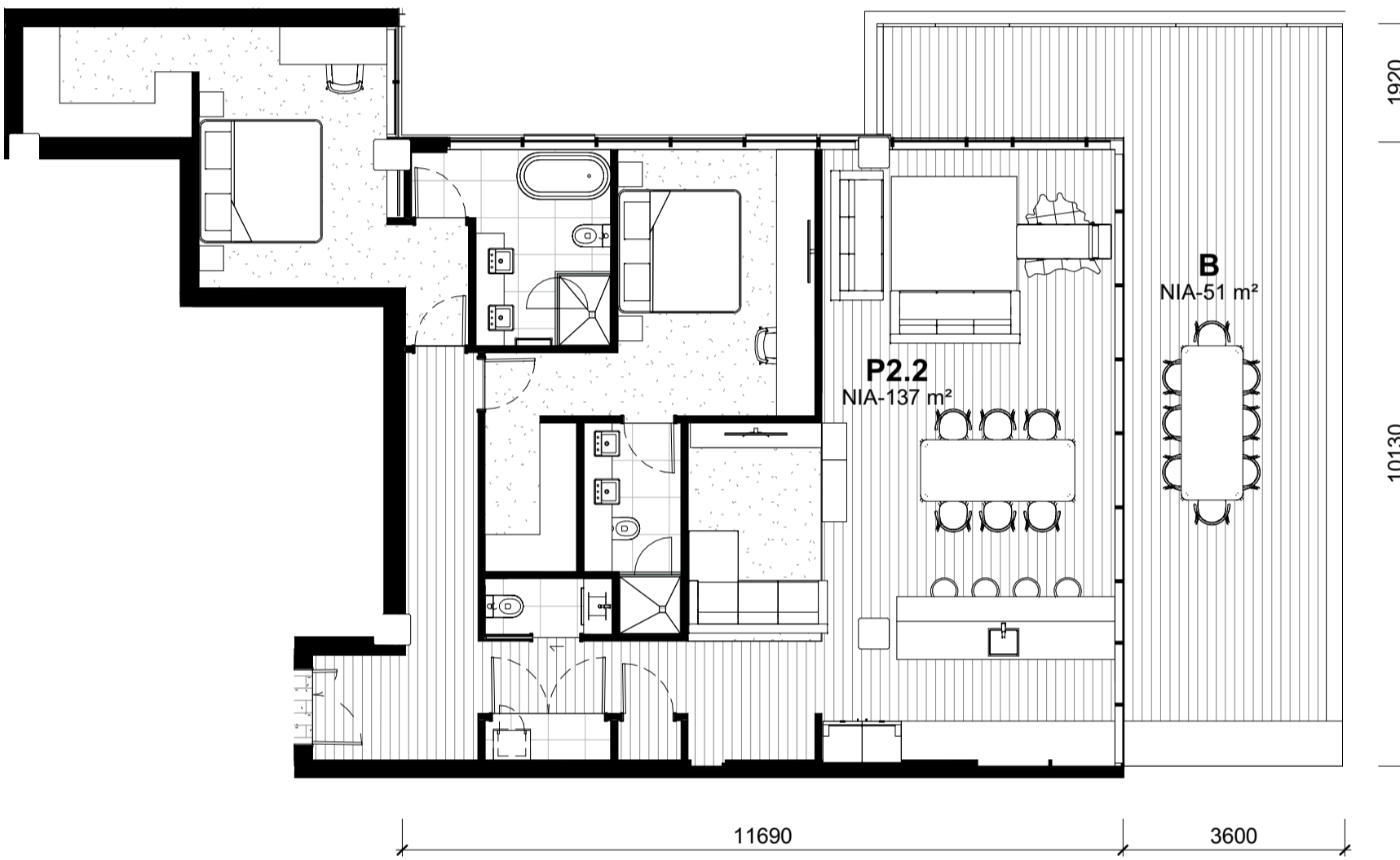
1 | 1:100 Plan
MANAGED STUDIO



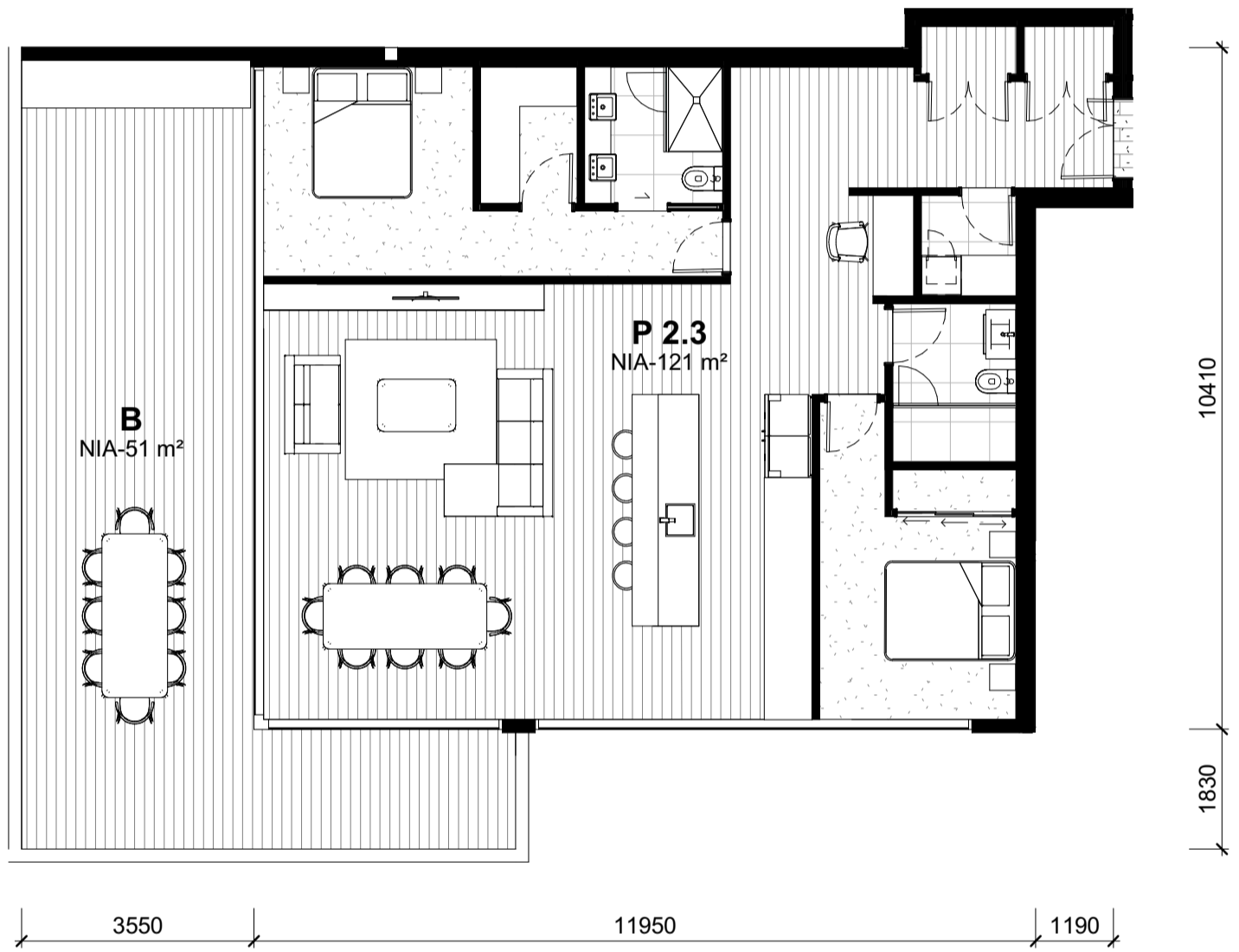
2 | 1:100 Plan
MANAGED 1 BED APARTMENT



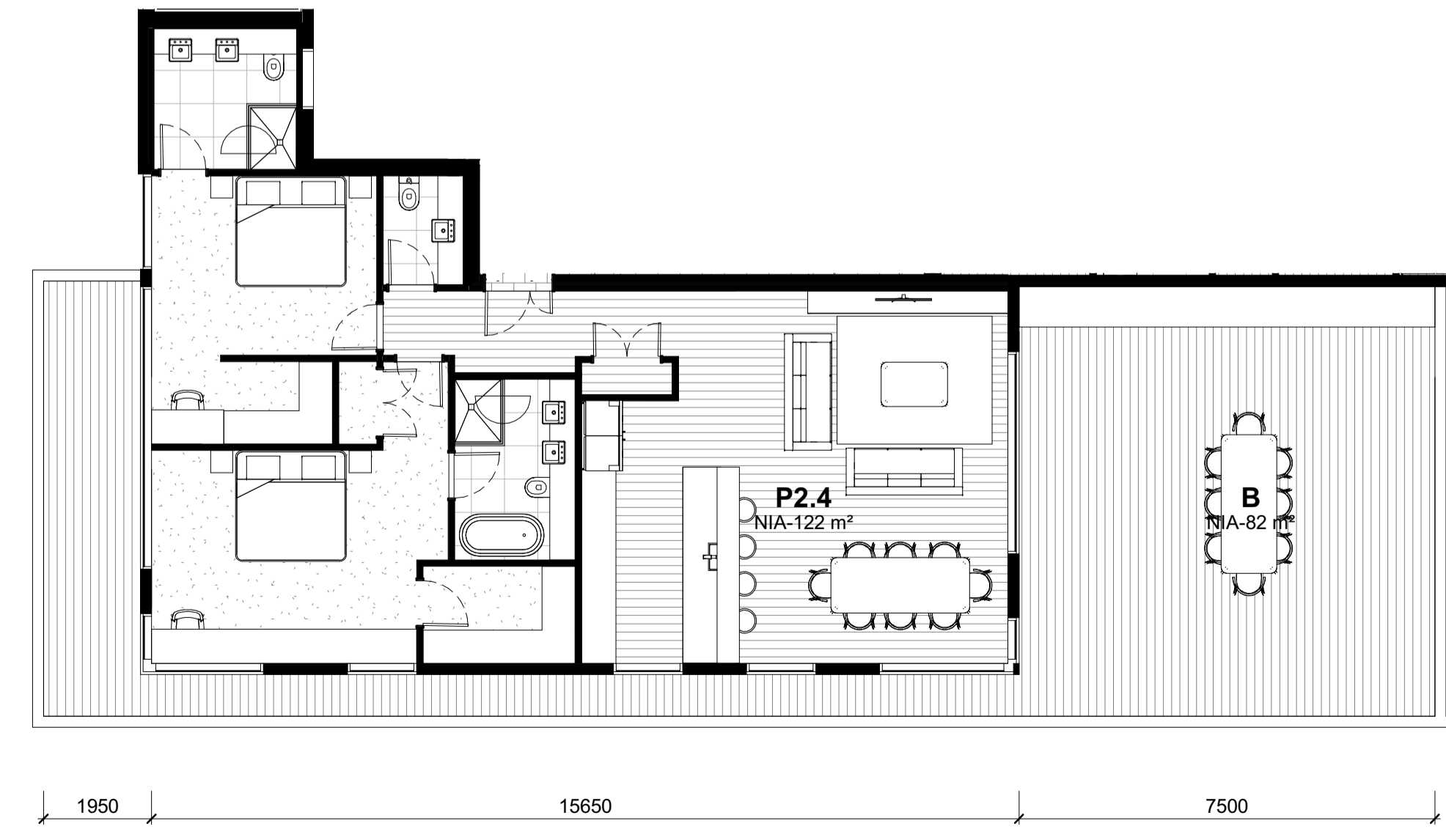
3 | 1:100 Plan
MANAGED PENTHOUSE P2.1



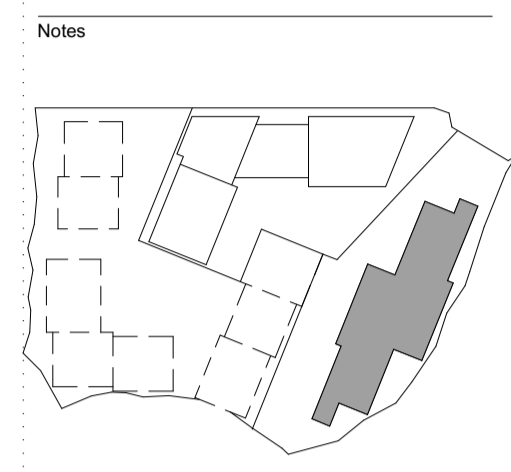
4 | 1:100 Plan
MANAGED PENTHOUSE P2.2



5 | 1:100 Plan
MANAGED PENTHOUSE P2.3



6 | 1:100 Plan
MANAGED PENTHOUSE P2.4



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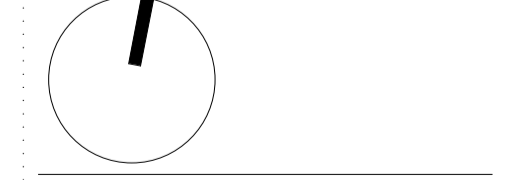
Consultant Team

Project Number: 219091

INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE ROAD, TAKAPUNA

Sheet
 ROOM TYPES - STAGE 1


SCALE @ A1= 1:100



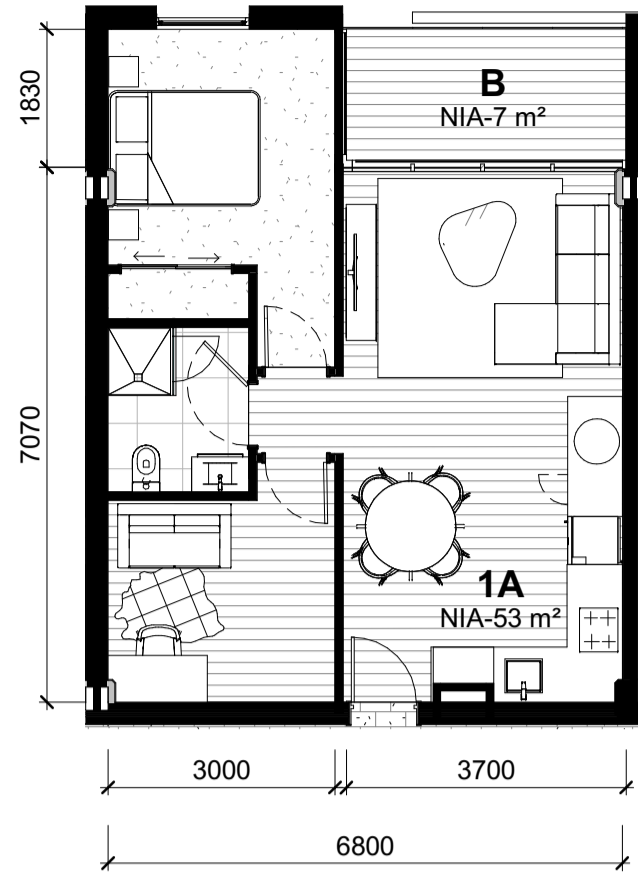
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 FIRST ISSUED
 RESOURCE CONSENT
 BUILDING CONSENT
 TENDER
 FOR CONSTRUCTION

ARCHITECTURAL
 Drawing Number
 Revision
RC-410 **C**

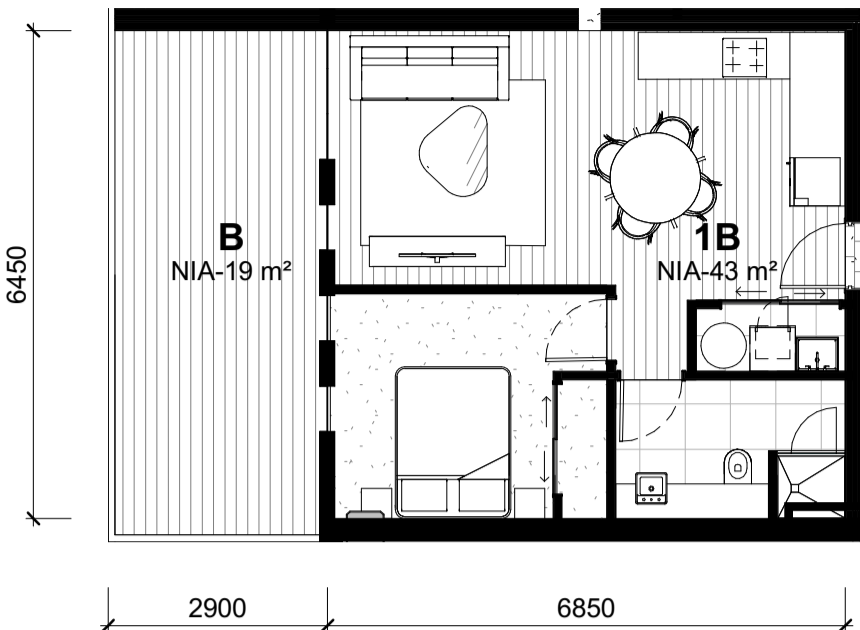
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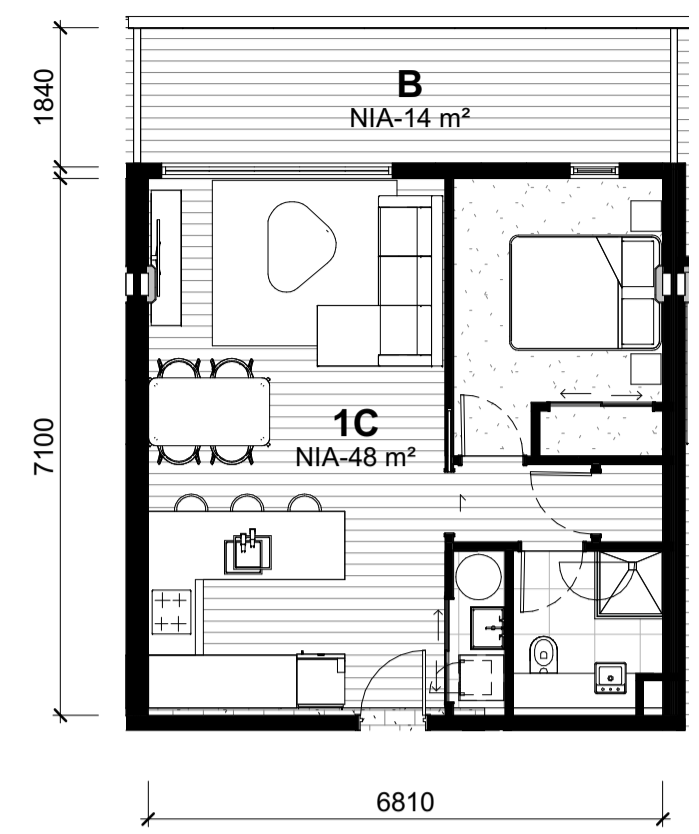
RESOURCE CONSENT



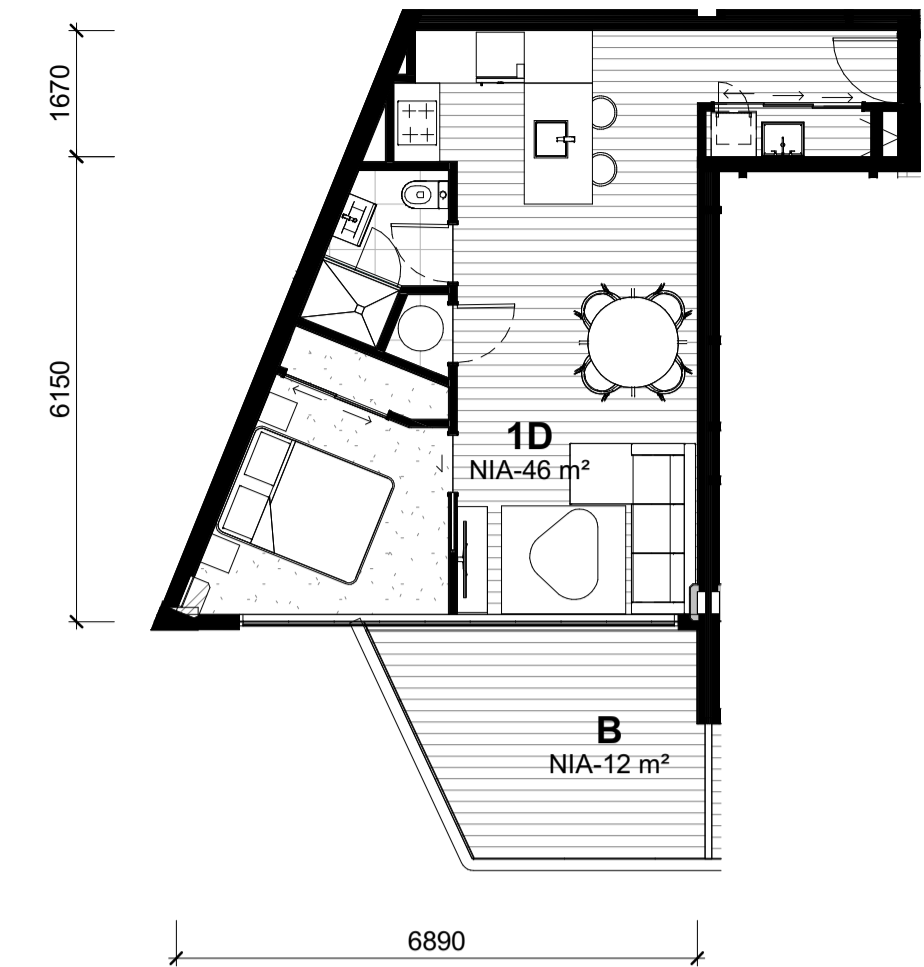
1 | 1: 100 Plan
APT TYPE 1A - 1 BED/1 BATH



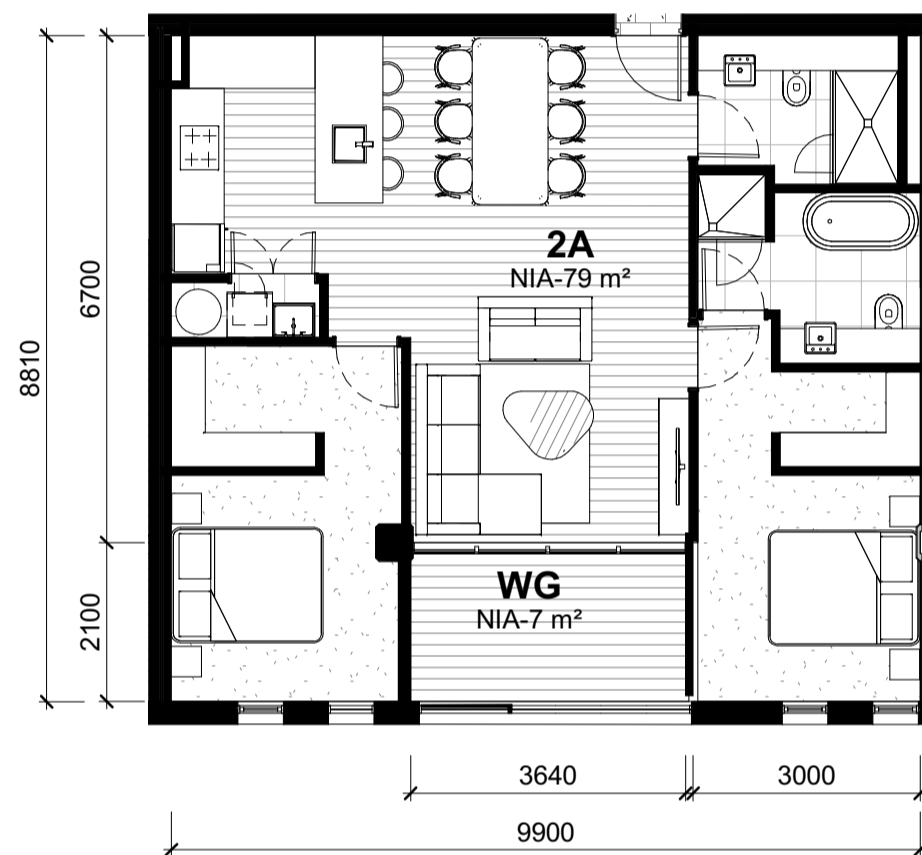
2 | 1: 100 Plan
APT TYPE 1B - 1 BED/1 BATH



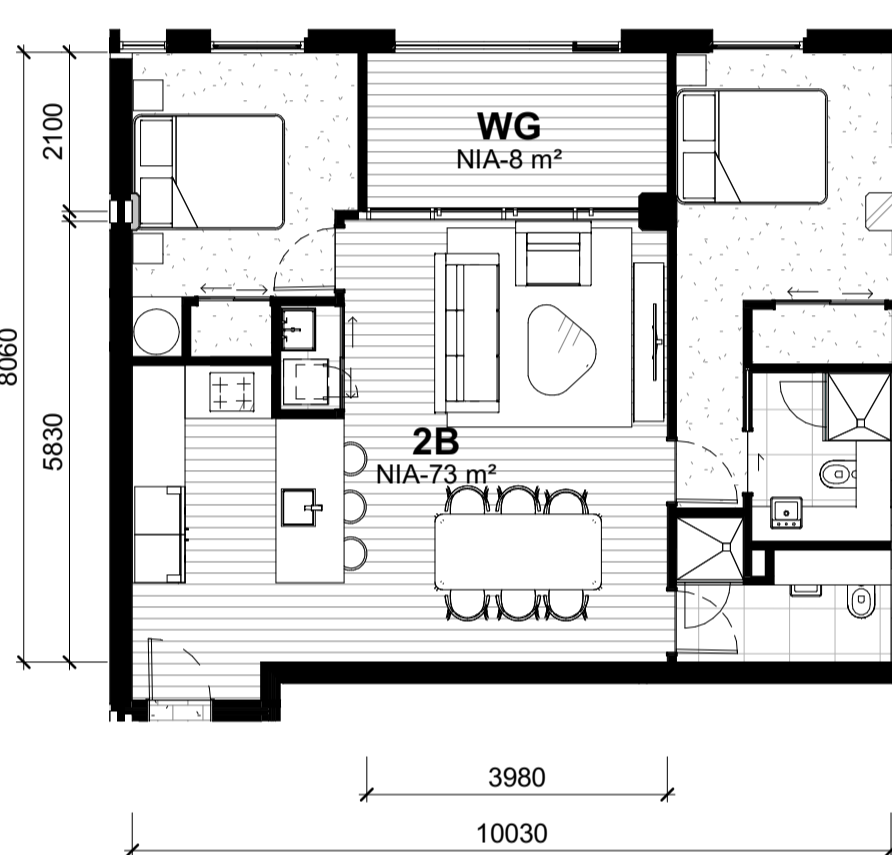
3 | 1: 100 Plan
APT TYPE 1C - 1 BED/1 BATH



4 | 1: 100 Plan
APT TYPE 1D - 1 BED/1 BATH



5 | 1: 100 Plan
APT TYPE 2A - 2 BED/2 BATH



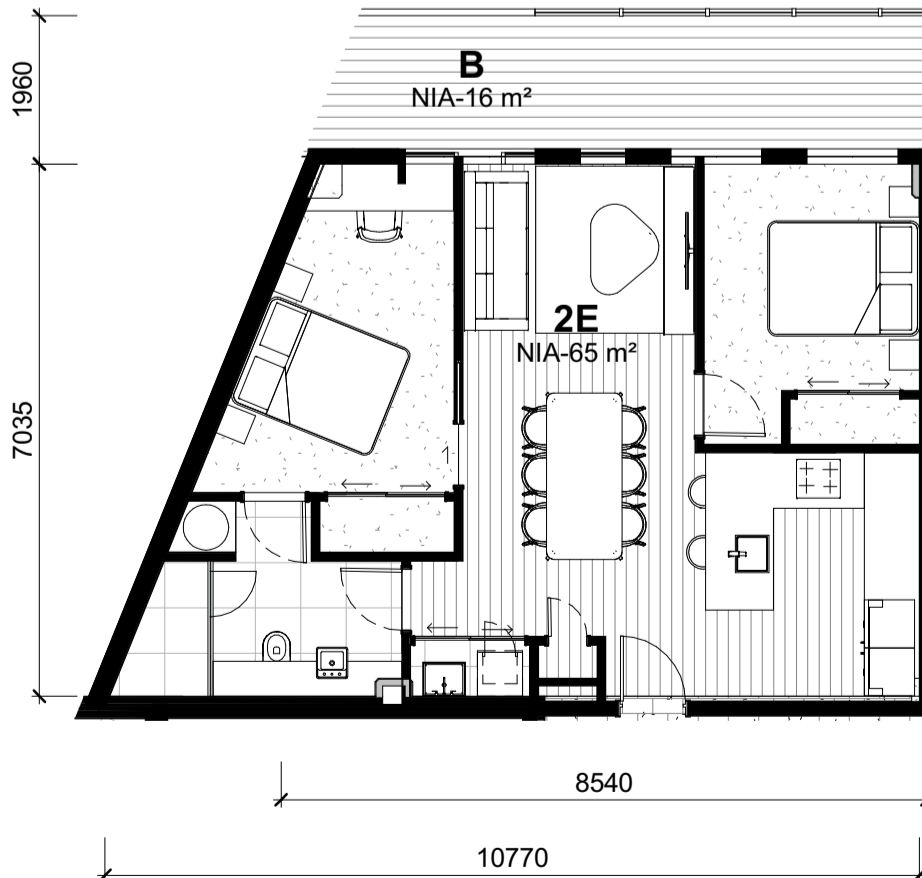
6 | 1: 100 Plan
APT TYPE 2B - 2 BED/1 BATH



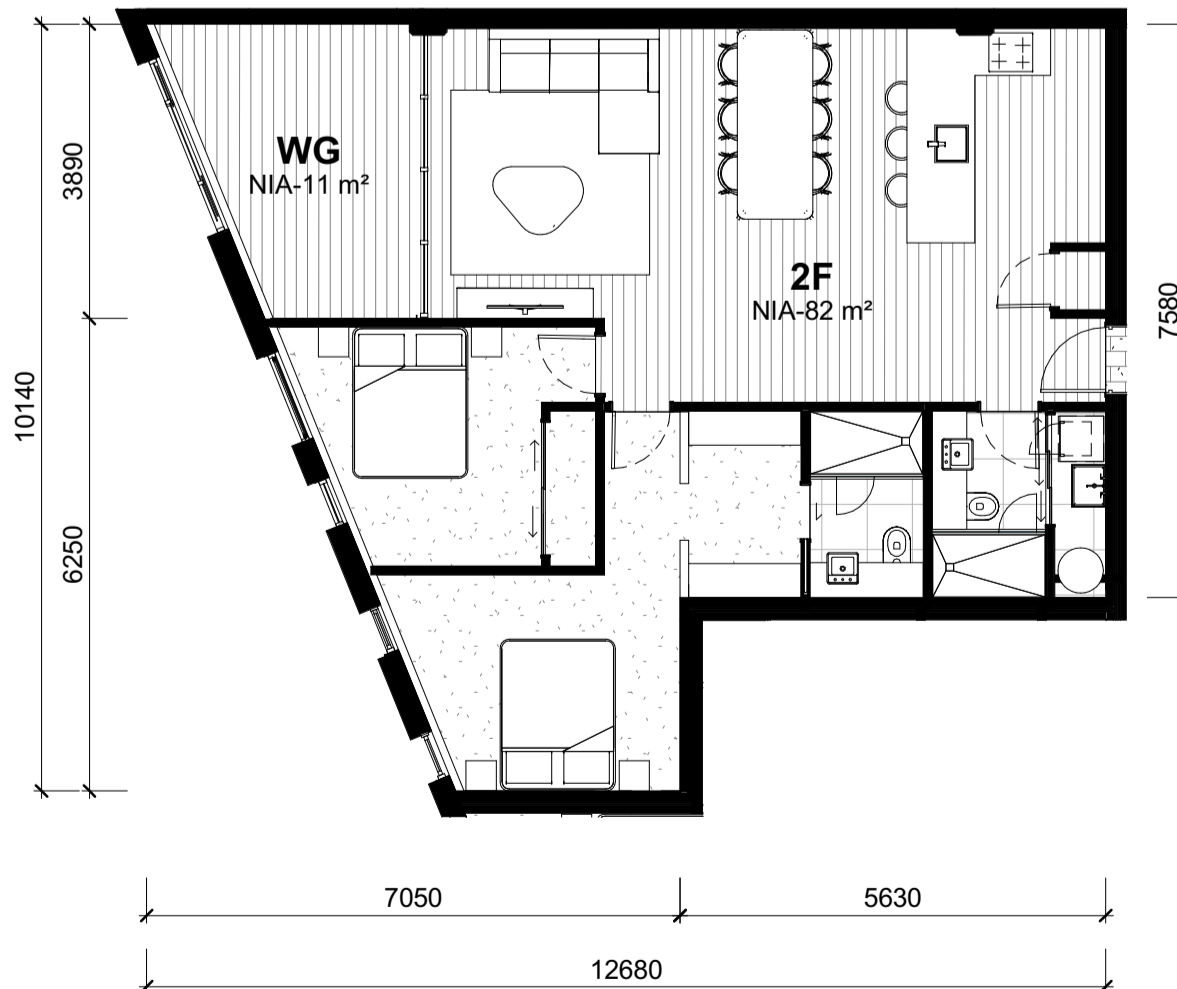
7 | 1: 100 Plan
APT TYPE 2C - 2 BED/2 BATH



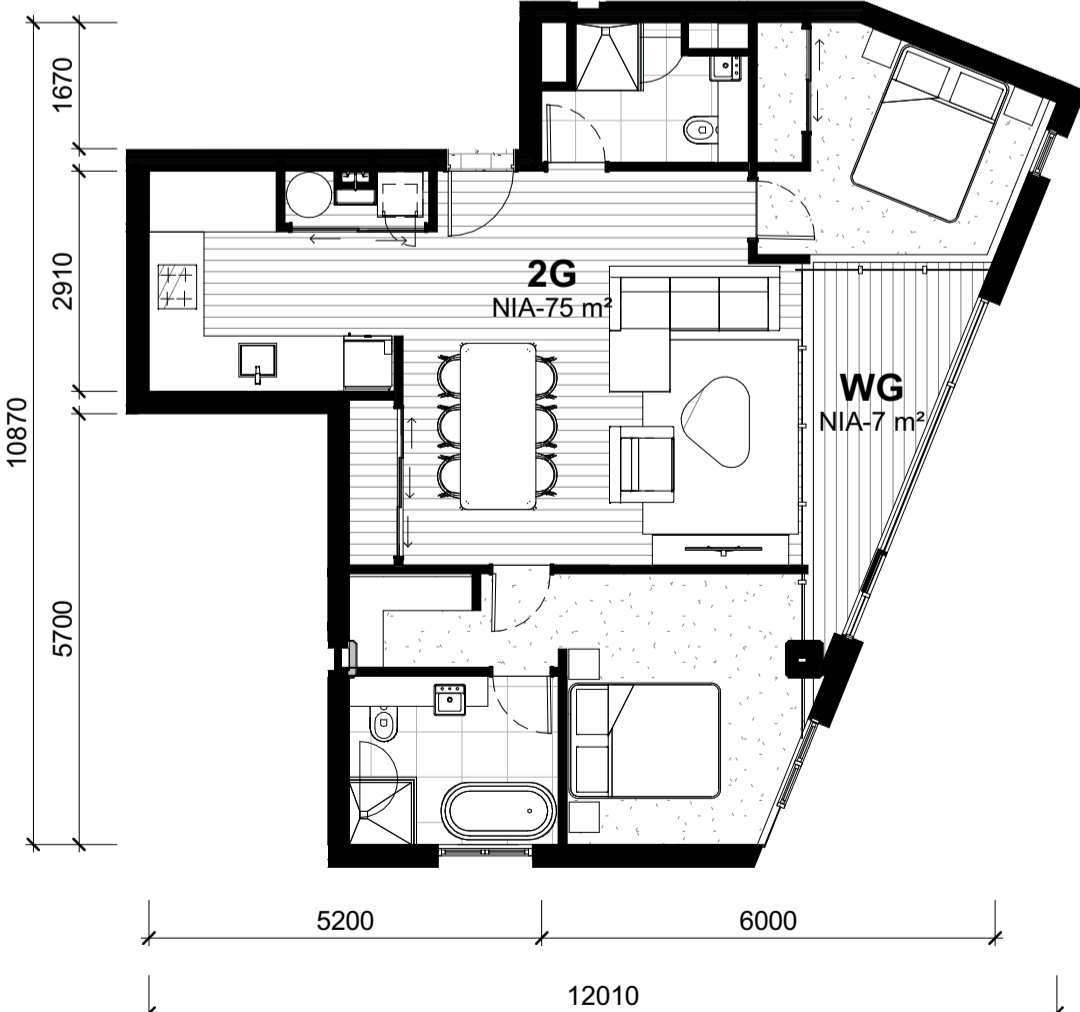
8 | 1: 100 Plan
APT TYPE 2D - 2 BED/2 BATH



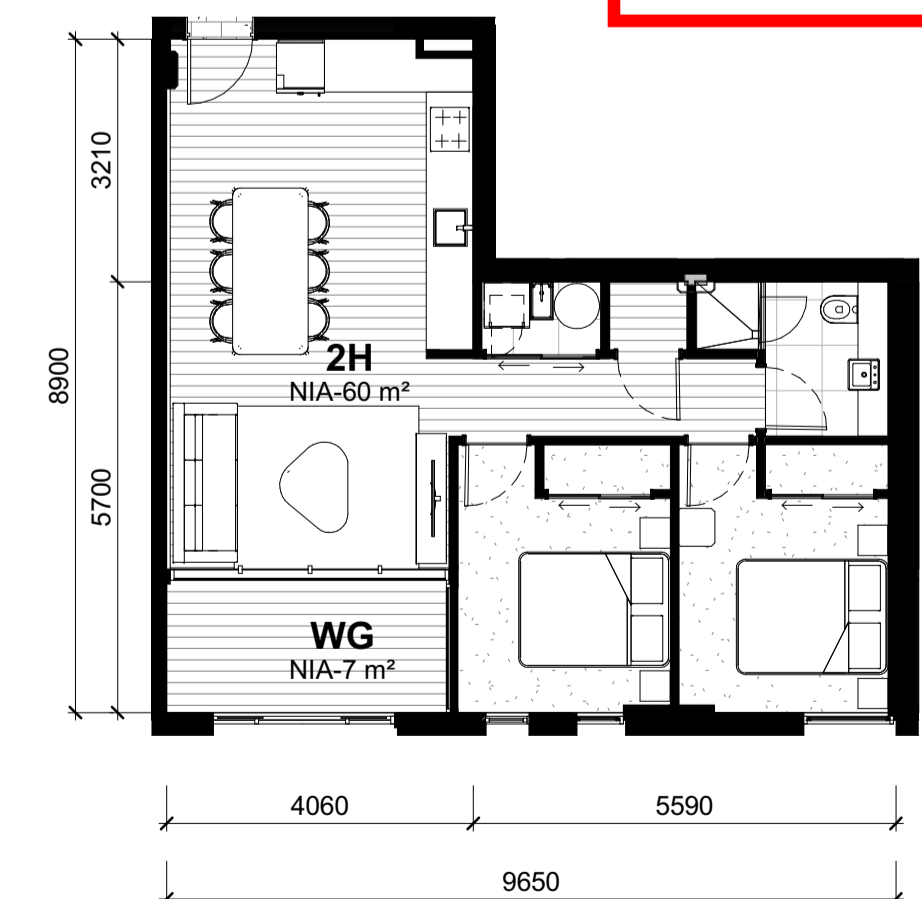
9 | 1: 100 Plan
APT TYPE 2E - 2 BED/1 BATH



10 | 1: 100 Plan
APT TYPE 2F - 2 BED/2 BATH



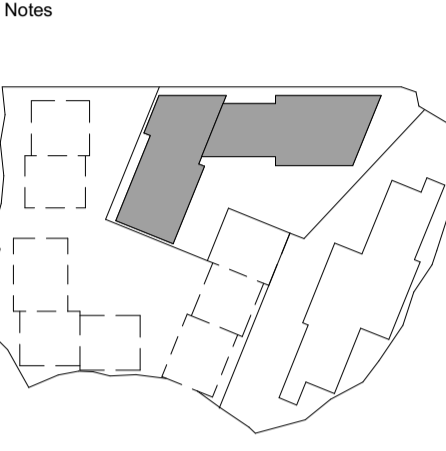
11 | 1: 100 Plan
APT TYPE 2G - 2 BED/2 BATH



12 | 1: 100 Plan
APT TYPE 2H - 2 BED/1 BATH

Revisions

A	Resource Consent Issue	24/06/2020
C	Resource Consent RFI	04/09/2020



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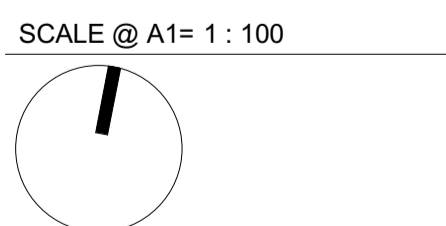
Client
KINGSTONE PROPERTY LIMITED

Consultant Team

LUC60359471
Approved Resource Consent Plan
03/03/2021

Project Number: 219091
INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE ROAD, TAKAPUNA

Sheet
APARTMENT TYPES - STAGE 2



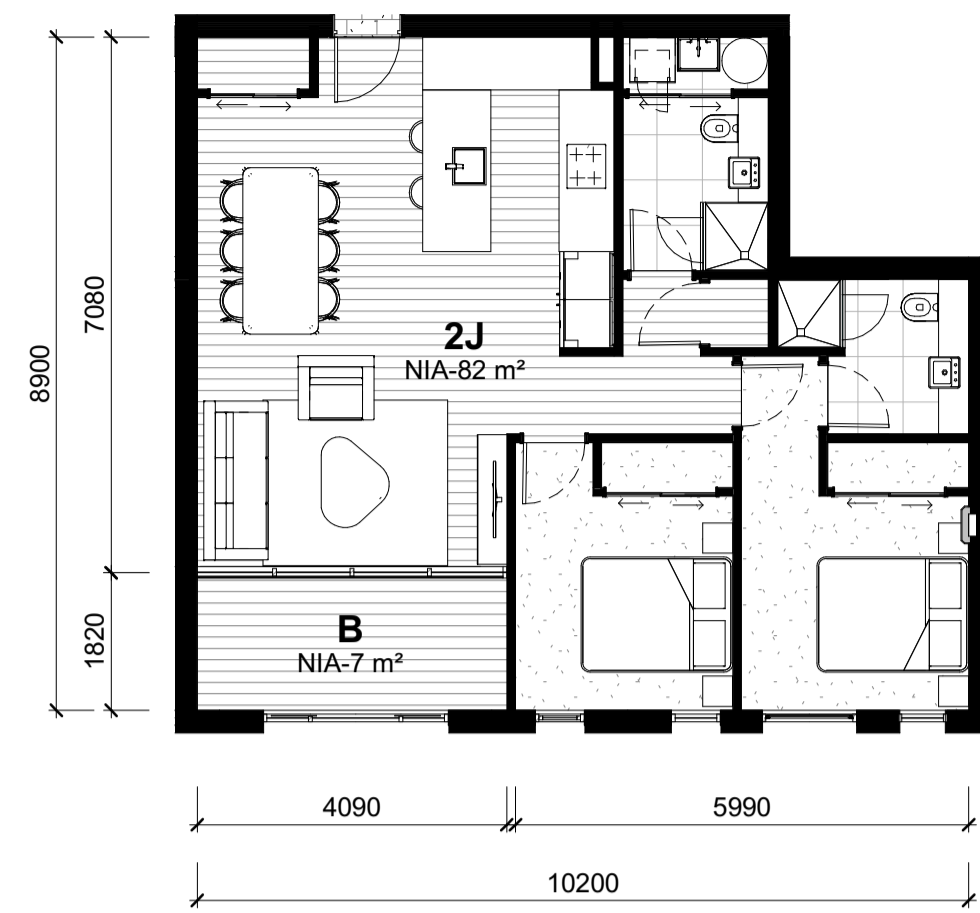
Milestone Issues

Revision	Date
FIRST ISSUED	
RESOURCE CONSENT	
BUILDING CONSENT	
TENDER FOR CONSTRUCTION	

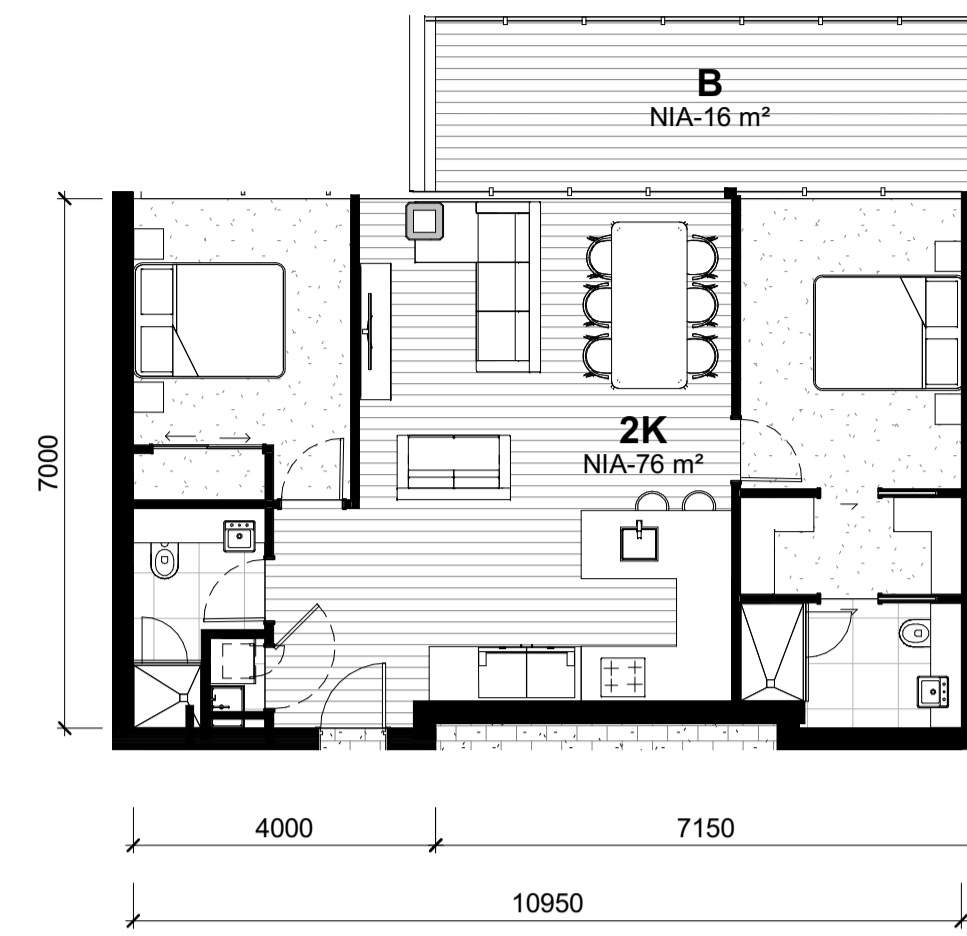
ARCHITECTURAL
Drawing Number
RC-420

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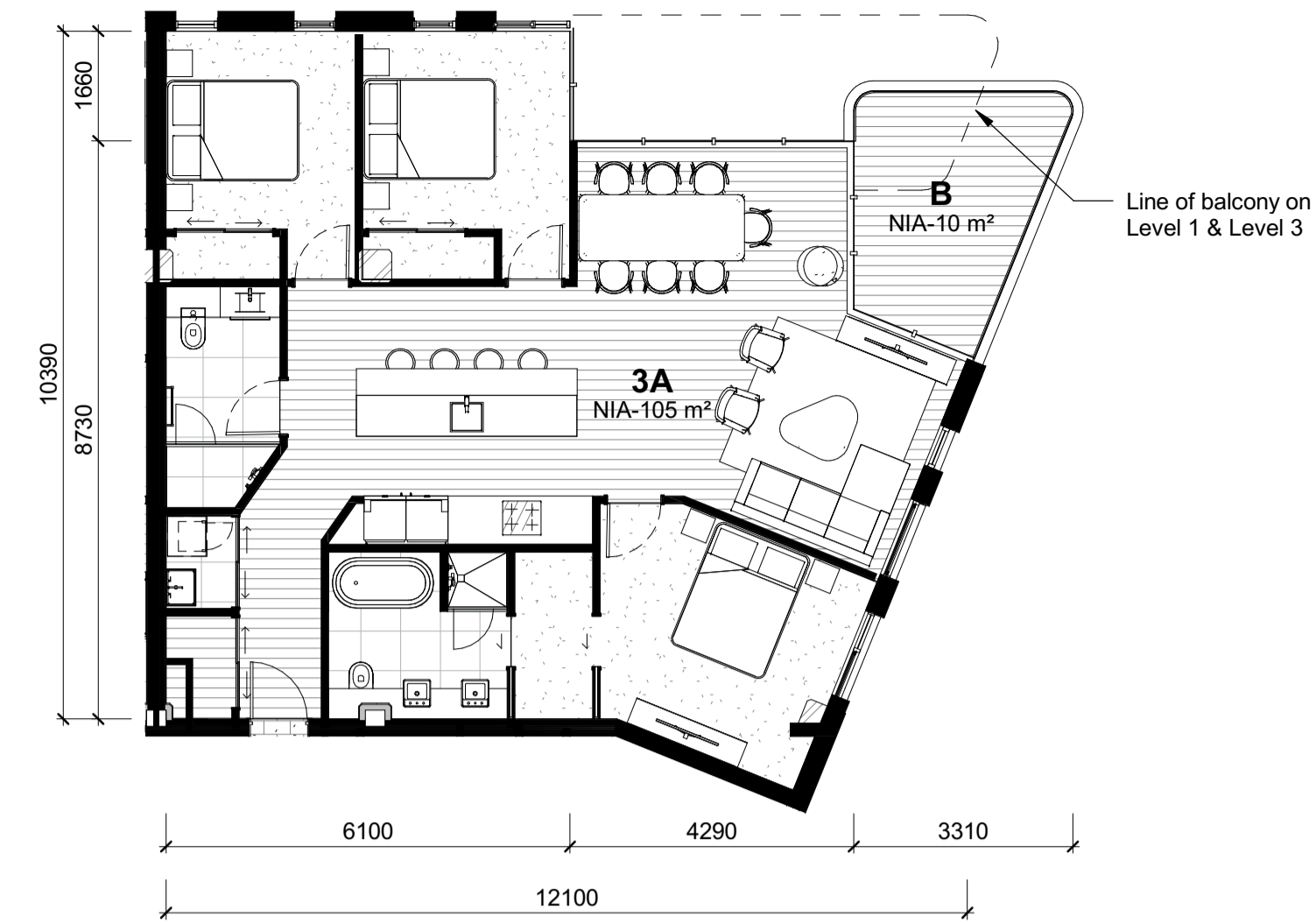
RESOURCE CONSENT



5 | 1 : 100 Plan
APT TYPE 2J - 2 BED/2 BATH



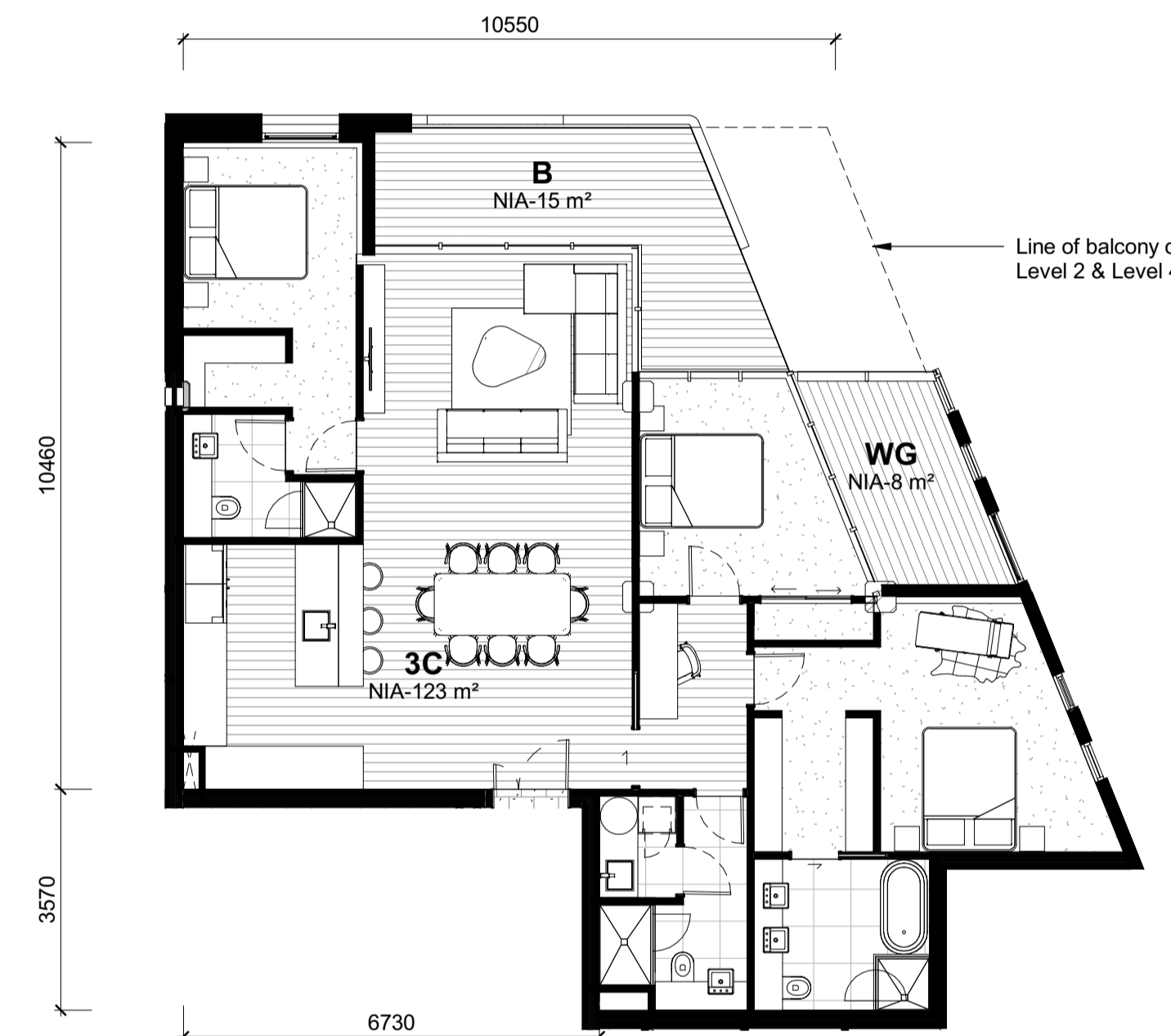
6 | 1 : 100 Plan
APT TYPE 2K - 2 BED/2 BATH



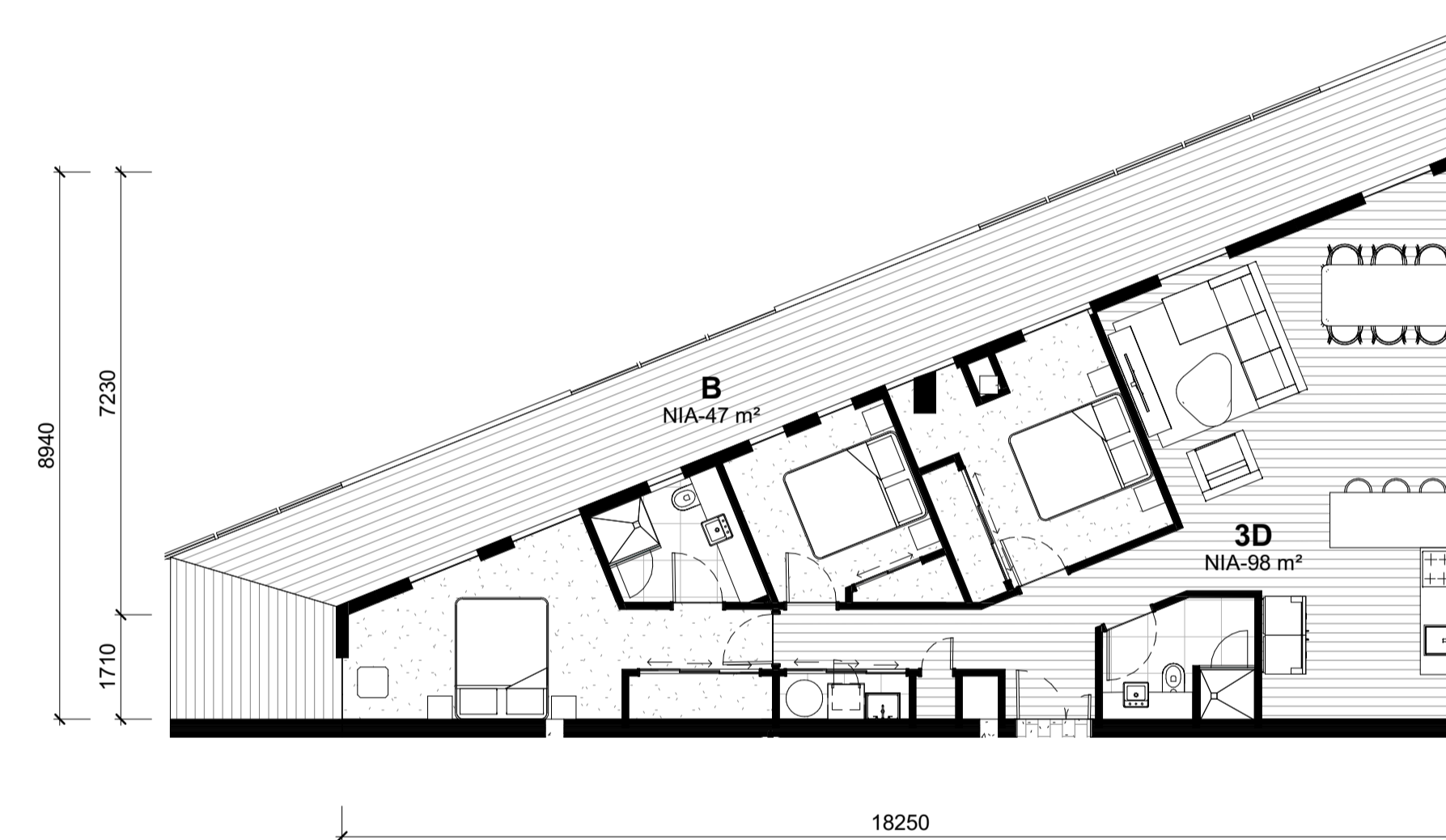
1 | 1 : 100 Plan
APT TYPE 3A - 3 BED/2 BATH



2 | 1 : 100 Plan
APT TYPE 3B - 3 BED/2 BATH

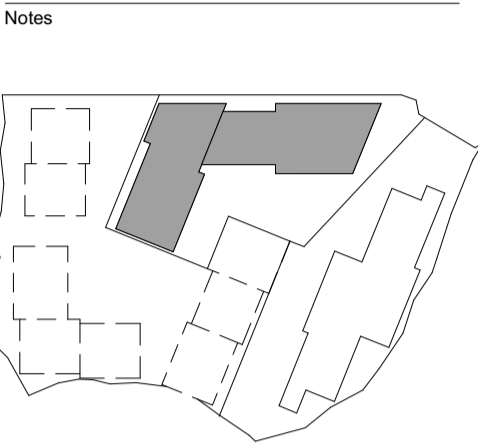


3 | 1 : 100 Plan
APT TYPE 3C - 3 BED/3 BATH



4 | 1 : 100 Plan
APT TYPE 3D - 3 BED/2 BATH

Revisions		
A	Resource Consent Issue	24/06/2020
C	Resource Consent RFI	04/09/2020



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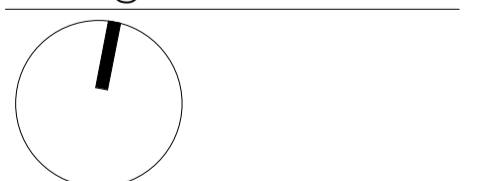
Consultant Team

Project Number: 219091

INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE ROAD, TAKAPUNA

Sheet
APT TYPE TYPES - STAGE 2


SCALE @ A1= 1 : 100



Milestone Issues	Revision & Date
FIRST ISSUED	
RESOURCE CONSENT	
BUILDING CONSENT	
TENDER FOR CONSTRUCTION	

ARCHITECTURAL
Drawing Number
Revision
RC-421 **C**

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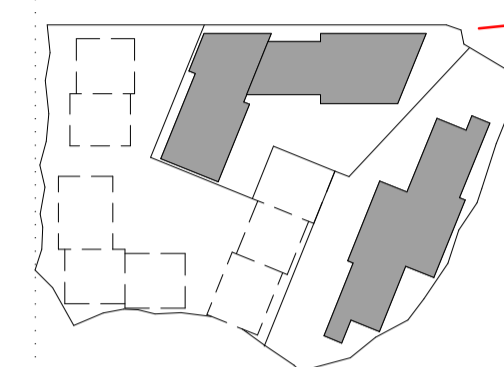


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RESOURCE CONSENT

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Notes



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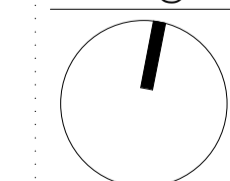
Client
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Consultant Team

Project Number: 219091
 INTEGRATED RESIDENTIAL DEVELOPMENT,
 48 ESMONDE ROAD,
 TAKAPUNA

Sheet
 3D VIEW

SCALE @ A1=



Milestone Issues	Revision & Date
FIRST ISSUED	
RESOURCE CONSENT	
BUILDING CONSENT	
TENDER FOR CONSTRUCTION	

ARCHITECTURAL
 Drawing Number: RC-500 Revision: A

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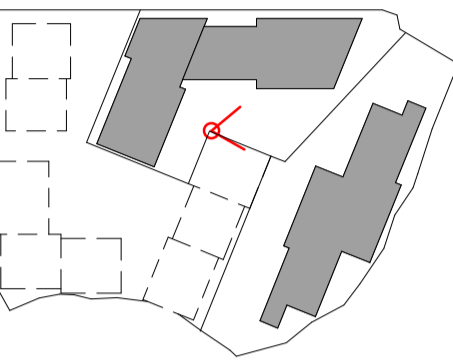


ESMOND ROAD SITE ENTRY VIEW



CIVIC PLAZA VIEW

Notes



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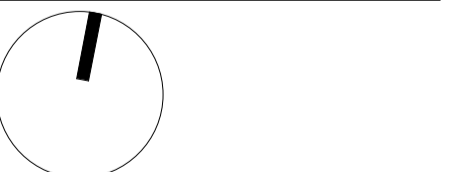
Consultant Team

Project Number: 219091

INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE ROAD, TAKAPUNA

Sheet
3D VIEW

SCALE @ A1=

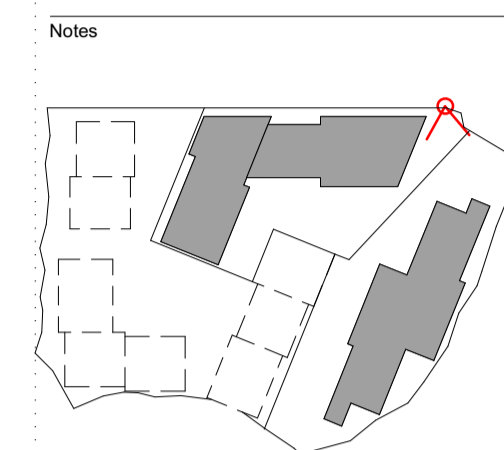


Milestone Issues
FIRST ISSUED
RESOURCE CONSENT
BUILDING CONSENT
TENDER
FOR CONSTRUCTION

ARCHITECTURAL

Drawing Number Revision
RC-501 **A**

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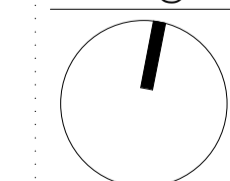
Client
KINGSTONE PROPERTY LIMITED

Consultant Team

Project Number: 219091
INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE ROAD, TAKAPUNA

Sheet
3D VIEW

SCALE @ A1=



Milestone Issues	Revision & Date
FIRST ISSUED	
RESOURCE CONSENT	
BUILDING CONSENT	
TENDER FOR CONSTRUCTION	

ARCHITECTURAL
Drawing Number: RC-502 Revision: A

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ESMONDE ROAD ENTRY VIEW

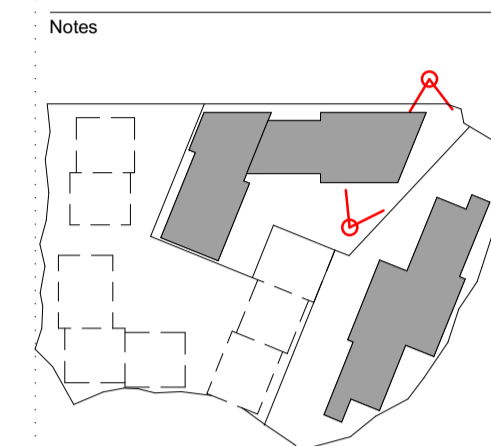
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03/03/2021



CIVIC PLAZA VIEW



CAFE ENTRY VIEW



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Project Number: 219091
INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE ROAD, TAKAPUNA

Sheet
3D VIEW

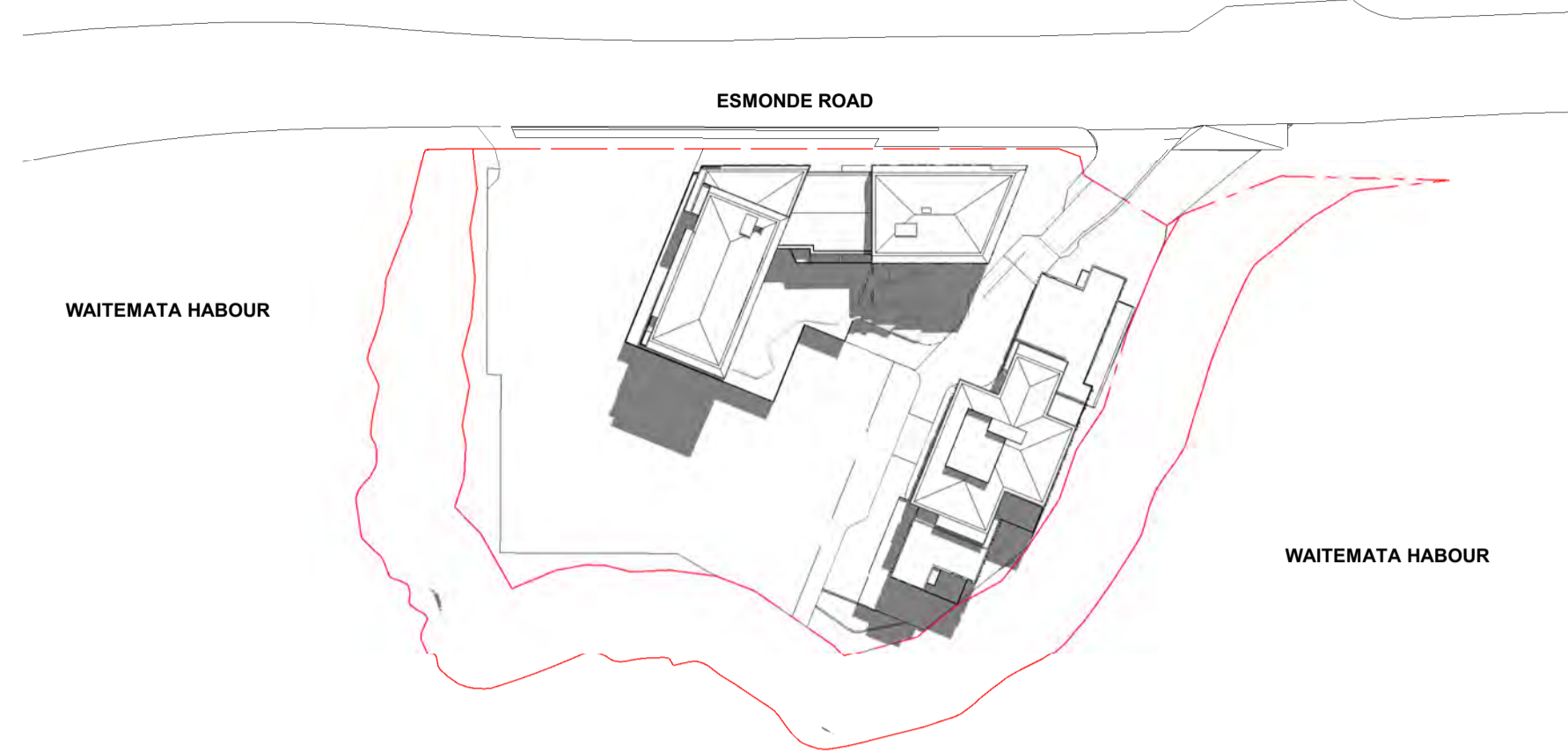
SCALE @ A1=

Milestone Issues
FIRST ISSUED
RESOURCE CONSENT
BUILDING CONSENT
TENDER
FOR CONSTRUCTION

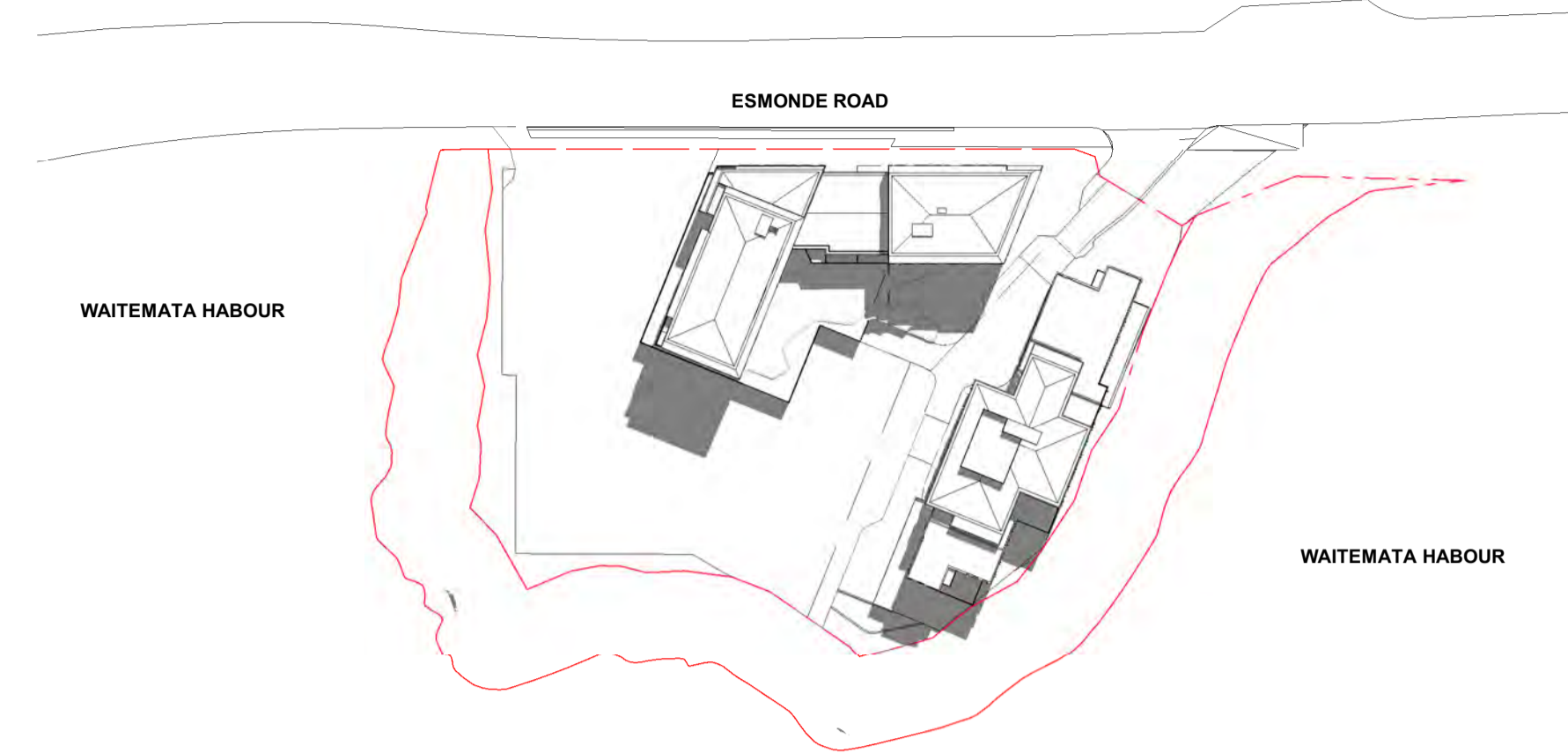
ARCHITECTURAL
Drawing Number
RC-503
Revision
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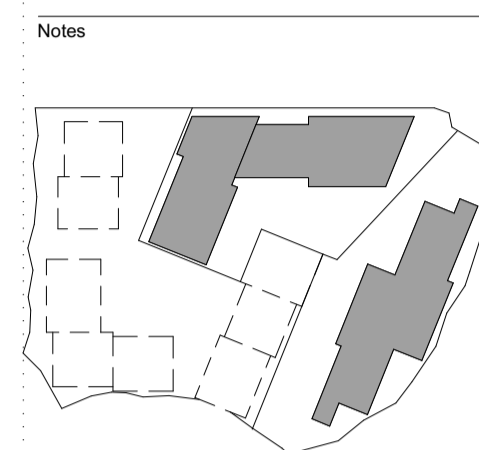
1 | 1:1500 Plan
RC-200 | 21 MARCH - 9AM



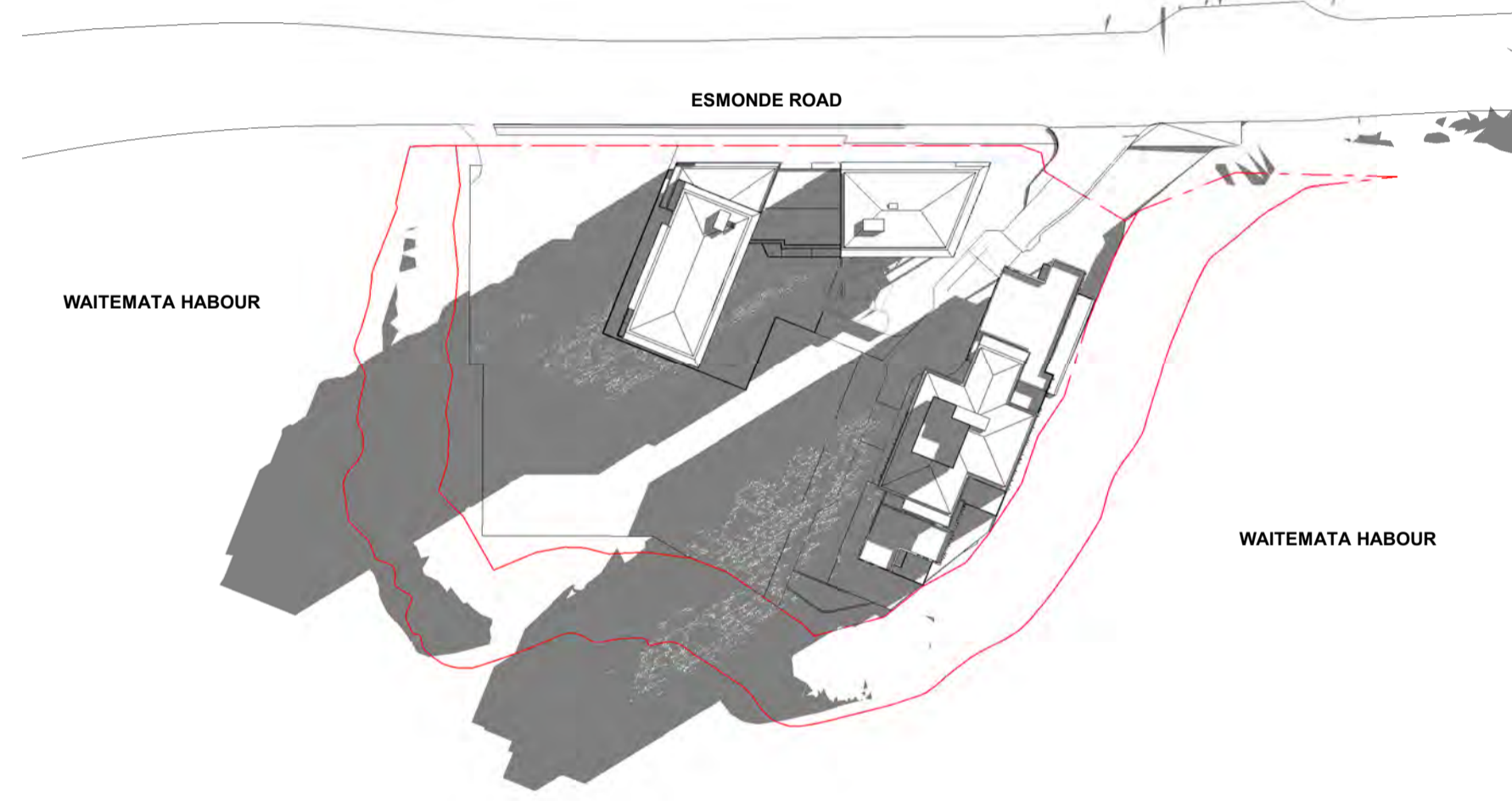
2 | 1:1500 Plan
RC-200 | 21 MARCH - 12PM



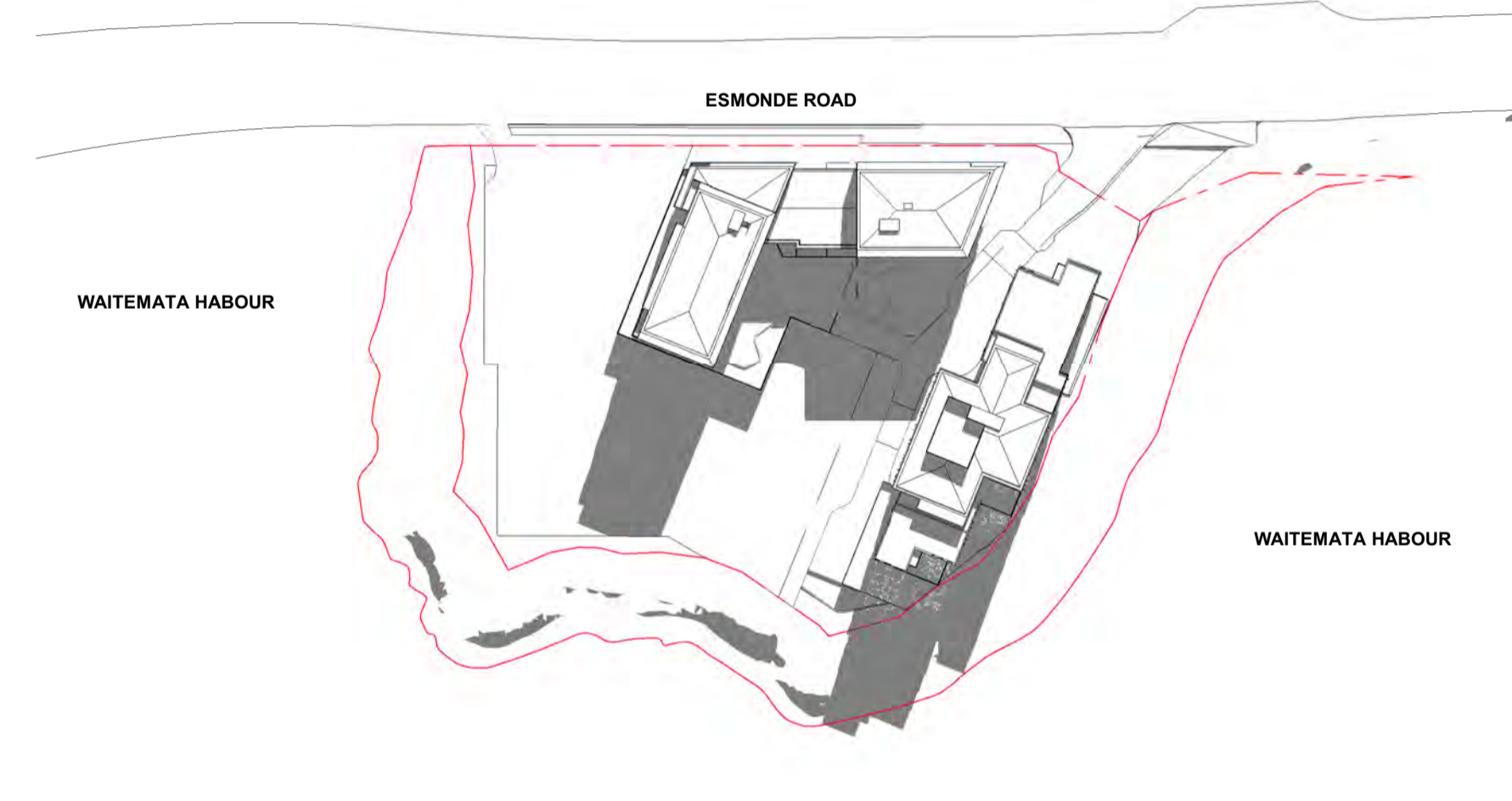
3 | 1:1500 Plan
RC-200 | 21 MARCH - 3PM



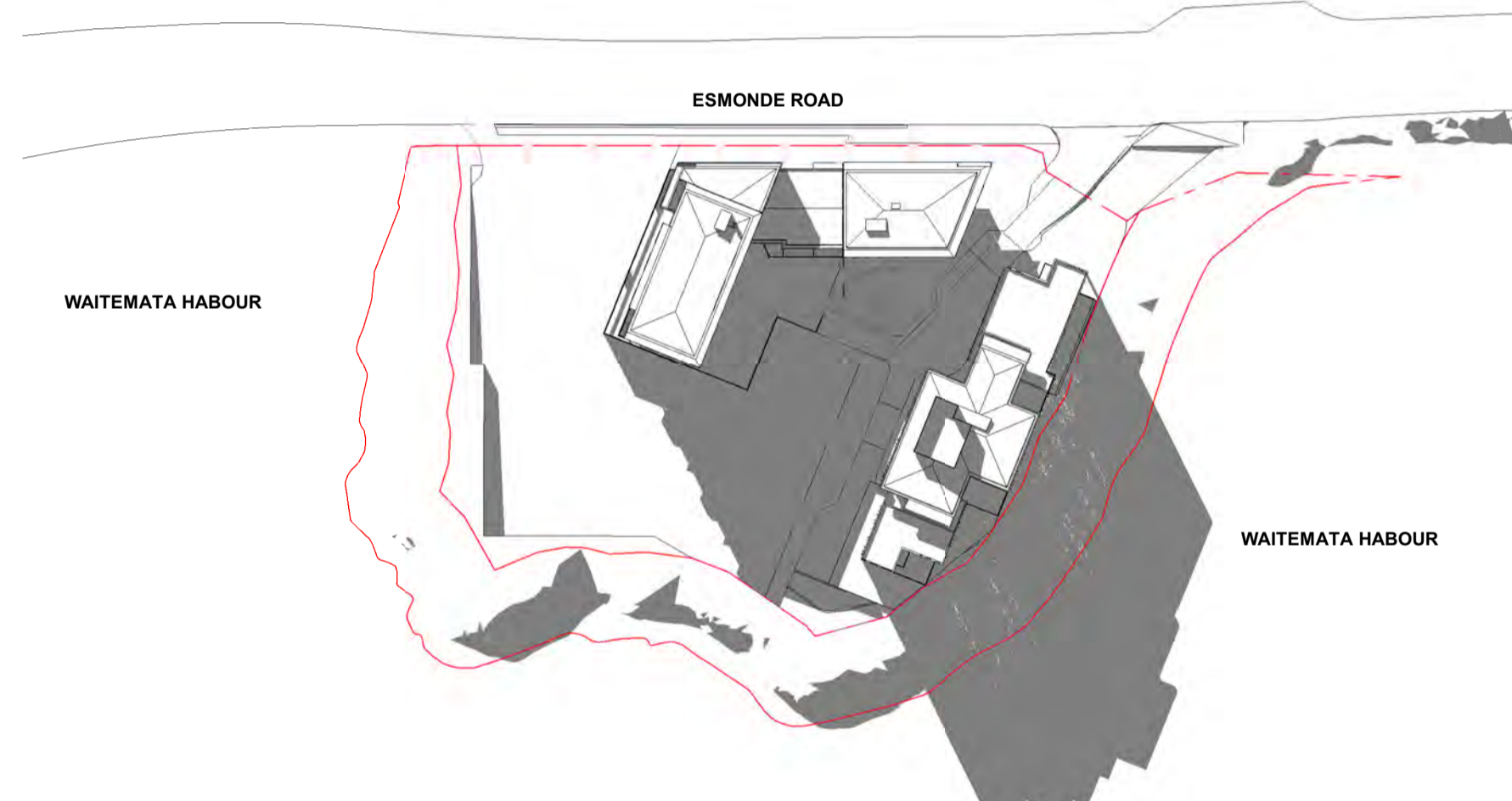
NOTE:
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4 | 1:1500 Plan
RC-200 | 21 JUNE - 9AM



5 | 1:1500 Plan
RC-200 | 21 JUNE - 12PM



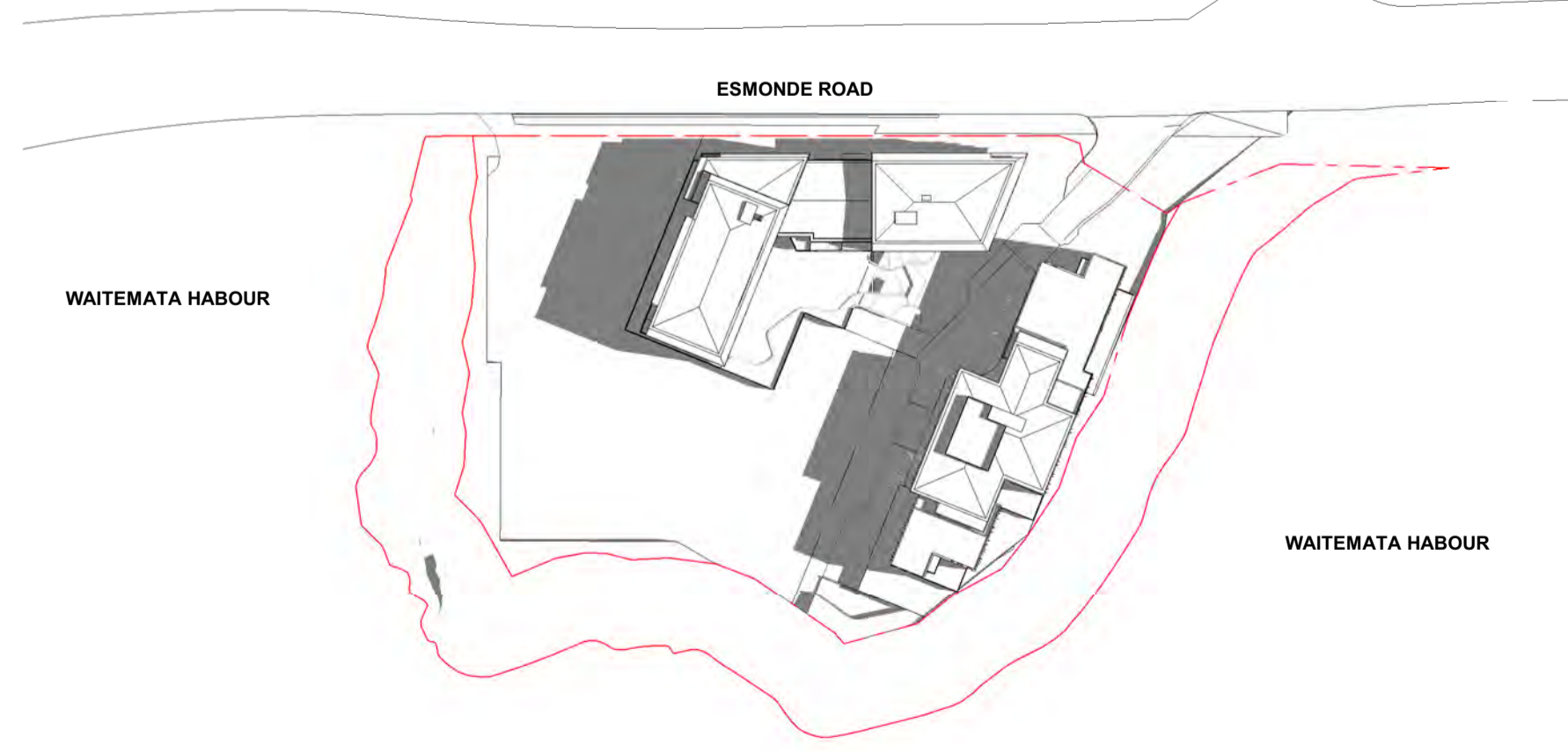
6 | 1:1500 Plan
RC-200 | 21 JUNE - 3PM

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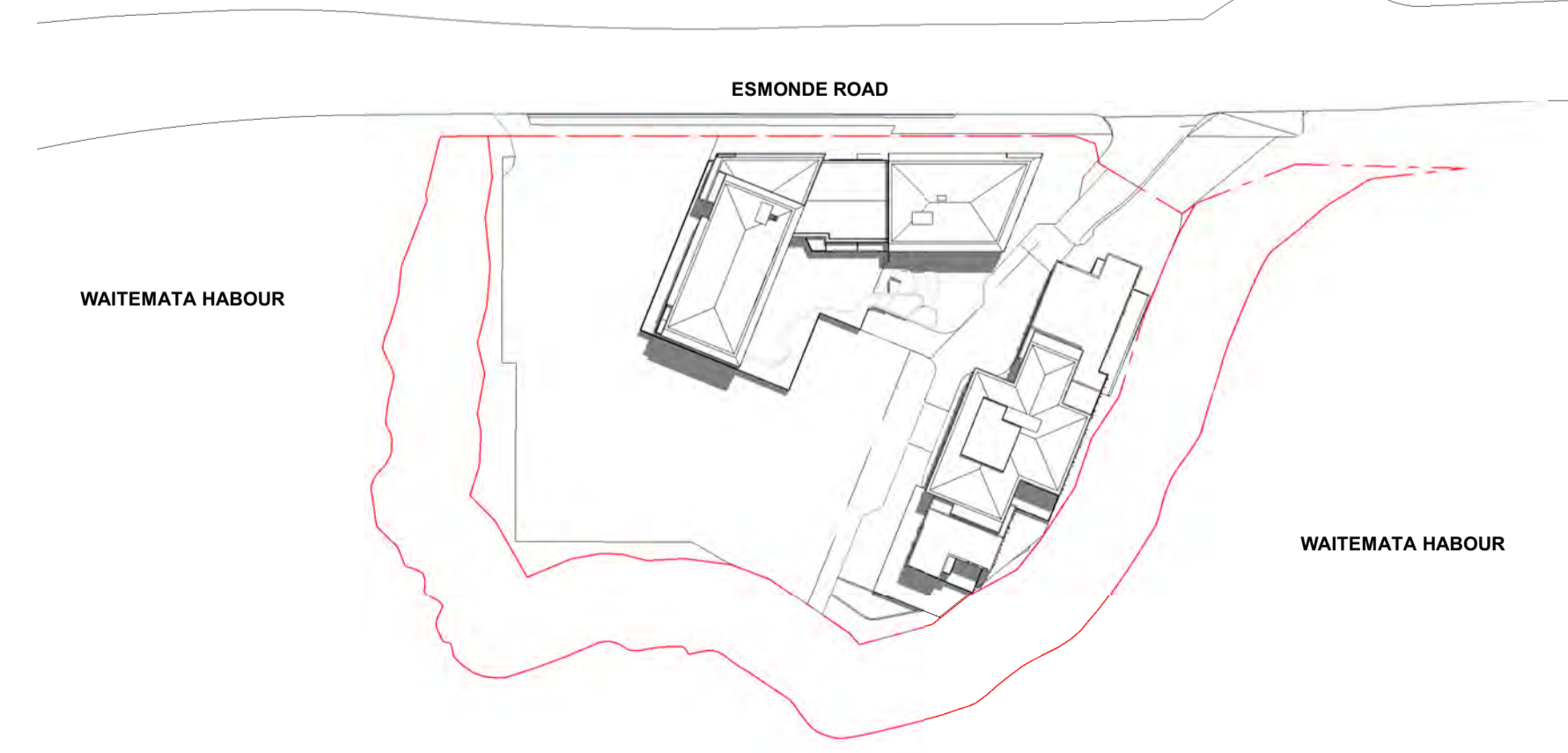
JASMAX

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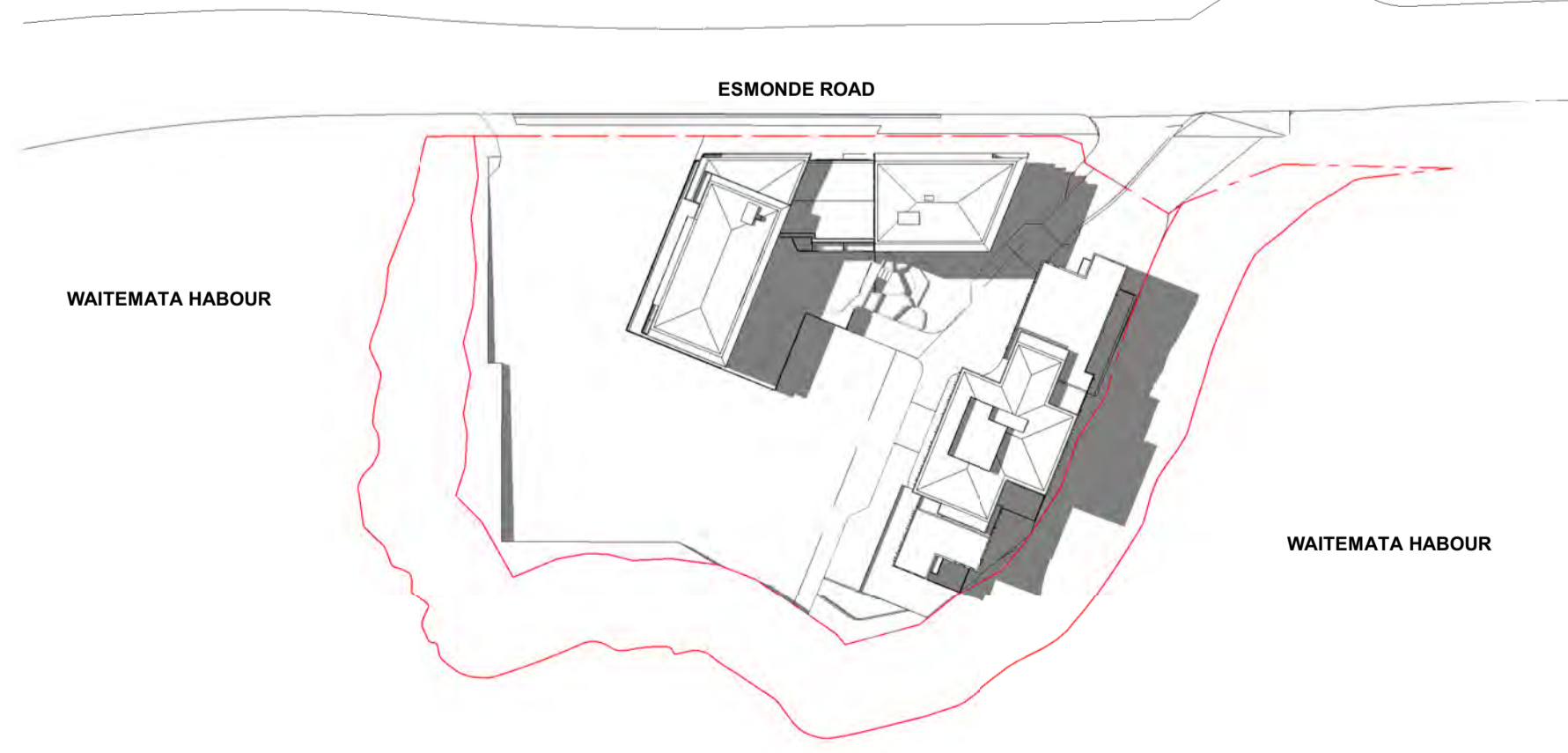
Consultant Team



7 | 1:1500 Plan
RC-200 | 21 DECEMBER - 9AM



8 | 1:1500 Plan
RC-200 | 21 DECEMBER - 12PM

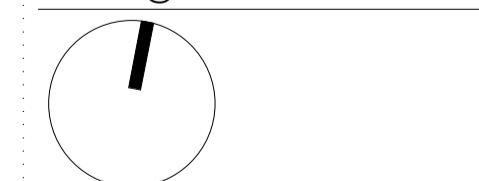


9 | 1:1500 Plan
RC-200 | 21 DECEMBER - 3PM

Project Number: 219091
INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE ROAD, TAKAPUNA

Sheet
SHADOW STUDIES

SCALE @ A1=1:1500



Milestone Issues	Revision & Date
FIRST ISSUED	
RESOURCE CONSENT	
BUILDING CONSENT	
TENDER	
FOR CONSTRUCTION	

ARCHITECTURAL

Drawing Number
RC-600 Revision
A

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RESOURCE CONSENT

Revisions	Issue	Date
A	Resource Consent Issue	24/06/2020
B	Resource Consent Issue	24/07/2020
C	Resource Consent RFI	07/09/2020
D	Resource Consent RFI 2	12/10/2020
E	Auckland Transport Revision	18/12/2020

Notes



- PROPERTY BOUNDARY LINE
- PROPOSED LEVELS
- EXISTING CONTOURS
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- PROPOSED TREE (LARGE)
- PROPOSED TREE (MEDIUM)
- PROPOSED TREE (SMALL)
- PLANTING ZONE 1
- PLANTING ZONE 2
- PLANTING ZONE 3
- RAINGARDEN
- GREEN ROOF
- CP1- PAVING TYPE 1 (CONCRETE)
- CP1- PAVING TYPE 2 (PERMEABLE PAVER)
- CP3- PAVING TYPE 3 (PERMEABLE PAVER)
- SP1- PAVING TYPE 4 (STONE PAVER)
- RS1- PAVING TYPE 5 (RUBBER SOFTFALL)
- AP1- PAVING TYPE 6 (ASPHALT DRIVEWAY)
- PC1- PEDESTRIAN CROSSING (CONCRETE/STONE)
- TD- TIMBER DECKING
- SP- KIDS PLAY/ SANDPIT (TO FUTURE DETAIL)
- SH- PROPOSED SHELTER (TO FUTURE DETAIL)
- TS- TIMBER SEATING (TO FUTURE DETAIL)
- PW1- RAISED PLANTER BED
- RW1- RETAINING WALL
- HR- HANDRAIL
- CR- CYCLE RACKS

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Client
KINGSTONE PROPERTY LIMITED

Consultant Team

Project Number: 219091
INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE RD, TAKAPUNA

LANDSCAPE SITE PLAN

SCALE 1:300 @ A1



Milestone Issues	Revision & Date
RESOURCE CONSENT	A 24.06.20
RESOURCE CONSENT	B 24.07.20
RESOURCE CONSENT	C 07.09.20
RESOURCE CONSENT	D 12.10.20
RESOURCE CONSENT	E 18.12.20

LANDSCAPE

Drawing Number
RC-L-1000

Revision
E

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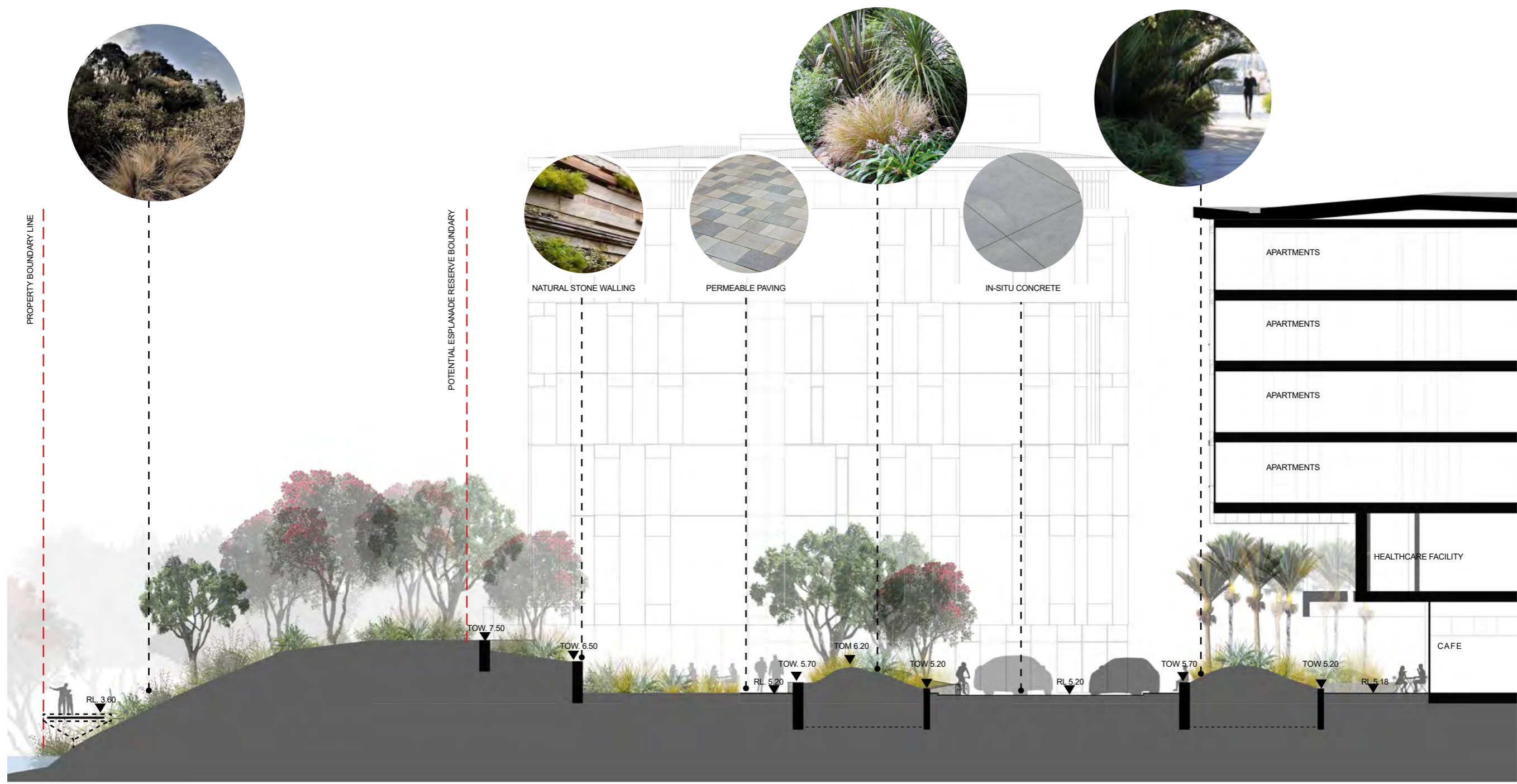
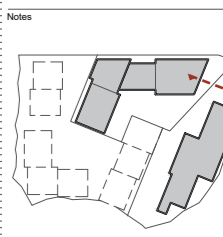
NOTES:
STEEL MARKERS WILL DELINEATE VEHICLE MOVEMENT ACCESS (TO FUTURE DETAIL).
CULTURAL NARRATIVES TO BE DEVELOPED THROUGH FURTHER CONSULTATION WITH MANA WHENUA.

RESOURCE CONSENT

LUC60359471
Approved Resource Consent Plan

03/03/2021

Revisions		
A	Resource Consent Issue	24/06/2020
B	Resource Consent Issue	24/07/2020
C	Resource Consent RFI	04/09/2020



PUBLIC BOARDWALK (TO FUTURE DETAIL) | FUTURE ESPLANADE RESERVE | TERRACED PLANTER | MASS PLANTED ZONE | ENTRY PATH | MOUNDED PLANTER | PICK-UP DROP-OFF | SHARED ZONE (DRIVEWAY) | MOUNDED PLANTER | FOOTPATH | CAFE ZONE

1 | SCALE 1:100 @ A1
5001 | SITE ENTRY/ COASTAL RESERVE INTERFACE

If there are any discrepancies in the documents please seek clarification before proceeding with any work.
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JASMAX

Client
KINGSTONE PROPERTY LIMITED

Consultant Team

Project Number: 219091
INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE RD, TAKAPUNA

Sheet
LANDSCAPE SECTION

SCALE 1:100 @ A1

Milestone Issues	Revision & Date
RESOURCE CONSENT	A 24.06.20
RESOURCE CONSENT	B 24.07.20
RESOURCE CONSENT	C 04.09.20

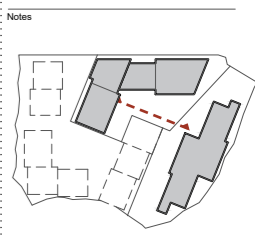
LANDSCAPE

Drawing Number
RC-L-5001

Revision
C

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Revisions		
A	Resource Consent Issue	24/06/2020
B	Resource Consent Issue	24/07/2020
C	Resource Consent RFI	04/09/2020



Notes

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Consultant Team

Project Number: 219091
INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE RD, TAKAPUNA

Sheet
LANDSCAPE SECTION

SCALE 1:50 @ A1

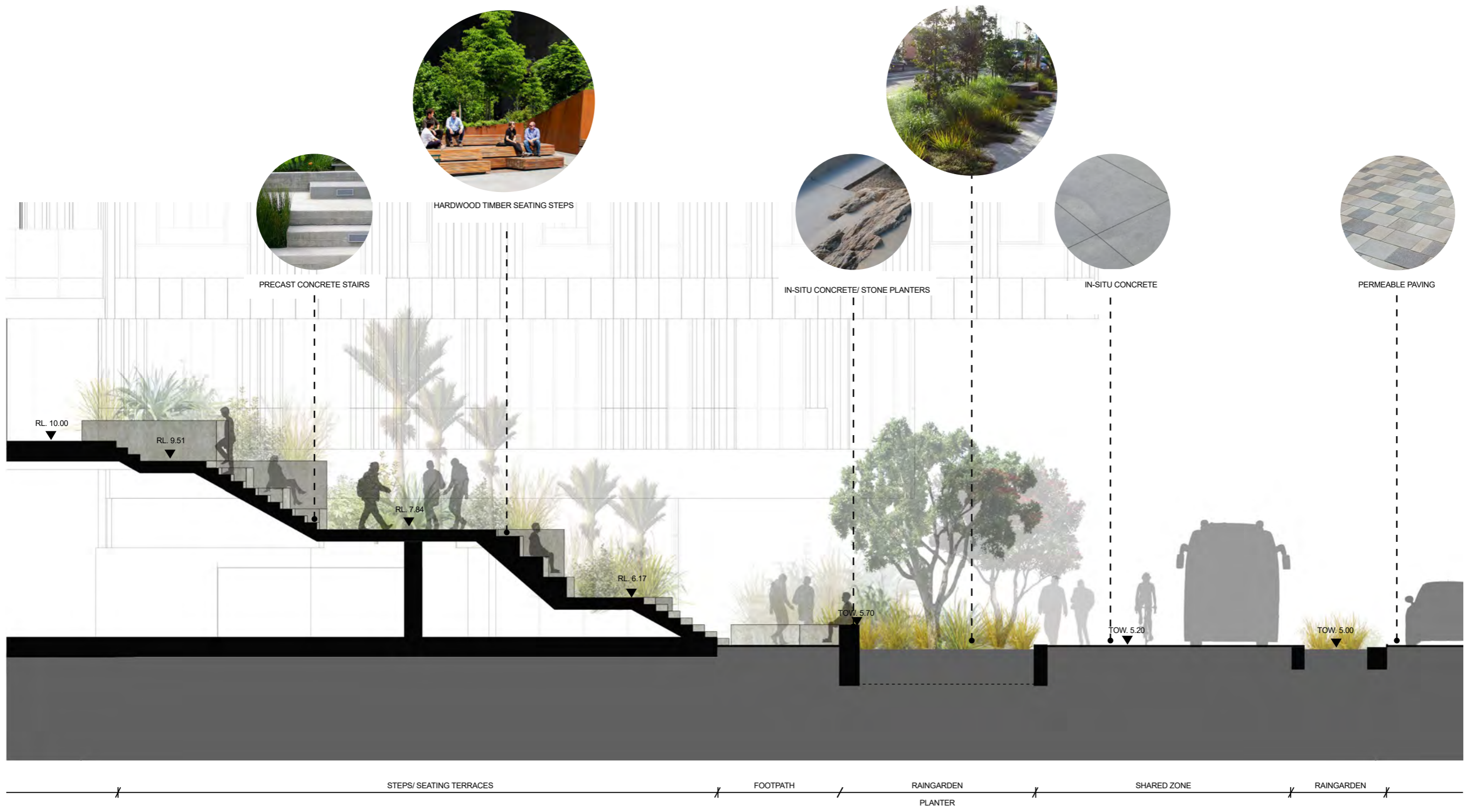
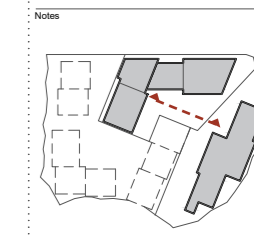
Milestone Issues	Revision	Date
RESOURCE CONSENT	A	24.06.20
RESOURCE CONSENT	B	24.07.20
RESOURCE CONSENT	C	04.09.20

LANDSCAPE
Drawing Number
RC-L-5002 **C**

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1 | SCALE 1:100 @ A1
5002 | CIVIC PLAZA/ PLANTED TERRACES/ PODIUM

Revisions		
A	Resource Consent Issue	24/06/2020
B	Resource Consent Issue	24/07/2020
C	Resource Consent RFI	04/09/2020



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Consultant Team

Project Number: 219091
 INTEGRATED RESIDENTIAL DEVELOPMENT,
 48 ESMONDE RD,
 TAKAPUNA

Sheet
 LANDSCAPE SECTION

SCALE 1:50 @ A1

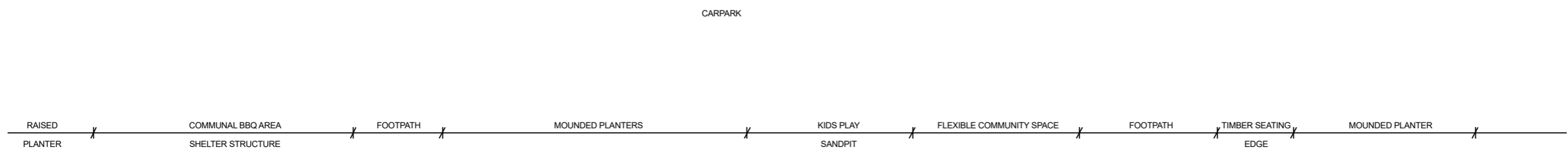
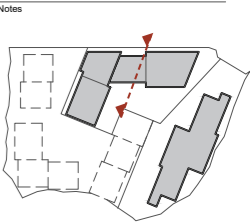
Milestone Issues	Revision & Date
RESOURCE CONSENT	A 24.06.20
RESOURCE CONSENT	B 24.07.20
RESOURCE CONSENT	C 04.09.20

LANDSCAPE

Drawing Number
RC-L-5003 C

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Revisions		
A	Resource Consent Issue	24/06/2020
B	Resource Consent Issue	24/07/2020
C	Resource Consent RFI	04/09/2020



1 | SCALE 1:50 @ A1
 5004 | PODIUM LEVEL RESIDENTIAL COURTYARD

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Project Number: 219091
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 48 ESMONDE RD,
 TAKAPUNA

Sheet
 LANDSCAPE SECTION

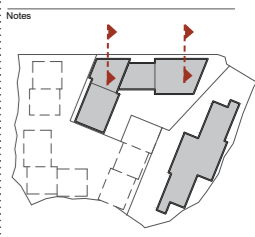
SCALE 1:50 @ A1

Milestone Issues	Revision & Date
RESOURCE CONSENT	A 24.06.20
RESOURCE CONSENT	B 24.07.20
RESOURCE CONSENT	C 04.09.20

LANDSCAPE
 Drawing Number Revision
RC-L-5004 **C**

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Revisions		
A	Resource Consent Issue	24/06/2020
B	Resource Consent Issue	24/07/2020
C	Resource Consent RFI	04/09/2020



1 | SCALE 1:100 @ A1
5006 | ESMONDE ROAD BUS STOP

2 | SCALE 1:100 @ A1
5006 | ESMONDE ROAD SHARED PATHWAY

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KINGSTONE PROPERTY LIMITED

Consultant Team

Project Number: 219091
INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE RD, TAKAPUNA

Sheet
LANDSCAPE SECTION

SCALE 1:100 @ A1

Milestone Issues	Revision & Date
RESOURCE CONSENT	A 24.06.20
RESOURCE CONSENT	B 24.07.20
RESOURCE CONSENT	C 04.09.20

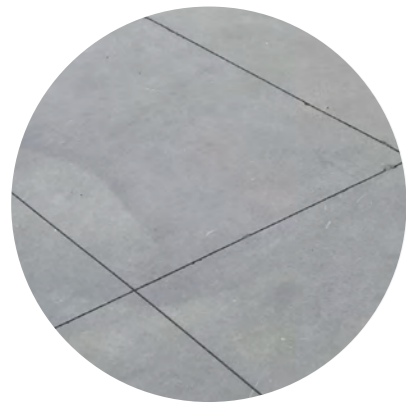
LANDSCAPE

Drawing Number
RC-L-5006

Revision
C

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03/03/2021



CP1- PAVING TYPE 1
 (OPTION 1)
 IN-SITU CONCRETE



CP2- PAVING TYPE 1
 (OPTION 2)
 EXPOSED AGGREGATE CONCRETE POUR



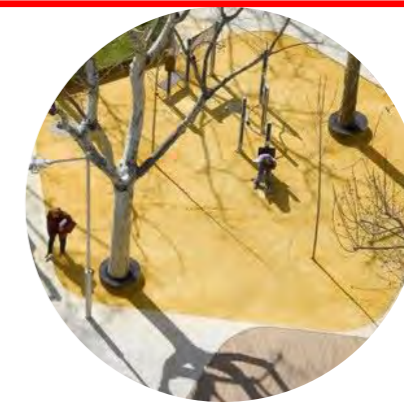
CP3- PAVING TYPE 1
 (OPTION 3)
 EXPOSED AGGREGATE CONCRETE POUR/ STONE COBBLES



CP4- PAVING TYPE 2 & 3
 PRECAST CONCRETE PERMEABLE PAVER



SP-1 PAVING TYPE 4
 NATURAL STONE PAVER



RS-1 PAVING TYPE 5
 RUBBER SOFTFALL

FOREST FLOOR SURFACE FINISHES RANGE



PC1-PEDESTRIAN CROSSING
 IN-SITU CONCRETE/ PAINT



STEPS
 IN-SITU CONCRETE/ STONE PAVING



PUBLIC ART INTEGRATION
 (TO FUTURE DETAIL)

VOLCANIC BEDROCK PLANTERS and RETAINING WALLS



WALL TYPE 1 - RAISED PLANTERS
 CUSTOM IN-SITU STONE/ CONCRETE PLANTER
 (STONE SALVAGED FROM SITE)



WALL TYPE 2 - RETAINING WALLS (OPTION 1)
 IN-SITU CONCRETE

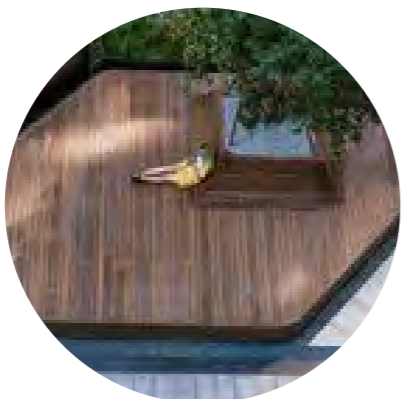


WALL TYPE 2 -RETAINING WALLS (OPTION 2)
 SANDSTONE SLABS (STONE SALVAGED FROM SITE)

FURNITURE ELEMENTS



TS- TERRACE SEATING/ TIMBER BENCH SEATING
 HARDWOOD TIMBER
 (LOCALLY SOURCED)



TD- TIMBER DECKING
 HARDWOOD TIMBER (LOCALLY SOURCED)



SHELTER STRUCTURE
 (TO FUTURE DETAIL)



BIKE RACK
 STEEL TUBE



WAYFINDING
 STEEL MARKER/ GUIDES



BALUSTRADE
 STEEL

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 KINGSTONE PROPERTY LIMITED

Consultant Team

Project Number: 219091
 INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE RD, TAKAPUNA

Sheet
 MATERIALS PALETTE

SCALE

Milestone Issues
 RESOURCE CONSENT

LANDSCAPE

Drawing Number
RC-L-6000

Revision
A
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BOTANICAL NAME	COMMON NAME	Public Plaza	Private Courtyard	Green Fingers	Coastal Edge
----------------	-------------	--------------	-------------------	---------------	--------------

Trees					
<i>Alectryon excelsus</i>	titoki (M)		*	*	
<i>Beilschmiedia taraira</i>	taraira (L)	*		*	*
<i>Cordyline australis</i>	ti kouka (S)	*		*	
<i>Corynocarpus laevigatus</i>	karaka (L)				*
<i>Dysoxylum spectabile</i>	kohekohe (L)		*		
<i>Knightia excelsa</i>	rewarewa (L)				*
<i>Kunzea ericoides</i>	kanuka (M)				*
<i>Leptospermum scoparium</i>	manuka (S-M)				*
<i>Meryta sinclairii</i>	puka (S)			*	
<i>Metrosideros excelsa</i>	pohutukawa (L)	*		*	*
<i>Pittosporum eugenoides</i>	tarata (M)				*
<i>Pseudopanax arboreus</i>	five finger (S-M)			*	*
<i>Pseudopanax rostratum</i>	horoeoka (S)			*	*
<i>Rhopalostylis sapida</i>	nikau (S)	*		*	*
<i>Sophora microphylla</i>	kowhai (M)				*
<i>Vitex lucens</i>	puriri (L)			*	

(L)= Large; (M)=Medium; (S)= Small

Edge Mix					
<i>Libertia grandiflora</i>	mikoikoi	*	*	*	
<i>Libertia peregrinans</i>	mikoikoi	*	*	*	
<i>Polystichum richardii</i>	pikopiko	*	*	*	
<i>Uncinia uncinata</i>	watau	*	*	*	

Groundcover Mix					
<i>Acaena microphylla</i>	piripiri	*	*	*	
<i>Acaena pupurea</i>	piripiri	*	*	*	
<i>Blechnum penna marina</i>	kiokio	*	*	*	
<i>Doodia media</i>	pukupuku	*	*	*	
<i>Fuchsia procumbens</i>	creeping fuchsia	*	*	*	
<i>Leptinella Platts Black</i>	brass buttons	*	*	*	
<i>Mazus radicans</i>	swamp musk	*	*	*	
<i>Muehlenbeckia axillaris</i>	pohuehue	*	*	*	
<i>Muehlenbeckia complexa</i>	pohuehue				*
<i>Microsorium scandens</i>	fragrant fern	*	*	*	
<i>Pimelia prostrata</i>	wharengarara	*	*	*	
<i>Pratia angulata</i>	panakenake	*	*	*	
<i>Selliera radicans</i>	remuremu	*	*	*	

BOTANICAL NAME	COMMON NAME	Public Plaza	Private Courtyard	Green Fingers	Coastal Edge
----------------	-------------	--------------	-------------------	---------------	--------------

Central Mix					
<i>Arthropodium "Matapouri Bay"</i>	rengarenga lily	*	*	*	
<i>Astelia banksii</i>	kakaha	*	*	*	
<i>Astelia fragrans</i>	kakaha	*	*	*	
<i>Austroderia fulvida</i>	toetoe				*
<i>Austrofestuca littoralis</i>	sand carex			*	
<i>Blechnum novae-zelandiae</i>	kiokio	*	*	*	
<i>Carex secta</i>	pukio			*	
<i>Chionochloa flavicans</i>	mini toetoe		*	*	
<i>Coprosma acerosa</i>	sand coprosma	*	*		
<i>Coprosma neglecta</i>	tawapou			*	
<i>Coprosma repens "Poor Knights"</i>	maryflower			*	
<i>Dianella nigra</i>	turutu	*	*	*	
<i>Euphorbia glauca</i>	shore spurge			*	
<i>Hebe "Oratia Beauty"</i>	hebe	*	*		
<i>Hebe stricta</i>	koromiko				*
<i>Hebe "Wiri Mist"</i>	a hebe sp			*	
<i>Juncus maritimus</i>	sea rush				*
<i>Libertia grandiflora</i>	mikoikoi	*	*	*	
<i>Libertia peregrinans</i>	mikoikoi	*	*	*	
<i>Macripiper excelsum</i>	kawakawa				*
<i>Metrosideros carminea</i>	carmine rata		*		
<i>Phormium "Emerald Green"</i>	dwarf erect flax	*	*	*	
<i>Phormium tenax</i>	harakeke				*
<i>Polystichum richardii</i>	pikopiko	*	*	*	
<i>Rumohra adiantiformis</i>	leather leaf fern			*	
<i>Sophora prostrata</i>	dwarf kowhai		*		

Notes

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Client
KINGSTONE PROPERTY LIMITED

Consultant Team

Project Number: 219091

INTEGRATED RESIDENTIAL DEVELOPMENT, 48 ESMONDE RD, TAKAPUNA

Sheet
INDICATIVE PLANT SCHEDULE

SCALE

Milestone Issues
RESOURCE CONSENT A 24.06.20

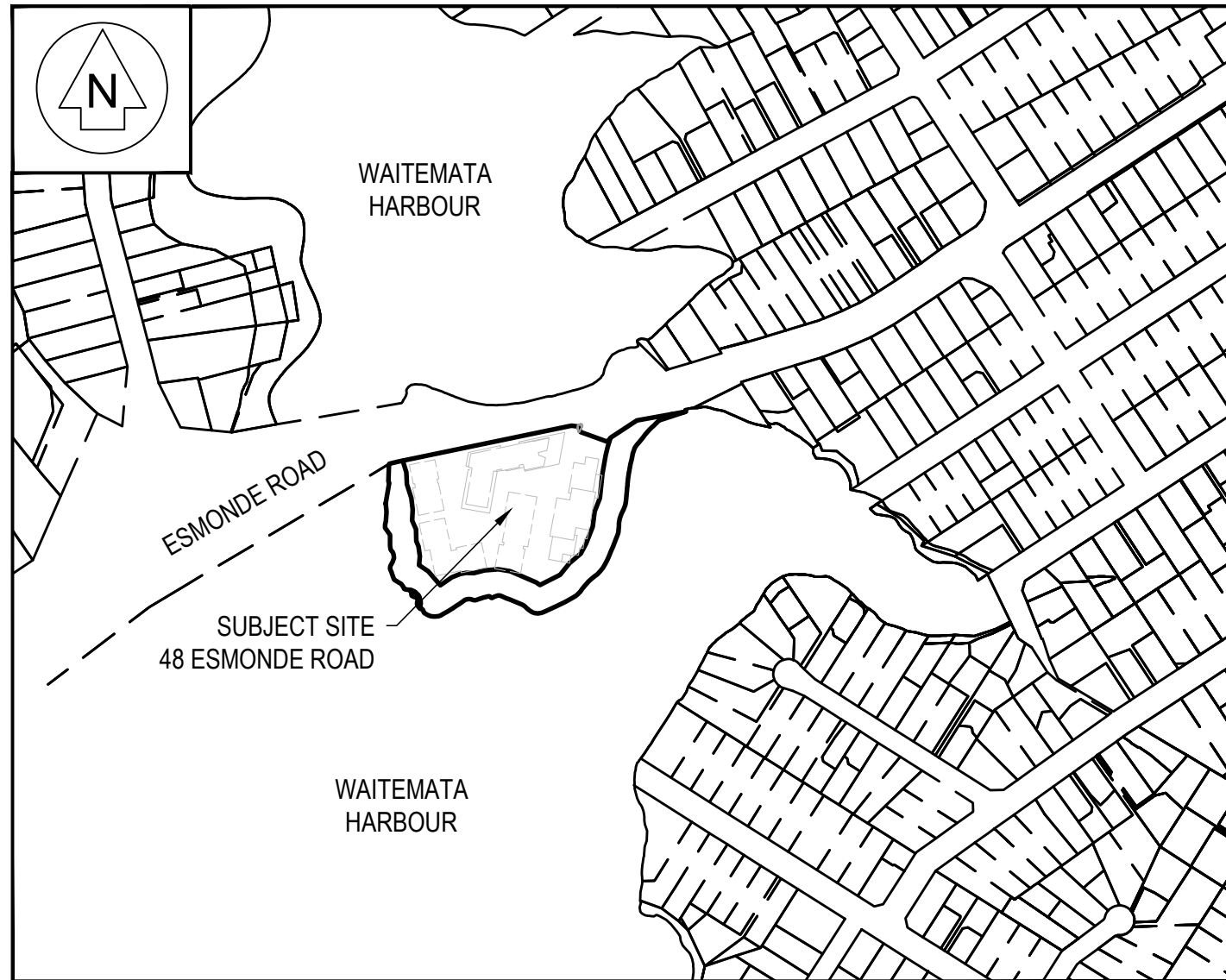
LANDSCAPE

Drawing Number Revision

RC-L-7000 (C)

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**48 ESMONDE ROAD
 TAKAPUNA**
 FOR
KINGSTONE PROPERTY LIMITED




DRAWINGS

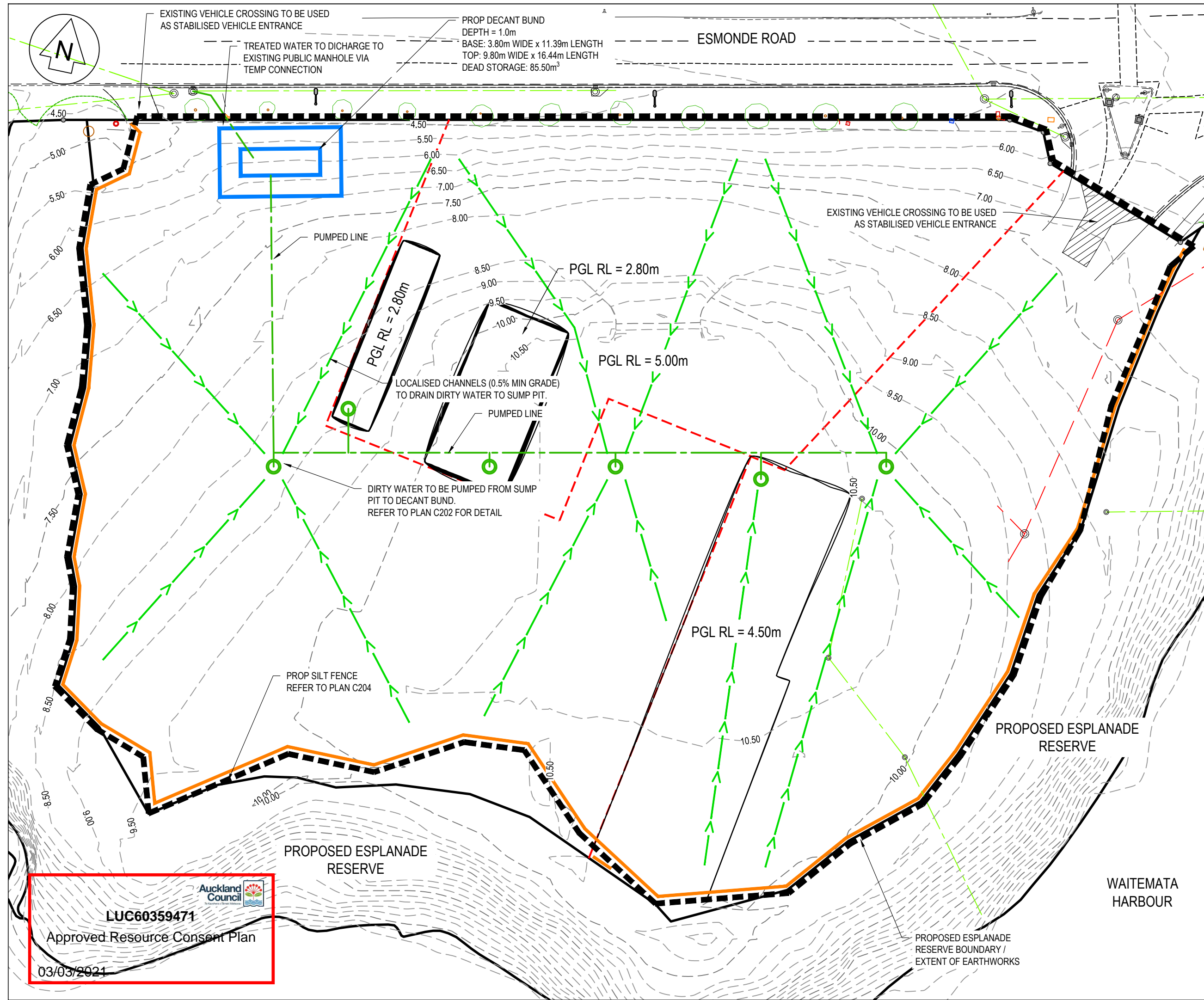
- C200 EARTHWORKS
- C300 ROADING
- C400 STORMWATER
- C500 WASTEWATER

LOCALITY PLAN
 SCALE 1:5000 @ A3

PROJECT NUMBER : 175001

ISSUED DATE : 11 May 2020


LUC60359471
 Approved Resource Consent Plan
 03/03/2021



- Notes
- All works to be in accordance with Auckland Council standards.
 - Co-ordinates in terms of NZ Geodetic Datum Mt Eden 2000
 - Levels in terms of the Auckland Vertical Datum 1946.
 - Origin of Levels = SM XXXX SO XXXX(XXXX) Published RL=XX.XX, sourced from The LINZ Digital Geodetic Database.
 - It is the contractors responsibility to locate all services that may be affected by his operations.
 - The contractor shall comply with all relevant Health and Safety requirements.
 - The contractor shall obtain all necessary approval from utility operators before commencing work under or near their services.
 - Sediment control shall be installed and operational before earthworks start onsite in accordance with council standards.
 - Contractor shall provide asbuilt of working sediment control devices and confirmation of pond/decant volumes to engineer.

Legend

EX BDY	EX MAJOR CONTOUR
PROP BDY	PR MAJOR CONTOUR
STAGE BDY	PR MINOR CONTOUR
EX MINOR CONTOUR	PROP EXTENT WORK
PROP CLEANWATER	PROP STOCKPILE
PROP DIRTYWATER	PROP DECANT
PROP SILT FENCE	

D	RC	AS	10/20
C	RC	JP	09/20
B	RC	AS	06/20
A	RC	AS	05/20

Rev	Description	By	Date
Survey	HG LTD		03/2019
Design	AS		09/2020
Drawn	AS		09/2020
Checked	JP		09/2020

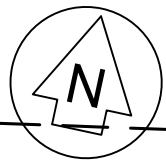
Maven Associates
09 571 0050
info@maven.co.nz
www.maven.co.nz
12-14 Walls Road, Penrose

Project
**48 ESMONDE ROAD
TAKAPUNA
FOR
KINGSTONE PROPERTY
LIMITED**

Title
**PROPOSED
EARTHWORKS
PLAN**

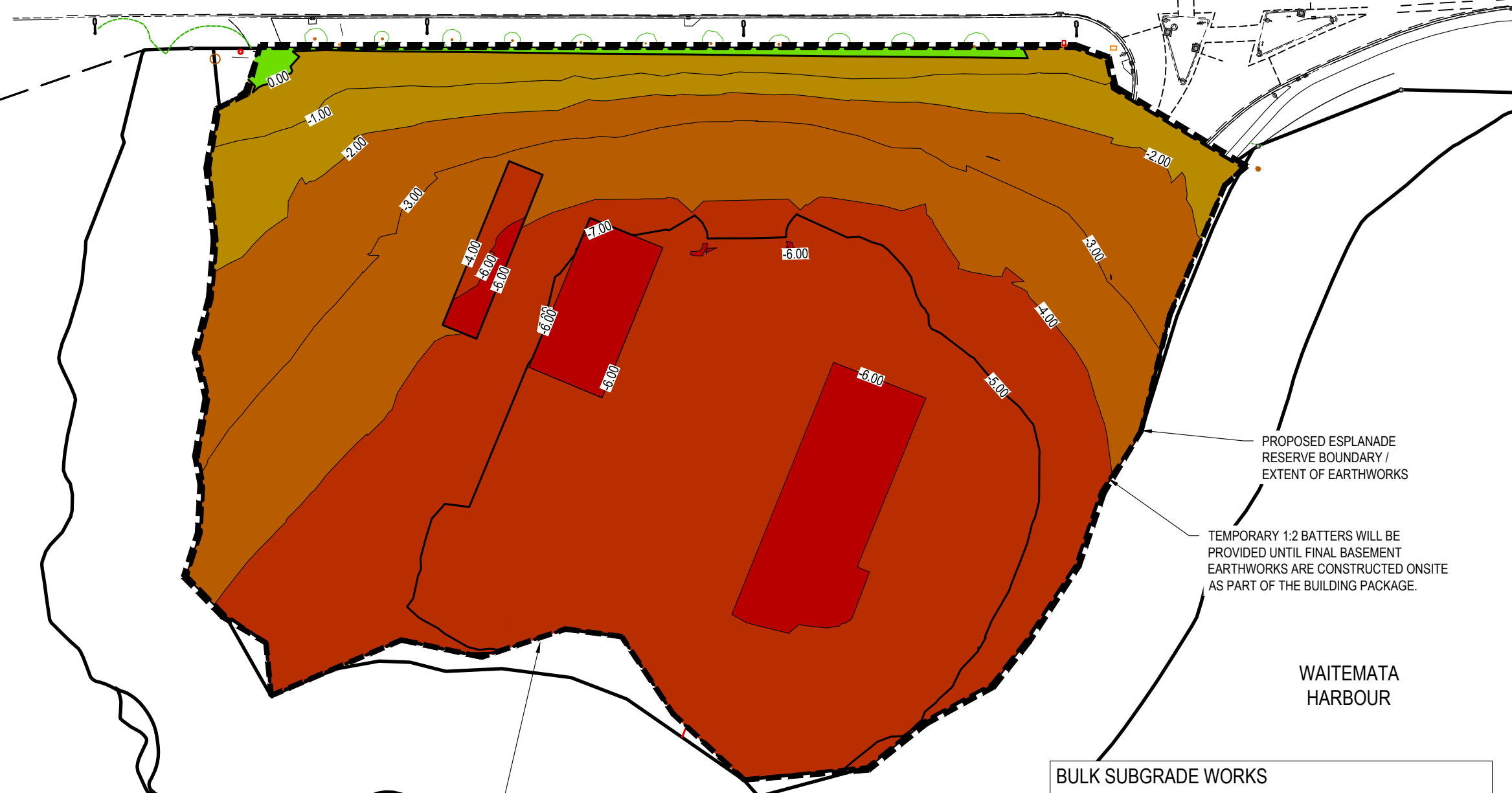
Project no.	175001		
Scale	1:750 @ A3		
Cad file	C200 - EARTHWORKS.DWG		
Drawing no.	C200	Rev	D

LUC60359471
Approved Resource Consent Plan
03/03/2021



WAITEMATA HARBOUR

ESMONDE ROAD



- Notes
- All works to be in accordance with Auckland council standards.
 - Co-ordinates in terms of NZ Geodetic Datum Mt Eden 2000
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 - Contractor shall provide asbuilt of working sediment control devices and confirmation of pond/decent volumes to engineer.
 - Sediment control to comply with GD05 Standards.

Legend

	EX BDY
	PROP BDY
	PROP EXTENT WORK

Cut/Fill Table			
Number #	Minimum Elevation	Maximum Elevation	Color
1	-7.910	-7.000	
2	-7.000	-6.000	
3	-6.000	-5.000	
4	-5.000	-4.000	
5	-4.000	-3.000	
6	-3.000	-2.000	
7	-2.000	-1.000	
8	-1.000	0.000	
9	0.000	0.673	

D	RC	AS	10/20
C	RC	JP	09/20
B	RC	AS	06/20
A	RC	AS	05/20
Rev	Description	By	Date
	Survey	HG LTD	03/2019
	Design	AS	09/2020
	Drawn	AS	09/2020
	Checked	JP	09/2020

PROPOSED ESPLANADE RESERVE BOUNDARY / EXTENT OF EARTHWORKS

TEMPORARY 1:2 BATTERS WILL BE PROVIDED UNTIL FINAL BASEMENT EARTHWORKS ARE CONSTRUCTED ONSITE AS PART OF THE BUILDING PACKAGE.

TEMPORARY 1:2 BATTERS WILL BE PROVIDED UNTIL FINAL BASEMENT EARTHWORKS ARE CONSTRUCTED ONSITE AS PART OF THE BUILDING PACKAGE.

BULK SUBGRADE WORKS	
CUT VOLUME	57,550 m ³
FILL VOLUME	50 m ³
NET CUT	57,500 m ³
TOPSOIL STRIPPED (150mm)	= n/a
EARTHWORKS AREA	= 14,247m ²
NOTE: NO ALLOWANCE FOR SERVICES TRENCHES, VOLUMES AREA UNFACTORED AND INSITUE	

PROPOSED ESPLANADE RESERVE

WAITEMATA HARBOUR

LUC60359471
 Approved Resource Consent Plan
 03/03/2021

M

M A V E N

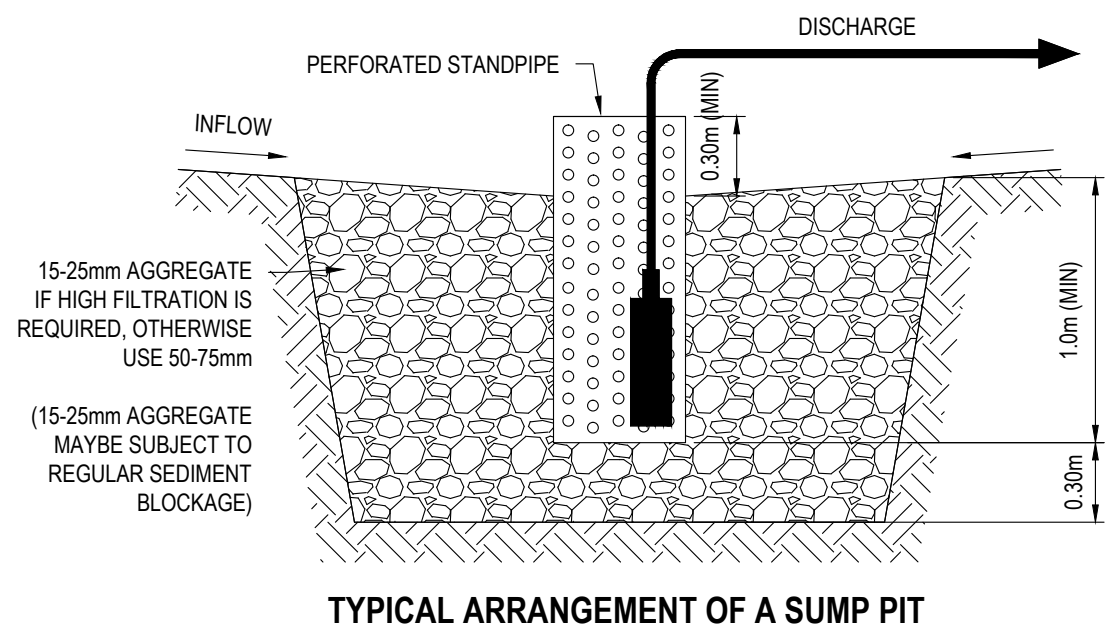
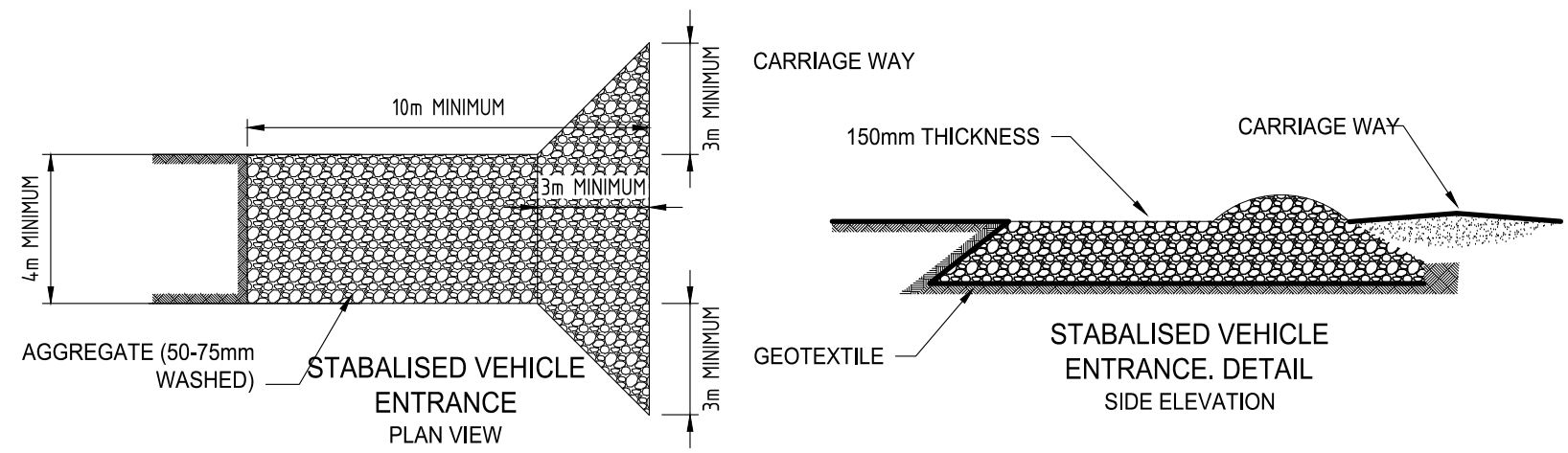
Maven Associates
 09 571 0050
 info@maven.co.nz
 www.maven.co.nz
 12-14 Walls Road, Penrose

Project
48 ESMONDE ROAD
TAKAPUNA
 FOR
KINGSTONE PROPERTY LIMITED

Title
PROPOSED CUT/FILL PLAN

Project no.	175001
Scale	1:250 @ A3
Cad file	C200 - EARTHWORKS.DWG
Drawing no.	C201
Rev	D

- Notes
1. All works to be in accordance with Auckland council standards.
 2. Co-ordinates in terms of NZ Geodetic Datum Mt Eden 2000
 3. Levels in terms of the Auckland Vertical Datum 1946.
 4. Origin of Levels = RM 7760 SO 68697(C630)
 5. Published RL=17.11m, sourced from The LINZ Digital Geodetic Database.
 6. It is the contractors responsibility to locate all services that may be affected by his operations.
 7. The contractor shall comply with all relevant Health and Safety requirements.
 8. The contractor shall obtain all necessary approval from utility operators before commencing work under or near their services.
 9. Sediment control shall be installed and operational before earthworks start onsite in accordance with council standards.
 10. Contractor shall provide asbuilt of working sediment control devices and confirmation of pond/decent volumes to engineer.
 11. Sediment control to comply with GD05 Standards.



C	S&E RC	JD	28/20
B	RC	AS	06/20
A	RC	AS	05/20
Rev	Description	By	Date
		By	Date
Survey	HG LTD		03/2019
Design	AS		05/2020
Drawn	AS		05/2020
Checked	JP		05/2020

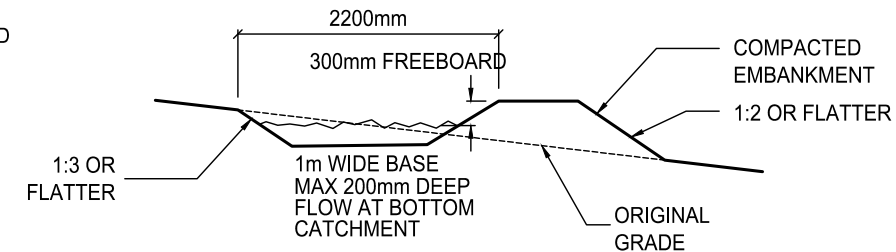
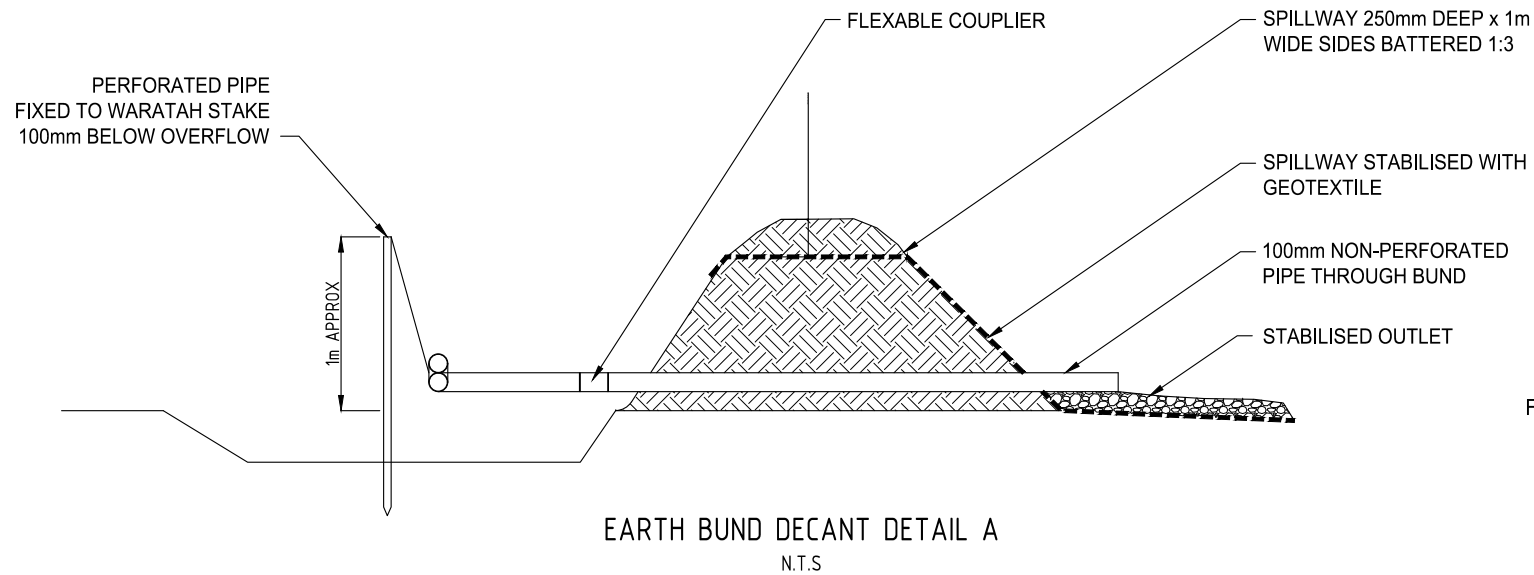
Maven Associates
 09 571 0050
 info@maven.co.nz
 www.maven.co.nz
 12-14 Walls Road, Penrose

Project
48 ESMONDE ROAD
TAKAPUNA
FOR
KINGSTONE PROPERTY
LIMITED

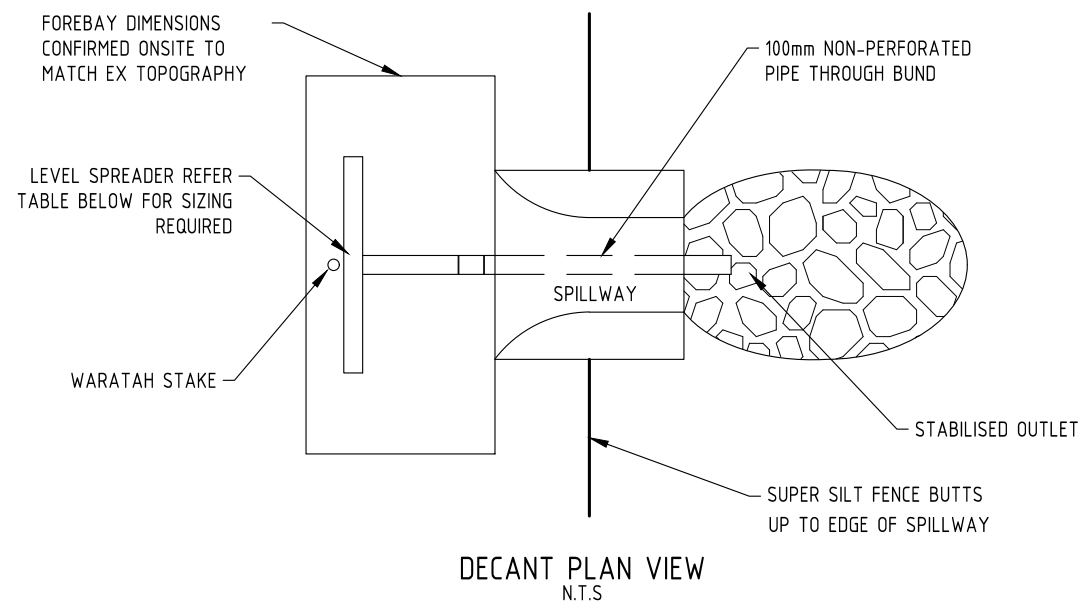
Title
PROPOSED
SEDIMENT CONTROL
DETAILS PLAN

Project no.	175001
Scale	-
Cad file	C200 - EARTHWORKS.DWG
Drawing no.	C202
Rev	C

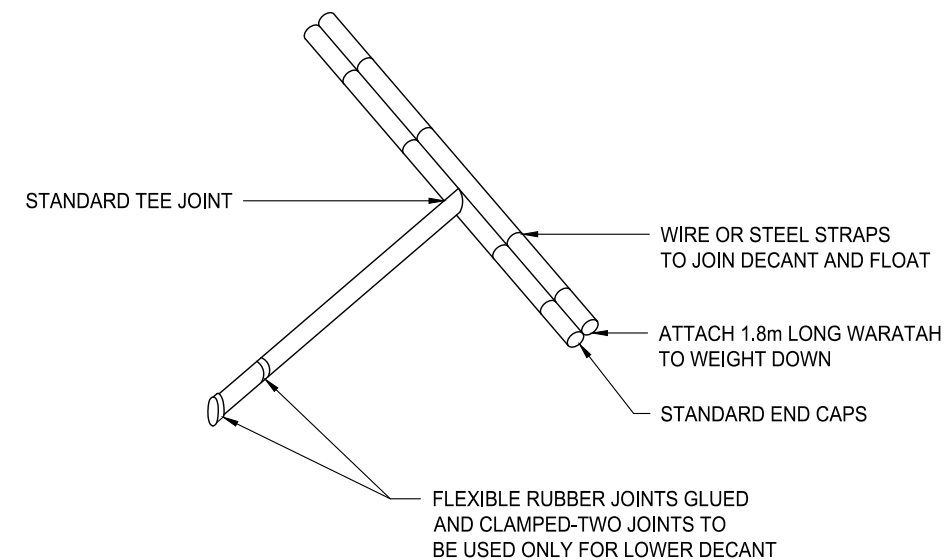
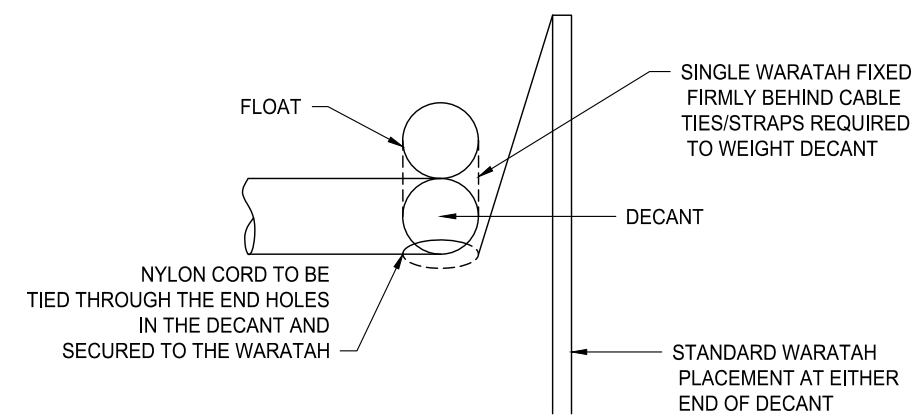
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 - Levels in terms of the Auckland Vertical Datum 1946.
 - Origin of Levels = RM 7760 SO 68697(C630)
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 - Sediment control to comply with GD05 Standards.



TYPICAL CROSS SECTION OF A RUNOFF DIVERSION
TYPICAL DIMENSIONS UNLESS OTHERWISE NOTED



LEVEL SPREADER DESIGN CRITERIA (20 YEAR STORM EVENT)				
DESIGN FLOW (m ³ /sec)	INLET WIDTH (m)	DEPTH (m)	END WIDTH (m)	LENGTH (mm)
0-0.3	3	150	1	3
0.3-0.6	5	180	1	7
0.6-0.9	7	220	1	10



B	RC	AS	06/20
A	RC	AS	05/20
Rev	Description	By	Date
Survey	HG LTD		03/2019
Design	AS		05/2020
Drawn	AS		05/2020
Checked	JP		05/2020

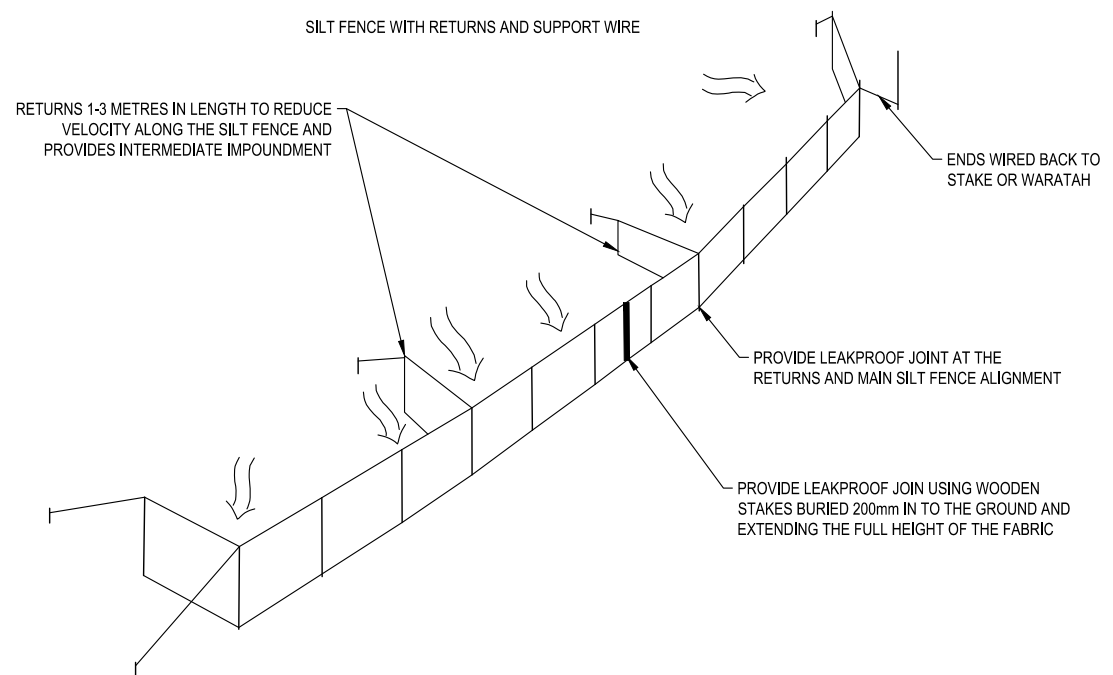
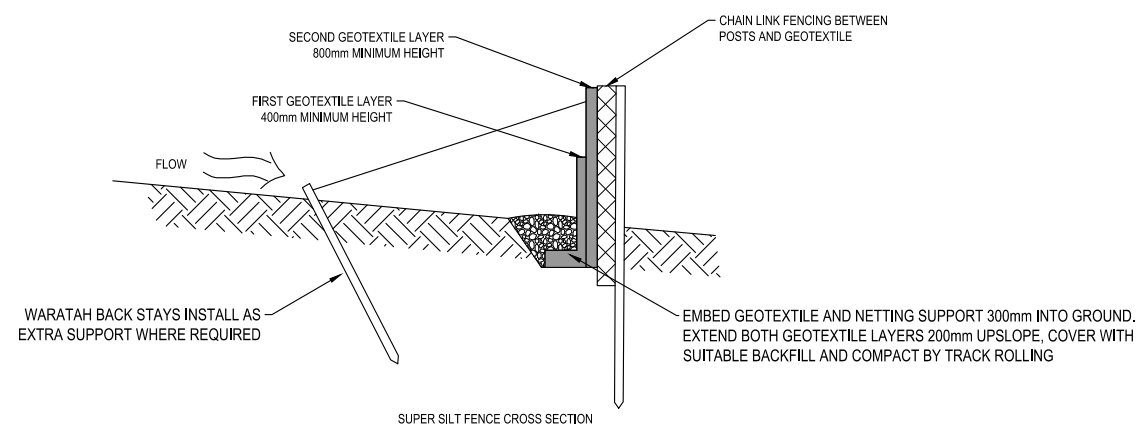
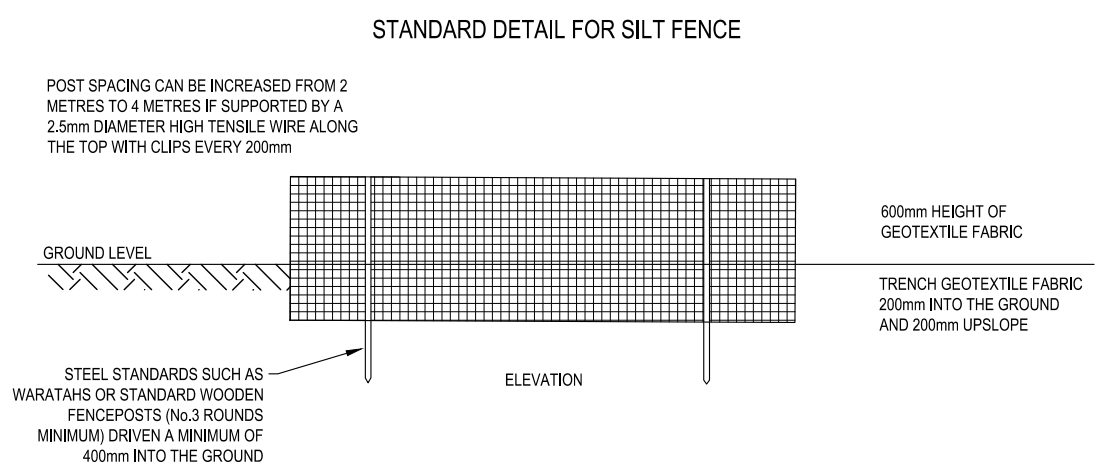
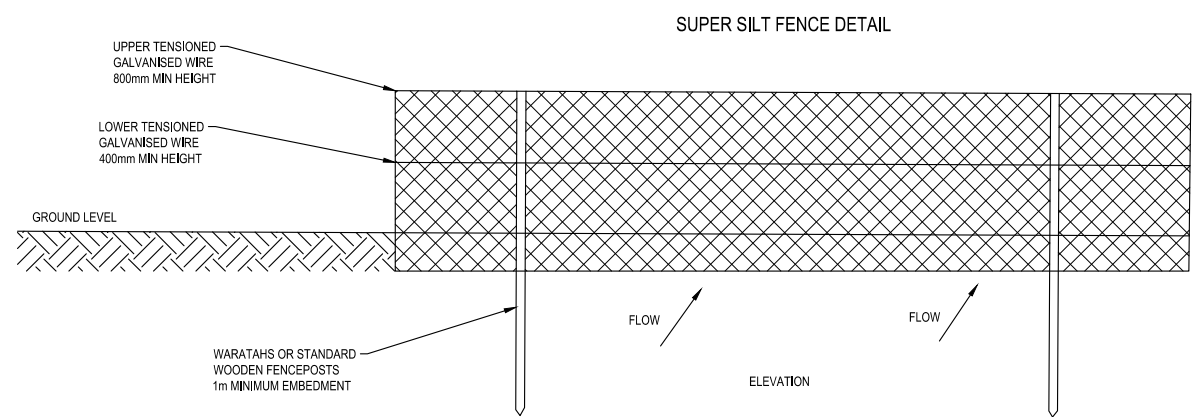
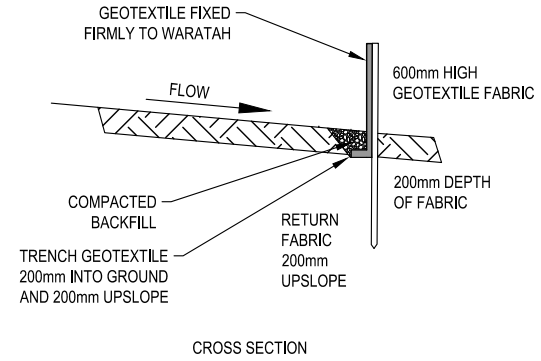
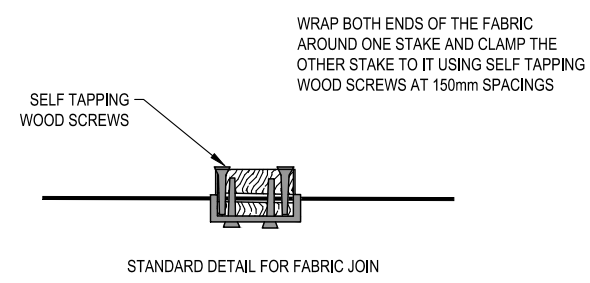
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Project
**48 ESMONDE ROAD
TAKAPUNA
FOR
KINGSTONE PROPERTY
LIMITED**

Title
**PROPOSED
SEDIMENT CONTROL
DETAILS PLAN**

Project no.	175001
Scale	-
Cad file	C200 - EARTHWORKS.DWG
Drawing no.	C203
Rev	B

- Notes
1. All works to be in accordance with Auckland council standards.
 2. Co-ordinates in terms of NZ Geodetic Datum Mt Eden 2000
 3. Levels in terms of the Auckland Vertical Datum 1946.
 4. Origin of Levels = RM 7760 SO 68697(C630)
 5. Published RL=17.11m, sourced from The LINZ Digital Geodetic Database.
 6. It is the contractors responsibility to locate all services that may be affected by his operations.
 7. The contractor shall comply with all relevant Health and Safety requirements.
 8. The contractor shall obtain all necessary approval from utility operators before commencing work under or near their services.
 9. Sediment control shall be installed and operational before earthworks start onsite in accordance with council standards.
 10. Contractor shall provide asbuilt of working sediment control devices and confirmation of pond/decent volumes to engineer.
 11. Sediment control to comply with GD05 Standards.



Rev	Description	By	Date
A	S&E RC	JD	28/20
Survey	HG LTD		03/2019
Design	AS		05/2020
Drawn	JD		05/2020
Checked	JP		05/2020


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Project
**48 ESMONDE ROAD
TAKAPUNA
FOR
KINGSTONE PROPERTY
LIMITED**

Title
**PROPOSED
SEDIMENT CONTROL
DETAILS PLAN**

Project no.	175001
Scale	-
Cad file	C200 - EARTHWORKS.DWG
Drawing no.	C204
Rev	A

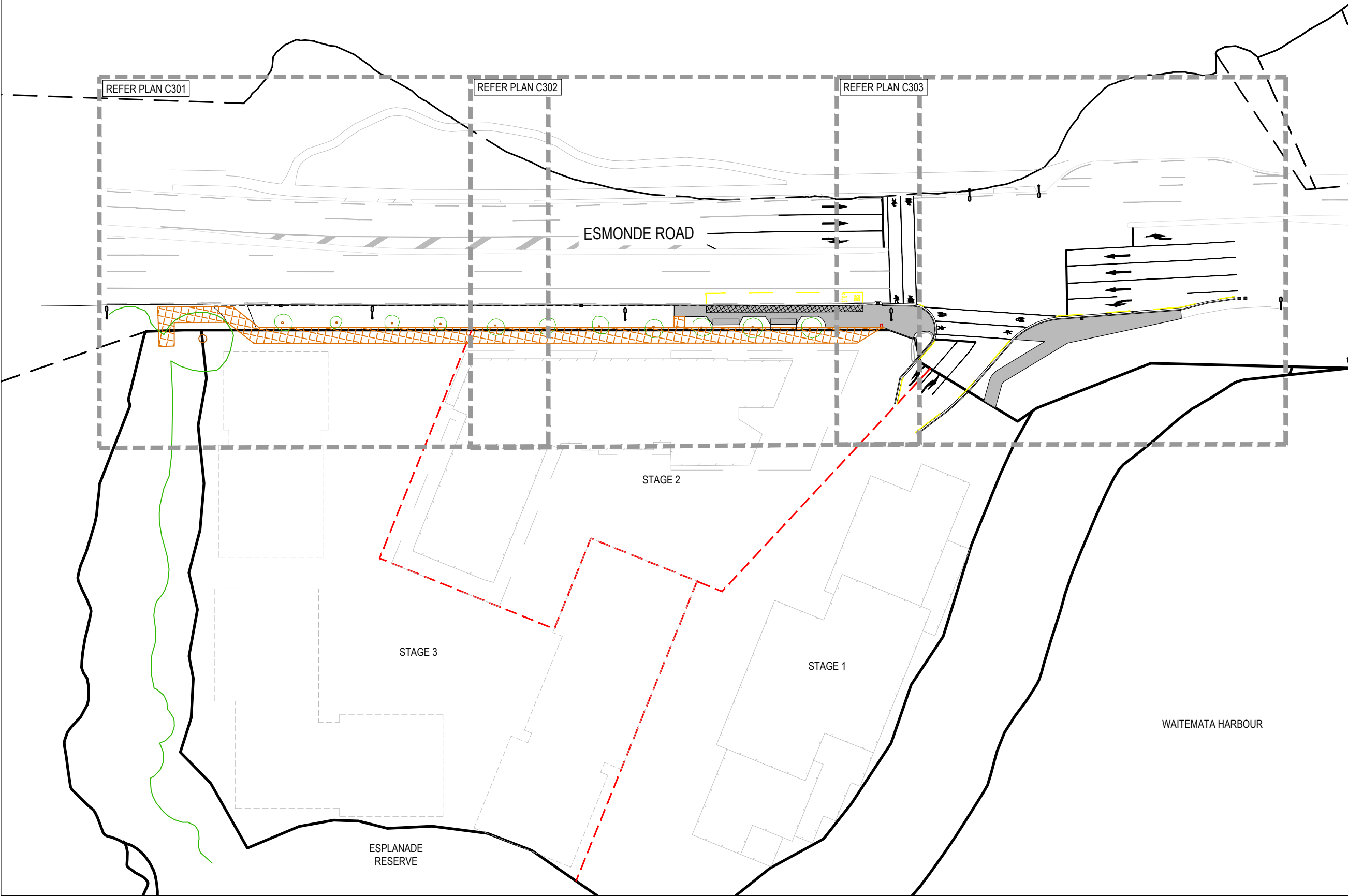



LUC60359471
Approved Resource Consent Plan
 03/03/2021

10. Pram crossings are to be flush to the channel with no lip.
11. All kerb and channel to have sawcuts at max. 4m centres.
12. All kerbing, channels and edge beams shall have 4kg black oxide.
13. All signage and pavement markings to be in accordance with NZTA MOTSAM standards and the ATCOP TCDM.
14. All street name signs shall follow ATCOP guidelines in terms of layout, clearances, and construction details.
15. All line markings to be reflectorised in accordance with MOTSAM standards.
16. The minimum vertical and lateral clearances for signage shall be in accordance with MOTSAM standards.
17. Street lighting shall be designed in accordance with all applicable New Zealand Standards including but not restricted to the current version of AS/NZS 1158 Lighting for Roads and Public Spaces series of standards.
18. All new, modified or upgraded pram crossings must be in accordance with RTS 14 Guidelines for Facilities for Blind and Vision-impaired Pedestrians and NZS/AS 1428.4 and must comply with the details provided in AT's Standard Plan No.FP009.

- Notes
1. All works to be in accordance with Auckland Council standards.
 2. Contractor is to avoid using GPS for set out of the kerb levels where gradients less than 1%.
 3. It is the contractors responsibility to locate all services that may be affected by his operations.
 4. The contractor shall comply with all relevant Health and Safety requirements.
 5. The contractor shall obtain all necessary approval from utility operators before commencing work under or near their services.
 6. Final pavement design subject to CBR/Beam tests on subgrade material.
 7. Setout schedule with co-ordinates of chainage points along road centreline to be supplied to the contractor prior to construction.
 8. Refer to long section for finished centreline levels. Refer to typical cross sections to obtain levels for other locations
 9. All ducts shall have locations marked on kerb lines in accordance with specification.

WAITEMATA HARBOUR



Line Marking

CENTER LINE 1-	WC100R (30m)
CENTER LINE 2-	WC100R
NO STOPPING LINE-	Y1100R1x1
CONTINUITY LINE-	W1100R1x3
LIMIT LINE-	WC300R

Legend

	STAGE BDY
	EX BDY
	PROP BDY
	AC PAVING
	BRUSHED CONCRETE
	EXPOSED CONCRETE
	DISH CHANNEL
	K&C
	K&N
	WS
	PROP SWCP SINGLE
	PROP STREET LIGHT
	PROP STREET SIGN
	ROAD NAME SIGN
	TACTILE PAVERS

Rev	Description	By	Date
C	RC	JP	12/2020
B	RC	AS	08/2020
A	RC	AS	05/2020
Survey	HG LTD		03/2020
Design	AS		05/2020
Drawn	AS		05/2020
Checked	JP		05/2020



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Project
48 ESMONDE ROAD
TAKAPUNA
FOR
KINGSTONE PROPERTY
LIMITED

Title
PROPOSED
ROADING
PLAN

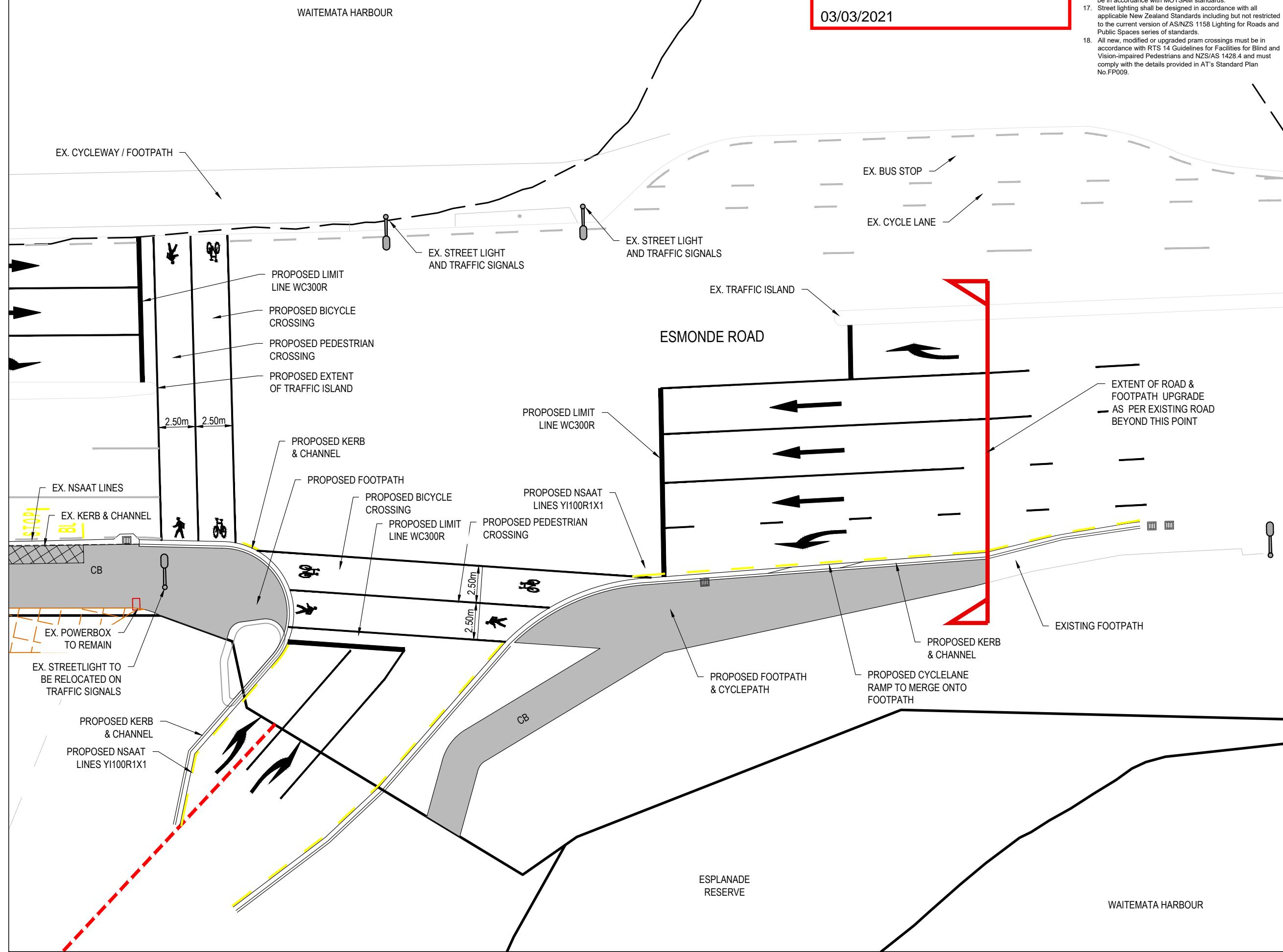
Project no.	175001
Scale	1:750 @ A3
Cad file	C300 - ROADING.DWG
Drawing no.	C300
Rev	C




LUC60359471
Approved Resource Consent Plan
 03/03/2021

10. Pram crossings are to be flush to the channel with no lip.
11. All kerb and channel to have sawcuts at max. 4m centres.
12. All kerbing, channels and edge beams shall have 4kg black oxide.
13. All signage and pavement markings to be in accordance with NZTA MOTSAM standards and the ATCOP TCDM.
14. All street name signs shall follow ATCOP guidelines in terms of layout, clearances, and construction details.
15. All line markings to be reflectorised in accordance with MOTSAM standards.
16. The minimum vertical and lateral clearances for signage shall be in accordance with MOTSAM standards.
17. Street lighting shall be designed in accordance with all applicable New Zealand Standards including but not restricted to the current version of AS/NZS 1158 Lighting for Roads and Public Spaces series of standards.
18. All new, modified or upgraded pram crossings must be in accordance with RTS 14 Guidelines for Facilities for Blind and Vision-impaired Pedestrians and NZS/AS 1428.4 and must comply with the details provided in AT's Standard Plan No.FP009.

- Notes
1. All works to be in accordance with Auckland Council standards.
 2. Contractor is to avoid using GPS for set out of the kerb levels where gradients less than 1%.
 3. It is the contractors responsibility to locate all services that may be affected by his operations.
 4. The contractor shall comply with all relevant Health and Safety requirements.
 5. The contractor shall obtain all necessary approval from utility operators before commencing work under or near their services.
 6. Final pavement design subject to CBR/Beam tests on subgrade material.
 7. Setout schedule with co-ordinates of chainage points along road centreline to be supplied to the contractor prior to construction.
 8. Refer to long section for finished centreline levels. Refer to typical cross sections to obtain levels for other locations.
 9. All ducts shall have locations marked on kerb lines in accordance with specification.



Line Marking

CENTER LINE 1-	WC100R (30m)
CENTER LINE 2-	WC100R
NO STOPPING LINE-	Y1100R1x1
CONTINUITY LINE-	W1100R1x3
LIMIT LINE-	WC300R

Legend

	STAGE BDY
	EX BDY
	PROP BDY
	AC PAVING
	BRUSHED CONCRETE
	EXPOSED CONCRETE
	DISH CHANNEL
	K&C
	K&N
	WS
	WHEEL STOP
	PROP SWCP SINGLE
	PROP STREET LIGHT
	PROP STREET SIGN
	ROAD NAME SIGN
	TACTILE PAVERS

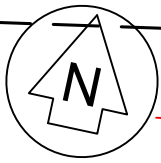
C	RC	RC	12/2020
B	RC	AS	08/2020
A	RC	AS	05/2020
Rev	Description	By	Date


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Project
48 ESMONDE ROAD
TAKAPUNA
 FOR
KINGSTONE PROPERTY LIMITED

Title
PROPOSED
ROADING
PLAN

Project no.	175001
Scale	1:250 @ A3
Cad file	C300 - ROADING.DWG
Drawing no.	C303
Rev	C



WAITEMATA HARBOUR

ESMONDE ROAD

48 ESMONDE ROAD

INDICATIVE POSITION OF PRIVATE SW DRAINAGE

PROPOSED ESPLANADE RESERVE

WAITEMATA HARBOUR

- Notes
- All works to be in accordance with Auckland council standards.
 - Co-ordinates in terms of NZ Geodetic Datum Mt Eden 2000. Levels in terms of the Auckland Vertical Datum 1946.
 - It is the contractors responsibility to locate all services that may be affected by his operations.
 - Pipe bedding: 0 - 10% granular bedding, 10 - 20% weak concrete bedding, greater than 20% weak concrete bedding (7mpa plus anti scour blocks at 6m crs).
 - Each connection shall be marked by a 50mmx50mm treated pine stake extending 600mm above ground level with the top painted. This marker post shall be placed alongside a timber marker installed at the time of pipelaying and extending from the connection to 150mm below finished ground level. Connections shall be accurately indicated on "as built" plans.
 - Approved hardfill is to be used in backfilling of all road crossings and vehicle crossings to council standards.
 - Heavy duty manhole lids and frames to be used in trafficked areas.
 - All cesspit leads shall have min cover 0.9m.
 - All lines are to be 150mmØ PVC Class SN16 unless shown otherwise.
 - All lines to be abandoned shall be sealed at each end, timing of all sealing to be coordinated with council staff.

Legend

	EX BDY
	PROP BDY
	EX PUBLIC SW
	PROP PUBLIC SW
	PROP PRIVATE SW
	EX PUBLIC WW
	PROP PUBLIC WW
	PROP PRIVATE WW
	EX/PROP SWMH
	PROP SWCP SINGLE
	PROP SWCP DOUBLE

C	RC	JP	01/21
B	RC	AS	09/20
A	RC	JP	05/20
Rev	Description	By	Date
		By	Date
Survey	HG LTD		03/2019
Design	JP		09/2020
Drawn	JP		01/2021
Checked	WM		09/2021

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Project
**48 ESMONDE ROAD
TAKAPUNA
FOR
KINGSTONE PROPERTY
LIMITED**

Title
**PROPOSED
STORMWATER DRAINAGE
PLAN**

Project no.	175001
Scale	1:750 @ A3
Cad file	C400 - C500 DRAINAGE.DWG
Drawing no.	C400
Rev	C

EX SWMH 3-0
LL: 3.66m
IL: 2.36m

EX MH - GIS ID: 2000294315
LID LEVEL TO BE ADJUSTED
PROP LL: 5.61m
IL: 4.68m (NEW CP)
IL: 1.65m (out) (AS PER GIS,
INVERT TO BE CONFIRMED)

EX MANHOLE, CESSPIT AND
CESSPIT LEAD TO BE REMOVED

EX MANHOLE, CESSPIT AND
CESSPIT LEAD TO BE REMOVED

PR CP 1-0
LL: 5.61m
IL: 4.79m (out)

PROP 300mmØ RRRCRJ SW LINE @ 2.18%

PROP SW LOT CONNECTION

PR SWMH 1-1
LL: 5.00m
IL: 2.04m (in)
IL: 1.99m (out)

PROP 300mmØ RRRCRJ SW LINE @ 1.00%

PROP SW OUTLET 1-0
(300 SERIES WING WALL)
IL: 1.79m (OUT)
REFER TO PLAN C446 FOR
PROP RIPRAP DETAILS

EX MANHOLE TO BE REMOVED AND EX
225mmØ LINE TO BE CONCRETE CAPPED.

EX 300mmØ PUBLIC SW LINE AND
MANHOLES TO BE REMOVED

PR SWMH 2-1
LL: 9.29m
IL: 2.21m (in)
IL: 2.16m (out)

EX 300mm TO BE UPGRADED TO
PROP 355DN PE SDR17 SW LINE @ 2.85%.
(LINE TO BE THRUSTED)

EX SW OUTLET 2-0
IL: 1.79m
EXISTING OUTLET PROTECTION TO BE MAINTAINED

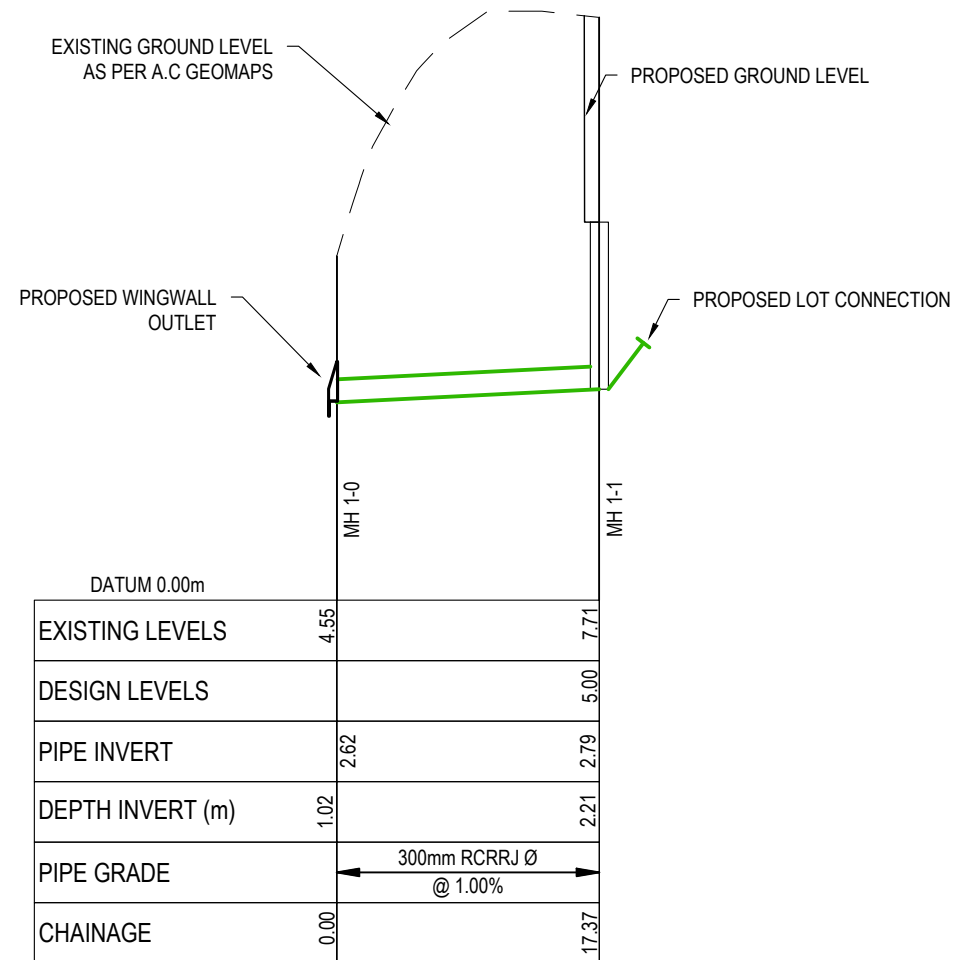
PROP 375mmØ RRRCRJ SW LINE @ 1.60%

LUC60359471
Approved Resource Consent Plan
03/03/2021

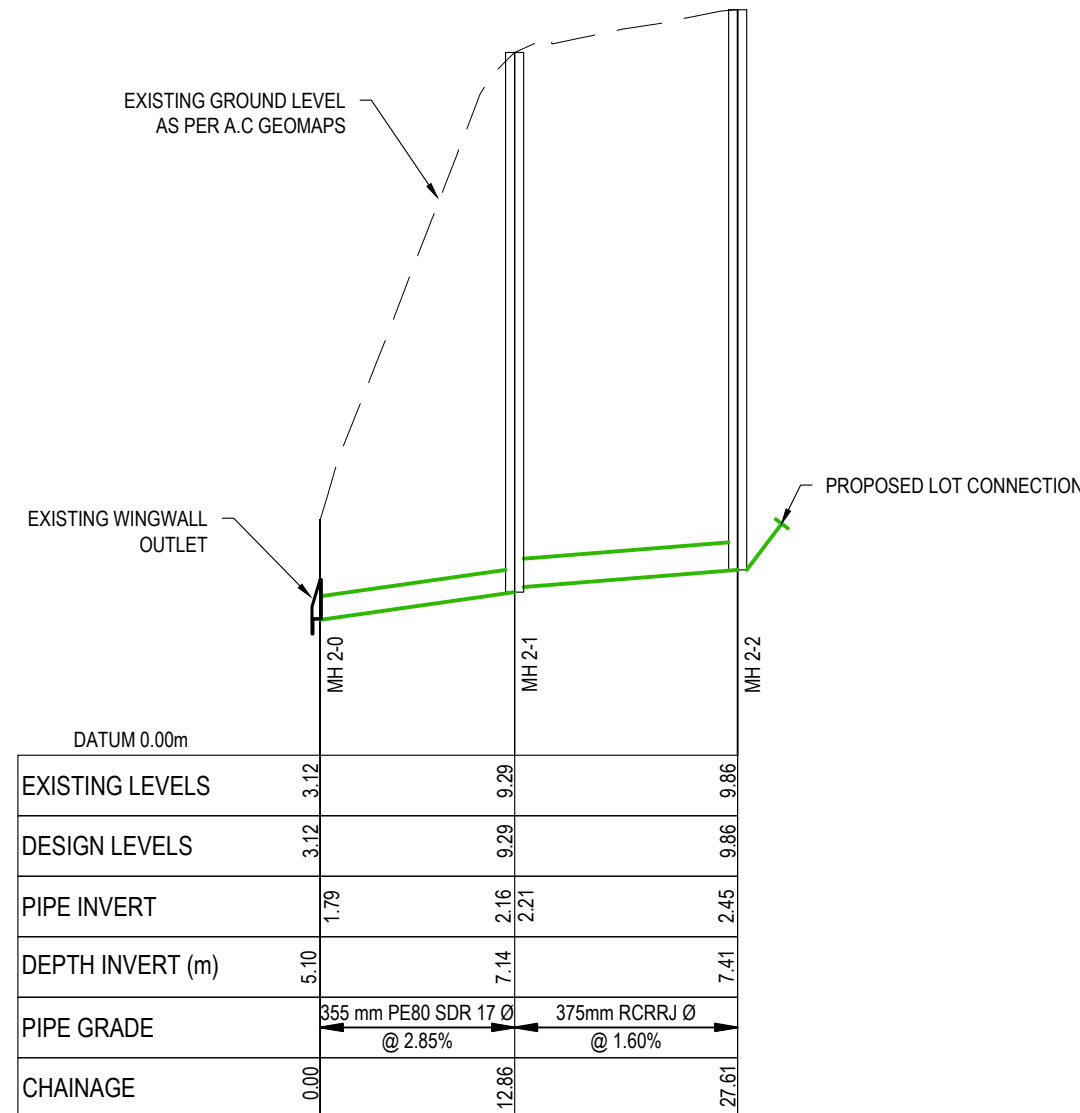
- Notes
- All works to be in accordance with Auckland council standards.
 - Co-ordinates in terms of NZ Geodetic Datum Mt Eden 2000. Levels in terms of the Auckland Vertical Datum 1946.
 - It is the contractors responsibility to locate all services that may be affected by his operations.
 - Pipe bedding: 0 - 10% granular bedding, 10 - 20% weak concrete bedding, greater than 20% weak concrete bedding (7mpa plus anti scour blocks at 6m crs).
 - Each connection shall be marked by a 50mmx50mm treated pine stake extending 600mm above ground level with the top painted. This marker post shall be placed alongside a timber marker installed at the time of pipelaying and extending from the connection to 150mm below finished ground level. Connections shall be accurately indicated on "as built" plans.
 - Approved hardfill is to be used in backfilling of all road crossings and vehicle crossings to council standards.
 - Heavy duty manhole lids and frames to be used in trafficked areas.
 - All cesspit leads shall have min cover 0.9m.
 - All lines are to be 150mmØ PVC Class SN16 unless shown otherwise.
 - All lines to be abandoned shall be sealed at each end. timing of all sealing to be coordinated with council staff.

Legend

	EX BDY
	PROP BDY
	EX PUBLIC SW
	PROP PUBLIC SW
	PROP PRIVATE SW
	EX PUBLIC WW
	PROP PUBLIC WW
	PROP PRIVATE WW
	EX/PROP SWMH
	PROP SWCP SINGLE
	PROP SWCP DOUBLE



PROPOSED STORMWATER LINE 1
 SCALE: HOR 1:500, VERT: 1:100 @ A3



PROPOSED STORMWATER LINE 2
 SCALE: HOR 1:500, VERT: 1:100 @ A3

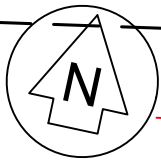
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Rev	Description	By	Date
		By	Date
Survey	HG LTD		03/2019
Design	JP		09/2020
Drawn	JP		09/2020
Checked	WM		09/2020

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Project
48 ESMONDE ROAD
TAKAPUNA
FOR
KINGSTONE PROPERTY
LIMITED

Title
PROPOSED
LONGSECTION
PLAN

Project no.	175001		
Scale	1:500 @ A3		
Cad file	C400 - C500 DRAINAGE.DWG		
Drawing no.	C401	Rev	A



WAITEMATA HARBOUR

ESMONDE ROAD

48 ESMONDE ROAD

RAINGARDEN 2
CATCHMENT: 390m² IMPERVIOUS AREA
PROPOSED RG SIZE (2% WQT) = 7.80m²

RAINGARDEN 1
CATCHMENT: 537m² IMPERVIOUS AREA
PROPOSED RG SIZE (2% WQT) = 10.74m²

PROPOSED ESPLANADE RESERVE

WAITEMATA HARBOUR

Notes

1. All works to be in accordance with Auckland council standards.
2. Co-ordinates in terms of NZ Geodetic Datum Mt Eden 2000. Levels in terms of the Auckland Vertical Datum 1946.
3. It is the contractors responsibility to locate all services that may be affected by his operations.
4. Pipe bedding: 0 - 10% granular bedding, 10 - 20% weak concrete bedding, greater than 20% weak concrete bedding (7mpa plus anti scour blocks at 6m crs).
5. Each connection shall be marked by a 50mmx50mm treated pine stake extending 600mm above ground level with the top painted. This marker post shall be placed alongside a timber marker installed at the time of pipelaying and extending from the connection to 150mm below finished ground level. Connections shall be accurately indicated on "as built" plans.
6. Approved hardfill is to be used in backfilling of all road crossings and vehicle crossings to council standards.
7. Heavy duty manhole lids and frames to be used in trafficked areas.
8. All cesspit leads shall have min cover 0.9m.
9. All lines are to be 150mmØ PVC Class SN16 unless shown otherwise.
10. All lines to be abandoned shall be sealed at each end, timing of all sealing to be coordinated with council staff.

Legend

- EX BDY
- PROP BDY
- EX PUBLIC SW
- PROP PUBLIC SW
- PROP PRIVATE SW
- EX PUBLIC WW
- PROP PUBLIC WW
- PROP PRIVATE WW
- EX/PROP SWMH
- PROP SWCP SINGLE
- PROP SWCP DOUBLE

B	RC	AS	09/20
A	RC	JP	05/20
Rev	Description	By	Date
Survey	HG LTD		03/2019
Design	JP		05/2020
Drawn	AS		05/2020
Checked	WM		05/2020

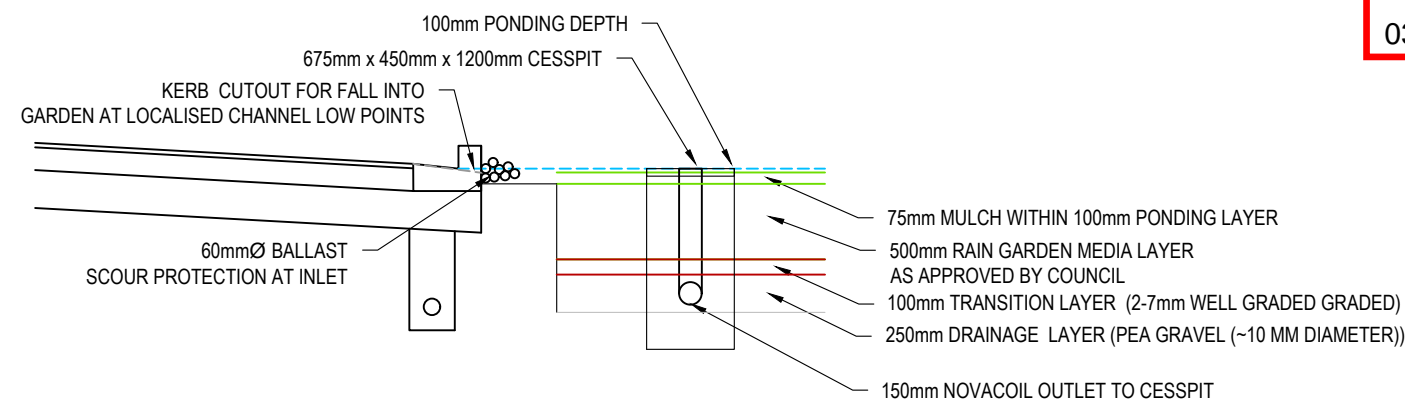
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Project
**48 ESMONDE ROAD
TAKAPUNA
FOR
KINGSTONE PROPERTY
LIMITED**

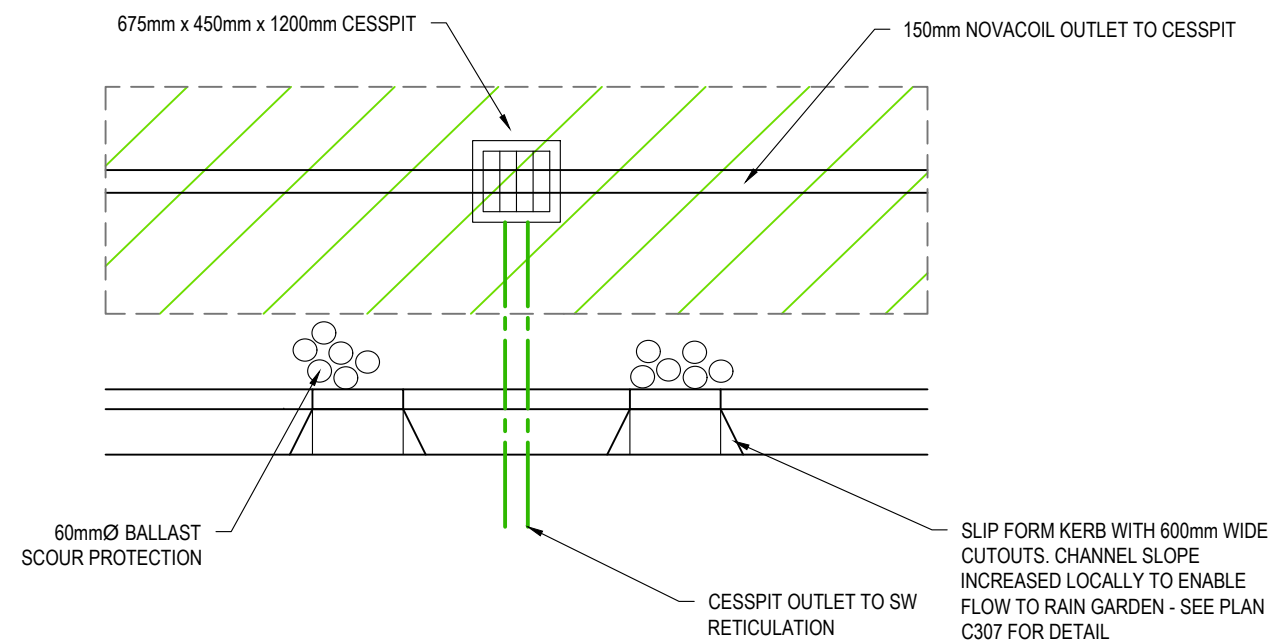
Title
**PROPOSED
TREATMENT
PLAN**

Project no.	175001
Scale	1:750 @ A3
Cad file	C400 - C500 DRAINAGE.DWG
Drawing no.	C440
Rev	B

LUC60359471
Approved Resource Consent Plan
03/03/2021



RG
TYPICAL RAIN GARDEN PLAN DETAIL
SCALE 1:50 @ A3



RG
TYPICAL RAIN GARDEN SECTION DETAIL
SCALE 1:50 @ A3

Notes

- All works to be in accordance with Auckland council standards.
- Co-ordinates in terms of NZ Geodetic Datum Mt Eden 2000. Levels in terms of the Auckland Vertical Datum 1946.
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- Pipe bedding: 0 - 10% granular bedding, 10 - 20% weak concrete bedding, greater than 20% weak concrete bedding (7mpa plus anti scour blocks at 6m crs).
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- Approved hardfill is to be used in backfilling of all road crossings and vehicle crossings to council standards.
- Heavy duty manhole lids and frames to be used in trafficked areas.
- All cesspit leads shall have min cover 0.9m.
- All lines are to be 150mmØ PVC Class SN16 unless shown otherwise.
- All lines to be abandoned shall be sealed at each end, timing of all sealing to be coordinated with council staff.

Legend

EX BDY	EX PUBLIC SW
PROP BDY	PROP PUBLIC SW
EX PUBLIC WW	PROP PRIVATE SW
PROP PUBLIC WW	EX PUBLIC WW
PROP PRIVATE WW	PROP PUBLIC WW
EX/PROP SWMH	PROP PRIVATE WW
PROP SWCP SINGLE	EX/PROP SWMH
PROP SWCP DOUBLE	PROP SWCP SINGLE
	PROP SWCP DOUBLE

Rev	Description	By	Date
A	RC	JP	05/20
Survey	HG LTD		03/2019
Design	JP		05/2020
Drawn	AS		05/2020
Checked	WM		05/2020

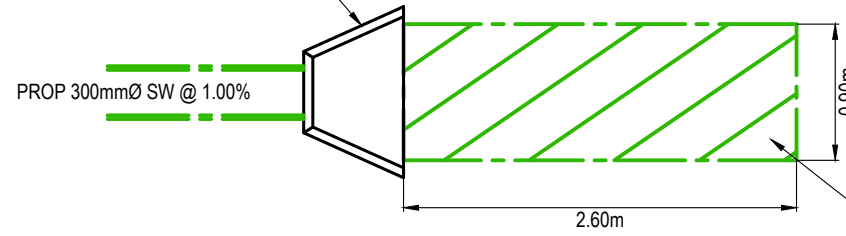
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Project
**48 ESMONDE ROAD
TAKAPUNA
FOR
KINGSTONE PROPERTY
LIMITED**

Title
**PROPOSED
RAIN GARDEN
DETAILS**

Project no.	175001
Scale	-
Cad file	C400 - C500 DRAINAGE.DWG
Drawing no.	C445
Rev	A

PROP SW OUTLET 1-0
300 SERIES PRECAST WING WALL



MINIMUM ROCK SIZE 85mmØ
0.170m DEEP (2 X LAYERS)
SMALL AGGREGATES TO FILL VOIDS
TO BE ANCHORED WITH COCONUT FIBRE1200
MAT - BIOCOIR BC1200 OR EQUIVALENT

RG PROP RIPRAP 1-0 DETAIL
SCALE 1:50 @ A3



LUC60359471

Approved Resource Consent Plan

03/03/2021

Notes

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- Co-ordinates in terms of NZ Geodetic Datum Mt Eden 2000. Levels in terms of the Auckland Vertical Datum 1946.
- It is the contractors responsibility to locate all services that may be affected by his operations.
- Pipe bedding: 0 - 10% granular bedding, 10 - 20% weak concrete bedding, greater than 20% weak concrete bedding (7mpa plus anti scour blocks at 6m crs).
- Each connection shall be marked by a 50mmx50mm treated pine stake extending 600mm above ground level with the top painted. This marker post shall be placed alongside a timber marker installed at the time of pipelaying and extending from the connection to 150mm below finished ground level. Connections shall be accurately indicated on "as built" plans.
- Approved hardfill is to be used in backfilling of all road crossings and vehicle crossings to council standards.
- Heavy duty manhole lids and frames to be used in trafficked areas.
- All cesspit leads shall have min cover 0.9m.
- All lines are to be 150mmØ PVC Class SN16 unless shown otherwise.
- All lines to be abandoned shall be sealed at each end, timing of all sealing to be coordinated with council staff.

Legend

	EX BDY
	PROP BDY
	EX PUBLIC SW
	PROP PUBLIC SW
	PROP PRIVATE SW
	EX PUBLIC WW
	PROP PUBLIC WW
	PROP PRIVATE WW
	EX/PROP SWMH
	PROP SWCP SINGLE
	PROP SWCP DOUBLE

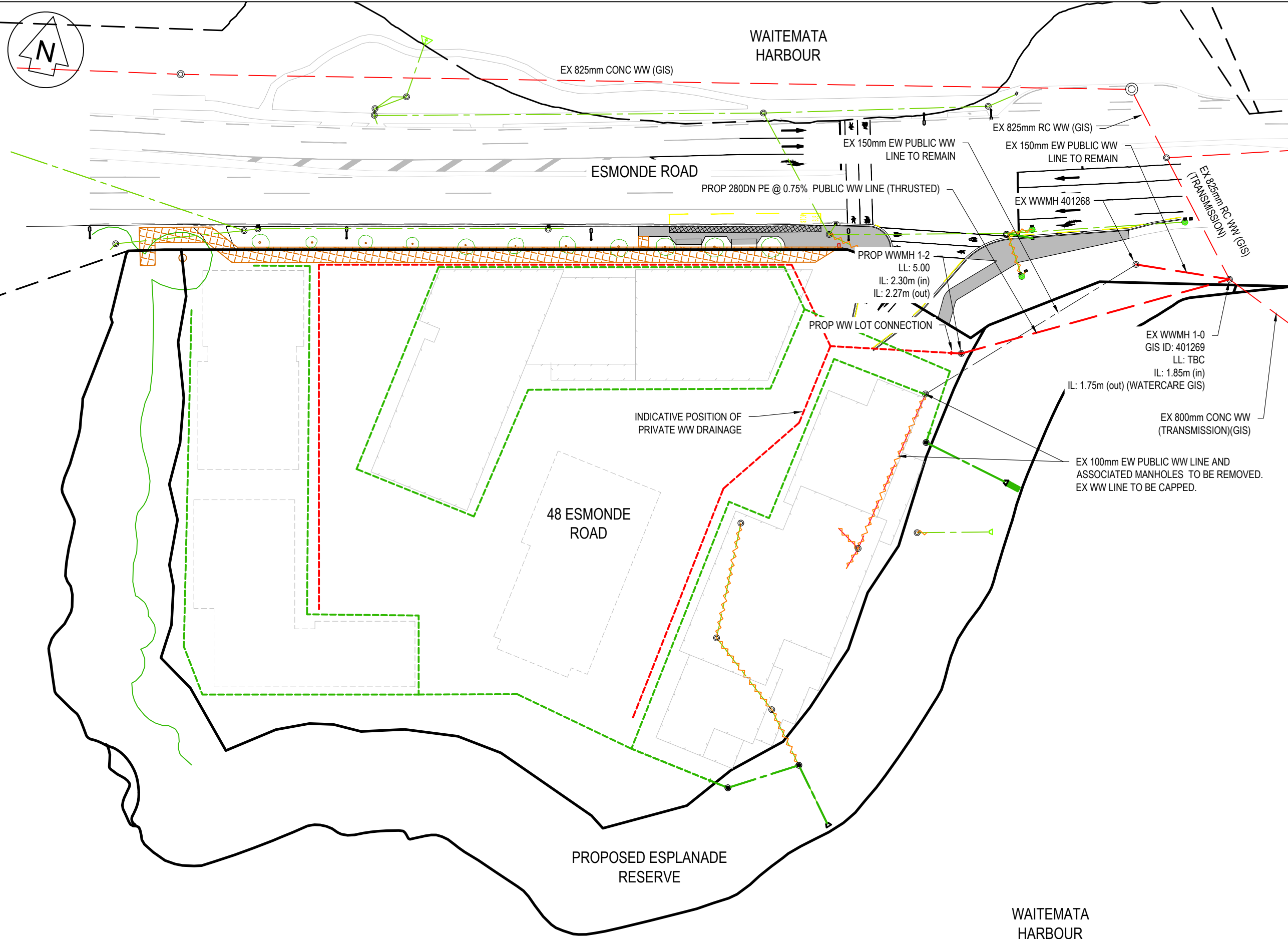
Rev	Description	By	Date
B	RC	JP	09/20
A	RC	JP	05/20
Survey	HG LTD		03/2019
Design	JP		09/2020
Drawn	AS		09/2020
Checked	WM		09/2020

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Project
**48 ESMONDE ROAD
TAKAPUNA
FOR
KINGSTONE PROPERTY
LIMITED**

Title
**PROPOSED
STORMWATER OUTLET
DETAILS**

Project no.	175001
Scale	-
Cad file	C400 - C500 DRAINAGE.DWG
Drawing no.	C446
Rev	B



- Notes
- All works to be in accordance with Auckland Council standards.
 - Co-ordinates in terms of NZ Geodetic Datum Mt Eden 2000. Levels in terms of the Auckland Vertical Datum 1946.
 - It is the contractors responsibility to locate all services that may be affected by his operations.
 - Pipe bedding: 0 - 10% granular bedding, 10 - 20% weak concrete bedding, greater than 20% weak concrete bedding (7mpa plus anti scour blocks at 6m crs).
 - Each connection shall be marked by a 50mmx50mm treated pine stake extending 600mm above ground level with the top painted. This marker shall be placed alongside a timber marker installed at the time of pipelaying and extending from the connection to 150mm below finished ground level. Connections shall be accurately indicated on "as built" plans.
 - Approved hardfill is to be used in backfilling of all road crossings and vehicle crossings to council standards.
 - Heavy duty manhole lids and frames to be used in trafficked areas, all manholes shall have stainless grates installed.
 - All lines are to be 150mmØ PVC Class SN16 unless shown otherwise.
 - 150mmØ pipes that do not terminate in a manhole must be terminated with a 100mmØ on a 150mmØ london junction and blank cap.
 - All lines to be abandoned shall be sealed at each end. timing of all sealing to be coordinated with council staff.
- Legend
- EX BDY
 - PROP BDY
 - EX PUBLIC SW
 - PROP PUBLIC SW
 - PROP PRIVATE SW
 - EX PUBLIC WW
 - PROP PUBLIC WW
 - PROP PRIVATE WW
 - EX/PROP SWMH
 - PROP SWCP SINGLE
 - PROP SWCP DOUBLE

Rev	Description	By	Date
B	RC	JP	09/20
A	RC	JP	05/20
Surveys	HG LTD		03/2019
Design	JP		09/2020
Drawn	AS		09/2020
Checked	WM		09/2020

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Project
48 ESMONDE ROAD
TAKAPUNA
FOR
KINGSTONE PROPERTY
LIMITED

Title
PROPOSED
WASTEWATER DRAINAGE
PLAN

Project no.	175001
Scale	1:750 @ A3
Cad file	C400 - C500 DRAINAGE.DWG
Drawing no.	C500
Rev	B

Auckland Council
LUC60359471
 Approved Resource Consent Plan
 03/03/2021