

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



Restricted discretionary activity

Application number(s):	BUN60403972 (Council Reference) LUC60403973 (s9 land use consent) WAT60403974 (s14 water permit)
Applicant:	Allan Sargeant
Site address:	147, 149, 151 and 153 Edgewater Drive, Pakuranga 33R Edgewater Drive, Pakuranga ¹
Legal description:	Lot 143 DP 56698 (147 Edgewater Drive) Lot 142 DP 56698 (149 Edgewater Drive) Lot 141 DP 56698 (151 Edgewater Drive) Lot 140 DP 56698 (153 Edgewater Drive)

Proposal:

The demolition of all existing structures, and the construction of two three-storey building (Buildings A and B) as part of a Retirement Village (Integrated Housing Development), with associated earthworks and landscaping where:

- Building A will provide ground floor communal facilities including: a lounge and dining area, media/library, games room, gym, and spa with supporting office, reception, hair salon and health and well-being services, together with a further 18 independent two or three-bedroom residential units.
- Building B will accommodate 23 independent one, two or three-bedroom residential units

Resource consents are required for the following reasons:

Land use consent (s9) – LUC60403973

Auckland Unitary Plan (Operative in part)

District land use (operative plan provisions)

Residential – Mixed Housing Suburban Zone

- To develop and operate an Integrated Residential Development, is a restricted discretionary activity under rule H4.4.1(A8).

¹ Works are proposed within the adjacent esplanade reserve, more specifically two stormwater outfalls are proposed to discharge to Pakuranga Creek, where the earthworks and installation of these stormwater outfalls are proposed within the part of the reserve legally described as Lot 189 DP 56698.

- To develop new buildings (and/or any additions to existing), as the development of new buildings or any additions has the same activity status as the land use activity, is a restricted discretionary activity under rule H4.4.1(A34).
- The proposal involves use and development under rules H4.4.1(A8) and H4.4.1(A34) that fails to meet the following standards² set out in Table H4.4.1 Activity table and is a restricted discretionary activity under rule C.1.9(2):

Building A

- The parapet roof of the proposed building is 9m, resulting in a 1m infringement where the maximum permitted height is 8m under standard H4.6.5(1).
- The height in relation to boundary relative to the north-eastern boundary (adjoining 157 Edgewater Drive) is infringed to a maximum height of approximately 1.85m reducing to compliance, which exceeds the 2.5m plus 45 degrees required under standard H4.6.5(1).
- The alternative height in relation to boundary relative to the north-eastern boundary (adjoining 157 Edgewater Drive) is infringed to a maximum height of approximately 2.03m, which exceeds one metre and then 0.3m for every additional metre in height (73.3 degrees) up to 6.9m and then one metre for every additional metre in height (45 degrees) required under standard H4.6.6(2).

² Further to the standards set out in Table H4.4.1, the proposed development also does not comply with the following standards:

- The proposal involves Impervious area of 1,815.71m² (60.8%) where H4.6.8 Maximum impervious areas provides for a maximum permitted Impervious area of 1,792.2m² (60%), resulting in an infringement of 23.51m² (0.8%).
- The proposal involves a 21.52m² section of Building A being located within the coastal protection yard, where the total area of the two sections of the subject site located within the coastal protection yard is 135.26m² (15.9%). Standard H4.6.8(2) provides for a maximum permitted impervious area within a coastal protection yard of 13.53m² (10%), an infringement of 8m² (5.9%).
- The proposal involves Building coverage of 1,413.4m² (47.3%) where Standard H4.6.9 Building coverage provides for a maximum permitted Building coverage of 1,194.8m² (40%), resulting in an infringement of 218.6m² (7.3%).
- The proposal involves Landscaped areas of 929.28m² (31.4%) where Standard H4.6.10 Landscaped area requires a minimum permitted landscaped area of 1,194.8m² (40%), resulting in a shortfall of 265.52m² (8.6%).
- *Building A*: 16 of the 18 units will not comply with Standard H4.6.13 Outdoor living space where either:
 - Balconies are not free of buildings where the two ground floor balconies have a balcony directly above them (Standard H4.6.13(1)(d)). and
 - The 14 first and second floor balconies associated with two- or three-bedroom residential unit configurations do not meet the minimum 8m² balcony size ((Standard H4.6.13(2)(b)).
- *Building B*: 17 of the 23 units do not comply with Standard H4.6.13 Outdoor living space where either:
 - Balconies are not free of buildings where the 7 ground floor balconies have a balcony directly above them (Standard H4.6.13(1)(d)). and
 - The balconies of the 10 first and second floor two- or three-bedroom residential unit configurations do not meet the minimum 8m² balcony size ((Standard H4.6.13(2)(b)).

The outdoor living spaces of a number of the units are south-facing and/or located south of other buildings. However, as Standard H4.6.13(3) relates to ground level outdoor living spaces located south of any building and technically these outdoor living spaces are recessed within the building envelope, this standard is not considered to apply to this development.

- The height in relation to boundary relative to the south-eastern boundary (adjoining 33R Edgewater Drive) is infringed by the length of this elevation, some 19m relative to the boundary, and to maximum height of approximately 4.3m, which exceeds the 2.5m plus 45 degrees required under standard H4.6.5(1).
- A 15.7m long (9m tall) section of Building A extends some 1.61m into the 10m coastal protection yard as required by standard H4.6.7(1).
- Due to the Building Line Restriction applying to the site, a section of Building A will extend up to 1.8m reducing to compliance into the 3m minimum front yard required under standard H4.6.7(1).
- As retaining walls located within 1.5m of the road reserve are considered as a building, these sections of retaining wall are located within the front yard required by standard H4.6.7(1). Retaining walls will support excavated land up to 3m and filled land up to 1m in height.
- As retaining walls located within 1.5m of a public place (the esplanade reserve at 33R Edgewater Drive) are considered as a building, the retaining wall (referred to on plans as a Contingency Ground Stabilisation Wall) which may prospectively be required to address coastal erosion is considered to require consent as a building located within the rear yard required by standard H4.6.7(1). This 34.4m long retaining wall will support excavated land up to 3.3m in depth, with 0.3m of the wall being above ground.

Building B

- The parapet roof of the proposed building is 9m, resulting in a 1m infringement where the maximum permitted height is 8m under Standard H4.6.5(1).
- Due to the Building Line Restriction applying to the site, a section of Building B will extend up to 1.43m reducing to compliance into the 3m minimum front yard required under standard H4.6.7(1).

Land Disturbance – District

147-153 Edgewater Drive

- To undertake general earthworks of 7,270m³ over approximately 3,200m² (which also relates to earthworks within 33R Edgewater Drive (44.5m²) and within 155 Edgewater Drive (168.5m²)), as the earthworks are greater than 2,500m² and 2,500m³ in a residential zone, is a restricted discretionary activity under rules E12.4.1(A6) and (A10) respectively.

147-153 Edgewater Drive and 33R Edgewater Drive

- The proposal involves earthworks under rules E12.4.1(A6) and (A10) that fails to meet the following standards and is a restricted discretionary activity under rule C.1.9(2):
 - The proposed earthworks will involve earthworks within the coastal protection yard for the construction of Building A within the subject site and the construction of stormwater arrangements within 33R Edgewater Drive. These earthworks are greater than the permitted earthworks of 5m² for general earthworks and 10m² for the installation of new network utilities under standards E12.6.2(1)(b) and (c) respectively.

Transport

- The proposal involves access(es) which fails to meet the following standards and is a restricted discretionary activity under rule E27.4.1(A2):
 - Two one-way 3.5m wide vehicle crossings provide entry and exit to 21 at-grade parking spaces, where standard E27.6.4.3(T151) requires that vehicle crossings that serve 10 or more parking spaces will have a maximum width of 6.0m (two-way).
 - The entry vehicle crossing will have a gradient of 1 in 12 raising up to a level platform followed by another 1 in 12 platform, where standard E27.6.4.4(3) requires that all vehicle accesses must be designed so that where the access adjoins the road there is sufficient space onsite for a platform so that vehicles can stop safely and check for pedestrians and other vehicles prior to exiting, where the platform must have a maximum gradient no steeper than 1 in 20 (5 per cent) and a minimum length of 4m for residential activities and 6m for all other activities.

Coastal Erosion Hazard Area

- The proposal involves the construction of dwellings within a coastal erosion hazard area, where consent is required pursuant to rule E36.4.1(A4) as a restricted discretionary activity.
- The proposal involves the construction of infrastructure (stormwater structures) within a coastal erosion hazard area, which requires consent as a restricted discretionary activity under rule E36.4.1(A5).

Water permit (s14) - WAT60403974

Taking, using, damming and diversion of water

- The proposal involves dewatering or groundwater level control associated with a groundwater diversion and the diversion of groundwater caused by excavation that does not meet the following permitted activity standards. This is a restricted discretionary activity under rules E7.4.1(A20) and (A28):
 - E7.6.1.6(2): Groundwater take will occur over a period of more than 30 days as the Building A basement construction duration is expected to exceed 30 days.
 - E7.6.1.6(3): Groundwater take will be permanent for the proposed Building A basement level.
 - E7.6.1.10(3): The natural groundwater level is expected to be reduced by more than 2 m along the site boundary due to the proposed Building A basement construction.
 - E7.6.1.10(4): The proposed Building A basement is expected to impede the flow of groundwater over a length of more than 20 m and extend more than 2 m below the natural groundwater level.
 - E7.6.1.10(5): The proposed Building A basement is expected to extend below the natural groundwater level, and will be within a 1V:1H excavation depth to offset distance ratio with the adjacent rest home building to the north (157 Edgewater Drive).

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

Decision

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

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

Reasons

The reasons for this decision are:

1. The application is for a restricted discretionary activity resource consent, as such under s104C RMA only those matters over which Council has restricted its discretion have been considered. Those matters are:
 - C1.9(3) consideration of a resource consent for a restricted discretionary activity for an infringement of a standard under Rule C1.9(2),
 - E7.8.1(4) and (56) for the take and use of groundwater for dewatering or groundwater level control associated with groundwater diversion, and the diversion of groundwater,
 - E12.8.1(1) all restricted discretionary activities with E12 Land disturbance – District,
 - E27.8.1(9) any activity or development which infringes the standards for design of parking and loading areas or access under Standards E27.6.3, E27.6.4.2, E27.6.4.3 and E27.6.4.4,
 - E36.8.1(1) for activities in the coastal erosion hazard area,
 - H4.8.1(3) for integrated residential development,
 - H4.8.1(4) for buildings that do not comply with Standard H4.6.4 Building height, Standard H4.6.5 Height in relation to boundary, Standard H4.6.6 Alternative height in relation to boundary, Standard H4.6.7 Yards, Standard H4.6.8 Maximum impervious areas, Standard H4.6.9 Building coverage, Standard H4.6.10 Landscaped area, and Standard H4.6.13 Outdoor living space.
2. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA, the actual and potential effects from the proposal will be avoided, remedied or mitigated, because:
 - a. While the proposed three-storey buildings will not comply with the maximum permitted building height due to the roofs' design not qualifying for the 1m exemption in terms of pitch and the entirety of each roof being located above 8m, overall the proposal is considered consistent under the Residential - Mixed Housing Suburban (MHS) zone standard and the potential adverse effects on adjacent residential properties are mitigated by the design of the buildings, the site layout and the comprehensive landscaping.

- b. The front yard infringements associated with both Buildings A and B stem from the retention of a Building Line Restriction dating from 1966, which appears to have been removed as part of the construction of the adjacent Ambridge Rose Manor. The cancellation of the Building Line Restrictions prior to construction of these buildings will ensure a consistency in building setbacks along this part of Edgewater Drive and a consistency with the 3m front yard setback from the road boundary anticipated by the Unitary Plan.
- c. While the proposed buildings are of a larger scale and different kind of residential typology compared to much of the surrounding built environment, an alternate housing type and form is anticipated by the AUP(OP) in providing Integrated Housing Developments within this zone.
- d. Although the extent of building coverage exceeds the MHS standard by a significant proportion, proportionately the building coverage and impervious area proposed in this application is markedly less than that consented and deemed acceptable. Notably, the infringement to the impervious area standard has been reduced to 8m² over a 2,987m² which is indiscernible from a compliant proposal.

While the landscaped area is proportionately less than that consented (largely as a consequence of the permeable paving provided for footpaths and at-grade parking spaces), the overall spaciousness of the subject site is maintained and enhanced with both proportionately less built form and the provision of two (rather than one) three-storey buildings.

Further as noted above, the landscaping that is proposed is such that in terms of vegetated amenity Mr Murphy has concluded that across the whole development site the shortfall will not be a significantly noticeable absence.

Overall, while remaining different in character, scale and form to the dwellings anticipated and largely existing within the surrounding Mixed Housing Suburban zone, the proposed development is not repugnant to the neighbourhood amenity and character.

The very particular attributes of the site (including its consent history) and the development itself are such that granting consent to this proposal is not considered to undermine the integrity of the Unitary Plan.

- e. While the balconies of some residential units are smaller than the minimum outdoor living spaces required and/or are not free of buildings with balconies being located directly above, the use of these outdoor living spaces are not compromised with above cover being provided and overall amenity of its residents will be maintained, having regard to the scale of total indoor and external floor area of these apartments exceeding minimum size recommendations in the Auckland Design Manual and the supplementary Communal Outdoor Spaces are provided for the residents.
- f. Any effects associated with the development's proximity to the common boundary with Ambridge Rose Manor at 157 Edgewater Drive are disregarded on account of written approval being provided, where the intention to operate the two properties in conjunction with each other is noted.

- g. The proximity of Building A to the esplanade reserve to the east, has been assessed by Council's Consultant Park's Planner as being acceptable on account of the inaccessible nature of the reserve, whereby the lack of plans for future public access is noted.
- h. The proposed/prospective retaining walls located within 1.5m the Edgewater Drive boundary and the site's boundary with the esplanade reserve are of a nature, scale and form that will have less than minor effects on these 'public' places.
- i. With regard to the adjoining properties at 2 and 4 Susanne Place, Building B meets the permitted height in relation to boundary standard (H4.6.5) and the shading analysis demonstrates that any adverse effect on the adjoining properties, in particular these two properties, is minimal and that reasonable daylight and sunlight will be maintained to the adjoining property.
- j. The proposed vehicle access and egress to the site will be constructed and operated without compromising the existing roading network, whereby the accessway has been assessed as being suitable relative to the layout of the site and the provision of separate pedestrian access.
- k. The proposed dewatering and groundwater diversion will be undertaken using standard techniques and practices so that off-site effects are unlikely. Monitoring measures will be imposed as conditions of consent to ensure that adjoining properties and environment are safeguarded.
- l. During the construction phase, the management of potential adverse effects such as runoff, dust and noise will be controlled through standard site control techniques, and where earthworks associated with the construction of each stormwater outfall to Pakuranga Creek (as proposed by the applicant's ecologist and based on their Erosion and Sediment Control Guide) will be managed by way of stabilising any earthworks exposed overnight and undertaking earthworks in fine weather to minimise sediment entering Pakuranga Creek. Specifically, a Construction Management Plan will be implemented to ensure that construction is managed and monitored appropriately.
- m. Future coastal hazard risks associated with the location of Building A are considered to be able to be appropriately managed by way of ongoing monitoring and the implementation of remedial measures, both of which have been accepted by the applicant through endorsed conditions.
- n. In terms of positive effects, the proposed activity is an efficient use of land zoned for residential purposes. The use of the subject sites for an Integrated Residential Development (anticipated in the zone) is appropriate and logical, being adjacent to an existing retirement village, the coastal environment and a public reserve, thereby providing good amenity to its future residents.

With regard to specific aspects of the proposed development, Council's Consultant Urban Designer has cited the reduction in vehicle crossings, the high quality landscape strategy, and the increased passive surveillance contributing positively to the Edgewater Drive streetscape.

- o. With reference to s104(1)(ab) RMA, no specific off-setting or environmental compensation measures are considered as being required by the applicant, albeit an option has been offered to provide additional street tree planting.
- 3. In accordance with an assessment under s104(1)(b) of the RMA, the proposed works are on balance consistent with the relevant policy statement and plans. The relevant provisions have been detailed in the application and the s104 report prepared by Celia Wong, are not in dispute and, for convenience, are not repeated in this decision (but cross-referred per s113(3) RMA). Those provisions, in summary, are contained in:

Auckland Unitary Plan (Operative in Part)

- a. Section B2 – Urban Growth and Form
- b. Chapter E7 – Taking, using, damming and diversion of water
- c. Chapter E12 – Earthworks
- d. Chapter E27- Transport
- e. Chapter E36 – Natural hazards and flooding
- f. Chapter H4 – Residential – Mixed Housing Suburban:

National Policy Statements

- a. National Policy Statement on Urban Development 2022
 - b. New Zealand Coastal Policy Statement 2010
- 4. As a restricted discretionary activity, the other matters that can be considered under s104(1)(c) of the RMA must relate to the matters of discretion restricted under the plan. In this case.
- 5. There is no need to look to Part 2 of the RMA in making this decision, as the objectives and policies and matters of discretion 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, in context of the previously consented development, the actual and potential effects arising through the proposed development are considered to be acceptable and able with the implementation of conditions to be sufficiently mitigated.

Conditions

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

General conditions

These conditions apply to all resource consents.

1. These consents 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 numbers BUN60403972 LUC60403973 WAT60403974
 - Application Form prepared by Kylie Yin of Tattico Limited and dated 13 June 2022 and Assessment of Environmental Effects titled "Ambridge Rose Retirement Village 147-153 Edgewater Drive Pakuranga", prepared by Kylie Yin of Tattico Limited and dated 9 June 2022.

Report title and reference	Author	Rev	Dated
147-153 Edgewater Drive, Pakuranga Design statement	Leuschke Group Ltd	B	5 May 2022
Urban Design Assessment - 147-153 Edgewater Drive, Pakuranga	Ian Munro		Updated November 2022
Civil Engineering Report for Retirement Village Serviced Apartment 147-153 Edgewater Drive Pakuranga (DCC Ref: 496/03)	Dodd Civil Consultants	3	05/09/2022
Transportation Assessment Report (J00754 147-153 Edgewater Drive 070622)	Nabi Mussa, Commute Transportation Consultants		7 June 2022
Geotechnical Investigation Report (Project Reference: J00983, Document ID: 157473)	Che Cheng, Land Development and Engineering	C	03/02/2023
Corporate Statement	Allan Sargeant, Ambridge Rose		
Assessment of Coastal Hazards	Bronwen Gibberd 4D Environmental Ltd		November 2022
147-153 Edgewater Drive – Wetland Assessment	Laura Drummond Bioresearches		05 October 2022
Drawing title and reference	Author	Rev	Dated
Site Plan (Job No 1401, Sheet No. RC01)	Leuschke Group Ltd	B	31/10/2022

Basement (Job No 1401, Sheet No. RC02)	Leuschke Group Ltd	C	05/05/2023
Level 0 Plan (Job No 1401, Sheet No. RC03)	Leuschke Group Ltd	C	05/05/2023
Level 1 & 2 Plan (Job No 1401, Sheet No. RC04)	Leuschke Group Ltd	B	31/10/2022
Unit Plans (Job No 1401, Sheet No. RC11)	Leuschke Group Ltd	A	08/06/2022
Unit Plans (Job No 1401, Sheet No. RC12)	Leuschke Group Ltd	A	08/06/2022
Unit Plans (Job No 1401, Sheet No. RC13)	Leuschke Group Ltd	A	08/06/2022
Elevations (Job No 1401, Sheet No. RC21)	Leuschke Group Ltd	B	31/10/2022
Elevations (Job No 1401, Sheet No. RC22)	Leuschke Group Ltd	B	31/10/2022
Sections (Job No 1401, Sheet No. RC31)	Leuschke Group Ltd	C	05/05/2023
HIRTB Sections (Job No 1401, Sheet No. RC33)	Leuschke Group Ltd	A	08/06/2022
Outdoor Living (Job No 1401, Sheet No. RC50)	Leuschke Group Ltd	A	08/06/2022
Shading Diagram – Solstice (Summer) (Job No 1401, Sheet No. RC52)	Leuschke Group Ltd	A	08/06/2022
Shading Diagram – Solstice (Summer) (Job No 1401, Sheet No. RC53)	Leuschke Group Ltd	A	08/06/2022
Concept Design (Job Number: 2397 Sheet Number: 1 of 7)	Second Nature	2	11.04.2023
Planting Design (Job Number: 2397 Sheet Number: 2 of 7)	Second Nature	2	11.04.2023
Planting Design (Job Number: 2397 Sheet Number: 3 of 7)	Second Nature	2	11.04.2023
Planting Palette (Job Number: 2397 Sheet Number: 4 of 7)	Second Nature	2	11.04.2023
Sections - Planting (Job Number: 2397 Sheet Number: 5 of 7)	Second Nature	2	11.04.2023
Sections - Site (Job Number: 2397 Sheet Number: 6 of 7)	Second Nature	2	11.04.2023
Plant Schedule (Job Number: 2397 Sheet Number: 7 of 7)	Second Nature	2	11.04.2023
Standard Notes (Project Number: 49603, Plan: 100)	Dodd Civil Consultants	A	01/02/24
Earthworks Plan (Project Number: 49603, Plan: 200)	Dodd Civil Consultants	A	01/02/24

Erosion and Sediment Control Details (Project Number: 49603, Plan: 201)	Dodd Civil Consultants	A	01/02/24
Construction Earthworks Temporary Batters (Project Number: 49603, Plan: 210)	Dodd Civil Consultants	A	01/02/24
Cut/Fill Plan (Project Number: 49603, Plan: 250)	Dodd Civil Consultants	B	01/02/24
Construction Earthworks Temporary Batters (Project Number: 49603, Plan: 260)	Dodd Civil Consultants	A	01/02/24
Site Plan (Project Number: 49603, Plan: 300)	Dodd Civil Consultants	C	01/02/24
Driveway Longsection (Project Number: 49603, Plan: 310)	Dodd Civil Consultants	B	01/02/24
Vehicle Entryways Longsection (Project Number: 49603, Plan: 310)	Dodd Civil Consultants	B	01/02/24
Drainage Overview (Project Number: 49603, Plan: 400)	Dodd Civil Consultants	E	28/03/23
Stormwater Plan Sheet 1 (Project Number: 49603, Plan: 401)	Dodd Civil Consultants	F	01/02/24
Stormwater Plan Sheet 2 (Project Number: 49603, Plan: 402)	Dodd Civil Consultants	F	01/02/24
Stormwater Longsection 1 (Project Number: 49603, Plan: 410)	Dodd Civil Consultants	E	01/02/24
Stormwater Longsection 2 (Project Number: 49603, Plan: 411)	Dodd Civil Consultants	D	01/02/24
Stormwater Outfall Detail (Project Number: 49603, Plan: 420)	Dodd Civil Consultants	D	01/02/24
Wastewater Plan Sheet 2 (Project Number: 49603, Plan: 501)	Dodd Civil Consultants	D	01/02/24
Wastewater Plan Sheet 2 (Project Number: 49603, Plan: 502)	Dodd Civil Consultants	D	01/02/24
Wastewater Longsection (Project Number: 49603, Plan: 510)	Dodd Civil Consultants	B	01/02/24
Watermain Plan Overview (Project Number: 49603, Plan: 600)	Dodd Civil Consultants	A	01/02/24
Watermain Plan Sheet 1 (Project Number: 49603, Plan: 601)	Dodd Civil Consultants	A	01/02/24
Watermain Plan Sheet 2 (Project Number: 49603, Plan: 602)	Dodd Civil Consultants	A	01/02/24
Watermain Standard Detail (Project Number: 49603, Plan: 690)	Dodd Civil Consultants	A	01/02/24

Other additional information	Author	Rev	Dated
Correspondence to: Ambridge Rose Manor (Project: 149-153 Edgewater Drive, Pakuranga)	Gabriel Kirkwood, Ngāi Tai-Taiaomaurikura		28 February 2022
Landowner approval to install stormwater infrastructure within the unnamed esplanade reserve at 33R Edgewater Drive, Pakuranga, legally described as LOT 189 DP 56698 (LOA 22-334)	Allan Christensen, Manager Land Advisory Services (Auckland Council)		8 May 2023
Correspondence to A & L Sargeant Limited: Ambridge Rose – 147-153 Edgewater Drive – Erosion Control Measures and Effects in response to Auckland Council Coastal Hazard Requests Query #3 for Resource Consent BUN60403972	Patrick Mohan, Ennovate Limited		5 May 2023
Stormwater Management Plan	Dodd Civil Consultants		01-02-23
Correspondence to Auckland Council: Section 92 Response Watermain capacity	Peter Dodd, Dodd Civil Consultants		19 May 2023
Correspondence to Kylie Yin: Stormwater Outfall Structure (Additional advice to Council for Ambridge Rose Resource Consent)	Peter Dodd, Dodd Civil Consultants		4 August 2023
Ambridge Rose – Boutique Retirement Village Development	Charlie Anderson, Urban Capital		03/11/2022
Consultants Advice Note (Application: BUN60403972 LUC60403973 WAT60403974 RFI 21 July 2022)	Peter Dodd, Dodd Civil		01 September 2022
Correspondence to A & L Sargeant Limited: RE: Firefighting Water Supply at 147-153 Edgewater Drive, Pakuranga	Melanie Keane, Nova Flowtec Services Ltd		2 nd September 2022
Correspondence to Auckland City Council Re: New Development Ambridge Rose Apartments at 147-153 Edgewater Drive, Pakuranga, Auckland	Sheldon Murray, Electrical Consulting Services Ltd		31 st October 2022
Correspondence to Ms K Yin: 147-153 Edgewater Drive, Pakuranga - Section 92 Response	Nabi Mussa and Leo Hills, Commute Transportation Consultants		10 November 2022
Correspondence to Ms K Yin: 147-153 Edgewater Drive, Pakuranga - Section 92 Response	Nabi Mussa and Leo Hills, Commute Transportation Consultants		4 May 2023

2. Under section 125 of the RMA, these consents lapse five years after the date they are granted unless:
 - a. The consents are given effect to; or
 - b. The council extends the period after which the consents lapse.
3. The consent holder shall pay the council an initial consent compliance monitoring charge of \$1,116 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to these consents.

Advice Note:

The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consent(s). In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent(s) have been met, will the council issue a letter confirming compliance on request of the consent holder.

Predevelopment Conditions

Pre-start Meeting

4. Prior to the commencement of the construction 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 5 days before the anticipated commencement of construction
 - c. includes the Environmental Monitoring Officer and Development Engineer
 - d. includes representation from the contractors who will undertake the works

The following matters shall be discussed at the meeting:

- The conditions of consent
- Earthworks and sediment control
- Methodology for removal of unsuitable materials
- Accidental discovery protocols and Pre-start cultural induction
- The provision of Certificates of Determination for the Cancellation of Building Line Restrictions obtained from Auckland Transport
- Approved Corridor Access Request (CAR)
- Specific conditions for dewatering and diversion of groundwater

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
- Erosion and Sediment Control Plan
- Construction and Traffic Management Plan
- Land Owner Approval for any works within Council's reserve and/or the road berm
- Confirmation of:
 - involvement of Ngāi Tai ki Tāmaki for the provision of Tikanga and/or Cultural Monitoring,
 - stormwater treatment prior to discharge

Advice Note:

As set out in the following conditions any new public extension/connection points to stormwater system, wastewater system and water supply will require engineering approval to be obtained from the Council prior to applying Building Consent. The proposed extension/connection points shall be constructed in accordance with Auckland Code of Practice for Land Development & Subdivision.

The consent holder has agreed to the recommendations set out in the correspondence from Gabriel Kirkwood, Ngāi Tai-Taiaomaurikura which include:

- *the opportunity to provide Tikanga including but not limited to Karakia, Cultural Inductions; and Cultural Monitoring during earthworks at an extent to be determined upon receipt of a works schedule, and*
- *options for stormwater treatment prior to discharge such as Storm360 Filter, rain gardens, or swales.*

To arrange the pre-start meeting required by condition (4) please contact the Team Leader Environmental Monitoring South to arrange this meeting or email monitoring@aucklandcouncil.govt.nz . The conditions of consent should be discussed at this meeting. All information required by the council and listed in that condition should be provided 2 days prior to the meeting.

Construction Management Plan

5. Prior to the commencement of the any earthworks, a Construction Management Plan (CMP) shall be submitted to the Team Leader Environmental Monitoring South. No construction activity shall commence until confirmation is provided from the Council that the CMP is satisfactorily. The Construction Management Plan shall include specific details relating to avoiding, remedying or mitigating adverse effects on the environment from demolition, construction and management of all works associated with this development as follows:
 - a. Contact details of the appointed contractor or project manager (phone number, e-mail, postal address).
 - b. A general outline of the construction programme for the development, including proposed hours of work on the site.
 - c. Measures to be adopted to maintain areas of the site that are visible from public spaces and private property in a tidy condition in terms of rubbish disposal, storage and unloading of materials, etc.

- d. Plans showing areas where stockpiles, equipment (including contractor parking) will occur so that there is no obstruction of public spaces (e.g. roads).
- e. Plans showing the location of any site offices, staff facilities and staff car parking required during the construction period.
- f. An overview of measures that will be adopted to prevent unauthorised public access during the construction period.
- g. Procedures for controlling sediment run-off, dust, and the removal/ introduction of soil, debris, and materials associated with construction and/ or demolition (if necessary).
- h. Dust mitigation/ suppression measures to ensure that there is no airborne or deposited dust beyond the subject site as a result of the earthworks activity that is noxious, offensive or objectionable.
- i. Procedures for ensuring that residents in the immediate vicinity of the construction area are given prior notice of the commencement of construction activities and are informed about the expected duration of works and potential effects of the works (e.g. traffic, parking, noise and vibration).

The CMP shall be implemented and maintained throughout the duration of the construction period.

Construction Traffic Management Plan

- 6. Prior to the commencement of the earthworks activity on the subject site, a Construction Traffic Management Plan (CTMP) shall be prepared in accordance with New Zealand Transport Agency's "Code of Practice for Temporary Traffic Management (COPTTM)" and shall address the control of the movement of earthmoving vehicles and delivery vehicles to and from the site. The CTMP shall be submitted to the Team Leader Environmental Monitoring South. No earthworks on the subject site shall commence until confirmation is provided from the council that the CTMP satisfactorily meets the requirements of COPTTM, and any required measures referred to in that plan have been put in place. The plan shall also include the following:
 - a. Construction dates and hours of operation including any specific non-working hours for traffic congestion/noise etc, aligned with normally accepted construction hours in the Auckland Region.
 - b. Truck route diagrams both internal to the site and external to the local road network.
 - c. Temporary traffic management signage/details for both pedestrians and vehicles to appropriately manage the interaction of these road users with heavy construction traffic.
 - d. Details of site access/egress over the entire construction period. Noting that all egress points to be positioned so that they achieve appropriate site distance as per the RTS6 document.
 - e. Specific measures to address large trucks or cranes accessing the construction site; and
 - f. Any staging consideration with regards to vehicle access.

The CTMP shall be implemented and maintained throughout the duration of the construction works.

Advice Notes:

The Construction and Traffic Management Plan should contain sufficient detail to address the following matters: measures to ensure the safe and efficient movement of the travelling public (pedestrians, vehicle occupants, local residents etc.), and restricting hours of vehicle movements to protect amenity of surrounding environment during earthworks phase.

7. The Team Leader Environmental Monitoring South shall be notified at least ten (10) working days prior to earthwork activities commencing on the subject site to ensure that the monitoring officer is aware that earthworks are beginning, and to allow the opportunity to check any site management measures are in place.

Certificate of Determination – Building Line Restriction Cancellation

8. Prior to the commencement of above-ground construction of Buildings A and B, a Certificate of Determination for the cancellation of the Building Line Restriction must be submitted to Council from each of the following sites: Lot 143 DP 56698 (147 Edgewater Drive); Lot 142 DP 56698 (149 Edgewater Drive); Lot 141 DP 56698 (151 Edgewater Drive); Lot 140 DP 56698 (153 Edgewater Drive).

Construction Conditions**Noise associated with construction activities**

9. 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:
 - between the hours of 7:30 am and 18:00 pm, Monday to Saturday; and
 - must not be carried out on any Sunday or public holiday (and any following Monday on which that public holiday is observed).

Ensure construction and earthworks activities do not obstruct access.

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

Vibration during earthworks/construction/demolition

11. Where works on the site are creating vibrations, that in the opinion of the Team Leader Environmental Monitoring South, constitute an unreasonable disturbance beyond the boundaries of the subject site, the consent holder shall cease works until a suitably qualified expert has been engaged to undertake monitoring of the works and provide confirmation that peak particle velocities measured on any foundation or uppermost full storey of any building not located on the subject site, do not exceed the limits set out in Table 1 of German Standard DIN 4150 Part 3:1986 "Structural Vibration in Buildings – Effects on Structures."

Specific conditions – land use consent LUC60403973

Amalgamation Covenant

12. The consent holder shall enter into a section 108 Resource Management Act 1991 covenant in favour of Auckland Council [the council] for Lot 137 DP56698, Lot 138 DP56698, Lot 139 DP56698, Lot 140 DP56698, Lot 141 DP 56698, Lot 142 DP 56698, and Lot 143 DP56698. The consent holder shall contact the council's Team Leader Compliance Monitoring South to initiate the preparation of the covenant. A copy of the updated Computer Register (record of title) showing that the covenant has been registered shall be provided to the Council's Team Leader Compliance Monitoring South prior to commencement of the construction of the dwellings and associated built form such as retaining walls.

The covenant shall:

- require that Lot 137 DP56698, Lot 138 DP56698, Lot 139 DP56698, Lot 140 DP56698, Lot 141 DP 56698, Lot 142 DP 56698, and Lot 143 DP56698 not be sold or otherwise disposed of separately in any way except in conjunction with each other; and
- be drafted by the council's nominated Solicitor at the consent holder's cost; and
- be registered against the Computer Register(s) (certificate(s) of title) to the affected land by the consent holder at their cost; and
- require the consent holder to:
 - a. be responsible for all legal fees, disbursements and other expenses incurred by the council in connection with the covenant, and procure its solicitor to give an undertaking to the council for payment of the same; and
 - b. indemnify the council for costs, fees, disbursements and other expenses incurred by the council as a direct or indirect result of the council being a party to this covenant.

Advice Note:

In addition to the subject site Lots 140 to 143 DP 56698, elements of the proposed development such as: access to Edgewater Drive via the basement carpark of Building A, pedestrian accesses, and earthworks and the creation of retaining walls are located on the adjacent property Lots 137 to 139 DP 56698. This covenant is required to ensure the construction of these elements and enduring vehicular and pedestrian access.

Architectural Design Plans

13. Prior to the lodgement of Building Consent, a finalised set of architectural detail drawings and materials specifications shall be submitted to Council for written certification by the Council. The information shall include the following:

- details of the building's façade treatment / architectural features;
- materials schedule and specification, sample palette of materials, surface finishes, and colour schemes (including colour swatches) referenced on the architectural elevations; and

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).

All works shall then be carried out with the details certified by Council, and thereafter retained and maintained, to the satisfaction of the Council.

Finalised Landscape design drawings, specifications and maintenance requirements

14. Prior to the approval of building consent, the consent holder must 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. The submitted information must be consistent with the approved landscape concept plan(s), based on the Ambridge Rose Apartments, Concept Design, Resource Consent RFI, prepared by Second Nature, dated 11.04.2023, as referenced in condition(1) and, at a minimum, must include landscape design drawings, specifications and maintenance requirements including:

- An annotated planting plan(s) which communicate the proposed location and extent of all areas of planting, including the new native planting.
- A plant schedule based on the submitted planting plan(s) which details specific plant species, spacing, the number of plants, plant sourcing and the height and/or grade (litre) /Pb size at time of planting.
- A hard landscape plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing, any retaining walls and fences.

The hard landscape plan must include details of hard surface material variation within the approved vehicle accessway to reflect more of a 'shared space' environment that prioritises pedestrians.

Advice Note:

This material variation could be as simple as the provision of different levels of black oxide within the various concrete pours at regular intervals.

- A detailed lighting plan showing locations, fixture types and light spread.
- A landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design covering a minimum three years, including in relation to the following requirements:
 - Soil preparation, staking, watering, drainage, mulching and fertiliser requirements.
 - Weed removal and pest control.
 - Plant replacement covering a minimum three years for poorly performing or dead plants, including specimen trees.

- Maintenance methodology and frequencies, inspection timeframes
- Contractor responsibilities for ongoing maintenance.

Advice Note:

As part of the condition monitoring process, Council's Environmental Monitoring Officers will liaise with members of the Council's Urban Design Unit to ensure that the submitted details are consistent with the approved plans and information.

Development in Progress Conditions

Sediment / erosion control in accordance with approved plan

15. Prior to the commencement of earthworks activity, all required erosion and sediment control measures on the subject site must be constructed and carried out in accordance with the approved Erosion and Sediment Control Details and Temporary Construction Earthworks Temporary Batters drawn by Dodd Civil Consultants, dated 03/22 and 05/22 respectively and shall be maintained throughout the earthwork's activity, or until the site is permanently stabilised against erosion. In the event that a discharge occurs, works must cease immediately, and the discharge must be mitigated and/or rectified to the satisfaction of Council.

Stormwater Outfall Earthworks – 33R Edgewater Drive

16. To minimise the potential for sediment entering Pakuranga Creek, any earthworks associated with the creation of each of the stormwater outfall arrangements within this site must:
 - a. either occur within one day, or in the event works extend beyond a day that the earthworks are stabilised overnight, and every night until works are completed, and
 - b. be undertaken during a period of fine weather.

Ensure supervision and certification of geotechnical works.

17. Any required retaining walls and/or temporary stabilising works shall be constructed in a timely manner under engineering design and supervision. The consent holder shall ensure that all necessary approvals for retaining walls are obtained and that sufficient resources are available to construct the required retaining walls as directed by the geotechnical engineer, prior to commencement of any significant excavation works.
18. Certification from a suitably qualified engineering professional responsible for supervising the works shall be provided to the Council, confirming that the works have been completed in accordance with above condition, within ten (10) working days following completion. Written certification shall be in the form of a producer statement acceptable to the Council.

Surveyor foundation check

19. No building works shall proceed beyond the foundation stage until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder, has provided written certification to the Team Leader Environmental Monitoring South that the works completed:
 - have been completed in accordance with the approved plans as referred to in condition(1) of this consent; or

- do not exceed the vertical or horizontal extent of any breach, infringement, or non-compliance approved under this consent, with particular reference to the coastal protection yard infringement associated with Building A, and the building height infringements associated with Buildings A and B.

Advice Note:

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

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

- *provide assurance that the building works, to that point, have been undertaken in accordance with the consent*
- *reduce the risk of non-compliance as the works continue.*
- *Written certification should include the following:*
 - *the finished ground level is clearly marked on the subject site*
 - *the relevant consent reference number and site address*
 - *levels, calculations, plans and drawings of the structure(s) that are the subject of certification*
 - *the quantification of the extent of any breach, infringement or non-compliance identified at the time of survey, where this has occurred.*

Written certification is to be provided directly to the officer specified in this condition.

Surveyor roof framing check

20. No building works shall proceed beyond the roof framing stage until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder, has provided written certification to the Environmental Monitoring South that the works completed:

- have been completed in accordance with the approved plans as referred to in condition(1) of this consent, or
- do not exceed the vertical or horizontal extent of any breach, infringement, or non-compliance approved under this consent, with particular reference to the height of Buildings A and B, and the height in relation to boundary infringements associated with Building A along north-eastern and south-eastern boundaries.

Advice Note:

The purposes of certification at the roof framing stage of construction are to:

- *provide assurance that the building works, to that point, have been undertaken in accordance with the consent*
- *reduce the risk of non-compliance as the works are completed.*
- *Written certification should include the following:*
 - *the finished ground level is clearly marked on the subject site*
 - *the relevant consent reference number and site address*
 - *levels, calculations, plans and drawings of the structure(s) that are the subject of certification*
 - *the quantification of the extent of any breach, infringement or non-compliance identified at the time of survey, where this has occurred.*

Written certification is to be provided directly to the officer specified in this condition.

Engineering Plans

21. Prior to commencement of any public infrastructure on this development, the consent holder shall submit engineering plans (including engineering calculations and other specifications) to the council for approval.

The engineering plans submitted for approval shall detail all works associated with the development, and shall be in accordance with current Council Engineering Standards, but not limited to;

- a) Public Stormwater Reticulation
- b) Public Wastewater Reticulation
- c) Public Water Supply Reticulation
- d) Common accessway

Advice Note:

- *The Engineering Plan Application forms including lodgement and fees can be found at the following Auckland Council website: <https://www.aucklandcouncil.govt.nz/building-and-consents/engineering-approvals/Pages/default.aspx>*

Stormwater Reticulation (Connection to Public Network)

22. The consent holder must design and construct connections to the public stormwater reticulation network to serve the buildings in accordance with the requirements of the stormwater utility service provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided to the council prior to occupation of the Building(s).

Advice Notes:

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Stormwater utility provider is Auckland Council Healthy Waters.*
- *Public connections are to be constructed in accordance with the Stormwater Code of Practice.*
- *Details of maintenance access needs to be provided at EPA Stage*
- *Alterations to the public stormwater reticulation network require Engineering Plan Approval.*

<https://www.aucklandcouncil.govt.nz/building-and-consents/engineering-approvals/Pages/default.aspx>
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and **should not be used** for the purposes of constructing public reticulation works in the absence of that approval, but do form the basis of the detailed design.*

Wastewater Reticulation Networks (Connection to Public Network)

23. The consent holder must design and construct connections to the public wastewater reticulation network to serve buildings in accordance with the requirements of the wastewater utility provider. Certification from the utility provider that works have been

satisfactorily undertaken must be provided to the council prior to occupation of the Building(s).

Advice Notes:

- *Acceptable forms of Evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public wastewater reticulation network require Engineering Plan Approval. Additional approval is required from Watercare/Veolia as part of the Engineering Plan Approval Process*

<https://www.aucklandcouncil.govt.nz/building-and-consents/engineering-approvals/Pages/default.aspx>

- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and **should not be used** for the purposes of constructing public reticulation works in the absence of that approval, but do form the basis of the detailed design.*

Water Reticulation Networks (Connections to Public Network)

24. The consent holder must design and construct connections to the public water reticulation network to serve the buildings in accordance with the requirements of the water utility provider. Certification from the utility provider that works have been satisfactorily undertaken must be provided to the council prior to occupation of the Building(s).

Advice Notes:

- *Acceptable forms of evidence from the Utility Providers include a Certificate of Acceptance.*
- *Alterations to the public water reticulation network require Engineering Plan Approval. Additional approval is required from Watercare/Veolia as part of the Engineering Plan Approval Process.*

<https://www.aucklandcouncil.govt.nz/building-and-consents/engineering-approvals/Pages/default.aspx>

- *Public water supply is required to ensure an acceptable water supply for each lot, including for fire-fighting purposes.*
- *Public connections are to be constructed in accordance with the Water and Wastewater Code of Practice.*
- *Plans approved under Resource Consent do not constitute an Engineering Plan Approval and **should not be used** for the purposes of constructing public reticulation works in the absence of that approval, but do form the basis of the detailed design.*

Public Stormwater Outfalls

25. The consent holder must design and construct stormwater outfall structures in accordance with the requirements of the utility service provider. Certification from the utility provider that

works have been satisfactorily undertaken must be provided to the council prior to occupation of the Building(s).

Advice Notes:

- *Acceptable forms of evidence include Engineering Approval Completion Certificates.*
- *Utility service provider is the Auckland Council Healthy Waters Department*
- *Construction of public outfall structures require Engineering Plan Approval.*
- *Engineering Plans approved under Resource Consent do not constitute an Engineering Plan Approval and **should not be used** for the purposes of constructing public reticulation works in the absence of that approval, but do form the basis of the detailed design.*
- *Please be aware of any other conditions and requirements pertaining to this outfall, including regional consenting conditions and requirements.*

Utilities

26. The consent holder must make provision for telecommunications and electricity to buildings in accordance with the requirements of the respective utility operators. If reticulated, these utilities must be underground. Certification from the utility providers that works have been satisfactorily undertaken must be provided to the council prior to occupation of the building(s).

General Geotechnical

27. The construction of retaining walls/underfill drainage/counterfort drainage on proposed development must be undertaken in accordance with the recommendations of the Geotechnical Investigation Report for 147 to 153 Edgewater Drive, Pakuranga Ref: J00983 dated December 21, 2022 and further addendums to ensure that geotechnical stability is maintained.

Advice Note:

A building consent will be required for the construction or installation of retaining walls, palisade walls, soldier pile walls, counterfort drains, under fill drainage, and footings.

Formation of accessway and manoeuvring areas

28. The accessway must be formed, paved, and drained to the Auckland Design Manual (Private Way Guidance – GD2022/12) standard, including the provision of stormwater catch pits, stormwater treatment options, and/or slot drains where necessary and the provision of kerbing or other mechanism to prevent water flowing on to other property including footpaths.

Advice Note:

As set out in condition(4) The consent holder has agreed to the recommendations set out in the correspondence from Gabriel Kirkwood, Ngāi Tai-Taiaomaurikura which include:

- *options for stormwater treatment prior to discharge such as Storm360 Filter, rain gardens, or swales.*

29. Prior to occupation of the buildings a completion certificate from a suitably qualified professional must be provided to the Council as evidence of completion of this condition.

Advice Note:

The Engineering Plan Application is required for the construction of common accessway and forms including lodgement and fees can be found at the following Auckland Council website: <https://www.aucklandcouncil.govt.nz/building-and-consents/engineering-approvals/Pages/default.aspx>

Vehicle Crossings

30. The consent holder must provide new commercial vehicle crossings to serve 41 apartment units. The crossing must be designed and formed in accordance with the drawings 310 B, 320 B including other requirements of Auckland Transport³. The new crossings must maintain an at-grade (level) pedestrian footpath across the length of each crossing, using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of each crossing. Certification that works have been satisfactorily undertaken must be provided to Council prior to occupation of the Building(s).

Advice Notes:

- *An approval letter and completion certificate from Auckland Transport is required to be submitted to Auckland Council as a verification that Auckland Transport has completed approval and a final vehicle crossing inspection before this condition is considered fulfilled.*
 - *Works within the road reserve require prior approval from Auckland Transport. The consent holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.*
 - *A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works.*
 - *Please note that any redundant vehicle crossings are required to be reinstated.*
31. Prior to the occupation of the new buildings, all redundant vehicle crossings shall be removed and reinstated as kerbing, and footpath to Auckland Transport's Transport Design Manual requirements, including a regrade of the footpath across the vehicle crossing to 2% cross-fall. This shall be undertaken at the consent holder's expense and to the satisfaction of the Council.

Pedestrian Visibility Splay

32. A pedestrian visibility splay shall be provided on both sides of the proposed exit vehicle crossing. Any boundary fencing and/or landscaping within the visibility splay areas of 5m x 2.5m (5m on either side of the driveway within the site and 2m on both sides of the front boundary from the edge of the crossing) shall not exceed 900mm or, alternatively shall be at least 50% visually permeable. Landscaping in the visibility splay area will need to be trimmed and maintained in perpetuity to comply with the stipulated height.

³ <https://at.govt.nz/about-us/working-on-the-road/vehicle-crossing-application/vehicle-crossing-standards/>

Bicycle parking

33. That the consent holder must provide no less than 1 long term secured bike parking space and 2 short stay bike parking on site.

Directional arrows

34. That appropriate directional arrows shall be painted on the formed all weather surface to indicate the direction of flow of traffic in accordance with Transit New Zealand's "Manual of Traffic Signs and Markings" and thereafter maintained to the satisfaction of the Manager Resource Consents and Compliance.

Traffic signal

35. That the consent holder must provide traffic signal operations within the proposed basement for one-way traffic flow and maintain the same during the life of the consent.

Speed humps

36. Prior to the construction of each vehicle accessway, the consent holder must provide to the Council, for certification, final plans for the location and specification of the proposed speed humps incorporating the following parameters:
- a. The speed hump is to be located in a position near the front of the site, at least 4 metres back from public footpath
 - b. The speed humps are designed to a height of 75mm.

Lighting

37. Prior to the utilisation of the buildings during the hours of darkness, the consent holder must provide a Lighting Plan and Certification/ Specifications prepared by a qualified Lighting Engineer, to the Council. 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 must:
- include all accessible areas of the premises where movement of people are expected. Such locations include, but are not limited building entrances, building frontages, outdoor carparking, footpaths and common access areas.
 - 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.
 - Demonstrate compliance with the relevant standards in E24.6.1 Lighting of the Auckland Unitary Plan (Operative in Part).
 - 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.).
 - 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.

- 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.

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 Note:

The purpose of this condition is to ensure that adequate lighting is provided to frequently used areas within the proposed development for the safety of users. Adequate lighting is the amount of lighting at eye level for a person with average eyesight so they can identify any potential threat approaching them from at least a 15-metre distance.

Avoid Damaging Assets

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

Advice Note:

- *The Engineering Plan Application forms including lodgement and fees can be found at the following Auckland Council website:*
<https://www.aucklandcouncil.govt.nz/building-and-consents/engineering-approvals/Pages/default.aspx>

Park and Reserve Development

39. At Engineering Plan Approval stage, the consent holder shall submit for the approval of the Parks Planning Team Leader, detailed engineering and landscaping plans for all hard assets (stormwater outlet) to enable reserve development to be undertaken. The plan(s) and supporting planting methodology, to be submitted for approval, shall:
- a. Be in general accordance with the Landowner approval to install stormwater infrastructure within the unnamed esplanade reserve at 33R Edgewater Drive, Pakuranga, legally described as LOT 189 DP 56698 (LOA 22-334), issued by Allan Christensen Manager Land Advisory Services, Auckland Council, dated 8 May 2023.
 - b. Be prepared by suitably qualified person/s
 - c. Include a weed management plan detailing weed eradication and control methods for the park, prior to and after planting.
 - d. Identify all new planting to be undertaken on the site including details of the intended species, spacing, quantities, location, plant sizes at the time of planting, their likely heights on maturity and how planting will be staged and established.
 - e. Include specifications for plant condition and a written specification detailing the planting methodologies to be used.
 - f. Identify the existing species to be retained.

- g. Comply with the Auckland Code of Practice for Land Development and Subdivision: Chapter 7: Landscaping.

Post-development Conditions

Implementation and maintenance of approved landscape design

40. Prior to occupation of either Building A or Building B, the approved detailed landscape design must be implemented in the first planting season (May to September) following completion and the consent holder must implement the landscape design which has been certified by Council under condition(14) and thereafter retain and maintain this landscape in accordance with the landscape management and maintenance plan which has been certified under condition(14), and thereafter maintain this to the satisfaction of Council.

In the event planting cannot within the appropriate planting season, the consent holder must demonstrate methods additional watering and monitoring and/or irrigation as set out in the maintenance plan approved under condition(1) to ensure the establishment of the plants.

The consent holder must thereafter retain and maintain this landscape with appropriate weed control, replacement planting, and pruning as required in perpetuity to the satisfaction of the Council in accordance with the maintenance plan approved under condition(1).

Replacement planting must be in accordance with best arboricultural/landscaping methods and must be maintained in accordance with best practice for an establishment period of two years.

If any of the original replacement plants die within the establishment period, it must be replaced like for like by the consent holder.

Advice Note:

- *Please note that should the option to plant specimen trees within the road berm be exercised, such planting will require Land Owner Approval prior to these works being undertaken.*

Timber retaining walls and fences

41. Prior to occupation of either Building A or Building B, the timber retaining walls and fences which are visible from the public or communal realm must be painted or stained in a dark recessive colour or a colour which is in accordance with the proposed architecture. This is required to ensure these elements do not detract from the visual quality of the public realm.

Coastal Hazard Erosion Inspections – Building A

42. The Consent holder must inspect/monitor erosion and instability at a 5 yearly basis from the completion of works along the subject site's eastern boundary adjacent to Building A. Details of the inspection must be submitted to the Council within ten working days of the inspection's completion.

43. In the event, evidence of erosion and/or instability is found, remedial action must be undertaken immediately where the consent holder must provide for Council approval:
- a. details of ground stabilisation works,
 - b. details of sediment/erosion controls associated with the above works,
 - c. details of replacement planting,

Advice Note:

In the event that the Knightia excelsa (Rewarewa) specimen trees adjacent to Building A are removed to construct a Contingency Ground stabilisation wall, appropriate replacement trees will need to be planted on completion of works.

Trees must be planted at a minimum 45l grade and be capable of establishing in the coastal environment. Trees will need to be of a columnar form due to the constraints of space between Building A and the retaining wall. Metrosideros 'Lighthouse' may be a consideration.

- d. a timeframe for each stage of implementation, and
- e. documentation requirements and timeframes for its submission to Council to ensure that such ground stabilisation works have been completed to a satisfactory degree.

All works shall then be carried out with the details and dates approved by Council, and thereafter retained and maintained, to the satisfaction of the Council.

Advice Note:

Should the construction of ground stabilisation works involve the removal of approved landscaping, replacement planting is required in accordance with condition(40).

Notice of Completion

44. The Council must be advised in writing within 10 working days of when ground stabilisation works have been completed, where the details agreed upon in condition(43)(d) have been provided.

Specific conditions – water permit WAT60403974

Alarm Level	Specific levels at which actions are required as described in the relevant conditions.
Alert Level	Specific levels at which actions are required as described in the relevant conditions.
Bulk Excavation	Includes all excavation that affects groundwater excluding minor enabling works and piling less than 1.5m in diameter.
Commencement of Dewatering	Means commencement of Bulk Excavation and/or the commencement of the taking or diversion of groundwater, other than for initial state monitoring purposes.
Completion of Dewatering	Means, in the case of a drained building or structure, the stage the structures external and internal support mechanisms, including basement floors have been completed, the permanent drainage system(s) are in place and no further groundwater is being taken for the construction of the basement.
Commencement of Excavation	Means commencement of Bulk Excavation or excavation to create perimeter walls.
Completion of Construction	Means when the Code Compliance Certificate (CCC) is issued by Auckland Council
Completion of Excavation	Means the stage when all Bulk Excavation has been completed and all foundation/footing excavations within 10 meters of the perimeter retaining wall have been completed.
Condition Survey	Means an external visual inspection or a detailed condition survey (as defined in the relevant conditions).
Damage	Includes Aesthetic, Serviceability, Stability, but does not include Negligible Damage. Damage as described in the table below.
External visual inspection	A condition survey undertaken for the purpose of detecting any new external Damage or deterioration of existing external Damage. Includes as a minimum a visual inspection of the exterior and a dated photographic record of all observable exterior Damage.
GSMCP	Means Groundwater and Settlement Monitoring and Contingency Plan
Monitoring Station	Means any monitoring instrument including a ground or building deformation station, inclinometer, groundwater monitoring bore, retaining wall deflection station, or other monitoring device required by this consent.
RL	Means Reduced Level.

Seasonal Low
Groundwater Level

Means the annual lowest groundwater level – which typically occurs in summer.

Services

Include fibre optic cables, sanitary drainage, stormwater drainage, gas and water mains, power and telephone installations and infrastructure, road infrastructure assets such as footpaths, kerbs, catch-pits, pavements and street furniture.

SQEP

Means Suitably Qualified Engineering Professional

SQBS

Means Suitably Qualified Building Surveyor

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

Table 1: Building Damage Classification

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

Activity in accordance with plans

45. The take (dewatering) and diversion of groundwater associated with the proposed development must be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent number WAT60403974 including:
- a. Report titled “Civil Engineering report for Retirement village serviced apartment – 147-153 Edgewater Drive, Pakuranga”, prepared by Dodd Civil Consultants Ltd, Reference 496/03, dated May 2022.
 - b. Infrastructure drawings titled “Ambridge Rose Retirement Village, Pakuranga”, prepared by Dodd Civil Consultants Ltd, Job No. 49603, dated May 2022.
 - c. Architectural drawings titled “Ambridge Rose Apartments – 147-153 Edgewater Dr, Pakuranga”, sheets RC00 to RC41 (13 pages) prepared by Leuschke Group Architects Ltd, Job No. 1401, dated 8 June 2022.
 - d. Report titled “Geotechnical Investigation Report – 147 to 153 Edgewater Drive, Pakuranga”, prepared by Land Development & Engineering Ltd, Project reference J00983, Version C, dated 3 February 2023.
 - e. Report titled “Draft Groundwater Monitoring and Settlement Contingency Plan – 147 - 153 Edgewater Drive, Pakuranga”, prepared by Land Development & Engineering Ltd, Project reference J00983, dated 3 February 2023.

Duration of the consent

46. The take (dewatering) and groundwater diversion consent WAT60403974 must expire thirty-five (35) years after it has been granted unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

Review Condition

47. Under section 128 of the RMA the conditions of this consent WAT60403974 may be reviewed by the Manager Resource Consents at the consent holder’s cost:

Within six months after Completion of Dewatering and subsequently at intervals of not less than five years thereafter in order:

- To deal with any adverse effects on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage
- To vary the monitoring and reporting requirements, and performance standards, in order to take account of information, including the results of previous monitoring and changed environmental knowledge on:
 - i. ground conditions
 - ii. aquifer parameters
 - iii. groundwater levels; and
 - iv. ground surface movement

Ground Dewatering (Take) and Groundwater Diversion Conditions

Notice of Commencement of Dewatering

48. The Council must be advised in writing at least 10 working days prior to the date of the Commencement of Dewatering.

Design of Basement Walls and Retaining

49. The design and construction of the basement retaining walls must be undertaken in accordance with the specifications contained in the reports referenced below:
- (a) Report titled “Civil Engineering report for Retirement village serviced apartment – 147-153 Edgewater Drive, Pakuranga”, prepared by Dodd Civil Consultants Ltd, Reference 496/03, dated May 2022.
 - (b) Infrastructure drawings titled “Ambridge Rose Retirement Village, Pakuranga”, prepared by Dodd Civil Consultants Ltd, Job No. 49603, dated May 2022.
 - (c) Architectural drawings titled “Ambridge Rose Apartments – 147-153 Edgewater Dr, Pakuranga”, sheets RC00 to RC41 (13 pages) prepared by Leuschke Group Architects Ltd, Job No. 1401, dated 8 June 2022.
 - (d) Report titled “Geotechnical Investigation Report – 147 to 153 Edgewater Drive, Pakuranga”, prepared by Land Development & Engineering Ltd, Project reference J00983, Version C, dated 3 February 2023.
 - (e) Report titled “Draft Groundwater Monitoring and Settlement Contingency Plan – 147 - 153 Edgewater Drive, Pakuranga”, prepared by Land Development & Engineering Ltd, Project reference J00983, dated 3 February 2023.

Excavation Limit

50. The Bulk Excavation for the Building A basement level must not extend below 1.0 m RL.

Performance Standards

Damage Avoidance

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

Alert and Alarm Levels

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

Schedule A: Alarm and Alert Levels			
Movement		Trigger Thresholds (+/-)	
		Alarm	Alert
a)	Differential vertical settlement between any two Ground Surface Deformation Stations (the Differential Ground Surface Settlement Alarm or Alert Level)	1:500	1:750
b)	Total vertical settlement from the pre-excavation baseline level at any Ground Surface Deformation Station (the Total Ground Surface Settlement Alarm or Alert Level)	20mm	15mm
c)	Differential vertical settlement between any two adjacent Building Deformation Stations (the Differential Building Settlement Alarm or Alert Level)	1:500	1:750
d)	Total vertical settlement from the pre-excavation baseline level at any Building Deformation Station (the Total Building Settlement Alarm or Alert Level)	10mm	7mm
e)	Total lateral deflection from the pre-excavation baseline level at any retaining wall deflection station (the Retaining Wall Deflection Alarm or Alert Level)	20mm	15mm

Note: The locations of the Monitoring Stations listed in Schedule A are shown on the report titled “Draft Groundwater Monitoring and Settlement Contingency Plan – 147 - 153 Edgewater Drive, Pakuranga”, prepared by Land Development & Engineering Ltd, Project reference J00983, dated 3 February 2023. These levels may be amended subject to approval by the Council as part of the Groundwater Settlement Monitoring and Contingency Plan (GSMCP) approval process, and, after the receipt of pre-dewatering monitoring data, building condition surveys and recommendations from a suitably qualified engineering professional (SQEP), but only to the extent that avoidance of Damage to building, structures and Services can still be achieved.

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

Alert Level Actions

53. In the event of any Alert Level being exceeded the Consent Holder must:

- (a) Notify the Council within 24 hours.
- (b) Re-measure all Monitoring Stations within 50 metres of the affected monitoring location(s) to confirm the extent of apparent movement.
- (c) Ensure the data is reviewed, and advice provided, by a SQEP on the need for mitigation measures or other actions necessary to avoid further deformation. Where mitigation measures or other actions are recommended those measures must be implemented.

- (d) Submit a written report, prepared by the SQEP responsible for overseeing the monitoring, to the Council within five working days of Alert Level exceedance. The report must provide an analysis of all monitoring data (including wall deflection) relating to the exceedance, actions taken to date to address the issue, recommendations for additional monitoring (i.e., the need for increased frequency or repeat condition survey(s) of building or structures) and recommendations for future remedial actions necessary to prevent Alarm Levels being exceeded.
- (e) Measure and record all Monitoring Stations within 50 metres of the location of any Alert Level exceedance every two days until such time the written report referred to above has been submitted to the Council.

Alarm Level Actions

54. In the event of any Alarm Level being exceeded at any ground deformation pin, building deformation pin, retaining wall deflection pin Monitoring Station the Consent Holder must:
- (a) Immediately halt construction activity, including excavation, dewatering or any other works that may result in increased deformation, unless halting the activity is considered by a SQEP to be likely to be more harmful (in terms of effects on the environment) than continuing to carry out the activity.
 - (b) Notify the Council within 24 hours of the Alarm Level exceedance being detected and provide details of the measurements taken.
 - (c) Undertake a condition survey (this could comprise either a detailed condition survey or an external visual inspection at the discretion of the SQEP responsible for overseeing the monitoring) by a SQEP or suitably qualified building surveyor (SQBS) of any building or structure located adjacent to any Monitoring Station where the Alarm Level has been exceeded.
 - (d) Take advice from the author of the Alert Level exceedance report (if there was one) on actions required to avoid, remedy or mitigate adverse effects on ground, buildings or structures that may occur as a result of the exceedance.
 - (e) Not resume construction activities (or any associated activities), halted in accordance with paragraph (a) above, until any mitigation measures (recommended in accordance with paragraphs (d) above) have been implemented to the satisfaction of a SQEP.
 - (f) Submit a written report, prepared by the SQEP responsible for overseeing the monitoring, to the Council, on the results of the condition survey(s), the mitigation measures implemented and any remedial works and/or agreements with affected parties within five working days of recommencement of works.

Groundwater and Settlement Monitoring and Contingency Plan (GSMCP)

55. At least 20 days prior to the Commencement of Dewatering, a Groundwater and Settlement Monitoring and Contingency Plan (GSMCP) prepared by a (SQEP), must be submitted to the Council for written approval. Any later proposed amendment of the GSMCP must also be submitted to the Council for written approval.

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

- (a) A monitoring location plan, showing the location and type of all Monitoring Stations including ground and building deformation pins, and retaining wall deflection pins. The monitoring plan should be based on the report titled “Draft Groundwater Monitoring and Settlement Contingency Plan – 147 - 153 Edgewater Drive, Pakuranga”, prepared by Land Development & Engineering Ltd, Project reference J00983, dated 3 February 2023. In any case where the location of a Monitoring Station differs substantively from that shown on the plan referenced above, a written explanation for the difference must be provided at the same time that the GSMCP is provided.
 - (b) Final completed schedules B to D (as per the conditions below) for monitoring of ground surface, building and retaining wall deformation (including any proposed changes to the monitoring frequency) as required by conditions below.
 - (c) All monitoring data, the identification of Services susceptible to Damage and all building/Service condition surveys undertaken to date and required by conditions below.
 - (d) A bar chart or a schedule, showing the timing and frequency of condition surveys, visual inspections and all other monitoring required by this consent, and a sample report template for the required two monthly monitoring.
 - (e) All Alert and Alarm Level Triggers (including reasons if changes to such are proposed, for example as a result of recommendations in the building condition surveys or data obtained from pre-dewatering monitoring).
 - (f) Details of the contingency actions to be implemented if Alert or Alarm Levels are exceeded.
56. All construction, dewatering, monitoring and contingency actions must be carried out in accordance with the approved GSMCP. No Bulk Excavation (that may affect groundwater levels) or other dewatering activities must commence until the GSMCP is approved in writing by the Council.

Pre-Dewatering Building and Structure Survey

57. Prior to the Commencement of Dewatering a detailed condition survey of buildings and structures as specified in Schedule B below must be undertaken by a SQEP or SQBS and a written report must be prepared and reviewed by the SQEP responsible for overseeing the monitoring. The report must be submitted for certification by the Council.

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

The detailed condition survey must include:

- (a) Confirmation of the installation of building deformation stations as required in Schedule B below in the locations shown on the report titled “Draft Groundwater Monitoring and Settlement Contingency Plan – 147 - 153 Edgewater Drive, Pakuranga”, prepared by Land Development & Engineering Ltd, Project reference J00983, dated 3 February 2023.

- (b) A description of the type of foundations.
- (c) A description of existing levels of Damage considered to be of an aesthetic or superficial nature.
- (d) A description of existing levels of Damage considered to affect the serviceability of the building where visually apparent, without recourse to intrusive or destructive investigation.
- (e) An assessment as to whether existing Damage may or may not be associated with actual structural Damage and an assessment of the susceptibility of buildings/structures to further movement and Damage.
- (f) Photographic evidence of existing observable Damage.
- (g) A review of proposed Alarm and Alert Levels to confirm they are appropriately set and confirmation that any ground settlement less than the Alarm Level will not cause Damage.
- (h) An assessment of whether the monitoring frequency is appropriate.
- (i) An assessment of whether the locations and density of existing building deformation stations are adequate and appropriate for the effective detection of change to building and structure condition.

Schedule B: Buildings/Structures that require Detailed Condition Survey and Installation of Deformation Stations			
Number	Address	Property known as	Number of building deformation stations required
1	2 Susanne Place (dwelling and shed)	LOT 144 DP 56698	4 (dwelling) 2 (shed)
2	4 Susanne Place ('minor' dwelling)	LOT 145 DP 56698	2 (minor dwelling)

Pre-Dewatering Services Condition Survey

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

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

External Visual Inspections during Dewatering

59. External visual inspections of the surrounding ground and neighbouring buildings and structures must be undertaken for the purpose of detecting any new external Damage or deterioration of existing external Damage. Inspections are to be carried weekly from the

Commencement to Completion of Dewatering. A photographic record is to be kept, including time and date, of each inspection and all observations made during the inspection, and should be of a quality that is fit for purpose.

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

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

Completion of Dewatering - Building, Structure and Services Condition Surveys

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

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

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

Additional Surveys

61. Additional condition surveys of any building, structure, or Service within the area defined by the extent of groundwater drawdown or ground movement (as defined in the report titled "Draft Groundwater Monitoring and Settlement Contingency Plan – 147 - 153 Edgewater Drive, Pakuranga", prepared by Land Development & Engineering Ltd, Project reference J00983, dated 3 February 2023), must be undertaken, if requested by the Council, for the purpose of investigating any Damage potentially caused by ground movement resulting from dewatering or retaining wall deflection.

A written report of the results of the survey must be prepared and/or reviewed by the SQEP responsible for overseeing the monitoring. The report must be submitted to the Council.

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

Ground Surface and Building Deformation Monitoring

62. Ground Surface and Building Deformation Monitoring Stations must be established and maintained at the approximate locations shown on the report titled “Draft Groundwater Monitoring and Settlement Contingency Plan – 147 - 153 Edgewater Drive, Pakuranga”, prepared by Land Development & Engineering Ltd, Project reference J00983, dated 3 February 2023.

The Monitoring Stations must be monitored at the frequency set out in Schedule C. The purpose of the Monitoring Stations is to record any vertical or horizontal movement. Benchmark positions must be established no less than 50 metres away from the excavated area.

Schedule C: Ground Surface and Building Monitoring			
Monitoring Station and Type	Frequency		
	Pre-Commencement of Dewatering	Commencement of Dewatering to one month after Completion of Excavation	One month after Completion of Excavation to Completion of Dewatering
Ground	Twice to a horizontal and vertical accuracy of +/-2mm (achieved by precise levelling)	Weekly until one month after Completion of Excavation, then fortnightly.	Monthly for 6 months
Buildings	Twice to a horizontal and vertical accuracy of +/-2mm (achieved by precise levelling)	Weekly until one month after Completion of Excavation, then fortnightly.	Monthly for 6 months

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

Retaining Wall Monitoring

63. Retaining wall deflection stations for the measurement of lateral wall movement, must be installed along the top of the boundary walls, as shown on the report titled “Draft Groundwater Monitoring and Settlement Contingency Plan – 147 - 153 Edgewater Drive, Pakuranga”, prepared by Land Development & Engineering Ltd, Project reference J00983, dated 3 February 2023.

Monitoring of the retaining wall deflection stations must be undertaken and recorded in accordance with Schedule D below and must be carried out using precise levelling.

Schedule D: Retaining Wall Monitoring		
Frequency		
Pre-Commencement of Dewatering	Commencement of Dewatering to one month after Completion of Excavation	One month after Completion of Excavation to Completion of Dewatering
Twice to a horizontal and vertical accuracy of +/-2mm	Once for every 2 metres depth (on average) of excavation, and, in any case, at a minimum of once weekly.	Fortnightly

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

Access to Third Party Property

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

Contingency Actions

65. If the Consent Holder becomes aware of any Damage to buildings, structures or Services potentially caused wholly, or in part, by the exercise of this consent, the Consent Holder must:
- (a) Notify the Council and the asset owner within two working days of the Consent Holder becoming aware of the Damage.
 - (b) Provide a report prepared by a SQEP (engaged by the Consent Holder at their cost) that describes the Damage; identifies the cause of the Damage; identifies methods to remedy and/or mitigate the Damage that has been caused; identifies the potential for further Damage to occur and describes actions that will be taken to avoid further Damage.
 - (c) Provide a copy of the report prepared under (b) above, to the Council and the asset owner within 10 working days of notification under (a) above.

Advice Note:

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

Building, Structure, and Services Surveys and Inspections

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

Reporting of Monitoring Data

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

Notice of Completion

68. The Council must be advised in writing within 10 working days of when excavation and dewatering has been completed.

Advice Note

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

Advice notes

1. Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.
2. For the purpose of compliance with the conditions of consent, “the council” refers to the council’s monitoring officer unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.
3. For more information on the resource consent process with Auckland Council see the council’s website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment’s website: www.mfe.govt.nz.
4. If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).
5. The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work

Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.

Demolition

6. If you are demolishing any building that may have asbestos containing materials (ACM) in it:

- You have obligations under the relevant regulations for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence or absence of any ACM.
- Work may have to be carried out under the control of person holding a WorkSafe NZ Certificate of Competence (CoC) for restricted works.
- If any ACM is found, removal or demolition will have to meet the Health and Safety at Work (Asbestos) Regulations 2016.
- Information on asbestos containing materials and your obligations can be found at www.worksafe.govt.nz.

If ACM is found on site following the demolition or removal of the existing buildings, you may be required to further remediate the site and carry out validation sampling. Dependent on the amount of soil disturbance, a further consent application may be required.

7. Watercare Services Ltd advises that at the time of application for a water and/or wastewater connection (or application for demand increase), completed in conjunction with a building consent, an Infrastructure Growth Charge shall apply. Details of this charge are available on the website www.watercare.co.nz.
8. Development contributions levied under the Local Government Act 2002 are payable in relation to this application.
9. The consent holder will be advised of the development contributions payable separately from this resource consent decision. Further information about development contributions may be found on the Auckland Council website at www.aucklandcouncil.govt.nz
10. Approval in principle only is given for the proposed retaining walls. A Building Consent is required for any structures, retaining walls, private drainage, demolitions etc unless exempted under the Building Act 2011. (ie. retaining walls above 1.5 metres in height or walls which will support a surcharge such as floor or traffic loads.)
11. Retaining walls supporting an excavated face within close proximity to the boundary (ie within a distance less than or equal to the wall height) must be constructed at the time of excavation and designed for a loading at the boundary of at least 12 kPa. Council inspections relating to the property/site other than the retaining walls will not be undertaken until the retaining walls have been installed and a CPENZ certificate is on file at the Council.

Delegated decision maker:

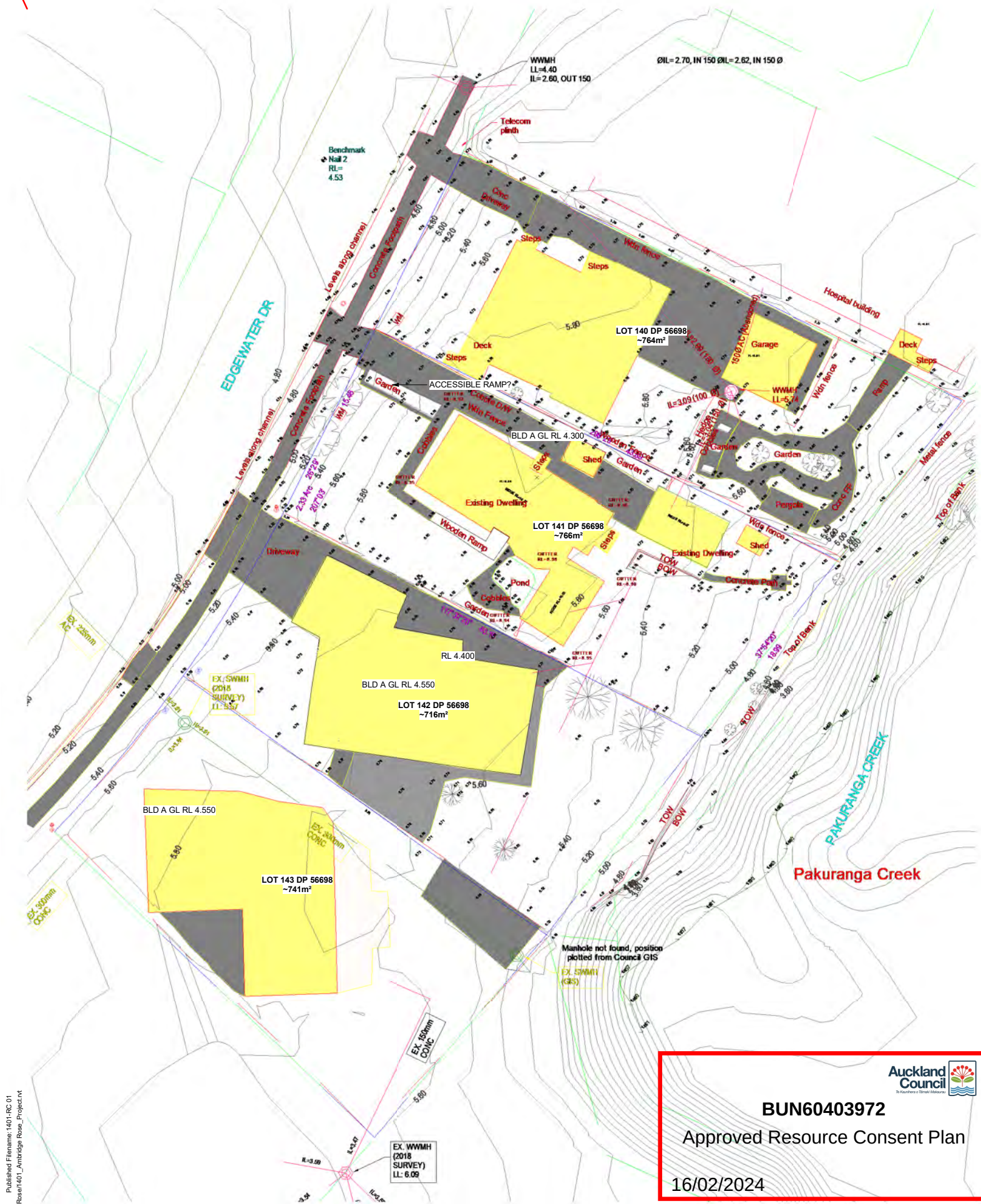
Name: John Kennedy

Title: Team Leader, Resource Consents

Signed:

A handwritten signature in dark ink, appearing to read 'JK', with a horizontal line extending from the middle of the signature.

Date: 16 February 2024



BUN60403972
Approved Resource Consent Plan
16/02/2024



DEVELOPMENT SUMMARY:	
LEVEL 0:	2 UNITS BLD A 7 UNITS BLD B
LEVEL 1:	8 UNITS BLD A 8 UNITS BLD B
LEVEL 2:	8 UNITS BLD A 8 UNITS BLD B
TOTAL:	BLD A: 18 APTS BLD B: 23 APTS 41 APTS

Published: 31/10/2024 4:55:45 pm
Model: BIM 360/1401 - Ambridge Rose Apartments Project

2 Survey Plan - DODD CIVIL CONSULTANTS
Scale: 1 : 200

1 SITE PLAN
Scale: 1 : 200

REV	DATE	DESCRIPTION	PROJECT	TITLE	DATE	SHEET NO.	NOTE
B	31/10/2022	RC Rev 1	AMBRIDGE ROSE APARTMENTS	Site Plan	1 : 200 @A1	RC 01	The Contractor to check and verify all dimensions, levels, and angles on site before commencing.
A	08/09/2022	RC Rev 0	147-153 EDGEWATER DR PAKURANGA, AK 2010		JOB NO. 1401	REVISION B	COPYRIGHT The copyright of these drawings and all parts thereof remain the property of Leuschke Group Limited.
			RESOURCE CONSENT			Leuschke Group Architects Ltd. 6 Eden Street, Newmarket, Auckland PO Box 109617, Newmarket	TEL 64 9 522 5525 email@leuschke.co.nz www.leuschke.co.nz

H4.6.4 Building Height
(refer RC 12-23, 31-33 Elevations & Sections)

Building	GL Elevation	Count	Average
BLD A	581555	113	5147
BLD B	542053	100	5421

COMPLIANT (TBC)

Average Ground Line RL BUILDING A - 5147mm
8m Height Control BLD A - 13,147mm
Average Ground Line RL BUILDING B - 5421mm
8m Height Control BLD B - 13,421mm



H4.6.5 HIRTB
(refer RC 33 HIRTB Sections)

NE INFRINGEMENT
SE COMPLIANT

H4.6.6 Alt HIRTB
(refer RC 33 HIRTB Sections)

NE MINOR INFRINGEMENT
SE COMPLIANT

H4.6.7 Yards
(refer RC 01 Site Plan)

FRONT, SIDE REAR YARDS
COMPLIANT
COASTAL YARD
INFRINGEMENT

H4.6.8 Maximum impervious Area
H4.6.9 Building Coverage
H4.6.10 Landscaped Area

MINOR INFRINGEMENT
INFRINGEMENT
INFRINGEMENT



H4.6.11 Outlook Space
(refer RC 03 & 04 Floor Plans)

COMPLIANT

H4.6.12 Daylight

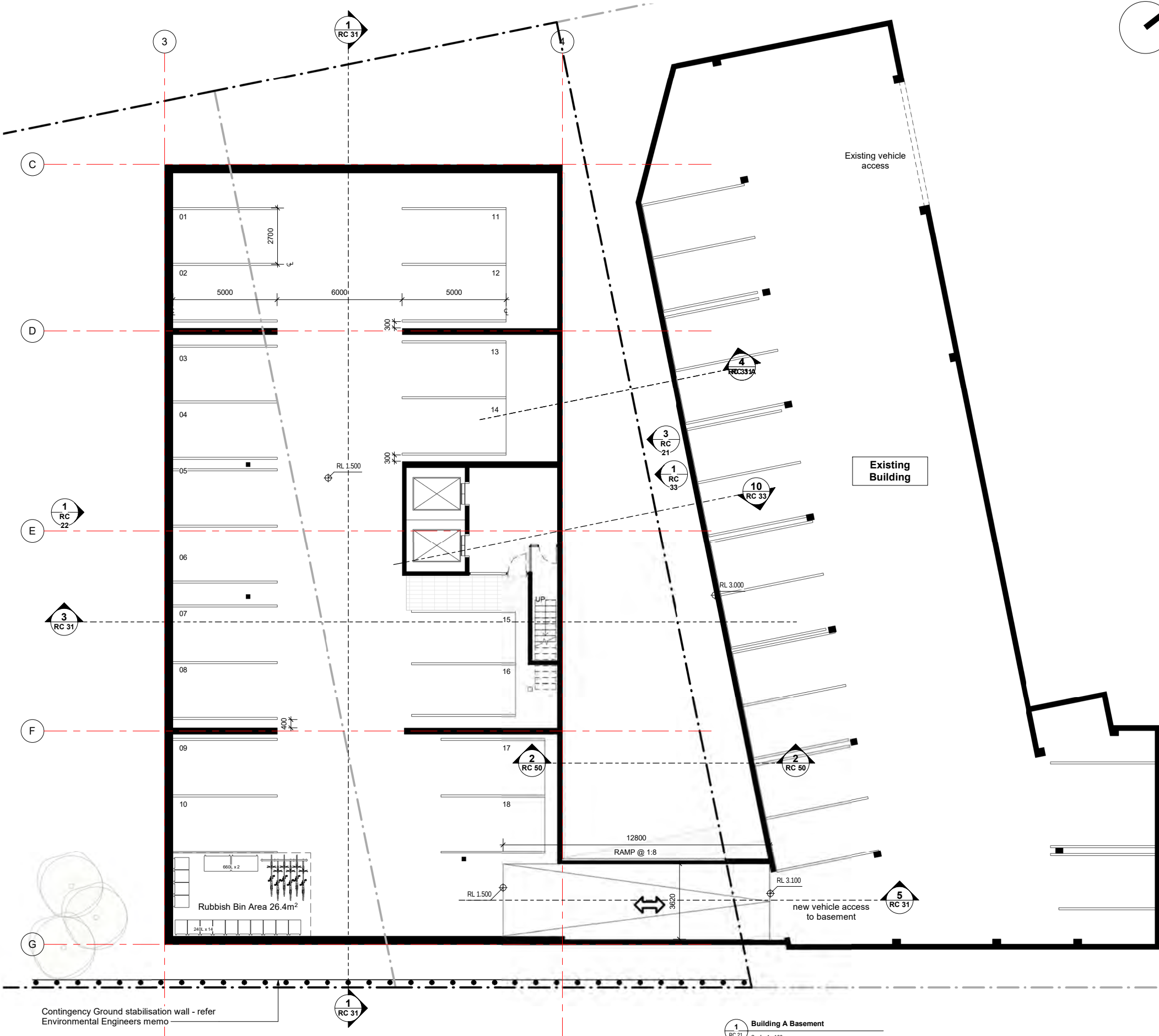
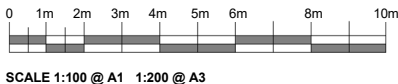
COMPLIANT

H4.6.13 Outdoor living space
(Refer RC 03-04 & 11-13 Floor & Unit Plans)

COMPLIANT

H4.6.15 Minimum Dwelling Size
(Refer RC 11-13 Unit Plans)

COMPLIANT



REV	DATE	DESCRIPTION
C	05/05/2023	RC Rev 2
B	31/10/2022	RC Rev 1
A	08/06/2022	RC Rev 0

RESOURCE
CONSENT

PROJECT
AMBRIDGE ROSE
APARTMENTS
147-153 EDGEWATER DR
PAKURANGA, AK 2010

TITLE
Basement

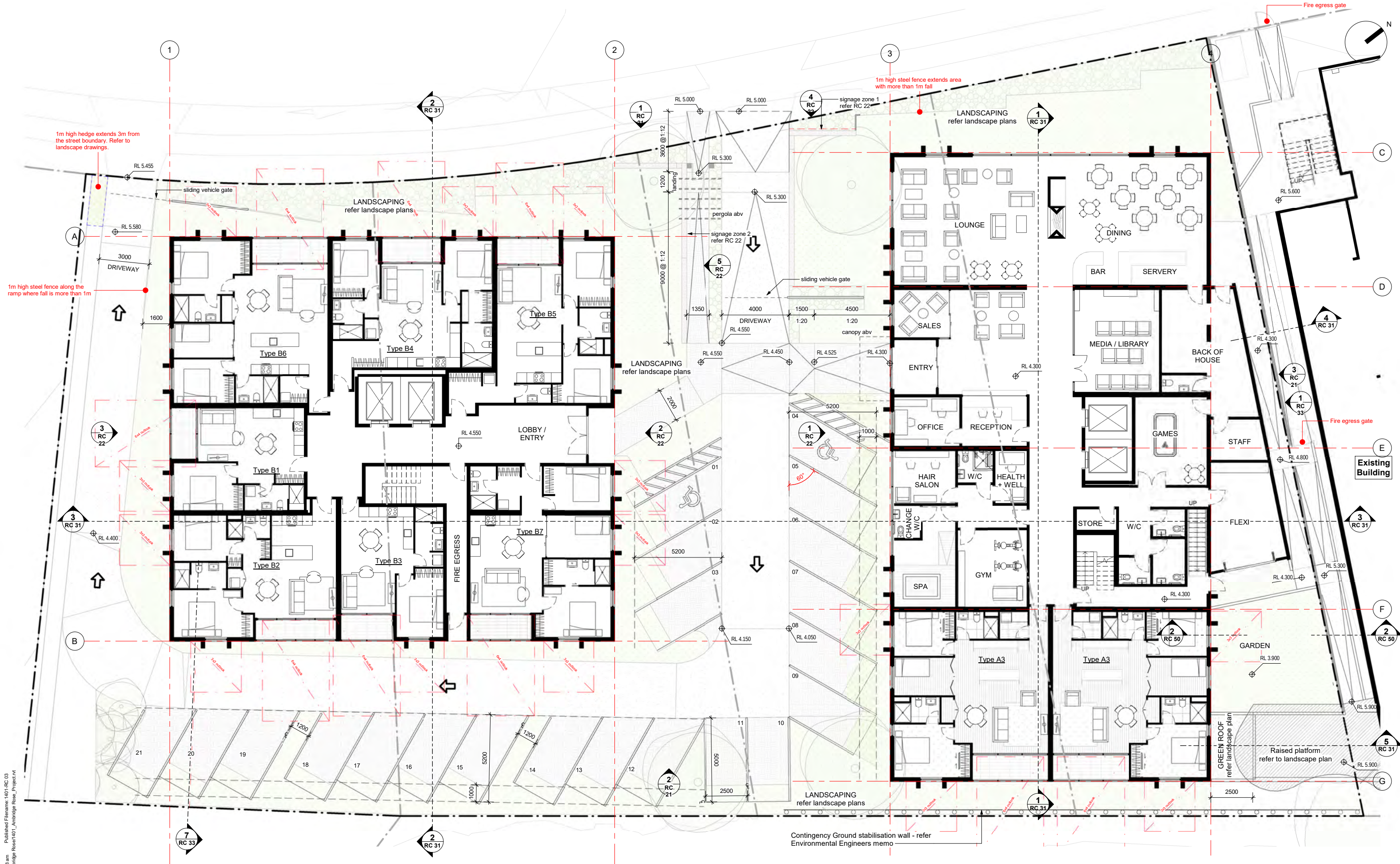
DATE
SCALE As indicated @A1
JOB NO. 1401

SHEET NO.
RC 02
REVISION C
Leuschke
Group Architects

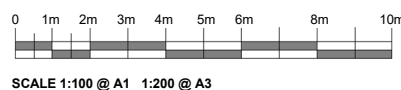
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Model: BIM 360/1401 - Ambridge Rose Project.rvt



1 Building A Level 0
Scale: 1:100



REV	DATE	DESCRIPTION
C	05/05/2023	RC Rev 2
B	31/10/2022	RC Rev 1
A	08/09/2022	RC Rev 0

RESOURCE
CONSENT

PROJECT
**AMBRIDGE ROSE
APARTMENTS**
147-153 EDGEWATER DR
PAKURANGA, AK 2010

TITLE
Level 0 Plan

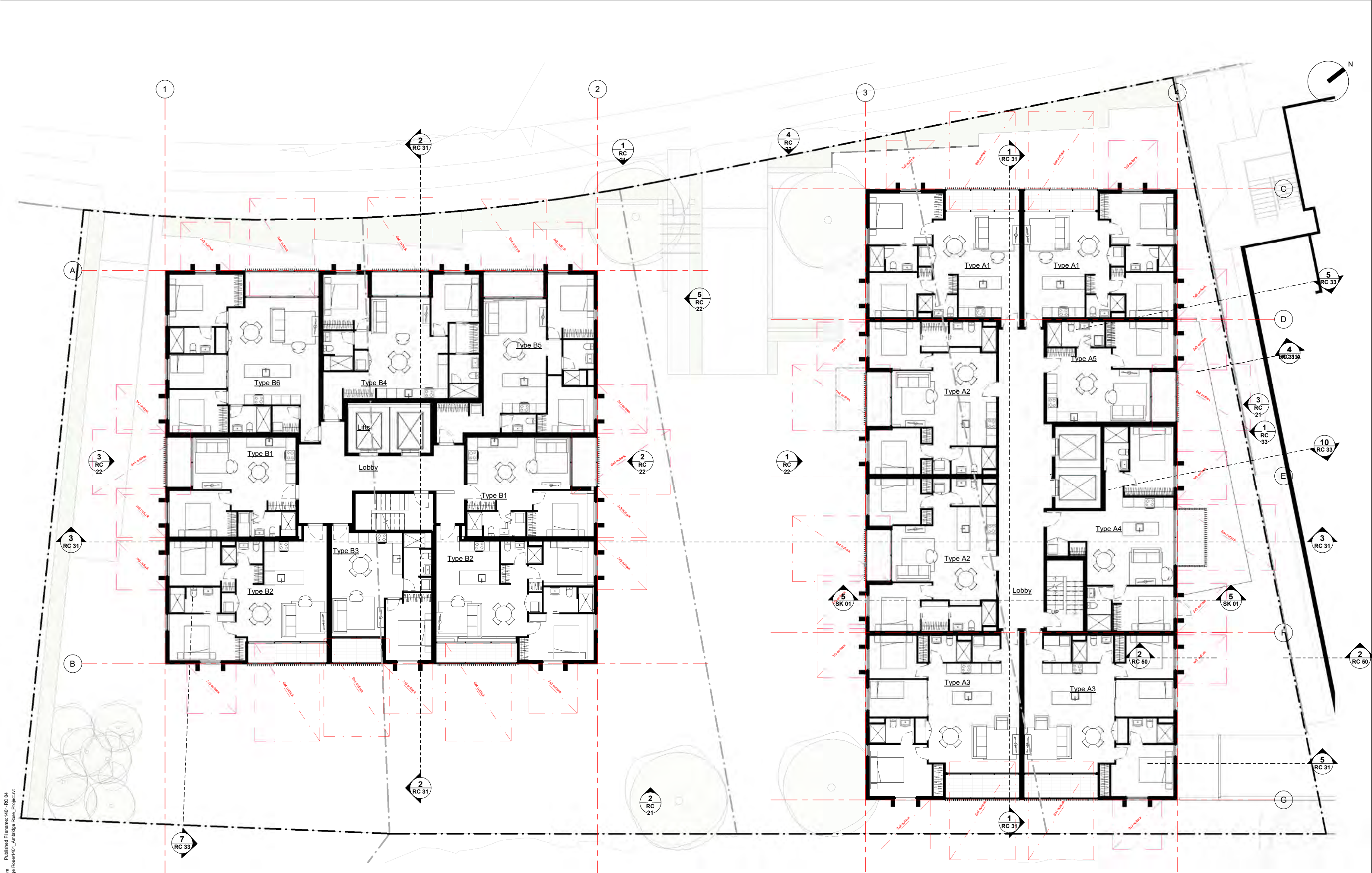
DATE
SCALE 1:100 @ A1
JOB NO. 1401

SHEET NO.
RC 03
REVISION
C
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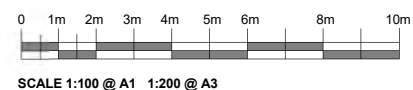
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Published: 31/10/2022 4:55:51 pm
Model: BIM 360/1401 - Ambridge Rose Project



1 Building A Level 1 & 2
Scale: 1:100



REV	DATE	DESCRIPTION
B	31/10/2022	RC Rev 1
A	08/09/2022	RC Rev 0

RESOURCE
CONSENT

PROJECT
**AMBRIDGE ROSE
APARTMENTS**
147-153 EDGEWATER DR
PAKURANGA, AK 2010

TITLE
Level 1 & 2 Plan

DATE

SCALE
1 : 100 @ A1

JOB NO.
1401

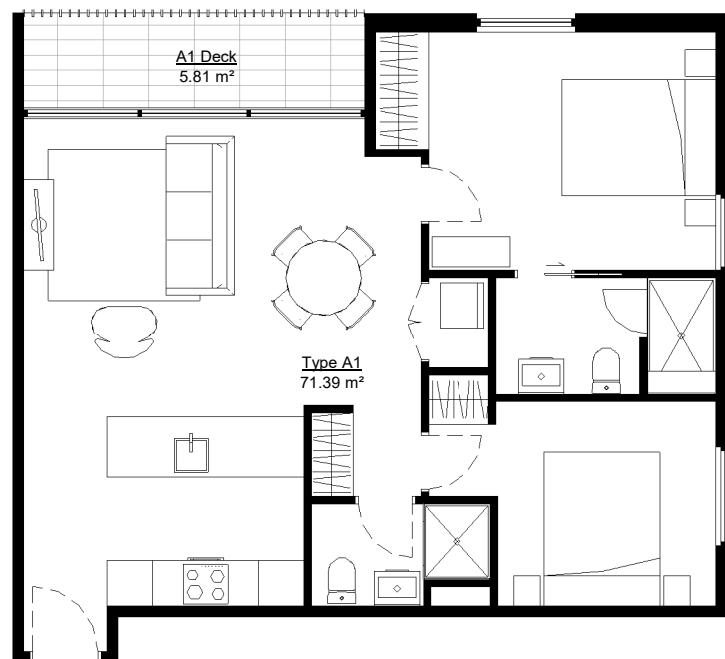
SHEET NO.
RC 04

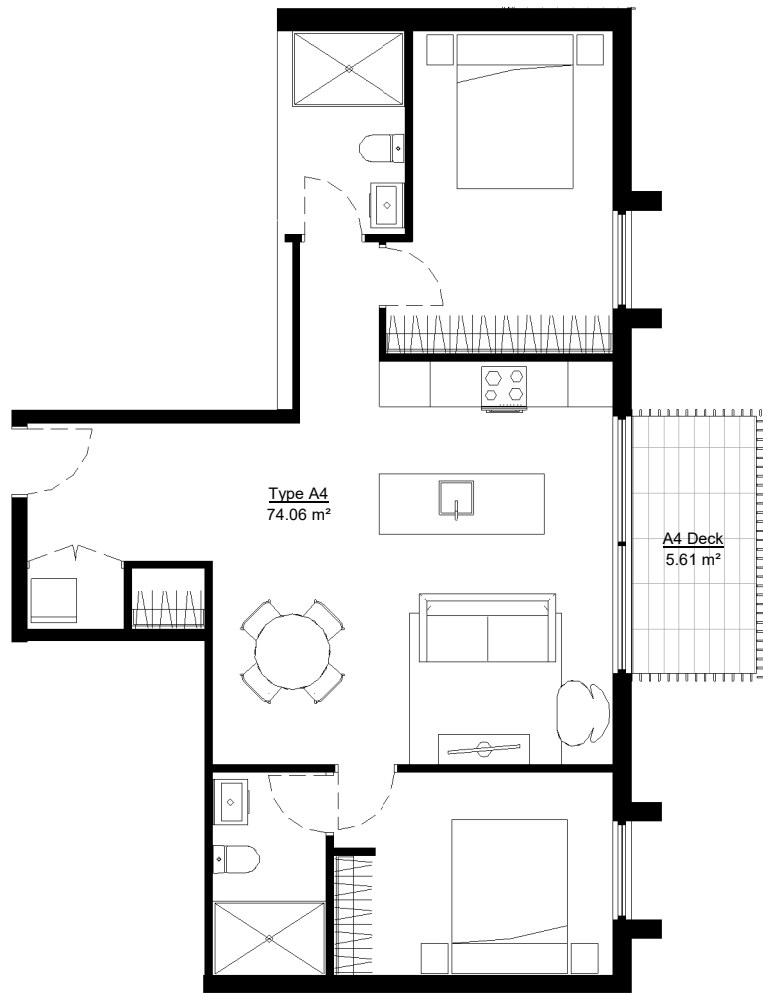
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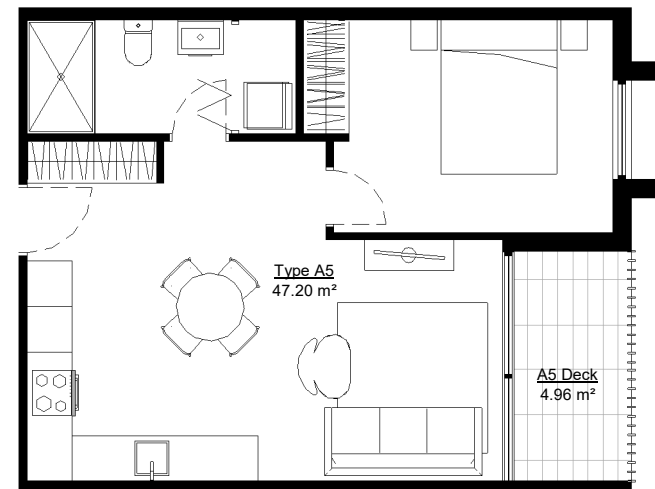
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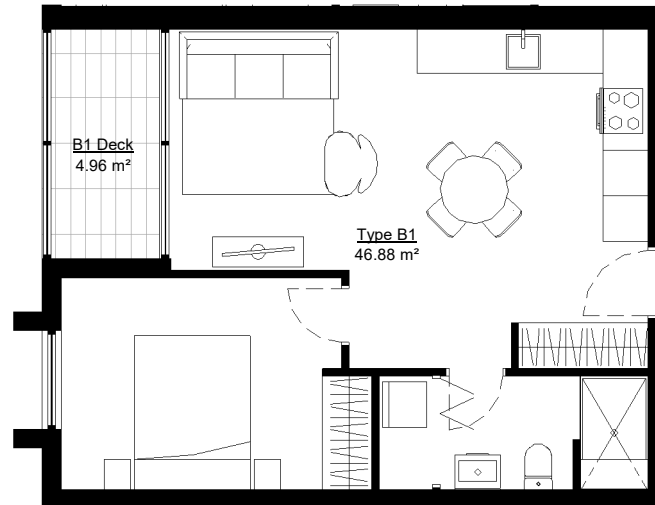




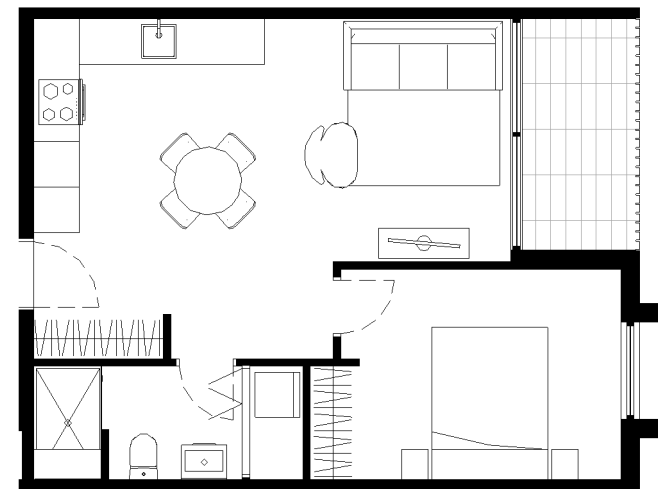
Type A4
2 Bed
74m² + 6m² (balcony)



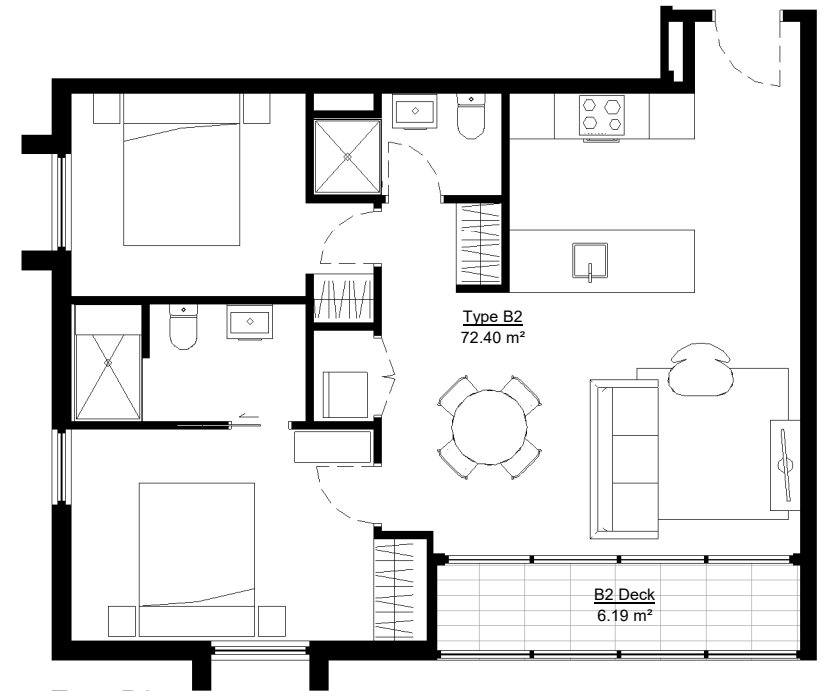
Type A5
1 Bed
47m² + 5m² (balcony)



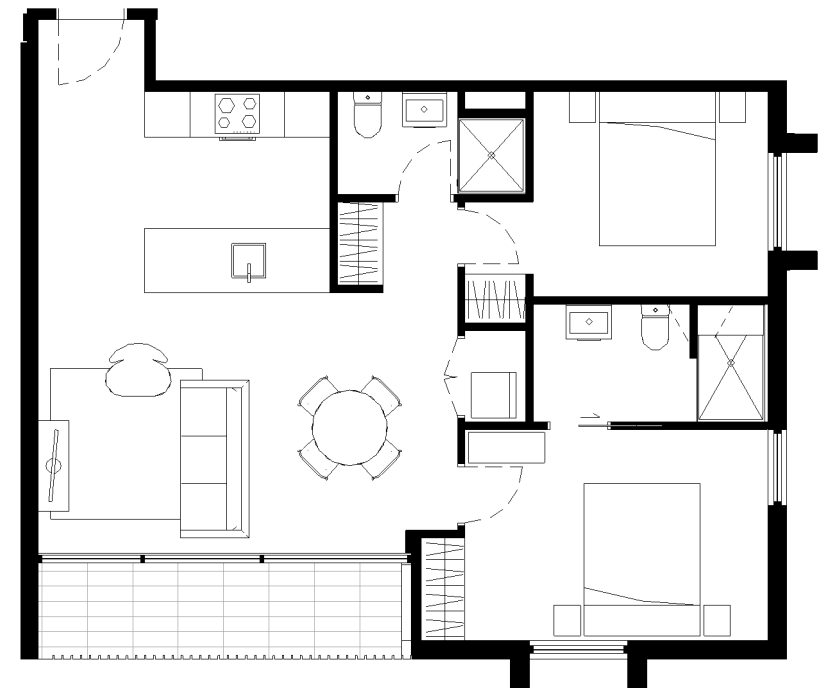
Type B1
1 Bed
47m² + 5m² (balcony)



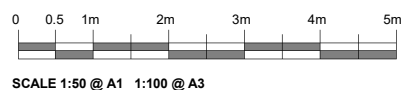
Type B1 (mirror)
1 Bed
47m² (net internal) + 5m² (balcony)



Type B2
2 Bed
72m² + 6m² (balcony)

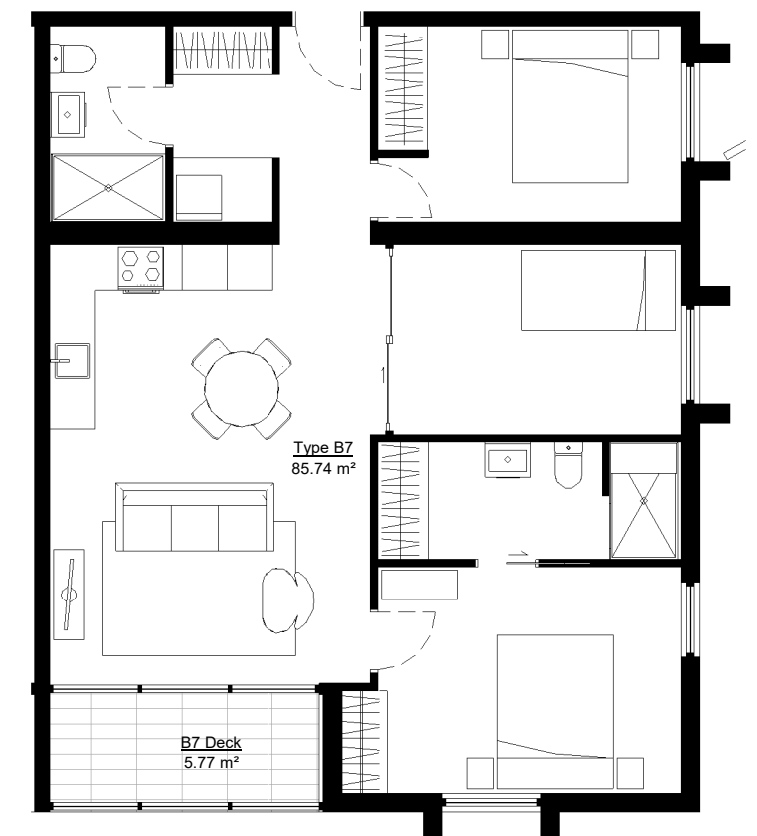
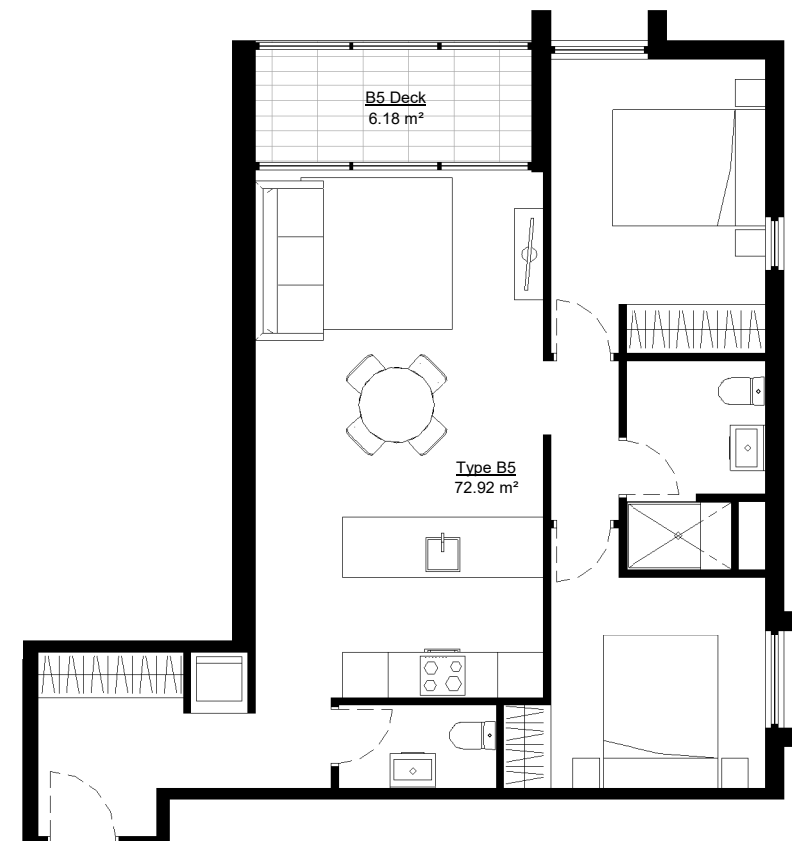
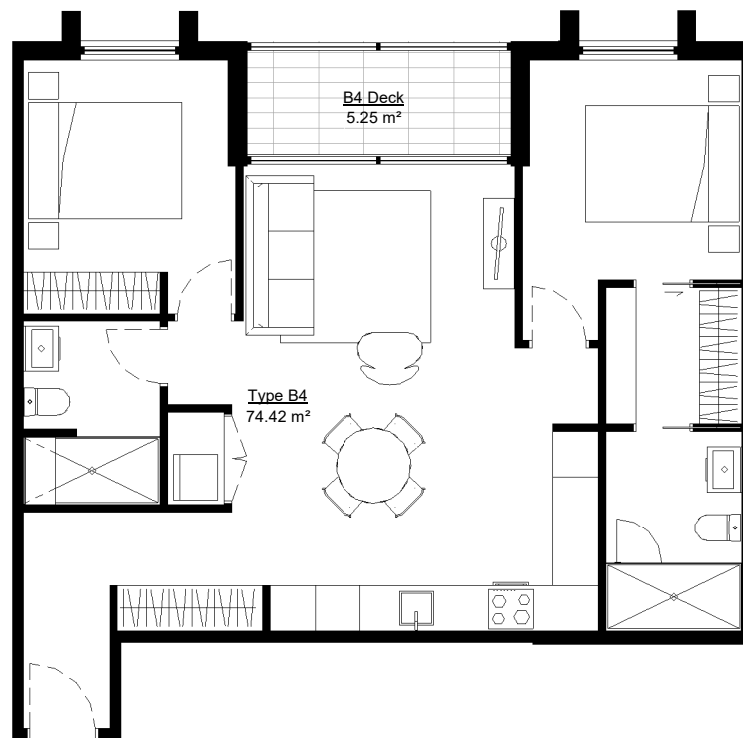
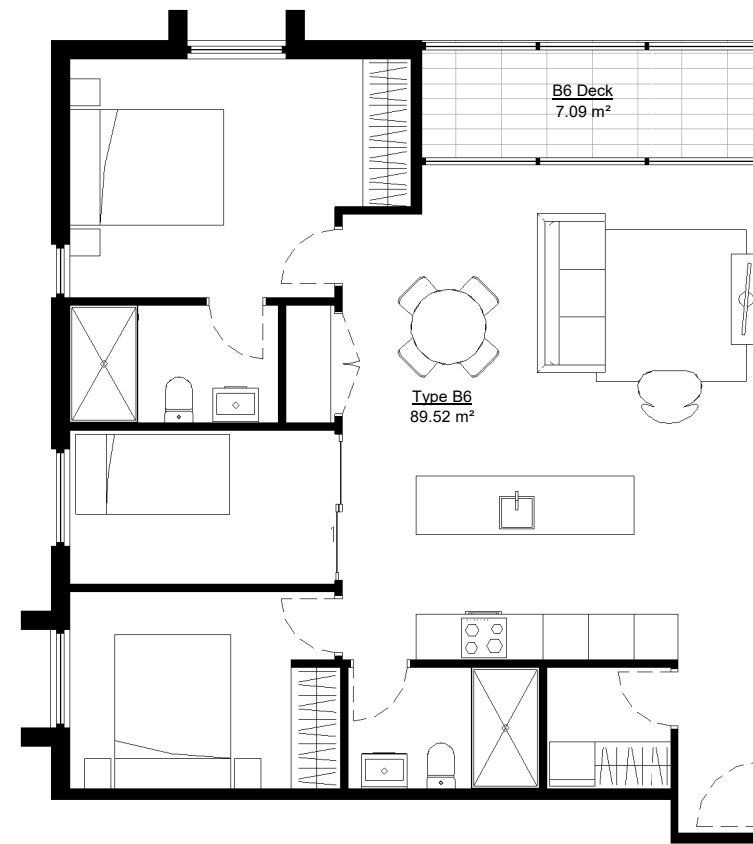
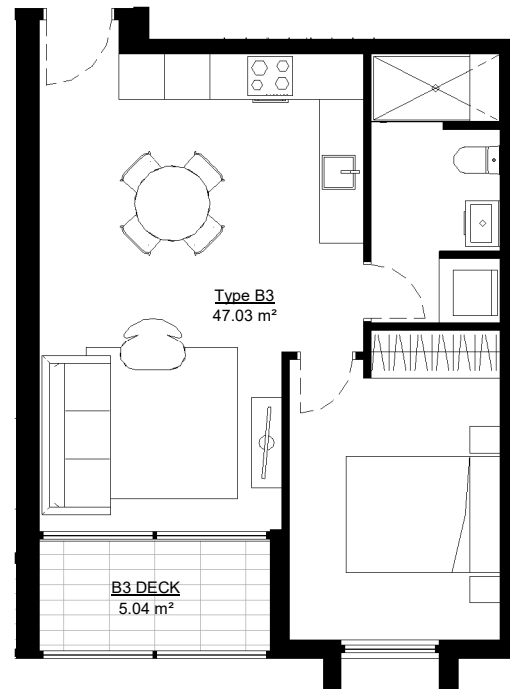


Type B2 (mirror)
2 Bed
72m² + 6m² (balcony)



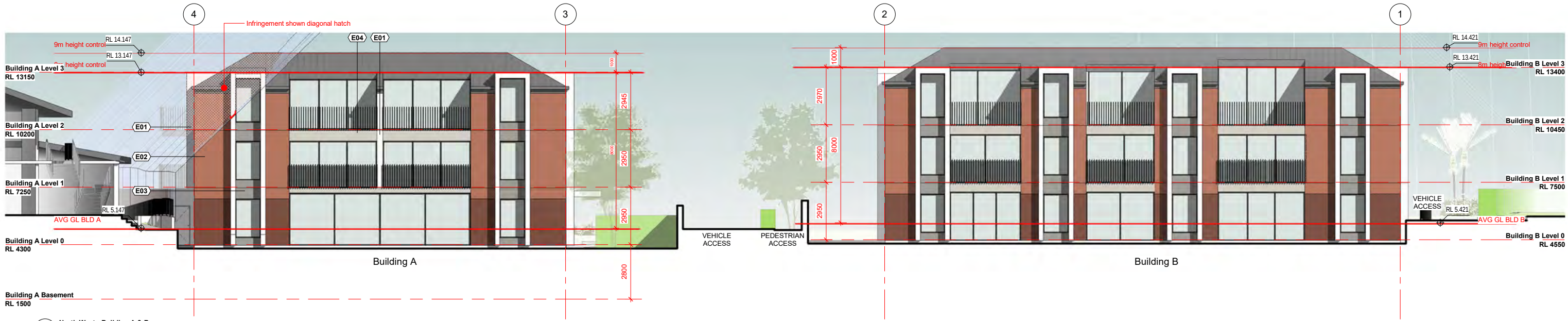
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			AMBRIDGE ROSE APARTMENTS	Unit Plans	1 : 50 @A1	RC 12	The Contractor to check and verify all dimensions, levels, and angles on site before commencing.
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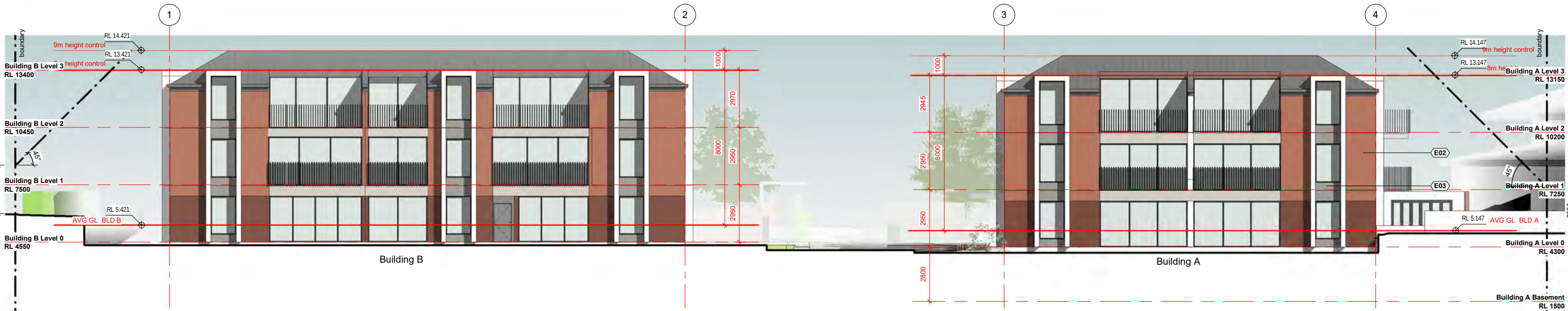


NOTE: APARTMENT AREAS MEASURED FROM C/L OF SHARED WALLS & EXTERNAL FACE OF EXTERIOR WALLS

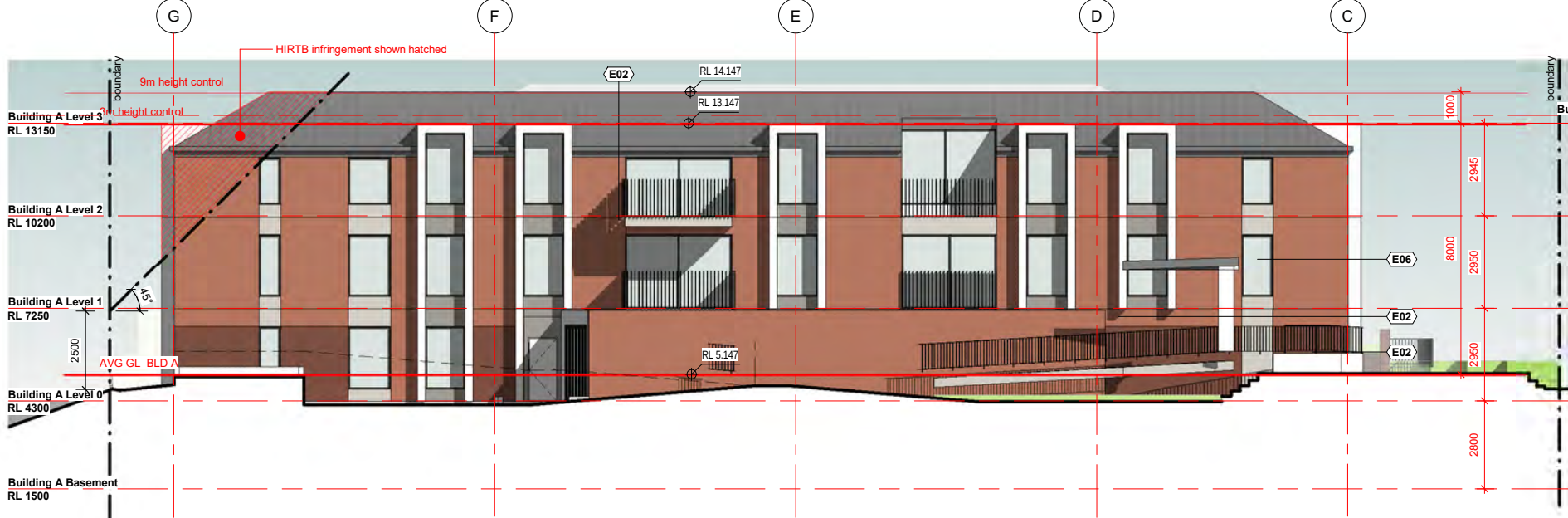
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			AMBRIDGE ROSE APARTMENTS	Unit Plans		RC 13	The Contractor to check and verify all dimensions, levels, and angles on site before commencing.
			147-153 EDGEWATER DR		SCALE 1 : 50 @A1		
			PAKURANGA, AK 2010		JOB NO. 1401		
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1 North West - Building A & B
RC 03
Scale: 1:100

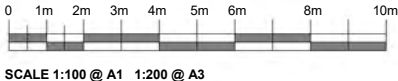


2 South East - Building A & B
RC 03
Scale: 1:100

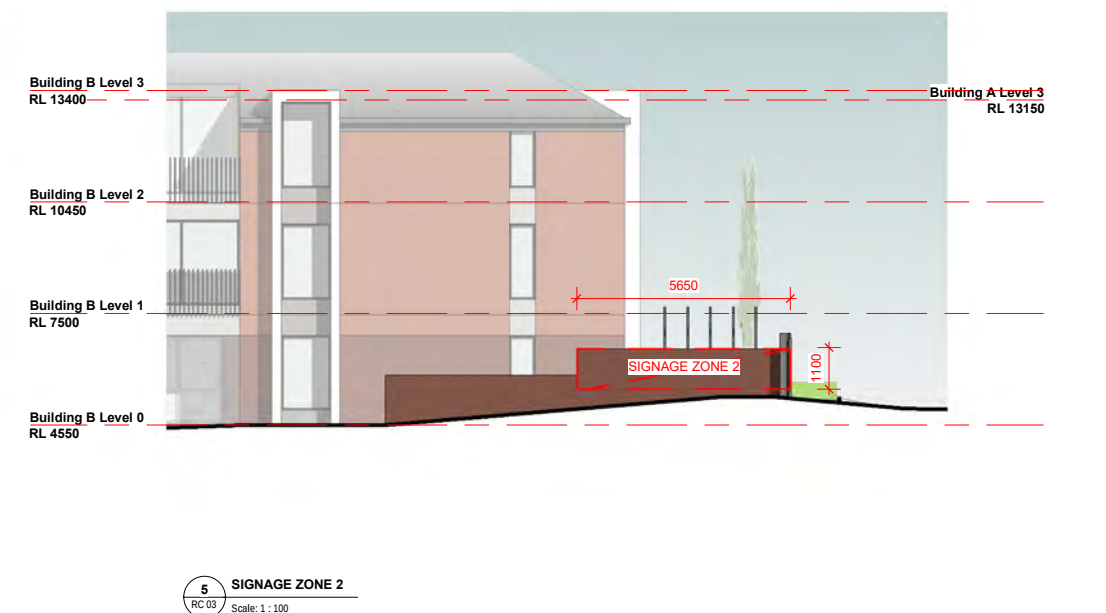
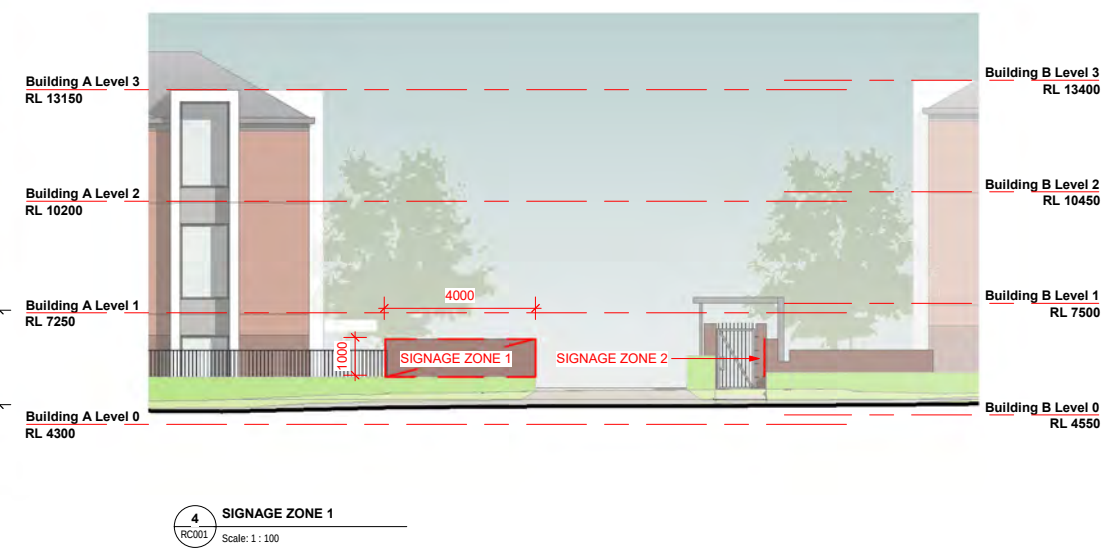


3 North East - Building A
RC001
Scale: 1:100

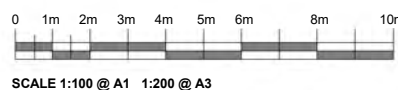
Exterior Finishes	
Material: Mark	Material: Description
E01	Prefinished Metal cladding - Colour White
E02	Painted masonry or brick - Colour Red + Darker base
E03	Infill panel 1 - Material/Colour TBC
E04	Infill panel 2 - Material/Colour TBC
E05	Long run Metal roofing - Colour TBC
E06	Specified powdercoated aluminium window joinery - Colour/Spec. TBC
E07	Proprietary powder coated aluminium balustrade system. Colour TBC



REV	DATE	DESCRIPTION	PROJECT	TITLE	DATE	SHEET NO.	NOTE
B	31/10/2022	RC Rev 1	AMBRIDGE ROSE APARTMENTS	Elevations	31/10/2022	RC 21	The Contractor to check and verify all dimensions, levels, and angles on site before commencing.
A	08/06/2022	RC Rev 0	147-153 EDGEWATER DR PAKURANGA, AK 2010		08/06/2022	B	The copyright of these drawings and all parts thereof remain the property of Leuschke Group Limited.
			RESOURCE CONSENT		SCALE 1:100 @ A1	REVISION	Leuschke Group Architects Ltd. 6 Eden Street, Newmarket, Auckland PO Box 109617, Newmarket
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Exterior Finishes	
Material: Mark	Material: Description
E01	Prefinished Metal cladding - Colour White
E02	Painted masonry or brick - Colour Red + Darker base
E03	Infill panel 1 - Material/Colour TBC
E04	Infill panel 2 - Material/Colour TBC
E05	Long run Metal roofing - Colour TBC
E06	Specified powdercoated aluminium window joinery - Colour/Spec. TBC
E07	Proprietary powder coated aluminium balustrade system. Colour TBC



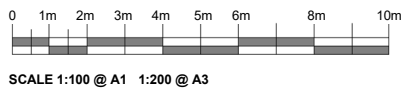
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A	08/06/2022	RC Rev 0	147-153 EDGEWATER DR PAKURANGA, AK 2010				

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Model: BIM 360/1401 - Ambridge Rose Project



REV	DATE	DESCRIPTION
C	05/05/2023	RC Rev 2
B	31/10/2022	RC Rev 1
A	08/06/2022	RC Rev 0

RESOURCE
CONSENT

PROJECT
AMBRIDGE ROSE APARTMENTS
147-153 EDGEWATER DR PAKURANGA, AK 2010

TITLE
Sections

DATE
SCALE
JOB NO.
1 : 100 @ A1
1401

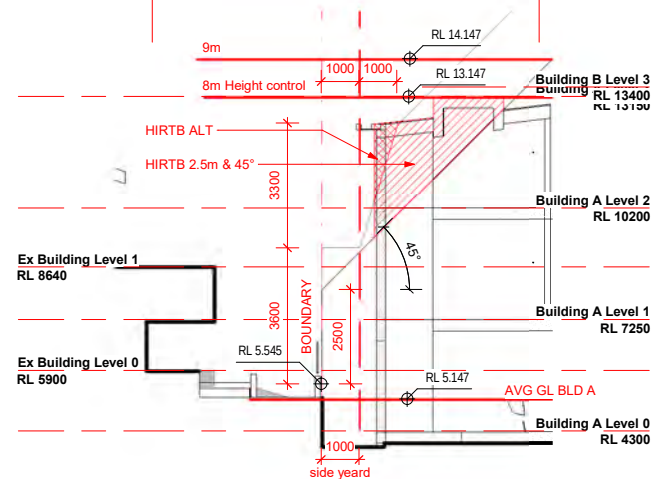
SHEET NO.
RC 31
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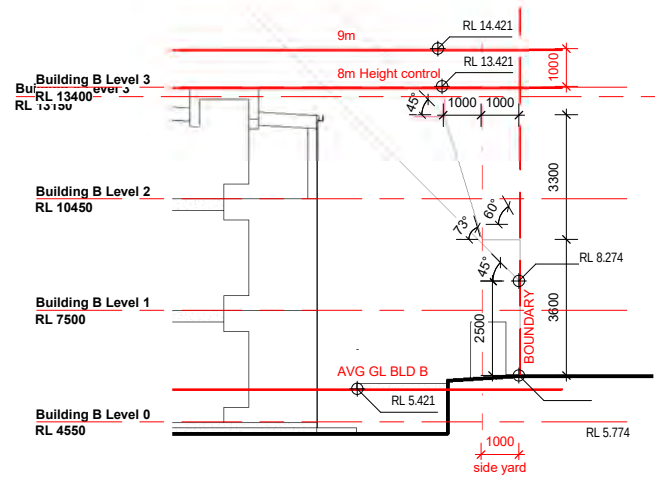
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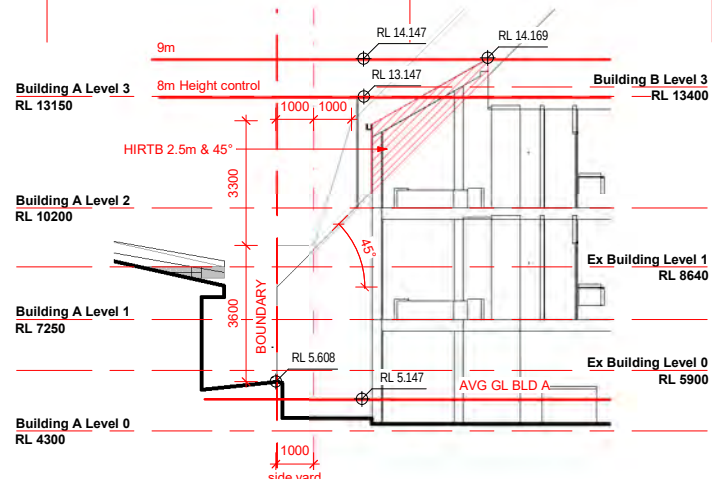
1 OPT 1 - HIRTB North East - Building A
Scale: 1:100



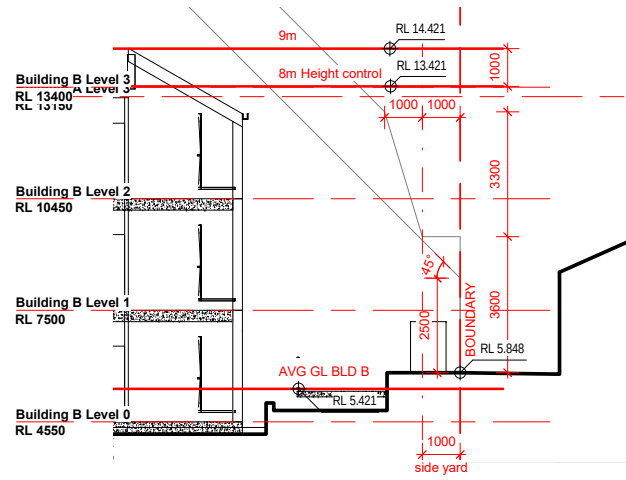
4 OPT 1 - HIRTB - A1
Scale: 1:100



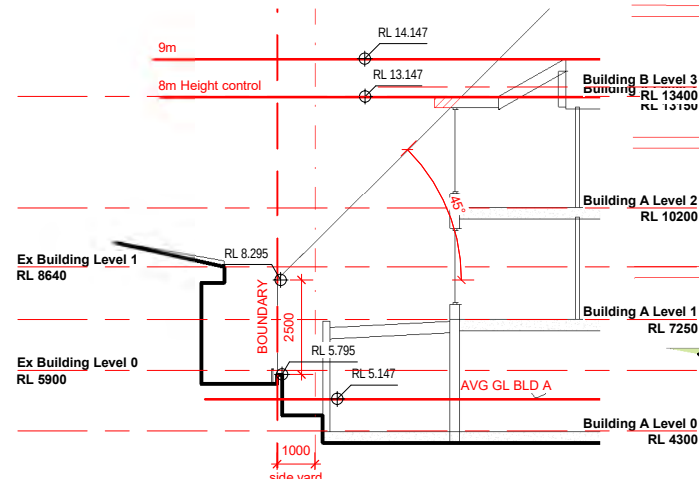
2 OPT 1 - HIRTB - B1
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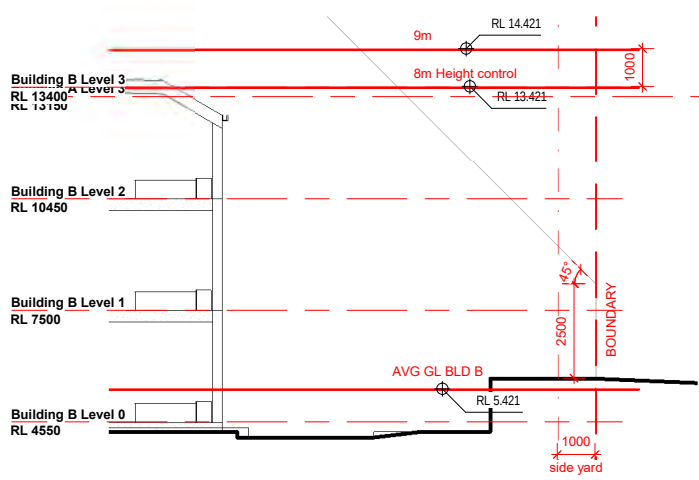
5 OPT 1 - HIRTB - A2
Scale: 1:100



6 OPT 1 - HIRTB - B2
Scale: 1:100



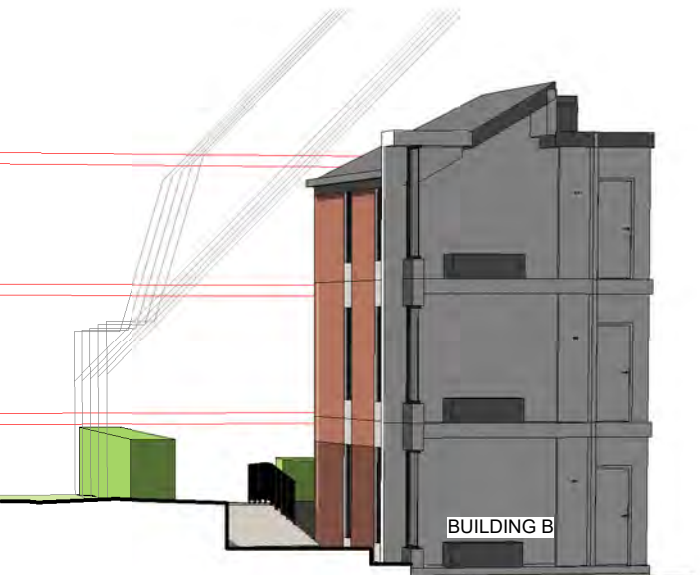
10 OPT 1 - HIRTB - A3
Scale: 1:100



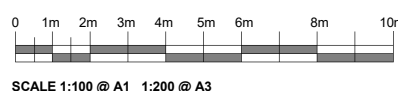
7 OPT 1 - HIRTB B3
Scale: 1:100



3 HIRTB NE BDY
Scale:



8 HIRTB SW BDY
Scale:



SCALE 1:100 @ A1 1:200 @ A3

REV	DATE	DESCRIPTION
1	28/08/2022	RC 1000

RESOURCE
CONSENT

PROJECT
AMBRIDGE ROSE
APARTMENTS
147-153 EDGEWATER DR
PAKURANGA, AK 2010

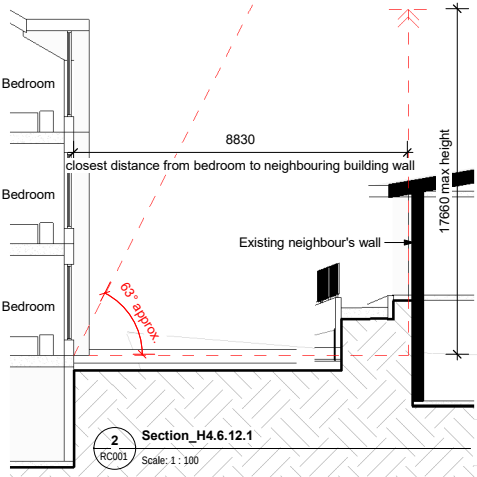
TITLE
HIRTB Sections

DATE
SCALE 1:100 @A1
JOB NO. 1401

SHEET NO.
RC 33
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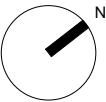
Communal Living Space Legend

Communal Outdoor Living Area - 255m²
57 units = 4.4m² per unit

Communal Indoor Living Area - 420m²
57 units = 7.3m² per unit

Maximum Setback Distance and Height

UP Section H4.6.12.1
Distance 1 = Height 2
8830mm (distance) = 17660mm (max height)



1 Communal Living Space Diagram
Scale: 1 : 100

REV	DATE	DESCRIPTION	PROJECT	TITLE	DATE	SHEET NO.	NOTE
			AMBRIDGE ROSE APARTMENTS	Outdoor Living		RC 50	The Contractor to check and verify all dimensions, levels, and angles on site before commencing.
			147-153 EDGEWATER DR PAKURANGA, AK 2010		As indicated @A1	REVISION A	The copyright of these drawings and all parts thereof remain the property of Leuschke Group Limited.
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1 Shading Diagram_Solstice 10 AM
RC 52
Scale: 1 : 300



3 Shading Diagram_Solstice 2 PM
Scale: 1 : 300



2 Shading Diagram_Solstice 12 PM
Scale: 1 : 300



4 Shading Diagram_Solstice 4 PM
Scale: 1 : 300

REV	DATE	DESCRIPTION	PROJECT	TITLE	DATE	SHEET NO.	NOTE
			AMBRIDGE ROSE APARTMENTS	Shading Diagram-Solstice (Summer)		RC 52	The Contractor to check and verify all dimensions, levels, and angles on site before commencing.
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					JOB NO. 1401	Group Architects	



1 Shading Diagram_Equinox 10 AM
Scale: 1 : 300



3 Shading Diagram_Equinox 2 PM
Scale: 1 : 300



2 Shading Diagram_Equinox 12 PM
Scale: 1 : 300



4 Shading Diagram_Equinox 4 PM
Scale: 1 : 300

REV	DATE	DESCRIPTION	PROJECT	TITLE	DATE	SHEET NO.	NOTE
			AMBRIDGE ROSE APARTMENTS	Shading Diagram-Equinox		RC 53	The Contractor to check and verify all dimensions, levels, and angles on site before commencing.
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1 PROPERTY ENTRY

Welcomed by an avenue of trees, a park-like feel is easily noticed. When seasons change, a splash of colour is added with proposed Magnolia trees planted at the road frontage. A sliding gate framed by brick walls upon entry will provide security for the new development along with creating an entrance threshold as well as a connection to the proposed buildings through the use of the same or similar materials. Both buildings are visually connected through concrete paths and a StoneSet/exposed concrete crossing.

2 PATIO AREA

A feel for indoor - outdoor flow created through a mix of paving with potential for seating to be recessed into retaining. Open jointed paving with StoneSet in between allows for a larger usable area which in turn also increases the proposed permeable area.

3 VIEWING PLATFORM

Raised timber platform created for a closer connection with surrounding estuary. Proposed planting to maintain native aesthetics which also aids in the 'borrowing' of the neighbouring landscape. Connection with existing neighbouring ramp as another access route between the existing hospital and proposed development. Shallow rooted plants chosen for green roof.

4 PROPERTY EXIT

A neutral planting pallet continues upon exiting the property with the driveway finish duplicating the entry. Similar materials used in a more discrete manor, (pillars instead of walls) form a connection the front entrance as well as signifying that this is an exit route. A censored sliding gate is suggested for efficiency.

KEY

- GARDEN AREA
- HEDGE
- NATIVE PLANTING

ISSUE:

DATE:	TYPE:	DRAWN BY:
12.05.22	RESOURCE CONSENT ISSUE	tmu

REVISIONS:

DATE:	TYPE:	DRAWN BY:
25.10.2022	RESOURCE CONSENT RFI	OC/CA
11.04.2023	RESOURCE CONSENT RFI	OC/CA

RC ISSUE



VIEW FROM EDGEWATER DRIVE 'BUILDING A' INTERFACE
Shown with optional kerbside planting as shown on Page 4.



VIEW FROM EDGEWATER DRIVE 'BUILDING B' INTERFACE



DESIGN INTENT:

The intent of the landscape design for the project is multi faceted. The overall aim of the landscape design is to aid in anchoring the new development into the site and surrounding neighbourhood and landscape whilst providing visual mitigation of the development from both the streetscape and the Estuary. The surrounding residential neighbourhood has directed the design of the street frontage to blend seamlessly with the streetscape along Edgewater drive. By using a predominantly exotic plant palette, we have designed a foreground to the development that helps to soften and anchor the buildings into their surroundings. The Pakuranga Creek Estuary provides a natural backdrop and has provided design cues for the development in terms of plant palette and placement along the south eastern edge of the site. This ensures the view of the proposed development from the Pakuranga Creek Estuary will be softened and partially screened, whilst not hindering the views of the estuary from the development. A mixture of native and exotic trees, shrubs and easy-care ground cover plants are proposed to create a layered, planting scheme that enhances the existing urban streetscape and helps mitigate the visual impact of the proposed building. The planting schemes vary across the site, offering seasonal interest and change to provide interest for the residents and also the neighbouring properties. The rear gardens strongly reflect the context of the site which is located adjacent to the Pakuranga Creek Estuary, with gardens here designed to visually connect the proposed complex with the adjacent natural landscape. In all areas, plants have been selected for their shallow rooted, drought tolerant properties to inherently stand a better chance of survival in this environment. Strategically positioned hedges and trees provide privacy for the units.



drawing title
CONCEPT DESIGN

ADDRESS: 147-153 EDGEWATER DRIVE
SUBURB: PAKURANGA
CITY: AUCKLAND
SHEET NUMBER: 1 of 7
SCALE: 1:200 @ A1
JOB NUMBER: 2397

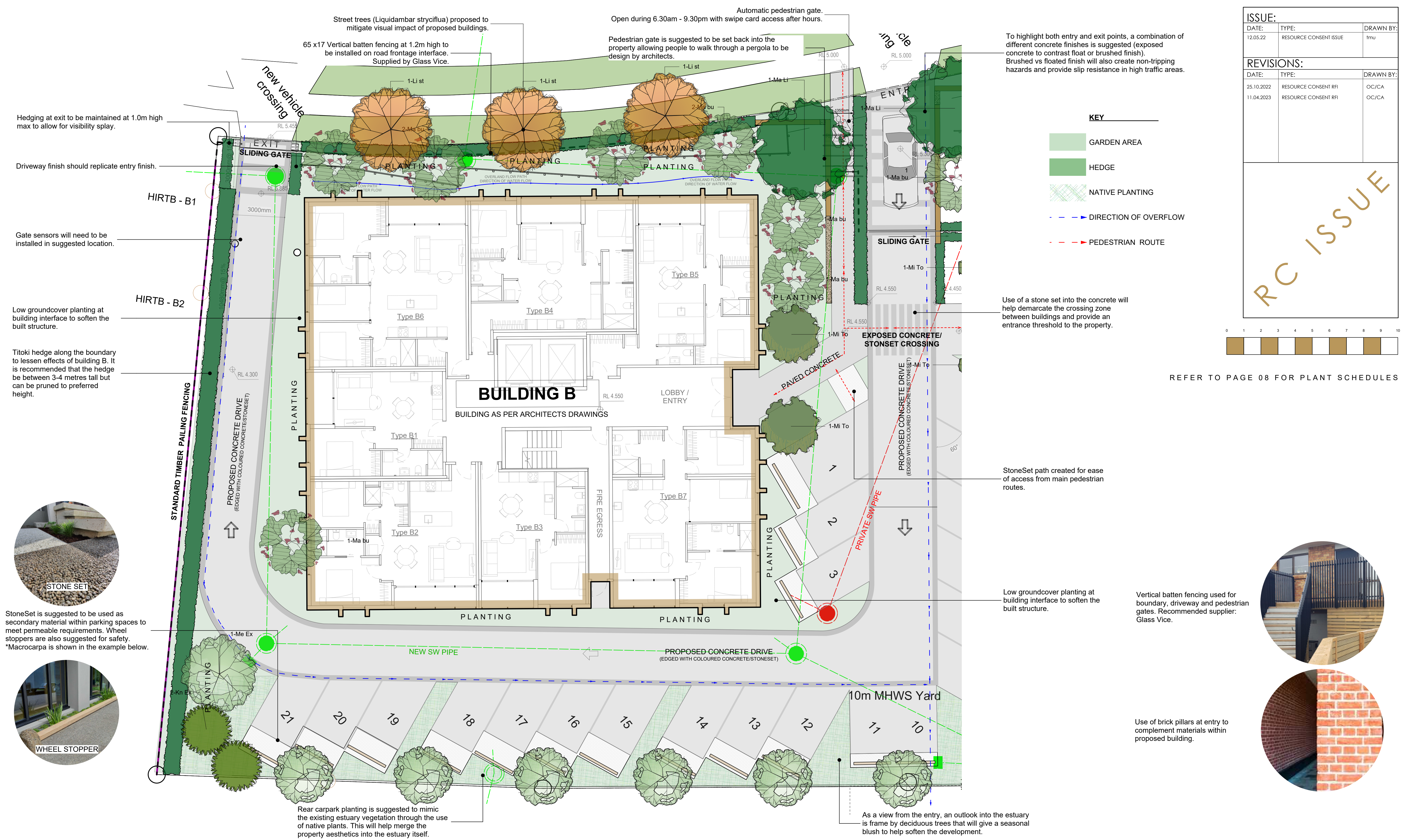
PLAN PREPARED FOR:
AMBRIDGE ROSE APARTMENTS
BY



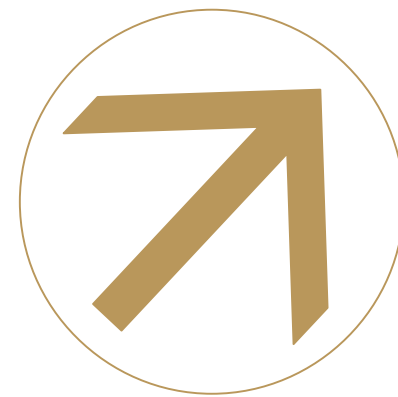
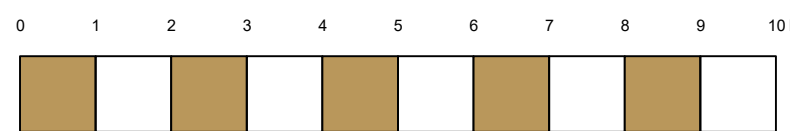
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35 WAIPAREIRA AVENUE, HENDERSON, AUCKLAND 0610
PHONE: (09) 524 667

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ISSUE:		
DATE:	TYPE:	DRAWN BY:
12.05.22	RESOURCE CONSENT ISSUE	tmu
REVISIONS:		
DATE:	TYPE:	DRAWN BY:
25.10.2022	RESOURCE CONSENT RFI	OC/CA
11.04.2023	RESOURCE CONSENT RFI	OC/CA



drawing title
PLANTING DESIGN

ADDRESS: 147-153 EDGEWATER DRIVE
SUBURB: PAKURANGA
CITY: AUCKLAND
SHEET NUMBER: 2 of 7
SCALE: 1:100 @ A1
JOB NUMBER: 2397

PLAN PREPARED FOR:
AMBRIDGE ROSE APARTMENTS
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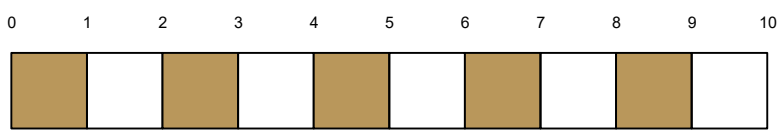
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REFER TO PAGE 08 FOR PLANT SCHEDULES



Raised circular timber viewing platform. Viewing platform will have a pedestrian path as well as a connection to existing neighbouring ramp.



Paving spaces within patio area to be filled with StoneSet to allow for a flat surface and greater permeability.



Recessed timber seating on retaining wall

drawing title
PLANTING DESIGN

ADDRESS: 147-153 EDGEWATER DRIVE
SUBURB: PAKURANGA
CITY: AUCKLAND
SHEET NUMBER: 3 of 7
SCALE: 1:100 @ A1
JOB NUMBER: 2397

PLAN PREPARED FOR:
AMBRIDGE ROSE APARTMENTS
BY
SECOND NATURE

www.secondnature.co.nz
35 WAIPAREIRA AVENUE, HENDERSON, AUCKLAND 0610
PHONE: (09) 524 667

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PLANTS INCLUDED IN PLANTING DESIGN FOR RESOURCE CONSENT

ENTRY AND LARGER TREES



Magnolia 'Burgundy Star'



Magnolia grandiflora 'Little gem'



Camellia sasanqua 'Satsugekka'



Michelia yunnanensis Michelia



Trachelospermum jasminoides Star Jasmine



Pratia angulata Panakenake



Alectryon excelsus Titoki



Metrosideros excelsa Pohutukawa

PLANTS PROPOSED FOR SPECIFIC GARDEN AREAS WITHIN THE PROPERTY.
THIS LIST OF PLANTS BELOW FORMS A FUTURE WISPISH OF PLANTS AND IS NOT INCLUDED IN THE SPECIFICATION FOR THIS RESOURCE CONSENT. THIS LIST IS SUBJECT TO AVAILABILITY

PARKING AND GENERAL GARDENS



Trachelospermum jasminoides Star Jasmine



Viburnum tinus 'Eve Price'



Ophiopogon japonicus 'Nana' Dwarf Mondo



Rosa noaschnee 'carpet rose'



Camellia lutchuensis hybrid 'Fairy Blush'

PATIO AREAS

PLANTING INTENT - REAR AND SIDE GARDENS
A combination of native and exotic plants across the grounds has created a layered planting theme. Greater emphasis placed on native plants towards the rear of the site to create a transition from styled ornamental garden beds into easy - care naturalised swathes of planting closer to the estuary. Taller specimen trees strategically placed on the boundaries help break up the bulk of the proposed development.



Trachelospermum jasminoides Star Jasmine



Ophiopogon japonicus 'Nana' Dwarf Mondo



Pratia angulata Panakenake



Hydrangea 'Bloody Marvelous'



Viburnum tinus 'Eve Price'



Citrus 'Lemon'

VIEWING PLATFORM



Plagianthus divaricatus 'Swamp Ribbonwood'



Phormium tenax Harakeke



Sephora microphylla Kowhai



Muehlenbeckia astonii Bush Pohuehue



Phormium cookianum New Zealand Mountain Flax



Lobelia angulata Pratia

drawing title
PROPOSED PLANTING PALETTE

ADDRESS: 147-153 EDGEWATER DRIVE
SUBURB: PAKURANGA
CITY: AUCKLAND
SHEET NUMBER: 4 of 7
SCALE: No Scale
JOB NUMBER: 2397

PLAN PREPARED FOR:
AMBRIDGE ROSE APARTMENTS
BY



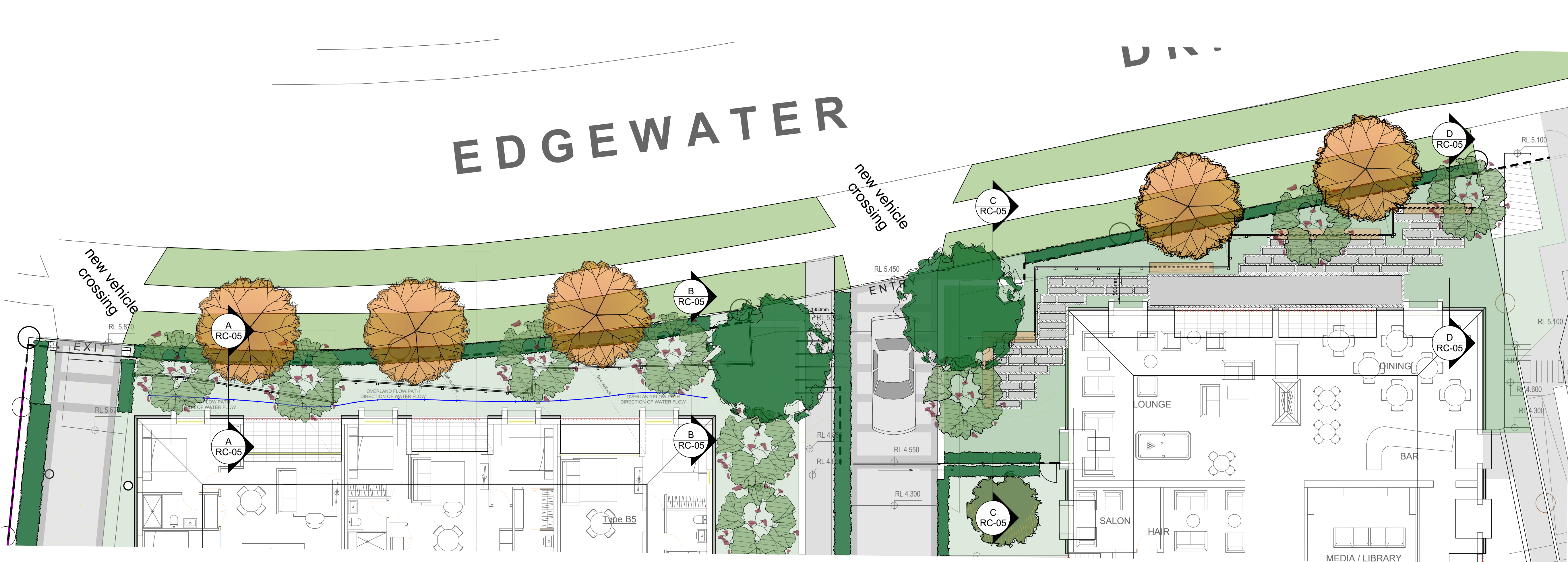
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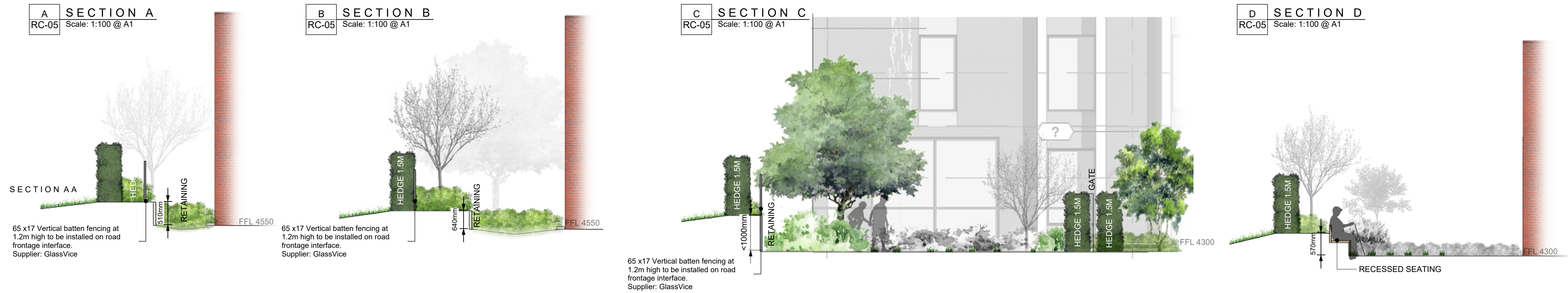
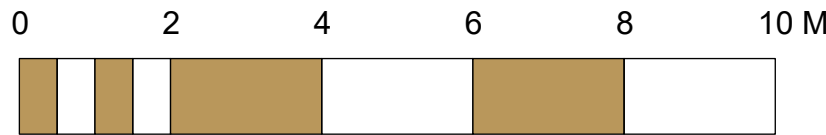
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ORNAMENTAL PLANTING INTENT - FRONT OF SITE
A combination of evergreen and deciduous plants create attractive and interesting ornamental gardens . Key plants include Magnolia Genie which are repeated across the front of the site to help mitigate the visual impact of the proposed development and provide spring blossom. A pair of sculptural summer flowering Magnolia Little Gems enhances and marks the main entrance. Winter flowering Camellias grown to form a 1.5m high hedge at the Edgewater Drive interface. Fragrant Star Jasmine and pretty Carpet Roses are chosen as massed, easy care underplanting, creating an attractive aesthetic with plenty of seasonal change and appeal.



drawing title
SECTIONS-Planting

ADDRESS: 147-153 EDGEWATER DRIVE
SUBURB: PAKURANGA
CITY: AUCKLAND
SHEET NUMBER: 5 of 7
SCALE: 1:250 @ A1
JOB NUMBER: 2397

PLAN PREPARED FOR:
AMBRIDGE ROSE APARTMENTS
BY
SECOND NATURE

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PHONE: (09) 524 667

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1
RC-06

SITE SECTION THROUGH BUILDING A
Scale: 1:100 @ A1

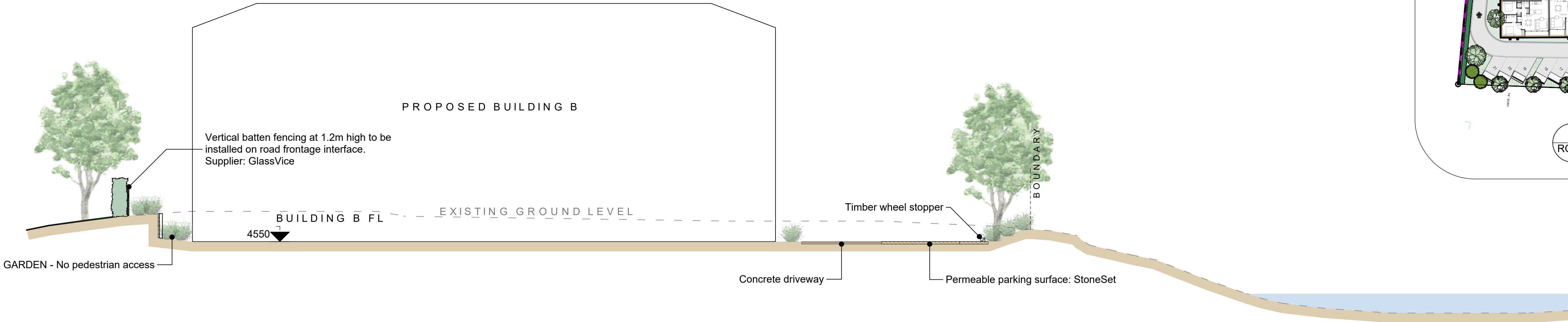


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RC ISSUE

B
RC-06

SITE SECTION THROUGH BUILDING B
Scale: 1:100 @ A1



drawing title
SECTIONS-Site

ADDRESS: 147-153 EDGEWATER DRIVE
SUBURB: PAKURANGA
CITY: AUCKLAND
SHEET NUMBER: 6 of 7
SCALE: 1:100 @ A1
JOB NUMBER: 2397

PLAN PREPARED FOR:
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PLANT SCHEDULES FOR PROPOSED TREES FOR PROPOSED DEVELOPMENT

Plant List - Building A

ID	Qty	Botanical Name	Common Name	Centres	Bag Size	Plant Size	Hgt at 5yrs
Ma bu	3	Magnolia x 'Burgundy star'	Magnolia	9000	45L	2000	4000
Ma Li	1	Magnolia 'Little Gem'	Magnolia	NA	45L	2000	4000
Mi To	2	Michaelia 'Touch of Pink'	Michaelia	6000	45L	1800	3000
Ca Sa	48	Camellia Sasanqua	Camellia	800	2.5L	800	1500
So Mi	2	Sophora Microphylla	Kowhai	3000	35L	2000	4500
Kn Ex	3	Knightia excelsa	Rewarewa; New Zealand honeysuckle	NA	45L	1500	2000
Me MP	0	Metrosideros excelsa	Pohutakawa	7000	45L	1800	8000
Mu At	6	Muehlenbeckia astonii	Bush Pohuepohue	1200	1L	200	1000
Ph tx	3	Phormium tenax	Harakeke; NZ Flax	2500	.5L	800	3000
Pe EG	14	Phormium cookianum 'Green Dwarf'	Green Dwarf Flax	1000	1L	400	800
Lo An	6	Lobelia angulata	Panakenake	1700	1L	200	200
	89						

Plant List - Building B

ID	Qty	Botanical Name	Common Name	Centres	Bag Size	Plant Size	Hgt at 5yrs
Ma bu	7	Magnolia x 'Burgundy star'	Magnolia	9000	45L	2000	4000
Ma Li	1	Magnolia 'Little Gem'	Magnolia	NA	45L	2000	4000
Mi To	2	Michaelia 'Touch of Pink'	Michaelia	6000	45L	1800	3000
Ca Sa	102	Camellia Sasanqua	Camellia	800	2.5L	800	1500
So Mi	2	Sophora Microphylla	Kowhai	3000	45L	2000	4500
Kn Ex	2	Knightia excelsa	Rewarewa; New Zealand honeysuckle	3000	45L	1500	2000
Me MP	6	Metrosideros excelsa	Pohutakawa	7000	45L	1800	8000
	113						

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TYPE:

DRAWN BY:

25.10.2022

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OC/CA

11.04.2023

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RC ISSUE

PLANT SCHEDULE FOR PROPOSED OPTION FOR PLANTING THE BERM ALONGSIDE EDGEWATER RISE.

Plant List - Berm				
Li st	Liquidambar styraciflua	American Sweetgum	8000	15000

PLANT LIST FOR ORNAMENTAL PLANTING

THE BELOW PLANT LIST IS A 'WISHLIST OF PLANTS' AND A DIRECTION FOR THE STYLE OF PLANTING FOR THE PROPOSED GARDEN AREAS. SPECIFICATION OF ORNAMENTAL PLANTING HAS NOT BEEN INCLUDED IN THIS RESOURCE CONSENT APPLICATION.

PLANTS ARE SUBJECT TO AVAILABILITY

Plant List - General Plant List				
ID	Botanical Name	Common Name	Centres	Hgt at 5yrs
Lo An	Lobelia angulata	Panakenake	1000	200
Mu At	Muehlenbeckia astonii	Bush Pohuehue	1200	1000
Pe EG	Phormium cookianum 'Green Dwarf'	Green Dwarf Flax	1000	800
Ph tx	Phormium tenax	Harakeke; NZ Flax	2500	3000
So mi	Sophora microphylla	Kowhai	NA	4000
Ci sp.	Citrus sp.	Citrus fruits	NA	1800
Hy Bm	Hydrangea macrophylla	Hydrangea	800	1000
Lo An	Lobelia angulata	Panakenake	1000	200
Ro Ca	Rosa 'Flower Carpet'	Flower Carpet Rose	700	500
Tr ja	Trachelospermum jasminoides	Star Jasmine	800	1000
Vi Ev	Viburnum tinus 'Eve Price'	Viburnum	1500	1500

drawing title

PLANT SCHEDULE

ADDRESS: 147-153 EDGEWATER DRIVE

SUBURB: PAKURANGA

CITY: AUCKLAND

SHEET NUMBER: 7 of 7

SCALE: No Scale

JOB NUMBER: 2397

PLAN PREPARED FOR:

AMBRIDGE ROSE APARTMENTS

BY



www.secondnature.co.nz

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PHONE: (09) 524 667

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GENERAL

- Coordinates are in terms of Mount Eden Circuit, Geodetic 2000. ORIGIN ?? (NZGD Code: ??)
mN: ?
mE: ?
- Levels are in terms of Auckland vertical datum 1946
ORIGIN OF LEVELS: ?
(NZGD Code: ??)
RL: ??m
- These drawings do not necessarily show all existing services. It is the responsibility of the contractor to locate and protect all existing services during the contract period.
- The Contractor is to liaise with utility service providers regarding the location of existing utility services.
- Before commencing construction, the contractor is to confirm levels and alignment of existing drains into which new drains will be connected. Any discrepancy with the drawings are to be reported to the Engineer.
- All connections to existing drains are to be carried out by an Approved Contractor.
- Contractor shall check any crossing lines for clearance before laying.
- All lines to be abandoned shall be sealed at each end. Timing of all sealing to be coordinated with Auckland Council.
- Backfill of drainage lines deeper than 3m is to be compacted and certified. Consent notice to be issued that backfill has been certified.
- Before commencing construction, the contractor is to confirm levels and alignment of roads into which new roads will be merged. Any discrepancy with the drawings are to be reported to the Engineer.
- All grassed surfaces and driveway/roadcrossings are to be reinstated to a standard at least equal to the standard that existed before works commenced.
- Lid levels shown are subject to change.

WASTEWATER

- All wastewater works are to be carried out in accordance with the latest Watercare Code of Practice for Land Development and Subdivision, including all relevant standard details.
- All public mains are to be 150mm diameter PVC Class SN16, unless shown otherwise.
- All wastewater pipelines, except property lateral connections that grade towards a connection point, shall have a minimum cover of 900mm. A graded connection in the public road reserve must have a minimum cover of 450mm at the highest point.
- Where the minimum cover is not achieved, concrete protection of the pipe is to be provided. If this occurs at a point that has not been shown as such on the drawings, then the Engineer is to be notified.
- All lines to be bedded with granular bedding (well graded scoria or similar approved), unless shown otherwise.
- Approved hardfill is to be used in backfilling of all road crossings and vehicle crossings to Auckland Council standards.
- For wastewater lines laid at grades steeper than 10% (including service connections) the bedding and surround material shall be low grade scoria concrete (7MPa).
- For lines exceeding a grade of 20% anchor blocks shall be located at pipe joints, not exceeding 6m spacing.
- All manholes up to 3m deep are to have a minimum internal diameter of 1050mm. The manhole diameter shall be increased to 1200mm for all manholes greater than 3m deep, unless shown otherwise. Refer to watercare standards for landing platforms for manholes over 6m deep.
- Manhole covers shall comply with Watercare's material supply standards. All manhole lids shall be watertight HN-HO-72 (Heavy duty) with a minimum 600mm clear opening.
- 150mm diameter pipes that do not terminate in a manhole must be terminated with a 100mm diameter on a 150mm diameter London Junction and blank cap.
- Refer to all relevant longsections for details of London Junction lengths from manholes.
- Stubs from manholes are to be min. of 2.0m long.
- All lot connections and leads are to be 100mm diameter PVC Class SN16, unless shown otherwise.
- All lot connections shall be constructed with a ramped riser to within 1.0m of ground level.
- The position of all blank caps on lot connections are to be staked by the Contractor.
- Easement required where private rising mains cross neighboring properties.
- All Mh's and leads to be set out to the coordinates shown on the plans.
- Contractor shall confirm connection point inverts match design any difference shall be relayed to the Engineer before work starts.

WATER

- All watermain installations to be carried out in accordance with the latest Watercare Services Limited Code of Practice for Land Development and Subdivisions, including all relevant standard drawings.
- Power and telecom services are to be piloted prior to directional drilling/thrusting.
- All intersecting water, sewer and stormwater lines are to be piloted prior to directional drilling/thrusting of the new watermain.
- Open cut trenching will be permitted with the Engineers approval where drilling/thrusting is not considered a practical option (refer standard details attached for trench specifications).

STORMWATER

- All stormwater works are to be carried out in accordance with the latest Auckland Council Code of Practice for Land Development and Subdivision, including all relevant standard details.
- All public mains are to be 225mm diameter pipes, unless shown otherwise.
- All pipes with a diameter of 225mm and greater are to be RCRRJ Class 2, unless shown otherwise.
- The minimum cover to the top of the pipe is to be 1000mm in the road reserve, and 600mm in all other areas.
- Where the minimum cover is not achieved, concrete protection of the pipe is to be provided. If this occurs at a point that has not been shown as such on the drawings, then the Engineer is to be notified.
- All lines to be bedded with granular bedding (well graded scoria or similar approved), unless shown otherwise.
- Approved hardfill is to be used in backfilling of all road crossings and vehicle crossings to Auckland Council standards.
- Where gradients of pipes are between 10% and 20%, pipelines are to be laid from downstream to upstream, with sockets facing upstream and shall be bedded in low strength concrete (7MPa).
- Where gradients of pipes are in excess of 20%, pipelines are to be laid from downstream to upstream with sockets facing upstream and anchor blocks installed. A protective/compressible membrane is to be wrapped around the pipeline for the length of the anchor block at the concrete interface. Spacing between anchor blocks are not to exceed 6m, measured centre to centre.
- All manholes are to have a minimum internal diameter of 1050mm, unless shown otherwise.
- All manholes are to have a minimum fall through the base of the manhole of 50mm.
- Where the outlet diameter at a manhole is greater than the inlet diameter, the minimum fall through the manhole is to be no less than the difference in diameter of the two pipes, in which case the pipes are to be aligned soffit to soffit.
- Manhole covers are to be hinged with a clear opening of at least 600 mm diameter and are to be ductile iron. The class of manhole covers and frames are to be minimum AS 3996 Class D, or heavy-duty, in all areas.
- All stormwater branch lines are to be 150mm PVC Class SN16, unless shown otherwise.
- 150mm diameter pipes that do not terminate in a manhole must be terminated with a 100mm diameter on a 150mm diameter London Junction and blank cap.
- Refer to all relevant longsections for details of London Junction lengths from manholes.
- Stubs from manholes are to be min. of 2.0m long.
- All lot connections and leads are to be 100mm diameter PVC Class SN16, unless shown otherwise.
- All lot connections shall be constructed with a ramped riser to within 1.0m of ground level.
- The position of all blank caps on lot connections are to be staked by the Contractor.
- All catchpit leads are to be 225mm diameter, unless otherwise stated.
- All catchpit leads are to have a minimum cover of 900mm to allow clearance for services installation.
- All double catchpit leads are to have a minimum pipe diameter of 300mm, unless otherwise specified.
- All catchpit leads are to be Class 4 pipes.
- Pipes outside of the proposed road reserve have not been designed for construction traffic loadings. The Contractor is notify the Engineer if different construction roads are to be used as the pipe class may need to be changed.
- Contractor shall confirm connection point inverts match design. Any difference shall be relayed to the Engineer before work starts.

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A	-	-	DD/MM/YY
Rev	Description	By	Date
		SIGNED	DATE
Surveyed	EASDALE/DODD		-
Designed			
Drawn	RW		04/22
Checked			
Approved			



Subdivisions Land Survey Land Development
Resource Consents Project Management
Planning Structural Engineering
Environmental Engineering

P.O. Box 72-543, 58 Broadway, Papakura,
Auckland, Ph: 64-9-2965543
www.doddcivil.co.nz admin@doddcivil.co.nz

PROJECT NAME:

**AMBRIDGE ROSE
RETIREMENT VILLAGE
PAKURANGA**
FOR
A&L SARGEANT LTD

SHEET TITLE:

NOTES

Project Number: **49603**

Plan No: **100** Rev: **A**

NOTES:
EXCAVATION IS BELOW EXISTING GROUND LEVEL, IT IS THEREFORE ANTICIPATED POTENTIAL SEDIMENT RUNOFF IS MINIMAL. ENGINEER TO DIRECT SILT CONTROL MEASURES ONSITE AS REQUIRED.

SEDIMENT CONTROL DEVICES TO BE LOCATED ON SITE TO SUIT EXCAVATIONS.

GROUND WATER FLOWS ARE ANTICIPATED TO BE MINIMAL.

**FOR RESOURCE
CONSENT APPROVAL
(NOT FOR CONSTRUCTION)**

Notes:

1. Refer to DWG: 100 for general notes.
2. Contours are at 1m intervals.

LEGEND

	Ex Lot Bdy
	Prop Lot Bdy
	Ex Abutting Bdy
	Extent Of Works
	Ex Contour
	Prop Contour
	Prop Silt Fence

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Rev	Description	By	Date
Surveyed	EASDALE/DODD		-
Designed			
Drawn	RW		03/22
Checked			
Approved			



Subdivisions Land Survey Land Development
Resource Consents Project Management
Planning Structural Engineering
Environmental Engineering

P.O. Box 72-543, 58 Broadway, Papakura,
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www.doddcivil.co.nz admin@doddcivil.co.nz

PROJECT NAME:

**AMBRIDGE ROSE
RETIREMENT VILLAGE
PAKURANGA**

FOR
A&L SARGEANT LTD

SHEET TITLE:

**EARTHWORKS
PLAN**

Project Number: **49603**

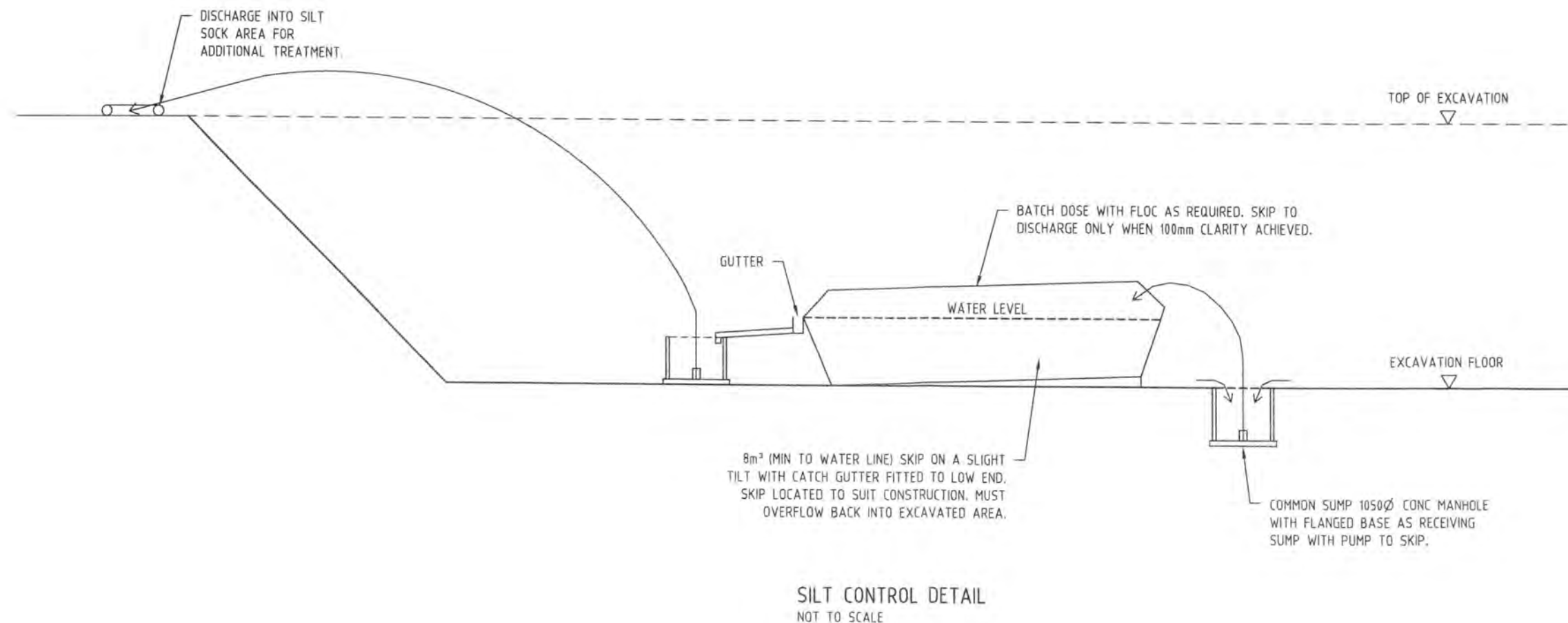
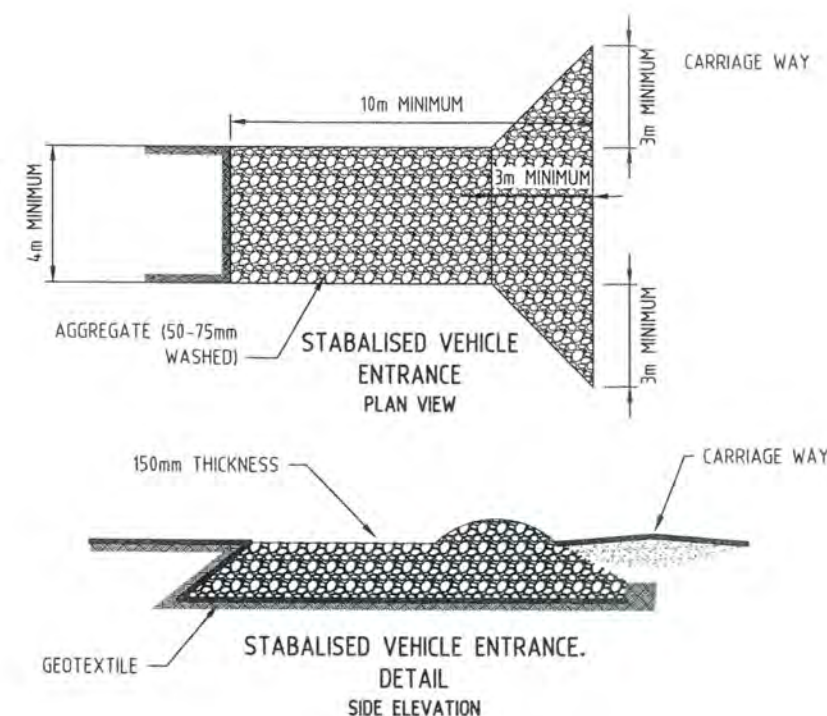
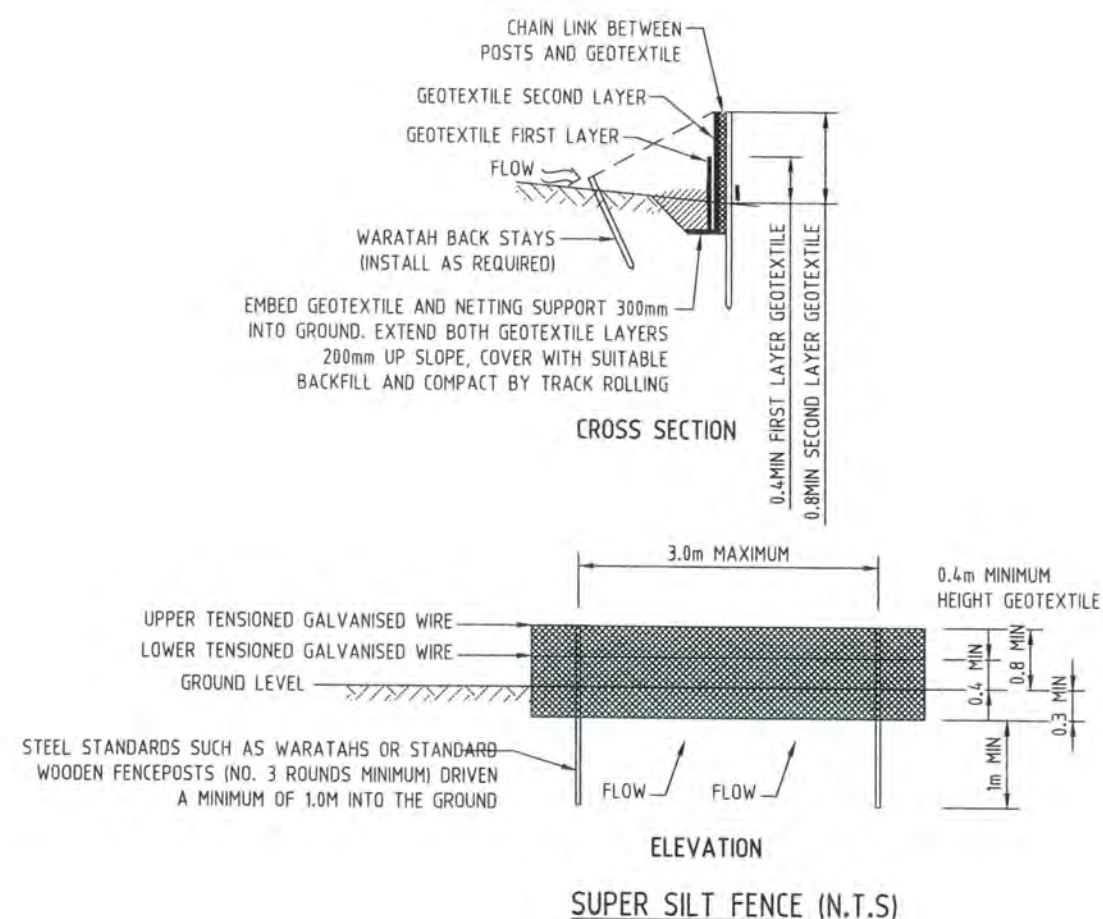
Plan No: **200** Rev: **A**

DATE PRINTED: 12-May-22

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2. Contours are at 1m intervals.



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A	-	RW	-
Rev	Description	By	Date
Surveyed	EASDALE/DODD	-	-
Designed			
Drawn	RW		03/22
Checked			
Approved			5/22

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Planning Structural Engineering
Environmental Engineering

P.O. Box 72-543, 58 Broadway, Papakura,
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www.doddcivil.co.nz admin@doddcivil.co.nz

PROJECT NAME:
**AMBRIDGE ROSE
RETIREMENT VILLAGE
PAKURANGA**
FOR
A&L SARGEANT LTD

SHEET TITLE:
**EROSION AND SEDIMENT
CONTROL DETAILS**

Project Number: **49603**

Plan No: **201** Rev: **A**

Notes:

1. Refer to DWG: 100 for general notes.
2. Contours are at 1m intervals.
3. Volume surface compare stripped topsoil surface to proposed subgrade surface.
4. Driveway subgrade level 600mm below finished driveway level. Building subgrade level 300mm below finished floor level. Footpath subgrade level 300mm below finished Footpath level.
5. Batter slopes:
 - 1:1.2 up to 2m cut.
 - 1:2.1 up to 4m cut.
 - 1.5:1 up to 5m cut.

EARTHWORKS VOLUMES
Cut Vol: 8500m³
Fill Vol: 0m³
Net Vol: 8500m³ (cUT)
Area: 3500m²

LEGEND

	Ex Lot Bdy
	Prop Lot Bdy
	Ex Abutting Bdy

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A	-	RW	-
Rev	Description	By	Date
		SIGNED	DATE
Surveyed	EASDALE/DODD		-
Designed			
Drawn	RW		05/22
Checked			5/22
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PROJECT NAME:

**AMBRIDGE ROSE
RETIREMENT VILLAGE
PAKURANGA
FOR
A&L SARGEANT LTD**

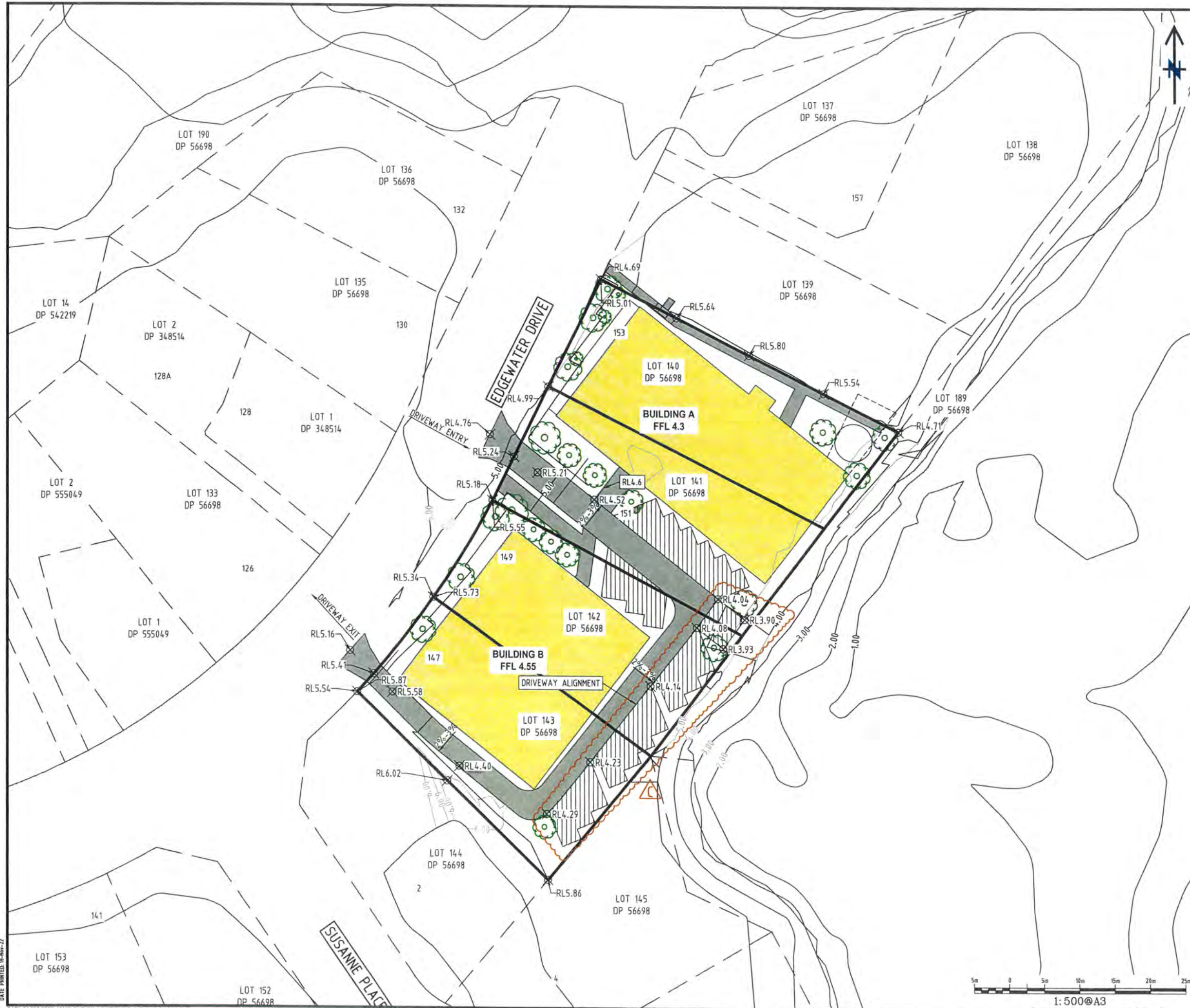
SHEET TITLE:

CONSTRUCTION EARTHWORKS TEMPORARY BATTERS

Project Number: 49603

Plan No: **260** Rev: **A**

Number #	Minimum Elevation	Maximum Elevation	Color
1	-6.00	-5.00	
2	-5.00	-4.00	
3	-4.00	-3.00	
4	-3.00	-2.00	
5	-2.00	-1.00	
6	-1.00	0.00	
7	0.00	1.00	



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(NOT FOR CONSTRUCTION)**

Notes:
1. Refer to DWG: 100 for general notes.
2. Contours at 1m intervals.
3. FFL 150mm above ground level.

LEGEND
Ex Lot Bdy
Ex Abutting Bdy
Ex Contour
Prop Buildings
Prop Pavement

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C	LEVELS ADDED	RW	18/11/22
B	EXIT 300mm FB	RW	16/05/22
A	RC	RW	12/05/22

Rev	Description	By	Date
		SIGNED	DATE
	Surveyed	EASDALE/DODD	-
	Designed		
	Drawn	RW	04/22
	Checked		
	Approved		

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PROJECT NAME:
**AMBRIDGE ROSE
RETIREMENT VILLAGE
PAKURANGA**
FOR
A&L SARGEANT LTD

SHEET TITLE:
SITE PLAN

Project Number: **49603**
Plan No: **300** Rev: **C**

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(NOT FOR CONSTRUCTION)**

Notes:

1. Refer to DWG: 100 for general notes.
2. Contours at 1m intervals.
3. FFL 150mm above ground level.

LEGEND

	Ex Lot Bdy
	Ex Abutting Bdy
	Ex Contour
	Prop Buildings
	Prop Pavement

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B	EXIT 300mm FB	RW	16/05/22
A	RC	RW	12/05/22
Rev	Description	By	Date
	SIGNED		DATE
Surveyed	EASDALE/DODD		-
Designed			
Drawn	RW		04/22
Checked			
Approved			5/22



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PROJECT NAME:

**AMBRIDGE ROSE
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FOR
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SHEET TITLE:

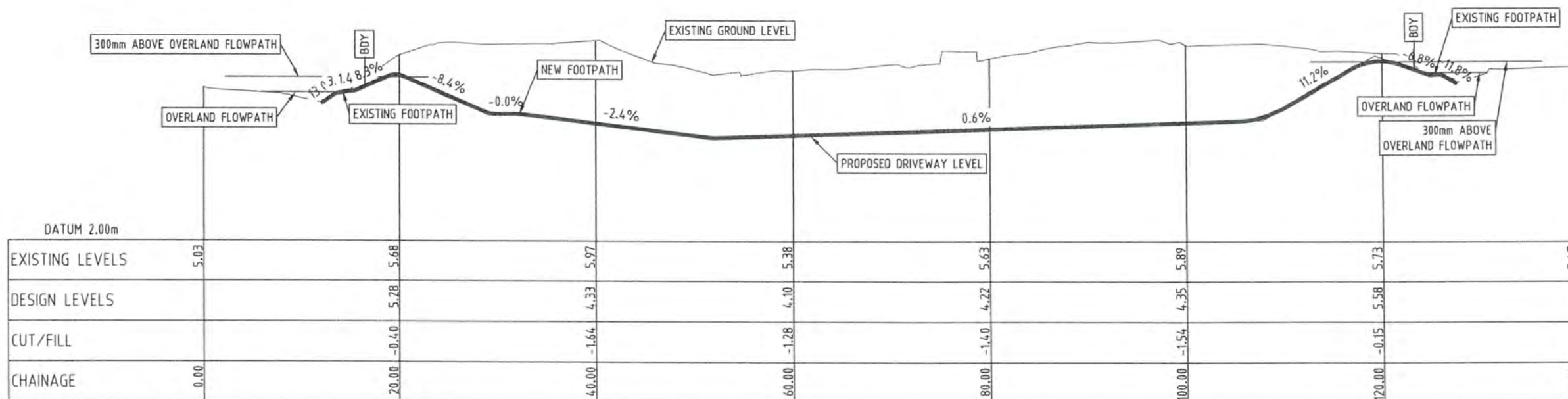
**DRIVEWAY
LONGSECTION**

Project Number: **49603**

Plan No: **310** Rev: **B**



DRIVEWAY ALIGNMENT PLAN
SCALE 1:500 @ A3



DRIVEWAY LONGSECTION
SCALE 1:500 HORI 1:100 VERT @ A3

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Notes:

1. Refer to DWG: 100 for general notes.
2. Contours at 1m intervals.

LEGEND

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B	EXIT 300mm FB	RW	16/05/22
A	RC	RW	12/05/22
Rev	Description	By	Date
		SIGNED	DATE
Surveyed	EASDALE/DODD		-
Designed			
Drawn	RW		04/22
Checked			
Approved			5/22



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PROJECT NAME:

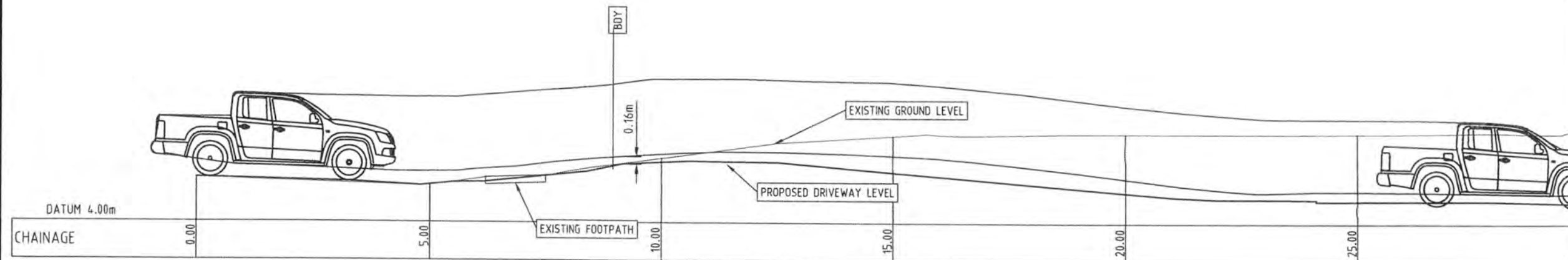
**AMBRIDGE ROSE
RETIREMENT VILLAGE
PAKURANGA**
FOR
A&L SARGEANT LTD

SHEET TITLE:

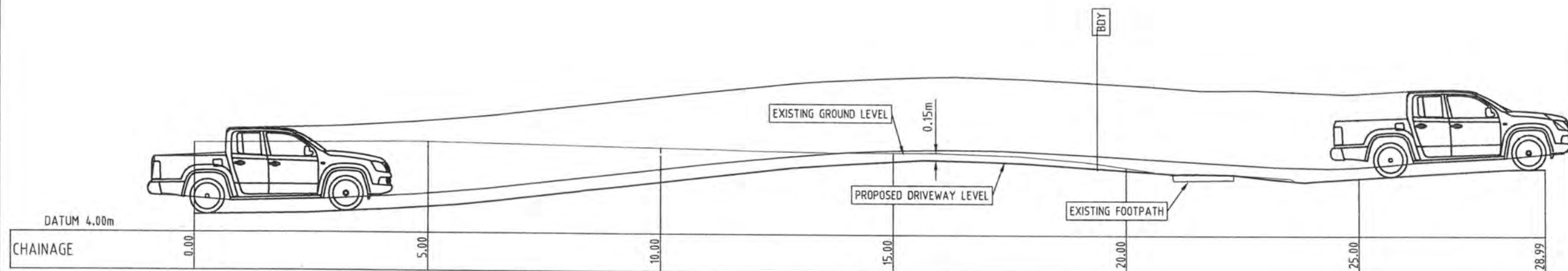
**VEHICLE ENTRYWAYS
LONGSECTION**

Project Number: **49603**

Plan No: **320** Rev: **B**



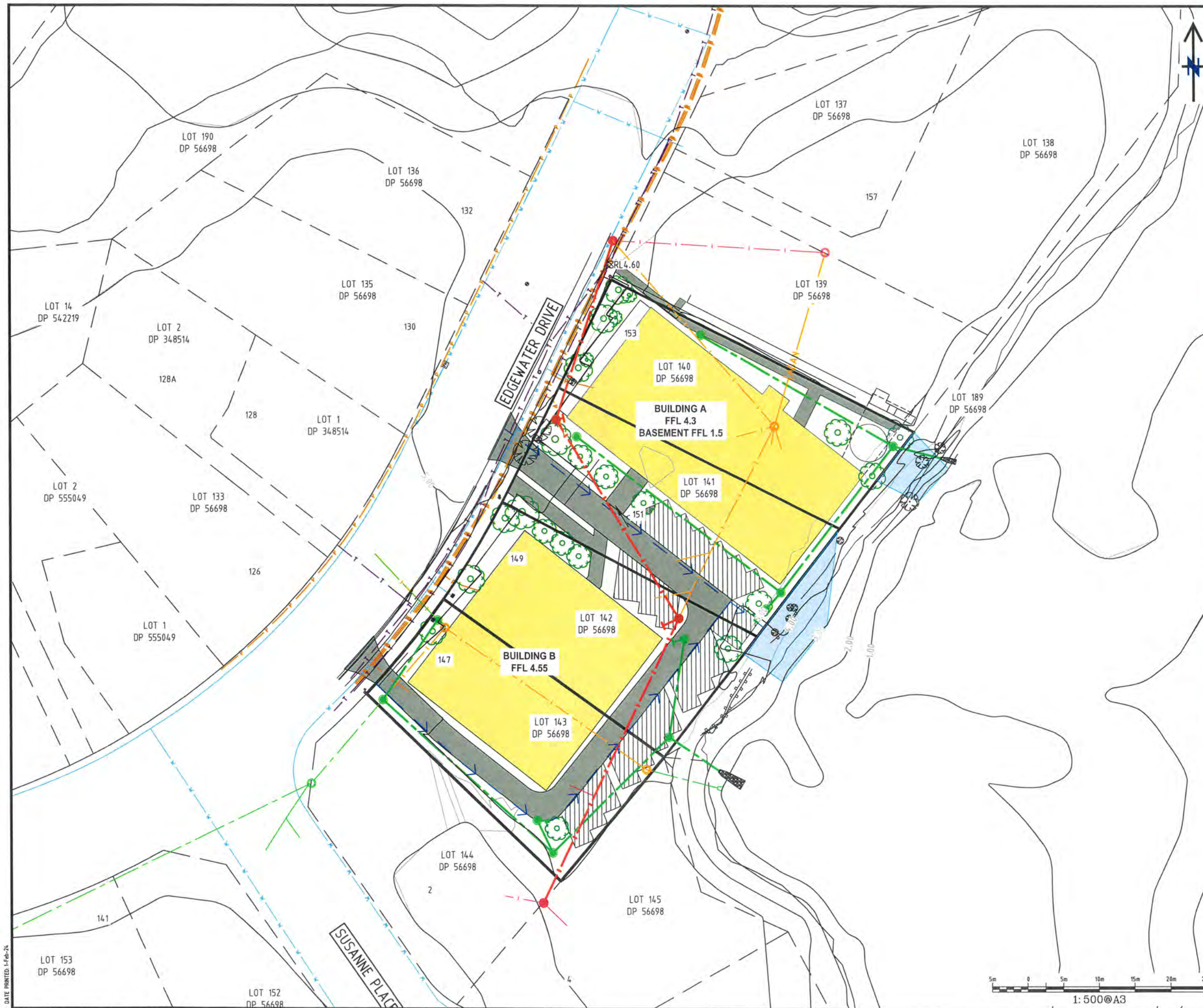
NORTHERN DRIVEWAY ENTRY
SCALE 1:100 @ A3



SOUTHERN DRIVEWAY EXIT
SCALE 1:100 @ A3



AT - 95th - Car
Overall Length 5.060m
Overall Width 1.923m
Overall Body Height 1.784m
Min Body Ground Clearance 0.231m
Max Track Width 1.888m
Lock-to-lock time 4.00s
Curb to Curb Turning Radius 6.450m



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Notes:

1. Refer to DWG: 100 for general notes.
2. Contours at 1m intervals.
3. MH lid levels shown are approximate only.

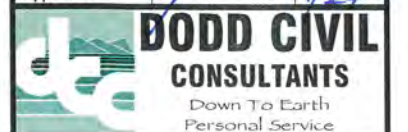
LEGEND

	Ex Lot Bdy
	Ex Abutting Bdy
	Ex Contour
	Ex Stormwater
	Ex Wastewater
	Prop Stormwater
	Prop Wastewater
	Previously Abandoned Pipe
	Pipe to be Removed
	Ex Manhole to Remove
	Ex/Pr SW Manhole
	Ex/Prop WW Manhole
	WW Connection
	SW Connection
	Prop Buildings
	Ex Buildings
	Secondary Overland Flow Path

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F	DRAINAGE UPDATES	RW	01/02/24
E	EPA	RW	28/03/23
D	DRAINAGE UPDATES	HS	04/10/22
C	s92 UPDATES	RW	31/08/22
Rev	Description	By	Date

	SIGNED	DATE
Surveyed	EASDALE/DODD	-
Designed		
Drawn	RW	04/22
Checked		
Approved		1/24



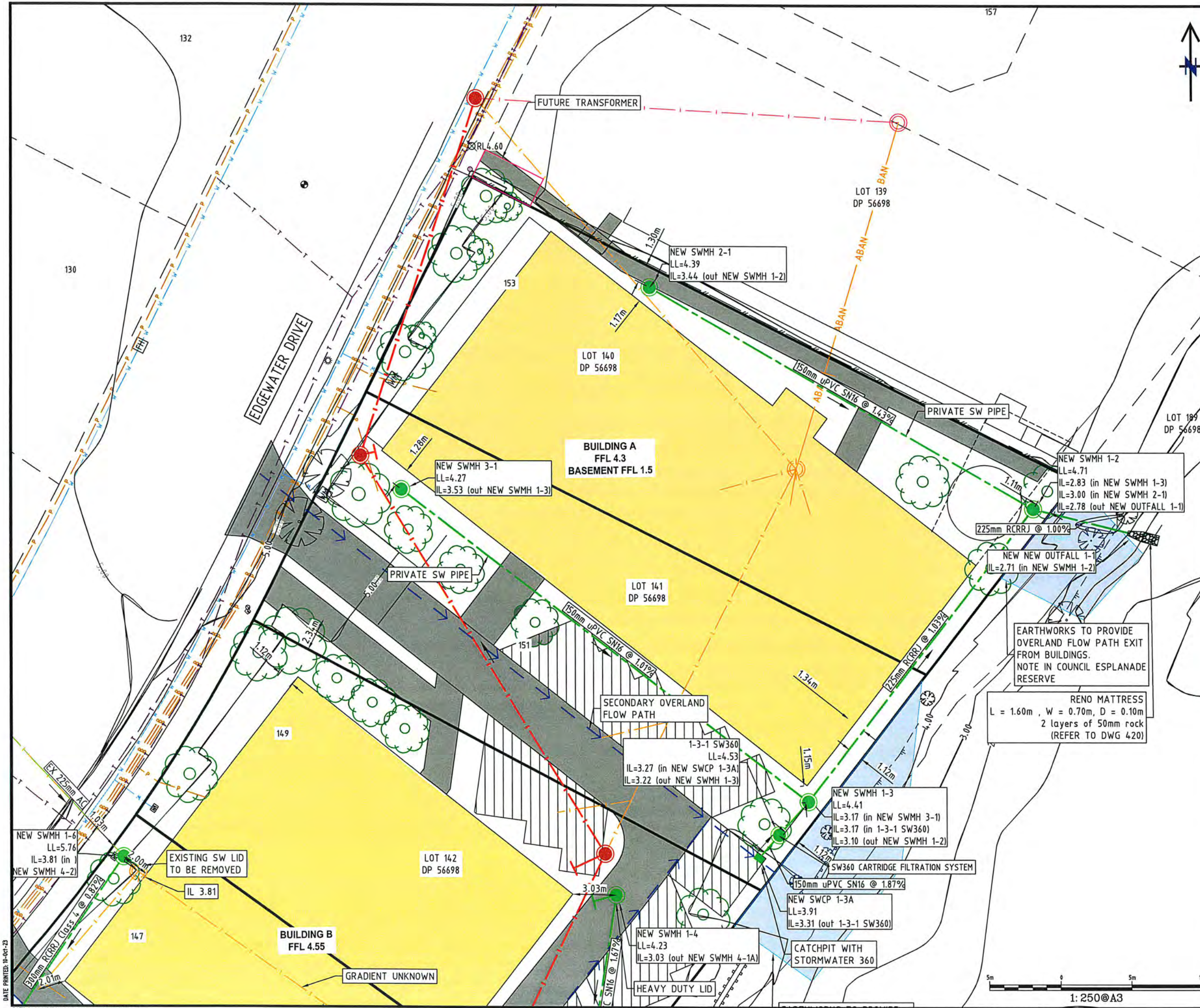
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PROJECT NAME:
**AMBRIDGE ROSE
RETIREMENT VILLAGE
PAKURANGA**
FOR
A&L SARGEANT LTD

SHEET TITLE:
**DRAINAGE
OVERVIEW**

Project Number: **49603**
Plan No: **400** Rev: **F**



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Notes:

1. Refer to DWG: 100 for general notes.
2. Contours at 1m intervals.

LEGEND

	Ex Lot Bdy
	Ex Abutting Bdy
	Ex Contour
	Ex Stormwater
	Ex Wastewater
	Prop Stormwater
	Prop Wastewater
	Previously Abandoned Pipe
	Pipe to be Removed
	Ex/Pr SW Manhole
	Ex/Prop WW Manhole
	WW Connection
	SW Connection
	Prop Buildings
	Ex Buildings
	Secondary Overland Flow Path
	Permeable Pavers

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Rev	Description	By	Date
F	SW AMENDED	MS	10/10/23
E	SEA LEVEL	RW	05/05/23
D	DRAINAGE UPDATES	HS	04/10/22
C	s92 UPDATES	RW	30/08/22

Rev	Description	By	Date
Surveyed	EASDALE/DODD	-	-
Designed	MS		09/23
Drawn	RW		04/22
Checked			
Approved			10/23

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PROJECT NAME:

**AMBRIDGE ROSE
RETIREMENT VILLAGE
PAKURANGA**
FOR
A&L SARGEANT LTD

SHEET TITLE:
**STORMWATER PLAN
SHEET 1**

Project Number: **49603**

Plan No: **401** Rev: **F**

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(NOT FOR CONSTRUCTION)**

Notes:

1. Refer to DWG: 100 for general notes.
2. Contours at 1m intervals.

LEGEND

	Ex Lot Bdy
	Ex Abutting Bdy
	Ex Contour
	Ex Stormwater
	Ex Wastewater
	Prop Stormwater
	Prop Wastewater
	Previously Abandoned Pipe
	Pipe to be Removed
	Ex Manhole to Remove
	Ex/Pr SW Manhole
	Ex/Prop WW Manhole
	WW Connection
	SW Connection
	Prop Buildings
	Ex Buildings
	Secondary Overland Flow Path
	Permeable Pavers

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Rev	Description	By	Date
F	SW AMENDED	MS	10/10/23
E	SEA LEVEL	RW	05/05/23
D	DRAINAGE UPDATES	HS	04/10/22
C	s92 UPDATES	RW	30/08/22

Rev	Description	By	Date
Surveyed	EASDALE/DODD	-	-
Designed	MS		09/23
Drawn	RW		04/22
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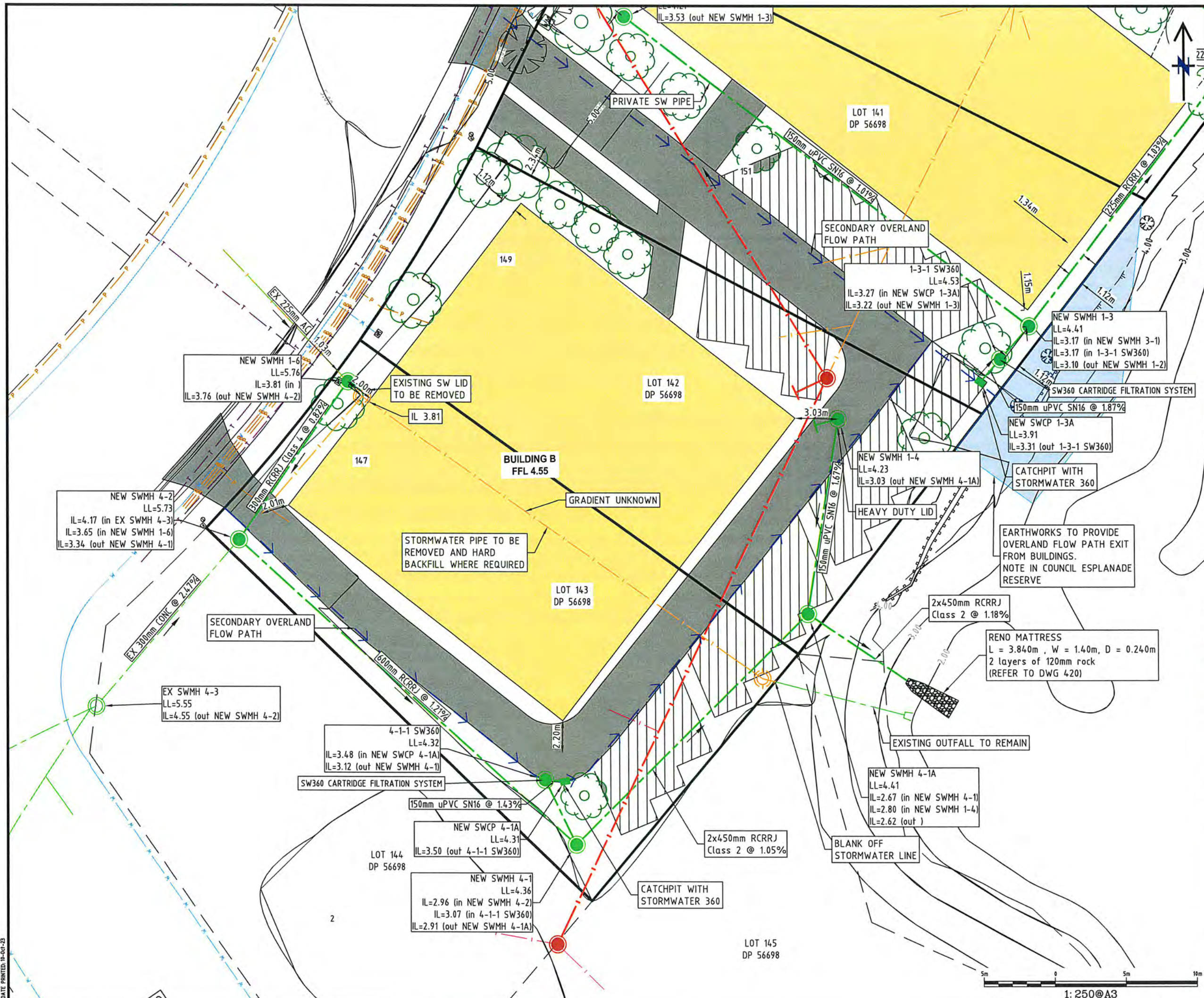
PROJECT NAME:

**AMBRIDGE ROSE
RETIREMENT VILLAGE
PAKURANGA**
FOR
A&L SARGEANT LTD

SHEET TITLE:
**STORMWATER PLAN
SHEET 2**

Project Number: **49603**

Plan No: **402** Rev: **F**



DATE PRINTED: 19-04-23

PATH: F:\PROJECTS\49603\DWG\401 SW 49603.DWG

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(NOT FOR CONSTRUCTION)

- Notes:
1. Refer to DWG: 100 for general notes.
 2. Contours at 1m intervals.

LEGEND	
	Ex Lot Bdy
	Prop Lot Bdy
	Ex Ground Profile
	Finished Ground Profile
	Ex Stormwater
	Prop Stormwater
	Hardfill Backfill
	Certified Backfill

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E	SW AMENDED	MS	10/10/23
D	SEA LEVEL	RW	05/05/23
C	DRAINAGE UPDATES	HS	04/10/22
B	s92 UPDATES	RW	30/08/22
Rev	Description	By	Date
		SIGNED	DATE
Surveyed		EASDALE/DODD	-
Designed		MS	09/23
Drawn		RW	03/22
Checked			
Approved			10/23



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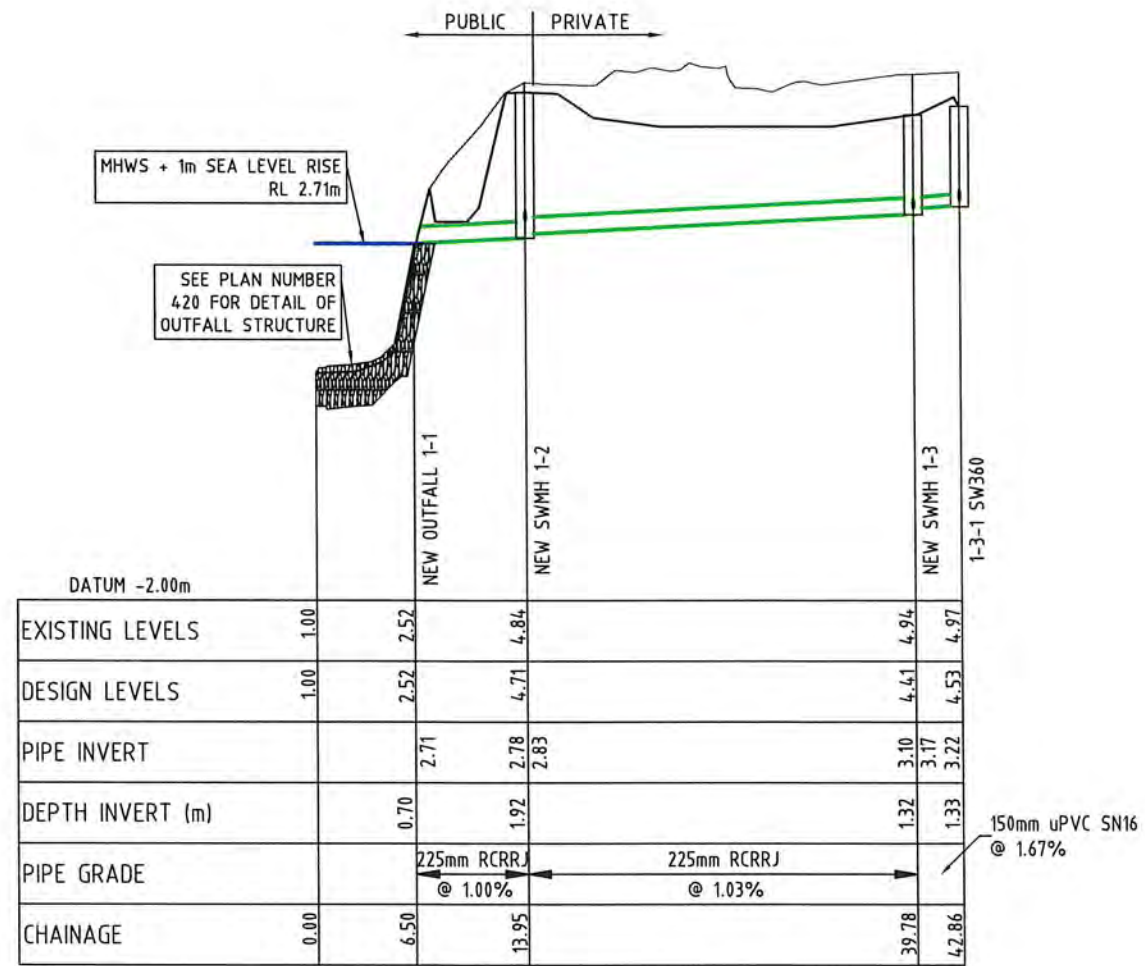
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PROJECT NAME:
**AMBRIDGE ROSE
RETIREMENT VILLAGE
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SHEET TITLE:
**STORMWATER
LONGSECTION 1**

Project Number: **49603**

Plan No: **410** Rev: **E**



STORMWATER LONGSECTION 1
SCALE 1:500 HORI 1:100 VERT @ A3

FOR RESOURCE
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(NOT FOR CONSTRUCTION)

Notes:

1. Refer to DWG: 100 for general notes.
2. Contours at 1m intervals.

LEGEND

	Ex Lot Bdy
	Prop Lot Bdy
	Ex Ground Profile
	Finished Ground Profile
	Ex Stormwater
	Prop Stormwater
	Hardfill Backfill
	Certified Backfill

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D	SW AMENDED	MS	10/10/23
C	SEA LEVEL	RW	05/05/23
B	s92 UPDATES	RW	30/08/22
A	-	RW	-
Rev	Description	By	Date
	SIGNED	DATE	
Surveyed	EASDALE/DODD	-	
Designed	MS	09/23	
Drawn	RW	03/22	
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PROJECT NAME:

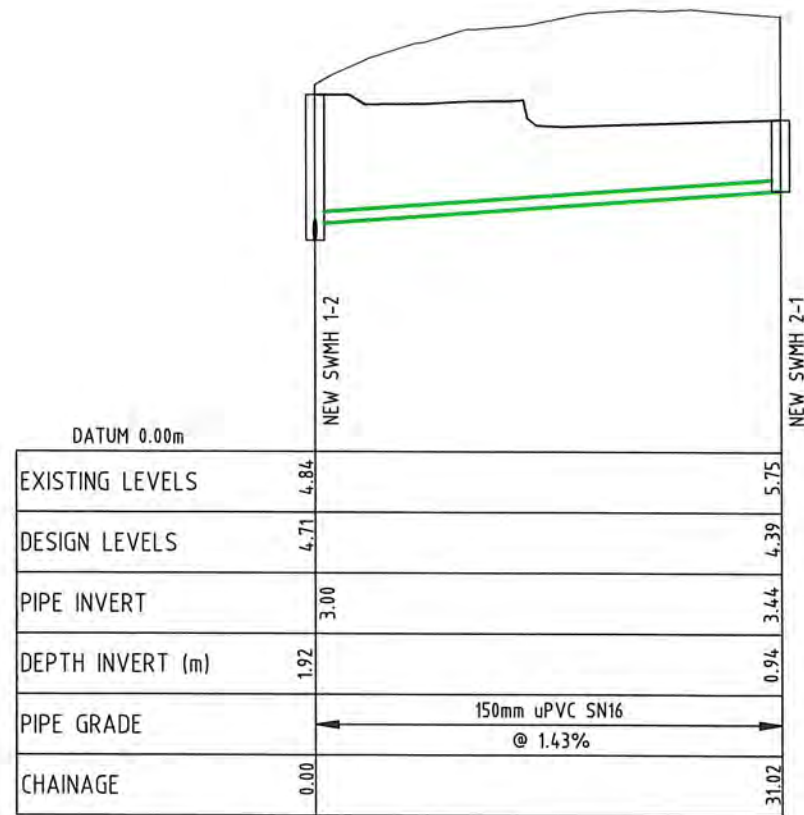
**AMBRIDGE ROSE
RETIREMENT VILLAGE
PAKURANGA**
FOR
A&L SARGEANT LTD

SHEET TITLE:

**STORMWATER
LONGSECTION 2**

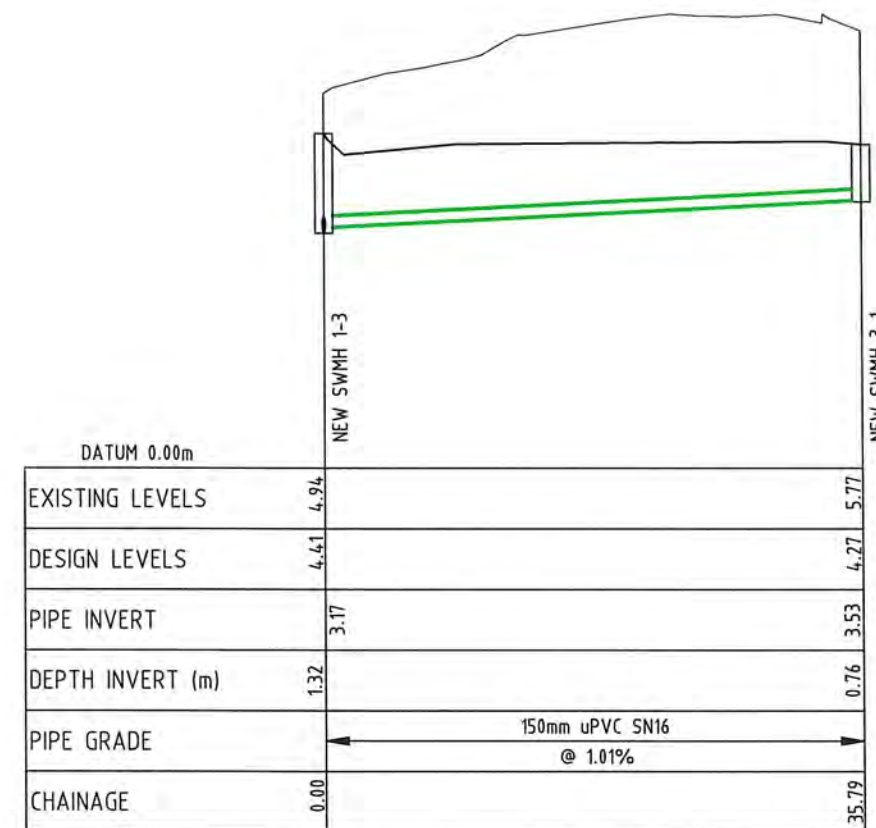
Project Number: **49603**

Plan No: **411** Rev: **D**



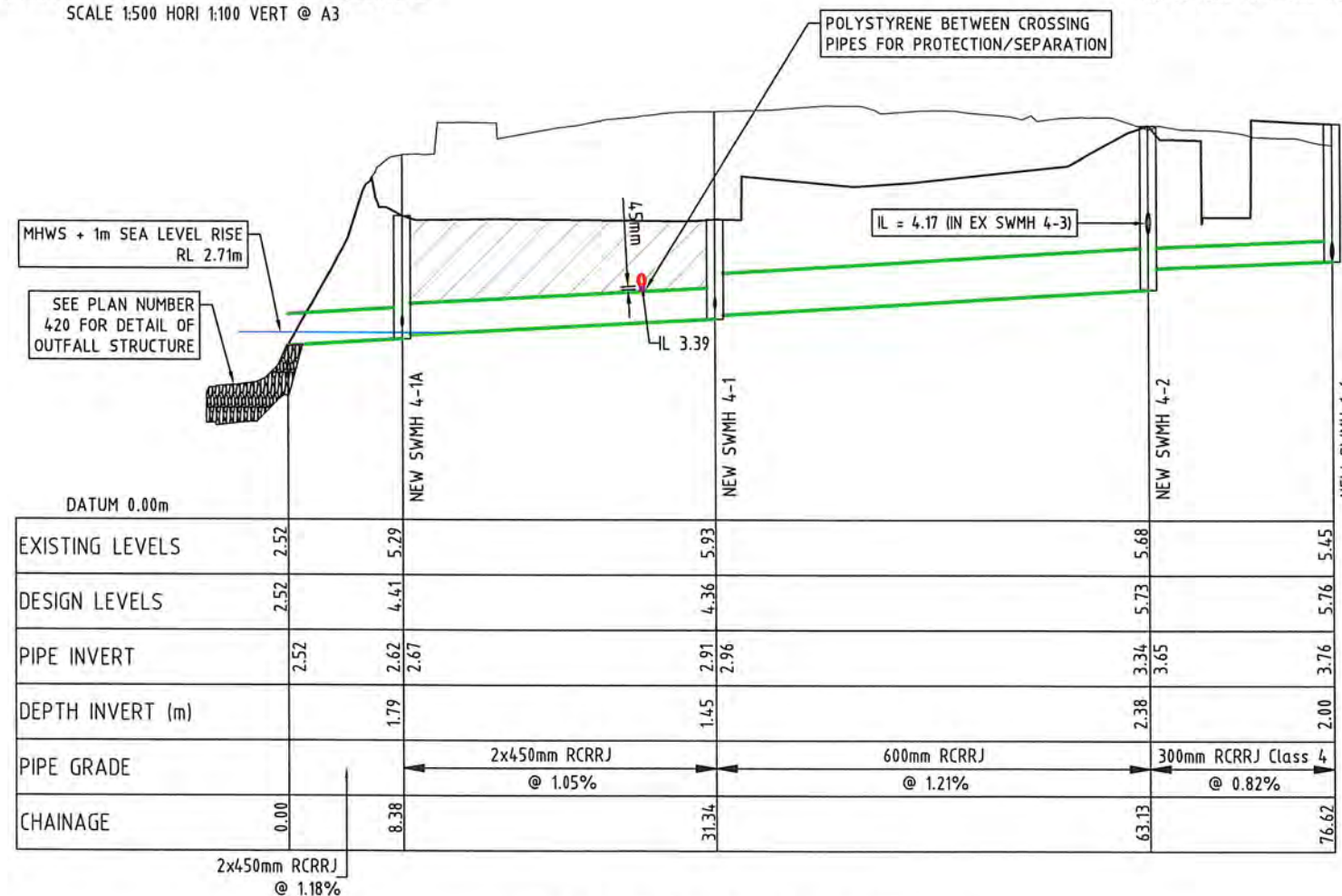
PRIVATE STORMWATER LONGSECTION 2

SCALE 1:500 HORI 1:100 VERT @ A3



PRIVATE STORMWATER LONGSECTION 3

SCALE 1:500 HORI 1:100 VERT @ A3



PUBLIC STORMWATER LONGSECTION 4

SCALE 1:500 HORI 1:100 VERT @ A3

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Notes:
1. Refer to DWG: 100 for general notes.

LEGEND

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D	SW AMENDED	MS	10/10/23
C	SEA LEVEL	RW	05/05/23
B	s92 UPDATES	RW	30/08/22
A	-	RW	-
Rev	Description	By	Date
	SIGNED	DATE	
Surveyed	EASDALE/DODD	-	
Designed	MS	09/23	
Drawn	RW	03/22	
Checked			
Approved			10/23



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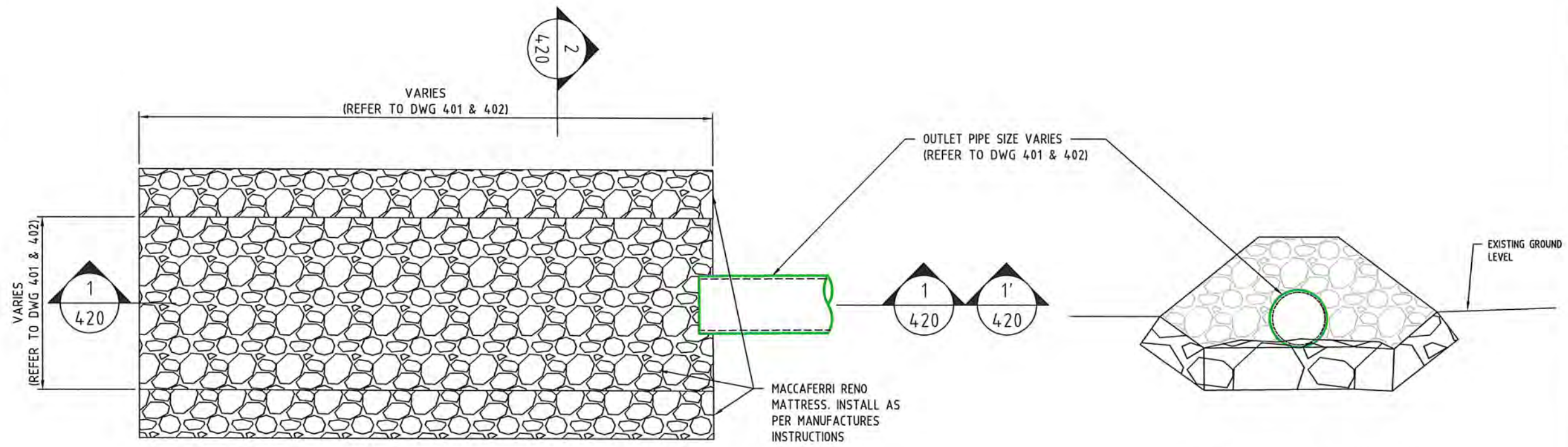
PROJECT NAME:

**AMBRIDGE ROSE
RETIREMENT VILLAGE
PAKURANGA**
FOR
A&L SARGEANT LTD

SHEET TITLE:
**STORMWATER
OUTFALL DETAIL**

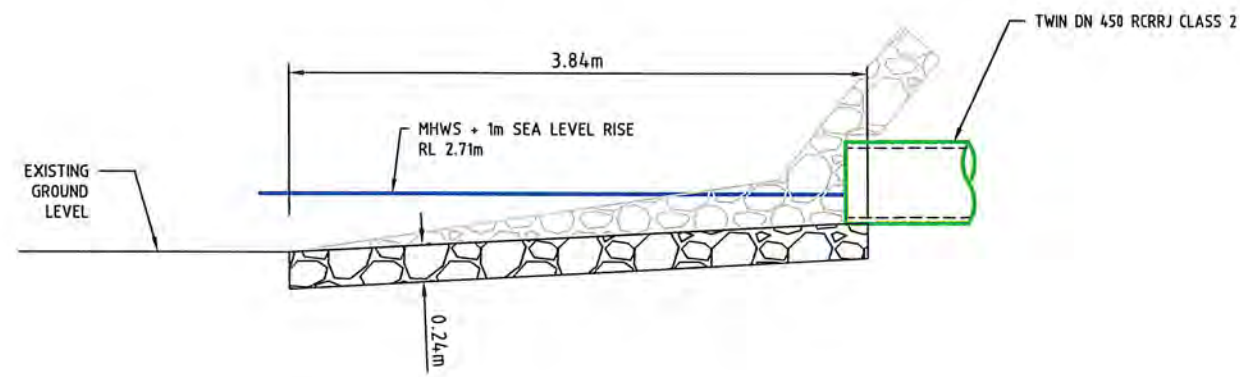
Project Number: **49603**

Plan No: **420** Rev: **D**

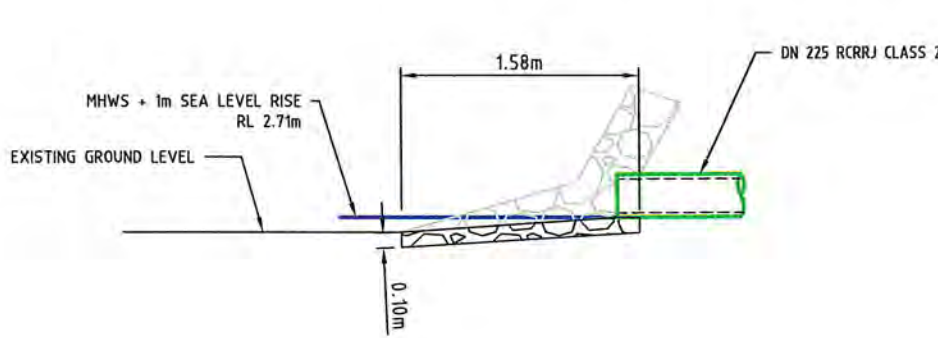


RIPRAP PLAN
SCALE 1:50

ELEVATION
1:50



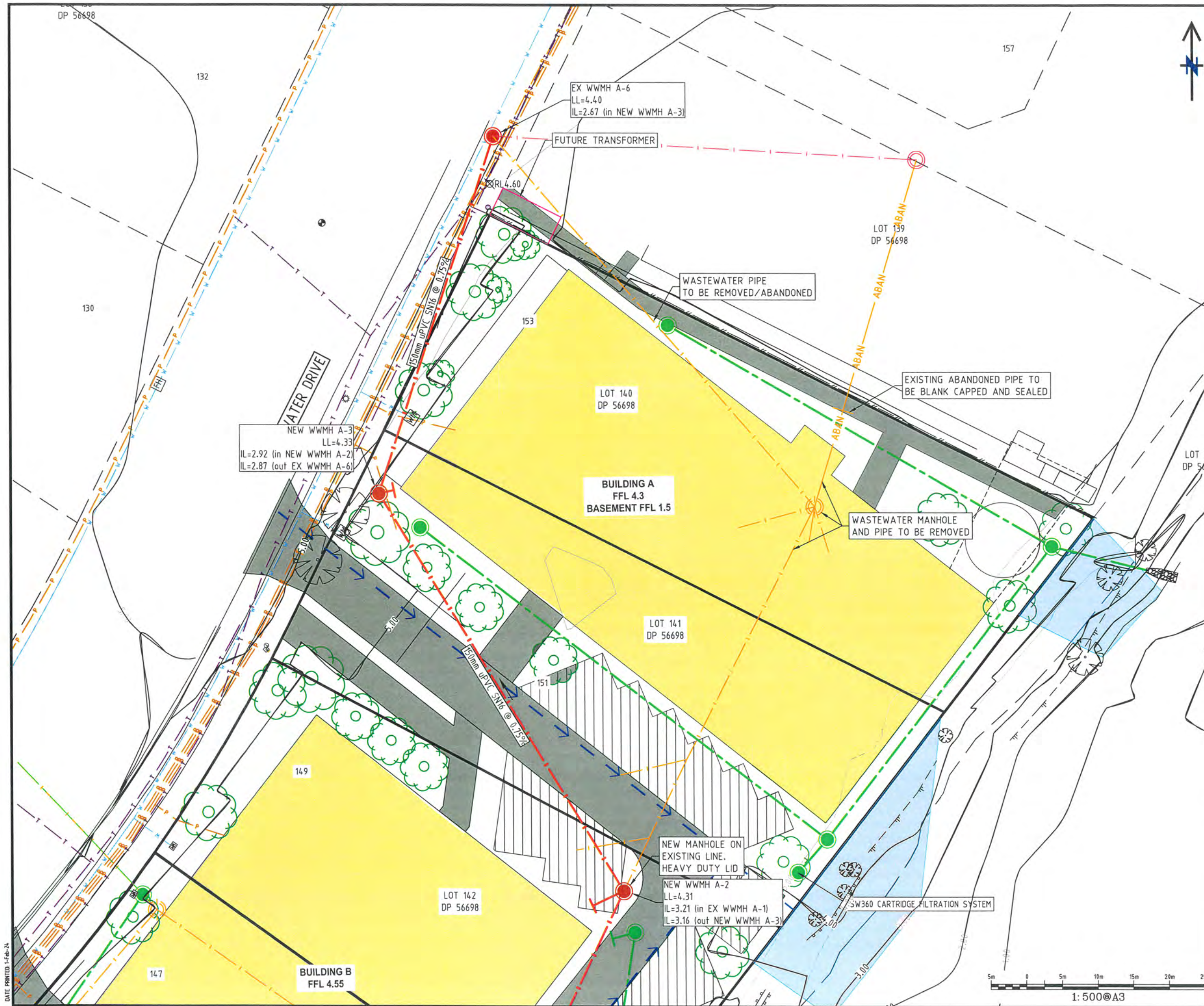
SECTION 1
1:50



SECTION 2
1:50

DATE PRINTED: 16-04-23

PATHE F:\PROJECTS\49603\DWG\410 SW LS 49603.DWG



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- Notes:
1. Refer to DWG: 100 for general notes.
 2. Contours at 1m intervals.
 3. MH lid levels shown are approximate only.

LEGEND

	Ex Lot Bdy
	Ex Abutting Bdy
	Ex Contour
	Ex Stormwater
	Ex Wastewater
	Prop Stormwater
	Prop Wastewater
	Previously Abandoned Pipe
	Pipe to be Removed
	Ex Manhole to Remove
	Ex/Pr SW Manhole
	Ex/Prop WW Manhole
	WW Connection
	SW Connection
	Prop Buildings
	Ex Buildings

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D	DRAINAGE UPDATES	RW	01/02/24
C	EPA	RW	28/03/23
B	s92 UPDATES	RW	30/08/22
A	-	RW	-
Rev	Description	By	Date
		SIGNED	DATE
Surveyed	EASDALE/DODD	-	
Designed			
Drawn	RW		03/22
Checked			
Approved			1/24

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PROJECT NAME:
**AMBRIDGE ROSE
RETIREMENT VILLAGE
PAKURANGA**
FOR
A&L SARGEANT LTD

SHEET TITLE:
**WASTEWATER PLAN
SHEET 1**

Project Number: **49603**

Plan No: **501** Rev: **D**

DATE PRINTED: 1-Feb-24

PATH: F:\PROJECTS\49603\DWG\501 WW 49603.DWG

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- Notes:
1. Refer to DWG: 100 for general notes.
 2. Contours at 1m intervals.

LEGEND	
	Ex Ground Profile
	Finished Ground Profile
	Ex Wastewater
	Prop Wastewater

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B	s92 UPDATES	RW	30/08/22
A	-	RW	-
Rev	Description	By	Date
		SIGNED	DATE
Surveyed		EASDALE/DODD	-
Designed			
Drawn		RW	03/22
Checked			
Approved			9/22



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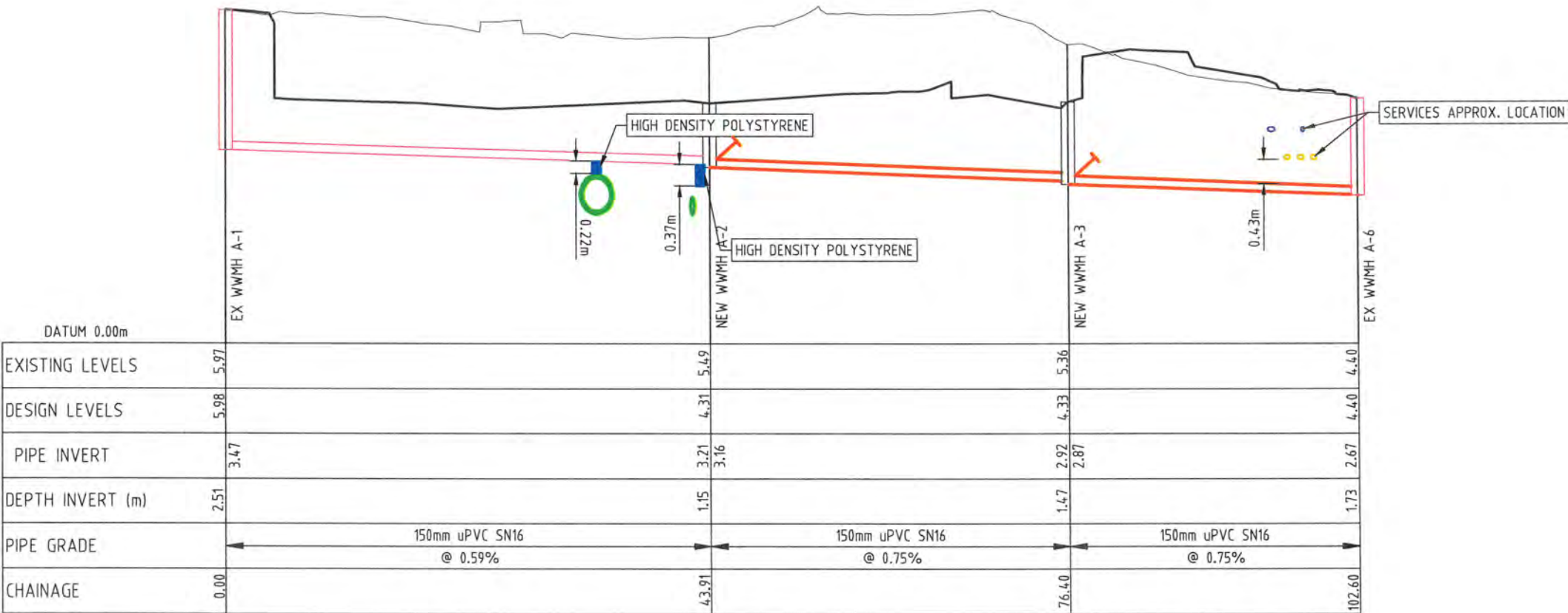
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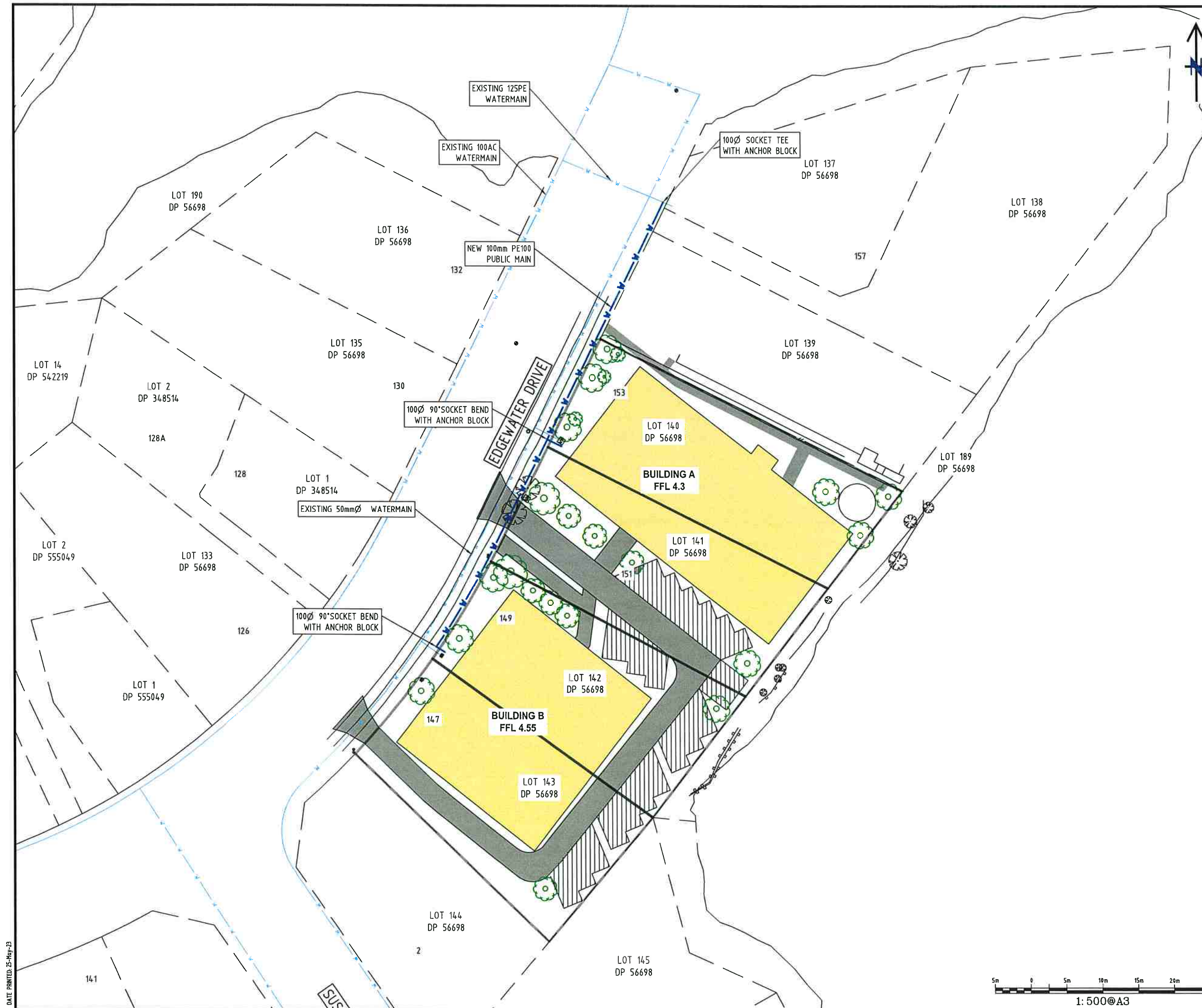
SHEET TITLE:
**WASTEWATER
LONGSECTION**

Project Number: **49603**

Plan No: **510** Rev: **B**



WASTEWATER LONGSECTION A
SCALE 1:500 HORI 1:100 VERT @ A3



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(NOT FOR CONSTRUCTION)**

Notes:

1. Refer to DWG: 100 for general notes.
2. Contours at 1m intervals.

LEGEND

	Ex Lot Bdy
	Ex Abutting Bdy
	Ex Watermain
	Prop Watermain
	Ex/Pr Sluice Valve
	Ex/Pr Peat Valve
	Ex/Pr Fire Hydrant
	Ex/Pr Air Valve
	Ex/Pr Water Meter
	Ex/Pr Water Meter Bank

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A	FOR RC	HS	25/05/23
Rev	Description	By	Date
		SIGNED	DATE
Surveyed	EASDALE/DODD	-	-
Designed			
Drawn	RW		04/22
Checked			05/23
Approved			05/23



Subdivisions Land Survey Land Development
Resource Consents Project Management
Planning Structural Engineering
Environmental Engineering

P.O. Box 72-543, 58 Broadway, Papakura,
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www.doddcivil.co.nz admin@doddcivil.co.nz

PROJECT NAME:

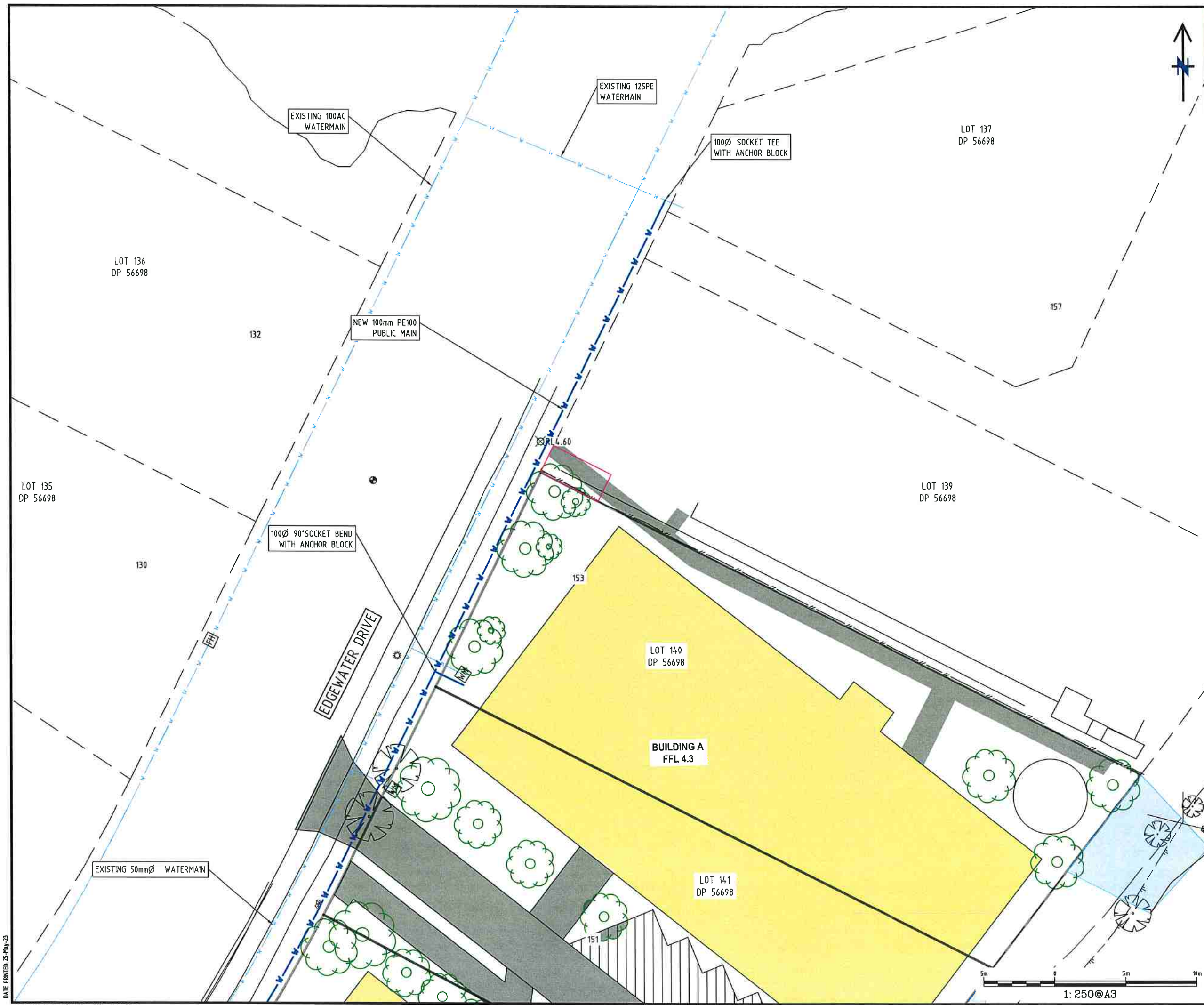
**AMBRIDGE ROSE
RETIREMENT VILLAGE
PAKURANGA**
FOR
A&L SARGEANT LTD

SHEET TITLE:

**WATERMAIN PLAN
OVERVIEW**

Project Number: **49603**

Plan No: **600** Rev: **A**



**FOR RESOURCE
CONSENT APPROVAL
(NOT FOR CONSTRUCTION)**

Notes:
1. Refer to DWG: 100 for general notes.

LEGEND

	Ex Lot Bdy Ex Abutting Bdy Ex Watermain Prop Watermain Ex/Pr Sluice Valve Ex/Pr Peat Valve Ex/Pr Fire Hydrant Ex/Pr Air Valve Ex/Pr Water Meter Ex/Pr Water Meter Bank
--	---

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PROJECT NAME:
**AMBRIDGE ROSE
RETIREMENT VILLAGE
PAKURANGA**
FOR
A&L SARGEANT LTD

SHEET TITLE:
**WATERMAIN PLAN
SHEET 1**

Project Number: **49603**

Plan No: **601** Rev: **A**

DATE PRINTED: 25-May-23
PATH: F:\PROJECTS\49603\DWG\601 WM 49603.DWG

GENERAL CONSTRUCTION NOTES

STANDARDS RELATING TO WORKS

Works shall be carried out to the requirements of the Health & Safety at work in Employment Act 2015

Works shall be completed to Watercare Construction Standards.

MANUFACTURERS SPECIFICATIONS

Materials shall be installed to the Manufacturers requirements unless otherwise specified.

WELDING & FIXINGS

All steelwork shall be workshop fabricated.

Steelwork and fixings shall be hot-dip galvanised to AS/NZS 4680 unless otherwise stated.

A Nickel anti-seize free of copper, lead, sulphides, chlorides & carbons (graphite) shall be used on bolts.

REINFORCING STEEL

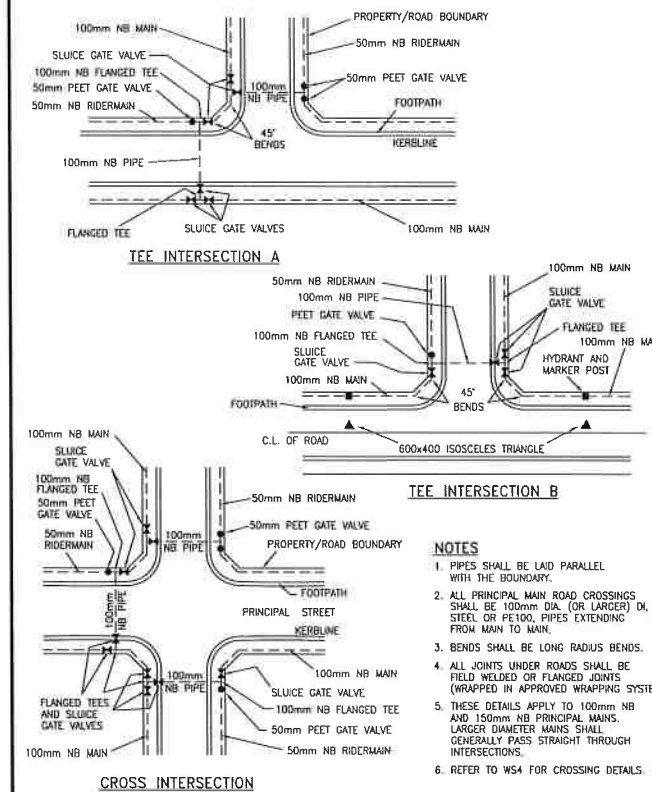
Reinforcing shall be centrally placed with the specified minimum cover.

Bends shall be cold formed.

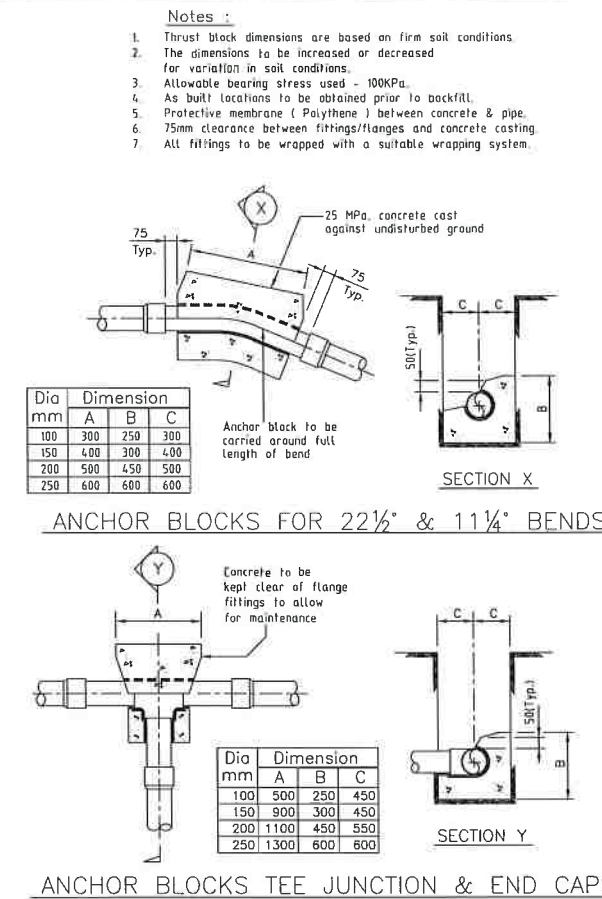
JOINT SEALS

Couplings & Flanges : Per WSL Material Standard.

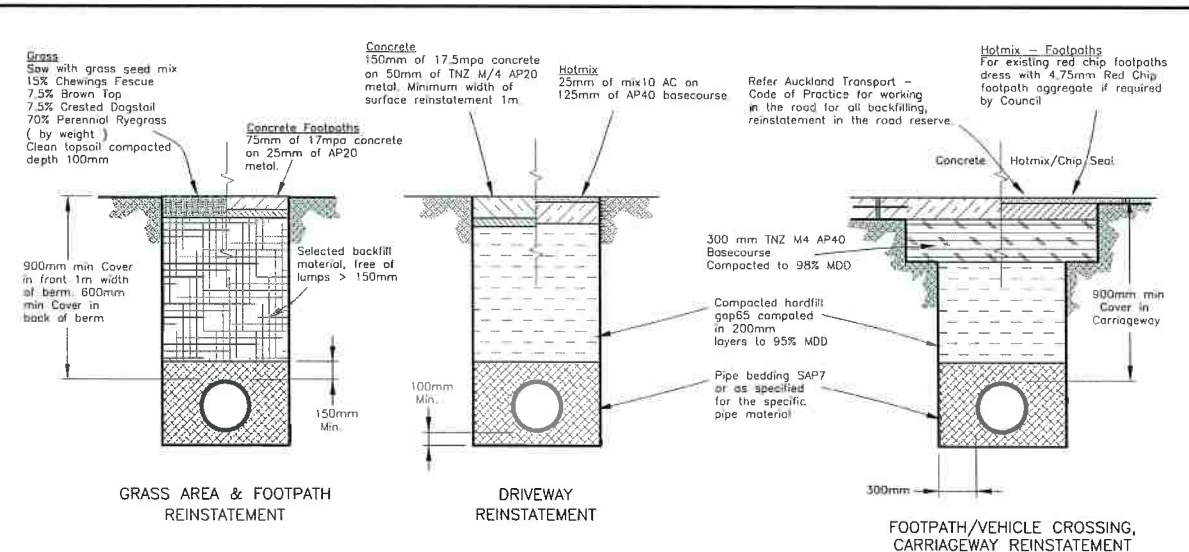
Concrete joints around pipe penetrations through chambers shall be made with a suitable hydrophilic sealant to the manufacturer's requirements. Concrete repair shall be reinforced and box-cast to prevent cracking from sealant forces.



Watercare	GENERAL	CONSTRUCTION NOTES
SCALE: N.T.S.	ISSUE DATE: 13-07-2018	DWG No: 2010069.002D
REFERENCE No: WS 1		



Watercare	ANCHOR BLOCK DETAILS	FOR 22 1/2° & 11 1/4° BENDS AND TEE JUNCTION
SCALE: N.T.S.	ISSUE DATE: 10-02-2017	DWG No: 2010069.014B
REFERENCE No: WS 9		



 Watercare your water. your way.	TYPICAL TRENCH REINSTATEMENT AND BEDDING DETAILS FOR WATER SUPPLY	SCALE:	N.T.S.
		ISSUE DATE:	28-09-2017
		DWG No.	2010069.001D
		REFERENCE No.	WS_2

DATE: 28-09-23

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PROJECT NAME:

AMBRIDGE ROSE RETIREMENT VILLAGE PAKURANGA
FOR
A&L SARGEANT LTD

SHEET TITLE:
WATERMAIN STANDARD DETAIL

Project Number: **49603**

Plan No: **690** Rev: **A**