

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



Discretionary activity

Application numbers:	BUN60368560 (Council Reference) LUC60368561(s9 land use consent)
Applicant:	Pukekohe Limited
Site address:	303 Buckland Road, Pukekohe
Legal description:	Lot 1 DP 64805
Proposal:	

To authorise the use of up to 4,320m² of the land at 303 Buckland Road, Pukekohe (including construction and upgrade of access) as an industrial service storage yard for a period of 10 years.

Resource consent is required for the following reasons:

Land use consent (s9) – LUC60368561

Auckland Unitary Plan (Operative in part)

District land use (operative plan provisions)

Chapter E12 – Land Disturbance (District)

- Earthworks of a volume of approximately 3,100m³ across approximately 9,600m² are proposed and consent is therefore required in accordance with E12.4.1 as **restricted discretionary activities** for earthworks greater than 2,500m² (A6) and 2,500m³ (A10).

Chapter E27 – Transport

- The use of an existing vehicle crossing where a Vehicle Access Restriction applies under Standard E27.6.4.1 (1) to service the establishment of a new activity, requires consent as a **restricted discretionary activity** in accordance with E27.4.1 (A6).
- The proposal involves accessory parking and access that does not meet the following parking and access standards and is a **restricted discretionary activity** under rule E27.4.1(A2) as follows:
 - The whole area of parking and manoeuvring areas are not designed, formed, drained, or provided with an all-weather surface as required by E27.6.3.2, E27.6.3.3, and E27.6.3.6;
 - The parking and manoeuvring areas are not proposed to be lit as required by E27.6.3.7.

- The existing vehicle crossing will be widened to 7.5m at the boundary, infringing the 7m maximum pursuant to E27.6.4.3.2 (T156);
- The proposed activities require a minimum of 1 visitor bicycle space to be provided, and no specific space is provided; and
- the vehicle access gradient is 1 in 15 rather than 1 in 20 and therefore does not comply with E27.6.4.4.1 (3)

Chapter H18 – Future Urban Zone

- The industrial service storage yard activity is not provided for within the Future Urban zone. In accordance with C1.7, consent is required as a **discretionary**.

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

Reasons

The reasons for this decision are:

1. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA, the actual and potential effects from the proposal will be acceptable as:
 - a. In the context of the site and surrounding environment, and in particular with regards to the proximity of the site to the Pukekohe township and the identification of the subject site for future industrial zoned land in the Pukekohe Area Plan, the operation of an industrial service storage yard for a 10 year duration on the site is considered to be acceptable, and any adverse amenity effects on the surrounding future urban zoned rural environment are considered to be less than minor;
 - b. The provision of a 0.3m high and 2m wide bund along the front boundary, with landscaping of 1.5m will provide an effective visual screen of the site, and minimise any adverse visual effects of the proposal;
 - c. Traffic effects associated with the activity and development of the land are considered to be less than minor and can be appropriately managed by conditions of consent relating to detailed design, whilst the proposed site access design (including access width and sealed portion of the accessway), and provision of informal vehicle and bicycle parking is considered to be appropriate to service the activity, and acceptable in the context of the wider traffic network;
 - d. The land disturbance works can be managed in accordance with best practice land management to ensure that any effects associated with silt and sediment are less than minor;

- e. Appropriate provision has been made to manage any adverse effects on water quality and water quantity and as a result of stormwater management on the site.
 - f. In terms of positive effects, the temporary use enables the use of the site in a manner consistent with the anticipated use of the Future Urban land and in-line with the Pukekohe Area Plan and Draft Pukekohe – Paerata Structure Plan. Additionally, the activity enables a practical and an efficient use of the land resource for an activity with an identified demand in the local area.
 - g. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.
2. In accordance with an assessment under s104(1)(b) of the RMA, the proposal is consistent with the relevant statutory documents. In particular:
- a. The land disturbance activities and stormwater management can be undertaken and managed to ensure that the outcomes of the proposal are consistent with the anticipated outcomes of the New Zealand Coastal Policy Statement and National Policy Statement for Freshwater Management and the management of effects on water bodies is appropriate;
 - b. The proposed industrial yard activity, land disturbance and access upgrades, and stormwater management, are considered to be generally consistent with the direction of the AUP OP and are acceptable in the context of the anticipated outcomes of the Plan for the Future Urban Zone (FUZ). In particular, the use of the land is considered appropriate in the context of the existing environment and anticipated use of the Future Urban Land in line with the Pukekohe Area Plan and Draft Pukekohe – Paerata Structure Plan, and the proposed activity supports rural activities and services. In this context the proposal does not urbanise or compromise the future use or development of the land.

In addition, the necessary works to establish the activity can be managed in accordance with best practice land management. Overall, the scale, nature, and duration of the activity are considered to be appropriate in the context of the site, existing surrounding rural environment, and transitional nature of the FUZ, and any adverse effects are considered to be less than minor.

3. In accordance with an assessment under s104(1)(c) of the RMA, no other matters are considered relevant.
4. In the context of this discretionary activity application for land use consent, where the objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.
5. Overall the proposal is considered to be consistent with the relevant matters of the AUP OP, and the outcomes anticipated for the Future Urban zone. Any actual or potential adverse effects are assessed to be acceptable in the context of the receiving environment and

management techniques that form part of the application, and the proposal is considered to have positive effects in terms of facilitating the efficient use of the land resource for the period of the consent. Furthermore the application is considered to meet the relevant tests of the RMA.

For these reasons, the proposal is considered to be acceptable from a resource management perspective.

Conditions

Under section 108 of the RMA, these consents are subject to the following conditions:

General conditions

1. This consent shall be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent number LUC60368561 (BUN60368560)
 - Application Form and Assessment of Environmental Effects prepared by Daniel Shaw of SFH Consultants, dated 1 December 2021.

Report title and reference	Author	Rev	Dated
Sediment and Erosion Control Management Plan	Birch Surveyors	A	25 November 2020
Traffic Assessment Report – 303 Buckland Road, Pukekohe	Commute	-	1 December 2020
Stormwater Report	Birch Surveyors	A	25 November 2020
Preliminary Site Investigation	EMS	1	29 September 2020
Geotechnical Assessment – Proposed Industrial Yard Development – 303 Buckland Road, Pukekohe	Initia	2	December 2020

Drawing title and reference	Author	Rev	Dated
Location Plan	Birch	E	10/20
Existing Site Plan	Birch	E	10/20
Proposed access and extent of metalled yard	Birch	E	10/20
Plan of sediment control overall plan of works	Birch	E	10/20
Proposed Earthworks	Birch	E	10/20

Proposed Stormwater	Birch	E	10/20
Proposed Sign	Birch	D	10/20

Other additional information	Author	Rev	Dated
Further Information Response: Including: - Stormwater and ITA response - Iwi Correspondence - Traffic memo (Commute) - Sign Plan (Birch)	Collated by Stephen Havill	-	19 February 2021
Further Information Response: Email: "By law Signage"	Stephen Havill to Colin Hopkins	-	29/03/2021

2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. The consent is given effect to; or
 - b. The council extends the period after which the consent lapses.
3. The consent holder shall pay the council an initial consent compliance monitoring charge of \$340 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this consent.

Advice note:

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

Consent Duration

4. LUC60368561 and the operation of the industrial yard shall expire on the 15th of April 2031 (being a period of 10 years) following the granting of consent unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

Pre commencement meeting

5. Prior to the commencement of the land disturbance activities, 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 and/or earthworks;
- c) includes Council's Monitoring officer; and
- d) includes representation from the contractors who will undertake the works and any suitably qualified professionals if required by other conditions.

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.
- Chemical Treatment Management Plan (attachment C to the Earthworks Management Plan).
- Updated Landscaping/bund plan

Advice Note:

To arrange the pre-start meeting please contact the Team Leader Southern Monitoring 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 two days prior to the meeting.

Construction Traffic Management Plan (CTMP)

6. Prior to the commencement of any earthworks or construction activity on the site, the consent holder must submit to Auckland Council, a Construction Traffic Management Plan (CTMP) for certification. The CTMP must be prepared in accordance with the Council's requirements for traffic management plans or CTMPs (as applicable) and must be consistent with the New Zealand Transport Authority's Code of Practice for Temporary Traffic Management and must address the surrounding environment, including pedestrian and cycle traffic. The CTMP must also:
 - (i) Provide a parking management plan for construction traffic;
 - (ii) Address the transportation and parking of oversize vehicles (if any);
 - (iii) Provide appropriate loading / working areas to minimise disruption to traffic;
 - (iv) Provide cleaning facilities within the site to thoroughly clean all vehicles prior to exit to prevent mud or other excavated material from being dropped on the road. In the event that material is dropped on the road, resources must be on hand to clean-up as soon as possible;
 - (v) Provide traffic management plans in compliance with the latest edition of the NZTA "Code of Practice for Temporary Traffic Management" (COPTTM) document;
 - (vi) Ensure the site access point must be clearly signposted;
 - (vii) Include measures that are to be adopted to ensure that pedestrian access on the public footpaths in the vicinity of the site is safe during construction works;

- (viii) Identify proposed numbers and timing of heavy vehicle movements throughout the day;
- (ix) Identify the location of vehicle and construction machinery access during the period of site works;
- (x) Identify the storage and loading areas for materials and vehicles; and
- (xi) Identify the relevant Auckland Transport approvals.

The approved CTMP must be implemented and maintained throughout the entire period of earthworks and construction activity on site to the satisfaction of Auckland Council.

Advice Note:

A CAR is required for open cut trenching and trenchless techniques for utility installations. The application for a CAR is to be made online to www.beforeudig.co.nz. The application form requires relevant background information including resource consent details, traffic management plans, and the locations and nature of the works. Please note that a CAR may take up to 15 days to process and construction hours may be restricted on Level 2 or 3 roads, as defined in the Code of Practice for Temporary Traffic Management (COPTTM) of NZTA. Application for a CAR is made online to www.beforeudig.co.nz. A charge may apply.

Specific earthworks conditions

7. Prior to the commencement of the earthworks activity, all required erosion and sediment control measures on the subject site must be constructed and carried out in accordance with the approved Earthworks Management Plan by Birch Surveyors (and referenced in condition 1).
8. All earthworks shall be managed to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged in an uncontrolled manner beyond the subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that an uncontrolled discharge occurs, works shall cease immediately, and the discharge shall be mitigated and/or rectified to the satisfaction of the Council.
9. There shall be no deposition of earth, mud, dirt or other debris on any road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it shall immediately be removed. In no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

Advice Note:

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

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

- *silt and sediment traps*
- *cesspit protection*

In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned.

It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Team Leader – Compliance Monitoring South for more details. Alternatively, please refer to Auckland Council's Guideline Document 2016/005 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05).

10. The operational effectiveness and efficiency of all erosion and sediment control measures shall be maintained in accordance with Auckland Council's Guideline Document 2016/005 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD05) throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion.
11. There shall be no airborne or deposited dust beyond the subject site as a result of the earthworks activity that in the opinion of the council is noxious, offensive or objectionable.

Advice Notes

It is recommended that potential measures as discussed with Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the council on +64 9 301 0101 for more details.

Alternatively, please refer to the Ministry for the Environment publication "Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions".

Geotechnical

12. All earthworks shall be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it shall immediately be rectified.
13. The construction of all earthworks including the placement and compaction of fill materials shall be supervised by a suitably qualified engineering professional. In supervising the works, the suitably qualified engineering professional shall ensure that the works are constructed and otherwise completed in accordance with the approved plans forming part of the application.

Certification confirming that the works have been completed in accordance with approved plans within ten (10) working days following completion. Written certification shall be in the form of a Geotechnical Completion Report, producer statement or any other form acceptable to Council.

Traffic

14. The first 25m of the driveway from the vehicle crossing boundary into the site must be formed sealed and constructed with stormwater control in accordance with ATCOP Standards.
15. The existing vehicle crossing must be designed and widened, formed, sealed, and constructed with stormwater control in accordance with drawing GD020A-1B of Auckland Transport Code of Practice 2013 and the approved plans.

Advice Note:

A vehicle crossing permit is required to be obtained from Auckland Transport prior to the construction of the vehicle crossing on existing public roads. See Auckland Transport's website <https://at.govt.nz/about-us/working-on-the-road/vehicle-crossing-application/> for more information.

16. The following must be installed/marked within the site in accordance with ATCOP Standards:
 - a. Directional arrows for two-way access within the site boundary on the sealed driveway as per ATCOP Standards.
17. No gate is to be located at the vehicle entry to the site to avoid vehicle queuing on Buckland Road.

Landscaping

18. The consent holder shall install and maintain for the duration of the consent an effective 1.8m high visual screen along the front boundary of the site. The screen shall consist of a 0.3m high and 2m wide bund with landscaping (or similar).

Advice Note

The purpose of this condition is to establish an effective landscape screen along the front boundary of the site. To achieve an effective screen, the consent holder ensure the spacing for the planting is consistent with good arboriculture practice, and in combination with the height of plants at the time of planting, enables an effective screen to be in place within a year of planting.

19. A plan of the landscaping and bund, including final details of the planting (species, spacing, and height at planting) shall be submitted to the Council 5 working days prior to the pre-commencement meeting.

Operational Conditions

20. The industrial service storage yard is limited to the following activities:
 - Scaffolding storage
 - Stack and store of general bulk storage from infrastructure repairs, maintenance and expansion (including motorway barriers, electric cables, metal pipes and construction materials)
 - Portaloo storage

- Security fencing storage
 - Skip bin storage
 - Motor vehicle / Truck / Agricultural machinery storage
 - Contractors storage yard (including earth working machinery and equipment, plumbing, drain laying and building equipment);
 - Pool storage
 - Storage of bulk landscape supplies
 - Storage of transportable / modular homes
 - No retail sales, or sales of motor vehicles are proposed.
21. There shall be no onsite retail activities associated with any of the storage activities.
22. There shall be no storage of containers, other than associated with the activities listed in condition 20 above.

Review condition

23. Pursuant to Section 128 of the Resource Management Act 1991, the conditions of this consent may be reviewed by the Council at the consent holder's cost:
- a. At twelve (12) monthly intervals for a period of three (3) years following commencement of consent in order:
- (i) To deal with any adverse effect 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, in particular adverse traffic effects on the primary road network and include monitoring truck movements, unconsented activities, lighting and to reinstate any damage to crossing/road and tidy-up the sealed road/crossing and driveway surfaces.

Advice notes:

The result of this review(s) may require additional measures to mitigate any unsafe right turn movements or queuing on Buckland Road.

Under section 128 of the RMA the conditions of this consent may be reviewed by the Manager Resource Consents at the consent holder's cost in the following circumstances:

- *At any time, if it is found that the information made available to the council in the application contained inaccuracies which materially influenced the decision and the effects of the exercise of the consent are such that it is necessary to apply more appropriate conditions.*

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.
6. The activities covered by this resource consent are to be those which are permitted under Table H18.4.1 under the Future Urban Zone and have been applied for as part of this resource consent as listed in the conditions of consent.
7. This resource consent expressly does not provide for the establishment and operation of retail activities nor public parking activities as confirmed in application material.
8. This consent does not authorise the discharge of contaminants from or use of land for an industrial or trade activity. Any industrial or trade activity to be established on the site should be reviewed against Chapter E33 of the Auckland Unitary Plan and demonstrate that all aspects of the relevant permitted activity standards can be compiled with, or apply for any relevant consents prior to operations commencing.

Delegated decision maker:

Name: Tommy Lai
Title: Team Leader, Resource Consents
Signed:



Date: 15 April 2021

Decision on an application for exemption under the Auckland Council Signage Bylaw 2015



Application number: BYX70018719 (signage bylaw exemption)
BUN60368560 (Council Reference)

Applicant: Pukekohe Limited

Site address: 303 Buckland Road, Pukekohe

Legal description: Lot 1 DP 64805

Proposal:

To install a free standing sign measuring 2.3m x 1.2m installed on a 1m support structure (3.3m total height) adjacent to the entrance of the site is proposed;

This requires an exemption under the Auckland Council Signage Bylaw 2015 (“the bylaw”) for the following non-complying aspects of the signage:

Clause 6 – Publicly visible signage control measures

Clause 6(1) requires publicly visible signage to comply with control measures in schedule 1, specifically the following:

- For free standing signage (table 3) in the Future Urban zone, signs are only provided for by application and with landowner consent.

Decision

Acting under delegated authority, this application for exemption under the bylaw is **GRANTED**.

Reasons

The reasons for this decision are:

1. There are no other strategies or policies for the management of signage relevant to this proposal (clause 29(1)(a) of the bylaw).
2. The effects on the visual amenity of the locality are acceptable (clause 29(1)(b) of the bylaw) based on the conclusions reached on visual amenity for the granting of resource consent, where it was concluded that the proposed sign is considered to be of scale and nature that is appropriate in the context of the site and the proposed activity and any adverse effect on the streetscape and amenity of the surrounding environment are considered to be less than minor.
3. The effects on traffic safety and public safety are acceptable (clause 29(1)(c) of the bylaw) based on the conclusions reached regarding transportation effects for the grant of resource

consent, where it was concluded in the reviews by Council’s Traffic Engineer and Auckland Transport that the sign is appropriate to ensure that any adverse traffic effects will be less than minor.

4. In addition to the above, with regard to the purpose of the bylaw (clause 4(1) of the bylaw), the proposed signage:
 - involves no foreseeable issues in respect of public nuisance or harm associated with poor maintenance;
 - involves no relevant implications regarding protection of roads or public assets; and
 - enables economic benefits for the proposed activity from the signage.
5. With regard to the requirements of clause 28(4) of the bylaw, an exemption may be granted to the proposal as:
 - granting the exemption will not significantly prejudice the achievement of the bylaw’s purpose; and
 - the following applies in this circumstance:
 - The signage is in substantial compliance with the bylaw, when considered in the context of signage for industrial activities

Conditions

Under clause 30 of the bylaw, this exemption is subject to the following terms and conditions:

1. The installation of the proposed signage shall be carried out in accordance with the documents and drawings and all supporting information submitted with the application, detailed below, and all referenced by the council as BYX70018719 (BUN60368560)
 - Application Form and Assessment of Environmental Effects prepared by Daniel Shaw of SFH Consultants, dated 1 December 2021.

Drawing title and reference	Author	Rev	Dated
Proposed Sign	Birch	D	10/20

Other additional information	Author	Rev	Dated
Further Information Response: Including:	Collated by Stephen Havill	-	19 February 2021
- Stormwater and ITA response			
- Iwi Correspondence			
- Traffic memo (Commute)			
- Sign Plan (Birch)			
Further Information Response: Email: “By law Signage”	Stephen Havill to Colin Hopkins	-	29/03/2021

Sign Location

2. The consent holder shall ensure that the proposed free-standing sign shall be installed within the subject site and shall not encroach onto the road reserve. This is to be undertaken to the satisfaction of Auckland Council.

Sign Content

3. All messages must be consistent with the Auckland Transport Bylaws as well as guidelines contained in the NZTA Traffic Control Devices Manual Part 3 Advertising Signs unless otherwise agreed by Auckland Council.
4. Text size for all messages on the billboard shall be at least 160mm high.
5. Spacing between lines of text must not be less than 50mm.
6. The sign must not contain reflective, fluorescent or phosphorescent materials or anything that would interfere with the vision of a person using the road.
7. Illumination of the sign is to meet the requirements of the Auckland Transport Bylaw.

Advice notes

1. *The holder of this exemption 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 exemption 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 exemption does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*

Delegated decision maker:

Name: Tommy Lai
Title: Team Leader, Resource Consents

Signed:



Date: 15 April 2021

Resource Consent Notice of Works Starting

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

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

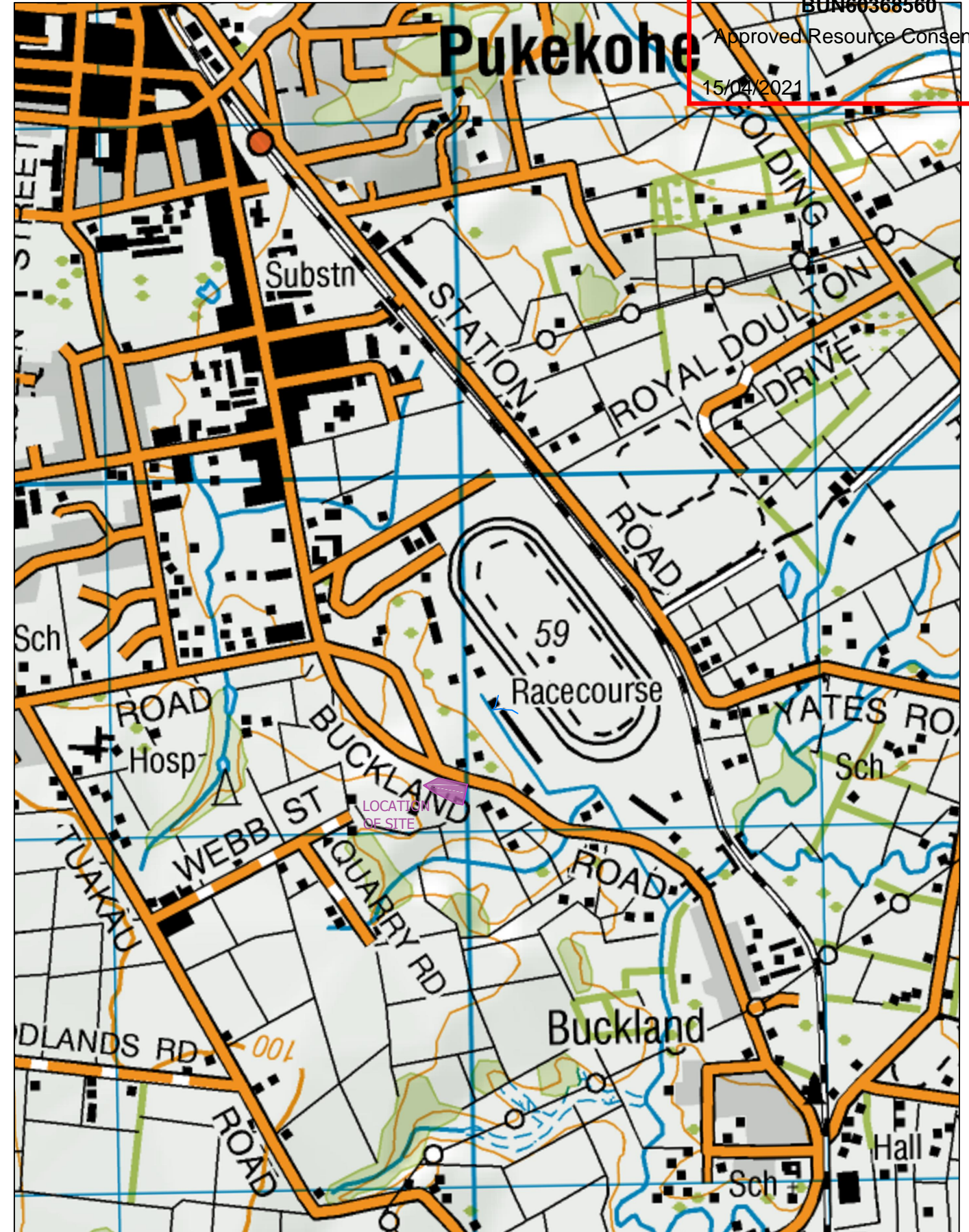
Primary contact	Name	Mobile / Landline	Address	Email address
Owner				
Project manager				
Builder				
Earthmover				
Arborist				
Other (specify)				

Signature: Owner / Project Manager (indicate which)	Date:
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Once you have been contacted by the Monitoring Officer, all correspondence should be sent directly to them.

SAVE \$\$\$ minimise monitoring costs!

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



original size A3



Birch
surveyors

Property House
2A Wesley Street, Pukekohe
PO Box 475,
Pukekohe 2340

Ph: 09 237 1111
Fax: 09 238 0033
pukekohe@bslnz.com
www.birchsveyors.co.nz

LOCAL AUTHORITY	AUCKLAND COUNCIL
PLANNING MAP	-
ZONING	FUTURE URBAN
ACTIVITY	-
COMPRISED IN	NA21A/288
TOTAL AREA	3.5038ha
REGISTERED OWNERS	Pukekohe Ltd

PROJECT NAME

PUKEKOHE LTD
303 BUCKLAND ROAD
PUKEKOHE

Surveyed	Date	Project No.
Pilbrow Surveyors	2020	4620
Designed	Date	Scale
KDB	08/2020	HZ: 1:1000 @ A3
Drawn	Date	REV. BY DATE COMMENT
KDB	10/2020	E KDB 10/20 Final Draft
Approved	Date	
PROJECT MANAGER		

TITLE	LOCATION PLAN
Drawing Name	F:\..CAD\CP 4620 E.dwg /Locality Plan
Rev.	E

NOTES

- 1) All works to comply with local authority Engineering Quality Standards latest edition and the details and specifications hereon.
- 2) Vertical datum is Auckland Vertical 1946.
- 3) Horizontal Datum is Geodetic Datum 2000, Mt Eden circuit coordinates.
- 4) Existing Underground Telecom cables, Fibre Optic Cables, Power cables, Gas pipes and Water Pipes are APPROXIMATELY only. Additional services may not be shown on the plans. Contractor to verify all existing services and their positions prior to commencing work.
- 5) All setout of the works is the responsibility of the contractor.
- 6) Hardfill backfill to be placed under all roads and driveways at the direction of the engineer.
- 7) Contractor is to arrange appropriate traffic permits and is responsible for maintaining traffic safety.
- 8) This document shall be used only for the purpose for which it is supplied. No reproduction, copying, reuse, sale, hire, loan, or gift of this document directly or indirectly is permitted without the prior written consent of Birch Surveyors Limited.

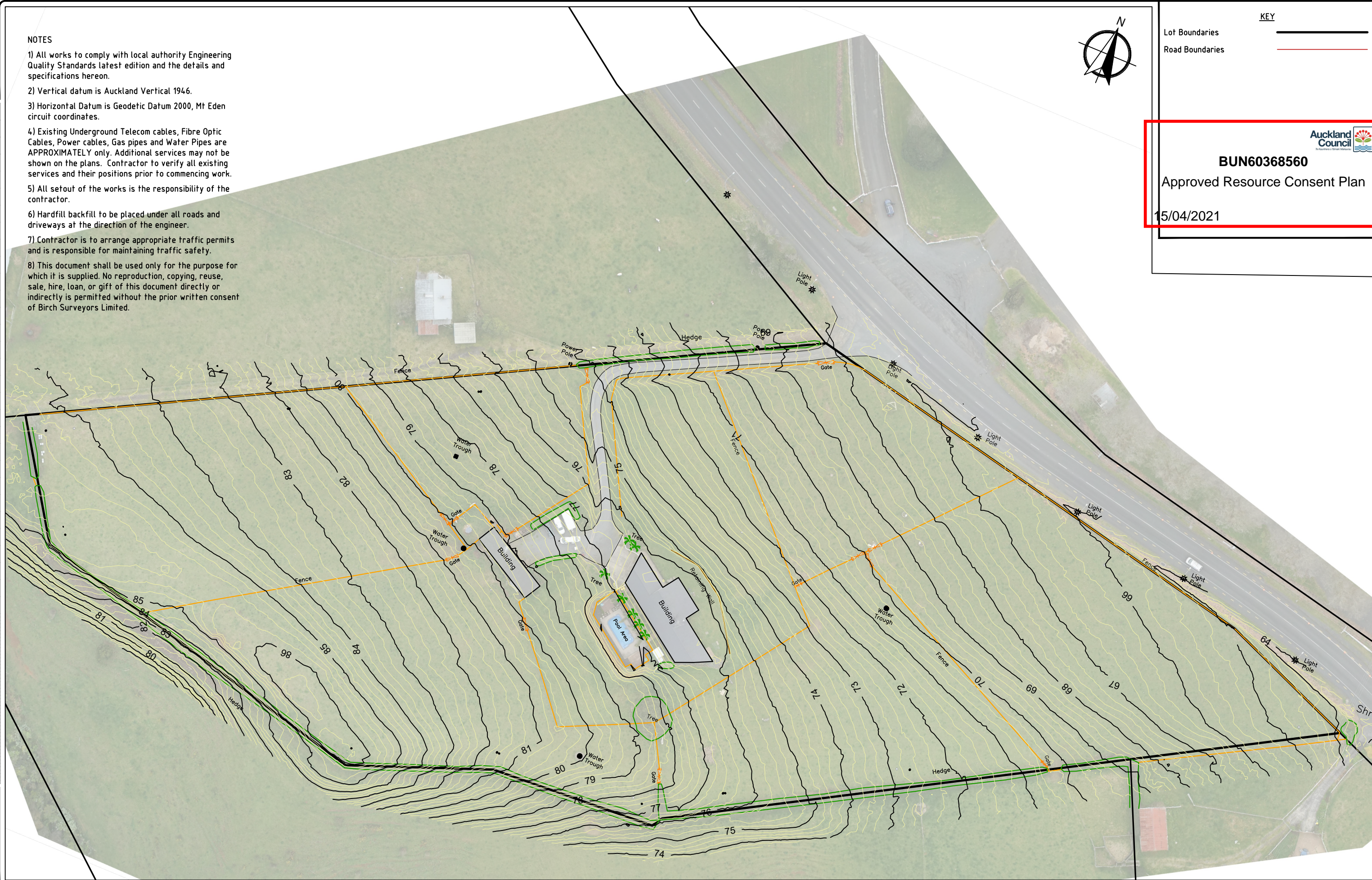


KEY

Lot Boundaries	
Road Boundaries	

BUN60368560
Approved Resource Consent Plan
15/04/2021

original size A3



Property House
2A Wesley Street, Pukekohe
PO Box 475,
Pukekohe 2340

Ph: 09 237 1111
Fax: 09 238 0033
pukekohe@bslnz.com
www.birchsurveyors.co.nz

LOCAL AUTHORITY	AUCKLAND COUNCIL
PLANNING MAP	-
ZONING	FUTURE URBAN
ACTIVITY	-
COMPRISED IN	NA21A/288
TOTAL AREA	3.5038ha
REGISTERED OWNERS	Pukekohe Ltd

PROJECT NAME

PUKEKOHE LTD
303 BUCKLAND ROAD
PUKEKOHE

Surveyed	Date	Project No.
Pilbrow Surveyors	2020	4620
Designed	Date	Scale Hz: 1:1000 @ A3
KDB	08/2020	REV. BY DATE COMMENT
Drawn	Date	E KDB 10/20 Final Draft
KDB	10/2020	
Approved	Date	
PROJECT MANAGER		

TITLE	EXISTING SITE PLAN
Drawing Name	F:\..CAD\CP 4620 E.dwg /EX SITE PLAN
Rev.	E

NOTES

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KEY	
Lot Boundaries	— (black line)
Road/Abuttal Boundaries	— (orange line)
Extent of Activity	— (pink line)



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Approved Resource Consent Plan

15/04/2021

original size A3



Birch
surveyors

Property House
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PO Box 475,
Pukekohe 2340

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Fax: 09 238 0033
pukekohe@bslnz.com
www.birchsveyors.co.nz

LOCAL AUTHORITY	AUCKLAND COUNCIL
PLANNING MAP	-
ZONING	FUTURE URBAN
ACTIVITY	-
COMPRISED IN	NA21A/288
TOTAL AREA	3.5038ha
REGISTERED OWNERS	Pukekohe Ltd

PROJECT NAME

**PUKEKOHE LTD
303 BUCKLAND ROAD
PUKEKOHE**

Surveyed	Date	Project No.
Pilbrow Surveyors	2020	4620
Designed	Date	Scale Hz: 1:750 @ A3
KDB	08/2020	REV. BY DATE COMMENT
Drawn	Date	D KDB 10/20 Final Draft
KDB	10/2020	
Approved	Date	
PROJECT MANAGER		

TITLE

**PROPOSED ACCESS AND
EXTENT OF METALLED YARD**

Drawing Name: F:\..CAD\CP 4620 E.dwg /PROPOSAL

Rev. E

NOTES

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SEDIMENT CONTROL AREAS:
 SILT FENCE: 1400m² - TOPSOIL
 SED POND: 8200m² - EARTHWORKS SITE
 TOTAL - 9600m²



KEY

- Lot Boundaries
- Road Boundaries
- Earth Bund
- Clean Water
- Dirty Water
- Decanting
- Sediment Retention Pond
- Fabric Silt Fence

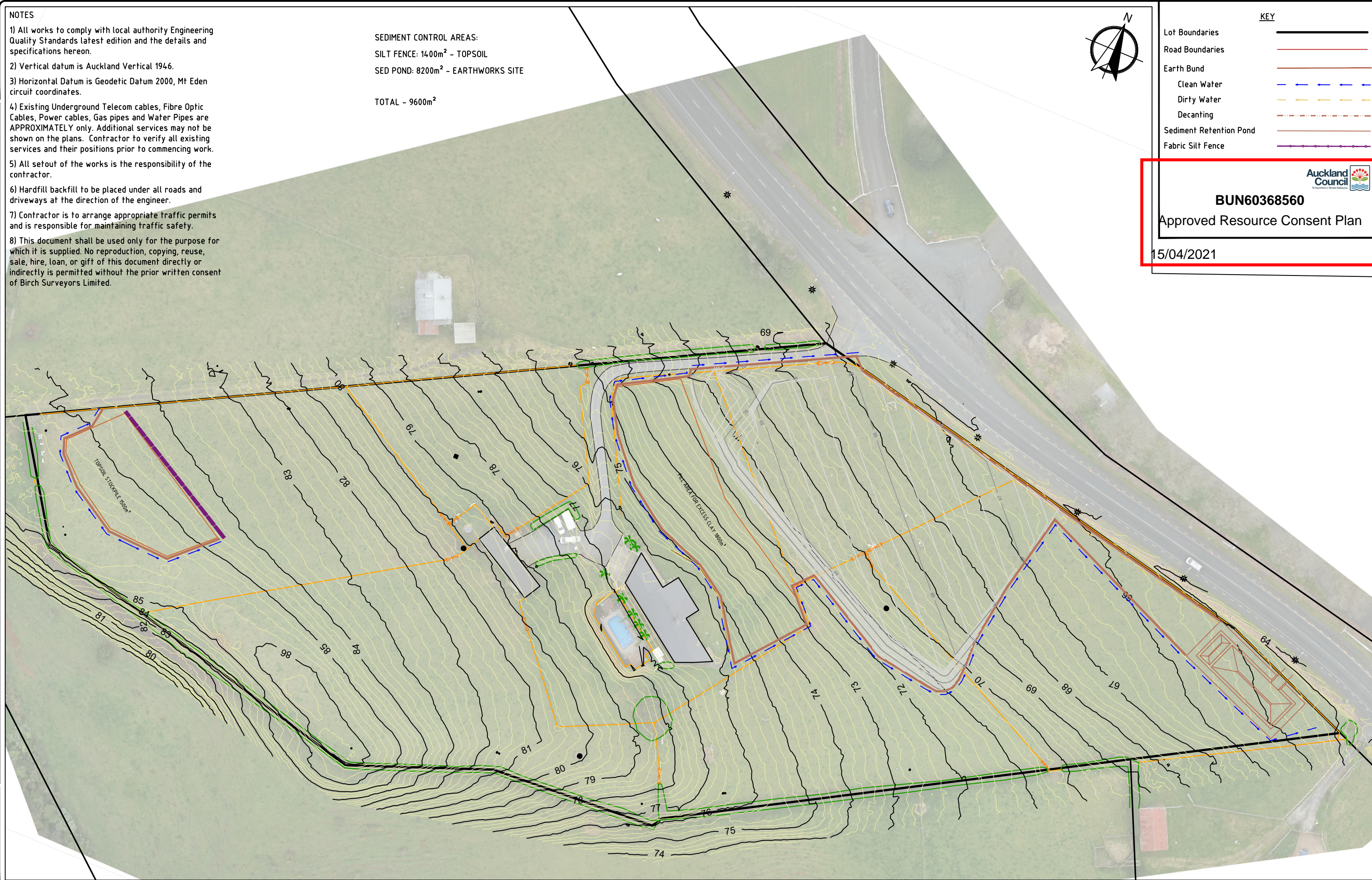


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KDB	10/2020	
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PROJECT MANAGER		

TITLE

PLAN OF SEDIMENT CONTROL
OVERALL PLAN OF WORKS

Drawing Name: F:\..CAD\CP 4620 E.dwg /SED CNTRL OVERALL

Rev. E


NOTES

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KEY

Lot Boundaries	—
Road/Abuttal Boundaries	—
Earth Bund	—
Clean Water	—
Dirty Water	—
Decanting	—
Sediment Retention Pond	—
Fabric Silt Fence	—


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DEPTH KEY

FILL	2.00 <	
	1.50 - 2.00	
	1.00 - 1.50	
	0.50 - 1.00	
	0.00 - 0.50	
CUT	0.00 - 0.50	
	0.50 - 1.00	
	1.00 - 1.50	
	1.50 - 2.00	
	> 2.00	

FILL AREA FOR EXCESS CLAY 1800m³

EARTHWORKS:
 CUT VOLUME: 3100 m³
 FILL VOLUME: 500 m³
 EXCESS CLAY: 2600m³
 TOPSOIL STRIP AREA: 7300m²
 TOPSOIL STRIP VOLUME: 1650m³

original size A3



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PLANNING MAP	-
ZONING	FUTURE URBAN
ACTIVITY	-
COMPRISED IN	NA21A/288
TOTAL AREA	3.5038ha
REGISTERED OWNERS	Pukekohe Ltd

PROJECT NAME
PUKEKOHE LTD
303 BUCKLAND ROAD
PUKEKOHE

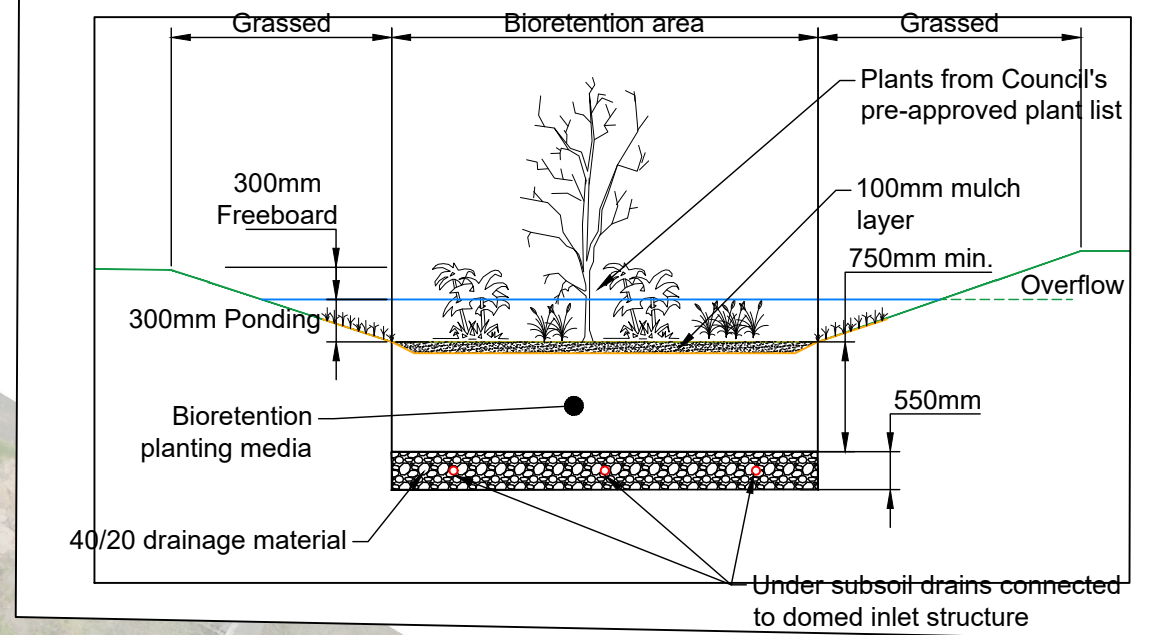
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Drawn	Date	E KDB 10/20 Final Draft
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Approved	Date	
PROJECT MANAGER		


TITLE
PROPOSED EARTHWORKS

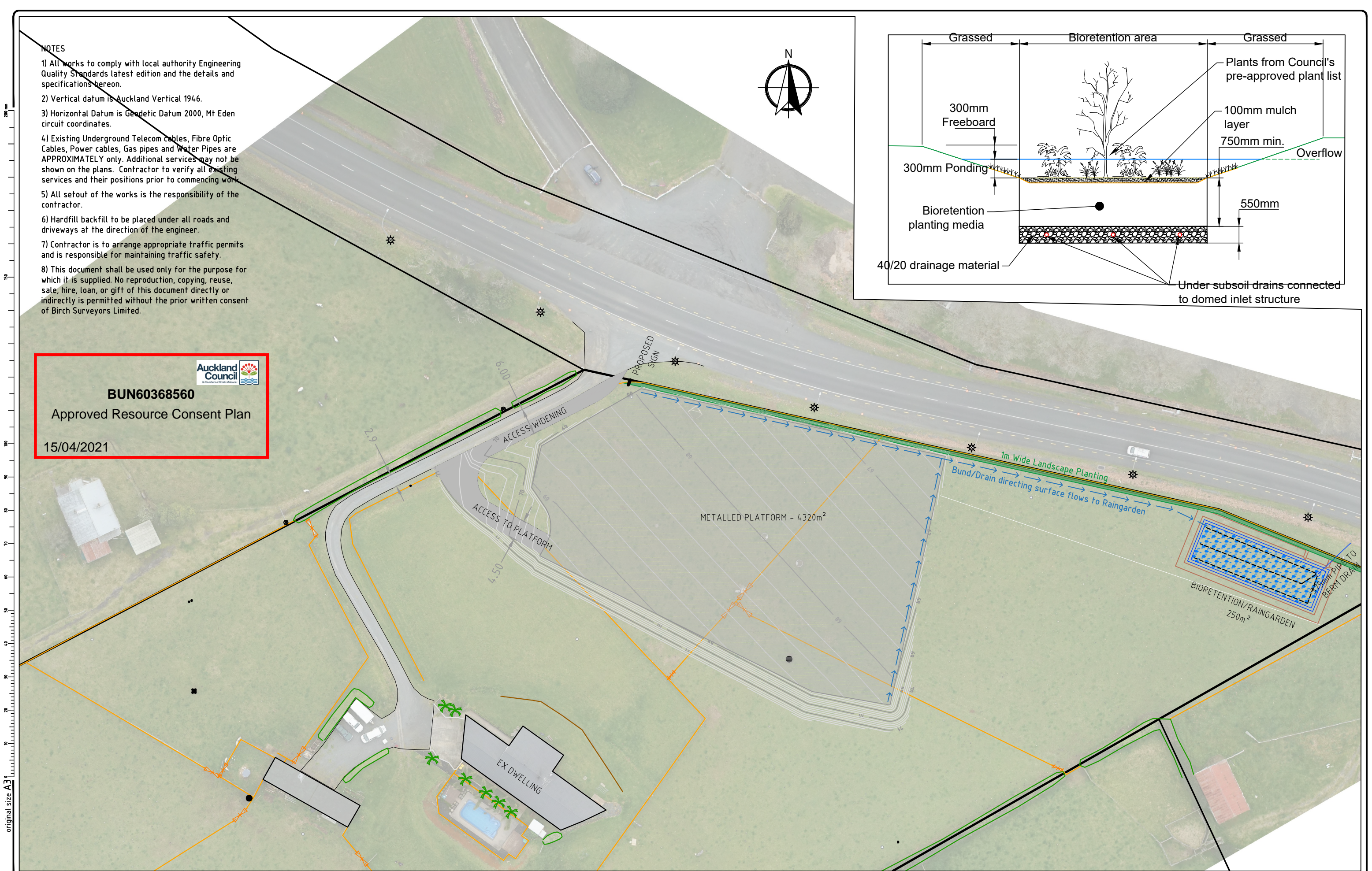
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 Rev. E

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ZONING	FUTURE URBAN
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TOTAL AREA	3.5038ha
REGISTERED OWNERS	Pukekohe Ltd

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PROJECT MANAGER		

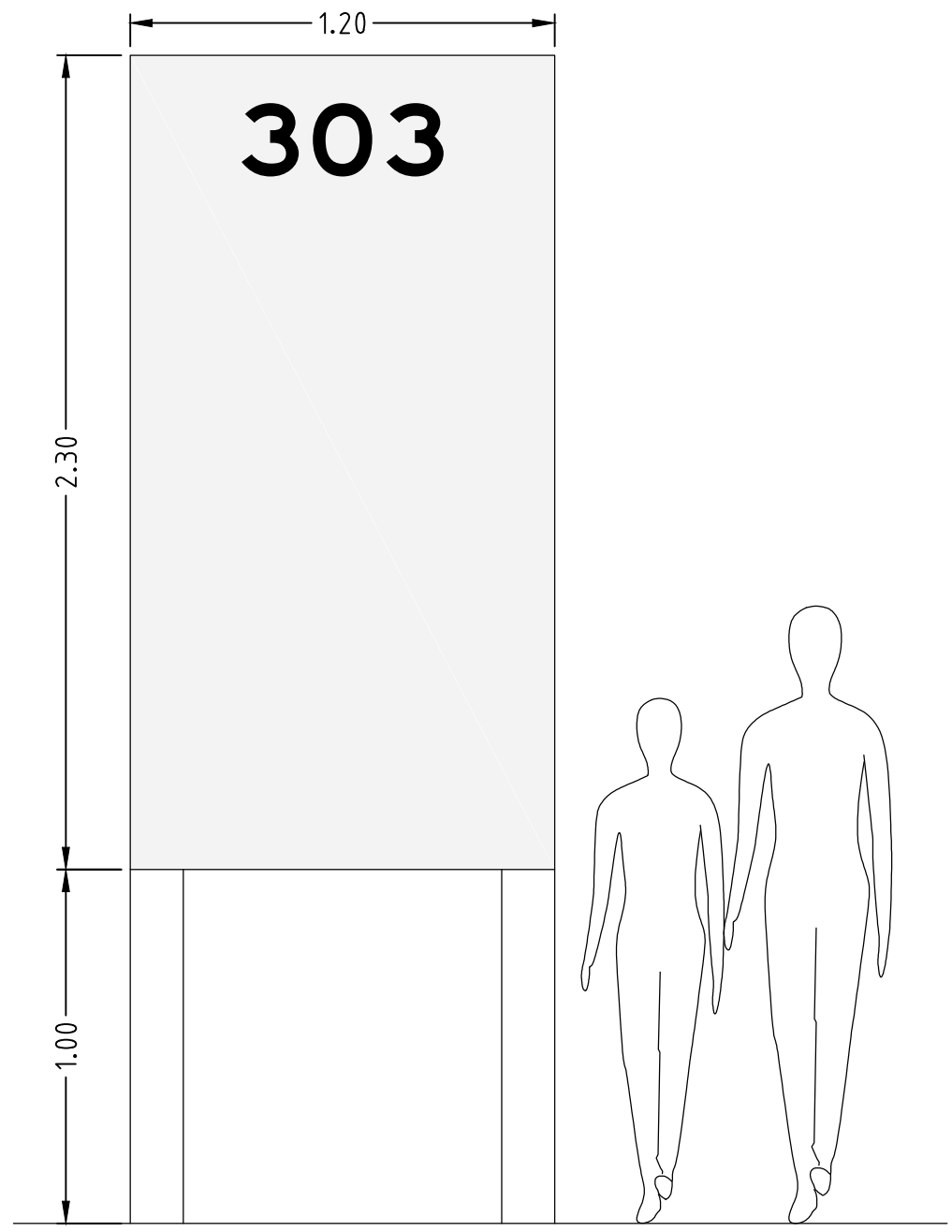
TITLE

PROPOSED STORMWATER


Drawing Name: F:\..CAD\CP 4620 E.dwg /STORMWATER

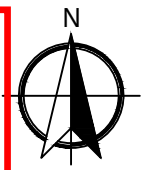
Rev. E

original size A3



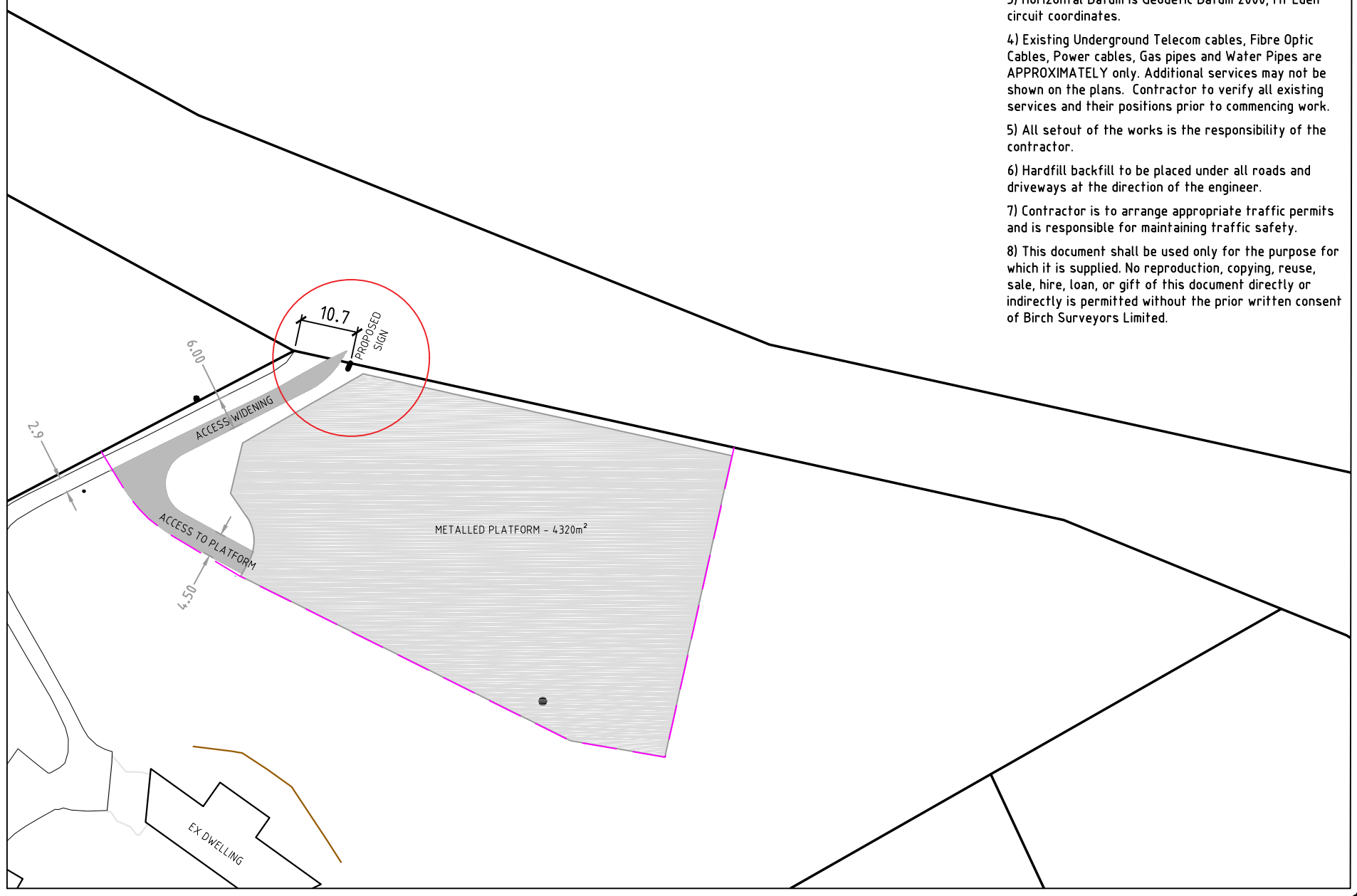
Scale Hz: 1:50 @ A3


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KEY	
Lot Boundaries	
Road/Abuttal Boundaries	
Extent of Activity	

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TITLE

PROPOSED SIGN

Drawing Name: F:\..CAD\CP 4620 E.dwg /Sign

Rev. E