

**MINUTES OF A MEETING OF THE HEARINGS COMMITTEE HELD AT WAITAKERE
CENTRAL, 6 HENDERSON VALLEY ROAD, HENDERSON, WAITAKERE,
ON THURSDAY, 14 SEPTEMBER 2006 AND RECONVENED ON
THURSDAY, 21 SEPTEMBER 2006,
COMMENCING AT 1.06 PM.**

PRESENT:

Councillors WW Flaunty, QSM, JP (Deputy Chairman)
PA Hulse
JP Lawley
VS Neeson, JP

Ward Representative

Mrs EAG Grimmer, MNZM (Henderson Community Board)

IN ATTENDANCE:

Group Manager: Planning & Community Services
Team Leader Resource Consents
Principle Engineer: Transport Assets
Democracy Support and Sister City Officer

1 APOLOGIES

1811/2006

MOVED by Cr Neeson, seconded Cr Lawley:

That an apology from Cr Battersby for absence, be received and sustained.

CARRIED

**4 NOTIFIED APPLICATION FOR RESOURCE CONSENT UNDER SECTION 88 OF THE
RESOURCE MANAGEMENT ACT 1991 BY WEST AUCKLAND RESIDENTIAL
DEVELOPMENT LTD TO ERECT 132 RESIDENTIAL UNITS ON A SITE ZONED FOR
WORKING PURPOSES AT 164-176 MCLEOD ROAD, TE ATATU**

The Committee continued deliberations on the Notified Application for Resource Consent at 164-176 McLeod Road, Te Atatu South.

1811A/2006

MOVED by Cr Neeson, seconded Cr Lawley:

A. That pursuant to Sections 104, 104B, 104D, 108 and 113 of the Resource Management Act 1991, and subject to additional or contrary information being presented at the hearing, consent be **granted** to the application by West Auckland Residential Development Ltd to erect 132 residential units as stage III of the St Clair Park Development at 164-178 McLeod Road, Te Atatu being Lot 2 DP 353413 and 3 DP 331800 for the following reasons:

- (i) The medium density housing criteria has been used as the basis for assessing the design of the proposal. This has ensured that the units all have a suitable outdoor space for their exclusive use, parking, landscaping and an appropriate level of access to sunlight in all habitable rooms.
- (ii) The increase in the level of traffic generated by the residents has been assessed by the Principal Transport Engineer: Design who has recommended specific conditions to mitigate the adverse effects of increase traffic movements to and from the site.
- (iii) The proposal can be adequately serviced in terms of storm water reticulation, waste water reticulation and the provision of a water supply.

- (iv) Public access will be provided through the development to the Esplanade Reserve through conditions of consent.
 - (v) Previous resource consents (RMA 20000280 and RMA 20050176) have allowed the site to be developed for residential purposes, with the consequent expectation of further residential development.
 - (vi) While residential use in the Working Environment (apart from the Lincoln Working Environment) is generally not seen as a suitable use of the limited amount of Working Environment land, the site is not located in a strategic location for "Working" uses, there is already a mixture of industrial, recreational, community and residential has in the immediate vicinity and the proposed residential development is at a scale and design that is complimentary to the existing Esplanade Reserve. Therefore, the proposed residential use is considered an appropriate use for this site.
 - (vii) The proposed activity is not contrary to part II of the Resource Management Act 1991.
 - (viii) The proposed activity is consistent with the relevant Objectives, Policies and Assessment Criteria of the District Plan.
- B. The relevant statutory provisions that were considered by the Hearings Committee are summarised in section 8.0 of the reporting planner's report.
- C. The relevant provisions of the District Plan and Regional Policy Statement that were considered by the Hearings Committee are contained in section 9 and 10 of the reporting planner's report.
- D. The principal issues that were in contention as a result of the application are detailed in section 9 of the reporting planner's report.
- E. Evidence that was heard by the Hearings Committee comprised the following:
- A written statement from John Childs, the applicant's resource management consultant, in respect of the resource management issues that related to the application;
 - A written statement from Bryce Hall, the applicant's traffic consultant, in relation to the traffic issues that would arise as a result of the proposal;
 - Verbal comments from Bridget Gilbert, the applicant's landscape architect, in respect of the landscape mitigation proposed as part of the development; and
 - A written statement from Debbie Wingate, a planner representing the Auckland Regional Council, in relation to the regional resource management issues that would arise as a result of the proposal.

In addition, the Committee heard verbal evidence from its reporting planner and its traffic engineer in response to matters raised in the evidence of other parties.

- F. The main findings of fact, as determined by the Hearings Committee, are summarised in the reasons for granting consent.
- G. Consent shall be subject to the following conditions:
1. The development shall proceed in accordance with the plans titled:
- Proposed Development St Clair Park 144-168 McLeod Road Te Atatu Terraced House Plans Site sheet L100 issue P revision C dated Sep 06.
 - Proposed Development St Clair Park 144-168 McLeod Road Te Atatu Terraced House Plans Types sheet L200 issue R revision E dated Sep 06.

- Proposed Development St Clair Park 144-168 McLeod Road Te Atatu Terraced House Plans Elevations sheet L300 revision D dated May26.
- Proposed Development St Clair Park 144-168 McLeod Road Te Atatu Terraced House Plans Elevations Groups 1 to 14 and 16 to 30 inclusive dated 27 May 2006 issue R revision C.
- Proposed Development St Clair Park 144-168 McLeod Road Te Atatu Terraced House Plans Elevations Group 15 dated 23 May 2006 revision D.

All prepared by Ottow Burke & Associates:

- *St Clair Park: Stage III Landscape Plan* prepared for Ottow Burke and Associates by Bridget Gilbert Landscape Architect dated Sep 2006 ref project number 05119.
- *St Clair Park Residential Development Stage 3 172 McLeod Road Te Atatu Traffic Impact Assessment* prepared by Bryce Hall dated March 2006 ref 06017 issue C.
- *Engineering Design Silt and Sediment Controls* prepared by Cato Bolam Consultants sheet E102 dated 17/02/06.
- *Engineering Design Cut to Fill Plan* prepared by Cato Bolam Consultants sheet E101 dated 17/02/06.
- *Engineering Design Silt and Sediment Controls* prepared by Cato Bolam Consultants sheet E102 dated 17/02/06.
- *Engineering Design Earthworks Plan* prepared by Cato Bolam Consultants sheet E100 dated 17/02/06.
- *St Clair Park Development Stage III Drainage Plan* prepared by Cato Bolam Consultants sheet E400 dated 24/08/05.
- *St Clair Park Development Stage III Water Reticulation* prepared by Cato Bolam Consultants sheet E500 dated 24/08/05.
- *St Clair Park Development Stage III Contour Plan* prepared by Cato Bolam Consultants sheet E101 dated 26/07/05.
- *Infrastructure Report St Clair Development* prepared by Cato Bolam Consultants dated 17 February 2006 ref V115831.
- *Infrastructure Report St Clair Development* prepared by Cato Bolam Consultants dated 24 August 2006 ref P18459.

All referenced by Council as RMA20060221 and the information, including further information, submitted with the application.

- 2 Pursuant to section 125 of the Resource Management Act 1991, this consent shall lapse after a period of five years after the commencement of the consent.
- 3 A consent compliance monitoring fee of \$2000.00 (inclusive of G.S.T.) has been paid to the Council. This fee is to recover the actual and reasonable costs incurred ensuring compliance with the conditions of this consent. If, on inspection all conditions have not been satisfactorily met, a re-inspection shall be required at the relevant hourly rate applicable at the time the re-inspection is carried out.

Landscape (all to the satisfaction of Councils Landscape Specialist and Council's Environmental Monitoring Officer, Resource Consents)

4. The conceptual Landscape Plan prepared by Bridget Gilbert dated Sep2006 and submitted with the consent application is supported by Council. Within 12 months of granting of this resource consent, a detailed Landscape Plan shall be submitted to Council for approval, suitable for implementation that shall clearly show the following:
 - The location and height of all visually permeable fencing and timber paling fencing;
 - The location of any gates;
 - The location of all street lighting standards;

- The main framework tree planting, clearly differentiated, and other planting information including the planting schedule already provided on the concept plan (desirably the plan(s) and any other associated information will be legible when copied in black and white);
 - Differentiation of garden areas versus lawn areas versus paved areas;
 - Identification of paving surface treatments (as per the concept plan).
5. Landscape development shall be as per the Council approved Landscape Plan required by the above condition, and shall be to the satisfaction of Council's Environmental Monitoring Officer, Resource Consents. If the development is staged, then landscape development shall be staged accordingly.
 6. Earthworks shall be carried out prior to planting, with any ground forming associated with the earthworks completed manually, (raked), to meld with adjacent undisturbed land or to meld with adjacent paving or retaining or other levels, as appropriate, and with grass sown where required as part of completion of earthworks, and shall be to the satisfaction of Council's Environmental Monitoring Officer, Resource Consents.
 7. Fences shall be set in place following the construction of the units as per the approved Landscape Plan.
 8. Planting shall be set in place within the first planting season (May till 7th September), following construction of the units and associated paving, and any associated earthworks, as per the Council approved Landscape Plan to the satisfaction of Council's Environmental Monitoring Officer, Resource Consents.
 9. Garden areas shall be kept weed and debris free, shall have good quality topsoil or garden mix, and shall have a wood chip mulch to 60mm depth. Any tree planted in a grassed area shall be planted within a 600mm diameter garden area.
 10. The planting shall be maintained with plants watered as necessary to facilitate establishment of the planting and with gardens kept weed free, for the first two years following the initial planting, to the satisfaction of Council's Environmental Monitoring Officer, Resource Consents. Any plants that fail to establish shall be replaced the planting season following the initial planting and maintained for a further two years to the satisfaction of the Environmental Monitoring Officer, Resource Consents.

Traffic (all to the satisfaction of the Manager Transport Assets)

11. Adequate sight lines from all units whilst reverse manoeuvring shall be maintained at all time.
12. All units are to be provided with a minimum 3.5 metre separation between the edge of the garaged parking spaces and carriageway.
13. All access ways are to be the 6.0 metre wide standard.
14. The main access strip to McLeod Road shall be redesigned to a typical T-junction standard using the guidelines noted in Austroads and MOTSAM I and II. The detailed design is to be submitted to Council for approval prior to the works commencing or within six months of issue of consent, whichever is the sooner.
15. All visitor parking spaces are to be clearly marked 'for visitor use only' prior to the sign off by the Field Services Inspector acting on behalf of the Manager Transport Assets.
16. Each residential unit shall be provided with two parking spaces and a further visitors' space for each five dwellings located in such a way that all units are serviced equally.

Parks (all to the satisfaction of the Manager Parks and Green Assets)

17. Carry out the removal of environmentally damaging plants from the subject site and Esplanade Reserve, as listed in the Waitakere City Council District Plan. Submit a Weed Control Programme to the satisfaction of the Manager, Resource Consents within 2 months of the issue of this consent. This Weed Control Programme shall be implemented on the site within 6 months of the date of issue of this resource consent to the satisfaction of the Manager, Resource Consents. The programme needs to include:
 - an inventory of the weed species to be removed;
 - removal techniques to be utilised; weed disposal methods;
 - time frames for work and whether the weed removal needs to be staged (particularly relevant for sensitive areas such as coastal edges or riparian margins);
 - any re-vegetation programme required to prevent re infestation of weeds;
 - an assessment of any ecological issues around the removal of vegetation;
 - methods for addressing stability and erosion and sediment control methods.
18. Enter into a registerable fencing agreement with Council in regard the common boundary between the subject site and the Esplanade Reserve to the effect that the Council will not be liable to contribute toward the cost of creating or maintaining any dividing fence between any reserve or other land vested in or administered by the Council.
19. Any fencing erected along the common boundary with the adjacent reserve shall be of a permeable material such as pool fencing.
20. Enter into a "Works over Parkland" agreement prior to carrying out any drainage works within the Esplanade Reserve by contacting the Field Services Officer: Parks.
21. Landscape works within the Esplanade Reserve are to the satisfaction of the Parks Consent Planner. The landscape works and street tree plan prepared by Bridget Gilbert Landscape Architect dated April 2006 shall form the basis of the planting. All landscape work and street planting shall be carried out in accordance with the detailed landscape plant required by condition 4 of the resource consent.
22. The work being undertaken within the Esplanade Reserve shall be developed to neighbourhood reserve standard with all works complying with the Waitakere City Council Code of Practice for City Infrastructure and Land Development.
23. The consent holder is to be responsible for the maintenance of Esplanade Reserve landscape works for a period of two years (from the date of its certified establishment by Council) including the replacement of any dead or dying vegetation, to the satisfaction of the Parks Consent Planner. A maintenance bond, based on current rates at the time of signoff for planting maintenance will be required. The consent applicant is to advise the Parks Consent Planner of a maintenance schedule and the name of the qualified person/company responsible for the planting maintenance.
24. Costs of these works shall be agreed upon prior to any works being carried out. The developer must advise the Parks Consent Planner of when work will commence.
25. Provide Council with As Built drawings of project showing all services, levels, inverts, features and facilities as per the following requirements:
 - (i) A scaled tracing of the construction plan is to be updated showing all finished asset locations and types.

- (ii) All underground services are to be shown on the plan with sizes, types, depth to invert and invert levels based on site datum on plan and new assets scheduled on an Asset Sheet (Client to provide format of Asset Sheet).
 - (ii) A new scaled As Built survey plan of all irrigation systems and sand slit drainage systems showing all connections, chambers, fixtures, items and assets scheduled on an Asset Sheet.
 - (iii) Any planted areas to be shown to scale on the copy of the construction plan with areas sq. metres of planting, numbers of plants and type and assets schedule on Asset Sheet.
 - (iv) All products, fixtures, items and fittings with type, colour, model, manufacturer name and contact telephone number are to be scheduled on an Asset Sheet.
 - (v) All paint colours used or graffiti coatings with name of products for graffiti removal are to be schedule on an Asset Sheet.
 - (vi) Two copies of any special operating manuals for any new systems are to be provided.
 - (vii) Completion and supply of asset data sheets for all new or modified asset components (to be provided by the client).
 - (viii) Any special maintenance requirements to be scheduled and supplied.
26. Provision shall be made within the development for the pedestrian right of way approved as part of RMA 20050623. Please note that these are notes as easements 'B', 'D', 'E' and 'F' on the plan titled Proposed Subdivision Lot 2 DP 331800 and Lot 3 DP331800, ref R1, S2, V15831, prepared by Cato Bolam and dated 10/02/05. A path shall be formed within the easement and the steps down to the reserve shall be provided to ensure access to the Esplanade Reserve from the end of the pedestrian right of way.

Ecowater (all to the satisfaction of the Ecowater Drainage Engineer)

27. Design, provide and install a complete public/private wastewater reticulation system to serve the development in compliance with Councils Code of Practice for City Infrastructure and Land Development (Refer Section 5.0). Specific requirements:
- (i) Under specific engineering approval extend the public and private wastewater systems from the existing points within the site to serve each unit within a separate connection to the public system.
 - (ii) The pumping station/s (if required) and rising mains shall be subject to specific design and approval. At the stage engineering approval the applicant is required to submit the calculation based on a peak flow of 1000 l/d/person.
 - (iii) Where the pumping station serves more than 50 households, an architecturally designed control building shall be provided to house electrical equipment, to allow servicing in all weather conditions.
 - (iv) The pumping station/s (if required) shall be provided with suitable (swing-arm type davit or similar) equipment for lifting pumps and heavy equipment, or adequate access for mobile lifting plant and a stack to disperse exhaust ventilation air. This may be combined with the lifting davit.

- (v) The pumping station/s shall be provided with building doors, switchboards, control cabinets and chamber cover-plates able to be securely locked and vandal proof.
 - (vi) A pump station with pump motor sizes less than 3 kW shall be designed for direct on line starting. In all other cases switchboards shall include soft starters for all pumps.
 - (vii) Separate systems are to be provided from each unit to the point of connection to the public system/dry chamber.
 - (viii) Locate all drainage lines in the shared driveway of medium density developments where possible to provide ease of access for future maintenance requirements.
28. Design, provide and install a complete public / private storm water drainage system to serve the development in compliance with Council's Code of Practice for City Infrastructure and Land Development (Refer section 4.0). Specific requirements:
- (i) Under specific engineering approval provide a storm water system to serve the proposed development discharging to the Whau River. Specific requirements:
 - a. Provide a confirmation from Auckland Regional Council that storm water from the proposed development will be treated by the existing pond.
 - b. Provide new treatment devices for the new impermeable areas as necessary.
 - c. Provide the ARC discharge consent and all amendments.
 - d. Provide detailed design of all treatment devices and pipe networks serving these devices.
 - (ii) Collect all existing discharge points. The system shall include connection to down pipes or drainage from any existing buildings/paved areas.
 - (iii) Separate systems are to be provided from each unit to the point of connection to the public/private drainage.
29. Provide an As Built plan of the overland flow path showing a long section and cross section for inclusion in Council's Hazards and Special Features Register.
30. To prevent increasing discharge of storm water runoff to the Harbour, storm water disposal is required to comply with EcoWater's Countryside and Foothills Storm Water Management Code of Practice and Guidelines for Storm Water Runoff modelling in the Auckland Region TP 108:
- (i) Maintain storm water runoff flows, volumes, and timing to pre-development levels for the 2 year storm event.
 - (ii) Maintain storm-water runoff flows to pre-development levels for the ARC Design storm event (34.5mm).
 - (iii) The body corporate is required to maintain any devices to meet the above requirements to the satisfaction of Council.

Note: Council's Hazards and Special Features Register will be advised of the above requirements.

31. Provide storm water quality treatment to the site in accordance with the Auckland Regional Council's TP10 'Storm water Management Devices Design Guideline Manual', and WCC Code of Practice for City Infrastructure and Land Development (refer Section 4).
 - (i) Provide engineering plans and calculations to EcoWater for approval prior to commencing works.
 - (ii) Provide a maintenance manual for the treatment device if it is necessary.
32. Design, provide and install a complete private/public water supply reticulation system and fire fighting services to serve the development in compliance with Council's Code of Practice for City Infrastructure and Land Development (Refer section 6). Specific requirements:
 - (i) The provisions of section 6.3.3.6 for servicing medium density developments are to apply.
 - (ii) At the stage engineering approval submit full design detail of the proposed extension of the public water supply line.
 - (iii) All units are to be individually metered at the road reserve boundary.
 - (iv) Ducting of private service lines is recommended.
33. Provide in the design of services for the reticulation of the upstream catchment and install such reticulation to the boundary of the upstream properties.
34. Contact EcoWater's Quality Assurance Inspector (ph 021 745583) to arrange a pre-start meeting. Plans are required to be submitted and Engineering Approval obtained before requesting a pre-start meeting.
35. Provide an As-Built drainage plan prepared by a registered surveyor and cctv video inspection of the new public drainage, in accordance with Waitakere City Council COP.
36. Provide an As-Built drainage plan prepared by a registered surveyor of the new private under the public standards drainage, in accordance with Waitakere City Council COP.

Archaeological (all to the satisfaction of the Manager Resource Consents)

37. In the event of archaeological features being uncovered (e.g. shell middens, hangi or ovens, pit depressions, defensive ditches, artefactual material or human bones) work shall cease in the vicinity of the discovery and the area shall be secured. The Manager Resource Consents, the New Zealand Historic Places Trust Auckland Regional Council Archaeologist and the Te Kawerau A Maki shall be contacted so that appropriate action can be taken. This includes such persons being given a reasonable time as determined by the Council to record and recover archaeological features discovered before work may recommence.

Transpower (all to the satisfaction of Transpower to be monitoring by Councils Environmental Monitoring Officer)

38. Buildings and structures, or any part of a building or structure located on the site must not be locate within 10 metres vertically and 21 metres horizontally of the conductors on the Henderson-Hepburn A transmission line. Please note that the distances specified already include an allowance for climatic conditions (conductor swing and sag).

Where any part of a building or structure needs to be constructed within this restricted area the consent holder must submit to the Waitakere City Council (and a copy to Transpower) a certification from a suitably qualified electrical engineer to confirm that the buildings or structures comply with the minimum safety distances specified in Table 3 of the NZECP 34:2001.

39. With reference NZECP to 34:2001 Figure 2, in the case of any tower (pylon) supporting any conductor, no person may excavate or otherwise interfere with any land:
- (i) at a depth greater than 300mm within 6 metres of the outer edge of the visible foundations of the tower,
 - (ii) or at a depth greater than 3 metres, between 6 metres and 12 metres of the outer edge of the visible foundation of the tower; or
 - (iii) in such a way as to create an unstable batter.

When, in exception circumstances, the consent holder wishes to undertake works within the specified distances, Transpower shall be consulted with in order to provide the requisite approvals for encroachment, in accordance with the NZECP 34.

40. Section 4 of the NZECP 34:2001 states that no material is to be deposited (either permanent or temporarily) under or near the Henderson-Hepburn a transmission line without the prior approval of Transpower. This is to ensure the safe NZECP 34:2001 (Table 4) separation distances from the lines are always maintained.
41. With reference to NZECP 34:2001 Figures 1 and 2, fences of conductive materials must not be constructed within 5 metres of any pole or tower of a high voltage overhead electric line of 66kV or greater
42. All building, structures and vegetation located on the site must not be located to preclude existing vehicle access to the existing support structure on the site.

Monitoring Conditions (all to the satisfaction of Councils Environmental Monitoring Officer)

43. **Before commencement of any works and until completion of exposed earth site works**, adequate sediment and erosion control measures shall be constructed and maintained by the consent holder. The control measures must be maintained until the site has been adequately stabilised against erosion. The construction and maintenance shall be in accordance Auckland Regional Councils Technical Paper 90 as a minimum standard.

Please advise Council's Environmental Monitoring Officer when the controls are in place and await the approval of the monitoring officer before commencing work. The applicant should book an inspection at least 48 hours prior to the required inspection.

44. All perimeter controls shall be operational before substantive earthworks begin.
45. Footpaths, berms and kerbs shall be protected from damage by crossing or parking vehicles to the satisfaction of the Manager Resource Consents. Any damage which is attributed to the earthworks operation shall be rectified at the cost of the consent holder and at the direction of Council. The consent holder shall notify Council's Monitoring Officer when entranceway controls are in place.
46. A fully stabilised entrance with geotech cloth and gap 65 must be constructed prior to works commencing.

47. Any stockpiles of earth shall be located as far as practicable from Whau Creek and existing residences, to the satisfaction of the Manager Resource Consents.
48. All dirt tracked onto McLeod Road as a result of the activities carried out under this consent shall be cleaned daily via sweeping at the cost of the applicant when required.
49. All areas of exposed earth shall be top-soiled and grassed or otherwise stabilised against erosion as soon as practicable and in a progressive manner as works are complete but no later than one week following the completion of works.
50. A wheel wash facility must be constructed and be operational prior to works commencing.
51. Any weed management on the coastal edge must consider issues and effects of erosion and sediment deposition and ensure that any methodology provide proves that erosion and sediment deposition is kept to a minimum. This will require expert input as part of any future plan for weed removal.
52. Prior to any site works starting a pre start meeting must be held with the contractors, developer's representative and the Environmental Monitoring Officer.
53. Bins must be on site at all times and all rubbish is to be contained in the bins which will be covered in netting at all times.

General (all to the satisfaction of Councils Monitoring Officer)

54. All the residential units erected on site shall be designed constructed to achieve a noise level inside any habitable room not exceeding 35dBA L10 between the hours of 10.00pm and 7.00am the following day. A suitably qualified acoustic engineer shall provide a written report/certification that this has been achieved within each of the units.
55. The development works associated with the subdivision are to be carried out in accordance with NZS 6803P:1984 'The Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work'.
56. The noise from earthworks shall not exceed the following levels (as measured at the boundary of any site zoned "Living Environment")

Mon to Fri	7:00 am - 5:00 pm	50dBA, L10
Saturday	8:00 am - 5:00 pm	50dBA, L10
Sunday	8:00 am - 5:00 pm	45dBA, L10

Measurements to be in accordance with the provisions of NZS 6801:1991 and NZS 6802:1991.
57. All development works on the site including earthworks and the use of associated heavy machinery shall be undertaken between the following hours only:-

Monday to Friday:	7.30 am to 7.00 pm
Saturday	8.00 am to 5.30 pm
Sunday and Public Holidays:	No work
58. All necessary action shall be taken to prevent a dust nuisance to neighbouring properties to the satisfaction of the Manager Resource Consents.
59. A full copy of the Resource Consent Conditions, Approved Plans, including site management and Erosion and Sediment Control Plans shall be kept on the site at all times. All personnel working on the site shall be made aware of and have access to the contents of this consent document and the associated Site Management and Erosion and Sediment Control Plans.

60. Prior to the occupation of any unit in Stage III of the development the consent holder shall provide a domestic waste management plan to the satisfaction of the Manager Resource Consents. The domestic waste management plan shall address issues of collection, storage and removal of the waste from the site (including details for the existing units in Stage I and II). Any measures required under the approved domestic waste management plan shall be implemented prior to the occupation of the Stage III units.

Legal (all to the satisfaction of Councils Solicitor)

61. Enter into a registerable fencing agreement with Council in regard to Lots 1 and 103 to the effect that the Council will not be liable to contribute towards the cost of creating or maintaining any dividing fence between any reserve or other land vested in or administered by the Council. Also that any fences facing the reserve shall be of visually permeable construction in order to ensure good surveillance of the reserve.
62. In accordance with sections 108(2)(b) and 108A a cash or bank guaranteed bond shall be required when the detailed planting plan is approved by Council. The bond shall be for any maintenance required to ensure the performance of condition 29. The amount of the bond will be twice the GST inclusive estimated cost of completing or maintaining the works for the maintenance period being two years. The bond will be prepared by the Council's solicitor at the applicant's cost and will provide, inter alia, that the liability of the holder of the resource consent will not be limited to the amount of the bond

Advice Notes:

- (i) Where indicated in the conditions it is the consent holder's responsibility to inform the Environmental Monitoring Officer when inspection is required. Inspections can be requested through the Call Centre on 839 0400.
- (ii) It is acknowledge that the road network within the development is private. However, Council strongly recommends the following:
- all parking is banned within the 6 metre width access ways.
 - The unprotected streetlights in the centre of the main access way should be removed/relocated from the centre of the access way. The relocated lights (or new street lighting if the applicant chooses to replace the lighting) should be placed in a position where they do not compromise traffic safety. Thought should also be given to illuminating areas where there are footpaths.
 - The unprotected streetlights in the centre of the main access way should be removed/relocated from the centre of the access way. The relocated lights (or new street lighting if the applicant chooses to replace the lighting) should be placed in a position where they do not compromise traffic safety. Thought should also be given to illuminating areas where there are footpaths.
 - It is noted that the main access way to the site has suffered extreme failure It The consent holder should carry out a full and comprehensive geotechnical and pavement investigation of the ground under the existing main access way and all areas where common roads are proposed and where required install new pavement to an approved standard.
- (i) To avoid delays in processing of building consents, provide engineering plans to EcoWater for approval at least 10 working days prior to submitting plans for building consent. The engineering plans submitted will be processed separately and any amendments required will be advised in the engineering approval.
- (ii) All land use activities, including earthworks located on the site must comply with the New Zealand Code of Practice for Electrical Safe Distances (NZECP 34:2001).

- (iii) All trees and vegetation planted on the site must comply with the Electricity (Hazards from Trees) Regulations 2003.
- (iv) If a modification of an archaeological site is required, an authority to modify must be applied for under section 11 of the Historic Places Act 1993.
- (v) The development contribution for this application has been estimated to be \$1356,803.50 (exclusive of GST). This development contribution shall be paid when building consents are granted for the units.
- (vi) Prior to the commencement of works the resource consent holder should have obtained all consents, permits and authorisations for the work as may be required by the Auckland Regional Council.
- (vii) A reserve contribution will be payable at the time of subdivision. An application may be made at this time for a credit for the landscaping of the esplanade reserve being carried out as part of the works covered by this resource consent.

CARRIED

2.25 pm

The Chairman thanked Members for their attendance and attention to business and declared the meeting closed.

CONFIRMED AT A MEETING OF THE HEARINGS
COMMITTEE HELD ON

DATE:.....

CHAIRMAN:.....