

16th August 2017

Heng Ing Trust
 c/o **Chris Howell & Associates**
 P O Box 100 006
 North Shore Mail Centre
AUCKLAND

Attention : **Stephen Rod**

Dear Stephen

ENGINEERING APPROVAL – ENG60060435 for the extension of the public stormwater reticulation at 88 Ocean View Road Northcote

This Engineering Approval is limited to the public stormwater extension works.

The application for Engineering Approval has been reviewed and appears to generally meet the engineering standards of Council. On that basis (refer also 1.2.2) engineering works may proceed in accordance with the approved annotated Chris Howell & Associates drawings no: **15009** sheets no. **C01 revision C and C02 revision B** inclusive and the following conditions:

1. General Provisions

1.1 Prior to commencing work you must obtain any other consents required to be issued under the Resource Management Act 1991 or Building Act 2004, which relate to the works approved by this Engineering Approval. The issue of this Engineering Approval shall not of itself relieve the principal and/or holder of this Engineering Approval of any duty or responsibility under any other Act relating to or affecting the proposed works.
 Works also requiring a Building Consent will include retaining walls, private drainage, and buildings exceeding 10m² in area.

1.2 Standards, Certificates & Site Inspections

1.2.1 Comply with:

Infrastructure Design Standards Issue 10 ("IDS")	January 2009
Planting and Lawn Works Specification issued by Parks, Sports and Recreation (North) Auckland Council Version 8	December 2012
Development Engineering As-built requirements Version 1.2 ("DEAR")	September 2012
Quality Assurance Manual ("QAM") Version 1.0	April 2012
Land Development and Subdivision Infrastructure	NZS 4404:2010
Auckland Council Code of Practice for Land Development and Subdivision (CoP):	
Section 2 Earthworks and Geotechnical Requirements	September 2013
(Section 3) Auckland Transport Code of Practice 2013 (ATCOP)	September 2013
Chapter 4 – Stormwater Version 2	November 2015
Sections 5 & 6 Water and Wastewater Code of Practice for Land Development and Subdivision Version 1.5	May 2015

And noting also the principles of IDS 1.6.1

Refer 3.2 in respect of ATCOP. IDS Section 4 still has application for kerb discharges & Op & Mtce manuals.

The CoP has precedence over IDS sections 2– 6 unless advised in writing to the contrary. IDS Section 1 still applies.

1.2.2 If requested in writing, provide a design certificate in the form of Schedule 1A of NZS 4404 for all or any part of the works.

On completion of engineering works, provide a *"Statement of Certification: Engineering Approval"* and a *"Schedule of Vested Assets"* and, where applicable, a Schedule of Abandoned Assets. It is important that the works in all their details meet or exceed the standards of Council and Council rely on the Statement of Certification in that respect. Where there has been correspondence allowing an agreed variation to the standards for any particular item of work, the Statement of Certification

should be tagged accordingly. Council reserve the right not to rely on a Statement of Certification and require further audit and/or remediation and on satisfactory completion a replacement Statement of Certification.

1.2.3 Attend site to ensure that all works are constructed in accordance with the approved drawings and amendments thereto; QAM guidelines, the Construction Quality Plan and the IPENZ construction monitoring service level nominated therein, and sound engineering practice.
To ensure that outcomes implicit in QAM protocols are achieved, you must, as the certifying consultant, hold authority to direct and control the contractor constructing the approved works. Council may therefore require evidence that you have authority to act as Engineer to the contract as defined in NZS3910, or that equivalent authority is held or will be held.

1.2.4 In regard to records of Works in Progress, digital images shall be made and included in the completion documentation as required by 9.1 in the Quality Assurance Manual. Please note image requirements associated with stormwater ponds. Images shall be dated and the JPEG file name shall indicate the chainage or lot or other suitable asset identification.

1.3 No lime rock or cement strippings may be incorporated in any of the approved engineering works.

1.4 All earthworks activity on the subject site shall comply with the New Zealand Standard 6803:1999 for Acoustics – Construction Noise at all times.

1.5 Any damage to existing roadways that is caused by the importing of materials or machinery or any other mechanism due to the action of the owner's representatives onto or off the site shall be repaired at all costs to the owner.

1.6 **ADVICE NOTE:** In regard to compliance with The Health and Safety in Employment Act 1992, The Construction Act and other appropriate legislation, hazard elimination and isolation procedures shall be in place for the construction period. Particular care shall be taken to ensure that all silt ponds, or other hazardous areas or works are adequately fenced and signposted, warning the public of the potential hazard.

1.7 Any works or access requirements which will affect adjacent neighbouring properties, including Council owned properties i.e parks, reserves and accessways, shall have the owners written consent, before works commence.
The landowner approval of G & WP Chan of 25A Martin Crescent (Lot 2 DP 379000) remains outstanding.

1.8 **Bonding Arrangements.** The General Lot Performance Bond is non-specific and may be used by Council to complete any outstanding or maintenance works. Council Officers in conjunction with the Consultant will re-inspect the Subdivision at the end of the Maintenance Period, to identify any outstanding items.

1.9 Submit as-built plans in accordance with the Auckland Council DEAR for stormwater. One set of A3 size prints is required as part of the QAM documentation. These plans are also to be exported as DWG or DXF format and emailed to the responsible Development Engineer. A pdf file is also required.

Note that As Builts for every new or altered lot connection ("Point of Supply" in Watercare terminology) shall be shown.

Provide a preliminary status print of the As Built drawings at the time of the As Built inspection. The plan must include lot numbers and manhole nomenclature. Confirmation is to be provided by the Land Surveyor that the reticulation suits any related drainage easements.

As Built information for stormwater quality ponds, pump stations and pressure reducing valves shall include an Operation & Maintenance Manual. If part of a subdivisional work, that manual shall include a copy of the approved survey plan which shows the lot on which the device is sited. The draft manual shall be sent to the attention of the Subdivision Engineer.

This office will be responsible for forwarding As Built information and manuals concerning wastewater or water supply services to Watercare Services Ltd

1.10 Notwithstanding that variations from the approved drawings may be necessary as site requirements become clearer, variations will not be permitted without prior liaison with and approval by, the Council.

1.11 Inspections

1.11.1 Please contact a Subdivision Engineer (SE) or Development Engineer (DE), Takapuna Service Centre so that suitable arrangements can be made for inspections required by the QAM documentation.

You would be advised in writing of any reviewed protocols that may apply in respect of the Watercare (WSL) assets or assets which are the responsibility of Auckland Transport. All WSL forms are available at their website www.watercare.co.nz

In respect of the pre-construction meeting check list, please also note that WSL forms Pre-construction meeting wastewater system and Pre-construction meeting water system forms must be emailed to inspections@water.co.nz ahead of the preconstruction meeting.

1.11.2 At the pre-construction meeting, and throughout the construction period, the Developer's Representative and/or the Contractor shall have, on site, copies of the following documents:

- ◆ The approved Engineering Plans, Specifications and this Approval Letter, together with any approved Amended Plans and the relevant Approval Letter(s);
- ◆ The site specific Health and Safety Plan ;
- ◆ The Signed Consent(s) to Enter;
- ◆ The relevant Resource or Subdivision Consent (and all conditions attached thereto);
- ◆ Copies of all Auckland Council Consents necessary for the works;

1.11.3 Unless you advise of different arrangements, which are not objected to by the DE, your office must make the risk assessment and authorise any entry into manholes by council staff. OSH and Council recognise AS/NZS 2865:2001 "Safe working in a confined space" as the recommended document for establishing good systems and practices.

ADVICE NOTE: It is recommended the contractor and/or Consultant Engineer acting for the Consent Holder, to have received NZQA recognised training for safe working in confined spaces. Any reference to Development Engineer (DE) also means Subdivision Engineer Council may periodically raise invoices to recover costs.

Complete and submit QAM documentation prior to the application for [Engineering Approval Completion Certificate](#). If further data and/or field test results are deemed necessary, so that the Council is able to ascertain that all subdivision works have been completed to the appropriate standards and specification, and in accordance with sound engineering practice, these requirements will be advised in writing.

2. Geotechnical

2.1 Erosion and Sediment Control, Dust, Mulching

Maintain erosion and sediment control structures regularly during the course of the works.

Any proposals for additional works or new works for areas not already addressed by any approved Erosion and Sediment Control Plan, should be submitted to the Development Engineer for consideration and written approval.

Appropriate measures to control any potential dust nuisance shall be initiated and maintained throughout the course of the construction works. Council reserves the right to stop works in periods of high winds. No burning of any vegetation shall be permitted. Close neighbours shall be informed when mulching is to be undertaken and mulching applicators must take account of wind in determining methodologies and whether mulching activity should be halted until more suitable weather conditions are available.

3. Stormwater Management

- 3.1 Stormwater Management devices are not included under this Engineering Approval.
- 3.2 Connections to live stormwater reticulations shall only be by a Registered Drainlayer/Contractor acquainted and experienced with the current standards of Auckland Council for public stormwater systems. The Drainlayer must contact the DE to inspect the proposed connection at least two days of the expected date of connection to any existing reticulation.
- 3.3 Manhole throats shall be painted blue. Covers shall not be painted.
- 3.4 CCTV inspections
Prior to testing of the completed services, lines shall be flushed out. Debris shall not be flushed into any existing downstream reticulation. CCTV inspection shall then be arranged for all public stormwater pipes, any leads outside the served lot, whether public or private. The work will be at the consent holder's cost. Any remedial works that may arise will be the responsibility of the Consent Holder.

The Consultant acting for the consent holder is to sign the *final* CCTV logs, confirming that the CCTV video has been viewed and the pipeline meets the standards of Council; and forward the DVD and logs to the Development Engineer.
- 3.5 Any concrete pipelines should be constructed and supervised by personnel who have attended a "Concrete Pipelaying Programme of The Concrete Pipe Assoc. of Australasia". Stormwater connections from outside the lots shall be appropriately sized X class concrete or uPVC (AS/NZS 1260 1999) (SN16 minimum) classification, taken a minimum 1000mm inside the boundary of the lots. Note that Wyes, not Londen Junctions are used for connections to the local public stormwater line. The minimum diameter of a lot connection is 100mm. Endcaps shall be painted blue.
- 3.6 Provide safety fences at outfall and similar structures with vertical drops exceeding 1m. Provide safety chains where manhole outlets are 600mm or greater. Where supported by a risk assessment, safety grills shall be installed under covers.
- 3.7 Any stormwater reticulation which are approved on the annotated plans as "private drain" or "common private drain" will require as easement for the construction and maintenance and replacement of the drains by the landowners jointly or severally responsible..

4. Engineering Approval Lapse Date

This engineering approval lapses two years after the date of this letter, unless works are substantially complete at that time. Council reserves the right to then require design reappraisal in respect of all outstanding works and submission of revised proposals for approval of Council, in terms of the then current Auckland Council Engineering Standards.

Yours sincerely



Cedric Daniel
SENIOR DEVELOPMENT SUBDIVISION ENGINEER

Attachments:

1. Approved Drawings
2. Neighbour approvals
 - 92 (1/92) Ocean View Road – FC & HW Cotton
 - 92A (2/92) Ocean View Road – Yu Zhao

Remind 23/10/15!

File: 15009

09th September, 2015

Francis Clarke Cotton & Helen Winifred Cotton
92 Ocean View Road
Northcote
Auckland



**CHRIS W HOWELL
& ASSOCIATES LTD**
Consulting Structural
and Civil Engineers
Unit 219 Crofton Lane
Glendale
P.O. Box 100-000,
North Shore Mail Centre,
Auckland, New Zealand
Telephone (09) 441-4300
Fax (09) 441-4300
Email: info@cwhe.co.nz

**Proposed Stormwater Connection
For Heng Ing at
88 Ocean View Road
Northcote, Auckland**

Dear Owners,

We wish to advise you that our client, Heng Ing, has submitted an application for Engineering Approval for the above proposed public stormwater reticulation to 88 Ocean View Road, Northcote.

We have liaised with Auckland Council and they have indicated support for this proposed public stormwater reticulation.

It is proposed that the drainage connection will be done by way of "thrusting" and therefore have only minor disruption to your property.

We are seeking permission from you for these works to proceed and we would appreciate it if you could please sign the attached drawings and return to us within fourteen days of the date of this letter.

Should you have any queries or require any additional information please contact the undersigned.

Yours Sincerely

Authorized By:
Stephen J Rod
B.E. (Hons)(Civil)
MIPENZ (Civil, Structural); CP Eng.; Int.PEDirector
for Chris W Howell and Associates Ltd.

c/o
Cedric Daniel
Senior Development Engineer
Auckland Council

- OCEAN VIEW ROAD -

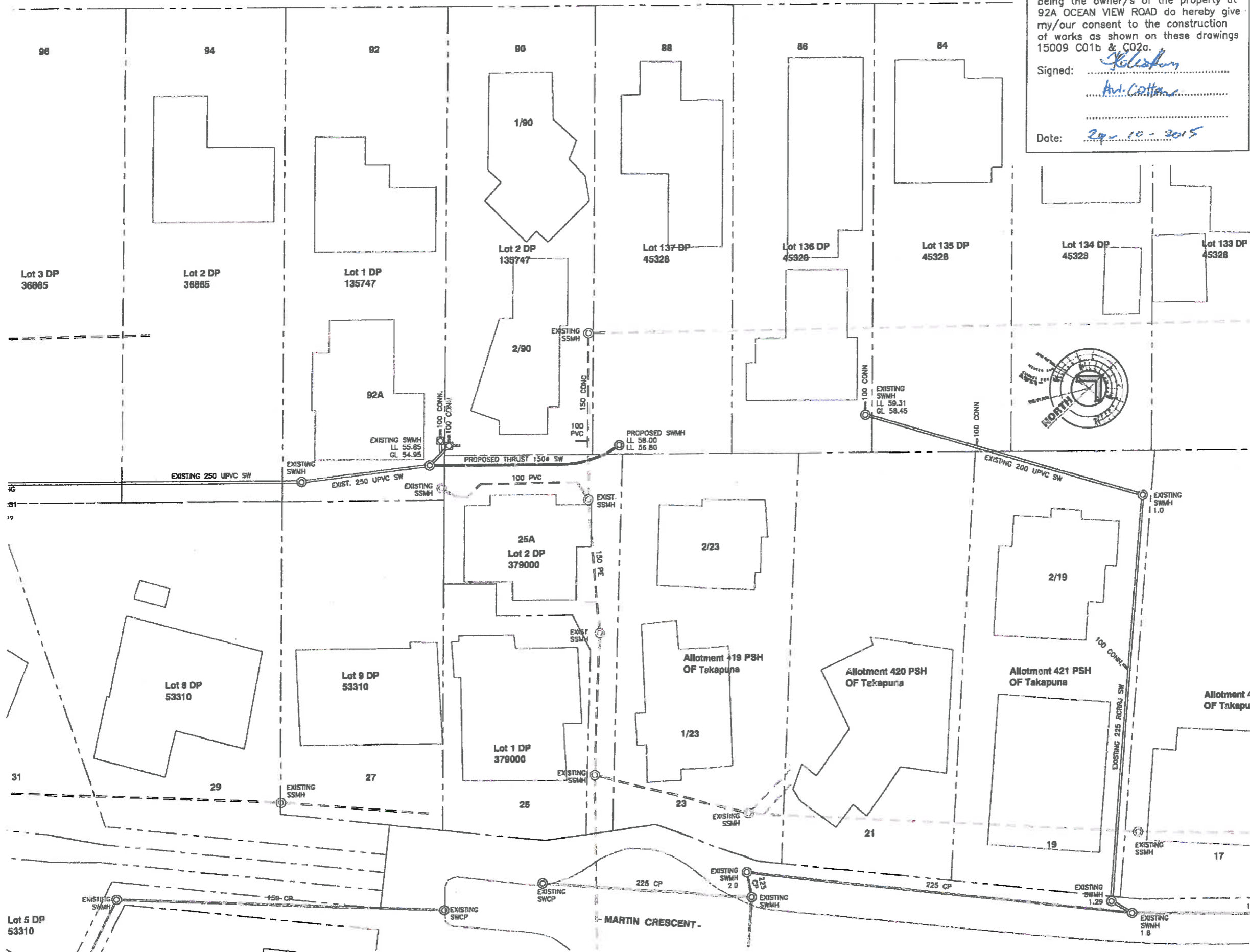
I/we, Francis Clarke Cotton
 & Aileen Mairi Cotton

being the owner/s of the property at
 92A OCEAN VIEW ROAD do hereby give
 my/our consent to the construction
 of works as shown on these drawings
 15009 C01b & C02a.

Signed: [Signature]
A. Cotton

Date: 24-10-2015

- NOTES**
1. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING OFF THESE DRAWINGS.
 2. ALL DIMENSIONS SHALL BE VERIFIED ON SITE BY THE CONTRACTOR.
 3. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL/STRUCTURAL DRAWINGS AND OTHER CONSULTANT DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REFERRED TO THE ARCHITECT/ENGINEER FOR A DECISION PRIOR TO THE COMMENCEMENT OF ANY WORK.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND MAINTAINING ALL SETTING OUT OF ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING ANY WORK. REFER ANY DISCREPANCIES TO THE ENGINEER.
 5. PRIOR TO CONSTRUCTION OF ANY DRAWS THE CONTRACTOR SHALL CHECK ALL LEVELS AND ALIGNMENT OF PIPELINES TO ENSURE THAT NO CLASHING OF DRAWS OR SERVICES OCCURS. REFER ANY DISCREPANCIES TO ENGINEER.
 6. WORKMANSHIP AND PRACTICES SHALL COMPLY WITH:
 - NEW ZEALAND BUILDING CODE
 - STORMWATER A.P.S. FLOOD PROTECTION SECTION
 - SCA FOR ENGINEERING DESIGN MANUAL
 - APC EROSION AND SEDIMENT CONTROL GUIDELINES FOR EARTHWORKS
 7. SERVICES SHOWN HAVE BEEN TAKEN FROM RECORD PLANS PROVIDED BY THE SERVICE AUTHORITIES. ALL EXISTING SERVICES SHALL BE VERIFIED ON SITE PRIOR TO COMMENCING ANY WORK.
 8. ALL SERVICES AND TREES SHALL BE PROTECTED AGAINST DAMAGE THROUGHOUT THE CONTRACT.
 9. ANY DAMAGE TO EXISTING ROADWAYS THAT IS CAUSED BY THE IMPORTING OF MATERIALS OR MACHINERY OR ANY OTHER MEASUREMENT DUE TO THE ACTION OF THE CONTRACTOR OR CONTRACTORS REPRESENTATIVES ONTO OR OFF THE SITE SHALL BE REPAIRED AT ALL COSTS TO THE CONTRACTOR.
 10. THE HEALTH AND SAFETY IN EMPLOYMENT ACT 1992, THE CONSTRUCTION ACT AND OTHER APPROPRIATE LEGISLATION SHALL BE OBSERVED AT ALL TIMES. HAZARD ELIMINATION AND ISOLATION PROCEDURES SHALL BE IN PLACE FOR THE CONSTRUCTION PERIOD.



NO.	DATE	REVISION DETAILS	BY
B	08.07.2015	ENGINEERING WORKS APPROVAL	DEA
A	18.06.2015	PRELIMINARY ISSUE	DEA

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 Consulting Structural and Civil Engineers
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 Telephone (09) 444 1597 / Fax (09) 444 4200 E-mail: info@howell.co.nz
 www.howell.co.nz

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JOB TITLE
 PROPOSED DEVELOPMENT &
 STORMWATER CONNECTION
 FOR 88 OCEAN VIEW ROAD
 NORTHCOTE
 FOR H & M HING

DRAWING TITLE
 SITE PLAN

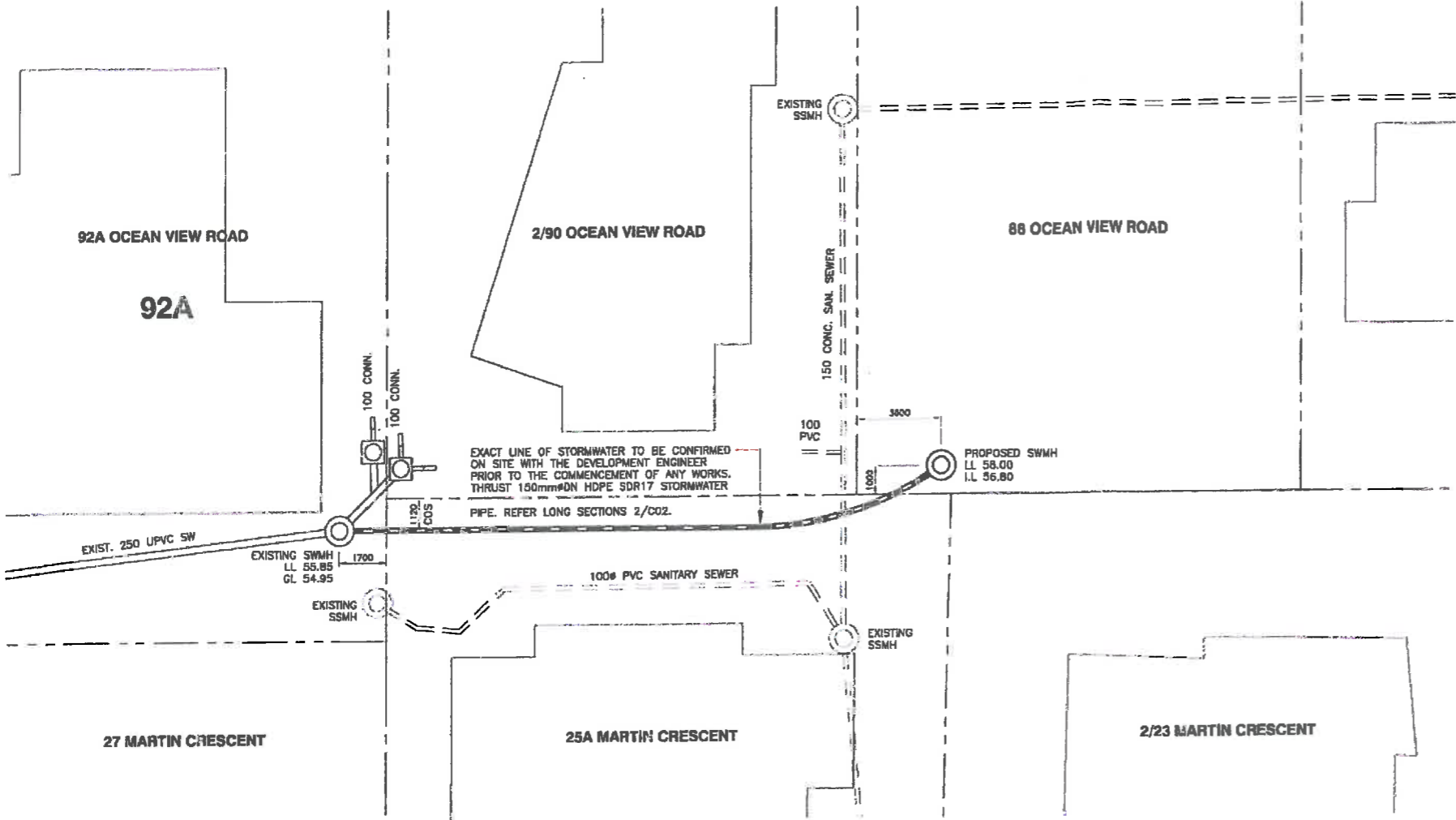
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DATE 13.06.2014	DRAWING NUMBER C01	REVISION B
SCALE 1:200@A1		

1/ we, Francis Claude Cotton
 & Alan Hingford Cotton

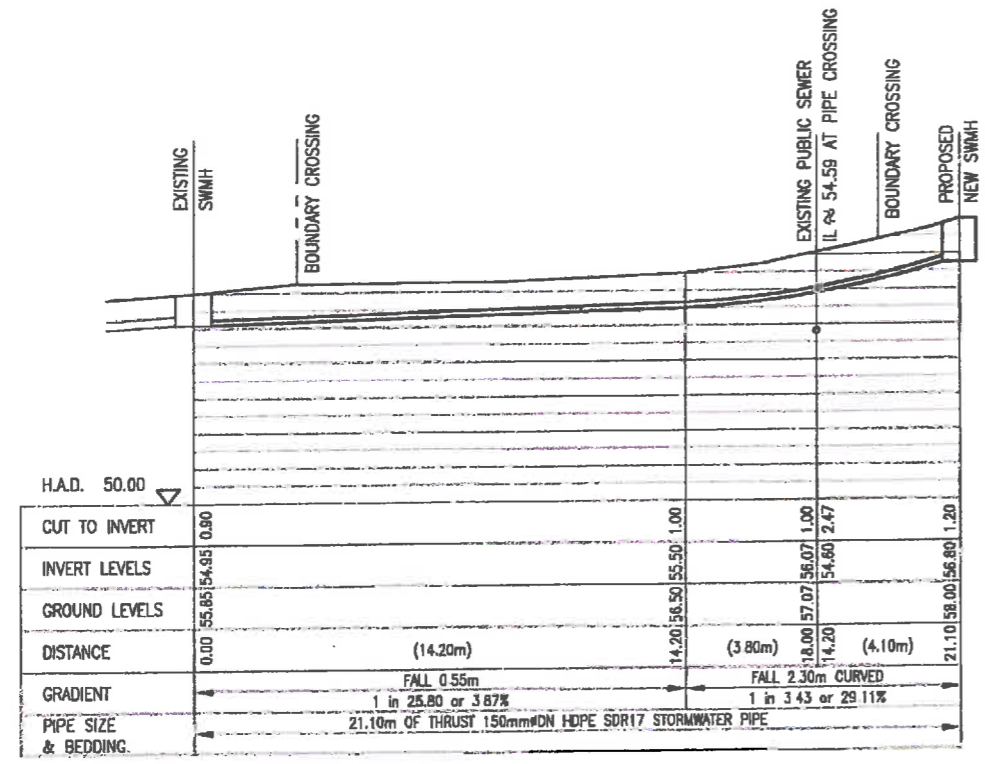
being the owner/s of the property at
 92A OCEAN VIEW ROAD do hereby give
 my/our consent to the construction
 of works as shown on these drawings
 15009 C01b & C02a.

Signed: [Signature]
Alan Cotton

Date: 29-10-2015



01 PART SITE PLAN
 1:100



02 PROPOSED THRUST STORM WATER LONG SECTION
 1:100

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 - STORMWATER AND FLOOD PROTECTION SECTION
 - BCA FOR ENGINEERING DESIGN MANUAL
 - ARC EROSION AND SEDIMENT CONTROL GUIDELINES FOR EXTERIORWORK
 - SPACES SHOWN HAVE BEEN TAKEN FROM RECORD PLANS PROVIDED BY THE SERVICE AUTHORITIES. ALL EXISTING SERVICES SHALL BE VERIFIED ON SITE PRIOR TO COMMENCING ANY WORK.
 - ALL SERVICES AND TREES SHALL BE PROTECTED AGAINST DAMAGE THROUGHOUT THE CONTRACT.
 - ANY DAMAGE TO EXISTING ROADWAYS WHICH IS CAUSED BY THE IMPOSING OF MATERIALS OR MACHINERY OR ANY OTHER MECHANISM DUE TO THE ACTION OF THE CONTRACTOR OR CONTRACTORS REPRESENTATIVES ONTO OR OFF THE SITE SHALL BE REPAIRED AT ALL COSTS TO THE CONTRACTOR.
 - THE HEALTH AND SAFETY IN EMPLOYMENT ACT 1992, THE CONSTRUCTION ACT AND OTHER APPROPRIATE LEGISLATION SHALL BE OBSERVED BY ALL TRADES, TRADES ELIMINATOR AND ISOLATION PROCEDURES SHALL BE IN PLACE FOR THE CONSTRUCTION PERIOD.

NO.	DATE	REVISION DETAILS	BY
A	08.07.2015	ENGINEERING DESIGN APPLICATION	DEA

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JOB TITLE
PROPOSED DEVELOPMENT & STORMWATER CONNECTION FOR 88 OCEAN VIEW ROAD NORTHCOTE FOR H & M HING

DRAWING TITLE
**PART SITE PLAN
 STORM WATER LONG SECTION**

DATE	BY	CHECKED	BY	JOB NUMBER
05.07.2014	ANDO	SJR		15009
SCALE	1:100@A1	DRAWING NUMBER	C02	REVISION
			A	