



14 December 2016

Peter Neeve Planning Consultants Limited  
Att: Peter Neeve  
PO Box 340075  
Birkenhead  
Auckland 0746

Dear Sir/Madam

**Resource consent application – advice of decision**

Application Number(s):	R/LUC/2016/5018
Applicant:	Auckland Zoo
Proposed Activity(s):	To construct a 6m by 3m billboard with a sign underneath.
Address:	985 Great North Road, Point Chevalier, Auckland 1022

Following an assessment of your resource consent application under the Resource Management Act 1991 (RMA) and with reference the Auckland Council Plan (Auckland City Isthmus Plan), a decision has been made to approve your application.

For your reference, a copy of the decision is attached. It outlines the basis for the decision and any associated conditions.

If you disagree with the decision, or parts of it, you can lodge an objection with us or file an appeal with the Environment Court within 15 working days of receiving this decision.

Objections should be addressed to the Principal Planner Hearings and Resolutions - Central, Auckland Council at 35 Graham Street, Auckland. Information on "The Objection Process" can be found on our website [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz) (select "Building, Property and Consents", "Resource Consent" then "The process from application to decision" and finally "Objections to Council").

Information on the appeal process can be found on the Environment Court website [www.justice.govt.nz/court/environment-court](http://www.justice.govt.nz/court/environment-court).

A final invoice will be sent shortly. No work is allowed to commence until all outstanding fees have been paid, as stated in the conditions of your consent.

If you have any queries, please contact Patrick Moss, by phone 09 353 9356 or email [patrick.moss@aucklandcouncil.govt.nz](mailto:patrick.moss@aucklandcouncil.govt.nz) and quote the application number above.

Yours faithfully,

Kim Rowe  
Administrator  
**RESOURCE CONSENTS**



## Resource Consent Notice of Works Starting

Please email this form to [monitoring@aucklandcouncil.govt.nz](mailto:monitoring@aucklandcouncil.govt.nz) at least 14 days prior to work starting on your development or post it to the address at the bottom of the page.

<b>Site address:</b> 985 Great North Road, Point Chevalier, Auckland 1022				
<b>AREA</b> (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"/>
<b>Resource consent number:</b> R/LUC/2016/5018			<b>Associated building consent:</b>	
<b>Expected start date of work:</b>			<b>Expected duration of work:</b>	

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

<b>Signature:</b> Owner / Project Manager (indicate which)	<b>Date:</b>
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Once you have been contacted by the monitoring inspector, 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 inspector on 09 301 0101 to discuss a likely timetable of works before the inspection is carried out and to avoid incurring this cost.

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



### Non-complying activity

**Application number:** R/LUC/2016/5018  
**Applicant:** Auckland Regional Facilities (Auckland Zoo)  
**Site address:** 985 Great North Road  
**Legal description:** Lot 1 DP 168863

#### Proposal:

To construct a 6m by 3m billboard with a sign underneath. The Auckland Zoo billboard will be LED backlit at night time; a smaller static billboard for MOTAT and the Performing Arts Centre will also be installed under the Auckland Zoo billboard.

The resource consents required are:

#### Land use consents (s9) – R/LUC/2016/5018

##### Auckland Unitary Plan (Operative in Part)

- Under Rule E23.4. Activity table - Billboards in zones [rcp/dp] (A13) Open Space – Conservation Zone a free standing billboard requires **Non Complying** activity consent.
- Under Rule H7.9.1. Activity Table – Open Space Zones (A39) new buildings in the Open Space Conservation zone that do not comply with one or more standards under Rule H7.11 require **Discretionary** activity. Under Table H7.11.1.1 Building height: Open Space – Conservation Zone the maximum building height is 4 metres.

#### Note:

*A free-standing sign over 1.5m high is defined as a building.*

- Under Rule D10 Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay D10.4.2 Activity table (A1) all buildings and structures (Feature Code C) require **Non-complying** activity consent.

I have read the application, supporting documents, and the report and recommendations on the consent application. 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, 104D & 108, the application is **GRANTED**.

## 1. Reasons

The reasons for this decision are:

1. The proposal passes the tests under s104D for non-complying activities. As discussed below the adverse effects of the activity on the environment will be no more than minor.
2. In accordance with an assessment under s104(1)(a) of the RMA the actual and potential effects from the proposal will be acceptable as:
  - o Council's engineer, Nui Veena McGregor has reviewed the proposal and has no significant concerns.
  - o The character, safety, amenity and natural values of the open space and the surrounding area will be maintained; and
  - o Any adverse effects on the landscape values and ecology of the open space and surrounding environment will be insignificant; and
  - o The amenity of the open space for informal recreation will be maintained; and
  - o The replacement sign will not be overly dominant and will not overshadow any adjacent land; and
  - o The proposal does not require any significant excavation and there will not be any noticeable changes to the existing landform; and
  - o Conditions of consent to further avoid, remedy, or mitigate adverse environmental effects can be imposed, including health and safety effects.
  - o In terms of positive effects the billboard will act as a place identifier, be used for way-finding and inform the public of attractions at the zoo.
3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular it is consistent with the objectives and policies of the outstanding natural features overlay and outstanding natural landscapes overlay (chapter D10) and the objectives and policies of the public open space zone (chapter H7) because it avoids any adverse effects on the primary feature - Meola Creek.

It is consistent with the objectives and policies of the signs chapter (E23) because it acts as a place-identifier and will not affect the safety of the nearby intersection for either vehicles or pedestrians.
4. In accordance with an assessment under s104(1)(c) of the RMA a condition requiring payment of a monitoring fee is considered to be appropriate.
5. This proposal achieves the sustainable management purpose of the RMA under Part 2 because it provides for the social and economic well-being of the community while avoiding any adverse effects on the environment.
6. Overall the proposal is acceptable because it provides way-finding signage while avoiding adverse effects on Meola Creek.

## 2. Conditions

Under section 108 of the RMA, this consent is subject to the following conditions:

1. The proposed activity shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent number R/LUC/2016/5018.

- Application Form, and Assessment of Environmental Effects prepared by Peter Neeve, dated November 2016.

Report title and reference	Author	Rev	Dated
Traffic Safety Assessment	Shumane Consultancy		11 Nov 2016

Plan title and reference	Author	Rev	Dated
Structural Details S01	Lough Downey		Sep 2016
Foundation Details S02	Lough Downey		Sep 2016
Location of Existing Site Billboard and of Proposed Replacement	Lough Downey		18 Oct 2016

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 \$300 (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/s.

**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. 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 have been met, will the council issue a letter confirming compliance on request of the consent holder.*

4. The information image shall be static and not emit flashing lights or resemble traffic control devices in colour, shape and appearance.
5. The proposed billboard shall not contain reflective material that is likely to reflect the light from the lamps of any vehicle on the road; or fluorescent or phosphorescent material.
6. All messages must be consistent with the Auckland Unitary Plan (Operative in Part) Chapter E23 (Signs), as well as guidelines contained in the NZTA Traffic Control Devices Manual Part 3 Advertising Signs, unless otherwise agreed by Council.

7. When lit the billboard must:
  - (a) not be lit with an upwardly facing light source;
  - (b) not exceed a luminance of 800cds/m<sup>2</sup> when lit by an artificial light source between dusk and dawn; or
  - (c) be designed to reduce any glare or direct view of the light source when viewed by an observer at ground level 2 metres or more away from the billboard.
8. In the event that road space is required to install the billboard, a Temporary Traffic Management Plan (TTMP), shall be submitted to an approved by Council prior to any work commencing at the site.

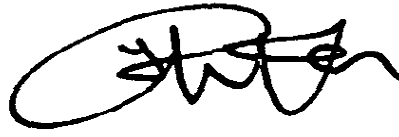
## Advice notes

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 inspector unless otherwise specified. Please contact [monitoring@aucklandcouncil.govt.nz](mailto: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](http://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](http://www.mfe.govt.nz).*
4. *If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.*
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.*

### Delegated decision maker:

Name: Lee Ah Ken  
Title: Team Leader, Resource Consents

Signed:

A handwritten signature in black ink, consisting of a large, stylized initial 'S' followed by several loops and a final flourish.

Date:

14 December 2016

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