



15 May 2018

United North Piha Lifeguard Service  
C/O Gareth Neilson  
4 N Piha Road  
Piha  
Auckland

**RE: Land owner approval to reconstruct the North Piha Lifeguard tower**

To Gareth,

I refer to your application to reconstruct the North Piha Lifeguard tower at Les Waygood Park, Piha.

Overall the proposal is considered to be acceptable to the Community Facilities Department for the following reasons:

- Any adverse impacts of the works will be mitigated by the proposed conditions of the Land Owner Approval (LOA)
- The reconstruction of the lifeguard tower will make it compliant and safe for use.
- The Waitakere Ranges Local Board has reviewed and supports the proposal.

This document provides formal landowner approval on behalf of Auckland Council and is contingent upon the below signatures of those persons authorised to bind the party they sign for and on behalf of;

1. The work must proceed in general accordance with:
  - The landowner approval application (Attachment A);
  - The maps and figures (Attachment B).
2. Public liability insurance is to be obtained for a sum of at least \$1,000,000.00 and a copy of the cover certificate provided at the pre-start meeting before works start. Council accepts no liability in respect of any damage caused to or by the applicant or their contractor.
3. This approval covers the removal of the existing structure which will be fabricated off site. The applicant must obtain a community licence from Donna Cooper, Community Lease Advisor (021819343), over the area which will be covered by the lifeguard tower prior to reconstructing the pre-fabricated structure. Once this licence is granted, the applicant may construct the pre-fabricated structure in general accordance with the works schedule in Figure 3.
4. The applicant must contact the Waitakere Ranges Maintenance Delivery Co-ordinator, Jodie Webb (+6421870165), to arrange a pre-commencement site meeting prior to

works commencing to discuss the proposed works. The Maintenance Delivery Co-ordinator must approve:

- timing of the works to avoid clashes with maintenance contractors
- a Health and Safety plan;
- the requirement of a bond;
- a date to check reinstatement;

The Maintenance Delivery Co-ordinator will contact the relevant maintenance contractor who will;

- establish a date to check reinstatement;
- monitor the ongoing works.

*Advice note; A bond of \$1000 may be required by the Maintenance Delivery Co-ordinator prior to works starting.*

5. It is the responsibility of the applicant to ensure that any contractors undertaking works within the park comply with all necessary statutory and council Health and Safety standards.
6. The works are only able to occur from 7am to 6pm during weekdays.
7. The consent holder must implement suitable sediment control measures during the earthworks in accordance with the standards and controls described in Auckland Council's Technical Publication GD2016/005 to ensure that no contaminants (i.e., concrete slurry, concrete water, hydrocarbons) enter the stormwater system.
8. In the case that contaminants are discharged from site, the applicant must use appropriate measures to remedy the situation. If a significant spill occurs on site, the applicant may contact the Auckland Council Pollution Response Team for advice on clean-up by calling the 24/7 Pollution Hotline (09 377 3107).
9. Should any items and/or artefacts of significance or value to Mana Whenua surface during the works, all works must cease immediately and accidental discovery protocol and notification procedures must be administered and followed.
10. The contractor must remove and control all their litter and ensure the security and safety of the work site.
11. All noise generated from the approved works must comply with the provisions of the New Zealand Standard NZS 6803:1999 "Acoustics – Construction Noise".
12. The applicant must undertake full reinstatement of any damage to the park surface or its assets to original or better condition. Any damage done to the park environment and not reinstated within 30 days will result in council's contractor carrying out any reinstatement work necessary. The applicant will be invoiced for ,

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all expenses, including any staff time in reinstating the reserve area.

13. This written approval expires one (1) year from the date of the issue of this letter.

Please note, the council is granting approval for temporary access and works in its non-regulatory capacity. This approval does not bind the council in its capacity as a regulatory authority in any way, and any consent or approval given under this agreement is not an approval or consent in its regulatory capacity, and vice versa. The council will not be liable to any other party if, in its regulatory capacity, the council declines or imposes conditions on any consent or permission any party seeks for any purpose associated with this approval.

If there are any amendments to this proposal a new assessment will need to be undertaken by Community Facilities prior to any works commencing and approval will be subject to the Manager Land Advisory Services.

Should you have any queries, do not hesitate to contact Joe Bywater, Land Use Advisor, Community Facilities by telephone on 021702533 or email at [joseph.bywater@aucklandcouncil.govt.nz](mailto:joseph.bywater@aucklandcouncil.govt.nz)

Auckland Council as  
landowner under delegated  
authority by



Authorised Signatory

Susan Christopherson

Print Name

Gareth Neilson



Authorised Signatory

PRESIDENT UNPLS

Print Name

GARETH NEILSON

15/5/18


**Attachment A: Landowner approval application (PDF attached)**

## Land Owner Approval - Application Form Community Facilities –

**Project Details** - The following is to be completed for the assessment of the project

<b>Project No:</b> (Office Use)	<b>LOA1 0 ___</b>	<b>Project Name:</b> (Office Use)	
<b>Site Details:</b>			
Subject site:	Dune area just West of 2 North Piha Rd.		
Park name and address:	Les Waygood Reserve, North Piha		
<b>Group Details If Applicable:</b>			
Club, Group or Business:	United North Piha Lifeguard Service Inc		
Club Office Position:	Gareth Neilson - Club President		
Lease Number:	N/A	Expiry Date:	
Lease Period:	N/A	Extension Period:	
Are planned works within the leased area:			
<b>This Application is For</b>			
<input type="checkbox"/>	Installing a public utility facility or service over or on the park Please specify:		
<input type="checkbox"/>	Installing a private utility facility or service over or on the park Please specify:		
<input type="checkbox"/>	Creating a new asset on the park		
<input type="checkbox"/>	Modifying an existing private / club / user group asset on the park		
<input type="checkbox"/>	Undertaking planting on a park		
<input type="checkbox"/>	Establishing a community garden on a park		
<input type="checkbox"/>	Requesting an easement, right of way on parkland		
<input type="checkbox"/>	Requesting a temporary access over parkland		
<input type="checkbox"/>	License to occupy		
<input checked="" type="checkbox"/>	Other – please describe: <b>Refurbish Service Facility</b>		

Project Details	
Detailed description of project :	Demolition of unsafe and rusted existing lifeguard beach surveillance tower and construction of newly designed safer code compliant and aesthetically improved structure.
Are you providing plans/aerial maps/sketches/photos? If so, please list names of attachments:	Tower Safety Upgrade and Refurbishment Design PDF Tower Scope PDF, North Piha Tower JPEG, Tower Structure Rust JPEG
How will the project impact on park, users and other stakeholders:	Ground level deck coverage increases from 16.3m <sup>2</sup> to 22.8m <sup>2</sup> , through a 0.5m increase to the East and 1.5m increase to the West to enable code compliant staircase and walkway. Top deck area increases from 11m <sup>2</sup> to 17.6m <sup>2</sup> , watchhouse area increases from 7m <sup>2</sup> to 9m <sup>2</sup> . Some minor disruption during construction.
Mitigation works for impact:	Design has been done to improve the visual aspect of the new structure. Works are to be undertaken post Easter, during reduced beach usage period.
Proposed physical works start date:	Dependant on building consent, expect mid April 2018.
Proposed physical works completion date:	<b>End July 2018</b>
Alternative Options Researched:	
Detailed description of other alternative options that have been explored:	The tower was built here in 1976 as other mobile towers failed to provide adequate vision over North Piha. This tower had a new steel structure installed in approx 1995, and has had remedial repairs since then however the environment doesnt suit the steel structure. Refurbishment of the current tower.
Reason why alternative option was dismissed:	Ongoing maintenance costfor the steel structure are prohibitive. Refurbishment as is would retain the safety concerns associated with the steep narrow stair access and limited width walkways that are not code compliant.
Contractors Details If Applicable:	
	Phone and Mobile
<b>To be appointed</b>	
Consent Details If Applicable:	
Resource consent No. and details:	
Building consent No. and details:	<b>Will apply when Permissions are satisfied</b>
Other details:	We wish to agree/have approved, an acceptable design concept with council for the tower before we make application for the building consent.

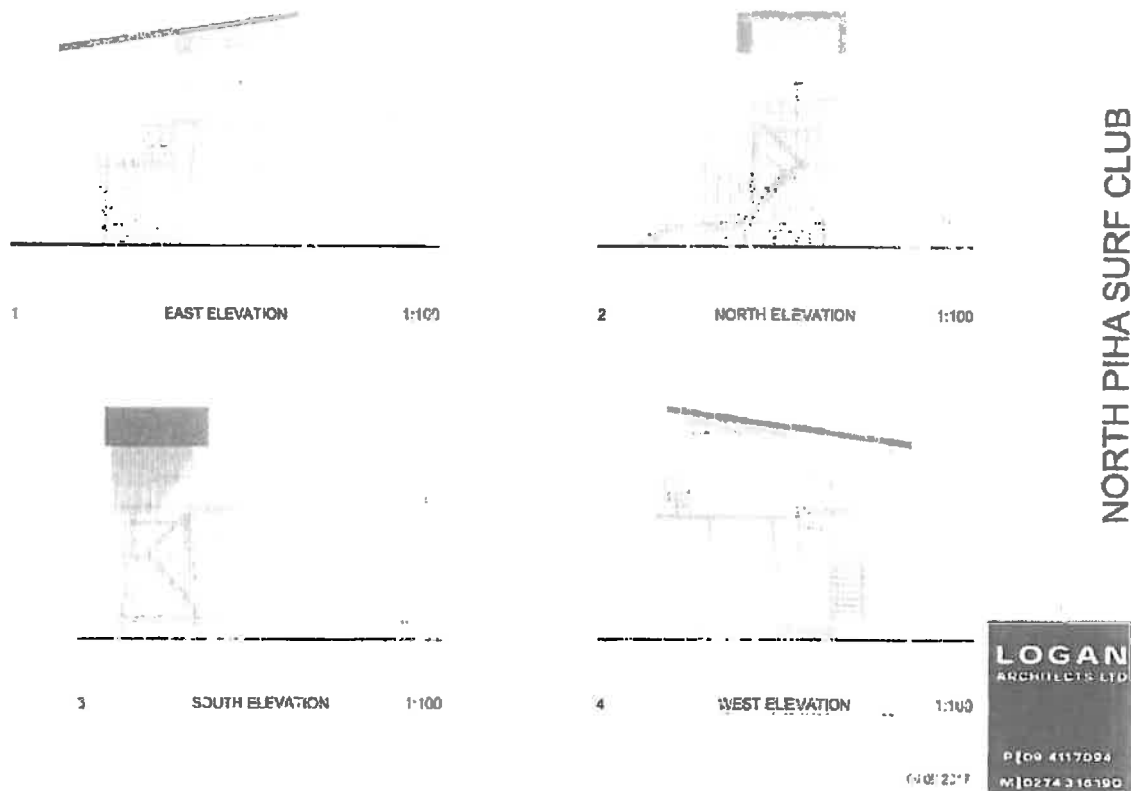
Applicant Details			
Name:	Gareth Neilson		
Postal Address:	PO Box 6778, Wellesley St, Auck 1141		
Contact :	Mobile:	021 894 945	
	Daytime Phone:		
Email:	president@unitednorthpiha.org.nz		
The applicant is: (Please select)	Project Manager		<input type="checkbox"/>
Applicant Signature:			Date:
			2 March 2018
Please submit completed application form along with relevant plans via email to <a href="mailto:permissions@aucklandcouncil.govt.nz">permissions@aucklandcouncil.govt.nz</a> .			
Application Received Date:	Received Name:	Specialist Name:	Date:

**Attachment B: Maps and figures**



**Figure 1: Existing structure**





**Figure 2: Proposed structure**

**Work schedule;**

- Prior to deed of lease;
  - Mobile crane to access site through the access way between 2 and 4 North Piha Road.
  - Dismantling of the existing structure.
  - Steel structure to be taken off site and modified to suit the new deck arrangement. Will be sandblasted, galvanised and epoxy coated to avoid future deterioration.
- Once deed of lease is granted;
  - Steel structure returned to site and secured to the concrete foundation.
  - Depending on the contractor the new timber structures will be;
    - fabricated off site and delivered; or
    - delivered in parts and fabricated on site

**Figure 3: Works Schedule**