



1 September 2016

Trevor Smith
Chairman
Rosedale Park Sports Charitable Trust
P.O. Box 302764
North Harbour
Auckland 0751

RE: Land owner approval for the deck/viewing platform at Rosedale Park, Jack Hinton Drive, Albany.

Dear Trevor

I refer to your email correspondence and accompanying documents requesting land owner approval on behalf of Rosedale Park Sports Charitable Trust to extend the deck area for the club. The legal description is: Lot DP 98275 comprising 14.8283 hectares and contained in Computer Freehold Register 422165. Lot 1 is currently held in fee simple by Auckland Council as an unclassified recreation reserve and is subject to the provisions of the Reserves Act, 1997. The western portion of Lot 1 is occupied by three hockey fields and a sports club house.

The extension is to enable useable space for the club and community functions and for remedial work on the concrete path under the veranda.

I am pleased to inform you that this application has been approved by the Upper Harbour Local Board Parks Portfolio Holders, Lisa Whyte and Margaret Miles. They are aware of the on-going application for the extension of the leased area and believe that the board is in support of this. I have discussed the proposal with Mark Maxlow (Parks Advisor), Norman Watson (Parks Ranger) and Matthew Alsweller (Sports Park Advisor) and they are in support of this proposal to extend the clubhouse deck/viewing platform. The Deed of Lease for the additional area for the premises will be managed by Michelle Knudsen, Community Lease Advisor, Community Relations, Auckland Council. The proposed works have Auckland Council Asset Owner Approval, dated 20 January 2016.

The proposed work is outlined in summary below based on the drawings prepared by MSC Consulting Group Ltd, drawing number S03, Revision A, dated July, 2015 and the arborist report by Sean McBride Treesafe Consultancy Ltd, dated 30 July 2014:

- To build a viewing platform 33m x 8m to extend from the north face of the building
- Repair existing concrete pathway under the veranda
- All works shall be undertaken in accordance with the Treesafe Consultancy LTD Arboricultural Report dated 30th July 2014 'Rosedale Park Sports Complex, Rosedale - Arboricultural Assessment of proposed deck construction'
- The consent holder is to engage the services of a Council approved Arborist (the 'Works Arborist'), to supervise and monitor all works and activities within the drip line of the Pin Oak trees

Prior to any works commencing on site, the consent holder is to arrange a site meeting with the Works Arborist, Council's Monitoring Officer, Council's Parks Ranger or Advisor, Council's Arborist and the contractor who has overall responsibility of the works. The purpose of this meeting is to

discuss conditions of consent. At this meeting, the contractor responsible is to confirm to the satisfaction of the Works Arborist and Council the following:

- Programming of works
- Site establishment and set out
- Temporary storage areas for material/machinery
- Extent of excavations to construct deck (including any minor trimming to install bearers) temporary protective fencing consisting of a sturdy 1.8m high fence that cannot be readily repositioned, is to be installed at a position agreed between Council's Arborist, the Works Arborist and the Contractor undertaking the works. Generally, the fence will be positioned at the dripline of the tree and no further than 1m from the footprint of the deck. It is most likely that only T2 will be required to be isolated. Unless otherwise approved by the Works Arborist, in consultation with Council, no works or activities are to occur within the fenced area.
- A warning protection sign shall be fixed to the fencing.
- An area to be cordoned off separating the work area from the general public.

The extension to the deck triggers the requirement to extend the leasing area and this part of the process will be managed by Michelle Knudsen (Community Lease Advisor, Community Relations). In their roles as Parks Portfolio Holders, Lisa Whyte and Margaret Miles have approved this application and they advise that this has been approved previously by the board but due to the necessity to raise community funding for the works there has been a delay in submitting this final Land Owner Approval application.

The proposal is considered to be acceptable for the following reasons:

- The deck extension will enhance the viewing for park users watching and supporting the sports being played on the field adjacent to the clubhouse.
- This will extend the useable space for club and community functions
- The existing ground level appears to be compacted by fairly consistent foot traffic under the trees. The construction of the deck will prevent further compaction occurring.
- Work is planned to occur between seasons of the sporting disciplines using the fields.

This letter provides formal landowner approval on behalf of Auckland Council subject to the following conditions:

1. The work site area within the park shall be fenced off and closed to the public. Signage shall be put up to show how long the work will be undertaken, the purpose of the works, and contact details of the applicant or their agent.
2. The work shall proceed in general accordance with the plans submitted and included in Attachment A:
 - Land Owner Application
 - Dwrg: S03, Revision A, dated July, 2015 and
 - The arborist report by Sean McBride Treesafe Consultancy Ltd, dated 30 July 2014.
3. The applicant must contact the Park Ranger Norman Watson Ph: (021 811 754) or Mark Maxlow Ph: (021 974629) to inform them that works are commencing. To discuss:
 - The timing of the proposed works
 - Temporary diversion if required for the work area and signage
 - Access to reserve
 - Any reinstatement to be doneThey must be provided with **five working days'** notice of the site meeting.
4. No equipment or spoil shall be stored underneath Parks trees.
5. That the consent holder shall implement suitable sediment control measures during the earthworks in accordance with the standards and controls described in Auckland Regional Council's Technical Publication 90 (TP90).

6. Any storage of machinery or materials on the reserve at any time will be at the approval of the Park Ranger. If equipment is to be stored on site it shall be left secure overnight.
7. Any physical work, including excavation, must be carried out in accordance with the requirements of the Health and Safety at Work Act 2015.
8. Should any items and/or artefacts of significance or value to Mana Whenua surface during the works, all works shall cease immediately and accidental discovery protocol and notification procedures must be administered and followed.
9. The applicant will bear costs and indemnify Council against all liability, loss or damage to Council infrastructure resulting from its works.
10. Works shall not commence before 7am nor continue past dusk or 6pm, whichever is earlier. Works within the reserve shall not be undertaken during weekends or public holidays.
11. All noise generated from the approved works shall comply with the provisions of the New Zealand Standard NZS 6803:1999 "Acoustics – Construction Noise"
12. This letter provides landowner approval only and does not replace the requirement for resource consent. All works must be completed in accordance with the rules of the Auckland Council District Plan – Operative Auckland City – Isthmus Section 1999, Proposed Unitary Plan or the conditions of any building or resource consent issued by Auckland Council.
13. The contractor is to remove and control all their litter and ensure the safety and security of the work site. All areas of disturbed ground soil, grass shall be reinstated to their original levels to the satisfaction of the Park Ranger.
14. The applicant will bear all liability for any damage to Council infrastructure that result from its works.
15. All noise generated from the approved works shall comply with the provisions of the New Zealand Standard NZS 6803:1999 "Acoustics – Construction Noise".

This written approval expires one year from the date of the issue of this letter. 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 Head of Community Facilities.

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.

Should you have any queries, do not hesitate to contact Raewyn Sendles, Land Use Advisor, Community Facilities by telephone on Ph: 09 8904698 with ext. 464698 or Mob: 021 520467 or email at raewyn.sendles@aucklandcouncil.govt.nz

Yours sincerely



Kim O'Neill
Head of Community Relations
Community Facilities

Cc: Lisa Whyte (Upper Harbour Local Board), Margaret Miles (Upper Harbour Local Board), Norman Watson, (Parks Ranger), Mark Maxlow (Parks Advisor), Michelle Knudsen (Community Lease Advisor, Community Relations), Matt Alsweller (Sports Park Advisor).