

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



## Non-complying activity

<b>Application number:</b>	LUC60318112
<b>Applicant:</b>	Adrenalin Forest Limited
<b>Site address:</b>	Stone Road, Bombay
<b>Legal description:</b>	ALLT 235 PARH OPAHEKE Lot 11 DP 175132, Lot 4 DP 157526, Lot 5 DP 157526, Lot 6 DP 164150, Lot 8 DP 164150

### Proposal:

This application seeks Resource Consent to establish and operate an 'adventure park' within Stone Road Forest and Quarry Reserve. Approximately 0.82 hectares of land is proposed to be used.

The adventure park falls under the definition of 'Rural tourist and visitor activities' which includes outdoor obstacle courses.

The resource consents required are:

## Land use consents (s9) – LUC60318112

### Auckland Unitary Plan (Operative in part)

#### Chapter H7 – Open Space Zones (Conservation zone)

- A 'Rural tourist and visitor activity' is a **non-complying** activity as the activity is not provided for in the Open Space - Conservation zone pursuant to rule H7.9.1(A1).

*Note: The adventure course(s), the ticketing office and the toilet blocks will all be located within the Open Space Zone only.*

- The 'Construction of vehicle access and parking areas' within the Open Space – Conservation zone is a **discretionary** activity pursuant to rule H7.9.1(A50).

#### Chapter E12 – Land Disturbance – District

- General earthworks between 1000m<sup>2</sup> and 2500m<sup>2</sup> require **restricted discretionary** consent pursuant to rule E12.4.1(A5). Earthworks of 1242m<sup>2</sup> are proposed.

#### Chapter E16 – Trees in Open Space Zones

- Tree trimming or alteration that does not comply with Standard E16.6.1 is a **restricted discretionary** activity pursuant to rule E16.4.1(A6). The proposal potentially involves the removal of branches with a diameter greater than 100mm at severance.

- Tree removal of any tree greater than 4m in height or greater than 400mm in girth is a **restricted discretionary** activity under rule E16.4.1(A10). The proposal potentially involves the removal of trees greater than 4m in height or greater than 400mm in girth.

### Chapter E27 – Transport

- Parking, loading and access which is an accessory activity but which does not comply with the standards for parking, loading and access is a **restricted discretionary** activity pursuant to rule E27.4.1(A2)
  - Note: the proposed carpark and access ways are not proposed to be sealed which does not comply with E27.6.3.6.

Overall the application is a **non-complying** activity.

### Decision

I have read the application, supporting documents, and the report and recommendations on the application for resource consent(s). I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on notification.

### Public notification

Under section 95A of the RMA this application shall proceed without public notification because:

1. Under step 1, public notification is not mandatory as:
  - a. the applicant has not requested it
  - b. there are no outstanding or refused requests for further information, and
  - c. the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977.
2. Under step 2, public notification is not precluded as:
  - a. there is no rule or NES that specifically precludes public notification of the activities, and
  - b. the application is for an activity other than those specified in s95A(5)(b).
3. Under step 3, public notification is not required as:
  - a. the application is for an activity that is not subject to a rule that specifically requires it, and
  - b. the activity will have or is likely to have adverse effects on the environment that are no more than minor because of the following reasons:
    - i. The proposed activity will be located amongst large mature trees and along with the topography of the site this means that the proposed outdoor recreation activity will not be visible within the wider environment or from any public place outside of the reserve itself.

- ii. The amenity of the site and its conservation qualities will be maintained due to the low intensity of the activity and that no modification to the existing landform is proposed. The existing building located on site and the proposed toilet, given their small size and location well amongst the mature trees, will not be visible from outside of the site.
  - iii. The ropes, cables and small platforms to be suspended from the trees will have few solid components, and will overall have a minimal visual impact.
  - iv. The existing vegetation will help screen the carpark area when viewed from the road. The carpark has been designed to ensure no trees will be removed along the site road frontage. The carpark will not appear as a visually dominant feature when not in use as it will be metaled and unsealed, which will be visually consistent with the surrounding environment. The proposed activity will take place during the day, therefore no lighting for the carpark area is proposed or required.
  - v. The activity can be established without adversely impacting on the function, capacity or safety of the surrounding road network.
  - vi. In relation to parking demand, the likely maximum number of visitors on site at any one time will be 100 and will vary throughout the day and year. Most visitors will arrive by bus or car share, and the 25 car parks provided will be appropriate for the scale of the activity. Any parking spill-over on Stone Road would be infrequent, of limited duration and therefore of minimal adverse effect.
  - vii. Any noise generated by the proposed activities is likely to be intermittent in nature and be predominantly human speech, and is unlikely to have noticeable adverse effects beyond the trees in which the activity will be situated.
  - viii. The area of works avoids the SEA on site. Tree removal to clear dead or potentially diseased trees for safety purposes will not materially affect the overall health and arboricultural qualities of the bush as a whole, or change its potential as an ecological habitat.
  - ix. The proposed activity will be appropriately serviced by wastewater and water supply. There will be no discernible stormwater generated and the appropriate earthworks controls will be applied to manage erosion and sedimentation risks.
- c. Under step 4, there are no special circumstances that warrant the application being publicly notified because there is nothing exceptional or unusual about the application, and the proposal has nothing out of the ordinary run of things to suggest that public notification should occur.

### Limited notification

Under section 95B of the RMA this application shall proceed without limited notification because:

1. Under step 1, limited notification is not mandatory as:
  - a. there are no protected customary rights groups or customary marine title groups affected by this proposal, and

- b. no persons to whom a statutory acknowledgement is made is adversely affected by this proposal.
2. Under step 2, limited notification is not precluded as:
  - a. there is no rule or NES that specifically precludes limited notification of the activities, and
  - b. the application is for an activity other than those specified in s95B(6)(b).
3. Under step 3, limited notification is not required as:
  - a. this application is not for a boundary activity or prescribed activity, and
  - b. there are no adversely affected persons because any adverse effects on any person will be less than minor for the following reasons:
    - The proposed activity will be located amongst large mature trees and along with the topography of the site this means that the proposed development will not be visible from persons located on the street or surrounding properties; and
    - The proposed activity will generate intermittent noise by way of vehicular traffic and visitors and staff on site. There will be no generators or motorised equipment, nor any form of sound reinforcement or amplification, such as from a speaker system. Overall, this noise will not be constant, steady or unreasonably loud, and will have a less than minor adverse effect on any persons at neighbouring sites.
    - In relation to persons at 10 Stone Road, which is 10m from the closest site boundary and within 100m of the proposed car parking space: the majority of vehicle movements within the car park occur between 12 noon and 3pm in summer, during peak season, and there will be limited vehicle movement after 5pm. The nature, frequency, timing and duration of vehicle movements in the carparking area will comply with the permitted noise standards of the Auckland Unitary Plan: Operative in Part, be when vehicle movements are normal and expected, and when persons at 10 Stone Road are not likely to be particularly sensitive to noise. For these reasons, noise effects from the car park to persons at 10 Stone Road or wider afield will be less than minor.
    - Conditions regarding noise and hours of operation, which have been incorporated into the application by the applicant will also further limit any adverse effects on adjacent persons.
  - c. No iwi are considered to be affected parties in relation to this application:
    - Consultation with iwi was undertaken and three iwi responded; Ngati Tamaoho, Ngai Tai Ki Tamaki, and Ngati Te Ata. Ngai Tai Ki Tamaki had no interest in the application. Ngati Tamaoho opposed the commercial occupation of the Stone Road Quarry Reserve and did not raise any specific concerns in relation to mana whenua values or any other effects from the proposed activity.
    - Ngati Te Ata noted that they were not concerned with the “activity and philosophy of what is being proposed” but opposed the commercial occupation of land which they claim to have an interest in, and before their disputes with the Crown have been

resolved, discussed or considered. They also raised concerns around the potential adverse effects from the activity on the land itself and nearby waterways.

I note that, for Ngati Te Ata and Ngati Tamaoho, the central concerns raised are not related to the specific effects of this particular proposal, but more broadly relate to a principled opposition to the commercial occupation of the land in general. I note that those central concerns have not been expressed in terms of actual adverse effects (that can be assessed in a resource management context), and I have accepted advice from the Council's planning officer that these concerns sit outside the scope of s.95B of the RMA.

In terms of the specific effects identified by Ngati Te Ata in terms of effects on land and nearby waterways, I also note that, as per the above assessments for public notification, the proposed activity will have less than minor adverse effects on the wider environment, including the land itself and nearby waterways. In the absence of further details from Ngati Te Ata, to explain how the activity's impact on land and waterways will specifically affect iwi cultural values in this instance, I have accepted the assessment of the Council's planning officer that adverse effects on iwi values will be less than minor.

4. Under step 4, there are no special circumstances that warrant the application being limited notified to any persons because there is nothing exceptional or unusual about the application, and the proposal has nothing out of the ordinary run of things to suggest that notification to any other persons should occur.

Accordingly, this application shall proceed on a **NON-NOTIFIED** basis.



**Ian Munro**

**Duty Commissioner**

3 September 2018

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The adventure park falls under the definition of 'Rural tourist and visitor activities' which includes outdoor obstacle courses.

The resource consents required are:

## Land use consents (s9) – LUC60318112

### Auckland Unitary Plan (Operative in part)

#### **Chapter H7 – Open Space Zones (Conservation zone)**

- A 'Rural tourist and visitor activity' is a **non-complying** activity as the activity is not provided for in the Open Space - Conservation zone pursuant to rule H7.9.1(A1).

*Note: The adventure course(s), the ticketing office and the toilet blocks will all be located within the Open Space Zone only.*

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  - Note: the proposed carpark and access ways are not proposed to be sealed which does not comply with E27.6.3.6.

Overall the application is a **non-complying** activity.

## Decision

I have read the application, supporting documents, and the report and recommendations on the application for resource consent(s). I am satisfied that I have sufficient 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 and Part 2 of the RMA, the application is **GRANTED**.

## 1. Reasons

The reasons for this recommendation are:

1. The proposal passes the tests under s104D for non-complying activities. As discussed below the proposal is not contrary to the relevant objectives and policies and will have no more than minor adverse effects on the environment.
2. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA the actual and potential effects from the proposal will be acceptable because:
  - i. Any adverse effects on the environment will be no more than minor (and less than minor on any persons) for the reasons outlined in the accompanying notification decision, and which are for completeness adopted.
  - ii. Adverse effects have also been suitably avoided, remedied or mitigated through the design of the proposal, volunteered conditions of consent, and additional conditions of consent that have been imposed on the consent.
  - iii. The proposal will provide local employment and adventure facilities for the community. Public access to a reserve will also be maintained by the activity. These are positive effects.
  - iv. The proposal will allow for an efficient economic use of public land that will maintain its public values, and there is well-established precedent for this (such as golf courses on Council-owned reserve, or pastoral leases of Department of Conservation-owned land). This is a positive effect.
3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is not contrary to the relevant statutory documents. In particular:

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

### D9 Significant Ecological Areas

This overlay seeks to ensure that areas of significant indigenous biodiversity value in terrestrial, freshwater, and coastal marine areas are protected from the adverse effects of subdivision, use and development (Objective One). It is noted that two SEAs affect the site however both are outside the area of works proposed by the activity and arborist conditions have been imposed on the consent to ensure that the activity does not damage or otherwise affect vegetation within the SEA. As such it is considered that the proposal is not contrary to the objectives and policies for this overlay.

### D26 National Grid Corridor Overlay

This overlay seeks to ensure that the efficient development, operation, maintenance and upgrading of the National Grid is not compromised by subdivision, use and development. As discussed above in the background section, Transpower have confirmed that the activity will not have an impact on Transpower assets. As such it is considered that the proposal is not contrary to the objectives and policies for this overlay.

### E12 – Land Disturbance – District

The proposal includes erosion and sediment control measures and conditions will be applied to ensure that adverse effects are suitably mitigated. As such, it is considered that the activity is not contrary to the objectives and policies of this chapter which seek to ensure that land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies and mitigates adverse effects on the environment (Objective One).

### E14 – Trees in Open Space Zones

The proposal is not contrary to the relevant objectives and policies of this chapter. The proposed tree removal will be targeted to establish and maintain the adventure course, and to maintain the safety of the activity and area for participants, staff and other visitors. There will be appropriate removal of dead or dangerous trees, or parts of trees. The trees will be appropriately managed and maintained, and any arboricultural works will be supervised by an appointed works arborist. Overall, the proposed activity enables multiple uses to occur within that open space while also maintaining the amenity values of the site provided by a large quantity of mature trees (Objective One and Policies One and Two).

### E27 – Transport

The proposal is also not contrary to the relevant objectives and policies of this chapter. The proposed parking and upgraded vehicle crossing provides safe and efficient parking, and loading and access is commensurate with the character, scale and intensity of the zone (Objective One, Policy Three, Policy 17 and Policy 18). The parking area will not be sealed which is appropriate for its rural location and small nature (only 25 spaces) and safe manoeuvring can be achieved on site for small vehicles. Buses may require multiple movements to enter and exit the site but this will be acceptable given the low traffic volumes in the area. The parking provided will be appropriate for the scale of the activity, will adequately service the parking demand generated by the activity, and will not result in inappropriate parking spill-over onto local roads.

### H7 – Open Space Zones (Conservation zone)

The proposal is not contrary to the zone objectives and policies for the following reasons:

Objective H7.4.2 (1) and Policies H7.4.3 (1 and 2): The proposal will maintain, and will not damage or degrade the natural, ecological and landscape values of the area. No changes are proposed within the SEA and any removal or alteration of dead or dangerous trees will maintain the health of the vegetation and the safety of participants. It is noted that there is little native vegetation on site, with pine trees dominating.

Objective H7.4.2 (2) and Policies H.7.4.3 (4 and 5): The proposal appropriately uses the site and maintains the natural and ecological values of it. The proposal only requires one additional building, being toilet blocks located within the forested area and out of public view. The ticketing office will be located within the existing building on site, repurposed for additional use. This repurposing and the new toilet building will complement the context and character of the area through their size and location and will ensure minimal disturbance to the existing landform and vegetation. No buildings will be built that intrude on the landscape or otherwise detract from the ecological and natural values of the area.

Policy H.7.4.3 (6 and 7): The vehicle access and parking will require minimal land disturbance due to their location close to the road in an already flat area. Vegetation clearance is not required and the formalised parking areas will positively benefit other reserve users. The proposed activity will take place during the day and so no lighting is proposed.

### **Reserves Act 1977**

The proposal is consistent with the Reserves Act which requires that Recreation Reserves:

- a. Maintain public entry and access;
- b. Manage natural features; and
- c. Conserve those qualities of the reserve which contribute to the pleasantness, harmony, and cohesion of the natural environment and to the better use and enjoyment of the reserve.

The proposal does not preclude public access to the site and members of public can access the site and observe the activities or walk within the site.

Vegetation losses will be minimal and are considered acceptable given the trees on site are pine trees which are classified as a pest by Council. There is no evidence that the site has been used for forestry purposes and it is noted that the stand of pine trees is not common in the area. The proposal will also not alter the existing landform and will instead work with the existing layout of the site and the pine trees on site.

4. In accordance with an assessment under s104(1)(c) of the RMA no other matters are relevant to determining the application. Although mana whenua feedback has opposed commercial use of public land, I find that this is not a determinative issue and is not supported by the AUP: OP policy framework that I have preferred to give weighting to.
5. In terms of Part 2 of the RMA, I find that the promotion of sustainable management will be best served by the granting of consent to the proposal. It is likely to enhance the quality and use of the reserve in a way that will conserve natural values in a way that will expose more members of the community to those values.

## 2. Conditions

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

- The adventure park activity (Rural tourist and visitor activity) shall be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent number LUC60318112.

- Application Form and Assessment of Environmental Effects prepared by Harrison Grierson, dated 05/04/2018 – revision 2.

Report title and reference	Author	Rev	Dated
LUC60318112 Land Use Resource Consent, Stone Road, Bombay to further information request pursuant to section 92 of the Resource Management Act	David Pan of Harrison Grierson	1120-137397-01	16/05/2018
Report on existing trees for new Adrenalin Forest Park located at Stone Road Reserve	Chris McNamara of Tree Doctors		20/02/2018
Adrenalin Forest Park – Engineering Support	Noel Hanham of TH Consultants Ltd	2808-06	20/03/2018
Traffic Impact Assessment	HGT2	1120-137395-01	March 2018

Drawing title and reference	Author	Rev	Dated
Overall Site Plan	Harrison Grierson Ltd	R2	09/05/2018
Floodplain	Harrison Grierson Ltd	R2	09/05/2018
Existing Vegetation	Harrison Grierson Ltd	R2	09/05/2018
Overall Site Plan <i>Note: earthworks control methods shown</i>	Harrison Grierson Ltd	R2	09/05/2018
Proposed car parking layout plan	HGT2	SK01	08/03/18
Operational Area and Accessway			28/02/2018

Other additional information	Author	Rev	Dated
New Zealand Gazette – Classification of a Reserve			06/12/2017
Platform and Safety Cable Construction	Adrenalin Forest		
Email titled 'RE: S92 for Stone Road, Bombay LUC60318112'	David Pan		16/05/2018
<i>Note: regarding activity definition</i>			

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 \$320 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.

**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.*

**Persons on site**

4. For the authorised activity, the total number of visitors on the subject site at any one time must not exceed 150 visitors.

**Hours of operation**

5. The activity shall be restricted to between the hours of:
  - a. Summer period (1 October to 20 April) 10am to 6pm
  - b. Winter period (21 April to 30 September) 10am to 5.30pm

The consent holder shall not operate the activity at the same time as Franklin County Archery Club (FCA) operates.

**Advice note:**

*The restriction of hours of operations is specific to visitors and opening hours. This condition does not restrict staff (maximum 10) being on the site outside the above hours.*

*The above condition does not include the cross-over period when the FCA activities finish and the Adrenalin Forest activity commences (or vice versa).*

6. The proposed activity is to be contained within the 'Proposed Activity Area' and 'Proposed Carpark' and 'Proposed Concrete Access' areas as marked on plan titled 'Overall Site Plan' dated 09/05/2018, Harrison Grierson - R2.

**Earthworks**

7. All earthworks shall be managed to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged beyond the subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works

shall cease immediately and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader Southern Monitoring.

**Advice note:**

*In accordance with condition above all earthworks shall be undertaken to ensure that all potential sediment discharges are appropriately managed. Such means and measures may include:*

- *Catchpit protection*
- *run-off diversions*
- *silt and sediment traps*
- *silt fences*

*During excavation, the ingress and accumulation of surface run-off water and/or perched groundwater can be minimised by:*

- *diversion of surface water flow around the works area, and*
- *regular disposal of the water into an appropriate sediment control device, if ponding occurs within the excavation.*

*Please note that the diversion of stormwater and/or groundwater may require consent.*

*It is recommended that you discuss any potential measures with the council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Team Leader Southern Monitoring on email [monitoring@aucklandcouncil.govt.nz](mailto:monitoring@aucklandcouncil.govt.nz) for more details. Alternatively, please refer to "Auckland Regional Council, Technical Publication No. 90, Erosion & Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region".*

8. There shall be no airborne or deposited dust beyond the subject site as a result of the earthworks activity that in the opinion of the Team Leader Compliance and Monitoring (South) is noxious, offensive or objectionable.

**Advice Note:**

In accordance with condition above in order to manage dust on the site consideration should be given to adopting the following management techniques:

- *stopping of works during high winds*
- *installation and maintenance of wind fences and vegetated strips*
- *retention of existing shelter belts and vegetation*

In assessing whether the effects are noxious, offensive or objectionable, the following factors will form important considerations:

- *The frequency of dust nuisance events*
- *The intensity of events, as indicated by dust quantity and the degree of nuisance*
- *The duration of each dust nuisance event*

- *The offensiveness of the discharge, having regard to the nature of the dust*
- *The location of the dust nuisance, having regard to the sensitivity of the receiving environment.*

### **Transport**

9. The upgraded 6m wide vehicle crossing shall be designed and formed in accordance with the Auckland Transport Code of Practice 2013.

#### **Advice note:**

*Works within the road reserve require prior approval from Auckland Transport. The consent holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.*

10. The two accessible parking spaces shall be identified and marked with a sign in accordance with New Zealand Standards NZS4121-2001.
11. The Bus Parking area shall be identified and marked with a sign.
12. Car parking spaces shall be managed reasonably to allow staff and visitors to utilise this parking at all times. Storage items shall not be placed within the parking and manoeuvring aisles at all times.
13. Rubbish shall be stored within the designated areas at all times except when emptying. Any outdoor rubbish storage area shall be screened from public view and to the satisfaction of the Team Leader Compliance and Monitoring South.

### **Arboricultural Conditions**

14. The consent holder shall install and maintain permanent demarcation fencing to show the boundary of the Significant Ecological Area (SEA) overlay. The demarcation fencing shall consist of safety-capped waratahs (of at least 750mm high) to be spaced at a rate of one post every 15m.

The demarcation fencing shall be installed along the path shown in the below image (the demarcation fencing is represented by the solid black line located between the SEA overlay and the proposed activity area):



15. The consent holder shall appoint a suitably-qualified arborist (works arborist) to supervise all tree-related aspects of the activity, including the removal, trimming or alteration of trees.
16. The works arborist shall assess and provide an arboricultural justification to the satisfaction of the Team Leader, Compliance and Monitoring South to remove any tree or part of a tree except for where the removal meets one or more of the following criteria:
  - a. The tree or part of the tree to be removed is dead wood; or
  - b. The removal is for emergency works; or
  - c. The tree removal, trimming or alteration is within permitted standards.

This arboricultural justification shall take the form of a memo with suitable photographs.

17. Any tree removal shall be undertaken by a qualified arborist, using sectional felling or other appropriate rigging techniques, to safely fell the trees without causing damage to any other trees.

### Noise

18. Noise from the activity must not exceed the following limits when measured at or on the notional boundary on the site:

Time	Noise level
Monday to Saturday 7am-10pm	50dB L <sub>Aeq</sub>
Sunday 9am-6pm	
All other times	40dB L <sub>Aeq</sub> 75dB L <sub>AFmax</sub>

### Advice note:

*The above are the permitted standards for the Open Space - Conservation zone contained within Table E25.6.18. of the AUP(OP).*

*The consent holder is reminded of their general obligation under section 16 of the Resource Management Act 1991 to adopt the best practicable option to ensure that the emission of noise does not exceed a reasonable level.*

### **Review of Conditions**

19. Under section 128 of the RMA, conditions 4 and 12 of this consent may be reviewed by the Team Leader, Compliance and Monitoring South, at the Team Leader's discretion and at the consent holder's cost, in order:
- to deal with any adverse effect on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage, in particular adverse effects associated with the supply of car parking spaces.

### **Advice note:**

*This condition provides for a review in the event that the on-site parking does not accommodate the demand, and adverse off-site effects arise.*

## **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 as the applicant 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 your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*
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.*

6. *If the activity on site ceases, all equipment and toilets/tanks must be removed from the site.*
7. *A Building Consent is required for (structures, retaining walls, private drainage, demolitions etc) unless exempted under Building Act 2011. Any alterations to the existing building may require building consent.*
8. *The area proposed for parking is classified as a road. Auckland Transport should be consulted as the landowner.*

**Advice notes for vegetation removal:**

9. *This resource consent does not authorise any activities within the SEA overlay and no Adrenalin Forest activities shall occur within the SEA overlay.*
10. *Dead wood removal is a permitted activity under rule E16.4.1 (A2).*
11. *Clearance of trees less than 4m in height and less than 400mm in girth is a permitted activity under rule E16.4.1 (A9).*

A handwritten signature in black ink, appearing to read 'Ian Munro', with a stylized flourish at the end.

**Ian Munro**

**Duty Commissioner**

3 September 2018