

25 July 2018

Yes Disability Resource Centre C/O Sonia Thursby
PO Box 301 397
Albany
Auckland

RE: Land owner and land lord approval to redevelop the building formerly known as the Takapuna Returning Services Association (RSA) at 2 Mary Poynton Crescent, Takapuna.

To Sonia,

I refer to your application to redevelop the former RSA building at 2 Mary Poynton Crescent, Takapuna, to develop a youth community hub.

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

- The proposed works will improve the amenity and usability building
- Any adverse impacts of the works will be mitigated by the proposed conditions of the Land Owner Approval (LOA)
- An asset will be upgraded at no cost to council
- The Devonport-Takapuna Local Board has reviewed and supports the proposal.

This document provides formal land owner and land lord 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 and development plan (Attachment A)
 - The maps and figures (Attachment B)
 - The lease document (Attachment C)
2. All work must only occur within the leased area as designated on the site plan in Attachment C.
3. The applicant and/or their contractors shall, prior to scaffolding being installed, meet and discuss with the bowling club and advise of the location of the scaffolding, arrangements for the use of bowling club storage and the duration of the scaffolding installation.
4. Scaffolding along the bowling club side of the building shall be erected to allow the bowling club access to any of their storage adjacent to the Shore Junction building and also to minimise the disruption to use of their site. If the scaffolding precludes access to the bowling club storage adjacent to the Shore Junction building then the storage shall be relocated to a position agreeable to and at no cost to the bowling club.

5. 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.
6. Prior to any works being undertaken within the park, the applicant must contact council's Investigation and Design team (093010101) where a project development officer will be allocated.
7. The applicant must contact the Devonport-Takapuna Maintenance Delivery Co-ordinator, Jaco Marais (+64272739383, jaco.marais@aucklandcouncil.govt.nz) to arrange a pre-commencement site meeting prior to works commencing to discuss the proposed works. The Maintenance Delivery Co-ordinator must approve:

- a Health and Safety plan;
- 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..

8. The applicant is responsible for the maintenance of all park landscaping for a period of two years (from the date of its certified establishment by council) including the replacement of any dead or dying vegetation, to the satisfaction of the Maintenance Delivery Co-ordinator. The applicant is to advise the Maintenance Delivery Co-ordinator of a maintenance schedule and the name of the qualified person/company responsible for the planting maintenance.
9. A maintenance plan must be prepared and implemented by the applicant for the proposed landscaping. The maintenance plan must include:
 - a. Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates/frequencies.
 - b. Details of watering, weeding, trimming, cultivation, pest and disease control, checking of stakes and ties, pruning and other accepted horticultural operations to ensure normal and healthy plant establishment and growth.
 - c. Vandalism eradication policies
10. No works can take place within the root zone and/or drip line of the trees without prior approval from the works arborist. Any amendments to the tree protection methodology must receive prior written approval from the works arborist, written confirmation of which must be forwarded to Land Advisory Services.
11. All park resources not associated with works and access requirements, including vegetation must be protected and not altered in any way.
12. 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.

13. The work site area must be closed off from the public with signage put up at either end to notify the public. The sign must state for how long the works will be undertaken, the purpose of the works, and contact details of the applicant or their agent.
14. 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.
15. 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.
16. 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).
17. The contractor must remove and control all their litter and ensure the security and safety of the work site.
18. All concrete footpath slabs or crossing areas damaged must be totally replaced as an entire slab; no partial slab repairs will be accepted.
19. All noise generated from the approved works must comply with the provisions of the New Zealand Standard NZS 6803:1999 "Acoustics – Construction Noise".
20. 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 all expenses, including any staff time in reinstating the reserve area.
21. Replacement of car park seal, kerbs, subsurface drainage and base course must be carried out to Auckland Transport's Code of Practice (Section 16), matching the existing surface and joints in seal must be neatly and effectively crack-sealed. All adjacent areas disturbed by the contract works must be reinstated to the standard that they were previously, unless otherwise agreed prior.
22. This letter provides landowner approval only and does not replace the requirement for resource consent or the need to comply with all other applicable laws or acts (including the Property Law Act 2007), regulations, and bylaws. All works must be completed in accordance with the rules of the relevant Auckland Council Operative District Plan, Auckland Unitary Plan or the conditions of any resource consents or permits issued by Auckland Council, including those under the Building Act 2004, Resource Management Act 1991 and the Heritage New Zealand Pouhere Taonga Act 2014.
23. This written approval expires two (2) years 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


Please return this letter in its entirety, including the applicant or other authorised person's signature below, to Joe Bywater, Land Use Advisor, Community Facilities via email at joseph.bywater@aucklandcouncil.govt.nz. Upon the Manager of Land Advisory Services signing, you will then be provided with a counter-signed copy and this approval will be deemed effective.

Auckland Council as
landowner under delegated
authority by

Authorised Signatory

Print Name

Sonia Thursby as by


Authorised Signatory


Print Name

Attachment A: Landowner approval application (PDF attached)

Attachment B: Maps & Figures

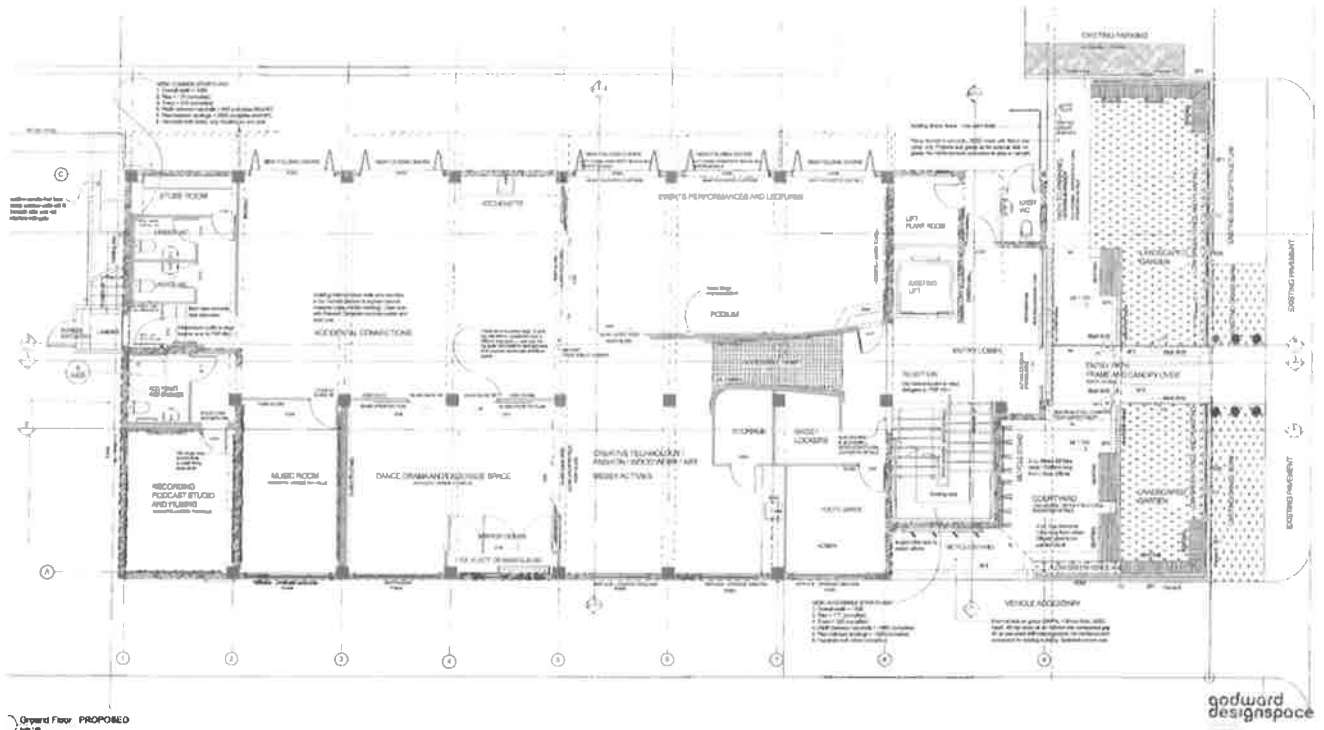


Figure 1: New building layout

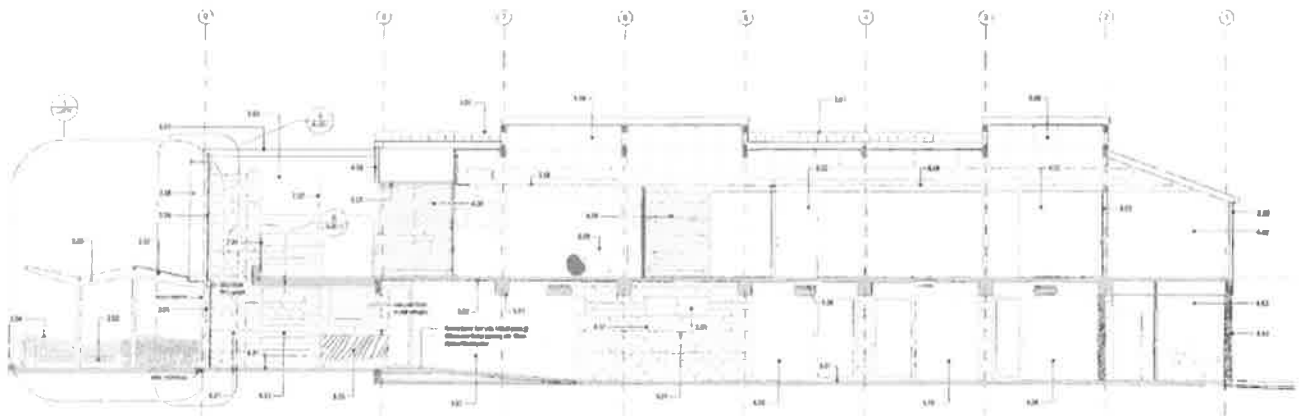


Figure 2: Side profile of the building.

Attachment C: Lease documents