

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



Non-Complying activity

Application number(s): LUC60369751 (s9 land use consent)
DIS60384902 (S15 Wastewater discharge permit)
DIS60385233 (S15 Stormwater discharge permit)
WAT60385005 (S14 Stormwater diversion permit)

Applicant: David Bruce Crow

Site address: 607 Kaipara Coast Highway, Punganui

Legal description: Lot 9 DP 508650

Proposal:

Land use consent to construct a new dwelling containing a minor dwelling and undertake earthworks to form the driveway and associated building platforms over an area of 1370.14m², with a volume of 463.6m³. Wastewater discharge permit and Stormwater discharge and diversion permits for discharges and diversion of wastewater and stormwater within 100 metres of a natural wetland.

Resource consent is required for the following reasons:

Land use consent (s9) – LUC60369751

Auckland Unitary Plan (Operative in part)

Land Disturbance - District

- Earthworks greater than 1000m² up to 2,500m² in a rural zone, is a restricted discretionary activity under rule E12.4.1(A5). The proposal involves earthworks over an area of 1370.14m².

Rural – Rural Production

- To construct a minor dwelling is a restricted discretionary activity under Table H19.8.1(A27). The minor dwelling is located 12 metres to the front boundary and 7 metres to the eastern side boundary. Minor dwellings that do not comply with the standards in H19.10.11 is a Non-Complying Activity under Table H19.8.1(A28).
- To construct a single dwelling is a permitted activity under Table H19.8.2(A72). The dwelling however infringes the 20 metre front yard setback and the 12 metre side yard setback as outlined in standard H19.10.3.1. The dwelling is located 12 metres to the front boundary and 7 metres to the eastern side boundary. To infringe standard H19.10.3.1 is a Restricted Discretionary Activity under C1.9.

Wastewater discharge permit (s15) – DIS60384902

National Environmental Standards for Freshwater

- The proposal involves the discharge of wastewater within a 100m setback from a natural wetland and is a non-complying activity under Regulation 54(c) of the Resource Management (National Environmental Standards for Freshwater) Regulations 2020.

Stormwater discharge permit (s15) – DIS60385233

National Environmental Standards for Freshwater

- The proposal involves the discharge of stormwater within a 100m setback from a natural wetland and is a non-complying activity under Regulation 54(c) of the Resource Management (National Environmental Standards for Freshwater) Regulations 2020.

Stormwater diversion permit (s14) – WAT60385005

National Environmental Standards for Freshwater

- The proposal involves the diversion of stormwater within a 100m setback from a natural wetland and is a non-complying activity under Regulation 54(c) of the Resource Management (National Environmental Standards for Freshwater) Regulations 2020

The reasons for consent are considered together as a non-complying activity overall.

Decision

I have read the application, supporting documents, and the report and recommendations on the application for resource consent. 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 and 104D and Part 2 of the RMA, the resource consent is **GRANTED**.

Reasons

The reasons for this decision are:

1. The adverse effects of the activity on the environment have been found under s95 to be no more than minor. As such, there is no prohibition under s104D on granting this resource consent.

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 as:

- (a) The earthworks will be carried out over a limited duration. Any uncovered area will be grassed or planted on the completion of construction. Silt fences will remain in place until such time that the grass is established. All sediment will be controlled in accordance with Auckland Councils Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region (GD 2016/005).
- (b) The proposal is considered to be compatible with the existing rural and rural residential character and amenity values of the immediate and surrounding area. In particular, the new dwelling containing the minor dwelling forms a single residential building within the property. It is considered that the proposal will have minimal effects on the wider and immediate locality with the earthworks facilitating development in-line with the existing and expected scale, design and character of development in this area.
- (c) The main and minor dwellings and associated earthworks are to be constructed and finished in materials anticipated within this rural zoning. Accordingly, the proposal will not compromise the existing rural character and amenity values existing in this locality. The proposed development will be consistent in character and scale to other dwellings located within the local vicinity.
- (d) The potential visual effects of this are less than minor given the fact the application site is a moderate sized property. The depths of cut and fill are minimal given the size of the site and therefore the alteration to the landform would not constitute an adverse effect when viewed from the wider environment. There are no large retaining walls and sufficient space to batter the banks which will give a more natural landscaped appearance to the site.
- (e) Council's Development Engineer has reviewed the application and has not raised any concerns with the works, including the erosion and sediment control measures.
- (f) The potential risk of adverse effects on the hydrology and water quality of the natural wetland resulting from the proposed wastewater discharge have been minimised through the advanced treatment of wastewater and the location of the primary land disposal area, being approximately 18m from the outermost extent of the natural wetland.
- (g) The proposed diversion and discharge of stormwater has been designed in such a way so as to minimise potential adverse effects on the natural wetland, through the provision of re-use rain tanks, overflow from the tanks will discharge to the stormwater disposal outlet that will comprise a T Bar diffuser that discharges into a scour resistant discharge point.
- (h) In terms of positive effects, the proposal will provide for the owner's social, economic, and cultural wellbeing.

- (i) With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.
3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular, the following objectives and policies are considered relevant:
- National Policy Statement on Freshwater Management 2020 – Part 2.1 and Part 2.2
 - Auckland Unitary Plan (Operative in Part) – objective H19.2.3(1), policy H19.2.4(1), objective E12.2 and policy E12.3.

Overall, the proposal is considered to be consistent with the above objectives and policies for the following reasons:

- (a) The diversion and discharge of stormwater and discharge of wastewater in close proximity to the natural wetland will generate effects on the wetland that are less than minor. The wetland is relatively large and can tolerate the additional nutrient load of the proposed wastewater discharge. Further, it is noted that there will be no loss of the natural wetland and the values of the wetland will remain protected.
 - (b) The character and amenity values of the surrounding area will be maintained as a result of the proposed dwelling and minor dwelling.
 - (c) The applicant is to install measures to control and/or mitigate any silt/stormwater run-off in accordance with the Auckland Councils GD05.
 - (d) In terms of off-site effects such as noise, dust, vibration, and traffic generation, these effects on the surrounding environment will be no more than minor, given that the majority of earthworks are cut to fill on the site.
4. In accordance with an assessment under s104(1)(c) of the RMA, no other matters are considered relevant.
5. In accordance with an assessment under s105 of the RMA, the proposal has considered the nature of the discharge and the sensitivity of the receiving environment to adverse effects, the reasons for the proposed choice, and any possible alternative methods of discharge, including discharge into any other receiving environment. Overall the proposal is considered appropriate and conditions of consent have been included to ensure there are no significant effects on the receiving environment.
6. In accordance with an assessment under s107 of the RMA, the proposal will not result in discharges to water that will cause, after reasonable mixing, the production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials, any conspicuous change in the colour or visual clarity, any emission of objectionable odour, the rendering of fresh water unsuitable for consumption by farm animals, and any significant adverse effects on aquatic life. 6. There is no prohibition under s104D of the RMA on granting this non-complying activity. This is because the proposal is not contrary to the objectives and policies of the relevant plan and will have less than minor adverse effects on the environment.

7. In the context of this non-complying activity application for land use and the discharge of wastewater and stormwater, where the objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.
8. Overall the proposal will have effects on the environment that are less than minor and consistent with the intended outcomes of the relevant statutory documents.

Conditions

Under sections 108 and 108AA of the RMA, this consent is subject to the following conditions:

1. This consent 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 LUC60369751, DIS60384902, DIS60385233 and WAT60385005.

- Application Form and Assessment of Environmental Effects prepared by Civix, dated 30 August 2021, revision 01 and response letter dated 23 August 2021 and 18 February 2021.

- Specialist Reports

Report title and reference	Author	Rev	Dated
Geotechnical Report – Referenced 20/29	Deane Consultancy		11 March 2020
Hydrology Report – Referenced 20/29	Deane Consultancy Ltd		17 May 2021
New Effluent Disposal System – Referenced 20/29	Deane Consultancy Ltd	A	17 August 2021
Letter – Referenced 20/29	Deane Consultancy Ltd		17 May 2021
Wetland Assessment – Referenced 21104.1-001	Ecology New Zealand	0	13 August 2021
Wetland Rehabilitation Assessment and Management Report – Referenced 33900	Cato Bolam Consultants Ltd		29 March 2016
Plans			
Plant title and reference	Author	Rev	Dated
Cover Page – Sheet 01	3D Render Studio	D	18 August 2021
Site Plan – Sheet 02	3D Render Studio	D	18 August 2021

Enlarged Site Plan – Sheet 03	3D Render Studio	D	18 August 2021
Drainage Plan – Sheet 04	3D Render Studio	B	11 January 2021
Floor Plan – Sheet 05	3D Render Studio		7 September 2021
Elevations – Sheet 06	3D Render Studio		11 January 2021
Elevations – Sheet 07	3D Render Studio		11 January 2021
3D views – Sheet 16	3D Render Studio		11 January 2021

2. The consent holder shall pay the council an initial consent compliance monitoring charge of \$684 (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(s). 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(s) have been met, will the council issue a letter confirming compliance on request of the consent holder.

Specific conditions – Land use consent LUC6036751

Lapse date

3. 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.

Ensure stability of the site/neighbouring sites.

4. All earthworks shall be managed to ensure that they do not lead to any uncontrolled instability or collapse either affecting the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it shall immediately be rectified.

Ensure dust does not cause adverse effects

5. 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 Council's Team Leader, Compliance Monitoring NW is noxious, offensive or objectionable.

General sediment control conditions

6. 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 Council's Team Leader, Compliance Monitoring NW.

Specific conditions – Wastewater discharge permit DIS60384902

Lapse date

7. Under section 125 of the RMA, this consent will lapse 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.

Duration of consent

8. This consent shall expire on **8 September 2056** unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

Review under s128

9. That the conditions of this consent may be reviewed by the Auckland Council pursuant to Section 128 of the RMA, by the giving of notice pursuant to Section 129 of the Act, in September following implementation of this consent and every September thereafter in order:
 - a. To vary the size or design of the treatment system and/or size or design of the land disposal area in light of increased understanding of the system or further information, changes in circumstances, or the results of monitoring; or
 - b. To alter monitoring requirements in light of previous monitoring results and/or changed environmental conditions or circumstances; or
 - c. To deal with any significant adverse effect on the environment which may arise from the exercise of the consent and which was not apparent at the time of the granting of the consent; or
 - d. To require a Consent Holder to adopt the best practicable option to remove or reduce any adverse effect on the environment resulting from the discharge, including measures to decrease water usage and/or discharge flow volumes; or
 - e. To deal with any adverse effect on the environment arising or potentially arising from the exercise of this consent, through altering or providing specific performance standards.

Advice Note:

Under section 128 of the RMA the conditions of this consent may be reviewed by the Manager Resource Consents at the consent holder's cost in the following circumstances:

- I. To provide compliance with rules in any regional plan relating to use of water, water or air quality etc. (refer section 128(1)(b) of the RMA) that have been made operative since the commencement of consent.*
- II. To provide compliance with any relevant national environmental standard that has been made since the commencement of consent.*
- III. To address any non-compliance with the conditions of consent.*
- IV. At any time, if it is found that the information made available to the council in the application contained inaccuracies which materially influenced the decision or the effects of the exercise of the consent are such that it is necessary to apply more appropriate conditions, the conditions may also be reviewed.*

Wastewater volume

10. The wastewater discharge volume to land must not exceed 1,600 L/day.

Discharge Quality Standards

11. The quality of treated wastewater immediately before it is discharged to the land disposal system must not exceed the standards specified below:

Parameter	Units	Discharge standard
5-day Biochemical Oxygen Demand (BOD ₅)	mg/L	15
Total suspended solids (TSS)	mg/L	15
Total nitrogen (TN)	mg/L	25

Wastewater system design

12. The key components of the wastewater treatment and land disposal system must be consistent with those described in the application and must comprise at least the following minimum, or additional, components, dimensions and standards:

- a. **Hynds Lifestyle Advanced** Submerged Aerated Filter Wastewater Treatment Plant comprising:

- (1x) Outlet filter
- A visual and audio alarm located in a prominent location on the site that detects pump failure or high wastewater levels.
- A wastewater discharge flow meter (with an accuracy of +/- 5% or better) installed at the outlet of the treatment plant.
- Emergency storage volume, equivalent to 24 hours peak flow volume, above the high water alarm levels, within the wastewater treatment system

- b. Wastewater land disposal system:
- At least 457m² land disposal area with pressure compensated drip irrigation (PCDI) system consisting of 457m of line, line spacing of 1.0m and with clearly marked flush valves at the end of each line. The PCDI lines must be securely pinned to the ground surface, covered in mulch and planted.
 - A maximum wastewater loading rate of 3.5mm/day.
 - At least 50% reserve land disposal area (229m²).
 - Stormwater cut-off drain to a depth of 0.3m upslope of the wastewater land disposal system.
 - The primary and reserve wastewater land disposal areas must be located in accordance with the approved plans and must be a minimum of:
 - 18.0m from the outermost extent of natural wetlands or surface water (primary disposal system)
 - 18.0m from surface waters including overland flow paths
 - 1.5m from property boundaries
 - 3.0m from habitable buildings

Certification of wastewater treatment and land disposal system (as-built plans)

13. As-built certification and plans of the wastewater treatment and land disposal system, which are certified (signed) by a suitably qualified and experienced wastewater professional as a true record of the wastewater system, must be provided to the Auckland Council for approval.

Contents of as-built plans

14. As-built plans must be provided to the Auckland Council either:
- no less than 5 days prior to the post-construction inspection meeting required by condition 15 below; or
 - within 5 days of the discharge commencing;
- whichever is the earlier.

The as-built plans must display the entirety of the wastewater system, and must include:

- location and dimensions of any drainage field and reserve drainage field;
- plans, descriptions and dimension of all wastewater devices, including confirmation of the storage volumes and levels of any outflow; and
- details of any other structures or works required by this consent (i.e. wetland buffer planting, fencing, stormwater cut-off drain).

Post-construction inspection

15. The consent holder must contact the Auckland Council within **3 months** of the completion of works relating to the wastewater treatment and land disposal system so that a post-construction inspection can be undertaken by the Auckland Council.

The post construction meeting must be:

- a. located on the subject area;
- b. include representation from the Council; and

- c. include representation from the applicant's wastewater specialist or maintenance operator or contractors who have undertaken the works.

Advice Note:

To arrange the post-construction meeting required by this consent, please contact Auckland Council [monitoring@aucklandcouncil.govt.nz].

Land disposal area vegetation coverage

16. The primary land disposal system, and that area of land downslope of the disposal area to the outermost extent of the natural wetland, shall be planted as soon as reasonably practicable and no later than six months from the completion of pressure compensating drip irrigation (PCDI) line installation. A dense vegetative cover of suitable plant species (as recommended by TP58 Appendix G, or by a suitably qualified professional, with expertise in botany) shall be established and maintained that achieves at least 75% ground coverage within one year of completion of PCDI line installation.

Stormwater management

17. No stormwater must be allowed to flow onto, or have potential access to, the wastewater treatment plant, pump sump or wastewater disposal areas.
18. A stormwater diversion drain shall be installed upslope of the land disposal area in accordance with the approved plans.

Fencing

19. A suitable fence shall be installed and maintained that prevents stock access and discourages unauthorised human access to the land disposal area.

Land disposal area performance

20. The discharge of wastewater to land must not result in:
 - a. ponding of wastewater within or adjacent to the land disposal area;
 - b. channelling of wastewater that results in overland runoff of wastewater beyond the land disposal area;
 - c. surface seepage (breakout) of wastewater beyond the land disposal area.

Use of the reserve land application area

21. Written approval from the Auckland Council must be obtained prior to the use of all or part of the reserve land disposal area. In order to assist the Council to determine whether or not to approve use of all or part of the reserve wastewater disposal area the following information must be provided:
 - a. The reason why the reserve land disposal area is needed.
 - b. An assessment of the condition of the primary land disposal area and any maintenance or other mitigation measures required to allow its continued use.
 - c. An assessment of discharge flow volumes on the site and an assessment of options to manage or reduce flows.

- d. An updated site plan showing the proposed layout of the irrigation lines within the reserve land disposal area.

Protection of the reserve wastewater disposal area

- 22. The reserve wastewater land disposal area must be protected and maintained so that it remains available for future wastewater disposal should it be required. Retaining walls, buildings, or other permanent structures (including but not limited to vehicular access ways) that may compromise the future use of the reserve land disposal area for wastewater disposal must not be established in the reserve land disposal area and any earthworks carried out within the reserve land disposal area must be limited to minor disturbances of the topsoil and gardening.

Maintenance standard

- 23. The wastewater treatment and land disposal system must be maintained in good working order at all times.

Maintenance Contract

- 24. A written maintenance contract for the ongoing inspection and maintenance of the wastewater treatment and land disposal system must be entered into with an appropriate wastewater services operator prior to operation of the system. A written maintenance contract must be held by the Consent Holder and maintained for the duration of the consent.

The contracted servicing record must be provided to the consent holder after each inspection and must include, but not least, written evidence of the following actions:

- a. Condition assessment of PCDI lines;
 - b. Record of the line flushing at least once annually;
 - c. Signs of seepage of channelised runoff within the disposal area;
 - d. Maintenance actions performed.
- 25. A copy of the current maintenance contract and any replacement contract(s) must be provided to Auckland Council within three (3) months of a contract being entered into.

Advice Note:

If the original wastewater provider that the consent holder has entered into a maintenance contract with becomes unable to fulfil the obligations of the contract, for any reason, then the consent holder will need to enter into a maintenance contract with another suitably qualified wastewater professional as soon as possible after becoming aware that the original provider will no longer be able to fulfil their contractual obligations.

Flow meter readings

- 26. The wastewater flow meter shall be read and the meter reading recorded weekly on the same day of each week for the first 12 months of operation when the wastewater system is being used.

Meter readings shall be recorded on a form that contains the following information: the consent number, site address, consent holder's name, the date the flow reading was recorded, the meter reading, and the calculated discharge flow volume.

The Council may require the flow meter readings to recommence at any stage to assist in monitoring compliance with this consent.

Reporting

27. The following information must be submitted to Auckland by 31 September of each year:

- a) Maintenance service records for the preceding period of 1 September to 31 August; and
- b) Flow monitoring records for the period of 1 September to 31 August as required by **Condition 26**.

Specific conditions – Stormwater diversion and discharge permit DIS60385233 and WAT60385005

Lapse date

28. 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.

Expiry date

29. Stormwater diversion and discharge consent shall expire on **8 September 2056** unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.

Minor Modifications

30. If any minor modifications to the stormwater management system are required, that will not require an application under section 127 of the RMA, the following information must be provided:

- Plans and drawings outlining the details of the modifications; and
- Supporting information that details how the proposal does not affect the capacity or performance of the stormwater management system.

All information shall be submitted to, and certified by council, prior to implementation.

Certification of stormwater management works (As-Built Plans)

31. As-Built certification and plans of the stormwater management works, which are certified (signed) by a suitably qualified registered surveyor as a true record of the stormwater management system, shall be provided to Council for approval on completion of the stormwater works.
32. The As-Built plans shall display the entirety of the stormwater management system, and shall include:
- a. the surveyed location (to the nearest 0.1m) and level (to the nearest 0.01m) of the stormwater outlet, with co-ordinates expressed in terms of New Zealand Transverse Mercator (NZTM) and Land Information New Zealand (LINZ) datum;

- b. location, dimensions and levels of any overland flow paths including cross sections and long sections;
- c. plans and cross sections of all stormwater management devices; and
- d. documentation of any discrepancies between the design plans and the As-Built plans approved by the Modifications Approval condition.

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 officer unless otherwise specified. Please email 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. 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.
4. If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/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. Section 73 (Building Act) - “A s73 notification is a likely requirement at the time of assessment of the related Building Consent application.” if it appears likely that a s73 would be unavoidable. Refer only to known natural hazards – Inundation (including flooding, overland flow, storm surge, tidal effects, and ponding)
7. For the purpose of compliance with the conditions of consent, “the Council” refers to the council’s monitoring officer unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.
8. Flushing of PCDI Lines – Flushing of pressure compensating drip irrigation (PCDI) lines should be conducted in a manner that does not result in discharges of flushed water off the property or into surface water.

9. *Contact Details – All information requirements of this consent including the engineer's certificates, as-built plans, maintenance contract, operations and maintenance plan, annual flow monitoring records, copies of maintenance service records, audit reports any other monitoring requirements of this consent can be emailed to Auckland Council at monitoring@aucklandcouncil.govt.nz*

Please include the consent number in the email title.

Delegated decision maker:

Name: Helen McCabe

Title: Team Leader, Resource Consents

Signed:



Date: 8 September 2021

Resource Consent Notice of Works Starting

Please email this form to monitoring@aucklandcouncil.govt.nz at least 5 days prior to work starting on your development or post it to the address at the bottom of the page.

Site address:				
AREA (please tick the box)	Auckland CBD ☐	Auckland Isthmus ☐	Hauraki Gulf Islands ☐	Waitakere ☐
Manukau ☐	Rodney ☐	North Shore ☐	Papakura ☐	Franklin ☐
Resource consent number:			Associated building consent:	
Expected start date of work:			Expected duration of work:	

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

Signature: Owner / Project Manager (indicate which)	Date:
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Once you have been contacted by the Monitoring Officer, 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 Officer on 09 301 0101 or via monitoring@aucklandcouncil.govt.nz to discuss a likely timetable of works before the inspection is carried out and to avoid incurring this cost.