

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



Discretionary activity

Application number: LUC60383507 (s9 land use consent)

Applicant: Perry's Berrys Limited

Site address: 5 Campana Road, Papatoetoe

Legal description: Lot 1 DP 402013

Proposal:

The proposal involves using the existing packing and packing warehouse as a steel fabrication storage facility only and to use the existing parking, storage, loading areas. This would change the use of the front portion of the site. The small scale strawberry growing operation towards the rear of the site will continue and will be packed directly in the field.

Resource consent is required for the following reasons:

Land use consent (s9) – LUC60383507

Auckland Unitary Plan (Operative in part)

District land use (operative plan provisions)

Future Urban Zone

- Discretionary Activity as per C1.7 is required for an activity that is not specifically classed as a permitted, controlled, restricted discretionary, non-complying or prohibited activity in Activity Table H18.4.1 unless otherwise specified by an overlay, zone or precinct.

(It is noted that the site is in the Puhinui Precinct however the Activity Table I432.4 only refers to Sub-Precincts in terms of activity status. This site is not within a sub-precinct area and is deemed to be an activity within an existing building that is not sensitive to aircraft noise within the Moderate Aircraft Noise Overlay).

Transport

- The proposal involves accessory parking and access that does not meet the following parking and access standards and is a restricted discretionary activity under rule E27.4.1(A2).
 - Unsealed metal surface for driveways as per E27.6.3.3(1)

The reasons for consent are considered together as a Discretionary 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 Part 2 of the RMA, the resource consent is **GRANTED**.

Reasons

The reasons for this decision are:

1. 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 existing building will be used for the storage purposes only and no new structures or buildings or infrastructure is proposed.
 - b. There will be no manufacturing or the cutting of steel and therefore there will be no noise generated by the proposal other than traffic noise to and from the site in association with the activity.
 - c. The existing metalled vehicle access to the site will be upgraded as per GD01B-1A of TDM RURAL Standards to ensure that an all weather surface is provided to be safe, durable, convenient, and efficient and to avoid dust nuisance emerging from the site during inclement weather conditions.
 - d. The proposed vehicle movements will be no greater than experienced with the previously approved large scale strawberry growing activity over the entire site and the retail activity and packing activity within the pack house.
 - e. The rear portion of the site will continue to be used for horticultural with the growing of strawberries on a lesser scale.
 - f. The days and hours of operation of the warehousing of the steel operation will be limited.
 - g. The types of heavy vehicles that will access the site will vary between an 8 metre rigid truck and a 23 metre articulated truck and as the site was designed to accommodate large heavy vehicles as per the previous consent there is adequate room on the site around the packhouse for a 23 metre truck to manoeuvre.

- h. The approvals of the three adjoining land owners at 485 Puhinui Road, 10 Campana Road and 11 Campana Road that have direct vehicle access on to Campana Road have been obtained and therefore any adverse effects on them are to be disregarded. There are no other persons that are considered to be affected by this proposal. The land owner at 507 Puhinui Road is located at a distance from the subject site and does not rely on any formed access on to Campana Road.
 - i. It is noted that the site is in the Aircraft Noise Overlay – Moderate aircraft noise area however the proposed activity within the existing building is for storage purposes only with no habitable component and therefore will not give rise to any reverse sensitivity issues with respect to noise. The activity is deemed to be an activity that is not sensitive to aircraft noise.
 - j. The traffic lights installed at the intersection of Campana Road and Puhinui Road will ensure that the efficient and effective operation of the local and wider transport network onto State Highway 20B is not compromised. Waka Kotahi/NZTA have indicated that *“based on the information provided, including the low number of vehicle movements and the limited nature of the development, we do not wish to be further involved”*.
 - k. No significant upgrades, provisions or extension to the wastewater, water supply, or stormwater networks or other infrastructure will be required.
 - l. In terms of positive effects, the proposal will use the existing building and will not compromise the intention of the Future Urban zone or of the Puhinui Precinct.
 - m. 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.
2. In accordance with an assessment under s104(1)(b) of the RMA, the proposal is consistent with the relevant statutory documents. Future development Objective H18.2- Objectives (1) are relevant as a rear portion of the site will still be used for strawberry growing purposes. Objective (3) Future development will not be compromised by the use of the existing building.

Policy H18.3 is relevant in that the proposal will not result in any new structures and buildings of a scale and form that will hinder or prevent future urban development. The installation of the new traffic lights at the intersection of Puhinui Road and Campana Road will ensure that the efficient and effective operation of the local and wider transport network is not compromised. No significant upgrades, provisions or extension to the wastewater, water supply, or stormwater networks or other infrastructure will be required.

The proposal will not give rise to any reverse sensitivity effects when urban development occurs nor in relation to existing rural activities or infrastructure; or undermine the form or nature of future urban development.

Puhinui Precinct I432.2 Objective 3 allows for the development to be managed in an integrated manner to avoid any avoid where practicable, or otherwise remedy or mitigate, adverse effects on the natural coastal environment, and significant ecological areas within the Manukau Harbour, as well as its tributaries. The proposal to utilise the existing building and infrastructure will achieve this. Objective 9 requires that development establishes a

transport network that provides for the safe and efficient movement of all travel modes. This is able to be achieved with respect to the provision of the operational traffic lights. Policy I432.3 (1) is met with respect to managing activities that are associated with storage activities that are associated with a Business-Light Industry zone. Policy 3 is met with respect to avoiding any urban development within sub-precinct H.

3. In accordance with an assessment under s104(1)(c) of the RMA, no other matters are considered relevant.
4. In the context of this discretionary activity application for land use, 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
5. Overall, the proposal to use the existing building for storage purposes only and to continue to use the rear portion of the site for the growing of strawberries is acceptable.

Conditions

Under sections 108 and 108AA of the RMA, I recommend that 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 LUC60383507.
 - Application Form and Assessment of Environmental Effects prepared by Qi'An Jin of Churchill LDS, dated 04 August 2021.

Report title and reference	Author	Rev	Dated
Traffic Impact Assessment	Team		22 July 2021

Drawing title and reference	Author	Rev	Dated
Leasing Plan Appendix B			4/08/2021

Other additional information	Author	Rev	Dated
Section 92 responses and further information	Francie Perry		8/09/2021
Section 92 responses and further information	Francie Perry		22/09/2021
Section 92 responses and further information	Francie Perry		25/09/2021

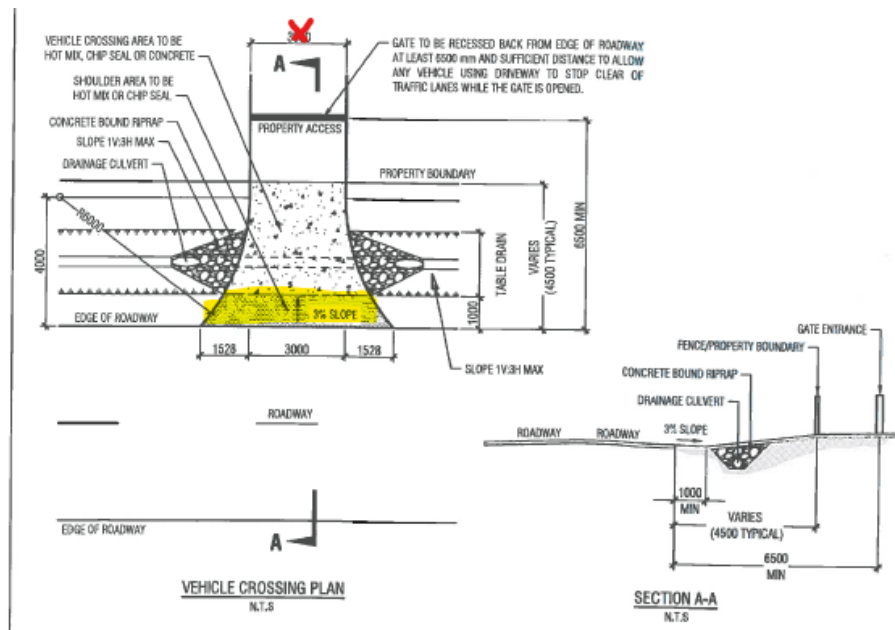
2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. The consent is given effect to; or
 - b. The council extends the period after which the consent lapse.
3. The consent holder shall pay the council an initial consent compliance monitoring charge of \$342 (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(s) have been met, will the council issue a letter confirming compliance on request of the consent holder.

4. The damaged sections of internal driveways must be upgraded with storm water control in accordance with the Council's current engineering standards prior to activity commencing within the storage building and thereafter maintained to the satisfaction of the Council.
5. The upgraded vehicle crossing for two-way access must be constructed as per drawing GD01B-1A (refer for structural details only not for size of crossing) of TDM Rural Standards prior to activity commencing within the storage building and thereafter maintained to the satisfaction of the Council.

The existing left turn splay for the vehicle crossing to be retained and crossing seal layout extended. The section of vehicle crossing between the road edge and vehicle crossing concrete section may be metal surfaced instead of Chip seal or Asphalt as shown highlighted below:



6. Wheel stops must be installed to 7 of the parking spaces prior to the storage activity commencing within the warehouse building and thereafter maintained to the satisfaction of the Council.

Avoid damaging assets

7. There must be no damage to public roads, berms, and drains or other public due to warehouse operational activity on the site. In the event such damage does occur, the Council must be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition must be met by the consent holder.

Rubbish

8. Rubbish must always be stored in designated areas except when emptying. Outdoor rubbish storage areas must be screened from public view.

Advice note:

The consent holder is advised that no sandwich board signs, flags or banner signs are to be displayed within the front yards of the site, or within the road reserve on Campana Road or Puhinui Road unless authorised by a separate resource consent or By Laws.

Nature of the Activity

9. The use of the existing building is for storage purposes only and that there shall be no processing or cutting of any steel on site.

Hours of Operation

10. The hours of operation for the storage of steel on site shall be limited to:

7.00am to 6.00pm Monday to Friday

7.00am to 1.00pm Saturdays (if required)

Advice note:

The Assessment of Environmental Effects report had indicated these hours and days of operation which were sighted by all three adjoining owners who gave affected party approval to these specific hours and days of operation.

Truck Deliveries

11. There are to be no more than 4 heavy vehicle truck movements per day to the site and no more than 8 car vehicle movements per day to the site. The total estimated deliveries per week are up to a maximum of 30.

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.

Delegated decision maker:

Name: Alice Iuli-Tay

Title: Team Leader Resource Consents

Signed:

A handwritten signature in blue ink, appearing to be 'A. S. Jones' or similar, written in a cursive style.

24 November 2021

Date:

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:
--	--------------

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.

Decision on an application to cancel a condition of a resource consent under section 127 of the Resource Management Act 1991



Discretionary activity under Section 127(3)

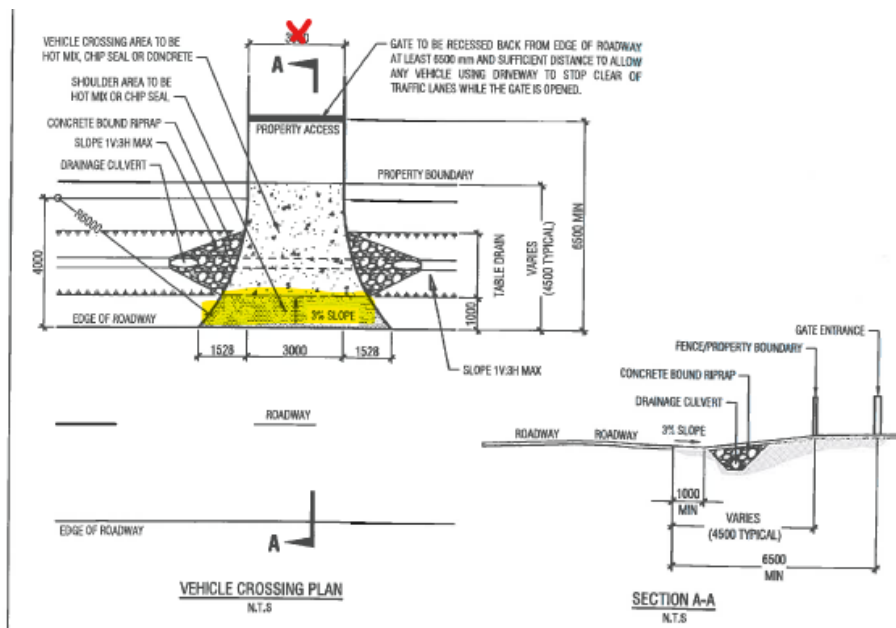
Application number: LUC60383507-B
Original consent number: LUC60383507
Applicant: Perrys Berrys
Site address: 5 Campana Road, Papatoetoe
Legal description: Lot 1 DP 402013

Proposal:

The consent holder wishes to cancel Condition 5 of resource consent with respect to the construction of the vehicle crossing:

5. The upgraded vehicle crossing for two-way access must be constructed as per drawing GD01B-1A (refer for structural details only not for size of crossing) of TDM Rural Standards prior to activity commencing within the storage building and thereafter maintained to the satisfaction of the Council.

The existing left turn splay for the vehicle crossing to be retained and crossing seal layout extended. The section of vehicle crossing between the road edge and vehicle crossing concrete section may be metal surfaced instead of Chip seal or Asphalt as shown highlighted below:



Note: For the avoidance of doubt, any reference in this decision to 'vary' or 'variation application' shall be taken to mean an application to change or cancel consent conditions under s127 of the RMA.

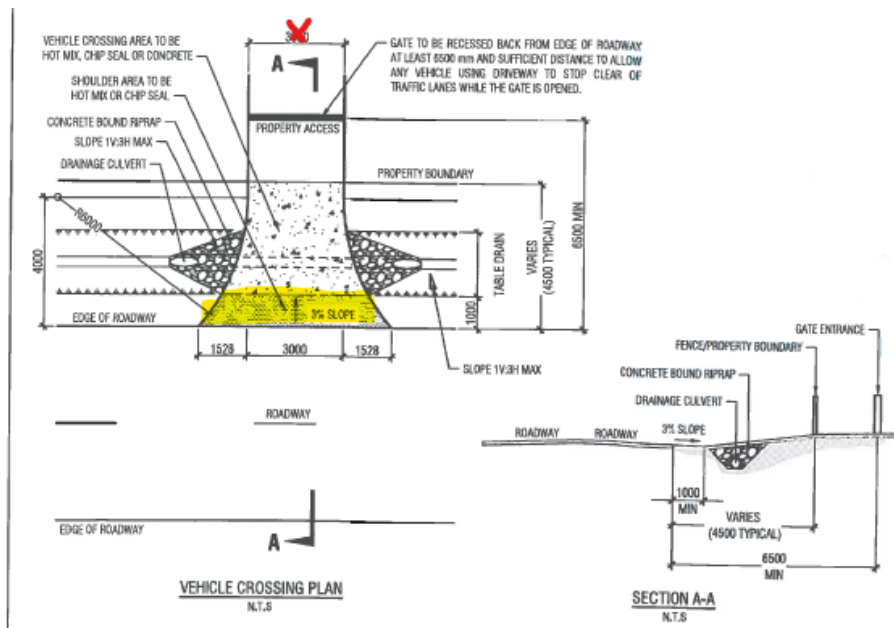
This discretionary activity under s127 of the Resource Management Act 1991 (RMA) is for a cancellation of condition 5 of consent LUC60383507 involving the following amendment (with strikethrough for deletion):

Land use consent (s9) – LUC60383507-B

Cancellation to condition

5. ~~The upgraded vehicle crossing for two-way access must be constructed as per drawing GD01B-1A (refer for structural details only not for size of crossing) of TDM Rural Standards prior to activity commencing within the storage building and thereafter maintained to the satisfaction of the Council.~~

~~The existing left turn splay for the vehicle crossing to be retained and crossing seal layout extended. The section of vehicle crossing between the road edge and vehicle crossing concrete section may be metal surfaced instead of Chip seal or Asphalt as shown highlighted below:~~



Decision

I have read the application, supporting documents, and the report and recommendations on the application for variation. I am satisfied that I have sufficient information to consider the matters required by the RMA and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 127, 104, 104B and Part 2 of the RMA, the application for variation to conditions of a resource consent is **GRANTED**.

Reasons

The reason for this decision is:

1. The proposal is appropriately considered under s127 as the changes will not result in a fundamentally different activity or materially different effects.
2. In accordance with an assessment under s104(1)(a)-(ab) and s127(3) of the RMA, the actual and potential effects from the variation will be acceptable as:
 - a. Auckland Transport have indicated that: *Given the current state of the surrounding (rural road) with no kerb and channel, or swales and no sealed surface on the existing road, the construction of a vehicle crossing would be of minimal benefit. The vehicle crossing would not be required given the current state of the surrounding (rural road) with no kerb and channel, or swales and no sealed surface on the existing road.*
 - b. In terms of positive effects, the existing vehicle crossing has been deemed to be adequate for the approved activity.
 - a. 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) and s127(3) of the RMA, the variation is consistent with the relevant statutory documents. In particular, the proposed deletion of Condition 5 is within scope of the original frame of reference and reason for consent as it was when originally granted. No new standards are infringed by the deletion of Condition 5.
4. In accordance with an assessment under s104(1)(c) and s127(3) of the RMA, the following other matters are considered appropriate no other matters are considered relevant.
5. In the context of this variation application, 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.
6. Overall, the proposal to delete Condition 5 is acceptable and in accordance with the advice given by Auckland Transport.

Conditions

Under sections 108 and 108AA of the RMA, I recommend that this consent is subject to the following consolidated 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 LUC60383507-B.
 - Application Form and Assessment of Environmental Effects prepared by Qi'An Jin of Churchill LDS, dated 04 August 2021.

- Application Form by Francie Perry received 15 November 2022.

Report title and reference	Author	Rev	Dated
Traffic Impact Assessment	Team		22 July 2021
Drawing title and reference	Author	Rev	Dated
Leasing Plan Appendix B			4/08/2021
Other additional information	Author	Rev	Dated
Section 92 responses and further information	Francie Perry		8/09/2021
Section 92 responses and further information	Francie Perry		22/09/2021
Section 92 responses and further information	Francie Perry		25/09/2021
Section 92 responses and further information	Francie Perry		12/10/2021

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 lapse.
3. The consent holder shall pay the council an initial consent compliance monitoring charge of \$342 (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(s) have been met, will the council issue a letter confirming compliance on request of the consent holder.

4. The damaged sections of internal driveways must be upgraded with storm water control in accordance with the Council's current engineering standards prior to activity commencing within the storage building and thereafter maintained to the satisfaction of the Council.

~~Condition 5 deleted.~~

6. Wheel stops must be installed to 7 of the parking spaces prior to the storage activity commencing within the warehouse building and thereafter maintained to the satisfaction of the Council.

Avoid damaging assets

7. There must be no damage to public roads, berms, and drains or other public due to warehouse operational activity on the site. In the event such damage does occur, the Council must be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition must be met by the consent holder.

Rubbish

8. Rubbish must always be stored in designated areas except when emptying. Outdoor rubbish storage areas must be screened from public view.

Advice note:

The consent holder is advised that no sandwich board signs, flags or banner signs are to be displayed within the front yards of the site, or within the road reserve on Campana Road or Puhinui Road unless authorised by a separate resource consent or By Laws.

Nature of the Activity

9. The use of the existing building is for storage purposes only and that there shall be no processing or cutting of any steel on site.

Hours of Operation

10. The hours of operation for the storage of steel on site shall be limited to:

7.00am to 6.00pm Monday to Friday

7.00am to 1.00pm Saturdays (if required)

Advice note:

The Assessment of Environmental Effects report had indicated these hours and days of operation which were sighted by all three adjoining owners who gave affected party approval to these specific hours and days of operation.

Truck Deliveries

11. There are to be no more than 4 heavy vehicle truck movements per day to the site and no more than 8 car vehicle movements per day to the site. The total estimated deliveries per week are up to a maximum of 30.

Advice notes

1. *The consent holder is reminded that the decision on this section 127 application does not affect the lapse period for the resource consent.*

2. *This decision is to be read in conjunction with any other relevant approved resource consent and does not negate the consent holder's requirement to continue to comply with the conditions of any previously granted resource consent(s) that have been implemented.*

Delegated decision maker:

Name: Alice Iuli-Tay

Title: Team Leader, Resource Consents

Signed:



9th December 2022

Date:

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:
--	--------------

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.

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



Discretionary activity

Application number:	BUN60415270 (s9 land use consent) LUC60415272 (s9 land use consent) DIS60415271 (s15 discharge consent wastewater)
Applicant:	The Royal New Zealand Society for the Prevention of Cruelty to Animals Incorporated (SPCA)
Site address:	485 Puhinui Road, Papatoetoe
Legal description:	Lot 2 DP 402013

Proposal:

The proposal is for a new animal welfare centre to replace the existing Mangere facility and provide for expansion, inclusive of all inspectorate, hospital, veterinary, adoption, fostering and administration functions necessary for the activity.

The centre is proposed of six single level connected blocks providing all animal-related functions, administration offices, staff facilities and meeting spaces.

The activity is to be located in a central position on the site and will occupy an area of some 2.1 hectares within the total site of 7.1636 Ha's. The building coverage extends to 7,077.6m² with an impervious area of 4695.3m² providing for all access, manoeuvring, parking, and walkway areas.

The proposal also involves earthworks of 4,784m³ over an area of 25,789m² and approximately 4,784m³ of cut and 3,745m³ of fill and comprehensive signage.

Resource consent is required for the following reasons:

Land use consent (s9) – LUC60415272

Auckland Unitary Plan (Operative in part)

District land use (operative plan provisions)

Future Urban Zone

- Discretionary Activity as per C1.7 is required for an activity - Animal Care Centre that is not specifically classed as a permitted, controlled, restricted discretionary, non-

complying or prohibited activity in Activity Table H18.4.1 unless otherwise specified by an overlay, zone or precinct.

(It is noted that the activity has components of animal breeding or boarding which is a Discretionary Activity as per Table H18.4.1 Activity Table (A17) and components of a veterinary clinic which is a Restricted Discretionary Activity as per Table H18.4.1 (A44)).

Wastewater

- Discretionary Activity for the discharge of treated domestic-type wastewater and wastewater (excluding trade waste) that does not meet the relevant standards or is not provided for by any other rule in the Plan.

Earthworks- District

- Restricted Discretionary Activity for Earthworks/ (Land disturbance) greater than 2,500m² as per E12.4.1 (A6) and greater than 1,000m³ up to 2500m³ as per E12.4.1 (A9) is a restricted discretionary activity (district rule).

Hazardous substances

- A Discretionary consent as per E31(A99),(A101),(A102)(A103) is required for some hazardous substances which will be stored and used on the site, namely: oxidising gases (Class 5.5.2A) exceeding the maximum quantities, toxic substances (Class 6.1C and 6.3 – 6.9) exceeding the maximum quantities, and corrosive substances Class 8.1, 8.2A, 8.2B, 8.3 and 8.2C) exceeding the maximum quantities.

Transport

- The proposal involves accessory parking and access that does not meet the following parking and access standards and is a restricted discretionary activity under rule E27.4.1(A2). Standard E 27.6.4.2(2) indicates that the maximum width at the boundary of a two way crossing is 6m width with a maximum formed width of 5.5m.
 - The northern driveway is 7 metres wide at the road boundary and the southern driveway will be 10 metres wide at the road boundary.

Signage

- Restricted Discretionary Activity for Comprehensive Development signage under Rule E23.4.2 (A53) with respect to:
 - One wall mounted sign on the frontage of the main building identifying the SPCA brand.
 - A free standing pylon sign at the main entry/exit to the site identifying the SPCA name, clearly identifying the main entry for visitors to the site and the

four main activities. This sign measures 5m high (including mounting of 1m) by 1m wide.

- One boundary fence sign located approximately a third of the way across the Campana Road frontage measuring 2m long by 1m high attached to posts approximately 1m high.
- One sign identifying the staff only entrance to the site measuring 1m wide by 0.5m high attached to the gate.

Vegetation management and biodiversity

- Restricted Discretionary Activity for vegetation alteration or removal of greater than 25m² of contiguous vegetation within 50m of mean high water springs in the Future Urban zone under Rule E15.4.1 (A20).

(It is noted that the site is within the Puhinui Precinct however the Activity Table I432.4 only refers to Sub-Precincts in terms of activity status. This site is not within a sub-precinct area. It is noted that the site is within the High Aircraft Noise Overlay and the Moderate Aircraft Noise Overlay however the activity is deemed to be an activity that is not sensitive to aircraft noise).

(It is also noted that the proposal has been deemed to be a permitted activity as per E8.4.1 (A7) Stormwater Discharge and Diversion and E9.4.1 (A4) Stormwater High Quality Generating carparks).

Earthworks – Regional

- Restricted Discretionary activity for Earthworks/ Land disturbance of greater than 2,500m² as per E11.4.1 (A9) where land has a slope less than 10 degrees and within the Sediment Control Protection Area (regional plan rule).

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health NES:CS

- The DSI concludes that the site's soils are remediated and that a restricted discretionary activity consent is required under Regulation 10 of the NES:CS.

Discharge consent (s15) – DIS60415271 Wastewater

- Discretionary Activity for the discharge of treated domestic-type wastewater and wastewater (excluding trade waste) that does not meet the relevant standards or is not provided for by any other rule in the Plan as per Activity Table E5.4.1 (A6).

The reasons for consent are considered together as a Discretionary 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 Part 2 of the RMA, the resource consent is **GRANTED**.

Reasons

The reasons for this decision are:

1. 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 proposed activity is one that is anticipated within the Future Urban zone with respect to the similar components of animal boarding services and veterinary services. However the SPCA activity concentrates on the welfare of animals in a more holistic manner.
 - b. No new servicing infrastructure is proposed. No significant upgrades, provisions or extension to the public wastewater, water supply, or stormwater networks or other infrastructure will be required as all servicing will be via private methodology undertaken entirely within the site boundaries.
 - c. Although the site is within the Aircraft Noise Overlay (Moderate Aircraft Noise area and High Aircraft Noise area) the proposed activity has no habitable component and therefore will not give rise to any reverse sensitivity issues with respect to noise. The activity is deemed to be an activity that is not sensitive to aircraft noise. Auckland International Airport Limited (A.I.A.L) has provided written approval for the activity and therefore any adverse effects have been disregarded.
 - d. Any noise generated by the animal welfare centre is within the permitted levels.
 - e. The days and hours of operation of the proposed activity with respect to being open to the public will be limited to every day from 9.00am to 4.00pm.
 - f. All signs will be static and non flashing and will be of a scale that is suitable on a site of 7.1636 hectares. All signs will help to easily identify this activity and will not cause any distraction to motorists on Puhinui Road as all signage will be located on Campana Road frontage and within the site. The signs will contribute to the social and economic well-being of communities through identifying places.
 - g. The approvals of three adjoining land owners at 5 Campana Road, 10 Campana Road and 11 Campana Road that have direct vehicle access on to Campana Road, have been obtained and therefore any adverse effects on them are to be disregarded. The land owner at 454 Puhinui Road (opposite the site) is Auckland International Airport Limited (A.I.A.L) and as indicated above, written approval has also been provided for the activity and therefore any adverse effects on them have also been disregarded.

- h. The land owner at 507 Puhinui Road is located at a considerable distance from the subject site and the proposal will comply with noise standards and the SPCA buildings will not be visually obtrusive being only single level and there will be no direct vehicle access on to Campana Road. It is therefore considered that the land owner is not affected by this proposal. There are no other persons that are considered to be affected by this proposal.
- i. The traffic lights installed at the intersection of Campana Road and Puhinui Road will ensure that the efficient and effective operation of the local and wider transport network onto State Highway 20B is not compromised. All access to the site will be from Campana Road. No heavy vehicles will access the site for the proposed activity and there will be no direct vehicle access to the site from Puhinui Road.

In terms of positive effects, the proposal will utilise a portion of the site and will not compromise the intention of the Future Urban zone or of the Puhinui Precinct. The SPCA organisation is the only one in New Zealand of the size, capacity, reputation, and background caring for animal welfare and educating society on appropriate animal treatment. This SPCA has outgrown it's current Auckland location in Westney Road, Mangere where the site is zoned Mixed Housing Suburban. This proposal will enable the national office activities to be centralised in one location together with the animal welfare, adoption and inspectorate responsibilities of the SPCA. This will bring economies of scale for the organisation which will, in turn, enable further financial efficiencies as it is noted that the SPCA receives little funding from the government and relies on its fund raising programmes, donations and gifts to be able to operate.

No significant upgrades, provisions or extension to the public wastewater, water supply, or stormwater networks or other infrastructure will be required as all servicing will be via private methodology undertaken entirely within the site boundaries.

- j. 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.

In accordance with an assessment under s104(1)(b) of the RMA, the proposal is consistent with the relevant statutory documents. Future development Objective H18.2- Objectives (1) are relevant as a portion of the site may still be used for horticultural purposes. Objective (3) Future development will not be compromised or hindered by the proposed use. Policy H18.3 is relevant in that the proposal will not result in any new structures and buildings of a scale and form that will hinder or prevent future urban development. The proposal involves single level buildings located in a central position on the site. There is therefore the probability that future urban development could possibly be developed in the future on the remaining portions of the site to the north and south. No significant upgrades, provisions or extension to the wastewater, water supply, or stormwater networks or other infrastructure will be required. The traffic lights at the intersection of Puhinui Road and Campana Road will ensure that the efficient and effective operation of the local and wider transport network is not compromised.

The proposal for an animal centre will not give rise to any reverse sensitivity effects when urban development occurs nor in relation to existing rural activities or infrastructure or undermine the form or nature of future urban development.

Puhinui Precinct I432.2

Objective 3 allows for the development to be managed in an integrated manner to avoid where practicable, or otherwise remedy or mitigate, adverse effects on the natural coastal environment, and significant ecological areas within the Manukau Harbour, as well as its tributaries. The application has been assessed by Iwi and the Council Specialists and any adverse effects are deemed to be able to be remedied or mitigated on site to avoid any adverse effects on the esplanade reserve adjoining the site.

Objective 9 requires that development establishes a transport network that provides for the safe and efficient movement of all travel modes. This is able to be achieved with respect to the provision of the operational traffic lights. Policy 3 is met with respect to avoiding any urban development within sub-precinct H as this site is not located within any sub-precinct.

The proposal is also consistent with the Auckland Unitary Plan- Regional Policy Statement

2. In accordance with an assessment under s104(1)(c) of the RMA, no other matters are considered relevant.
3. In the context of this discretionary activity application for land use, where the objectives and policies of the relevant statutory documents were prepared having regard to the Auckland Unitary Plan- Regional Policy Statement and 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.
4. Overall, the proposal to use of a portion of the site for the SPCA animal welfare centre purposes is acceptable.

Conditions

Under sections 108 and 108AA of the RMA, I recommend that 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 BUN60415270 (LUC60415272 and DIS60415271).
 - *Assessment of Environmental Effects: Assessment of Effects on the Environment SPC Auckland Animal Care Centre, Puhinui Road, Wiri*, prepared by Zomac Planning Solutions Limited, dated February 2023 ('the AEE'):

Detailed Site Investigation:
Contaminated Land Assessment
(DSI)

Tonkin and
Taylor

November
2022

Tonkin and
Taylor

December
2022

Remedial Action Plan: Site Management Plan for ground contamination (CSMP)	Envivo		January 2023
Civil Design and Infrastructure Assessment Report	Stantec		December 2022
Transportation Assessment			November 2022
Contaminated Land Assessment	Tonkin and Taylor		January 2023
Ecological Impact Assessment	Tonkin and Taylor Earcon		9 th Feb 2023
Acoustic Report	Ormiston Associates Ltd		24 th January 2023
On-site wastewater treatment and land disposal	Soil & Rock Consultants		16 th March 2022
Geotechnical Investigation Report			
Other additional information	Author	Rev	Dated
Section 92 responses and further information with respect to wastewater	Zomac Planning Solutions		20th March 2023
Section 92 response with respect to traffic engineering matters and Figure 1 with respect to Campana Road Upgrade	Stantec		17th April 2023
Section 92 responses and further information with respect to stormwater	Envivo		21 st July 2023
Section 92 responses and further information with respect to ecological matters.	Zomac Planning Solutions		5 th and 8 th May 2023 15 th May 2023 16 th August 2023

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 lapse.

3. The consent holder shall pay the council an initial consent compliance monitoring charge of \$1,116 (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(s) have been met, will the council issue a letter confirming compliance on request of the consent holder.

Regional Earthworks

Seasonal Restriction

4. Earthworks on the subject site must not be undertaken between 01 May and 30 September in any year, without the submission of a 'Request for winter works' for approval to Council. All requests must be renewed annually prior to the approval expiring and no works must occur until written approval has been received from Council. All winter works will be re-assessed monthly or as required to ensure that adverse effects are not occurring in the receiving environment and approval may be revoked by Council upon written notice to the consent holder.

Advice Note:

Any 'Request for winter works' will be assessed against criteria in line with the information required to assess a comprehensive application. Principally that will focus on the level of risk, the propensity to manage that risk with contingency planning and a 'track record' of good compliance with consent requirements. Each 'Request for winter works' submitted, should include the following:

- *Description of works proposed to be undertaken between 01 May and 30 September and the duration of those works.*
 1. *Details of proposed measures to prevent sediment discharge from these specific works, particularly during periods of heavy rainfall.*
 2. *Details of area(s) already stabilised.*
 3. *Revised erosion and sediment control plan detailing stabilisation to date and timeline/staging boundaries showing proposed progression of stabilisation.*
 4. *Contact details for contractor who will undertake stabilisation of the site including date(s) expected on site.*
 5. *Alternatives/contingencies proposed if the contractor referred to above becomes unavailable.*
 6. *Details of site responsibilities, specifically who is responsible for erosion and sediment controls and stabilisation processes over the specified period.*

Pre-commencement

5. Prior to the commencement of any earthworks, the consent holder must hold a pre-start meeting that:

- is located on the subject site
- is scheduled **not less than five days** before the anticipated commencement of earthworks
- includes Auckland Council Compliance Monitoring officers
- includes representation from the contractors who will undertake the works
- includes representation from Te Akitai Waiohū

The meeting must discuss the erosion and sediment control measures, and specifically site sediment retention pond GD05 compliance and must ensure all relevant parties are aware of and familiar with the necessary conditions of this consent.

The following information must be made available at the pre-start meeting:

- Timeframes for key stages of the works authorised under this consent,
- Resource consent conditions,
- **Finalised** Erosion and Sediment Control Plan (FESCP)
- Chemical Treatment Management Plan (ChTMP).

Advice Note:

To arrange the pre-start meeting please contact the Council to arrange this meeting on monitoring@aucklandcouncil.govt.nz, or 09 301 01 01. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided 2 days prior to the meeting.

Te Akitai Waiohū have requested that a cultural induction be arranged with the contractors and the project manager prior to the works commencing.

6. Prior to the commencement of earthworks activity on the subject site, a finalised Erosion and Sediment Control Plan (ESCP) must be prepared in accordance with Auckland Council Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 1 (GD05), and submitted to the Council for written certification. No earthworks activity on the subject site must commence until the Council has certified that the ESCP satisfactorily meets the requirements of GD05. The plan must contain sufficient details to address the following matters:

- Specific erosion and sediment control measures for the earthworks (location, dimensions, capacity) including the location of any decanting earth bunds or sediment retention ponds, super silt fences, clean and dirty water diversion bunds and stabilised construction entrances, in accordance with GD05;
- supporting calculations and design drawings, as necessary;
- details of construction methods and maximum open area;
- monitoring and maintenance requirements;
- catchment boundaries and contour information as necessary; and,
- details relating to the management of exposed areas (e.g. grassing, mulching).

Advice Note:

In the event that minor amendments to the ESCP are required, any such amendments must be limited to the scope of this consent. Any amendments which affect the performance of the ESCP may require an application to be made in accordance with section 127 of the RMA. Any minor amendments must be provided to the Council prior to implementation to confirm that they are within the scope of this consent.

7. Prior to the commencement of earthworks activity on the subject site, a Chemical Treatment Management Plan (ChTMP) must be prepared in accordance with GD05 and submitted to Council for written certification. No earthwork activities must commence until certification is provided by Council that the CTMP meets the requirements of GD05, and the measures referred to in that plan have been put in place.
8. The ChTMP required by Condition 7 must include as a minimum:
 - a. Specific design details of chemical treatment system based on a rainfall activated dosing methodology for the site's decanting earth bunds or other impoundment devices utilised throughout the earthworks;
 - b. Monitoring, maintenance (including post-storm) and contingency programme (including a record sheet);
 - c. Details of optimum dosage (including assumptions);
 - d. Results of initial chemical treatment trial;
 - e. A spill contingency plan; and
 - f. Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

During earthworks

9. The Decanting Earth Bunds (or other approved impoundment devices utilised throughout the earthworks) must be chemically treated in accordance with the Chemical Treatment Management Plan (ChTMP) referenced in condition 7. All measures required by the ChTMP must be put in place prior to commencement of the earthworks activity and be maintained for the duration of the earthworks activity.
10. Prior to the commencement of the earthworks activity, all required erosion and sediment control measures on the subject site must be constructed and carried out in accordance with the certified Erosion and Sediment Control Plan ESCP required by Condition 6.
11. Within ten (10) working days following implementation and completion of the specific erosion and sediment controls required by the Erosion and Sediment Control Plan (referred to in Condition 6) and prior to commencement of the earthworks activity, a suitably qualified and experienced person must provide written certification to the Council that the erosion and sediment control measures have been constructed in accordance with the approved plans and GD05. Written certification must be in the form of a report or any other form acceptable to the council.

Advice Note:

Certification of the sediment and erosion control structure(s) should contain sufficient details to address the following matters:

- 7. Details on the contributing catchment area*
 - 8. Retention volume of structure (dead storage and live storage measured to the top of the primary spillway)*
 - 9. Dimensions and shape of structure*
 - 10. Position of inlets/outlets*
 - 11. Details regarding the stabilisation of the structure*
12. Earthworks on the site must be staged in accordance with the finalised ESCP such that no more than 0.3 hectares are disturbed at any one time and must be sequenced to minimise the discharge of sediments to groundwater or surface water, unless otherwise approved by the council.
 13. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required by the Finalised Erosion and Sediment Control Plan (required by Condition 6 must be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work must be kept and be supplied to Council on request.

Advice Note:

As a guide, maintenance of the erosion and sediment control measures should seek to ensure that the accumulated sediment be removed from sediment retention devices prior to reaching 20% of total storage capacity. Sediment removed from treatment devices should be placed on stable ground where it cannot re-enter the device or be washed into any watercourse.

Where maintenance work is required to ensure the effectiveness of these erosion and sediment control measures, the record should include the date, time and details on the nature of any maintenance. The site manager (or equivalent) will need to ensure regular inspections of these measures, and particularly within 24 hours after any rainstorm event. Where it is identified that erosion and sediment control measure have become ineffective and maintenance is required, Council should be contacted on (monitoring@aucklandcouncil.govt.nz).

14. All erosion and sediment control measures must be constructed and maintained in general accordance with Auckland Council Guidance Document GD05; Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 2, except where a higher standard is detailed in the conditions above, in which case the higher standard must apply.
15. Earthworks must be managed to avoid deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it must immediately be removed. In no instance must roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

Advice Note:

In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:

- 12. provision of a stabilised entry and exit(s) point for vehicles*
- 13. provision of wheel wash facilities*
- 14. ceasing of vehicle movement until materials are removed*
- 15. cleaning of road surfaces using street-sweepers*
- 16. silt and sediment traps*
- 17. catchpits or environpods*

In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned.

It is recommended that you discuss any potential measures with Council who may be able to provide further guidance on the most appropriate approach to take. Please contact Council on monitoring@aucklandcouncil.govt.nz for more details. Alternatively, please refer to ["GD05 Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland region"](#).

16. Earthworks must be progressively stabilised against erosion at all stages of the earthworks activities and must be sequenced to minimise the discharge of sediment to surface water.

Advice Note:

Earthworks must be progressively stabilised against erosion during all stages of the earthwork activity. Interim stabilisation measures may include:

- the use of waterproof covers, geotextiles, or mulching*
- top-soiling and grassing of otherwise bare areas of earth*
- aggregate or vegetative cover that has obtained a density of more than 80% of a normal pasture sward*

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 Council for more details. Alternatively, please refer to Auckland Council Guideline Document GD05, Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region, June 2016, Incorporating Amendment 2.

17. Notice must be provided to the Council at least two (2) working days prior to the removal of any erosion and sediment control works specifically required by the Erosion and Sediment Control Plan.
18. Immediately upon completion or abandonment of earthworks on the subject site, all areas of bare earth must be permanently stabilised against erosion to the satisfaction of the Council.

Accidental Discovery Protocol

19. If, at any time during site works, potential koiwi (human remains), archaeology or artefacts are discovered, then the following discovery protocol must be followed:
 - a) All earthworks will cease in the immediate vicinity (at least 10m from the site of the discovery) while a suitably qualified archaeologist is consulted to establish the type of remains.

- b) If the material is identified by the archaeologist as human, archaeology or artefact, earthworks must not be resumed in the affected area (as defined by the archaeologist). The Consent Holder must immediately advise the Team Leader, Compliance Monitoring South, Heritage New Zealand and Police (if human remains are found) and arrange a site inspection with these parties.
- c) If the discovery contains koiwi, archaeology or artefacts of Maori origin, representatives from Ngāti Whātua Ōrākei, Ngai tai Ki Tamaki, Te Kawerau ā Maki, Ngāti Tamaoho, Te Ākitai Waiohua, Te Ahiwaru Waiohua, Ngāti Te Ata Waiohua, Ngāti Maru, Ngāti Tamaterā, Waikato-Tainui and Ngāti Whanaunga are to be provided information on the nature and location of the discovery.
- d) The Consent Holder shall not recommence works until approved by the Team Leader, Environmental Monitoring South.

National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health NES:CS

- 20. The Team Leader, Environmental Monitoring South, Auckland Council (the council), must be informed, in writing, at least ten working days prior to the start date of the works authorised by this consent.
- 21. Earthworks must be undertaken in accordance with the Contaminated Site Management Plan (CSMP), dated December 2022 and prepared by Tonkin & Taylor Ltd. Any variations to the CSMP must be submitted to the council for certification that it appropriately manages actual and potential soil contamination effects and is within the scope of this consent.

Advice Note: Contaminated Site Management Plan

The Council acknowledges that the Contaminated Site Management Plan is intended to provide flexibility of the management of the works and contaminant discharges. Accordingly, the plan may need to be updated following the results of the additional soil sampling. Any updates should be limited to the scope of this consent and be consistent with the conditions of this consent. If you would like to confirm that any proposed updates are within scope, please contact the council. The council's certification of the CSMP relates only to those aspects of the plans that are relevant under the RMA. The certification does not amount to an approval or acceptance of the suitability by the council of any elements of the management plan that relate to other legislation, for example, the Building Act 2004 or the Health and Safety at Work Act 2015.

- 22. The consent holder must engage a Suitably Qualified and Experienced contaminated land Practitioner (SQEP) to oversee any works involving the disturbance of potentially contaminated material and ensure the control measures in the certified RAP are adhered to throughout these works. All sampling must be undertaken in accordance with the *Contaminated Land Management Guidelines No. 5*, Ministry for the Environment (revised 2021).

Advice Note: Soil Contamination Sampling

In order to comply with the Contaminated Land Management Guidelines No. 5 (Ministry for the Environment, revised 2021), all sample analysis should be undertaken in a laboratory with suitable experience and ability to carry out the analysis.

23. During earthworks all necessary action must be taken to prevent dust generation and sufficient water must be available to dampen exposed soil, and/or other dust suppressing measures must be available to avoid dust formation. The consent holder must ensure that dust management during the excavation works generally complies with the *Good Practice Guide for Assessing and Managing Dust* (Ministry for the Environment, 2016).
24. In the event of the accidental discovery of contamination during earthworks which has not been previously identified, the consent holder must immediately cease the works in the vicinity of the contamination hotspot and notify the council and engage a Suitably Qualified and Experienced contaminated land Practitioner (SQEP) to assess the situation (including possible sampling and testing) and decide on the best option for managing the material.
25. Excavated material that is not re-used on site must be disposed of at an appropriate facility licensed to accept the levels of any identified contamination.
26. The consent holder must ensure that the contamination level of any soil imported to the site complies with the definition of 'Cleanfill material', as set out in the AUP(OP).

In such cases, any soil imported to site must originate from:

- A site which has been determined by a Suitably Qualified Contaminated Land Professional to have had no known history of potentially contaminating activities, as detailed on the Ministry for the Environment's Hazardous Activities and Industries List (HAIL); or
- A site which has been adequately investigated by a Suitably Qualified Contaminated Land Professional, in accordance with Contaminated Land Management Guidelines No. 5 *Site Investigation and Analysis of soils* (Ministry for the Environment, revised 2011) to meet the 'Cleanfill material' definition as prescribed in the Auckland Unitary Plan (Operative in Part).

Testing must be undertaken at a rate of no less than 1 sample per 1,000m³ of imported fill material for analytes, including metals, polycyclic aromatic hydrocarbons, organochlorine pesticides, and asbestos content. Dockets confirming that imported hardfill has been sourced from a commercial quarry will be sufficient in lieu of laboratory results.

27. Within three months of the completion of earthworks on the site, a Site Validation Report (SVR) must be submitted to the council for certification. The SVR must be prepared by a SQEP in accordance with the *Contaminated Land Management Guidelines No. 1: Reporting on Contaminated Sites in New Zealand* (Ministry for the Environment, revised 2021) and contain sufficient detail to address the following matters:

- a. A summary of the works undertaken, including the location and dimensions of the excavations carried out and the volume of soil excavated;
- b. Conditions of the final site contamination profile, including details and results of any validation testing undertaken (with a map of sampling locations and tabulated sampling results) and interpretation of the results in the context of the NES:CS and the AUP(OP) for each proposed lot;
- c. Records/evidence of the appropriate disposal for any material removed from the site;
- d. Records of any unexpected contamination encountered during the works and response actions, if applicable;
- e. Any on-going monitoring and/or management measures required to minimise risks to human health or the environment as a result of the final site contamination profile.
- f. Reports of any complaints, health and safety incidents related to contamination, and/or contingency events during the earthworks; and
- g. A statement certifying that all works have been carried out in accordance with the requirements of the consent, otherwise providing details of relevant breaches, if applicable.

Advice Note: Site Validation Report

The SVR shall enable the council to update the property file information relating to soil contamination, including the files of any newly created lots. If newly created lots are to contain differing levels of soil contamination, the SVR should specifically detail this. Until an SVR is submitted and certified by the council, the Land Information Memorandum for the property shall not be updated to reflect any soil contamination remediation work undertaken.

Discharge consent – DIS60415271

Wastewater

Duration of Consent

28. This discharge consent will expire on 19th September 2038 (being 15 years from the approval date of this consent) unless it has lapsed, been surrendered, or been cancelled at an earlier date pursuant to the RMA.

Activity in Accordance with the Plans

29. The discharge of wastewater from the facility must be carried out in accordance with the

plans and all information submitted with the application, detailed below, and all referenced by the council as consent number DIS60415271.

Report/plan title and reference	Author	Rev	Dated
"On-Site Wastewater Treatment & Land Disposal Assessment for a Proposed SPCA Development at 485 Puhinui Road Wiri"	Ormiston Associates Ltd.	1	24 January 2023
"Application BUN 60415270: The RSPCA Inc., 485 Puhinui Road, Papatoetoe - s92 response"	Zomac Planning Solutions Ltd.		20 March 2023
"Site Plan-Wastewater" within the above report.	Ormiston Associates Ltd.		21/12/2022

Wastewater Volume

30. The wastewater discharge volume to land must not exceed 15,000 L/day.

Discharge Quality Standards

31. 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)	gO ₂ /m ³	20
Total suspended solids (TSS)	mg/L	30

Wastewater System Design

32. 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:

Wastewater treatment system with the following:

- i. 2x settlement tanks 10,000L
- ii. 1x septic tank 25,000L

- iii. 1x Anoxic Tank 25,000L
- iv. 1x Recirculation tank 25,000L
- v. 2x AX100 textile pods
- vi. 1x treated effluent tank 25,000L
- 1x Automated datalogger with remote telemetry system for monitoring wastewater discharge volume (accuracy +/- 5% or better)
- A visual and audio alarm that detects pump failure or high wastewater levels.
- Emergency storage volume equivalent to >24 hours peak flow volume, above the high-water alarm levels, within the wastewater treatment system.

Wastewater land disposal system:

- At least 4,285m² land disposal area with Netafirm UniBioline pressure compensated dripper irrigation (PCDI) system consisting of 4,285 m of line, sub-surface installed at 1m spacing.
- At least 33% reserve land disposal area (1,414m²).
- The primary and reserve wastewater land disposal areas must be located in accordance with the approved plans and must be a minimum of:
 - 20 m from surface water
 - 0.9m from ground water
 - 1.5 m from property boundaries
 - 3 m from buildings
 - 3.0m from retaining walls/embankments

Minor Modifications approval

33. In the event that any minor modifications to the wastewater treatment and land disposal system are required, and if these will not result in an application under Section 127 of the RMA or a new application, then the following information must be provided:
 - i. Plans and drawings outlining the details of the modifications; and
 - ii. Supporting information that details how the proposal does not affect the capacity or performance of the wastewater treatment and land disposal system.

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

Certification of Wastewater Treatment and Land Disposal System (As-built Plans)

34. 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 Council for certification.

Contents of As-Built Plans

35. As-built plans must be provided to Council either:
- i. no less than 5 days prior to the post-construction inspection meeting required by condition 37 below; or
 - ii. within 5 days of the discharge commencing;
whichever is the earlier.

As-built plans of the wastewater system (including location of system components and disposal areas), which are certified by a suitably qualified and experienced wastewater professional as a true record of the installed wastewater system, must be provided to council within 5 days signoff from a Council Building Inspector for Code of Compliance.

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

- i. Site boundaries;
- ii. Location and dimensions of any disposal field and reserve disposal field;

Plans, descriptions and dimension of all wastewater devices;

Minimum separation distances in accordance with condition 32.

Water Saving Fixtures

36. The consent holder must maintain FULL water saving fixtures in the facility served by the wastewater treatment and land disposal system as per TP58(2004). Full water saving fixtures include, but are not limited to, the following:
- i. Dual flush (6/3) toilet cisterns;
 - ii. Aerated tap faucets;
 - iii. Front load/low water consumption/ water conserving automatic washing machine;
 - iv. Low water use dishwasher; and
 - v. Water flow restrictors to provide maximum flows of 9L/min for kitchen and shower fixtures, 6L/min for bathroom faucets, and 10 L/min for laundry faucets.

No extra wastewater producing must be installed.

Post-Construction Inspection

37. The consent holder must contact 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.

The post construction inspection must be:

- i. located on the subject area;
- ii. include representation from Council; and

- iii. 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 inspection required by this consent, please contact Auckland Council [monitoring@aucklandcouncil.govt.nz].

Stormwater Protection

- 38. The wastewater systems must be protected from ingress of stormwater;

No surface-water must be allowed to flow into, or have potential access to, the wastewater treatment plant, pump sump or disposal field.

Land Disposal Area Vegetation Coverage

- 39. The land disposal area must be maintained densely planted for the duration of consent. The disposal area must be kept free of weeds and smothering vegetation and the disposal field must be readily accessible, by contractors and/or council staff undertaking maintenance and inspections.

Land disposal area performance

- 40. The discharge of wastewater to land must not result in:
 - i. ponding of wastewater within or adjacent to the land disposal area;
 - ii. channelling of wastewater that results in overland runoff of wastewater beyond the land disposal area; and
 - iii. surface seepage (breakout) of wastewater beyond the land disposal area.

Use of Reserve Wastewater Disposal Areas

- 41. The use of all or parts of the reserve wastewater disposal area is subject to Council confirmation. The following information must be provided:
 - i. The reason why the reserve land disposal area is needed;
 - ii. An assessment of the condition of the primary land disposal area and any maintenance or other mitigation measures required to allow its continued use;
 - iii. An assessment of discharge flow volumes on the site and an assessment of options to manage or reduce flows; and
 - iv. 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

42. 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 only.

Maintenance standard

43. The wastewater treatment and land disposal system must be maintained in good working order.

Operation and Maintenance Plan

44. Within three months of the discharge commencing, an Operation and Maintenance Plan for the on-going operation and maintenance of the wastewater treatment and land disposal systems, must be submitted to Council for certification. The Plan must include:
- i. Details of a 6-monthly maintenance programme (or as required by the system's manufacturer) to be undertaken by a suitably qualified wastewater professional to inspect and maintain the key components of the wastewater treatment and land disposal systems.
 - ii. A schedule, instructions, checklist and forms for all operation and maintenance tasks required for the satisfactory operation of the wastewater treatment and land disposal systems, including:
 - Solids removal;
 - Filter cleaning;
 - Pump maintenance;
 - Flushing of PCDI lines;
 - Inspection of the land disposal area and vegetation management within it;
 - flow monitoring and response triggers;
 - taking, handling, and transportation of effluent samples; and
 - iii. The checklist must clearly specify who is responsible for completing the required maintenance.
 - iv. Names of appropriate people to contact in the event system malfunctions occur including contact telephone numbers.

The wastewater treatment and disposal system must be managed in accordance with the Operation and Maintenance Plan.

Maintenance Contract

45. A written maintenance contract for the on-going inspection and maintenance of the wastewater treatment and disposal systems must be entered into with an appropriate wastewater treatment system operator, prior to the operation of the system. The maintenance contract must be in place and maintained for the duration of the consent.

A copy of the current maintenance contract and any replacement contract(s) must be provided to Auckland Council within three months of a contract being entered into.

The servicing contractor must provide the consent holder with a report after each inspection, detailing the following:

- i. Record of line flushing and state of lines
- ii. Visual assessment of the disposal field in general
- iii. Any replacements and maintenance performed
- iv. Assessment of whether systems are functioning as intended, and
- v. Recommendations for action with timeframes.

Flow meter readings

46. A wastewater discharge flow meter must be installed and maintained, that continuously measures to an accuracy of +/- 5 percent, the treated wastewater flows discharged to the land disposal system for the duration of consent. The meter readings must be recorded by the telemetric unit and shall be set up to send meter readings and immediate advice of exceedances of the daily flow volume limit or alarm activations to the consent holder and/or the system maintenance contractor by remote telemetric unit.

Meter readings must 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, meter reading, and the calculated daily discharge flow volume.

Copies of discharge flow monitoring records must be retained by the consent holder.

Exceedance of the maximum consented flow limit

47. For any exceedance of the maximum consented discharge limit as authorised by condition 30 of this consent, the consent holder must notify Council and prepare a Discharge Exceedance Investigation Report. This report must include, but is not limited to, the following:
- i. Details of any previous discharge volume exceedances;
 - ii. Daily flow monitoring records for the preceding six (6) month period;
 - iii. The reason for the exceedance including a description of the actions undertaken to investigate the reason(s) for the exceedance; and

- iv. A description of the actions taken to remedy the cause of the flow exceedance.
A copy of the Discharge Exceedance Investigation Report must be provided to the council within 14 working days from the date of the exceedance.

Discharge quality monitoring

48. Samples of treated wastewater must be collected and analysed in the month of July and January for the following parameters:

Parameter	Units
5-day Biochemical Oxygen Demand (BOD ₅)	gO ₂ /m ³
Total suspended solids (TSS)	mg/L
Total Nitrate+Nitrite Nitrogen (NO ₂ /NO ₃)	g/m ³
Total Ammoniacal Nitrogen (NH ₃)	g/m ³
Total Nitrogen (TN)	g/m ³
Total Phosphorus (TP)	g/m ³

All samples must be collected and analysed in accordance with the latest edition of "Standard Methods for the Examination of Water and Wastewater", a joint publication of the American Public Health Association, Water Environment Federation and the American Water Works Association; or an alternative method that has been approved in writing by the Council. The samples must be analysed at an International Accreditation New Zealand (IANZ) accredited laboratory.

Advice note:

In addition to BOD and TSS, the major indicators of the efficiency of wastewater treatment are N and P. No limits have been conditioned, however any significant change to these parameters may indicate a problem in the treatment system and must be investigated.

Actions if discharge quality standards are exceeded

49. In the event of any exceedance of the consented discharge quality standards, as specified in condition 31 the Consent Holder must:
- Advise the Council of the exceedance within 2 working days of the exceedance being detected;
 - Advise the Council of the actions taken/being taken to address and remedy the cause of the exceedance within 5 working days of the exceedance being detected; and
 - Undertake additional sampling and analysis at the request of the Council to verify the wastewater treatment and land disposal system is being operated in accordance with the consent discharge standards.

Reporting

50. The following information for the preceding period of 1 August to 31 July, must be submitted

to the Auckland Council by 31 August of each year:

- a) Maintenance service reports as per condition 46;
- b) Wastewater discharge monitoring as per condition 48; and
- c) Records of any failings, replacements or upgrades.
- d) Summary of incident assessment(s).

Advice Note:

The wastewater discharge must be recorded on a form, stating name of consent holder, address and consent reference number. The form must state the meter reading AND the calculated daily discharge volume.

An incident report needs to document what happened, what was done in that connection, what was the outcome and, if applicable, what will be done to prevent it from happening again.

Stormwater management works

51. The following stormwater management works must be constructed for the following catchment areas and design requirements, and must be completed prior to discharges commencing from the site:

Works to be undertaken	Catchment area - impervious	Design requirement(s)
<i>Stormwater360 Filterra Device</i>	<i>Southern Carpark</i>	GD01
<i>Stormwater360 StormFilter Device</i>	<i>Northern Carpark</i>	GD01
<i>Stormwater outfall</i>	Entire site	TR018 Hydraulic Energy Management

The stormwater design was deemed to be suitable at the resource consent stage. However if at the building consent stage, it was deemed that the SW outfall was to encroach on any part of the adjoining esplanade reserve, then Land Owner Approval will be required prior to the issue of a building consent.

Operation and Maintenance

52. An Operation and Maintenance Plan must be provided to council and certified by council 5 working days prior to the post-construction meeting required by this consent. The stormwater management system must be managed in accordance with the final Operation and Maintenance Plan. The plan shall include:
- a) details of who will hold responsibility for long-term maintenance of the stormwater management system and the organisational structure which will support this process.
 - b) a programme for regular maintenance and inspection of the stormwater management system.
 - c) a programme for the collection and disposal of debris and sediment collected by the stormwater management devices or practices.
 - d) a programme for post storm inspection and maintenance.
 - e) a programme for inspection and maintenance of the outfall; and
 - f) general inspection checklists for all aspects of the stormwater management system, including visual checks.
53. Any amendments or alterations to the operation and maintenance plan must be submitted to Council for certification, in writing prior to implementation.

Minor Modifications

54. 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:
- a. Plans and drawings outlining the details of the modifications; and
 - b. 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)

55. 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, must be provided to Council for approval.
56. As-Built Plans must be provided to Auckland Council on request on completion of the stormwater works.

The As-Built plans must 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 outlets, 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, including (if relevant) confirmation of the Water Quality Volume/Flow (storage volumes and levels of any outflow control structure; and
- d) documentation of any discrepancies between the design plans and the As-Built plans approved by the Minor Modifications Approval condition.

Ecology

57. Prior to all works commencing on the site, the consent holder must engage the services of a Suitably Qualified and Experienced Ecologist who must supervise all works on-site involving:
 - Pest plant management
 - Vegetation removal
 - Lizard search and rescue
 - Mitigation Planting
 - Nesting bird searches
 - Supervision of the installation and removal of GD05 measures
58. A Plant Pest Management Plan must be submitted to be approved by Council for review prior to earthworks commencing, this plan must include management of pest plant species within the area which is subject to mitigation planting (1,100 m²) as shown within the '*Estuary Revegetation plan rev B*', prepared by Chowhill, dated 16 August 2023.
59. Prior to planting the consent holder must undertake pest plant control within the mitigation planting area (1,100 m²) as shown within the '*Estuary Revegetation Plan rev B*', prepared by Chowhill, dated 16 August 2023 in accordance with the Pest Plant Management Plan provided in Condition 58.

Advice note:

Pest plant control means, that there are no fruiting and/or flowering individuals of weed species present within the site and any mature weed species present are dead. In addition, there must be no areas where weed species are smothering and/or out-competing native vegetation including suppressing natural regeneration processes. Control must be demonstrated to the Council. Pest plant species are any that are listed within the Regional Pest Management Plan (RPMP): <https://www.tiakitamakaurau.nz/protect-and-restore-our-environment/pests-in-auckland/>

60. Mitigation planting (1,100 m²) must be undertaken in accordance with the '*Estuary Revegetation Plan rev B*', prepared by Chowhill, dated 16 August 2023. All plants must be eco-sourced from the Manukau Ecological District. A Suitably Qualified Ecologist must supervise the placement of plants around the silling chamber outfall and associated riprap as detailed on drawing DWG 33171-520 within the '*Civil Design and Infrastructure Assessment Report Proposed New Animal Care Facility For SPCA 485 Puhinui Road, Wiri*', prepared by Envivo, dated January 2023.
61. All planting must be carried out between May to August. Written confirmation in the form of a planting completion report must be provided to the Council, within 30 working days of the planting works being completed. This report must confirm that all plantings have been completed in accordance with the approved planting plan detailed within '*Estuary Revegetation plan rev B*', prepared by Chowhill, dated 16 August 2023.
62. All Myrtaceae species being delivered to the site must be from a plant pass-certified supplier with a Myrtle Rust Specific Module standard. Participating producers can be found at www.plantpass.org.nz/biosecurity/participatingproducers. A dated copy of this certification must be provided to the Council within 5 days of delivery.

Advice note:

The New Zealand Plant Producers Incorporated has developed a framework of supply chain biosecurity protocols that will satisfy the above condition. A copy of the Myrtle Rust Nursery Management Declaration and the New Zealand Plant Producers Incorporated Myrtle Rust Nursery Management Protocol can be found at the website (<http://nzppi.co.nz/>). The website explains that a declaration signed by the plant provider will be proof that any Myrtaceae species have been grown and treated according to best practice protocols to reduce the spread of Myrtle rust.

63. Five years of monitoring and maintenance must commence once the planting completion report has been approved by the Council in accordance with Condition 60. If the vegetation dies or declines beyond recovery during this period, it must be replaced by the consent holder with a new specimen of the same size and the species to that which was originally planted. Throughout the five-year establishment period, the consent holder must ensure that a pest plant free environment (in accordance with Condition 59) is maintained in the revegetation area.

Advice note:

Pest plant species are any that are listed within the Regional Pest Management Plan (RPMP): <https://www.tiakitamakimakaurau.nz/protect-and-restore-our-environment/pests-in-auckland/>

64. All vegetation alteration and/or clearance must occur outside the main native bird nesting season (1st September until the end of February, inclusive) to minimise any disturbance risk that vegetation removal would have on nesting birds. If vegetation clearance is unavoidable during the main native bird nesting season, an approved and experienced ecologist or ornithologist must visually observe and inspect all vegetation proposed for removal within 24 hours of removal to identify any active nests. Should any nesting be identified, a 10-metre buffer of vegetation must be required to remain around the nest site until an approved and experienced ecologist or ornithologist has confirmed that the nest has failed, or the chicks have hatched and naturally left the natal site. Following inspection and confirmation of the absence of nesting birds, the consent holder must submit a completion report to the Council for approval, within 30 working days.
65. A Suitably Qualified and Experienced Ecologist/Ornithologist acceptable to the Council must observe Pīhoihoi / New Zealand pipit (*Anthus novaeseelandiae*) for works programmed during the breeding season (1st August to the end of March, inclusive).
66. A Suitably Qualified and Experienced Ecologist/Ornithologist must produce and implement a Pīhoihoi Management Plan, to be approved by a Council Ecologist if Pīhoihoi are present within 50 metres of works. On completion of works a completion report to Council detailing the outcomes of the Pīhoihoi Management Plan must be submitted within 30 working days.
67. A Suitably Qualified and Experienced Ecologist acceptable to the Council must produce a Fauna Friendly Lighting Scheme Plan at the detailed design stage of the development. The

lighting scheme plan must be reviewed and certified by a Council Ecologist prior to final sign off.

68. All works must be restricted to daylight hours between dawn and dusk with the use of external and temporary lighting prohibited, unless approved by Council.
69. The consent holder must carry out the approved lizard management plan described in the *Lizard Management Plan for 485 Puhinui Road, Papatoetoe V2'*, prepared by Tonkin & Taylor Ltd, dated 15 May 2023. A Suitably Qualified and Experienced Ecologist acceptable to the Council, must be onsite to supervise all and any habitat removal and to implement the lizard management plan. A minimum of five artificial cover object (ACO) checks must be carried out.
70. Upon completion of works, all findings resulting from the implementation of the Lizard Management Plan must be recorded by a suitably Qualified and Experienced Ecologist/Herpetologist approved by the Council on an Amphibian/Reptile Distribution Scheme (ARDS) Card (or similar form that provides the same information) which must be sent to Council.
71. A post-relocation lizard monitoring plan must be submitted to Council for review if 20 lizards are relocated during salvage activities described in the *Lizard Management Plan for 485 Puhinui Road, Papatoetoe V2'*, prepared by Tonkin & Taylor Ltd, dated 15 May 2023. The lizard monitoring plan must be reviewed and certified by Council prior to implementation.
72. The Erosion and Sediment Control Management Plan must be implemented in accordance with GD05, with particular regard to ensuring no concrete, slurry or contamination enters the Waokauri Creek. A Suitably Qualified Ecologist must supervise the installation and removal of all GD05 measures.

Traffic Engineering

Construction Traffic Management Plan

73. Prior to the commencement of any works on the site, the consent holder must submit and have certified by the Council, a Construction Traffic Management Plan (CTMP) The CTMP

must be prepared in accordance with the Council's requirements for traffic management plans or CTMPs (as applicable) and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management and shall address the surrounding environment including pedestrian-and bicycle traffic as well as public transport. No construction activity must commence until the CTMP has been certified by the Council and all construction traffic must be managed at all times in accordance with the approved CTMP. The CTMP must be included in the application for a Corridor Access Request.

Avoid Damaging Assets

74. Unless specifically provided for by this consent approval, there must be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks and construction activity. In the event that such damage does occur, the Council will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition must be met by the consent holder.

Parking Restrictions

75. The applicant must ensure that on-street parking is restricted on either side of the proposed vehicle crossings. The applicant must install and maintain signs indicating the restricted parking zone, in accordance with the requirements of the Auckland Transport Code of Practice. This on-street parking restrictions must be in place prior to the commencement of the operation to the satisfaction of Auckland Transport and be undertaken at the consent holder's expense.

Advice note:

Permanent traffic and parking controls as per the above condition are subject to a Resolution approval from Auckland Transport. Changes to traffic / parking controls on the road reserve will require Auckland Transport Traffic Control Committee (TCC) resolutions. The resolutions, prepared by a qualified traffic engineer, will need to be approved so that the changes to the road reserve can be legally implemented and enforced. The resolution process requires external consultation to be undertaken in accordance with Auckland Transport's standard procedures. It is the responsibility of the consent holder to prepare and submit a permanent Traffic and Parking Changes report to Auckland Transport Traffic Control Committee (TCC) for review and approval. No changes to the traffic and parking controls will be allowed before the resolution is approved by the Auckland Transport Traffic Control Committee (TCC). All costs shall be borne by the consent holder.

Application details and can be found from the following Auckland Transport website link:

<https://at.govt.nz/about-us/working-with-at/traffic-and-parking-controls>

A copy of the Resolution from the Traffic Control Committee shall be submitted to the Council prior to the commencement of the activity provided for by this consent approval.

Loading

76. The consent holder must ensure the loading and unloading of goods or materials by heavy vehicles to the subject site only be carried out during off-peak hours to minimize the impact of heavy vehicle movements on the surrounding road network and to ensure the safety of pedestrians and other road users during peak traffic periods.

Advice note:

Peak hours within industrial areas are defined as 7am -9am and 4pm-6pm.

Carriageway Upgrade

77. The consent holder must undertake the site frontage upgrade along Campana Road up to the northern vehicle crossing in accordance with the Auckland Code of Practice for Land Development and Subdivision: Transport (Chapter 3) for the carriageway fronting the site prior to the commencement of the activity. The upgrade shall include the following component:
- The carriageway shall be widened to the necessary width to accommodate the intended traffic volumes and to provide adequate space for cyclists and pedestrians as per the indicative Figure 1 prepared by Stantec as per Section 92 response dated 17 April 2023.



Engineering Approval – Transport

78. Prior to the commencement of any engineering works, the consent holder must submit engineering plans (including engineering calculations and specifications) to the Council for approval in writing. The engineering plans must include, but not be limited to, the information regarding the detailed design of all roads and road network activities provided for by this resource consent approval. The engineering plans submitted for approval must

detail all works associated with the development, and must be in accordance with current Council Engineering Standards, but not limited to:

- a) Detailed design of the road upgrade (Campana Road).
- b) Detailed design of all street lighting, street furniture and other structures/facilities on the roads to be vested in Auckland Transport (including traffic calming devices, raingardens and safety measurements, marking and street signs etc.) shall be designed in accordance with the Auckland Code of Practice for Land Development and Subdivision: Transport (Chapter 3).
- c) Pavement and surfacing for all proposed roads, parking areas, footpaths and pedestrian crossing points must be designed in accordance with Auckland Code of Practice for Land Development and Subdivision: Transport (Chapter 3).
- d) Any associated changes to carriageway width, to be confirmed in consultation with Auckland Transport.

Crossings and Footpaths

79. The new vehicle crossings must be designed and formed to Auckland Transport's Standard (VX0203 Rev A for commercial crossings) with the exception of the berm width of the northern crossing which will be 7metres wide and the berm width of the southern crossing which will be 10 metres wide. This must be undertaken at the consent holder's expense and to the satisfaction of the Council.

Advice Note:

Prior to implementing the new crossings, the applicant will be required to submit to Auckland Transport a Vehicle Crossing Application.

Corridor Access Requests

80. All work in the road reserve must be carried out in accordance with the general requirements of The National Code of Practice for Utility Operators' Access to Transport Corridors [http://nzuag.org.nz/national-code/Approved National Code Feb13.pdf](http://nzuag.org.nz/national-code/Approved%20National%20Code%20Feb13.pdf) and Auckland Transport Design Manual <https://at.govt.nz/about-us/manuals-guidelines/transport-design-manual/>

Prior to carrying out any work within the road corridor, the consent holder must submit to Auckland Transport a Corridor Access Request (CAR) and temporary traffic management plan (TMP), the latter prepared by an NZ Transport Agency qualified person and work shall not commence until such time as the applicant has approval in the form of a Works Access Permit (WAP). The application may be made at <https://at.govt.nz/about-us/working-on-the-road/corridor-access-requests/apply-for-a-car/> and 15 working days should be allowed for approval.

It will be the responsibility of the consent holder to determine the presence of any underground services that may be affected by the applicants work in the road reserve. Should any services exist, the applicant shall contact the owners of those and agree on the service owners' future access for maintenance and upgrades. Services information may be obtained from <https://www.beforeudig.co.nz/>.

Noise Limits

81. The noise rating level from activities conducted on the site must comply with the following noise limits when measured and assessed within the notional boundary on any site zoned

Future Urban in accordance with NZS6801:2008 Acoustics – Measurement of Environmental Sound and NZS6802:2008 Acoustics – Environmental Noise: -

<i>Time</i>	<i>Noise level</i>
<i>Monday to Saturday 7am-10pm</i>	<i>55dB LAeq</i>
<i>Sunday 9am-6pm</i>	
<i>All other times</i>	<i>45dB LAeq</i> <i>75dB LAFmax</i>

Noise management plan

82. Prior to operation of the facility an updated Noise Management Plan (NMP) based on the draft NMP dated 20/3/2023 prepared by Earcon Acoustics must be prepared by the consent holder. The objective of the NMP is to specify the noise management and mitigation measures to ensure that noise emissions from the operation of the facility are minimised at all times.

The NMP must specify all noise management measures to ensure compliance with noise limits set out in condition 66 and noise is minimised at all times. The NMP must include (or address) the following:

- management should clearly distinguish between daytime and night-time periods and approach (where different).
- identification of the nearest neighbours.
- a site plan clearly showing the location of all dog holding areas, kennels & outdoor part of kennels and outdoor exercise areas.
- brief comment that kennels and outdoor part of kennels and outdoor exercise areas are designed to minimise noise received within adjacent sites.
- number of kennels and maximum capacity.
- normal hours of operation and staff afterhours/emergency access including times when no staff are on site.
- specify hours for use of dog runs and outdoor exercise areas.
- specify hours for public access which may disturb dogs.

- staff training, responsibilities and contact details.
 - complaint procedures.
 - mitigation if dogs bark incessantly outside normal operating hours.
 - reference to resource consent and specific conditions (if any).
 - quality control box so all updates are recorded and by whom.
 - expand on the statement: 'The kennel design allows most kennel spaces to be visually divided via a guillotine door and screen to limit views of other dogs when they are being moved throughout the facility' (i.e. potential for kennels without visual divisions to result in a greater potential for dogs to bark).
 - monitoring checks, for example, all visual screens are operational, CCTV, security measures, checking external noise sources which may cause dogs to bark, and suitable ventilation of the kennel buildings.
 - confirm that the NMP was informed by information provided by the SPCA.
83. All staff must be made aware of the provisions of the NMP. The NMP is a working document that must be regularly reviewed and updated as required.
84. A copy of the NMP must be made available to authorised council staff during any compliance monitoring visits.

Signage

85. All signage as indicated on Plan Reference SK-01-08 by Chowhill dated 2/02/2023 including the free standing sign of 5m in height (including mounting of 1m) and 1m in width must be constructed/ installed prior to the operation of animal centre. All signs are to be static i.e. non-flashing.

Advice note:

The consent holder is advised that no sandwich board signs, flags or banner signs are to be displayed within the front yards of the site, or within the road reserve on Campana Road or Puhinui Road.

Lighting

86. Prior to the approval of building consent the consent holder must provide a Lighting Plan, prepared by a suitably qualified Lighting Engineer, to the Council.

The Lighting Plan must:

- a. Include all accessible areas of the premises where movement of people is

expected. Such locations include, but are not limited to the shared driveways, building entrances, building frontage, outdoor carpark, footpaths or common access areas.

- b. Include proposed locations, lux levels and types of lighting (i.e. manufacturer's specifications once a lighting style has been determined) and any light support structures required to control timing, level of lighting, or to minimise light spill, glare, and loss of night time viewing.
- c. Demonstrate compliance with the relevant standards in E24.6.1 Lighting of the Auckland Unitary Plan (Operative in Part).
- d. Demonstrate compliance with AS/NZS 1158 P requirements and clearly specify what P Category the lighting design will achieve. The selection criteria for the chosen lighting category shall also be presented (i.e. pedestrian/cycle activity, risk of crime etc).
- e. Demonstrate the vertical illuminance by means of lux contours or a similar method to assess light spill on neighbouring properties where relevant. The limits of the vertical illuminance should comply with Auckland Unitary Plan (Operative in Part) Standard E24.6.1.3.
- f. Include an executive summary of the above information in plain English that outlines the relevant requirements to their application and their design response to them. The certified Lighting Plan shall be implemented prior to first occupation of the development, and thereafter retained and maintained, to the satisfaction of the Council.

Landscaping

87. All landscaping as indicated on Chowhill plans L80-02 – L80-10 must be planted prior to the commencement of the activity or within the first planting season whichever occurs first. All landscaping is to be maintained thereafter.

Formation of driveway, parking areas and manoeuvring areas

88. All driveways, parking areas and manoeuvring areas as indicated on Chowhill plan SK-02-01 must be completed prior to the commencement of the activity.

Rubbish

89. Rubbish must always be stored in designated areas except when emptying. Outdoor rubbish storage areas must be screened from public view.

Hours of Operation

90. The daily hours of operation for the public must be limited to:

9.00am to 4.00pm Monday to Sunday

(These limited hours are excluding the hours with respect to public events as per Conditions 90-91 below).

Advice note:

The Assessment of Environmental Effects report had indicated these hours and days of operation which were sighted by those who gave affected party approval to these specific hours and days of operation.

Events

91. No more than four events hosting more than 50 people and up to a maximum of 200 people on site at any one time, must be held in any one calendar year.
92. There must be no events exceeding 200 people on site at any one time.
93. The consent holder must use its best endeavours to avoid movements to or from any events on site during Auckland Airport's peak traffic periods (7.00am to 9.00am and 4.00pm to 6.00pm).

Advice Note:

This condition has been offered by the consent holder on an Augier basis.

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 are demolishing any building that may have asbestos containing materials (ACM) in it:

You have obligations under the relevant regulations for the management and removal of asbestos, including the need to engage a Competent Asbestos Surveyor to confirm the presence or absence of any ACM. Work may have to be carried out under the control of person holding a WorkSafe NZ Certificate of Competence (CoC) for restricted works. If any ACM is found, removal or demolition will have to meet the Health and Safety at Work (Asbestos) Regulations 2016. Information on asbestos containing materials and your obligations can be found at www.worksafe.govt.nz.

If ACM is found on site following the demolition or removal of the existing buildings, you may be required to further remediate the site and carry out validation sampling. Dependent on the amount of soil disturbance, a further consent application may be required.

5. 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).

6. *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.*
7. *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:*

In the case of a coastal, water or discharge permit, 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. In the case of a coastal, water or discharge permit, to provide compliance with any relevant national environmental standard that has been made since the commencement of consent.

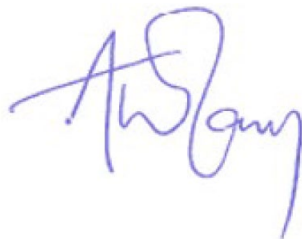
At any time, if it is found that the information made available to the council in the application contained inaccuracies which materially influenced the decision or the effects of the exercise of the consent, such that it is necessary to apply more appropriate conditions, the conditions may also be reviewed.
8. *Flushing of drip irrigation (PCND) lines should be conducted in a manner that does not result in discharges of flushed water off the property or into any surface water.*
9. *If there are any tree works or any other works proposed within the adjoining esplanade reserve in association with this consent then Land Owner Approval from Parks Planning will be required.*
10. *This application must be read in conjunction with the approved LUC60416787 and WAT60276843-A with respect to the relocation of the water bore and the watertake allocation for this activity.*

Delegated decision maker:

Name: Alice Iuli-Tay

Title: Team Leader Resource Consents

Signed:



19th September 2023

Date:

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.

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:	

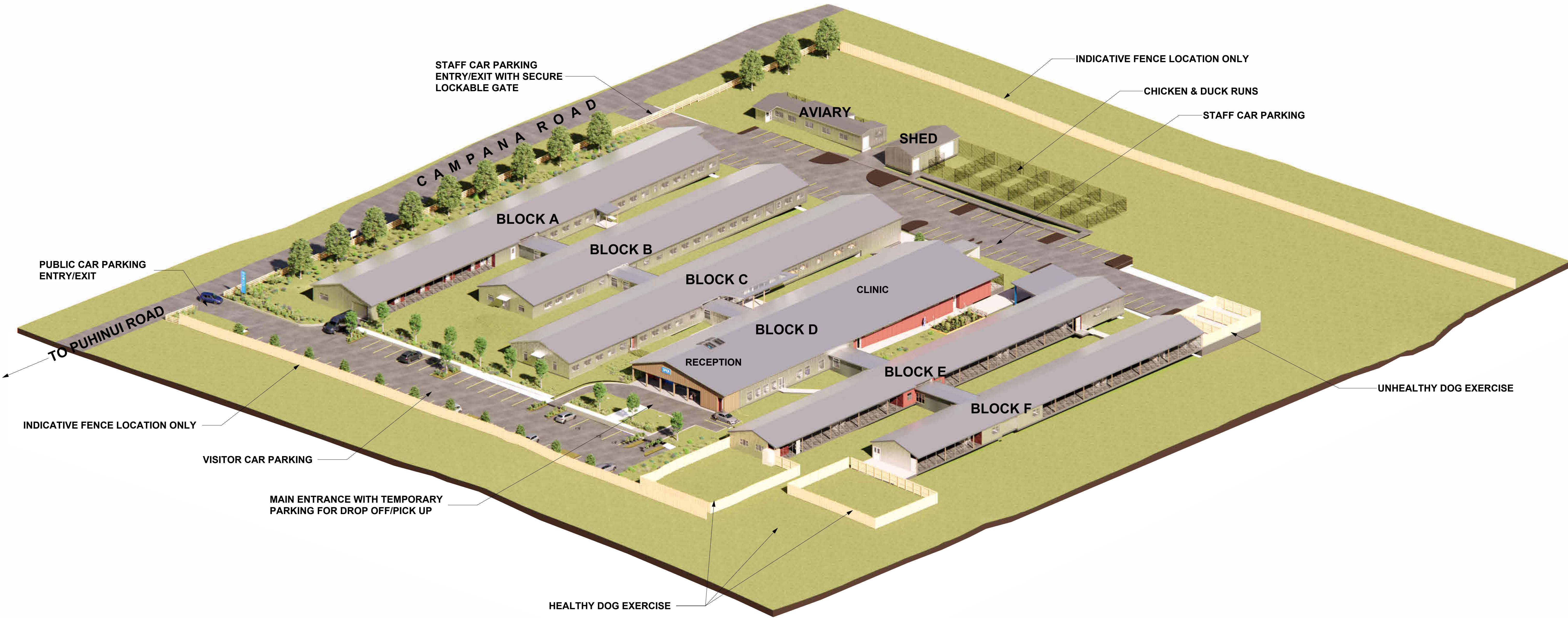
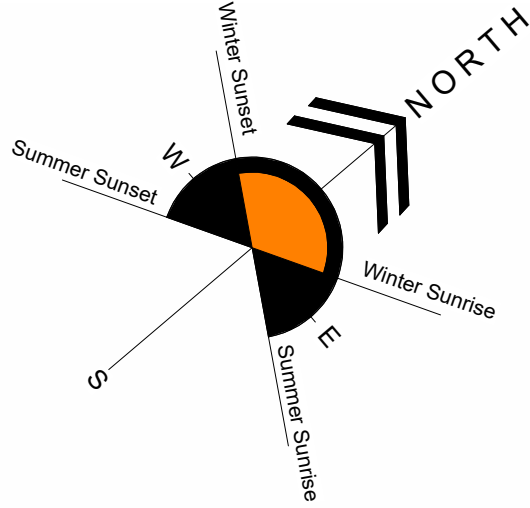
Primary contact	Name	Mobile / Landline	Address	Email address
Owner				
Project manager				
Builder				
Earthmover				
Arborist				
Other (specify)				

Signature: Owner / Project Manager (indicate which)	Date:
--	--------------

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.



Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Copyright:
chow:hill architects limited ©

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	2022/07/27	CONCEPT DESIGN
B	2022/09/20	PRELIM DESIGN WIP
01	2023/02/02	RESOURCE CONSENT ISSUE

Project Consultant List:

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland
1149, New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz



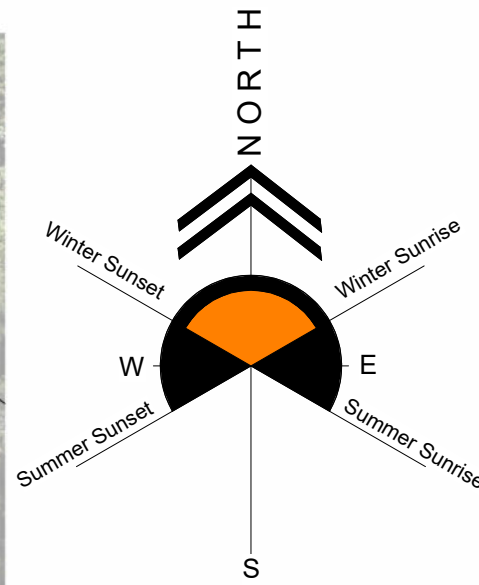
SPCA WIRI
485 Puhinui Road, Wiri, Auckland 2025

OVERALL EXTERIOR AXONOMETRIC VIEW

Design: Designer Scale: N.T.S @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
2/02/2023 4:42:37 pm

RESOURCE CONSENT

Project No.	Sheet	Revision
21223	SK-00-11	01



LEGAL DESCRIPTION:

ADDRESS:
485 Puhinui Road
Papatoetoe
Auckland 1701

CT NO: 47D/552
LOT NO: 2, DP: 402013
AREA: 7,1636 Ha (71,636m²)

ZONE:

Business, Light Industry Zone

SITE & BUILDING:

WIND PRESSURE:
Refer to facade engineer's windmap and/or
pressure calculations.

IMPORTANCE LEVEL: 2
(per AS/NZS 1170.0)

EARTHQUAKE ZONE: Zone 1
(per NZS 3604)

EXPOSURE ZONE: Zone B
(per NZS 3604)

SNOW ZONE: Zone No
(per NZS 3604)

RAINFALL INTENSITY: 100mm/h,
10min duration
(per NZBC E1)

Notes:
Do not scale from drawings. All
data to be verified on site prior
to commencement of work.

Copyright:
chow:hill architects limited ©

Original Scale

0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	2022/07/27	CONCEPT DESIGN
B	2022/09/20	PRELIM DESIGN WIP
01	2023/02/02	RESOURCE CONSENT ISSUE

Project Consultant List:

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland
1149, New Zealand

t: +64 9 522 6460 i: www.chowhill.co.nz



SPCA WIRI

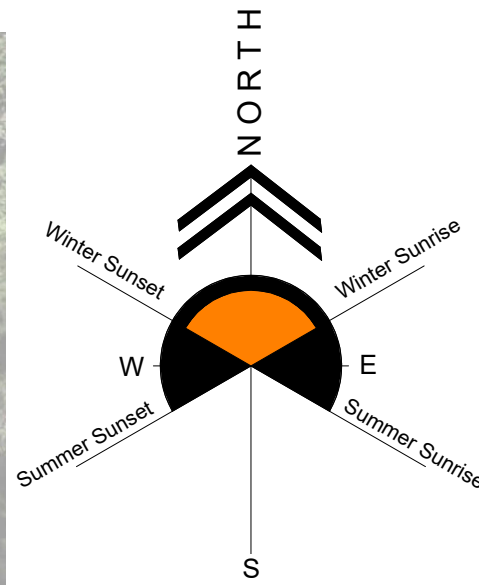
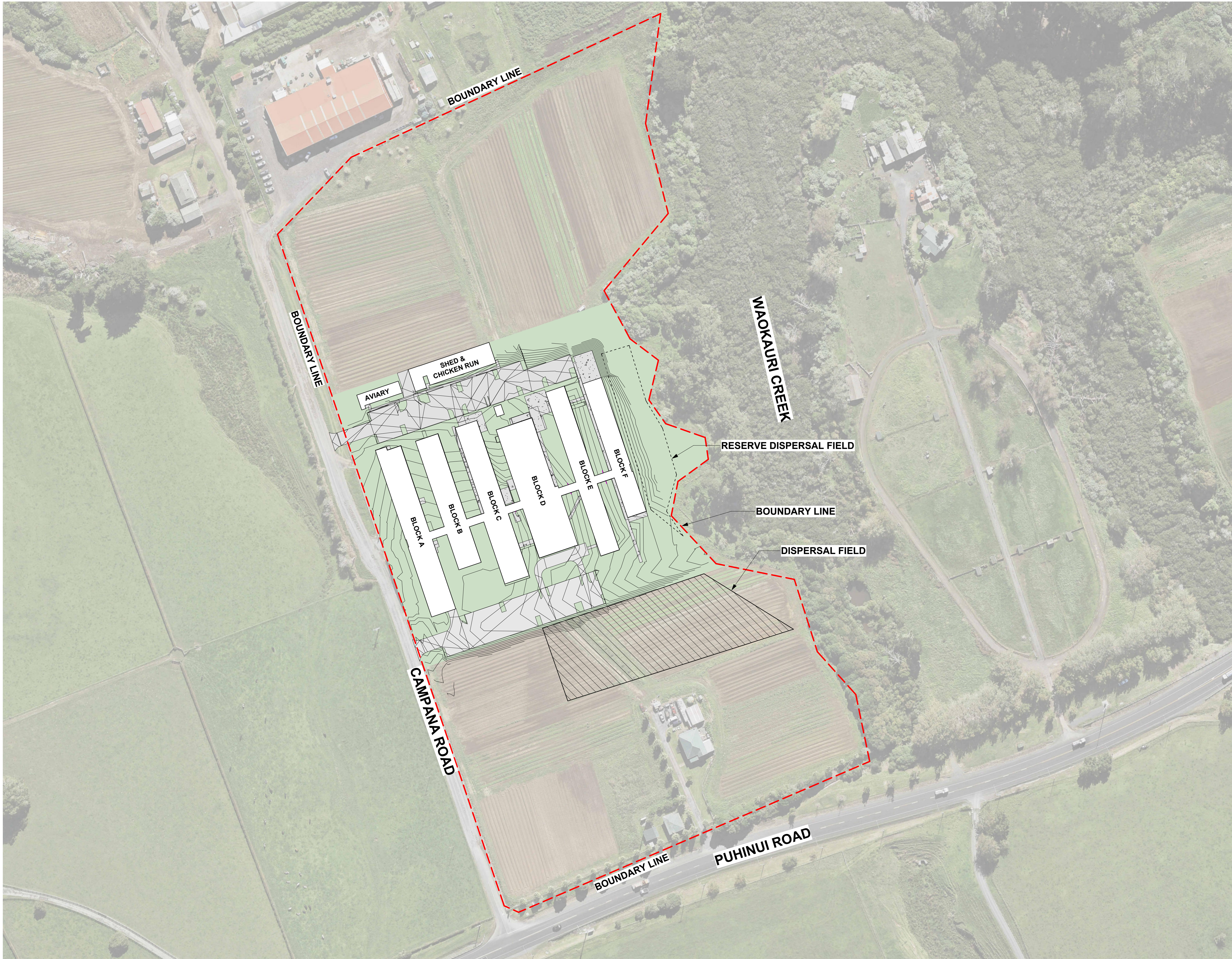
485 Puhinui Road, Wiri, Auckland 2025

EXISTING SITE AERIAL PLAN (1-1000)

Design: Designer Scale: As indicated @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
2/02/2023 4:43:03 pm

RESOURCE CONSENT

Project No.	Sheet	Revision
21223	SK-01-03	01



LEGAL DESCRIPTION:

ADDRESS:
485 Puhinui Road
Papatoetoe
Auckland 1701

CT NO: 47D/552
LOT NO: 2, DP: 402013
AREA: 7,1636 Ha (71,636m²)

ZONE:

Business, Light Industry Zone

SITE & BUILDING:

WIND PRESSURE:
Refer to facade engineer's windmap and/or pressure calculations.

IMPORTANCE LEVEL: 2
(per AS/NZS 1170.0)

EARTHQUAKE ZONE: Zone 1
(per NZS 3604)

EXPOSURE ZONE: Zone B
(per NZS 3604)

SNOW ZONE: Zone No
(per NZS 3604)

RAINFALL INTENSITY: 100mm/h,
(per NZBC E1) 10min duration
1:10 Occurance

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Copyright:
chow:hill architects limited ©

Original Scale

0 10 20 30 40 50mm

Revision	Revision Date	Notes
01	2023/02/02	RESOURCE CONSENT ISSUE

Project Consultant List:

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland
1149, New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz



SPCA WIRI

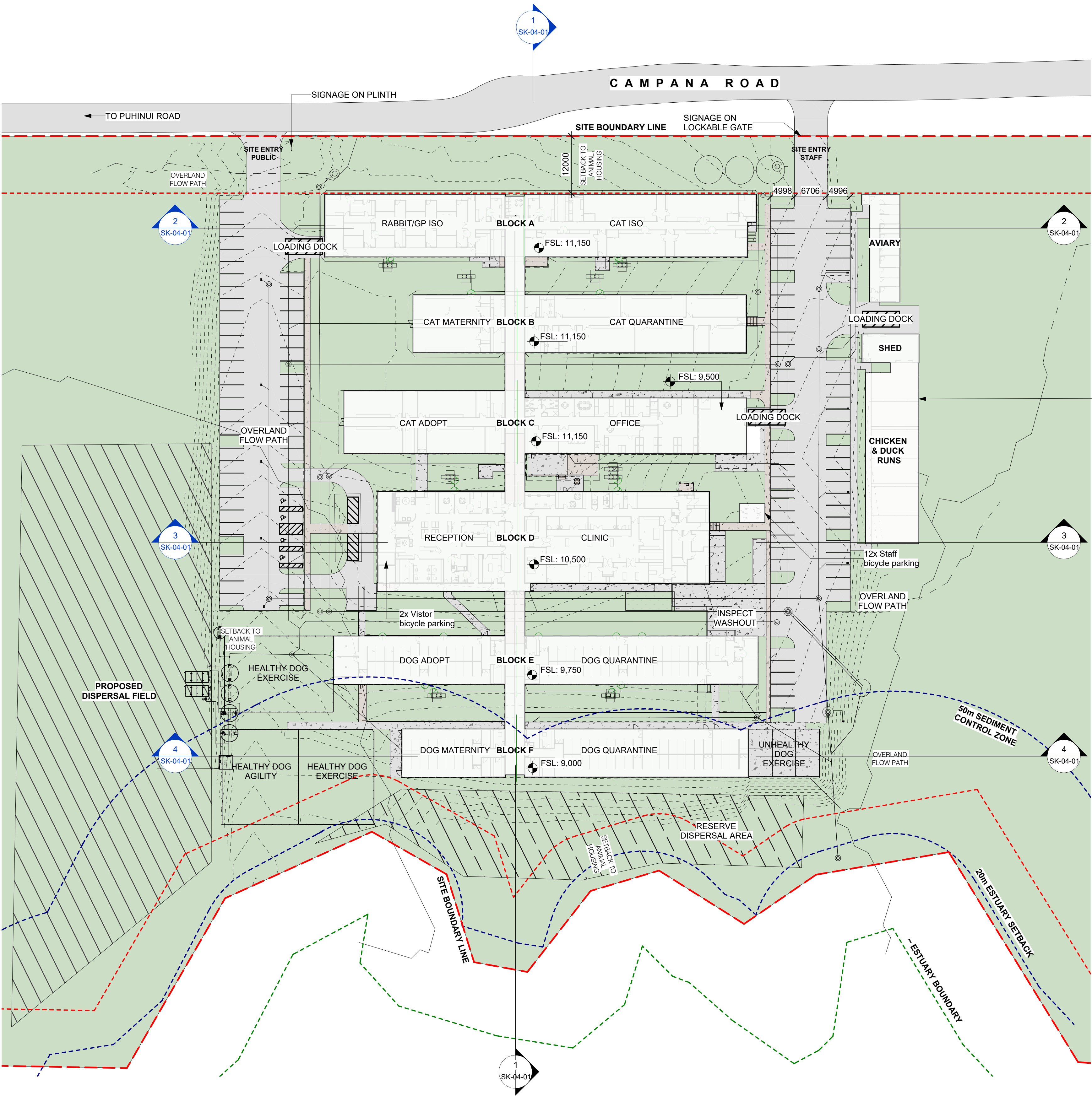
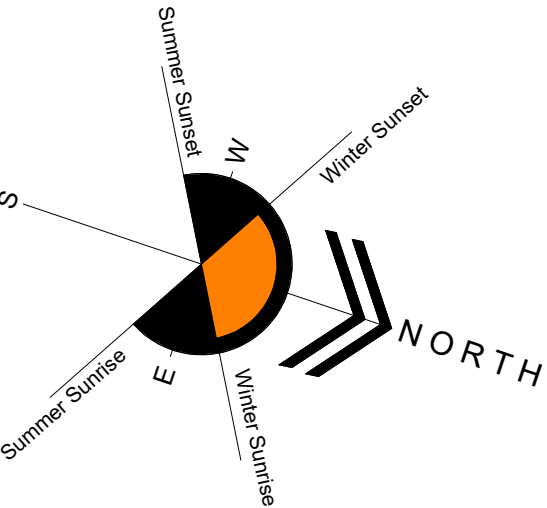
485 Puhinui Road, Wiri, Auckland 2025

PROPOSED SITE AERIAL PLAN (1-1000)

Design: Designer Scale: As indicated @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
2/02/2023 4:43:07 pm

RESOURCE CONSENT

Project No.	Sheet	Revision
21223	SK-01-04	01



LEGAL DESCRIPTION:

ADDRESS:
485 Puhinui Road
Papatoetoe
Auckland 1701

CT NO: 47D/552
LOT NO: 2, DP: 402013
AREA: 7,1636 Ha (71,636m²)

ZONE:

Business, Light Industry Zone

SITE & BUILDING:

WIND PRESSURE:
Refer to facade engineer's windmap and/or pressure calculations.

IMPORTANCE LEVEL: 2
(per AS/NZS 1170.0)

EARTHQUAKE ZONE: Zone 1
(per NZS 3604)

EXPOSURE ZONE: Zone B
(per NZS 3604)

SNOW ZONE: Zone No
(per NZS 3604)

RAINFALL INTENSITY: 100mm/h,
(per NZBC E1) 10min duration
1:10 Occurrence

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Copyright:
chow.hill architects limited ©

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	2022/07/27	CONCEPT DESIGN
B	2022/09/20	PRELIM DESIGN WIP
01	2023/02/02	RESOURCE CONSENT ISSUE

Project Consultant List:

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland
1149, New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz



SPCA WIRI

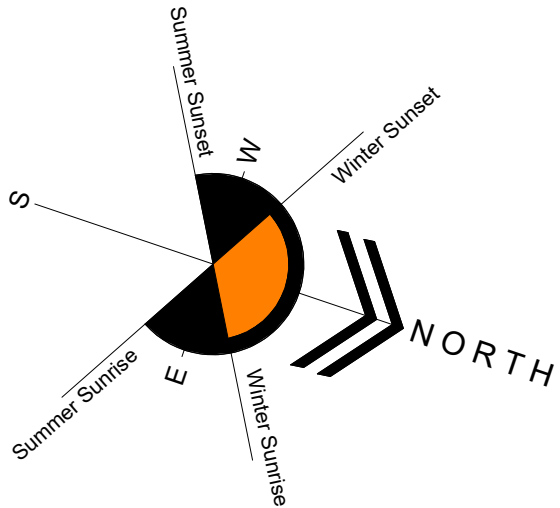
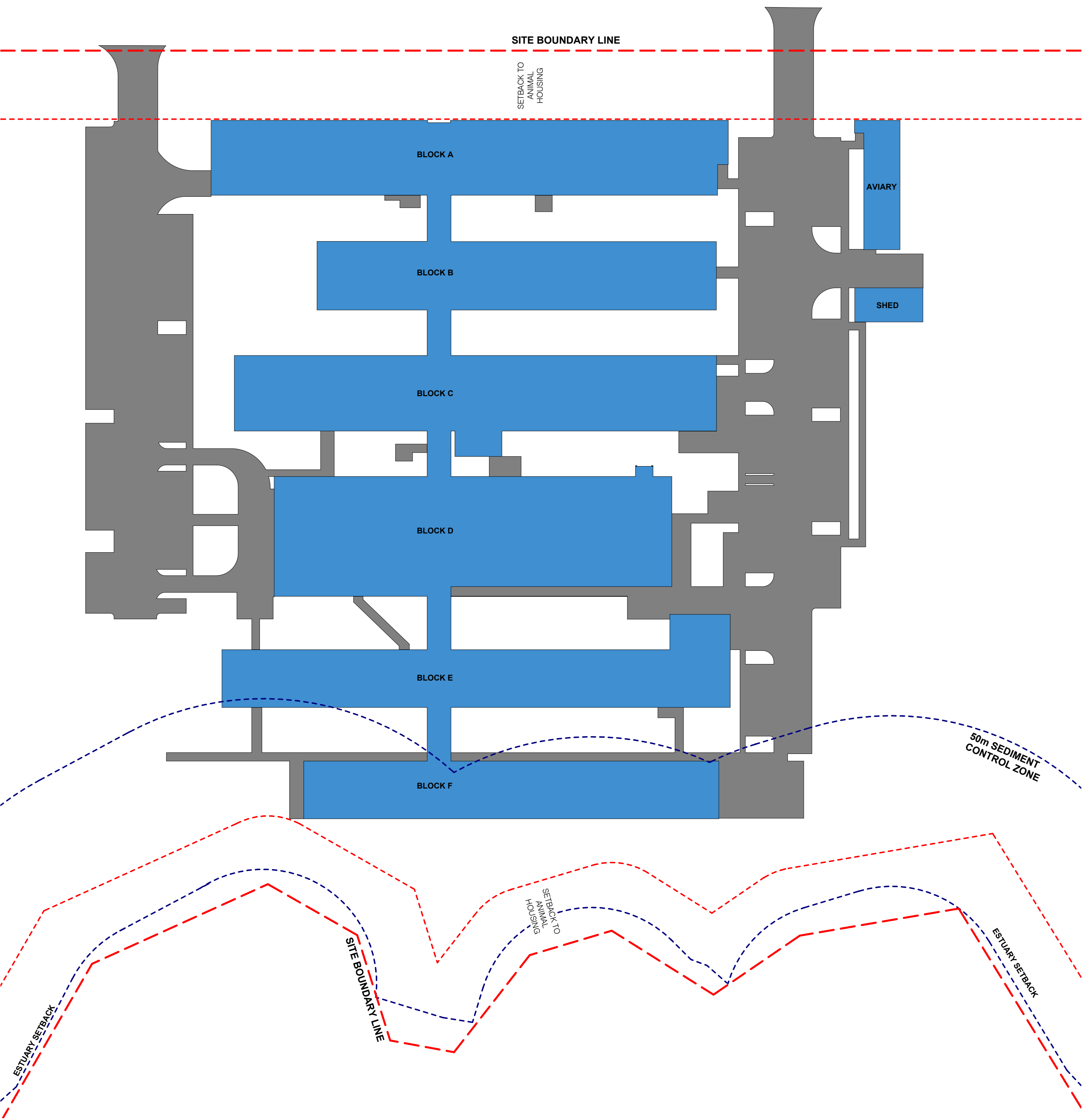
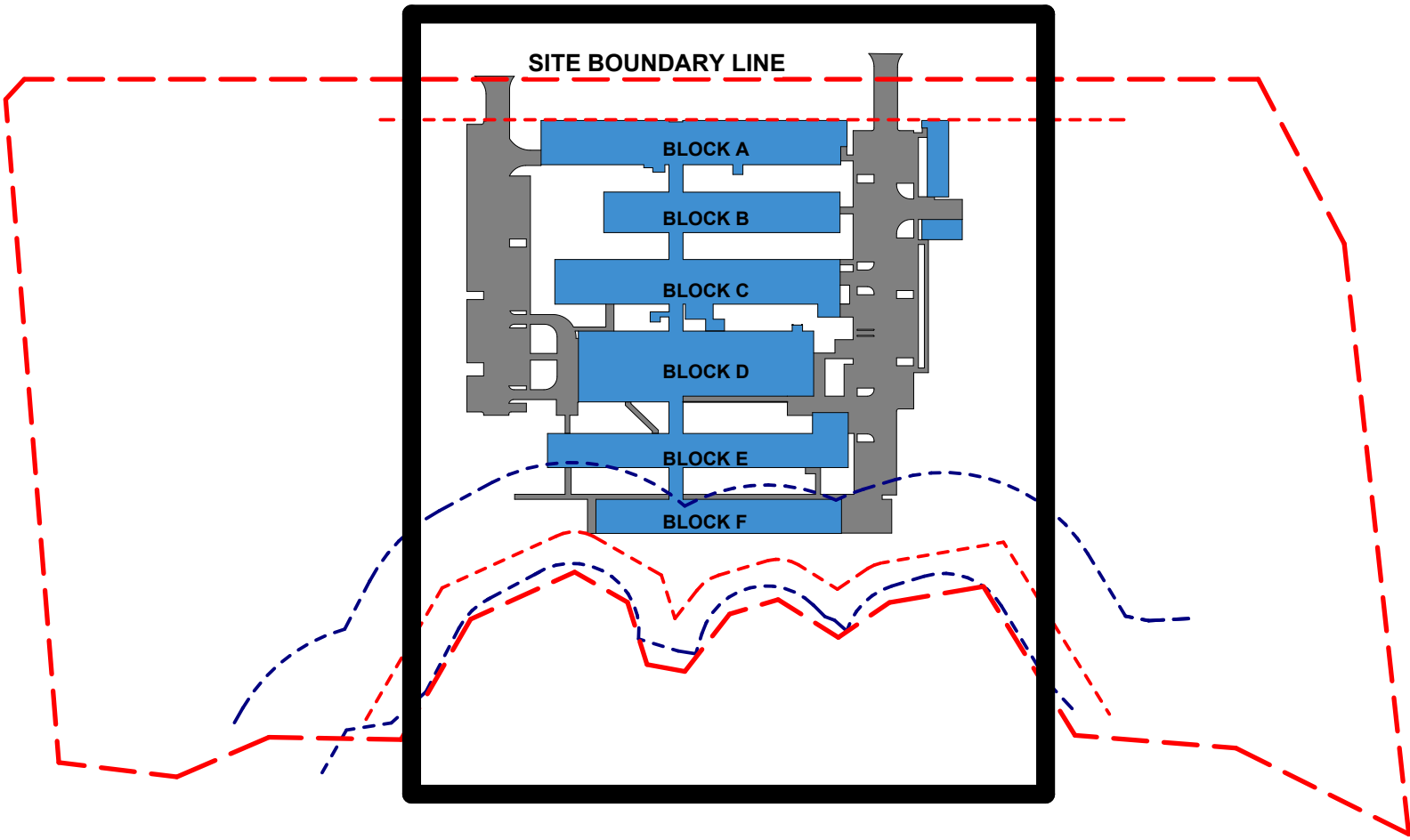
485 Puhinui Road, Wiri, Auckland 2025

PROPOSED SITE PLAN

Design: Designer Scale: As indicated @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
2/02/2023 4:43:13 pm

RESOURCE CONSENT

Project No.	Sheet	Revision
21223	SK-01-05	01



LEGAL DESCRIPTION:

ADDRESS:
485 Puhinui Road
Papatoetoe
Auckland 1701

CT NO: 47D/552
LOT NO: 2, DP: 402013
AREA: 7,1636 Ha (71,636m²)

ZONE:

Business, Light Industry Zone

SITE & BUILDING:

WIND PRESSURE:
Refer to facade engineer's windmap and/or pressure calculations.

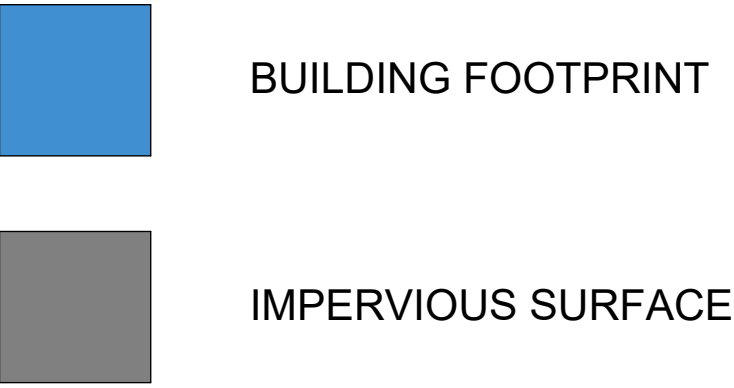
IMPORTANCE LEVEL: 2
(per AS/NZS 1170.0)

EARTHQUAKE ZONE: Zone 1
(per NZS 3604)

EXPOSURE ZONE: Zone B
(per NZS 3604)

SNOW ZONE: Zone No
(per NZS 3604)

RAINFALL INTENSITY: 100mm/h,
(per NZBC E1) 10min duration
1:10 Occurance



SITE AREA: **71,636 m²**

BUILDING FOOTPRINT AREA: **6718.0 m²**
IMPERVIOUS SURFACE AREA: **4785.0 m²**

TOTAL PROPOSED SITE COVERAGE AREA: **11,503.0 m²**

BUILDING FOOTPRINT COVERAGE: **9.38%**
TOTAL SITE COVEAGE: **16.1%**

NOTE: COVERAGE PERCENTAGES CALCULATED BASED ON
CURRENT SHOWN BOUNDARY LINE
- SITE AREA SUBJECT TO CHANGE

Revision	Revision Date	Notes
A	2022/09/20	PRELIM DESIGN WIP
01	2023/02/02	RESOURCE CONSENT ISSUE

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Copyright:
chow:hill architects limited ©

Original Scale
0 10 20 30 40 50mm

Project Consultant List:

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland
1149, New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz



SPCA WIRI
485 Puhinui Road, Wiri, Auckland 2025

PROPOSED SITE COVERAGE

Design:	Designer	Scale:	As indicated @ A1
Drawn:	Author		50 % @ A3
Check:	Checker	Approved	Approver
2/02/2023 4:43:14 pm			

RESOURCE CONSENT

Project No.	Sheet	Revision
21223	SK-01-06	01



1. LOOKING WEST TOWARDS THE SITE



2. LOOKING SOUTH-WEST TOWARDS THE AIRPORT JUNCTION AT PUHINUI RD & CAMPANA RD



3. LOOKING NORTH ALONG CAMPANA RD SITE CENTER AND TO THE RIGHT

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Copyright:
chow:hill architects limited ©

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
01	2023/02/02	RESOURCE CONSENT ISSUE

Project Consultant List:

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland
1149, New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz

SPCA

SPCA WIRI
485 Puhinui Road, Wiri, Auckland 2025

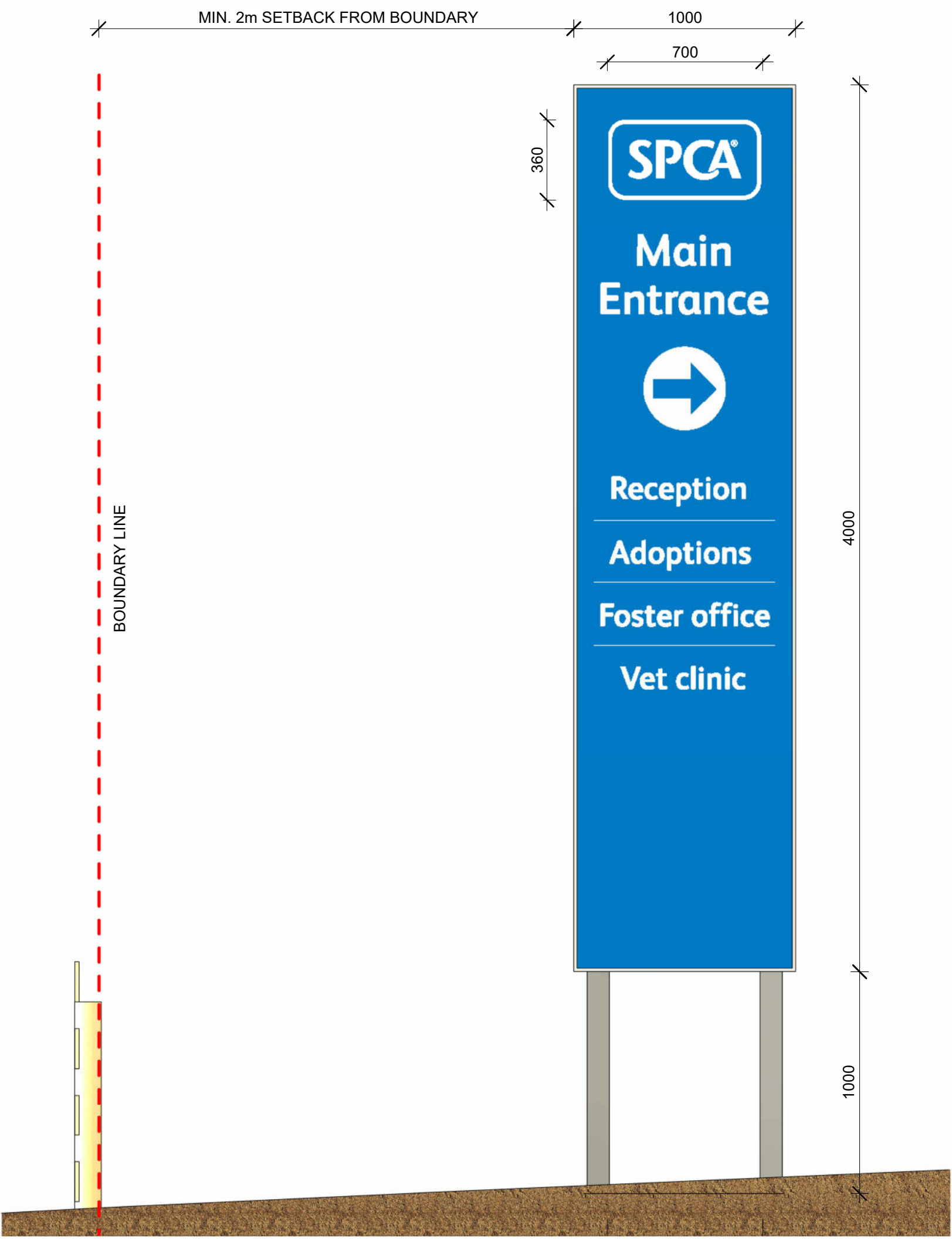
SITE CONTEXT

Design: Designer Scale:
Drawn: Author
Check: Checker Approved Approver
2/02/2023 4:43:15 pm

RESOURCE CONSENT		
Project No.	Sheet	Revision
21223	SK-01-07	01



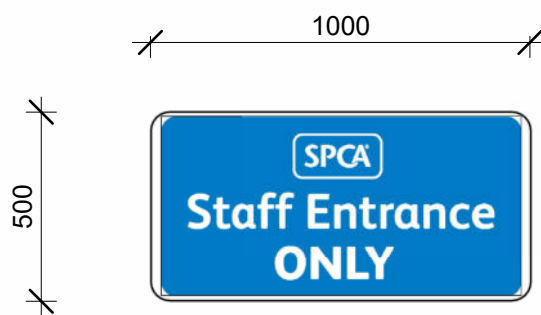
1 LOCATION PLAN - SIGNAGE
Scale: 1 : 500



2 ELEVATION - MAIN ENTRY SIGN
Scale: 1 : 20



3 ELEVATION - BUILDING/FENCE SIGNAGE
Scale: 1 : 20



4 ELEVATION - STAFF ENTRY
Scale: 1 : 20



S.01 - MAIN ENTRY SIGNAGE



S.02 - BOUNDARY FENCE SIGNAGE



S.03 - MAIN BUILDING SIGNAGE



S.04 - STAFF ENTRY SIGNAGE

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Copyright:
chow:hill architects limited ©

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
01	2023/02/02	RESOURCE CONSENT ISSUE

Project Consultant List:

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland
1149, New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz



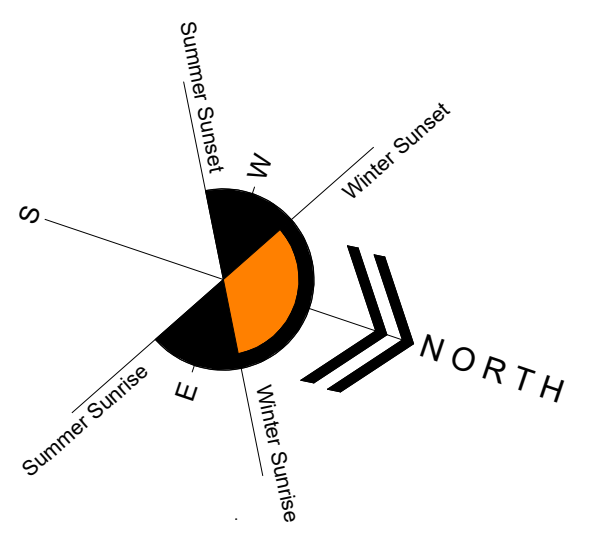
SPCA WIRI
485 Puhinui Road, Wiri, Auckland 2025

SIGNAGE ELEVATIONS

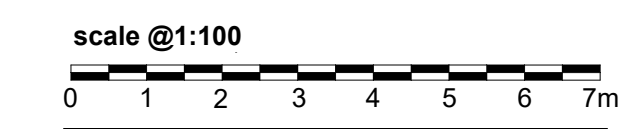
Design: Designer Scale: As indicated @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
2/02/2023 4:44:16 pm

RESOURCE CONSENT

Project No.	Sheet	Revision
21223	SK-01-08	01



Revision Schedule		
Rev	Description	Date
A	CONCEPT DESIGN	2022/07/27
B	PRELIM DESIGN WIP	2022/09/20
01	RESOURCE CONSENT ISSUE	2023/02/02



notes;
do not scale from drawings. all data to be verified
on site prior to commencement of work.
copyright
chow:hill architects limited

TOTAL ROOM SCHEDULE	
BUILDING	AREA
	30 m²
Aviary	185 m²
Building A	1125 m²
Building B	833 m²
Building C	1022 m²
Building D	1277 m²
Building E	888 m²
Building F	682 m²
Shed	441 m²
	6482 m²

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland 1149, New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz

SPCA
SPCA WIRI

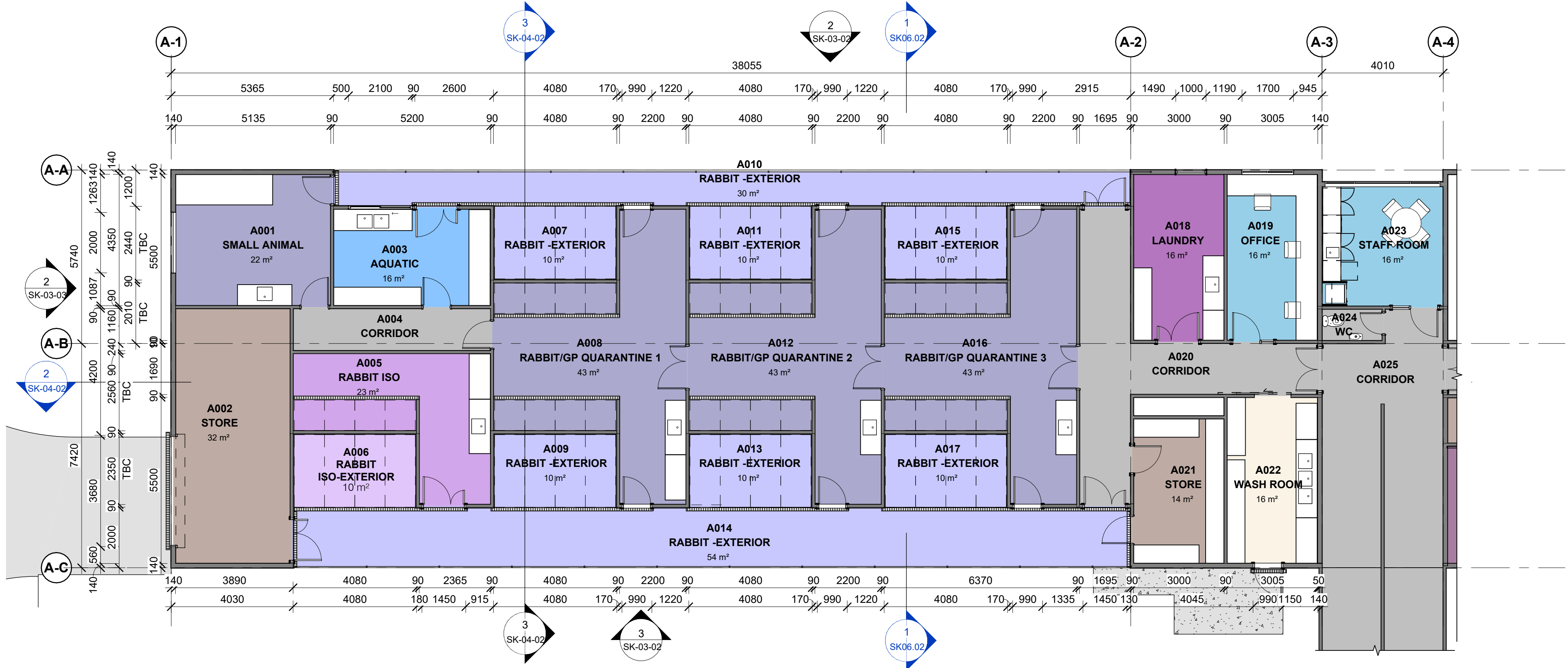
OVERALL GROUND FLOOR PLAN

RESOURCE CONSENT			
design	Designer	scale:	1 : 250 @ A1
drawn	Author		50% @ A3
check	Checker	Approver	
project no.	sheet	revision	
21223	SK-02-01	01	
date printed:		2/02/2023 4:44:22 pm	

1 SK-04-01
2 SK-04-01
3 SK-04-01
4 SK-04-01

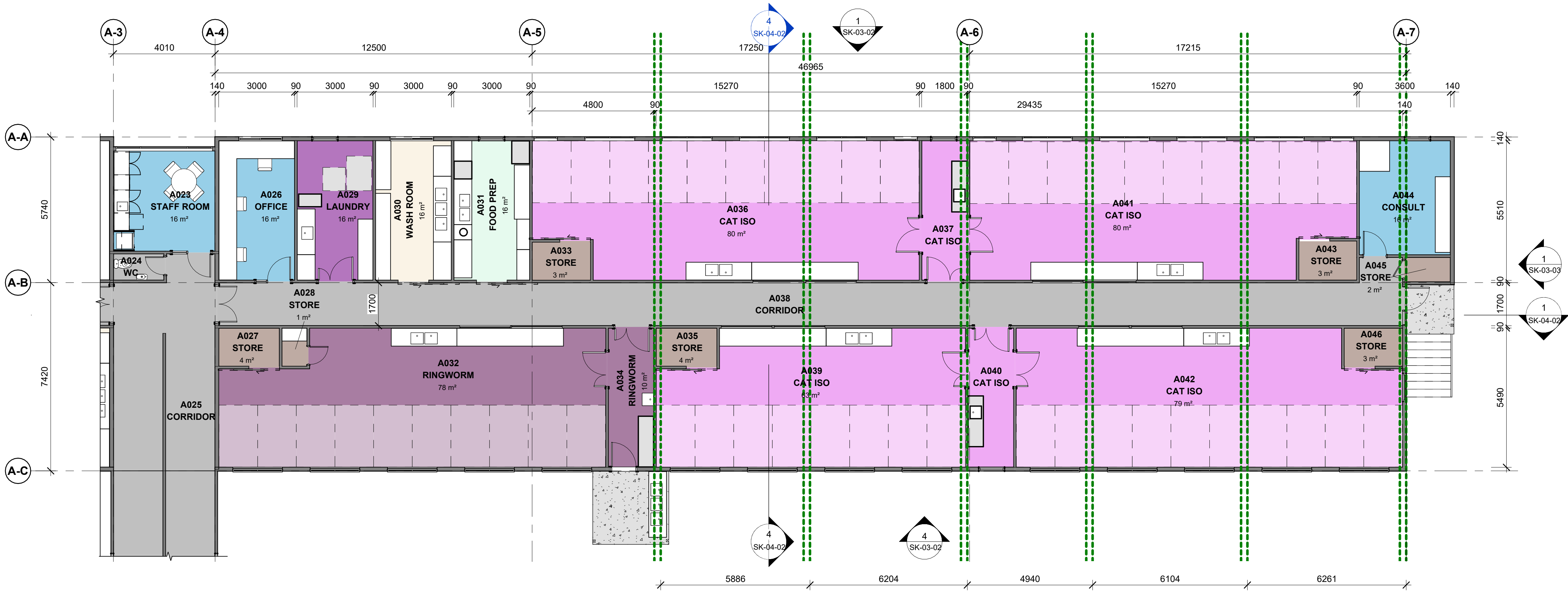
BUILDING A ROOM SCHEDULE

ROOM NAME	AREA
AQUATIC	16 m²
CAT ISO	63 m²
CAT ISO	79 m²
CAT ISO	10 m²
CAT ISO	80 m²
CAT ISO	80 m²
CAT ISO	10 m²
CONSULT	16 m²
FOOD PREP	16 m²
LAUNDRY	16 m²
LAUNDRY	16 m²
OFFICE	16 m²
OFFICE	16 m²
RABBIT -EXTERIOR	10 m²
RABBIT -EXTERIOR	10 m²
RABBIT -EXTERIOR	10 m²
RABBIT -EXTERIOR	10 m²
RABBIT -EXTERIOR	10 m²
RABBIT -EXTERIOR	10 m²
RABBIT -EXTERIOR	54 m²
RABBIT -EXTERIOR	30 m²
RABBIT ISO	23 m²
RABBIT ISO-EXTERIOR	10 m²
RABBIT/GP QUARANTINE 1	43 m²
RABBIT/GP QUARANTINE 2	43 m²
RABBIT/GP QUARANTINE 3	43 m²
RINGWORM	78 m²
RINGWORM	10 m²
SMALL ANIMAL	22 m²
STAFF ROOM	16 m²
STORE	32 m²
STORE	14 m²
STORE	2 m²
STORE	3 m²
STORE	3 m²
STORE	3 m²
STORE	4 m²
STORE	4 m²
STORE	1 m²
WASH ROOM	16 m²
WASH ROOM	16 m²
WC	2 m²
Grand total	966 m²



1 BLOCK A GROUND FLOOR PLAN PT. 1

Scale: 1 : 100



2 BLOCK A GROUND FLOOR PLAN PT. 2

Scale: 1 : 100

Notes:

Do not scale from drawings. All data to be verified on site prior to commencement of work.

Copyright:

chow:hill architects limited ©

Original Scale

0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	2022/07/27	CONCEPT DESIGN
B	2022/09/20	PRELIM DESIGN WIP
01	2023/02/02	RESOURCE CONSENT ISSUE

Project Consultant List:

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland
1149, New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz



SPCA WIRI

485 Puhinui Road, Wiri, Auckland 2025

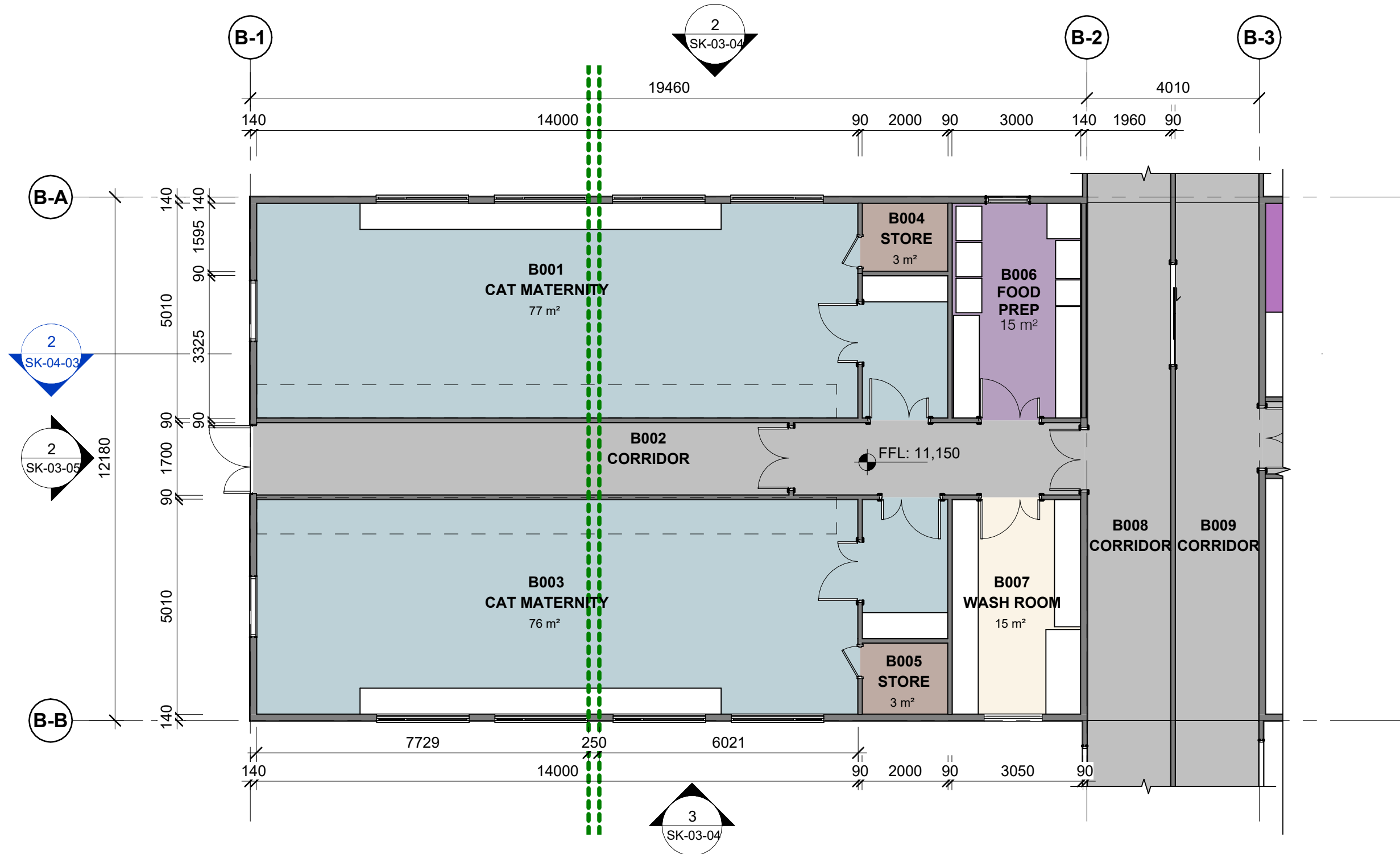
BLOCK A - GENERAL ARRANGEMENT FLOOR PLAN

Design: Designer Scale: 1 : 100 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
2/02/2023 4:44:25 pm

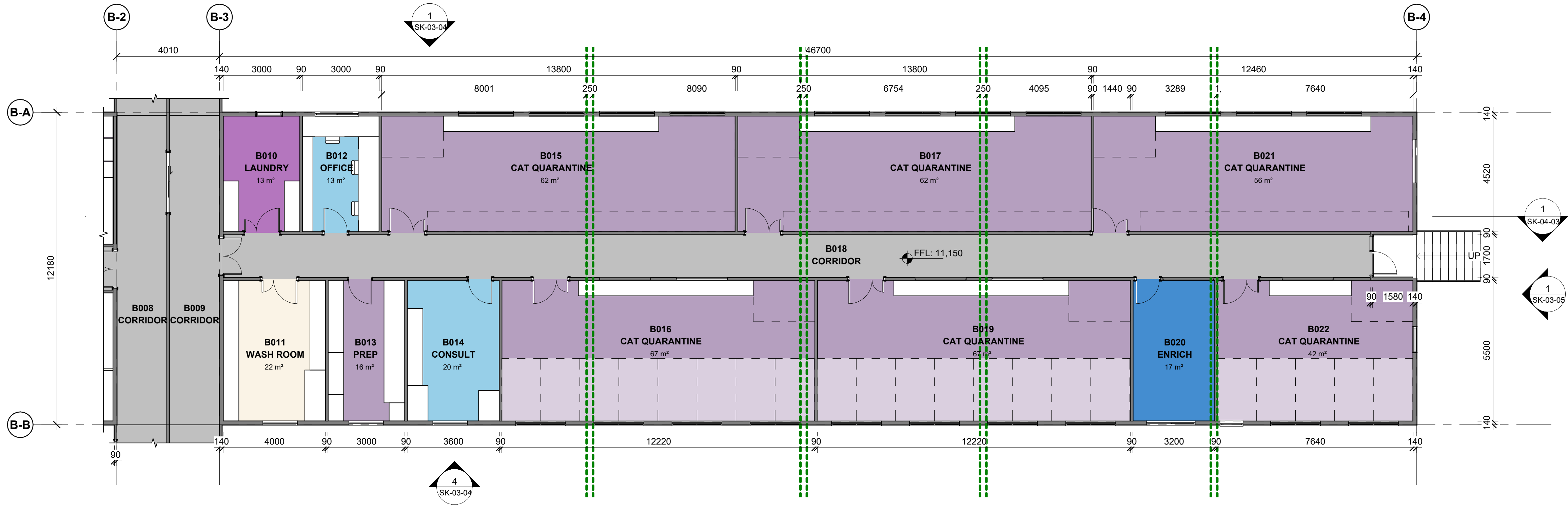
RESOURCE CONSENT

Project No. 21223 Sheet SK-02-02 Revision 01

BUILDING B ROOM SCHEDULE	
ROOM NAME	AREA
CAT MATERNITY	77 m²
CAT MATERNITY	76 m²
CAT QUARANTINE	62 m²
CAT QUARANTINE	67 m²
CAT QUARANTINE	62 m²
CAT QUARANTINE	67 m²
CAT QUARANTINE	56 m²
CAT QUARANTINE	42 m²
CONSULT	20 m²
ENRICH	17 m²
FOOD PREP	15 m²
LAUNDRY	13 m²
OFFICE	13 m²
PREP	16 m²
STORE	3 m²
STORE	3 m²
WASH ROOM	15 m²
WASH ROOM	22 m²
Grand total	646 m²



1 BLOCK B GROUND FLOOR PLAN PT. 1
SK06.02 Scale: 1 : 100



2 BLOCK B GROUND FLOOR PLAN PT. 2
SK06.02 Scale: 1 : 100

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Copyright:
chow:hill architects limited ©

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	2022/07/27	CONCEPT DESIGN
B	2022/09/20	PRELIM DESIGN WIP
01	2023/02/02	RESOURCE CONSENT ISSUE

Project Consultant List:

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland
1149, New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz



SPCA WIRI
485 Puhinui Road, Wiri, Auckland 2025

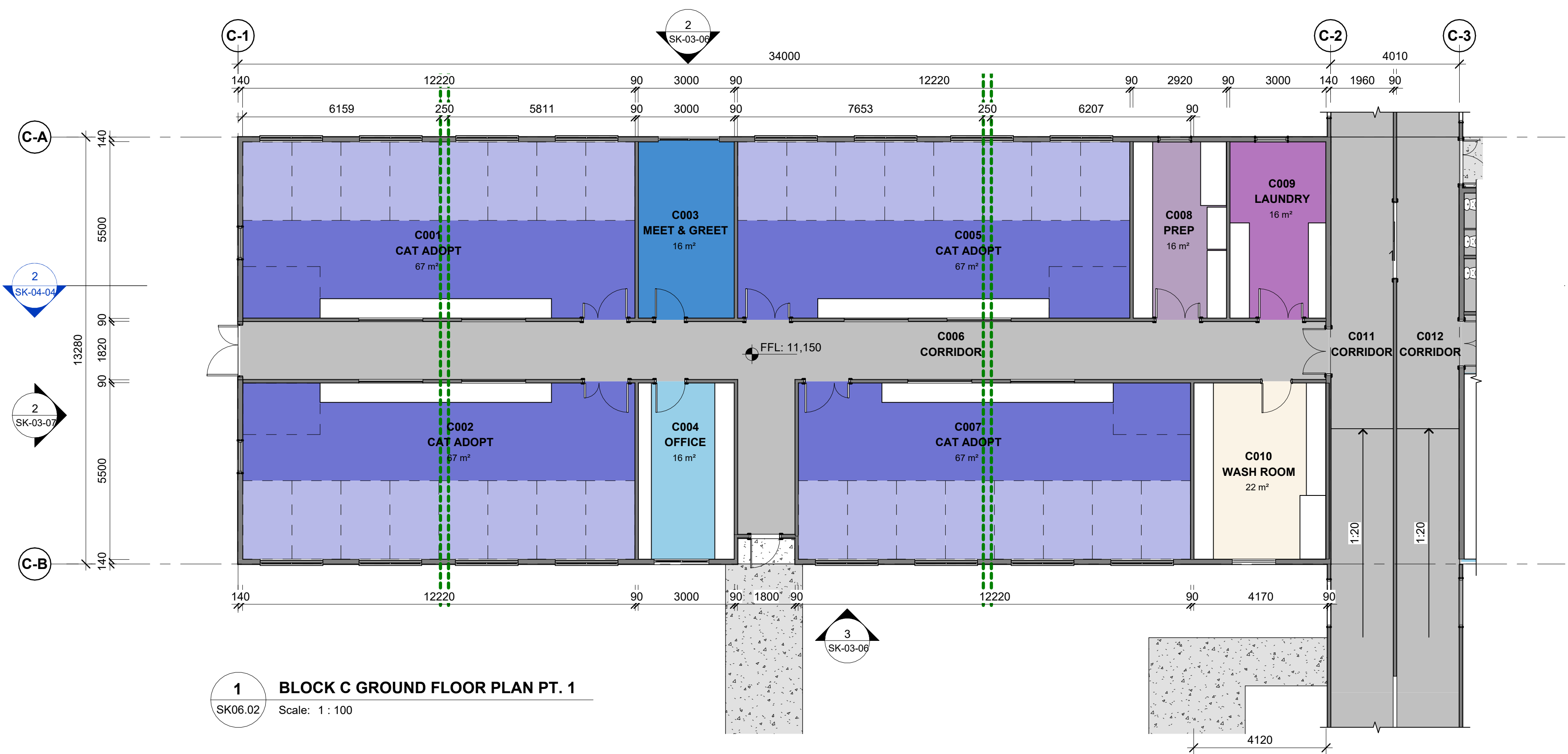
BLOCK B - GENERAL ARRANGEMENT FLOOR PLAN

Design: Designer Scale: 1 : 100 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
2/02/2023 4:44:27 pm

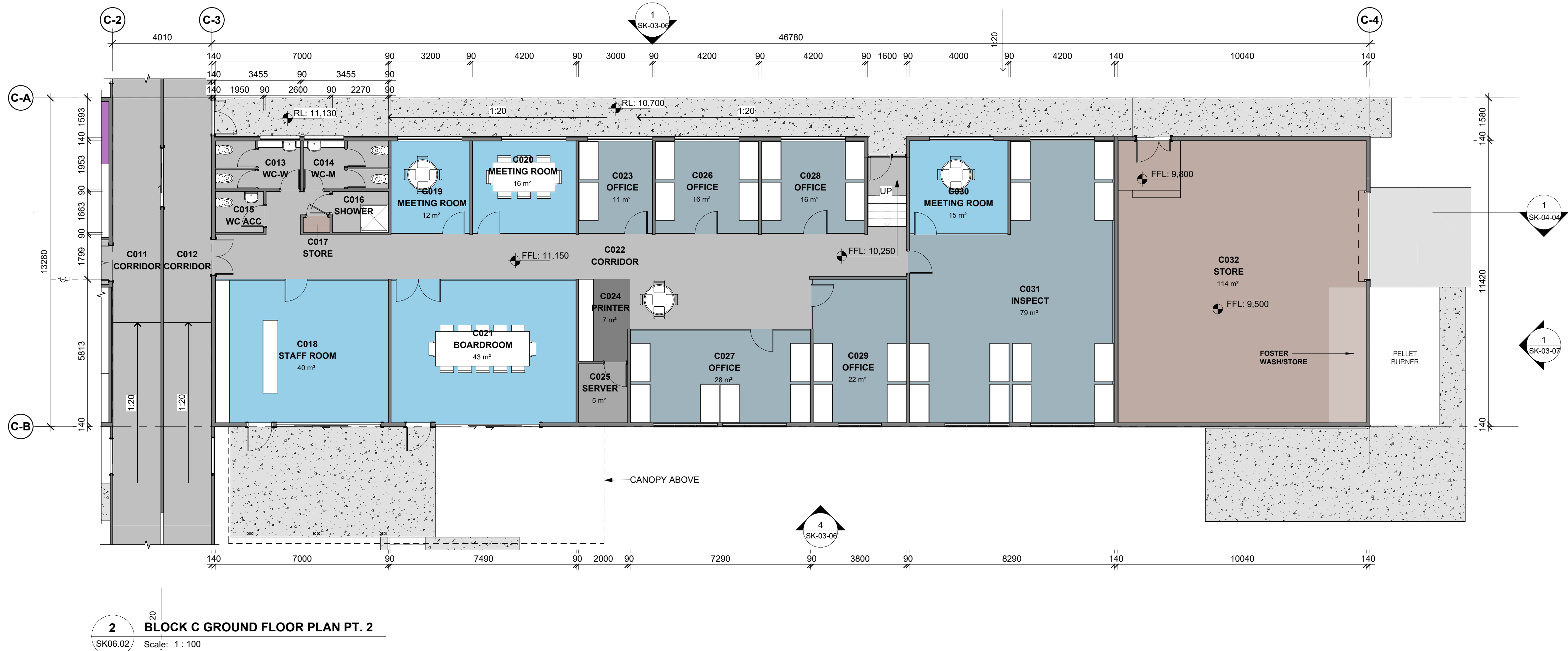
RESOURCE CONSENT		
Project No.	Sheet	Revision
21223	SK-02-03	01

BUILDING C ROOM SCHEDULE

ROOM NAME	AREA
BOARDROOM	43 m²
CAT ADOPT	67 m²
CAT ADOPT	67 m²
CAT ADOPT	67 m²
CAT ADOPT	67 m²
INSPECT	79 m²
LAUNDRY	16 m²
MEET & GREET	16 m²
MEETING ROOM	16 m²
MEETING ROOM	12 m²
MEETING ROOM	15 m²
OFFICE	16 m²
OFFICE	11 m²
OFFICE	16 m²
OFFICE	16 m²
OFFICE	28 m²
OFFICE	22 m²
PREP	16 m²
PRINTER	7 m²
SERVER	5 m²
SHOWER	4 m²
STAFF ROOM	40 m²
STORE	114 m²
STORE	1 m²
WASH ROOM	22 m²
WC ACC	3 m²
WC-M	7 m²
WC-W	7 m²
Grand total	797 m²



1 BLOCK C GROUND FLOOR PLAN PT. 1
SK06.02 Scale: 1 : 100



2 BLOCK C GROUND FLOOR PLAN PT. 2
SK06.02 Scale: 1 : 100

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Copyright:
chow:hill architects limited ©

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	2022/07/27	CONCEPT DESIGN
B	2022/09/20	PRELIM DESIGN WIP
01	2023/02/02	RESOURCE CONSENT ISSUE

Project Consultant List:

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland
1149, New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz



SPCA WIRI
485 Puhinui Road, Wiri, Auckland 2025

BLOCK C - GENERAL ARRANGEMENT FLOOR PLAN

Design: Designer Scale: 1 : 100 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
2/02/2023 4:44:30 pm

RESOURCE CONSENT		
Project No.	Sheet	Revision
21223	SK-02-04	01

BUILDING D ROOM SCHEDULE	
ROOM NAME	AREA
ASSESS	19 m²
CAGE STORE	7 m²
CAT ASSESS	15 m²
CAT ASSESS	15 m²
CAT HOSP.	29 m²
CAT HOSP.	9 m²
CAT HOSP. ISO	14 m²
CAT RECOVERY	15 m²
CAT RECOVERY	15 m²
CLEAN SURGERY	32 m²
CLEAN SURGERY	21 m²

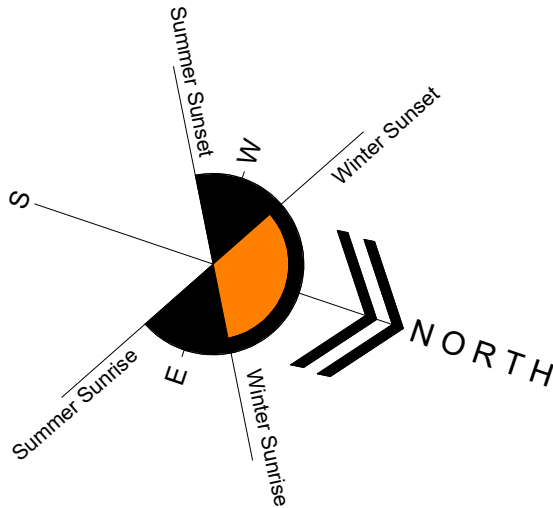
BUILDING D ROOM SCHEDULE	
ROOM NAME	AREA
CLR	1 m²
CLR	2 m²
COLD STORE	10 m²
DIRTY SURGICAL	32 m²
DOG ASSESS	22 m²
DOG HOSP.	10 m²
DOG HOSP.	28 m²
DOG HOSP. ISO	14 m²
DOG RECOVERY	29 m²
DONATION DROP	12 m²
EUTH.	12 m²

BUILDING D ROOM SCHEDULE	
ROOM NAME	AREA
FERAL CAT RECOVERY	7 m²
FOSTER	19 m²
FOSTER OFFICE	31 m²
FOSTER OUTGOING	18 m²
HOSP. WASH PREP	12 m²
INSTR. WASH/STORE	13 m²
LAUNDRY	9 m²
MEETING ROOM	14 m²
MEETING ROOM	14 m²
OFFICE	18 m²
OFFICE	22 m²

BUILDING D ROOM SCHEDULE	
ROOM NAME	AREA
PHARM. LAB	12 m²
PRE-OP	111 m²
RECEPTION	157 m²
RECOVERY CORRIDOR	22 m²
SCRUB	6 m²
SHOWER	3 m²
SICK BAY	9 m²
SML ANIMAL HOSP.	12 m²
SML ANIMAL RECOVERY	8 m²
STAFF	19 m²
STAFF LOCKERS	6 m²

BUILDING D ROOM SCHEDULE	
ROOM NAME	AREA
STORE	10 m²
STORE	5 m²
STORE	1 m²
STORE	9 m²
STORE	1 m²
SVS	3 m²
SVS	1 m²
WC	2 m²
WC	2 m²
WC	2 m²
WC ACC	4 m²

BUILDING D ROOM SCHEDULE	
ROOM NAME	AREA
WIND LOBBY	8 m²
XRAY	33 m²
Grand total	984 m²



1 BLOCK D GROUND FLOOR PLAN PT. 1
SK06.02 Scale: 1 : 100

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Copyright:
chow:hill architects limited ©

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	2022/07/27	CONCEPT DESIGN
B	2022/09/20	PRELIM DESIGN WIP
01	2023/02/02	RESOURCE CONSENT ISSUE

Project Consultant List:

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland
1149, New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz



SPCA WIRI
485 Puhinui Road, Wiri, Auckland 2025

BLOCK D - GENERAL ARRANGEMENT FLOOR PLAN PT. 1

Design: Designer Scale: 1 : 100 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
2/02/2023 4:44:33 pm

RESOURCE CONSENT

Project No.	Sheet	Revision
21223	SK-02-05	01

BUILDING D ROOM SCHEDULE	
ROOM NAME	AREA
ASSESS	19 m²
CAGE STORE	7 m²
CAT ASSESS	15 m²
CAT ASSESS	15 m²
CAT HOSP.	29 m²
CAT HOSP.	9 m²
CAT HOSP. ISO	14 m²
CAT RECOVERY	15 m²
CAT RECOVERY	15 m²
CLEAN SURGERY	32 m²
CLEAN SURGERY	21 m²

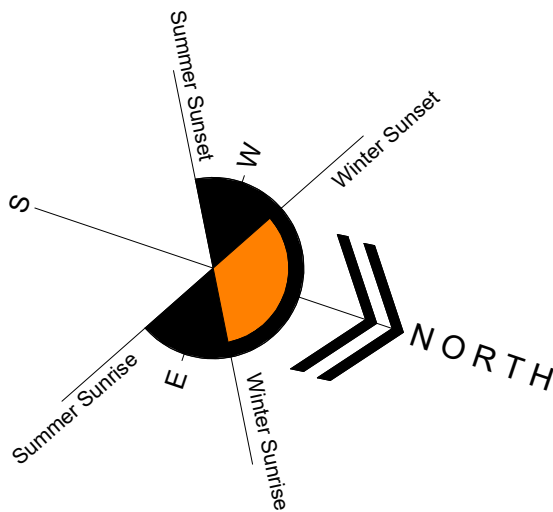
BUILDING D ROOM SCHEDULE	
ROOM NAME	AREA
CLR	1 m²
CLR	2 m²
COLD STORE	10 m²
DIRTY SURGICAL	32 m²
DOG ASSESS	22 m²
DOG HOSP.	10 m²
DOG HOSP.	28 m²
DOG HOSP. ISO	14 m²
DOG RECOVERY	29 m²
DONATION DROP	12 m²
EUTH.	12 m²

BUILDING D ROOM SCHEDULE	
ROOM NAME	AREA
FERAL CAT RECOVERY	7 m²
FOSTER	19 m²
FOSTER OFFICE	31 m²
FOSTER OUTGOING	18 m²
HOSP. WASH PREP	12 m²
INSTR. WASH/STORE	13 m²
LAUNDRY	9 m²
MEETING ROOM	14 m²
MEETING ROOM	14 m²
OFFICE	18 m²
OFFICE	22 m²

BUILDING D ROOM SCHEDULE	
ROOM NAME	AREA
PHARM. LAB	12 m²
PRE-OP	111 m²
RECEPTION	157 m²
RECOVERY CORRIDOR	22 m²
SCRUB	6 m²
SHOWER	3 m²
SICK BAY	9 m²
SML ANIMAL HOSP.	12 m²
SML ANIMAL RECOVERY	8 m²
STAFF	19 m²
STAFF LOCKERS	6 m²

BUILDING D ROOM SCHEDULE	
ROOM NAME	AREA
STORE	10 m²
STORE	5 m²
STORE	1 m²
STORE	9 m²
STORE	1 m²
SVS	3 m²
SVS	1 m²
WC	2 m²
WC	2 m²
WC	2 m²
WC ACC	4 m²

BUILDING D ROOM SCHEDULE	
ROOM NAME	AREA
WIND LOBBY	8 m²
XRAY	33 m²
Grand total	984 m²



1 BLOCK D GROUND FLOOR PLAN PT. 2
SK06.02 Scale: 1 : 100

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Copyright:
chow:hill architects limited ©

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
01	2023/02/02	RESOURCE CONSENT ISSUE

Project Consultant List:

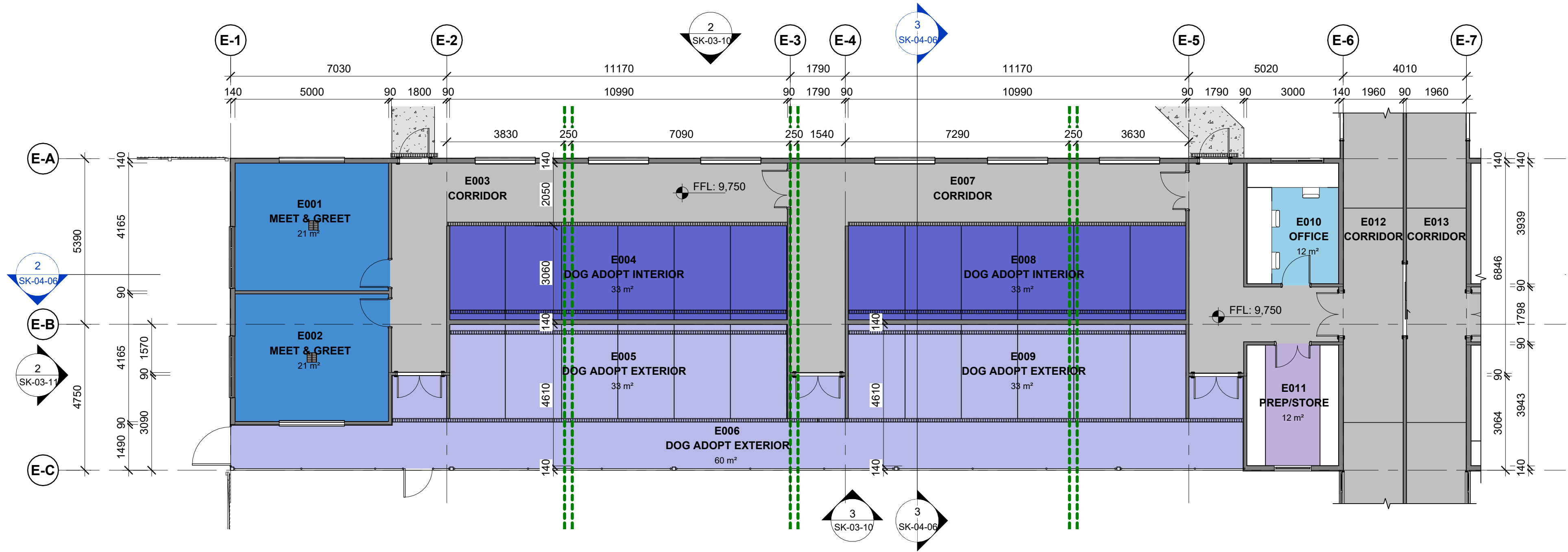
chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland
1149, New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz



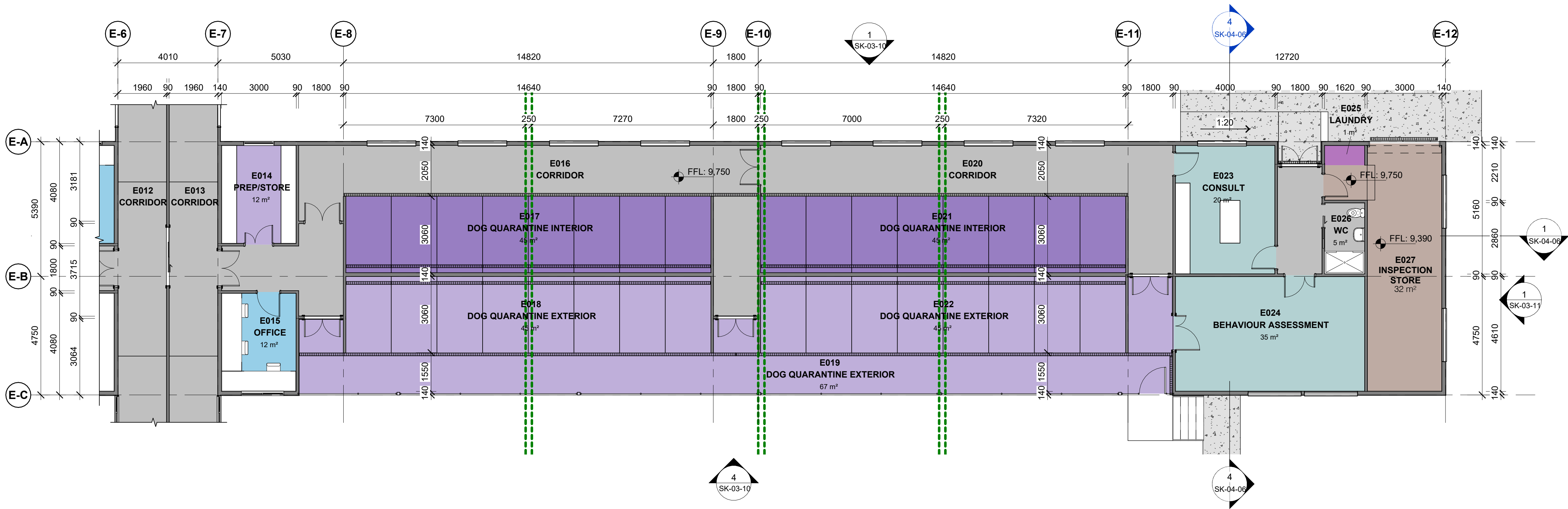
SPCA WIRI
485 Puhinui Road, Wiri, Auckland 2025

BLOCK D - GENERAL ARRANGEMENT FLOOR PLAN PT. 2		
Design:	Designer	Scale: 1 : 100 @ A1
Drawn:	Author	50 % @ A3
Check:	Checker	Approved Approver
2/02/2023 4:44:36 pm		
RESOURCE CONSENT		
Project No.	Sheet	Revision
21223	SK-02-06	01

BUILDING E ROOM SCHEDULE	
ROOM NAME	AREA
BEHAVIOUR ASSESSMENT	35 m²
CONSULT	20 m²
DOG ADOPT EXTERIOR	33 m²
DOG ADOPT EXTERIOR	33 m²
DOG ADOPT EXTERIOR	60 m²
DOG ADOPT INTERIOR	33 m²
DOG ADOPT INTERIOR	33 m²
DOG QUARANTINE EXTERIOR	45 m²
DOG QUARANTINE EXTERIOR	45 m²
DOG QUARANTINE EXTERIOR	67 m²
DOG QUARANTINE INTERIOR	45 m²
DOG QUARANTINE INTERIOR	45 m²
INSPECTION STORE	32 m²
LAUNDRY	1 m²
MEET & GREET	21 m²
MEET & GREET	21 m²
OFFICE	12 m²
OFFICE	12 m²
PREP/STORE	12 m²
PREP/STORE	12 m²
WC	5 m²
Grand total	620 m²



1 BLOCK E GROUND FLOOR PLAN PT. 1
SK06.03 Scale: 1 : 100



2 BLOCK E GROUND FLOOR PLAN PT. 2
SK06.03 Scale: 1 : 100

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Copyright:
chow:hill architects limited ©

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	2022/07/27	CONCEPT DESIGN
B	2022/09/20	PRELIM DESIGN WIP
01	2023/02/02	RESOURCE CONSENT ISSUE

Project Consultant List:

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland
1149, New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz



SPCA WIRI
485 Puhinui Road, Wiri, Auckland 2025

BLOCK E - GENERAL ARRANGEMENT FLOOR PLAN

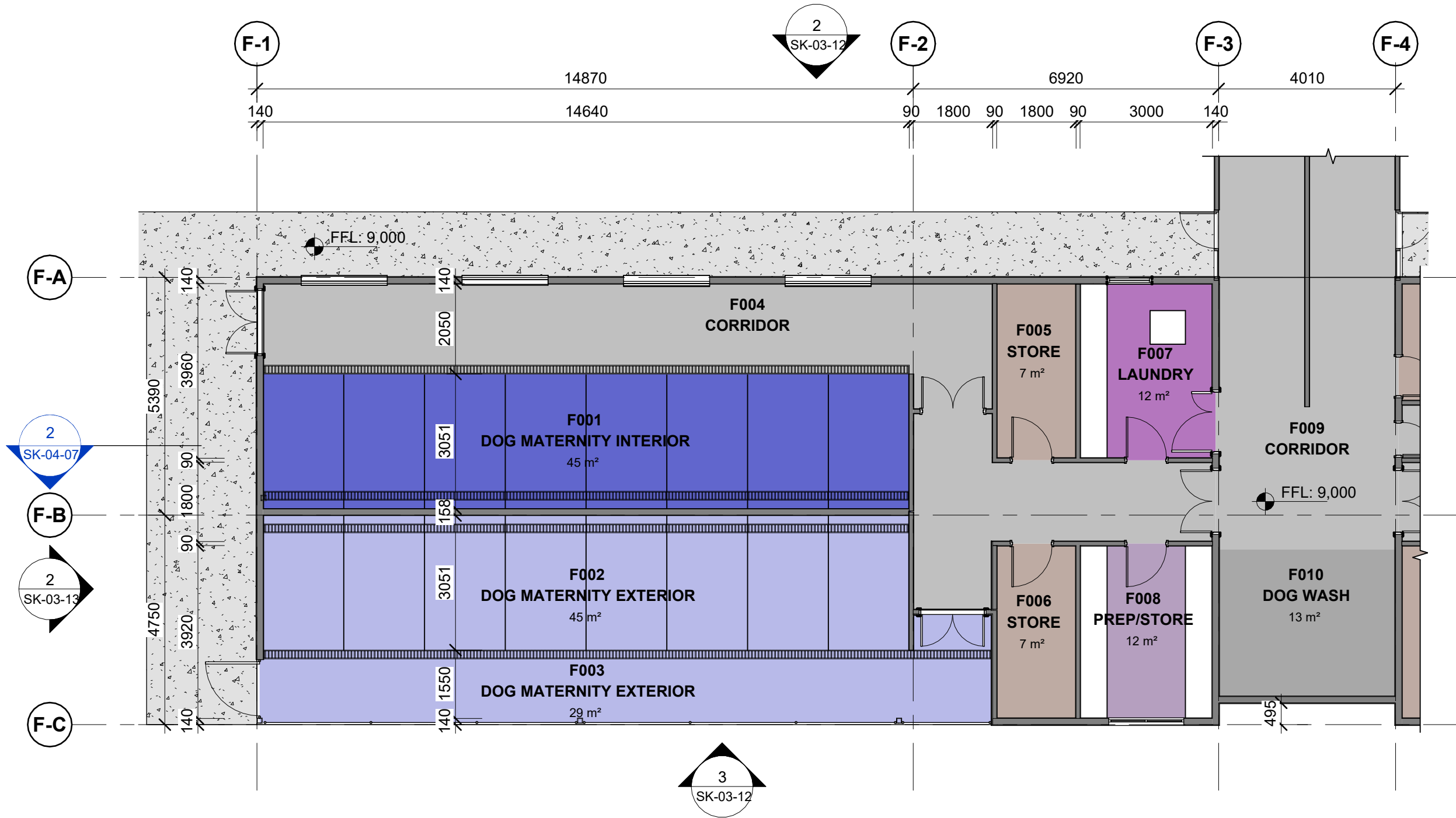
Design: Designer Scale: 1 : 100 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
2/02/2023 4:44:38 pm

RESOURCE CONSENT

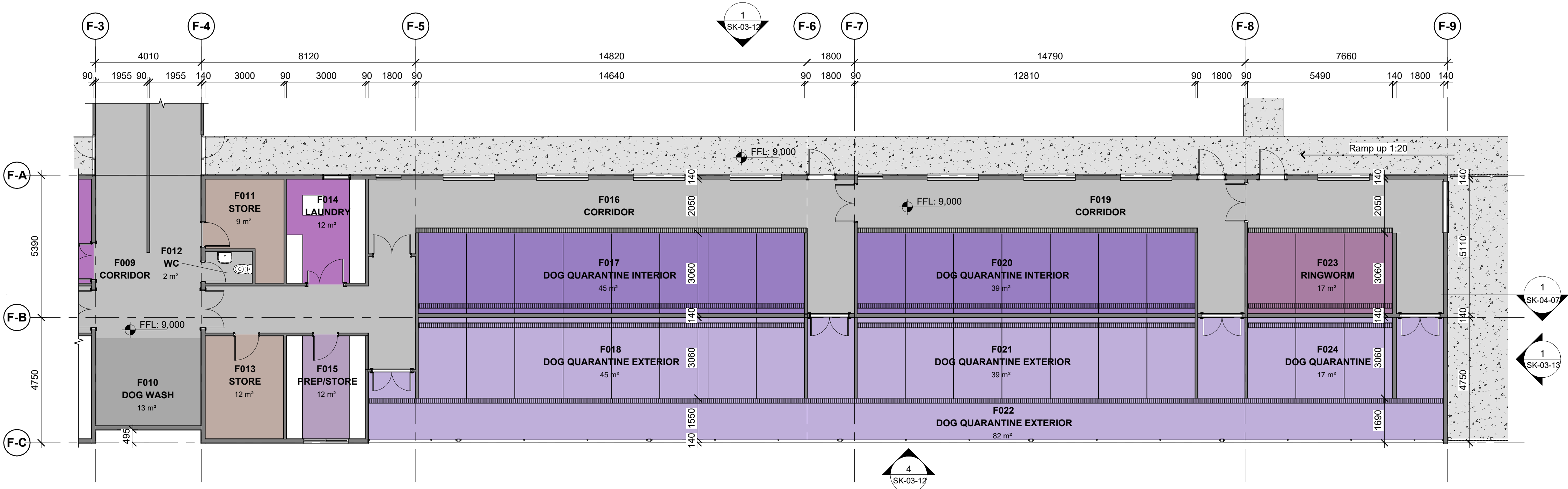
Project No.	Sheet	Revision
21223	SK-02-07	01

BUILDING F ROOM SCHEDULE	
ROOM NAME	AREA

DOG MATERNITY EXTERIOR	45 m²
DOG MATERNITY INTERIOR	45 m²
DOG QUARANTINE	17 m²
DOG QUARANTINE EXTERIOR	45 m²
DOG QUARANTINE EXTERIOR	39 m²
DOG QUARANTINE EXTERIOR	82 m²
DOG QUARANTINE INTERIOR	45 m²
DOG QUARANTINE INTERIOR	39 m²
DOG WASH	13 m²
LAUNDRY	12 m²
LAUNDRY	12 m²
PREP/STORE	12 m²
PREP/STORE	12 m²
RINGWORM	17 m²
STORE	9 m²
STORE	12 m²
STORE	7 m²
STORE	7 m²
WC	2 m²
Grand total	469 m²



1 BLOCK F GROUND FLOOR PLAN PT. 1
SK06.03 Scale: 1 : 100



2 BLOCK F GROUND FLOOR PLAN PT. 2
SK06.03 Scale: 1 : 100

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Copyright:
chow:hill architects limited ©

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	2022/07/27	CONCEPT DESIGN
B	2022/09/20	PRELIM DESIGN WIP
01	2023/02/02	RESOURCE CONSENT ISSUE

Project Consultant List:

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland
1149, New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz



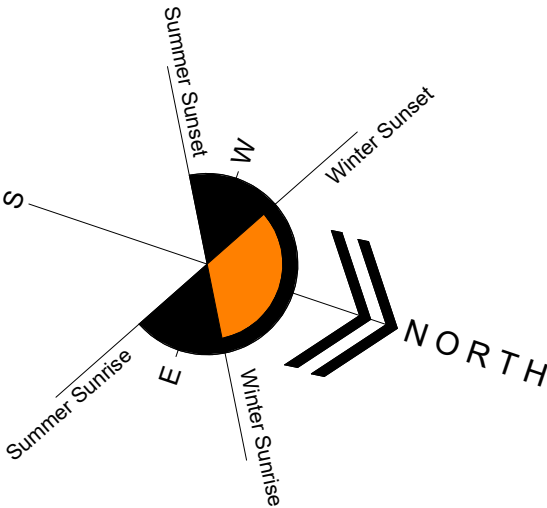
SPCA WIRI
485 Puhinui Road, Wiri, Auckland 2025

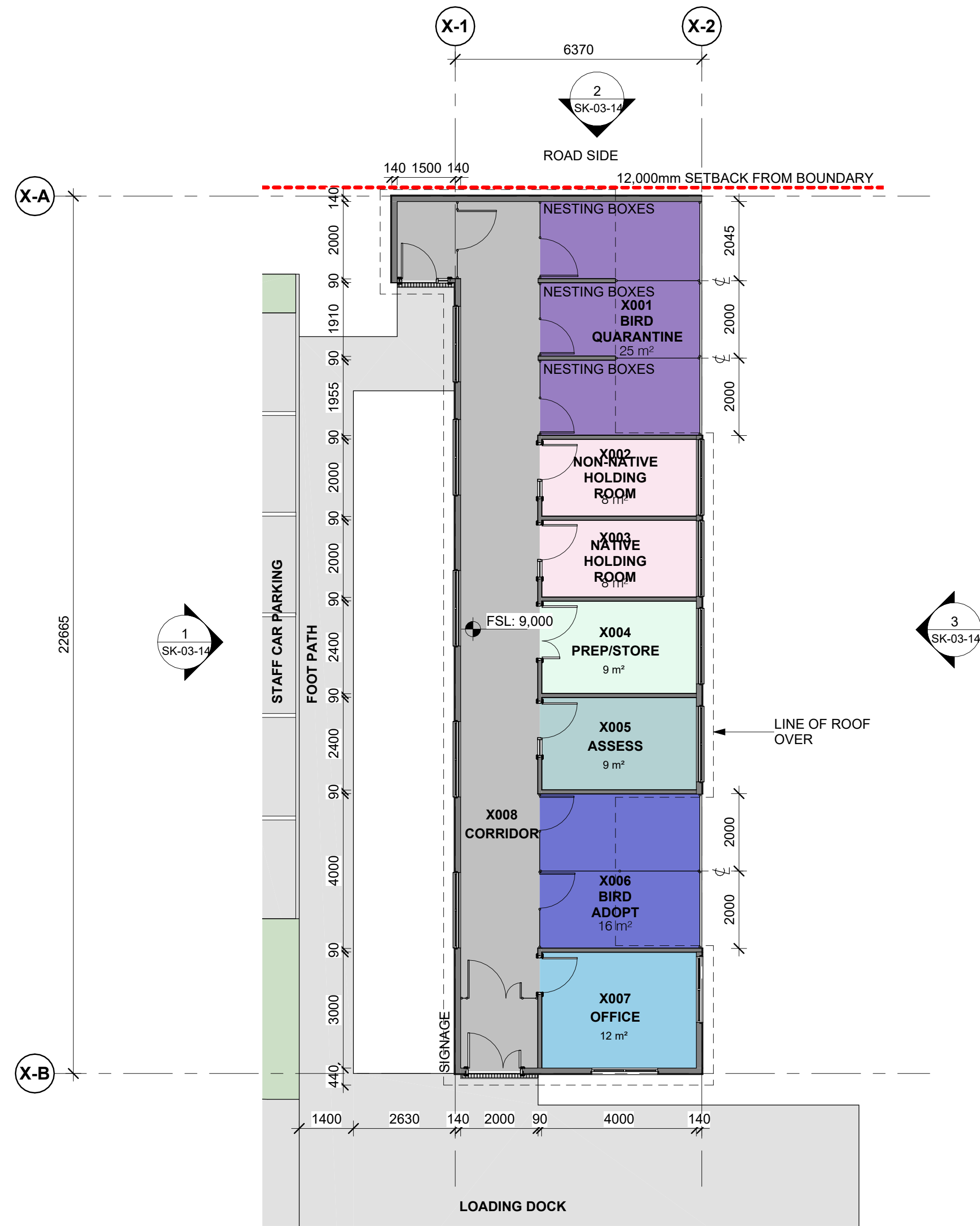
BLOCK F - GENERAL ARRANGEMENT FLOOR PLAN

Design: Designer Scale: 1 : 100 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
2/02/2023 4:44:39 pm

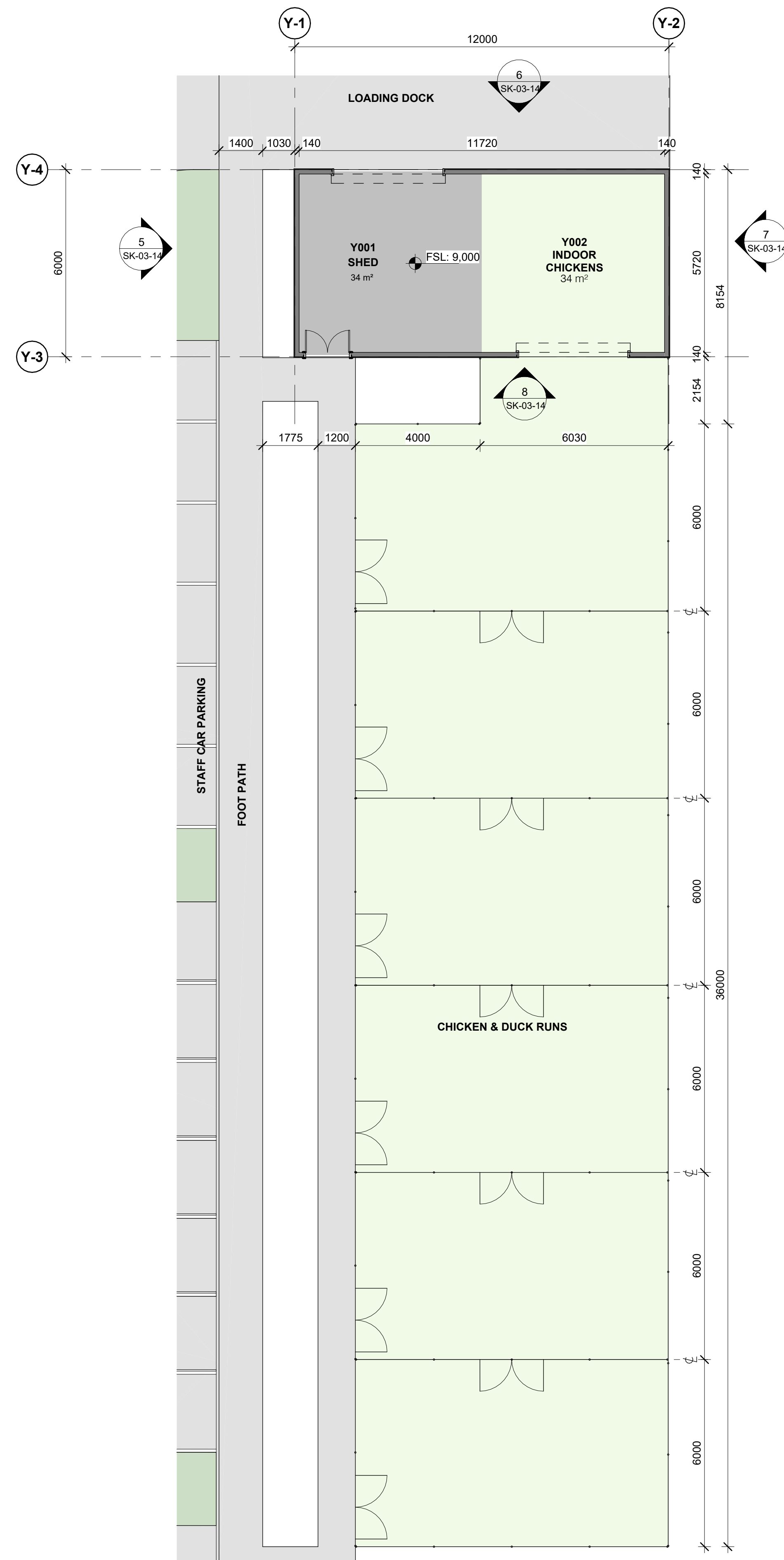
RESOURCE CONSENT

Project No.	Sheet	Revision
21223	SK-02-08	01

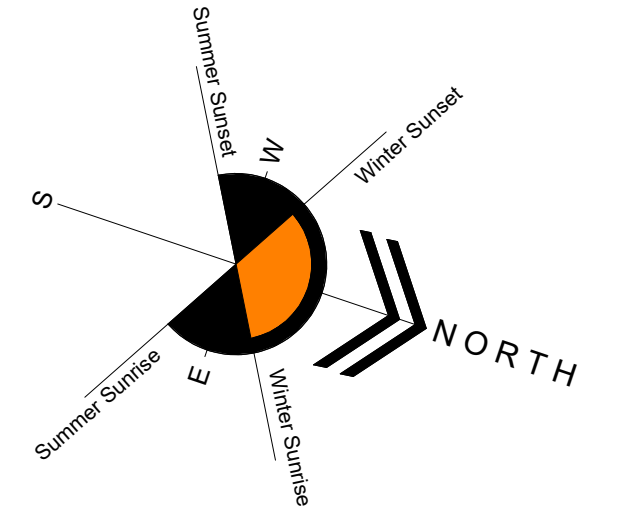




1 AVIARY FLOOR PLAN
SK06.03 Scale: 1 : 100



2 SHED & CHICKEN RUNS
SK06.03 Scale: 1 : 100



Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Copyright:
chow:hill architects limited ©

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
01	2023/02/02	RESOURCE CONSENT ISSUE

Project Consultant List:

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland
1149, New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz

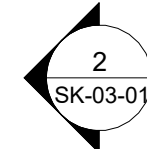
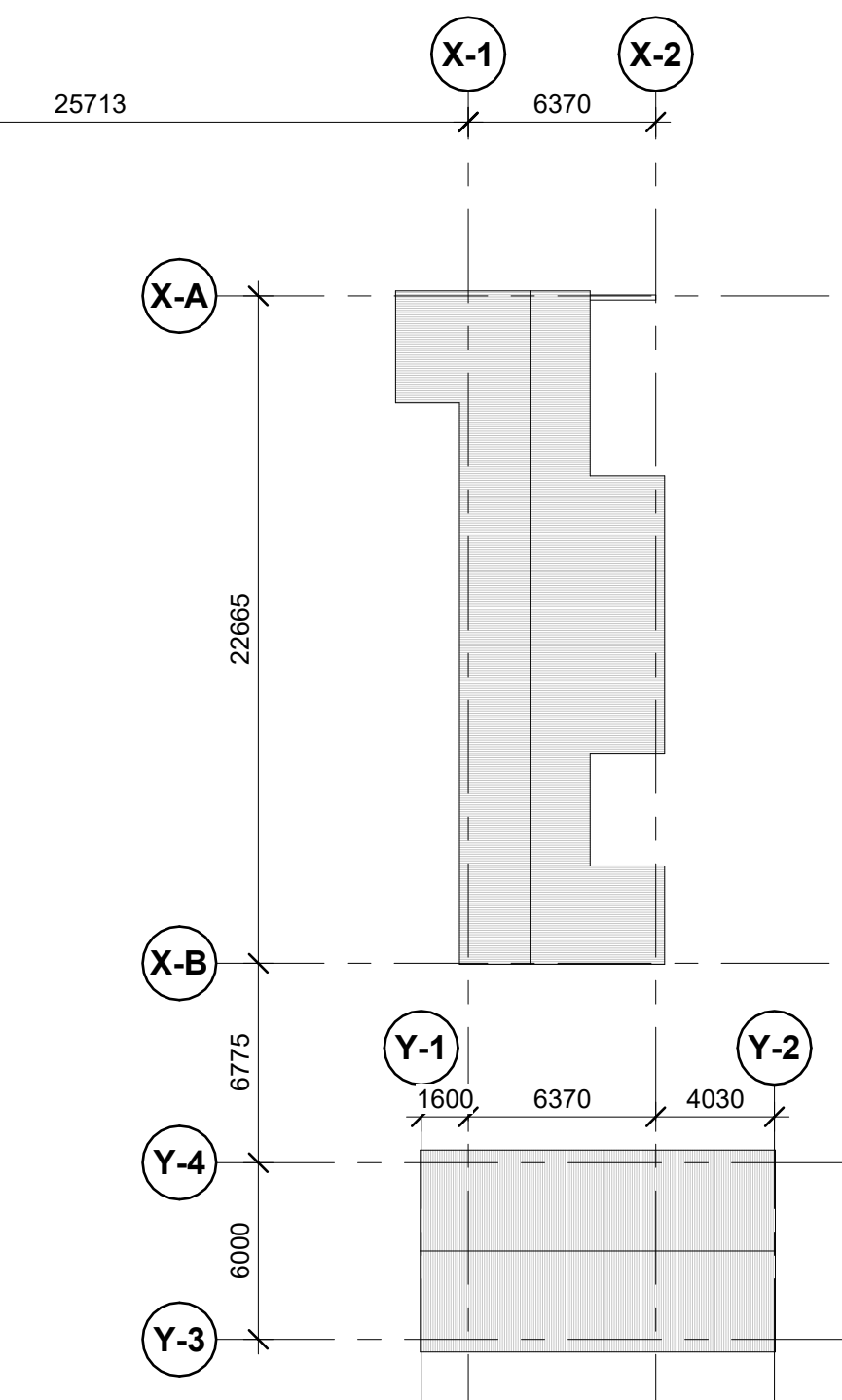
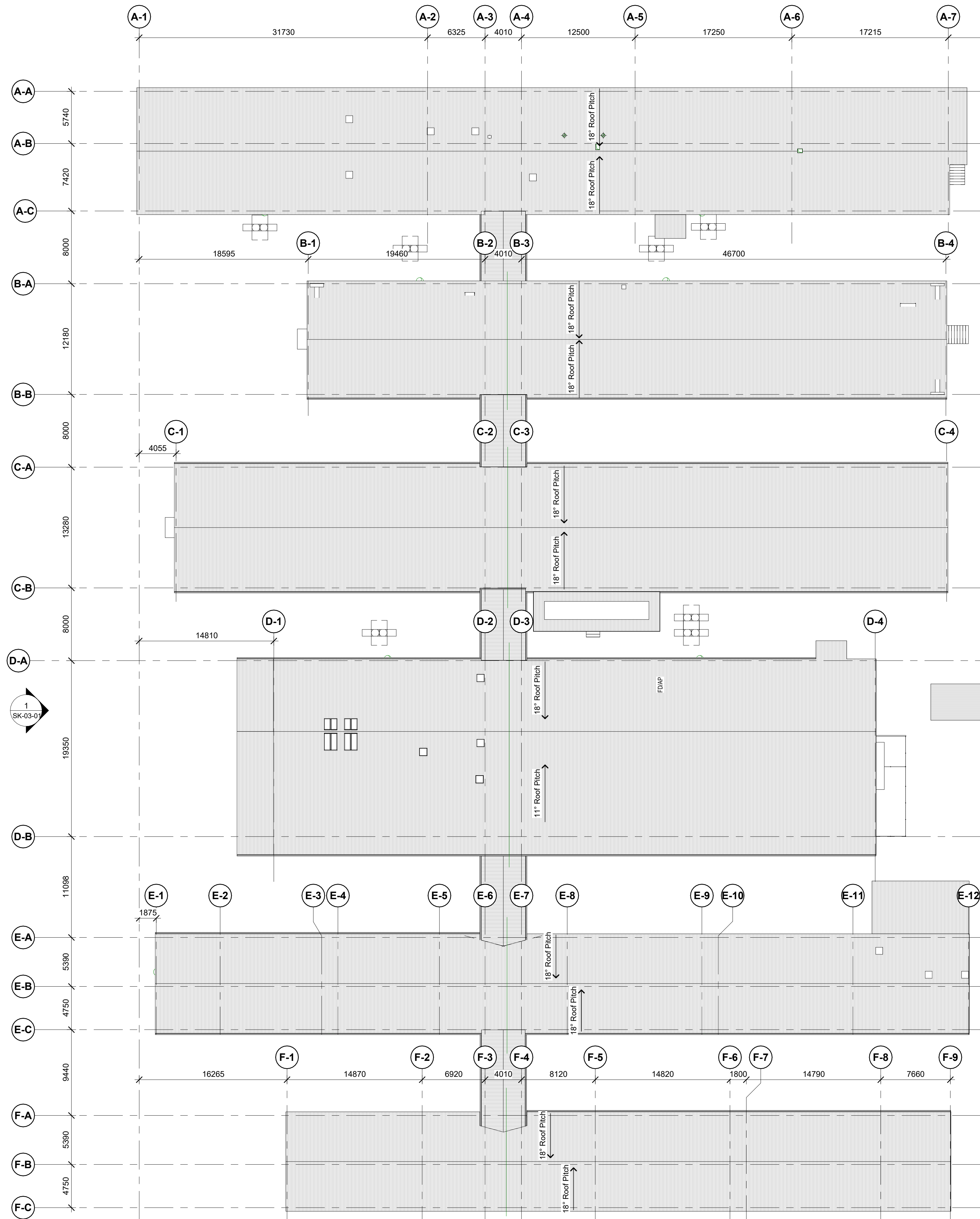


SPCA WIRI
485 Puhinui Road, Wiri, Auckland 2025

AVIARY - GENERAL ARRANGEMENT FLOOR PLAN

Design: Designer Scale: 1 : 100 @ A1
Drawn: Author Scale: 50 % @ A3
Check: Checker Approved Approver
2/02/2023 4:44:40 pm

RESOURCE CONSENT		
Project No.	Sheet	Revision
21223	SK-02-09	01



Revision Schedule		
Rev	Description	Date
01	RESOURCE CONSENT ISSUE	2023/02/02



notes;
do not scale from drawings. all data to be verified
on site prior to commencement of work.

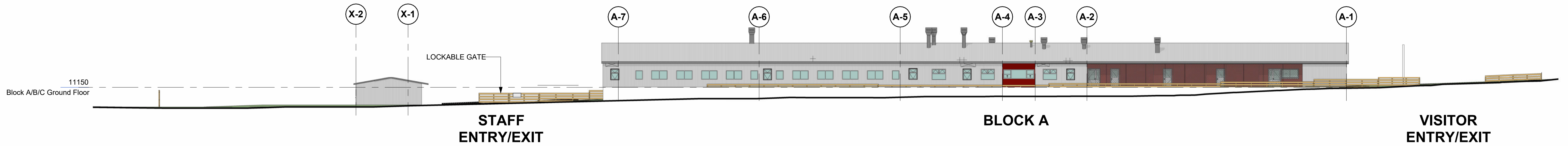
copyright
chow:hill architects limited

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland 1149,
New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz

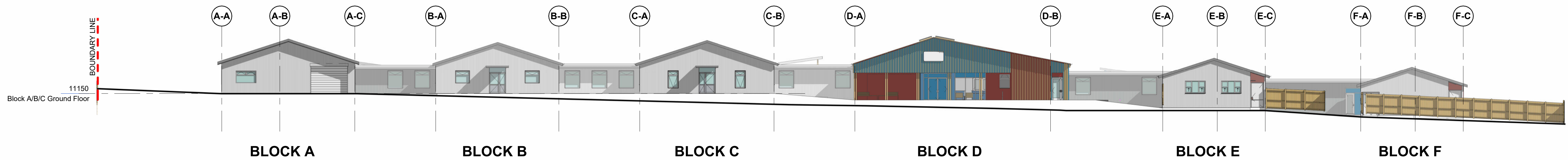
SPCA
SPCA WIRI

OVERALL ROOF PLAN

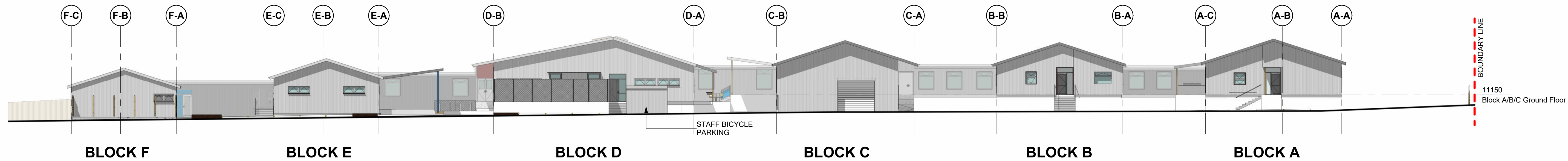
RESOURCE CONSENT			
design	Designer	scale: 1 : 250	@ A1
drawn	Author	50%	@ A3
check	Checker	Approver	
project no.	sheet	revision	
21223	SK-02-21	01	
date printed:		2/02/2023 4:44:43 pm	



3 ROAD FRONTAGE ELEVATION
SK-02-01 Scale: 1 : 250



1 SOUTH ELEVATION 01
SK-02-01 Scale: 1 : 200



2 NORTH ELEVATION 02
SK-02-01 Scale: 1 : 200

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Copyright:
chow.hill architects limited ©

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	2022/07/27	CONCEPT DESIGN
B	2022/09/20	PRELIM DESIGN WIP
01	2023/02/02	RESOURCE CONSENT ISSUE

Project Consultant List:

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland
1149, New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz



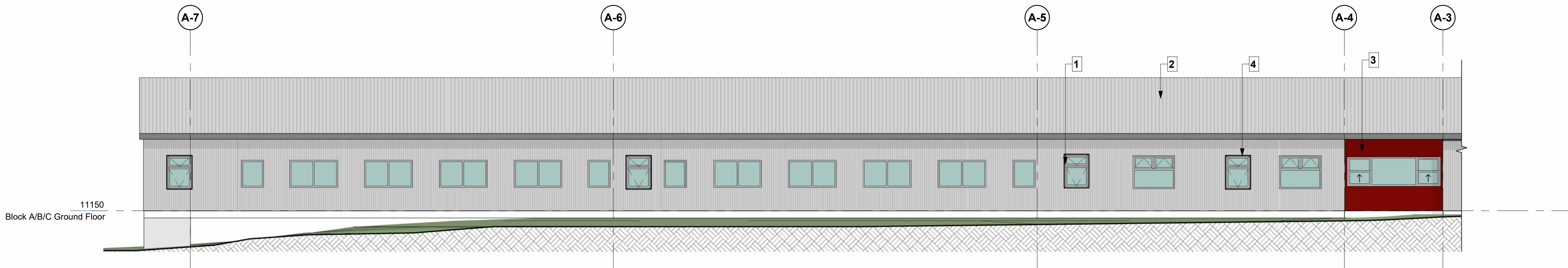
SPCA WIRI
485 Puhinui Road, Wiri, Auckland 2025

OVERALL SITE ELEVATIONS

Design: Designer Scale: As indicated @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
2/02/2023 4:45:06 pm

RESOURCE CONSENT

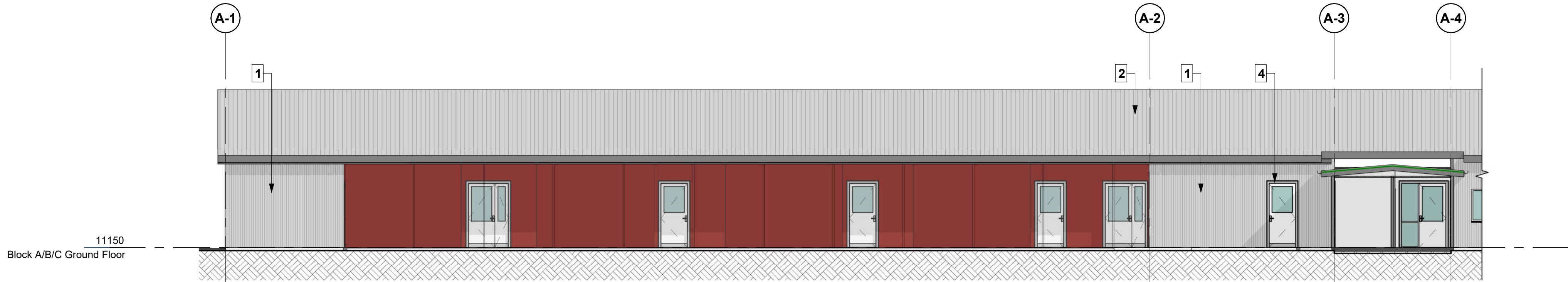
Project No.	Sheet	Revision
21223	SK-03-01	01



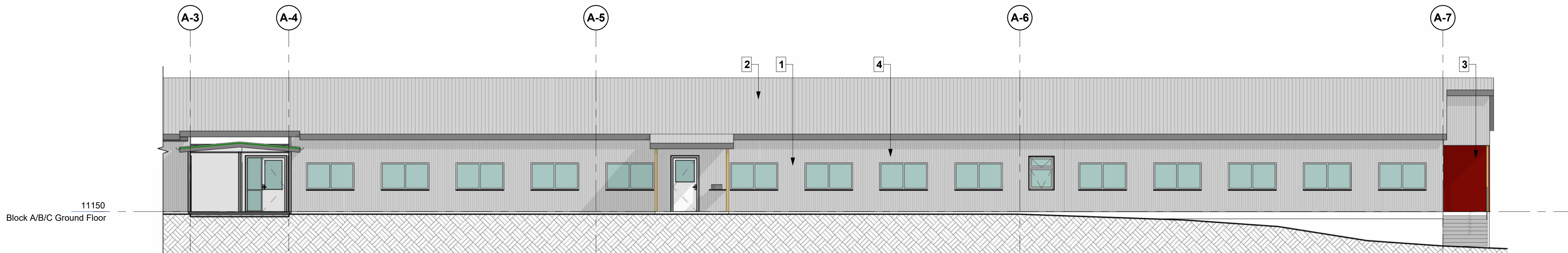
1 BLOCK A - WEST ELEVATION PT. 1
A02-21 Scale: 1 : 100



2 BLOCK A - WEST ELEVATION PT. 2
A02-21 Scale: 1 : 100



3 BLOCK A - NORTH-EAST ELEVATION PT. 1
A02-21 Scale: 1 : 100



4 BLOCK A - NORTH-EAST ELEVATION PT. 2
A02-21 Scale: 1 : 100

EXTERIOR FINISHES

1		CORRUGATED METAL WALL CLADDING
2		PROFILED METAL ROOF CLADDING
3		FIBRE CEMENT SHEET WALL CLADDING
4		ALUMINIUM WINDOW JOINERY FINISH TO MATCH WALL CLADDING

Revision Schedule		
Rev	Description	Date
01	RESOURCE CONSENT ISSUE	2023/02/02

scale @1:100
0 1 2 3 4 5 6 7m

notes:
do not scale from drawings. all data to be verified
on site prior to commencement of work.

copyright
chow:hill architects limited

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland 1149,
New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz

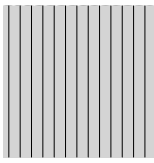
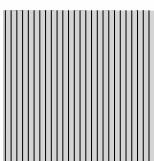
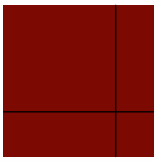


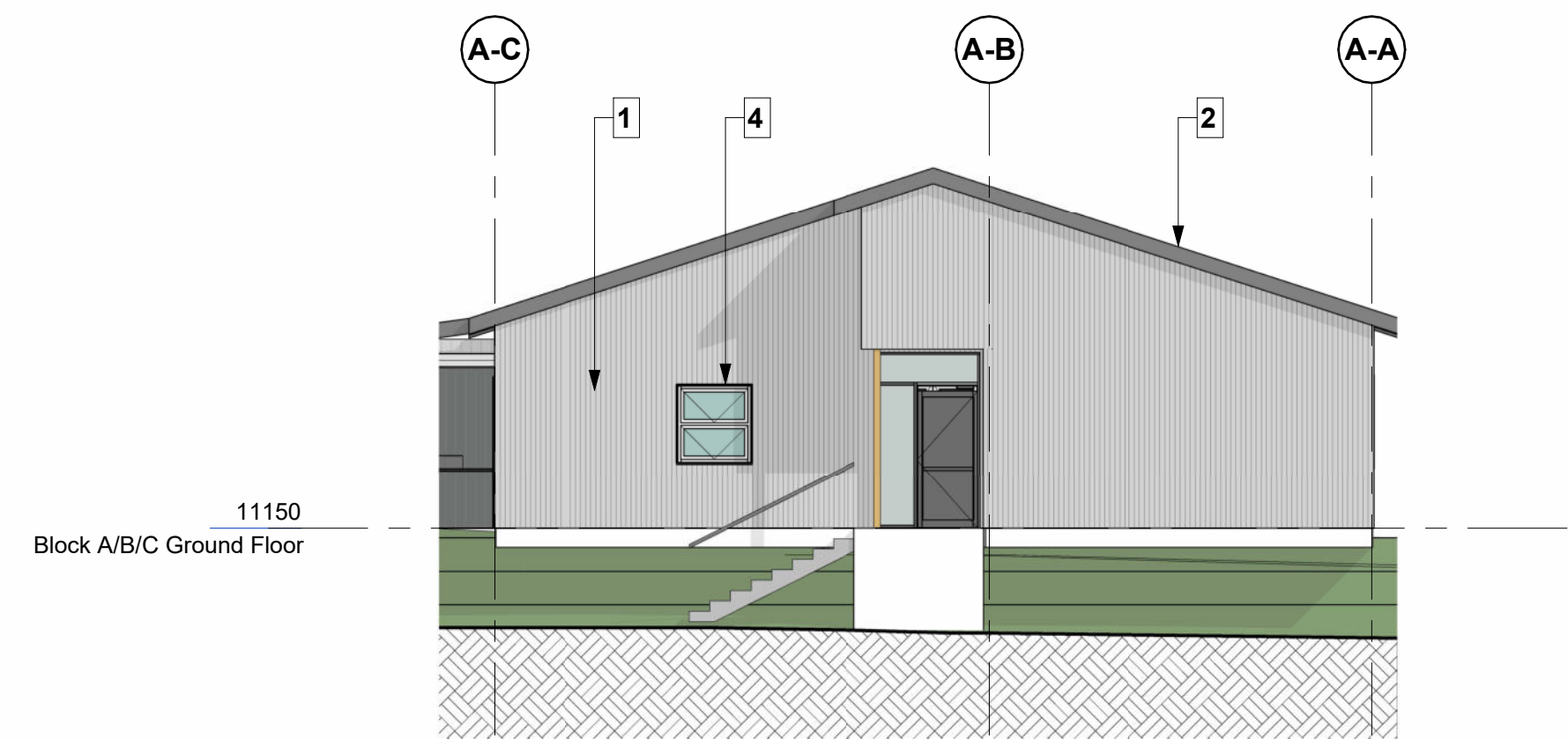
SPCA WIRI

BLOCK A - ELEVATIONS

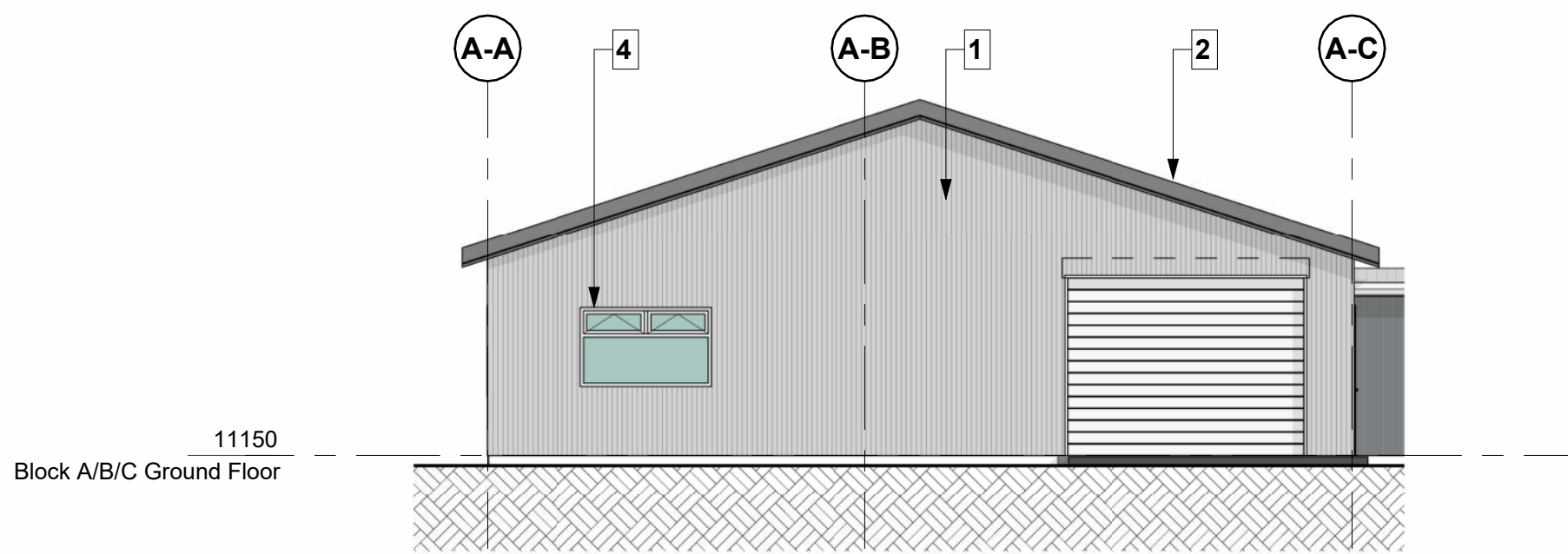
RESOURCE CONSENT			
design	Designer	scale:	1 : 100 @ A1
drawn	Author		50% @ A3
check	Checker	Approver	
project no.	sheet	revision	
21223	SK-03-02	01	
date printed:	2/02/2023 4:45:26 pm		

EXTERIOR FINISHES

1		CORRUGATED METAL WALL CLADDING
2		PROFILED METAL ROOF CLADDING
3		FIBRE CEMENT SHEET WALL CLADDING
4		ALUMINIUM WINDOW JOINERY FINISH TO MATCH WALL CLADDING



1 BLOCK A - NORTH-WEST ELEVATION
A02-21 Scale: 1 : 100



2 BLOCK A - SOUTH-EAST ELEVATION
A02-21 Scale: 1 : 100

Revision Schedule

Rev	Description	Date
01	RESOURCE CONSENT ISSUE	2023/02/02



notes;
do not scale from drawings. all data to be verified
on site prior to commencement of work.

copyright
chow:hill architects limited

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland 1149,
New Zealand

t: +64 9 522 6460 i: www.chowhill.co.nz



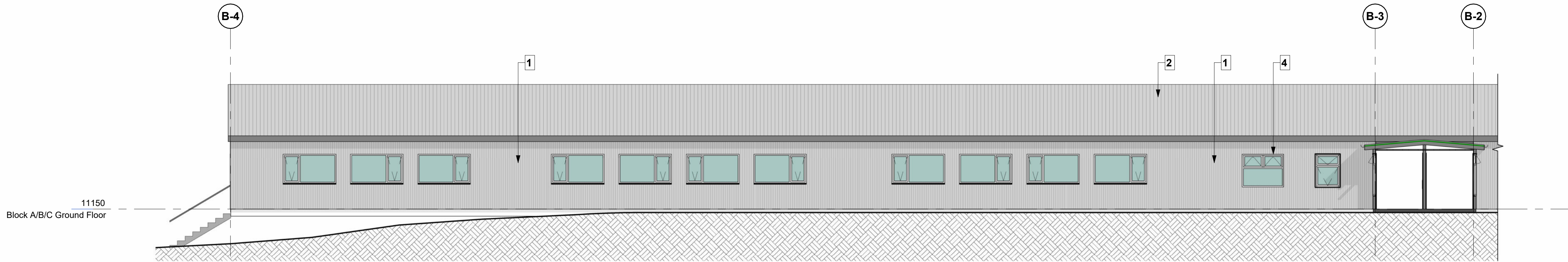
SPCA WIRI

BLOCK A - ELEVATIONS

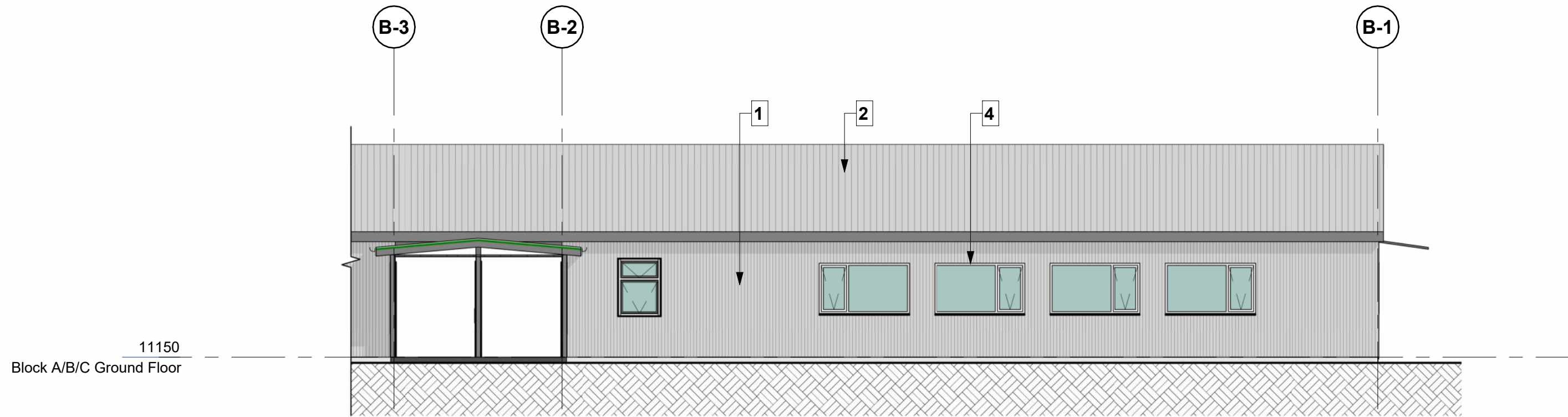
RESOURCE CONSENT

design	Designer	scale:	1 : 100 @ A1
drawn	Author		50% @ A3
check	Checker	Approver	

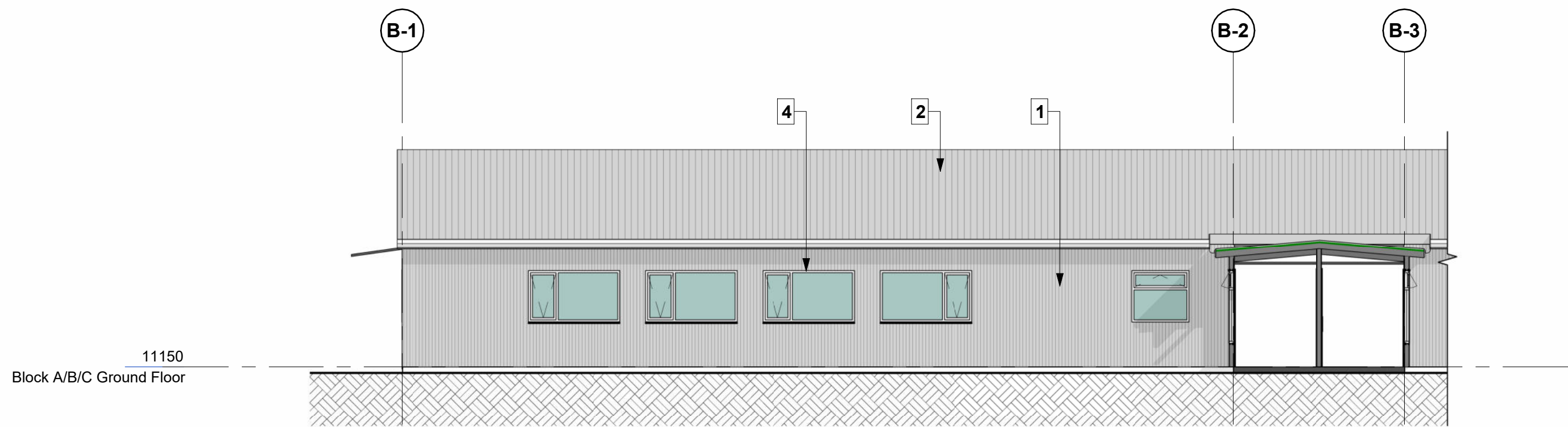
project no.	sheet	revision
21223	SK-03-03	01
date printed:	2/02/2023 4:45:43 pm	



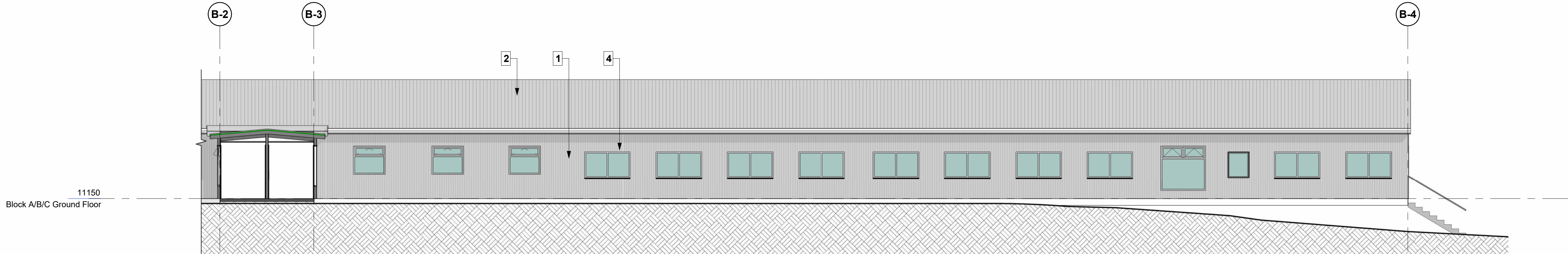
1 BLOCK B - SOUTH-WEST ELEVATION PT. 1
A06-02 Scale: 1 : 100



2 BLOCK B - SOUTH-WEST ELEVATION PT. 2
A06-02 Scale: 1 : 100



3 BLOCK B - NORTH-EAST ELEVATION PT. 1
A06-02 Scale: 1 : 100



4 BLOCK B - NORTH-EAST ELEVATION PT. 2
SK-02-03 Scale: 1 : 100

EXTERIOR FINISHES		
1		CORRUGATED METAL WALL CLADDING
2		PROFILED METAL ROOF CLADDING
3		FIBRE CEMENT SHEET WALL CLADDING
4		ALUMINIUM WINDOW JOINERY FINISH TO MATCH WALL CLADDING

Revision Schedule		
Rev	Description	Date
01	RESOURCE CONSENT ISSUE	2023/02/02

scale @1:100
0 1 2 3 4 5 6 7m

notes;
do not scale from drawings. all data to be verified on site prior to commencement of work.
copyright
chow:hill architects limited

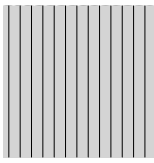
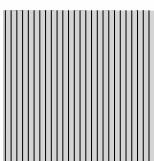
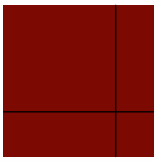
chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland 1149, New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz

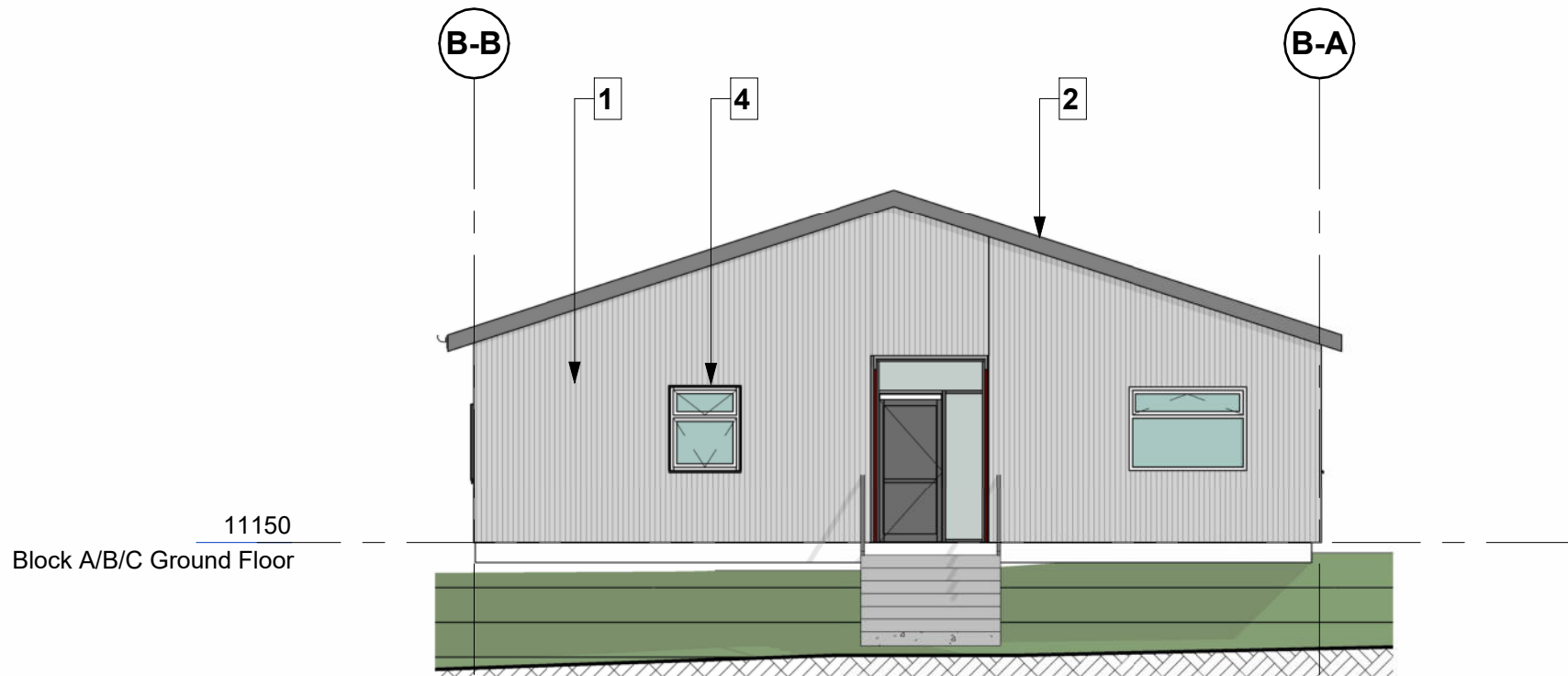


BLOCK B - ELEVATIONS

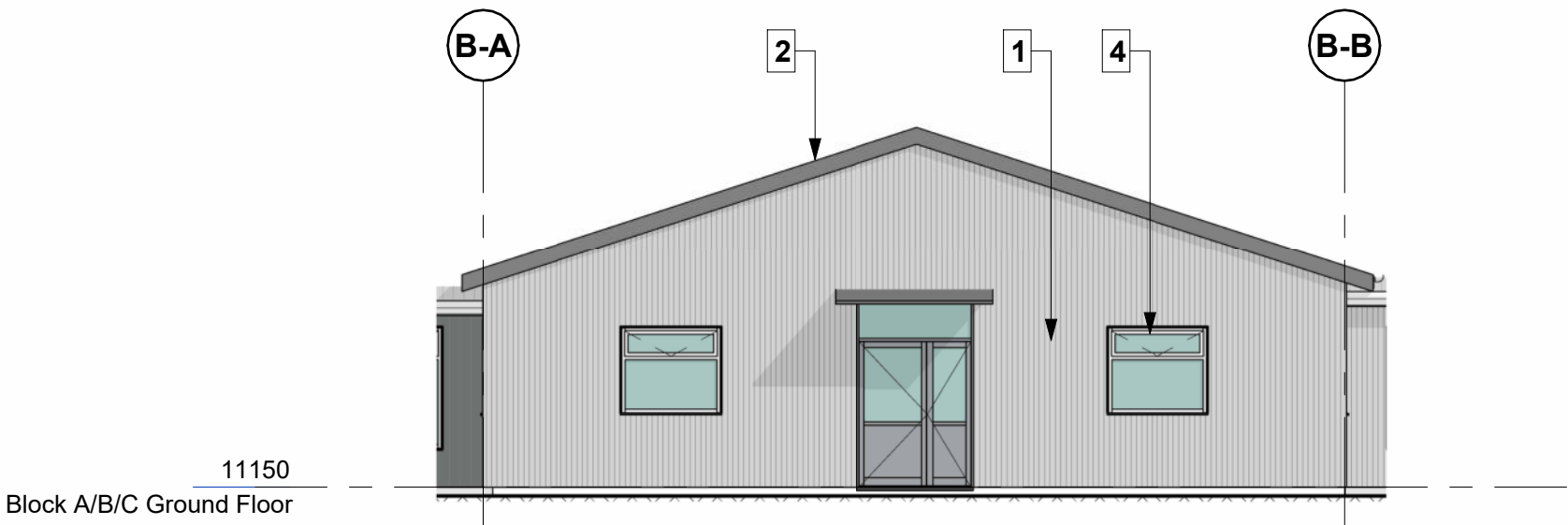
RESOURCE CONSENT			
design	Designer	scale:	1 : 100 @ A1
drawn	Author		50% @ A3
check	Checker	Approver	
project no.	sheet	revision	
21223	SK-03-04	01	
date printed:	2/02/2023 4:46:02 pm		

EXTERIOR FINISHES

1		CORRUGATED METAL WALL CLADDING
2		PROFILED METAL ROOF CLADDING
3		FIBRE CEMENT SHEET WALL CLADDING
4		ALUMINIUM WINDOW JOINERY FINISH TO MATCH WALL CLADDING



1 BLOCK B - NORTH-WEST ELEVATION
A06-02 Scale: 1 : 100



2 BLOCK B - SOUTH-EAST ELEVATION
A06-02 Scale: 1 : 100

Revision Schedule		
Rev	Description	Date
01	RESOURCE CONSENT ISSUE	2023/02/02

scale @1:100
0 1 2 3 4 5 6 7m

notes:
do not scale from drawings. all data to be verified
on site prior to commencement of work.

copyright
cho:hill architects limited

project consultants list:
structural

mechanical

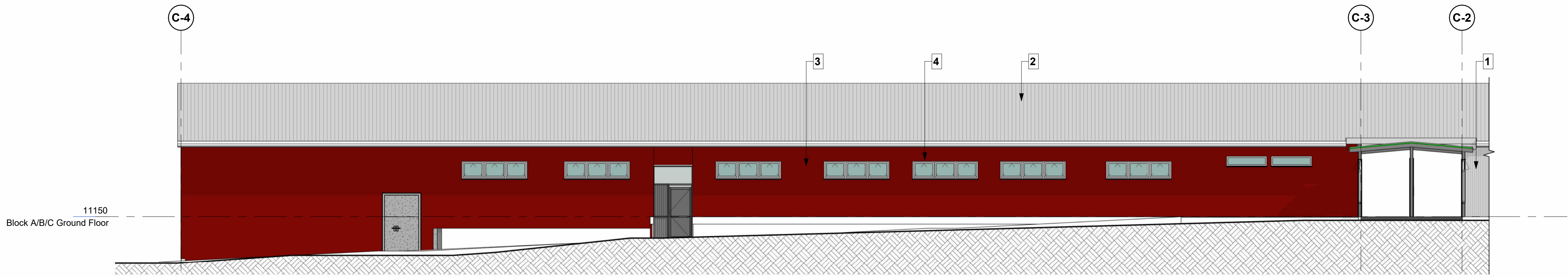
quantity sureyor

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland 1149,
New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz

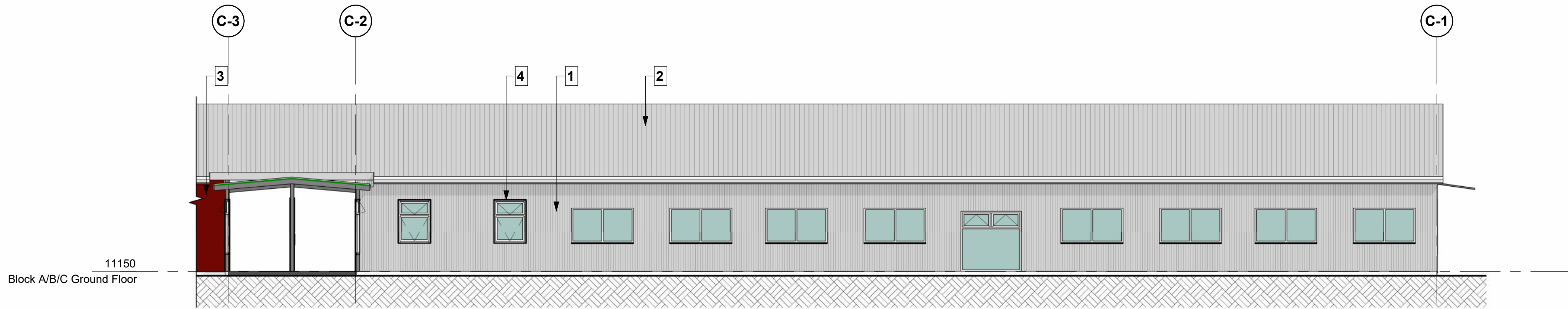
SPCA
SPCA WIRI

BLOCK B - ELEVATIONS

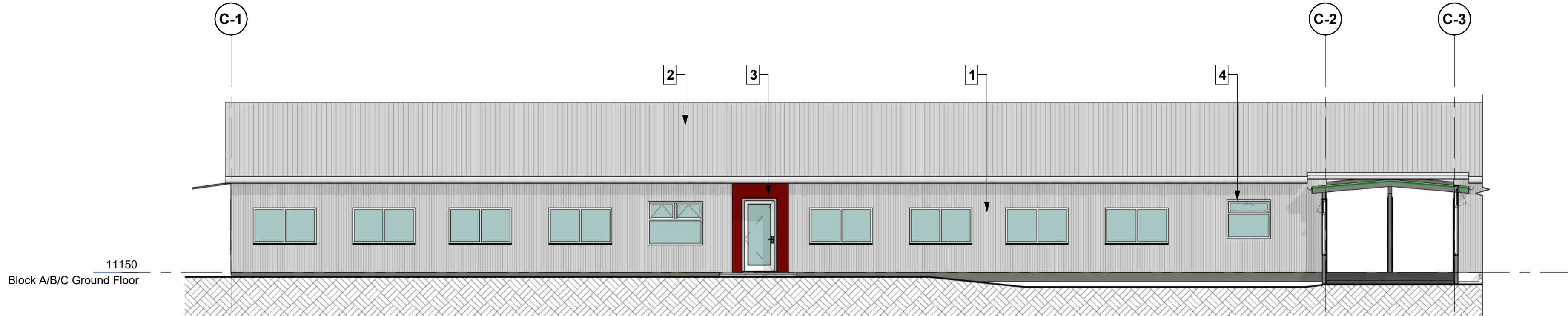
RESOURCE CONSENT				
design	Designer	scale:	@ A1	1 : 100
drawn	Author	50 %	@ A3	
check	Checker	Approver		
project no.	sheet	revision		
21223	SK-03-05	01		
date printed	2/02/2023 4:46:18 pm			



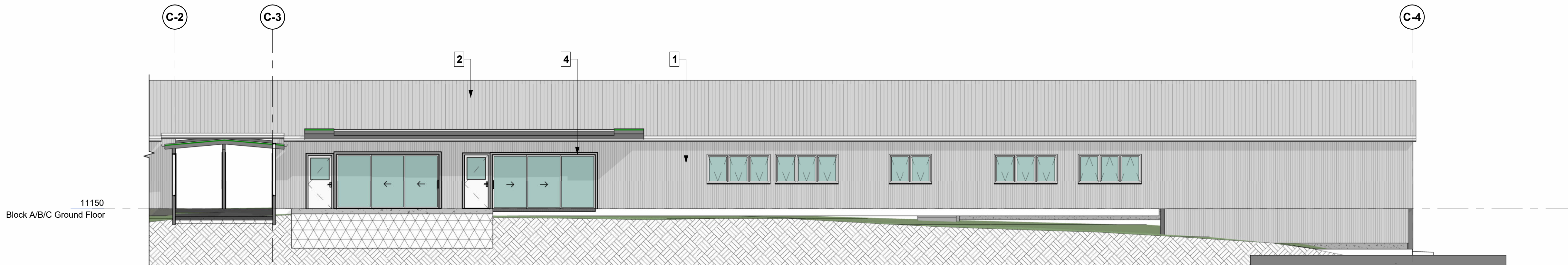
1 BLOCK C - SOUTH-WEST ELEVATION PT. 1
A06-03 Scale: 1 : 100



2 BLOCK C - SOUTH-WEST ELEVATION PT. 2
SK-02-04 Scale: 1 : 100

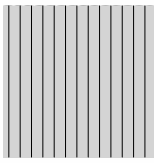
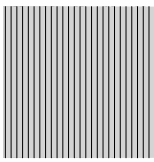
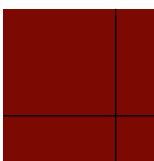


3 BLOCK C - NORTH-EAST ELEVATION PT. 1
A06-03 Scale: 1 : 100



4 BLOCK C - NORTH-EAST ELEVATION PT. 2
A06-03 Scale: 1 : 100

EXTERIOR FINISHES

1		CORRUGATED METAL WALL CLADDING
2		PROFILED METAL ROOF CLADDING
3		FIBRE CEMENT SHEET WALL CLADDING
4		ALUMINIUM WINDOW JOINERY FINISH TO MATCH WALL CLADDING

Revision Schedule		
Rev	Description	Date
01	RESOURCE CONSENT ISSUE	2023/02/02

scale @1:100
0 1 2 3 4 5 6 7m

notes:
do not scale from drawings. all data to be verified
on site prior to commencement of work.

copyright
chow:hill architects limited

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland 1149,
New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz

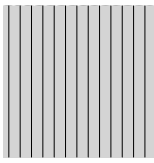
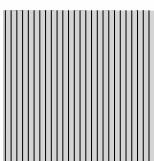
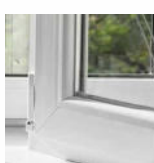


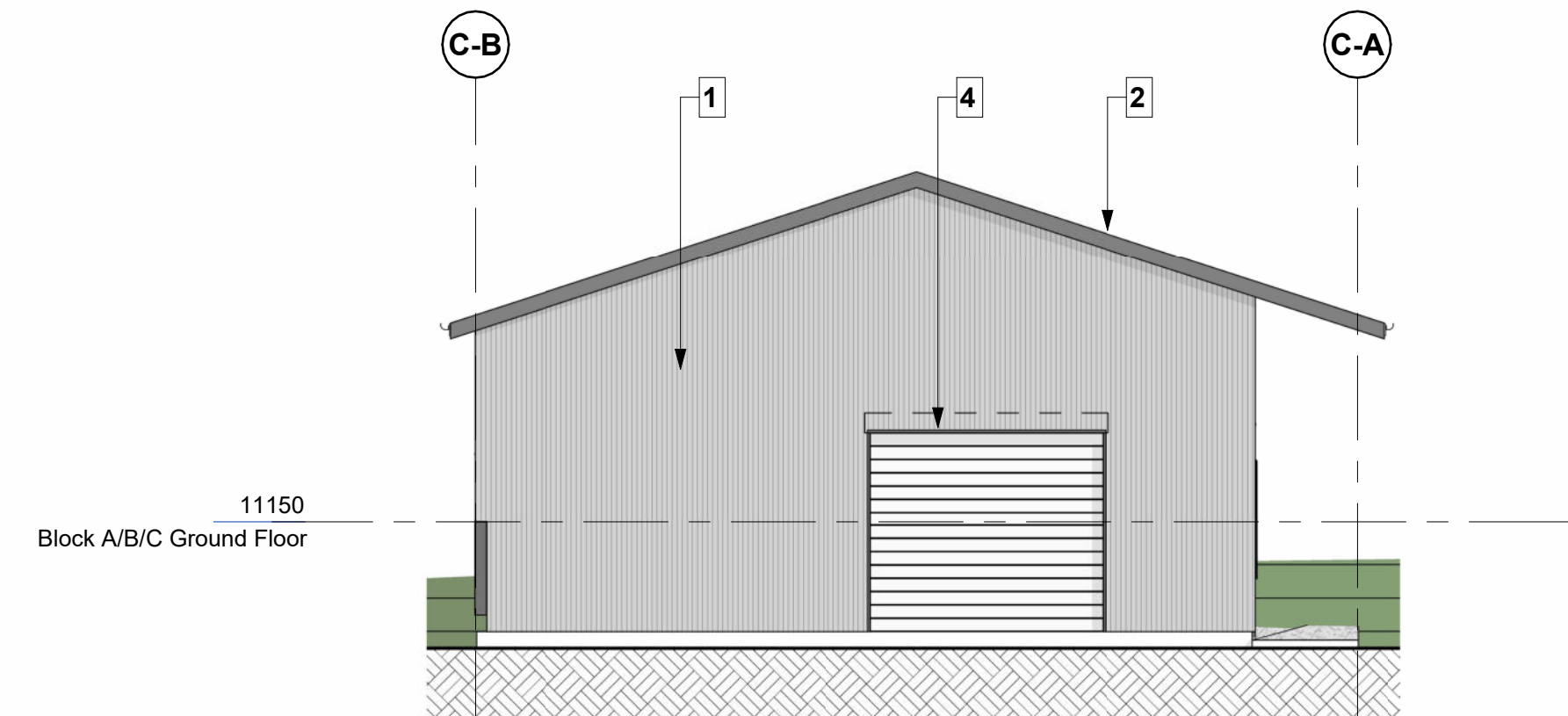
SPCA WIRI

BLOCK C - ELEVATIONS

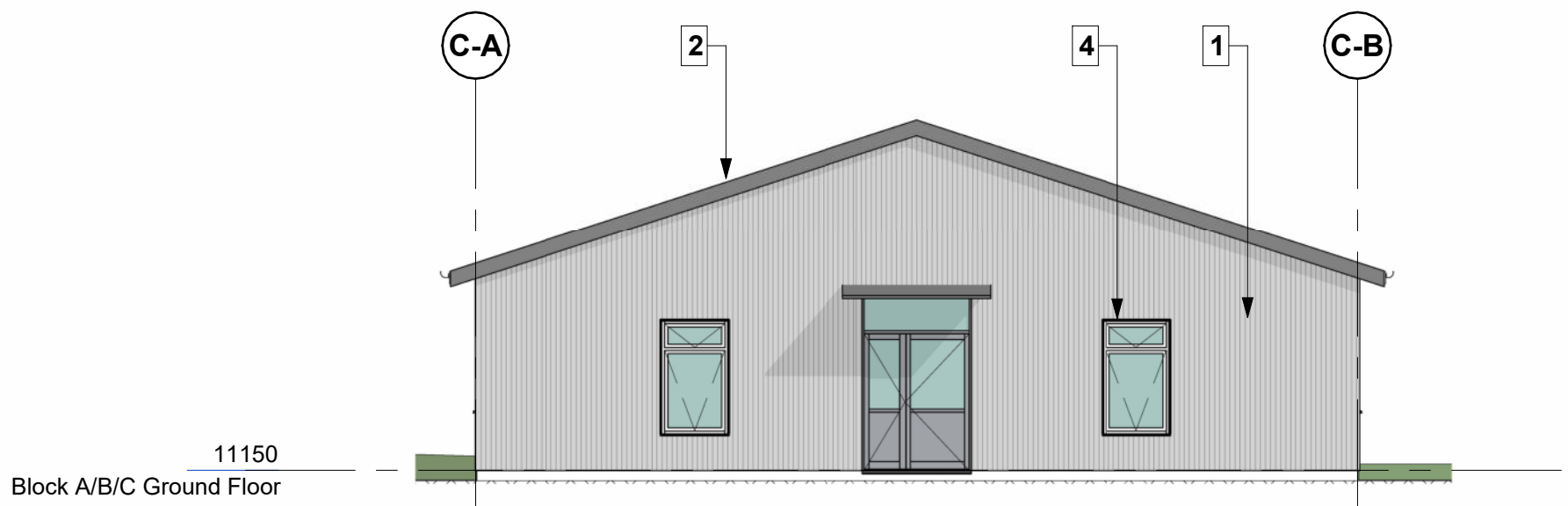
RESOURCE CONSENT			
design	Designer	scale:	1 : 100 @ A1
drawn	Author		50% @ A3
check	Checker	Approver	
project no.	sheet	revision	
21223	SK-03-06	01	
date printed:	2/02/2023 4:46:39 pm		

EXTERIOR FINISHES

1		CORRUGATED METAL WALL CLADDING
2		PROFILED METAL ROOF CLADDING
3		FIBRE CEMENT SHEET WALL CLADDING
4		ALUMINIUM WINDOW JOINERY FINISH TO MATCH WALL CLADDING



1 BLOCK C - NORTH-WEST ELEVATION
A06-03 Scale: 1 : 100



2 BLOCK C - SOUTH-EAST ELEVATION
A06-03 Scale: 1 : 100

Revision Schedule

Rev	Description	Date
01	RESOURCE CONSENT ISSUE	2023/02/02



notes;
do not scale from drawings. all data to be verified
on site prior to commencement of work.

copyright
chow:hill architects limited

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland 1149,
New Zealand

t: +64 9 522 6460 i: www.chowhill.co.nz



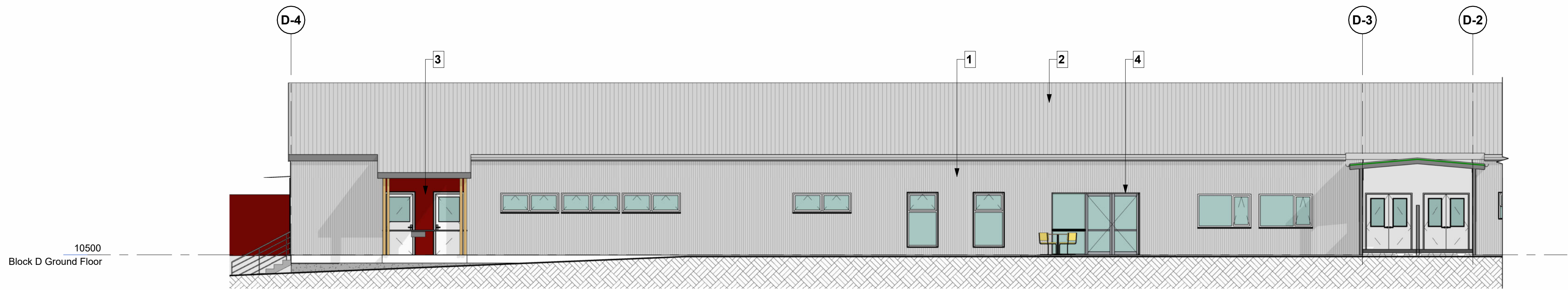
SPCA WIRI

BLOCK C - ELEVATIONS

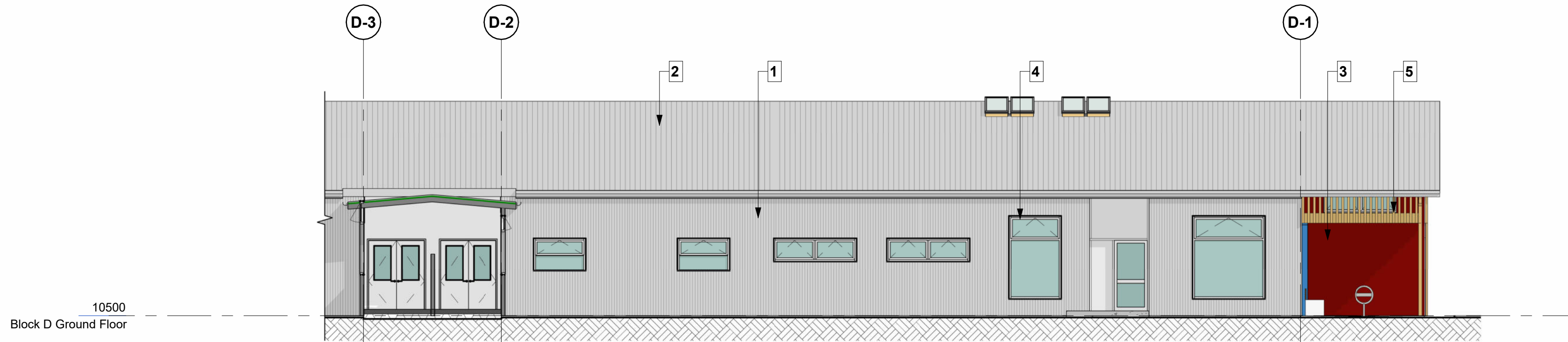
RESOURCE CONSENT

design	Designer	scale:	1 : 100 @ A1
drawn	Author		50% @ A3
check	Checker	Approver	

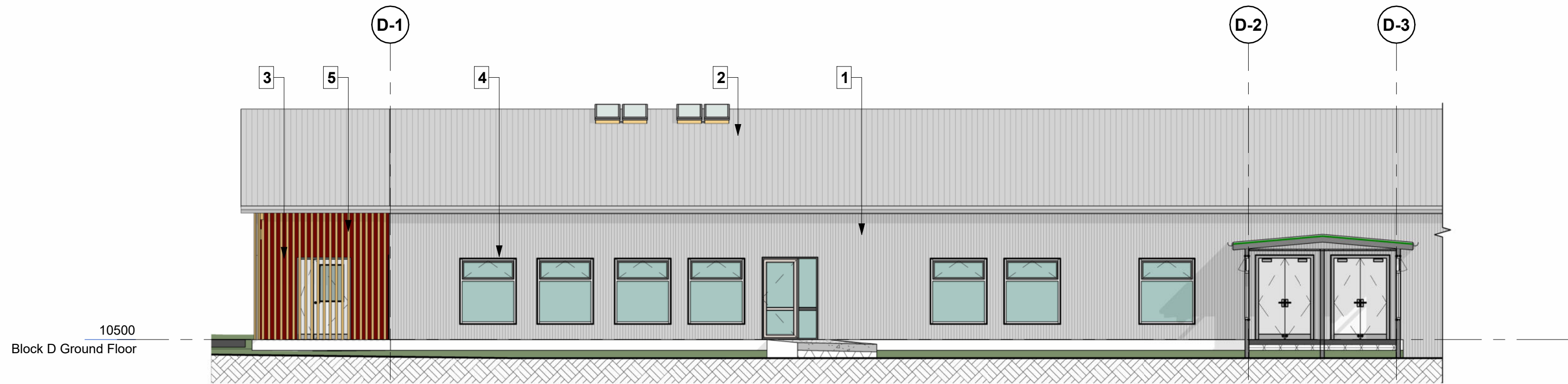
project no.	sheet	revision
21223	SK-03-07	01
date printed:	2/02/2023 4:46:55 pm	



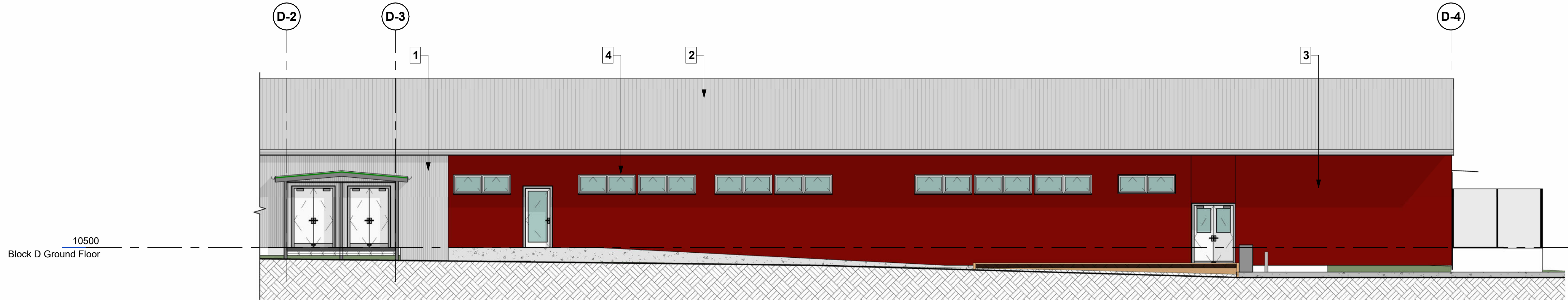
1 BLOCK D - WEST ELEVATION PT. 1
A06-04 Scale: 1 : 100



3 BLOCK D - WEST ELEVATION PT. 2
A06-04 Scale: 1 : 100



2 BLOCK D - EAST ELEVATION PT. 1
SK-02-01 Scale: 1 : 100



4 BLOCK D - EAST ELEVATION PT. 2
A06-04 Scale: 1 : 100

EXTERIOR FINISHES

1		CORRUGATED METAL WALL CLADDING
2		PROFILED METAL ROOF CLADDING
3		FIBRE CEMENT SHEET WALL CLADDING
4		ALUMINIUM WINDOW JOINERY FINISH TO MATCH WALL CLADDING
5		ALUMINIUM SCREENING

Revision Schedule

Rev	Description	Date
A	CONCEPT DESIGN	2022/07/27
B	PRELIM DESIGN WIP	2022/09/20
01	RESOURCE CONSENT ISSUE	2023/02/02

scale @1:100



notes;
do not scale from drawings. all data to be verified
on site prior to commencement of work.

copyright
chow:hill architects limited

chowhill

Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland 1149,
New Zealand

t: +64 9 522 6460 i: www.chowhill.co.nz



SPCA WIRI

BLOCK D - ELEVATIONS

RESOURCE CONSENT

design Designer scale: 1 : 100 @ A1
50% @ A3

drawn Author

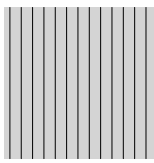
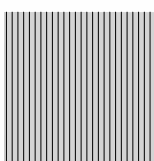
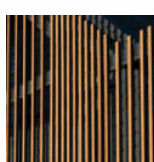
check Checker Approver

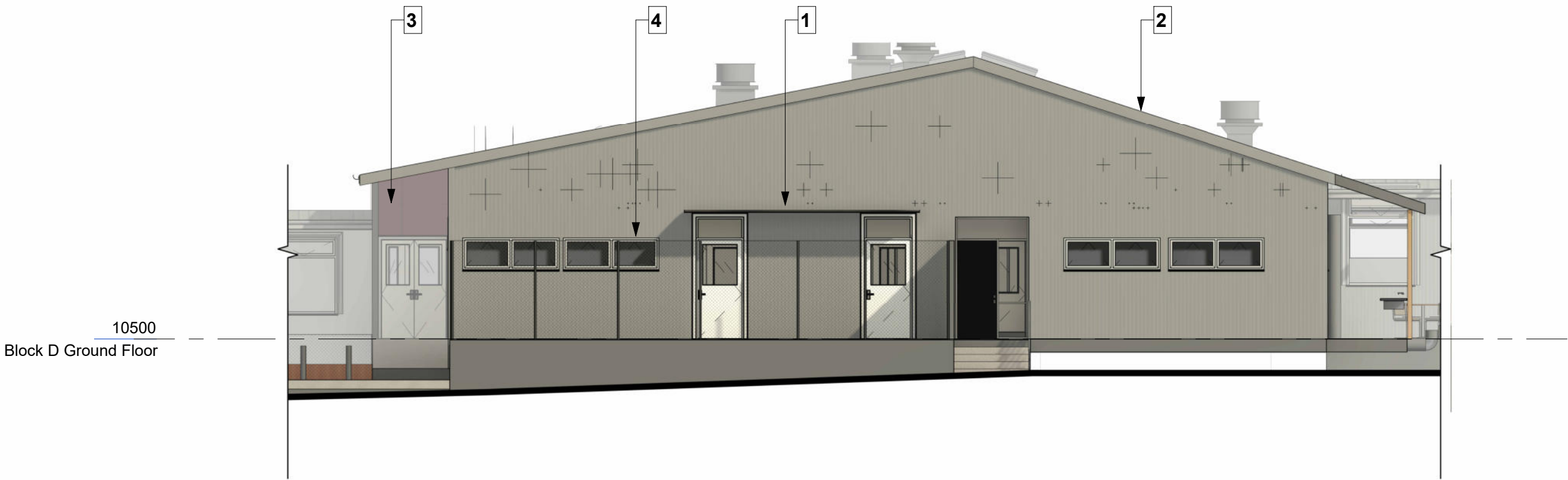
project no. sheet revision

21223 SK-03-08 01

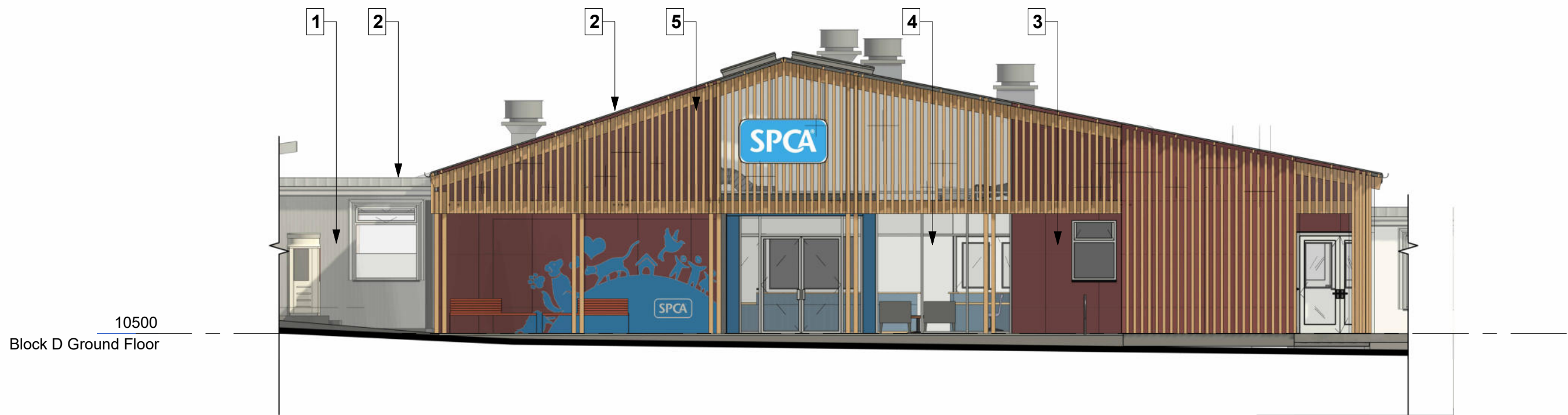
date printed: 2/02/2023 4:47:21 pm

EXTERIOR FINISHES

1		CORRUGATED METAL WALL CLADDING
2		PROFILED METAL ROOF CLADDING
3		FIBRE CEMENT SHEET WALL CLADDING
4		ALUMINIUM WINDOW JOINERY FINISH TO MATCH WALL CLADDING
5		ALUMINIUM SCREENING

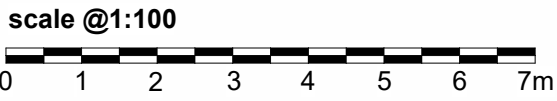


1 BLOCK D - NORTH ELEVATION
A06-03 Scale: 1 : 100



2 BLOCK D - SOUTH ELEVATION
A06-04 Scale: 1 : 100

Revision Schedule		
Rev	Description	Date
A	CONCEPT DESIGN	2022/07/27
B	PRELIM DESIGN WIP	2022/09/20
01	RESOURCE CONSENT ISSUE	2023/02/02



notes;
do not scale from drawings. all data to be verified
on site prior to commencement of work.

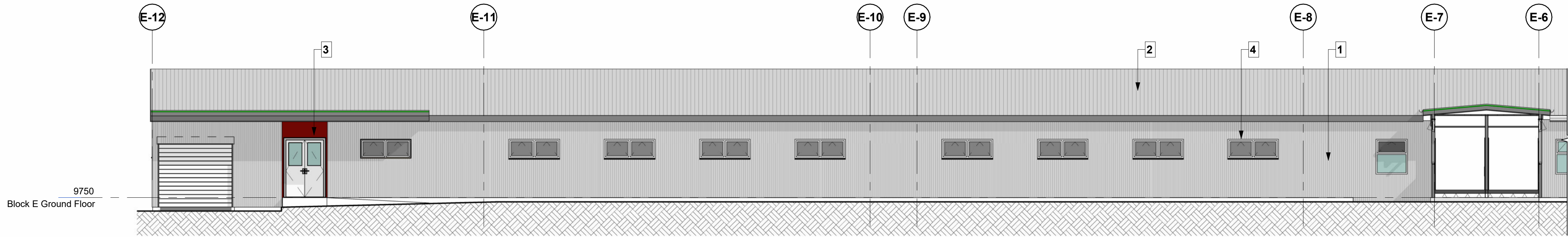
copyright
chow:hill architects limited

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland 1149,
New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz

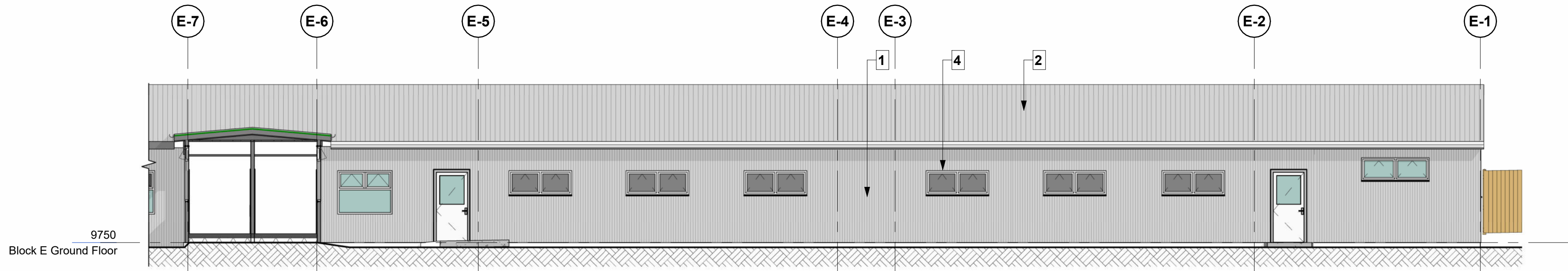


BLOCK D - ELEVATIONS

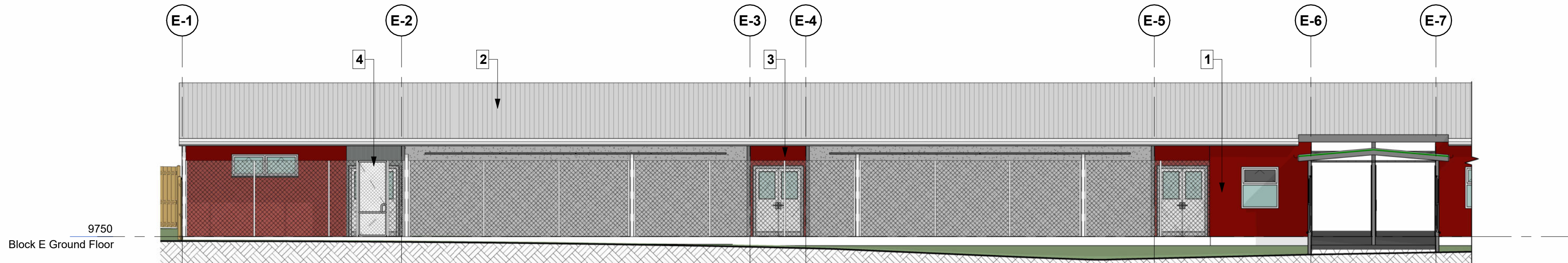
RESOURCE CONSENT			
design	Designer	scale:	1 : 100 @ A1 50% @ A3
drawn	Author		
check	Checker	Approver	
project no.	sheet	revision	
21223	SK-03-09	01	
date printed:		2/02/2023 4:48:21 pm	



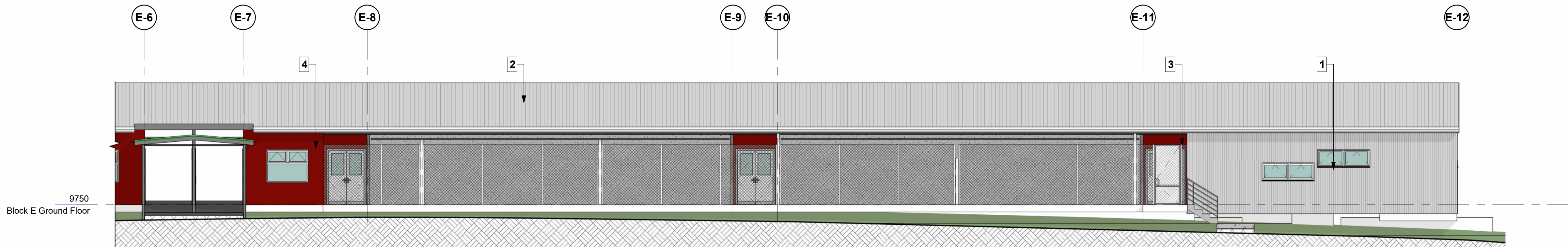
1 BLOCK E - WEST ELEVATION PT. 1
A02-26 Scale: 1 : 100



2 BLOCK E - WEST ELEVATION PT. 2
A02-26 Scale: 1 : 100



3 BLOCK E - EAST ELEVATION PT. 1
A02-26 Scale: 1 : 100



4 BLOCK E - EAST ELEVATION PT. 2
A02-26 Scale: 1 : 100

EXTERIOR FINISHES		
1		CORRUGATED METAL WALL CLADDING
2		PROFILED METAL ROOF CLADDING
3		FIBRE CEMENT SHEET WALL CLADDING
4		ALUMINIUM WINDOW JOINERY FINISH TO MATCH WALL CLADDING

Revision Schedule		
Rev	Description	Date
01	RESOURCE CONSENT ISSUE	2023/02/02

scale @1:100
0 1 2 3 4 5 6 7m

notes;
do not scale from drawings. all data to be verified
on site prior to commencement of work.
copyright
chow:hill architects limited

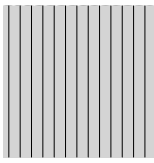
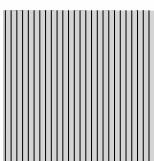
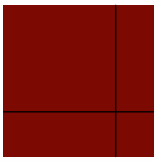
chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland 1149,
New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz

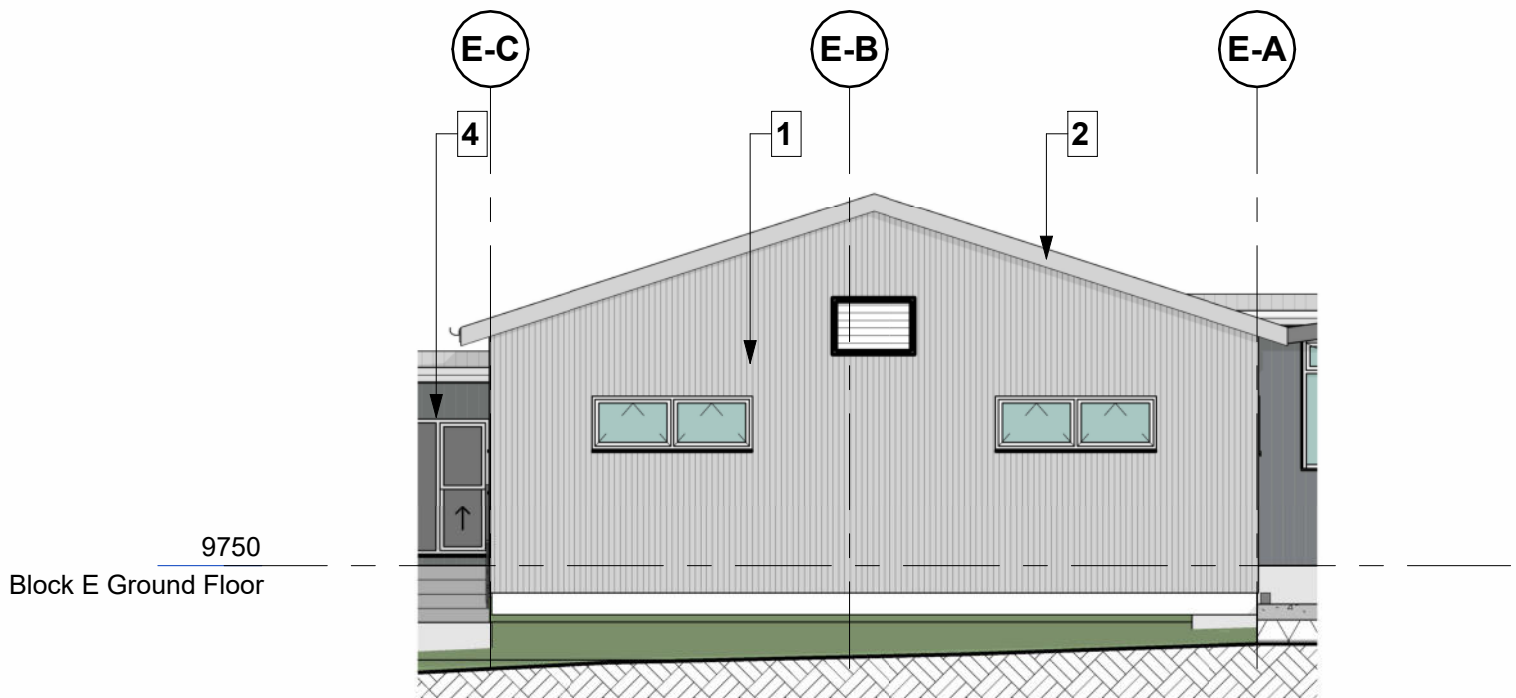


BLOCK E - ELEVATIONS

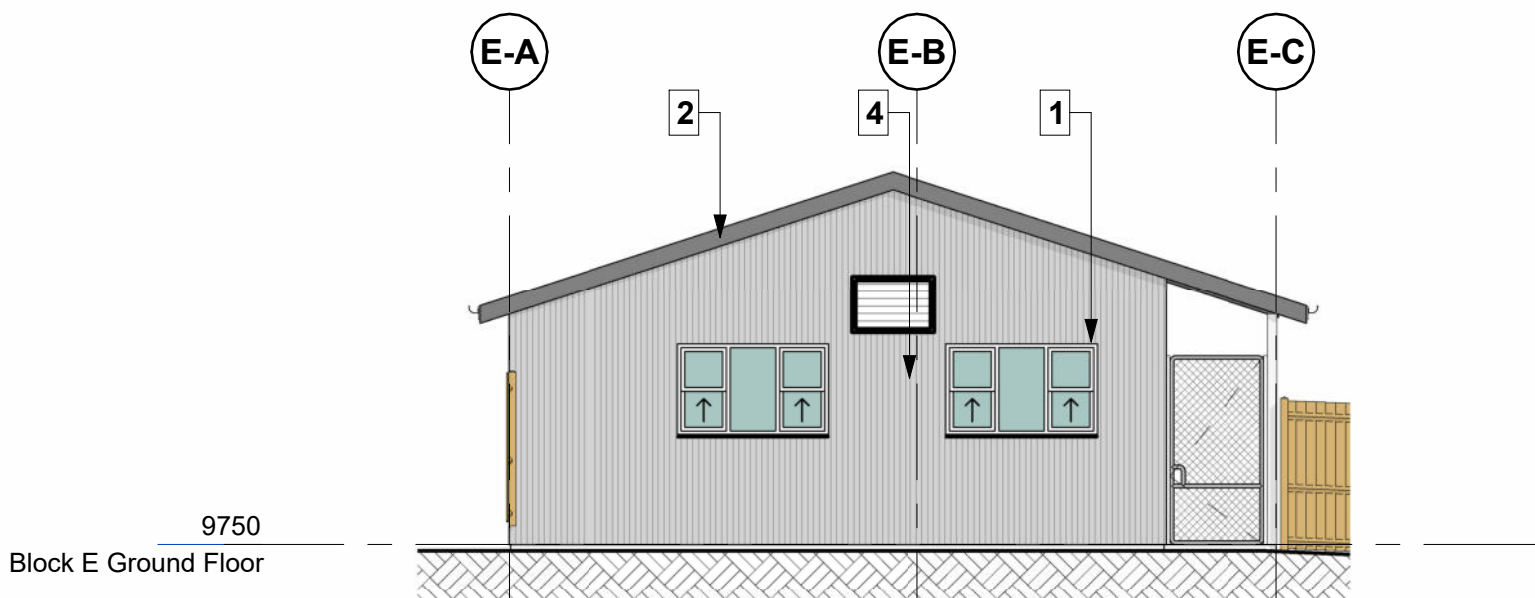
RESOURCE CONSENT			
design	Designer	scale:	1 : 100 @ A1
drawn	Author		50% @ A3
check	Checker	Approver	
project no.	sheet	revision	
21223	SK-03-10	01	
date printed:	2/02/2023 4:48:41 pm		

EXTERIOR FINISHES

1		CORRUGATED METAL WALL CLADDING
2		PROFILED METAL ROOF CLADDING
3		FIBRE CEMENT SHEET WALL CLADDING
4		ALUMINIUM WINDOW JOINERY FINISH TO MATCH WALL CLADDING



1 BLOCK E - NORTH ELEVATION
A02-26 Scale: 1 : 100



2 BLOCK E - SOUTH ELEVATION
A02-26 Scale: 1 : 100

Revision Schedule		
Rev	Description	Date
01	RESOURCE CONSENT ISSUE	2023/02/02



notes;
do not scale from drawings. all data to be verified
on site prior to commencement of work.

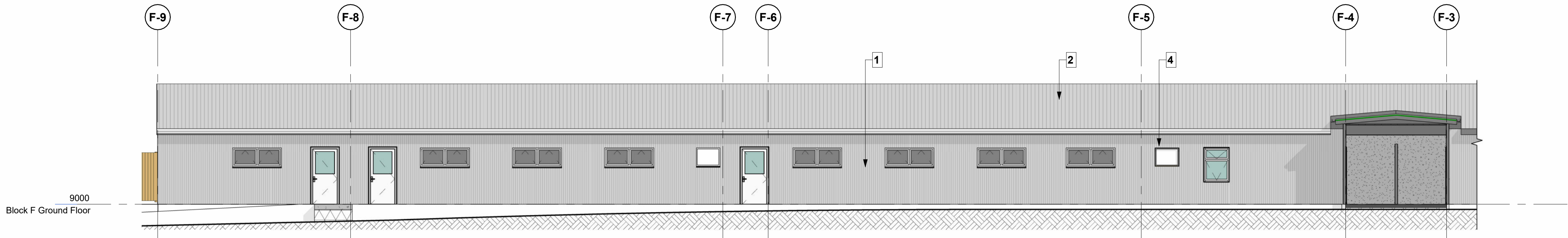
copyright
chow:hill architects limited

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland 1149,
New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz

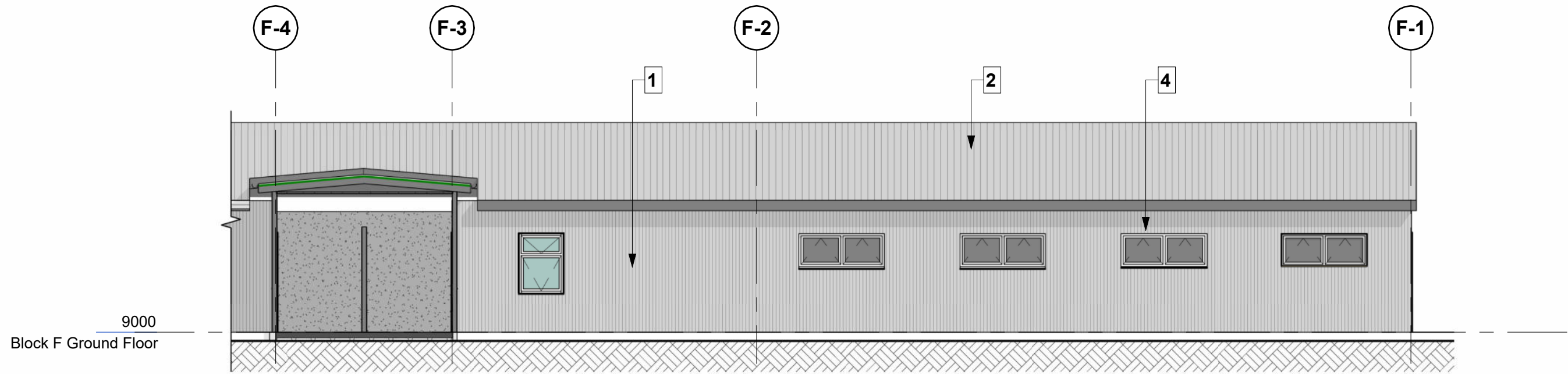


BLOCK E - ELEVATIONS

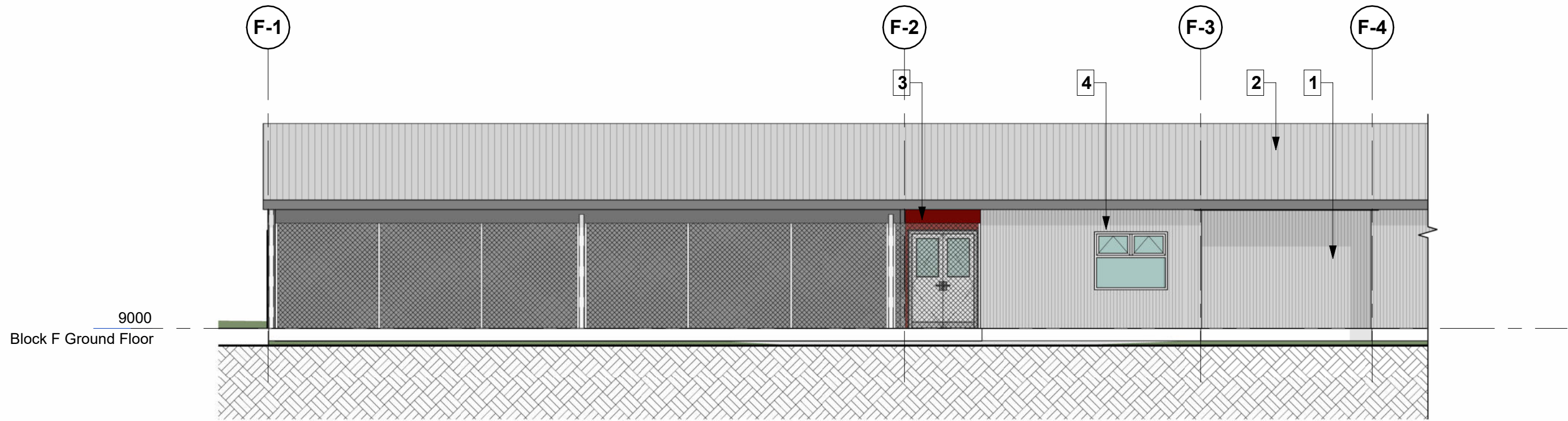
RESOURCE CONSENT			
design	Designer	scale:	1 : 100 @ A1
drawn	Author		50% @ A3
check	Checker	Approver	
project no.	sheet	revision	
21223	SK-03-11	01	
date printed:		2/02/2023 4:48:57 pm	



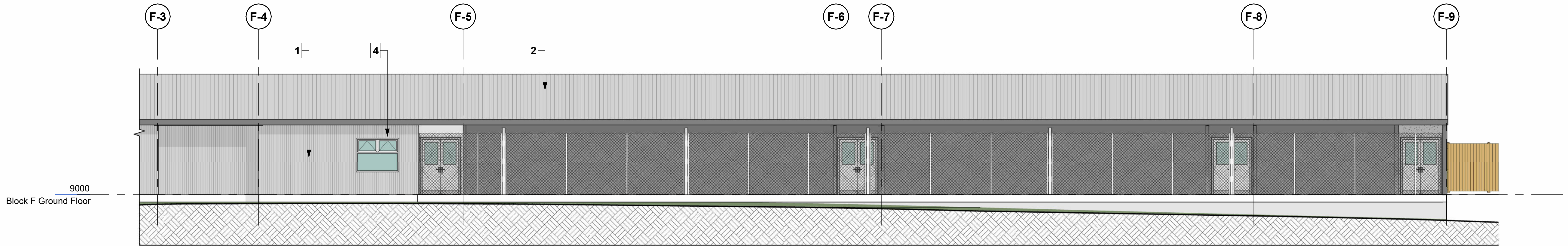
1 BLOCK F - SOUTH-WEST ELEVATION PT. 1
SK-02-08 Scale: 1 : 100



2 BLOCK F - SOUTH-WEST ELEVATION PT. 2
SK-02-08 Scale: 1 : 100



3 BLOCK F - NORTH-EAST ELEVATION PT. 1
A06-06 Scale: 1 : 100



4 BLOCK F - NORTH-EAST ELEVATION PT. 2
A06-06 Scale: 1 : 100

EXTERIOR FINISHES		
1		CORRUGATED METAL WALL CLADDING
2		PROFILED METAL ROOF CLADDING
3		FIBRE CEMENT SHEET WALL CLADDING
4		ALUMINIUM WINDOW JOINERY FINISH TO MATCH WALL CLADDING

Revision Schedule		
Rev	Description	Date
01	RESOURCE CONSENT ISSUE	2023/02/02

scale @1:100
0 1 2 3 4 5 6 7m

notes;
do not scale from drawings. all data to be verified on site prior to commencement of work.
copyright
chow:hill architects limited

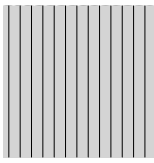
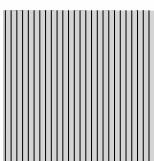
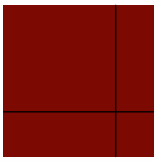
chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland 1149, New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz

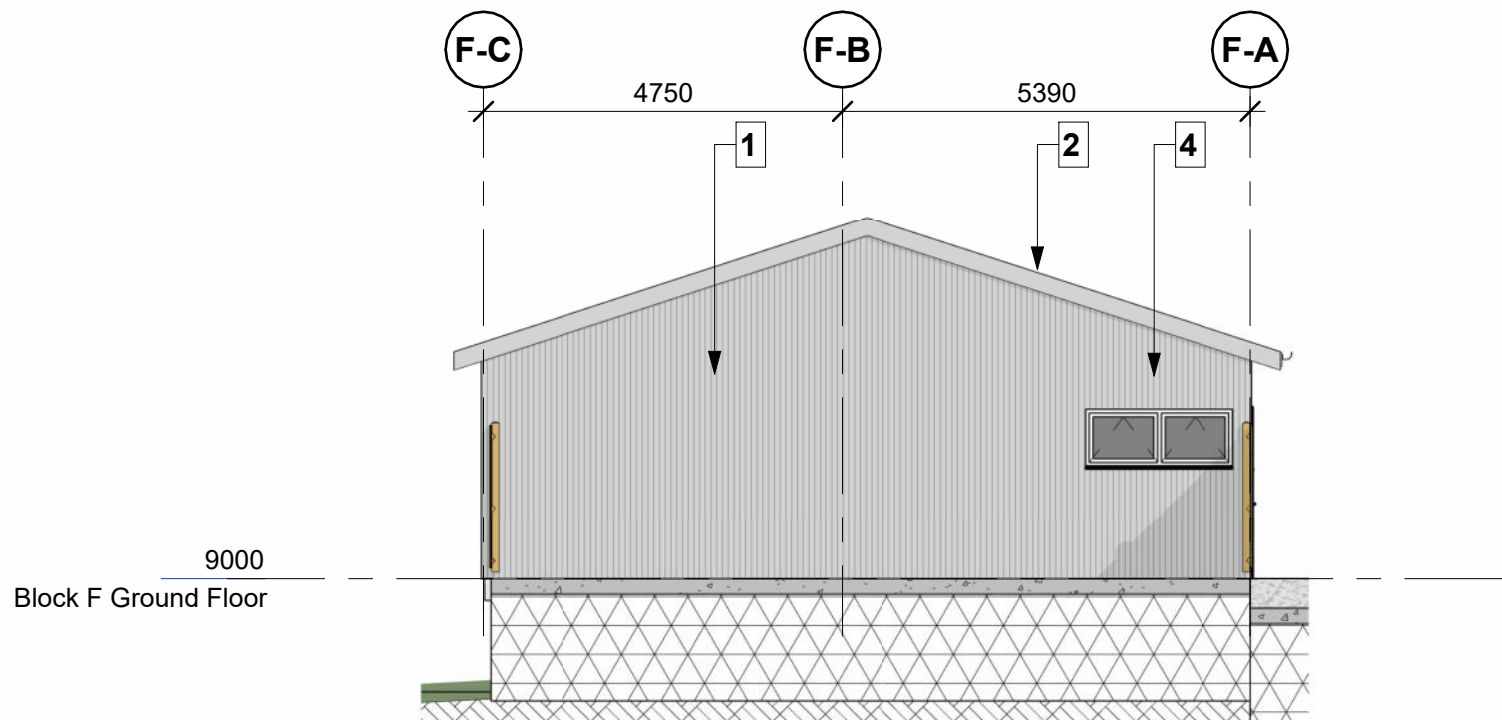


BLOCK F - ELEVATIONS

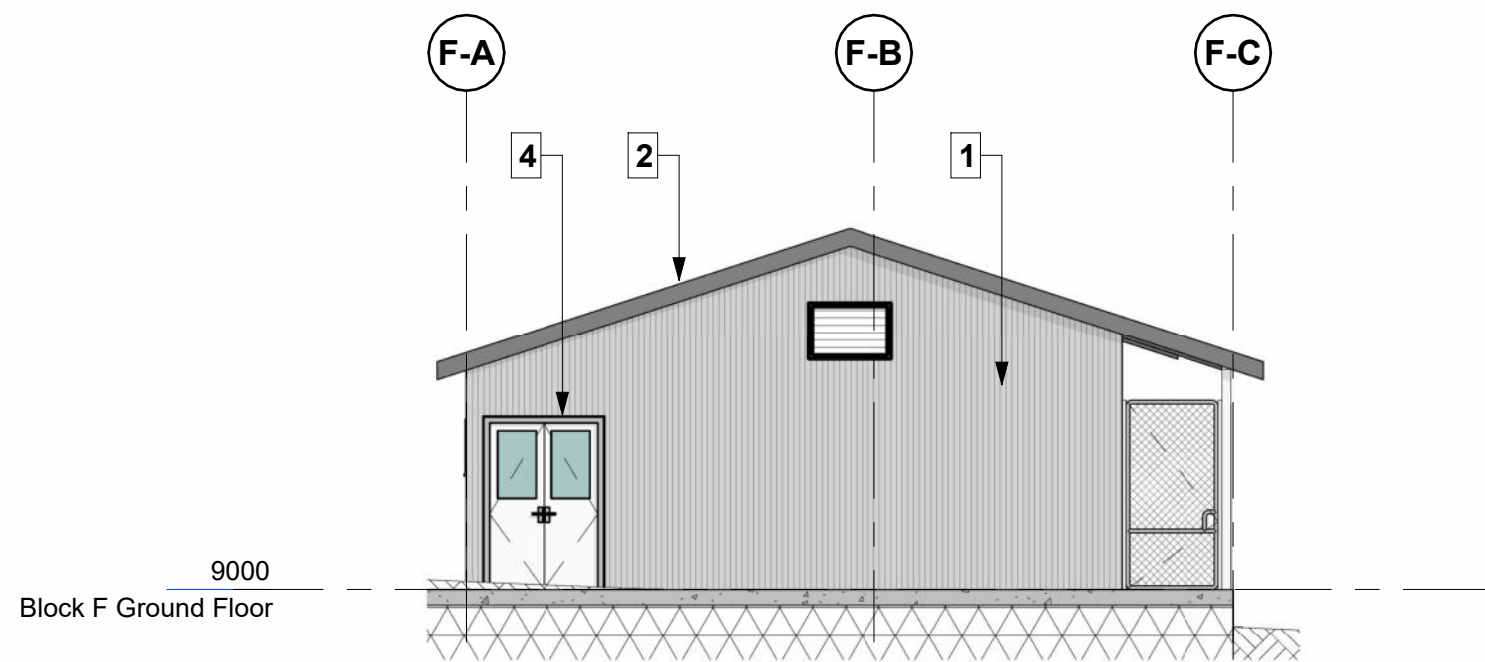
RESOURCE CONSENT			
design	Designer	scale:	1 : 100 @ A1
drawn	Author		50% @ A3
check	Checker	Approver	
project no.	sheet	revision	
21223	SK-03-12	01	
date printed:	2/02/2023 4:49:17 pm		

EXTERIOR FINISHES

1		CORRUGATED METAL WALL CLADDING
2		PROFILED METAL ROOF CLADDING
3		FIBRE CEMENT SHEET WALL CLADDING
4		ALUMINIUM WINDOW JOINERY FINISH TO MATCH WALL CLADDING



1 BLOCK F - NORTH-WEST ELEVATION
SK-02-08 Scale: 1 : 100



2 BLOCK F - SOUTH-EAST ELEVATION
SK-02-08 Scale: 1 : 100

Revision Schedule

Rev	Description	Date
01	RESOURCE CONSENT ISSUE	2023/02/02



notes;
do not scale from drawings. all data to be verified
on site prior to commencement of work.

copyright
chow:hill architects limited

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland 1149,
New Zealand

t: +64 9 522 6460 i: www.chowhill.co.nz



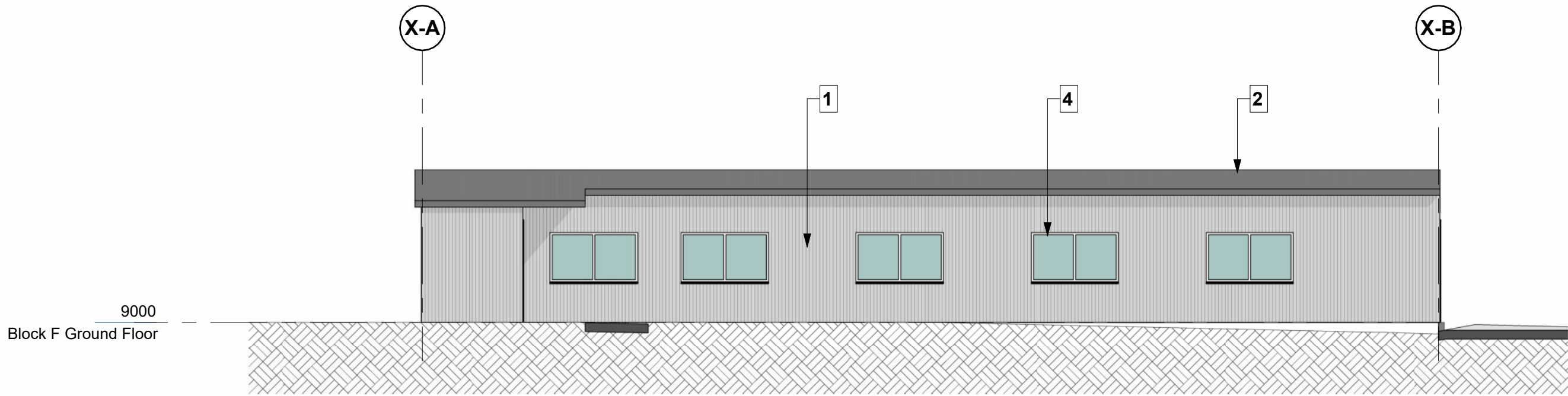
SPCA WIRI

BLOCK F - ELEVATIONS

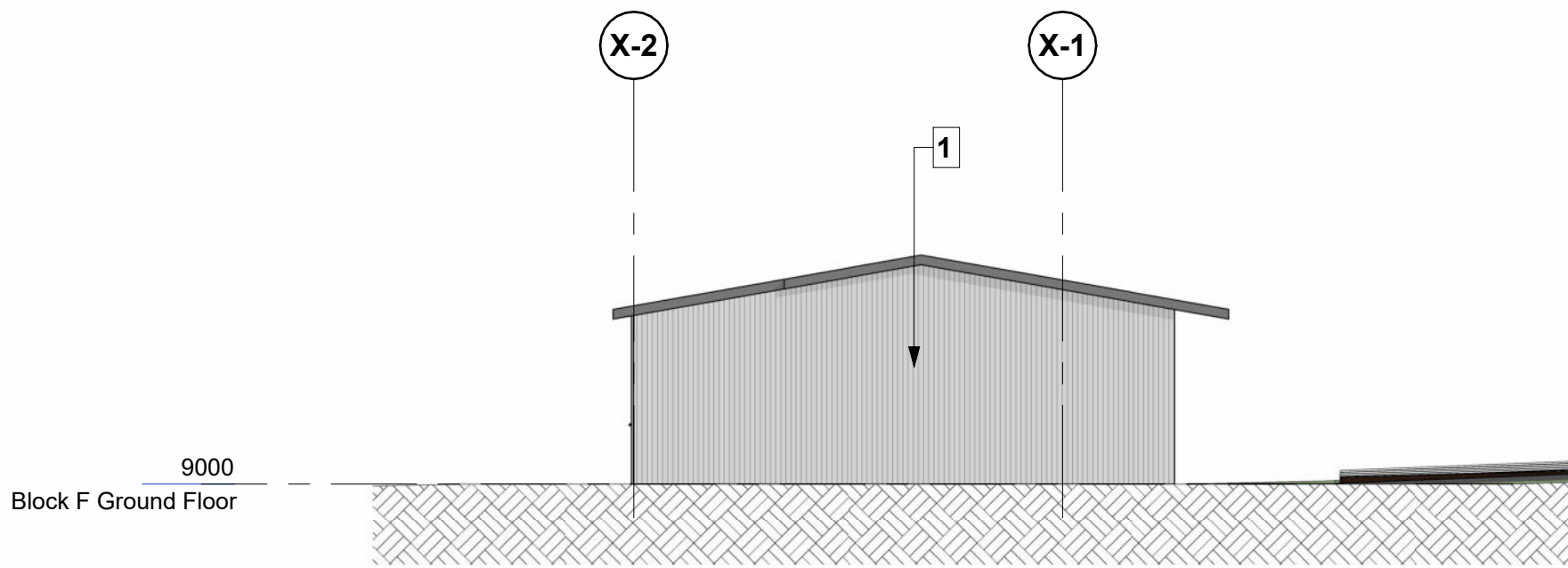
RESOURCE CONSENT

design	Designer	scale:	1 : 100 @ A1
drawn	Author		50% @ A3
check	Checker	Approver	

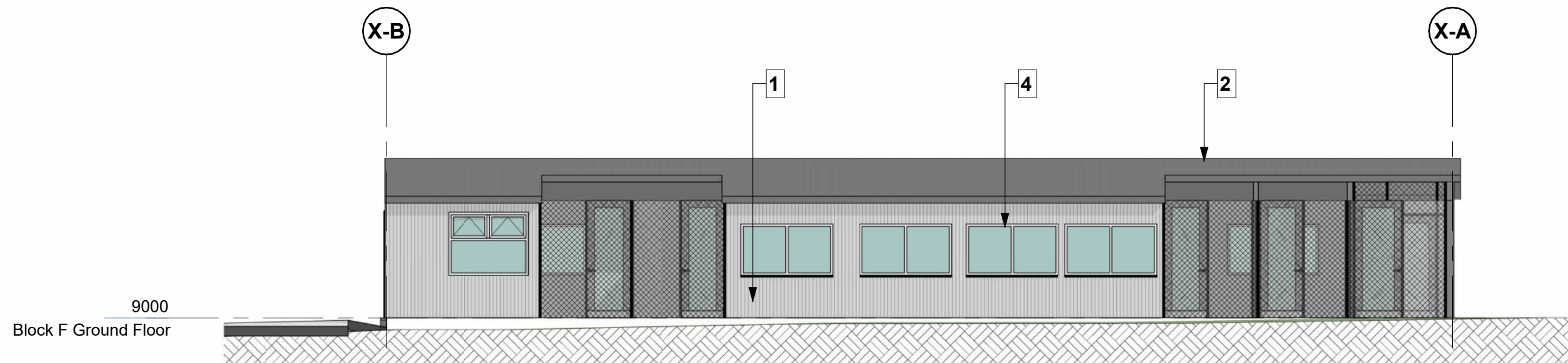
project no.	sheet	revision
21223	SK-03-13	01
date printed:	2/02/2023 4:49:33 pm	



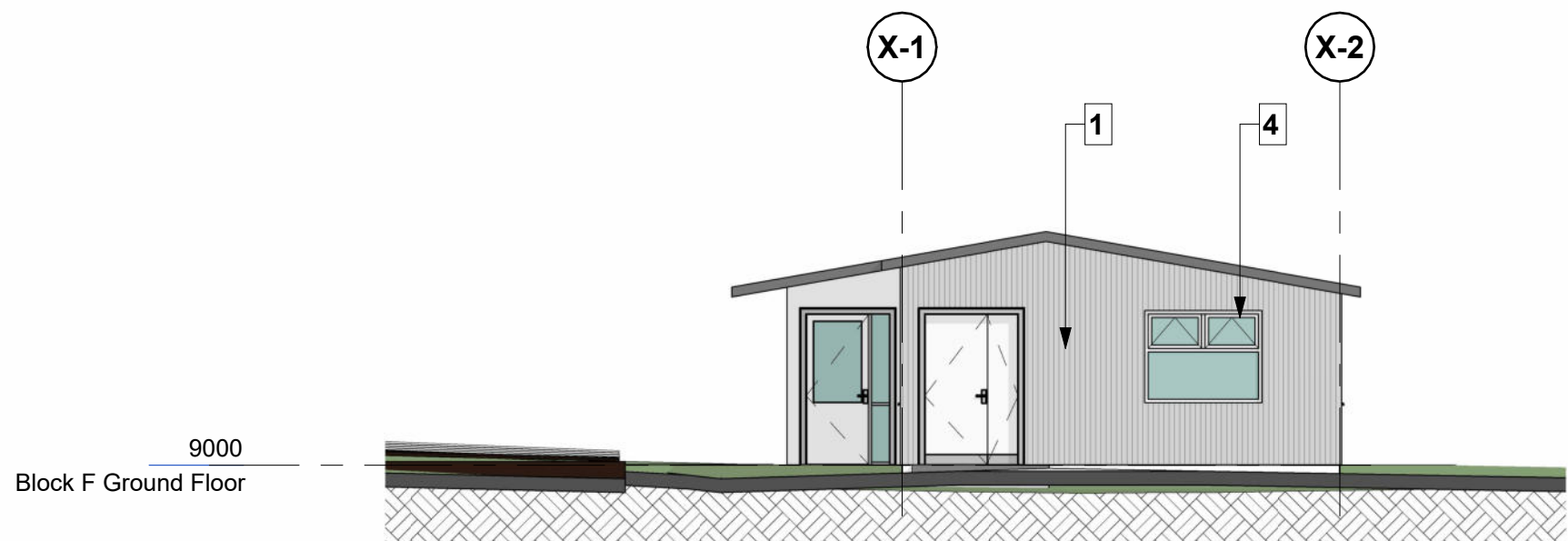
1 AVIARY - ELEVATION 01
SK-02-09 Scale: 1 : 100



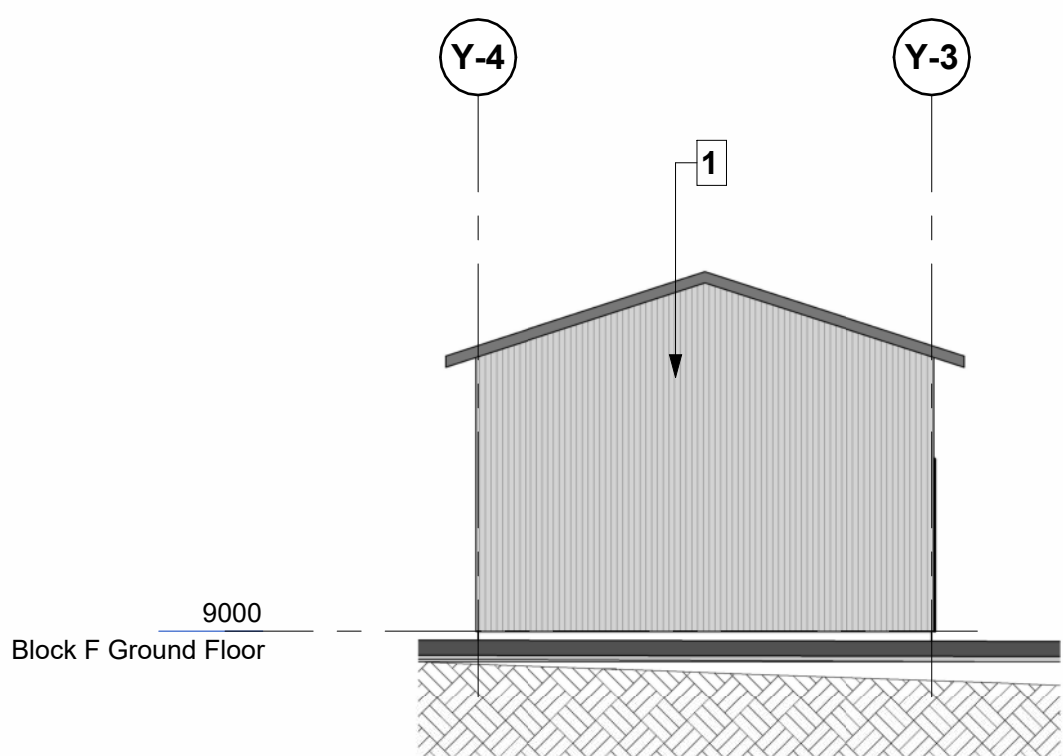
2 AVIARY - ELEVATION 02
SK-02-09 Scale: 1 : 100



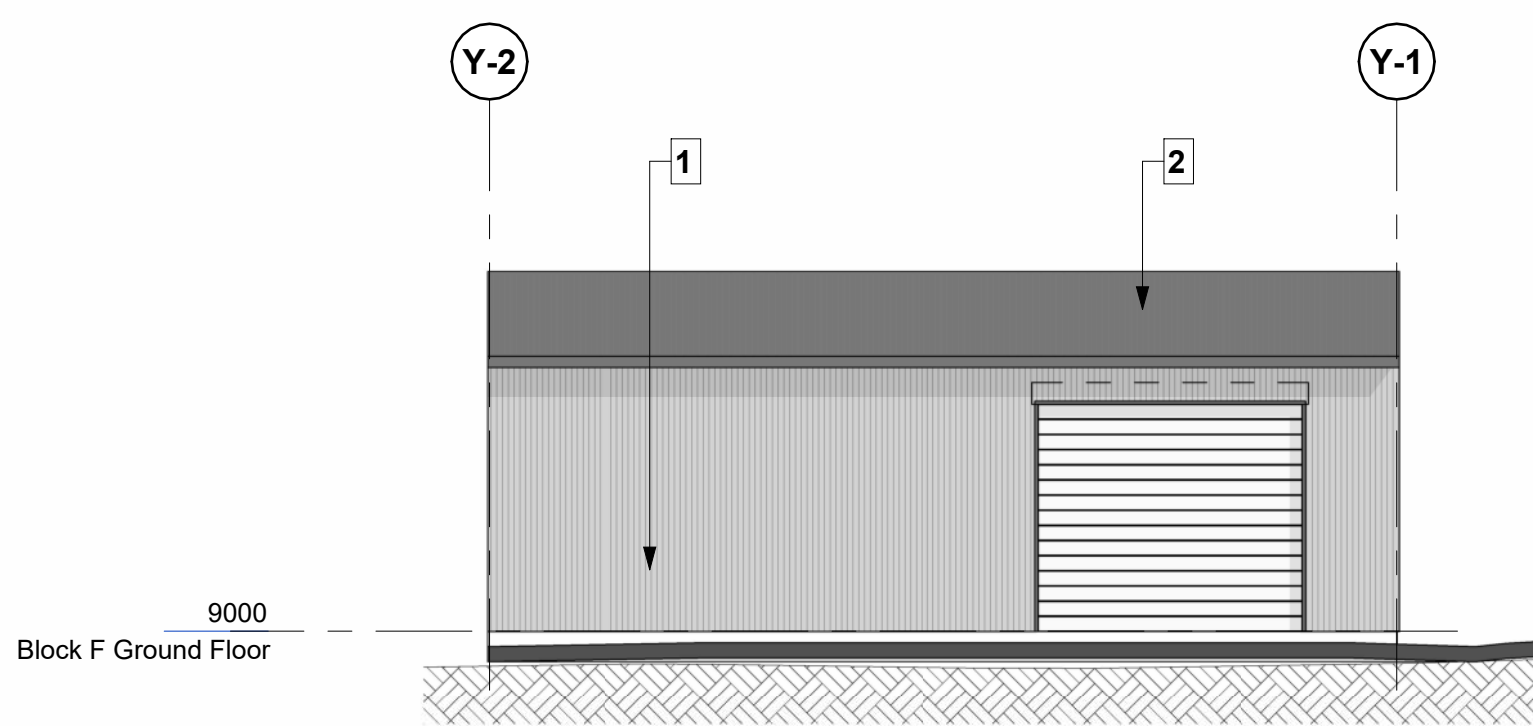
3 AVIARY - ELEVATION 03
SK-02-09 Scale: 1 : 100



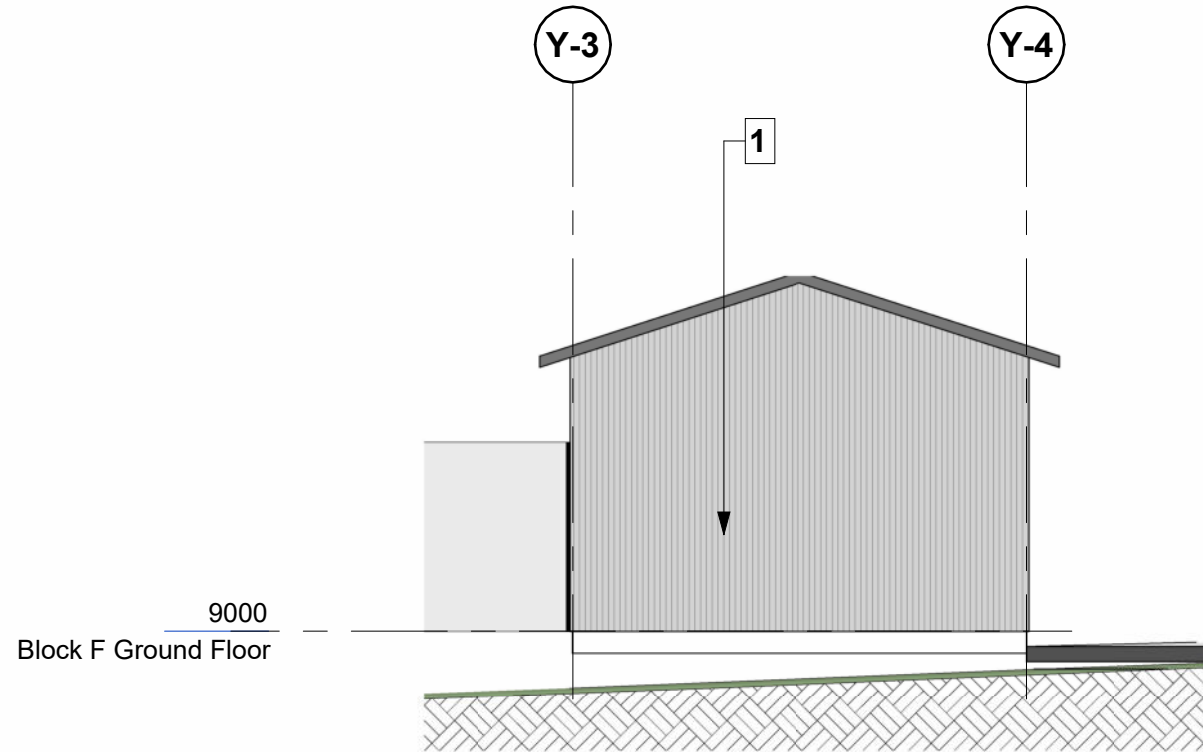
4 AVIARY - ELEVATION 04
SK-02-09 Scale: 1 : 100



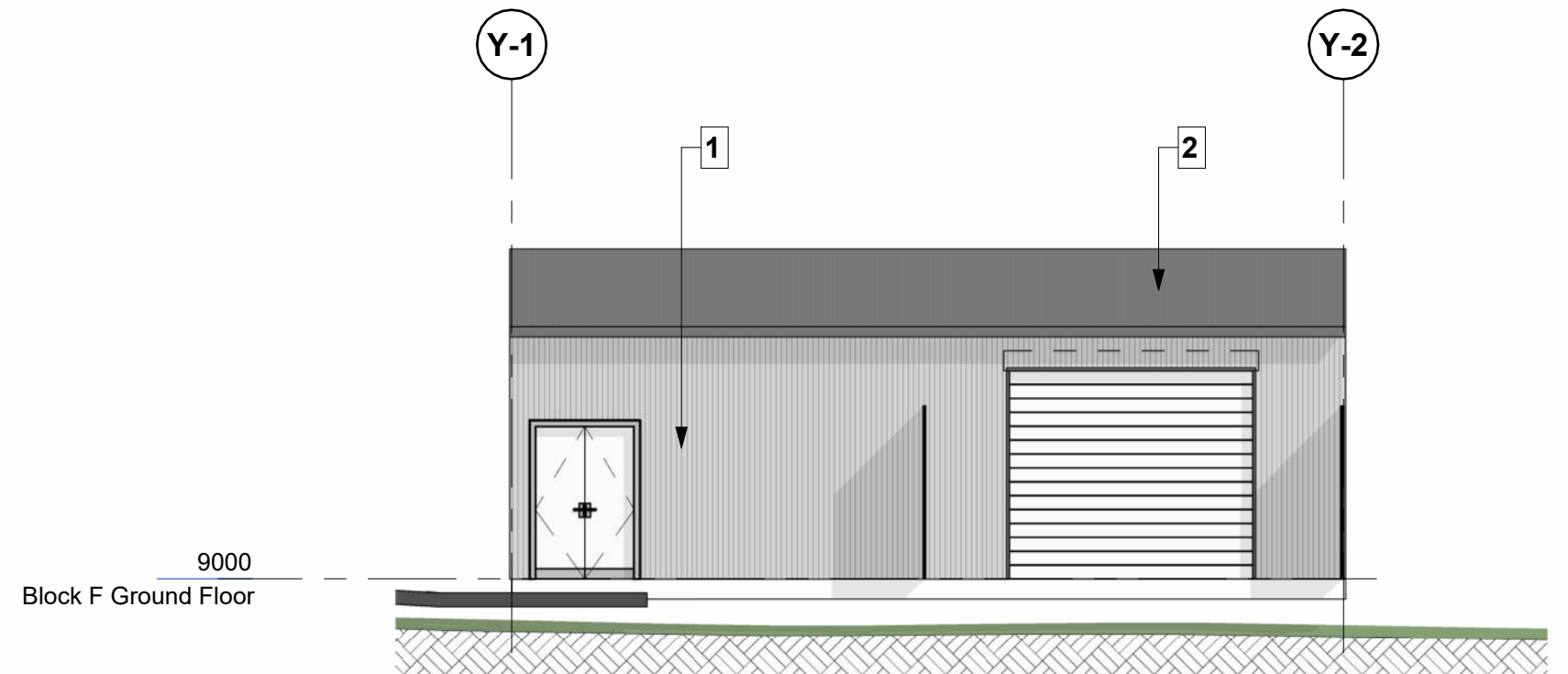
5 SHED - ELEVATION 01
SK-02-09 Scale: 1 : 100



6 SHED - ELEVATION 02
SK-02-09 Scale: 1 : 100



7 SHED - ELEVATION 03
SK-02-09 Scale: 1 : 100



8 SHED - ELEVATION 04
SK-02-09 Scale: 1 : 100

EXTERIOR FINISHES

1		CORRUGATED METAL WALL CLADDING
2		PROFILED METAL ROOF CLADDING
3		FIBRE CEMENT SHEET WALL CLADDING
4		ALUMINIUM WINDOW JOINERY FINISH TO MATCH WALL CLADDING

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Copyright:
chow.hill architects limited ©

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
01	2023/02/02	RESOURCE CONSENT ISSUE

Project Consultant List:

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland
1149, New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz



SPCA WIRI

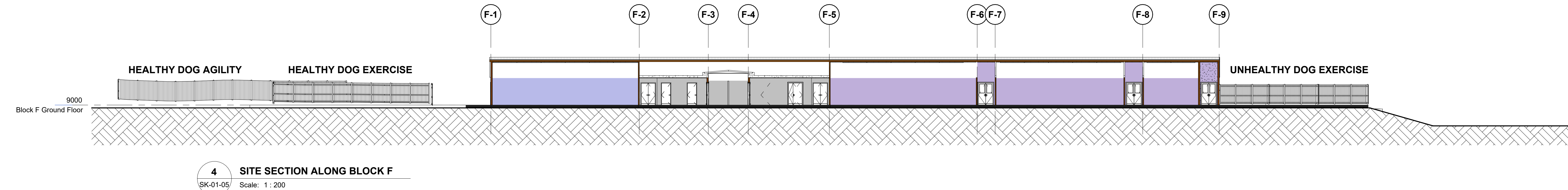
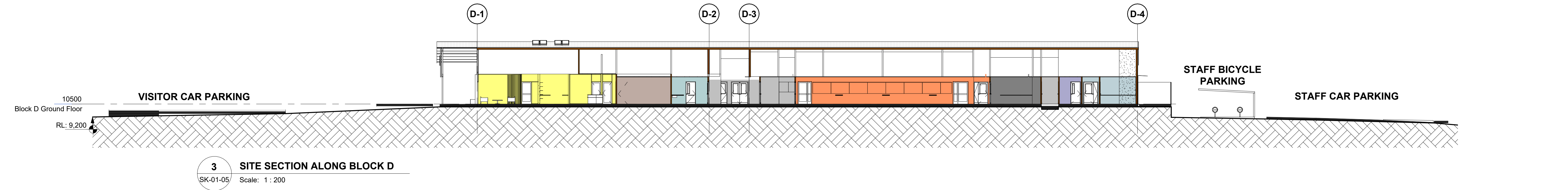
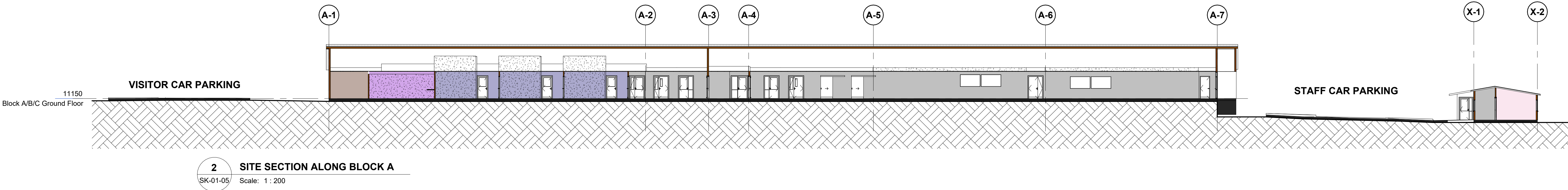
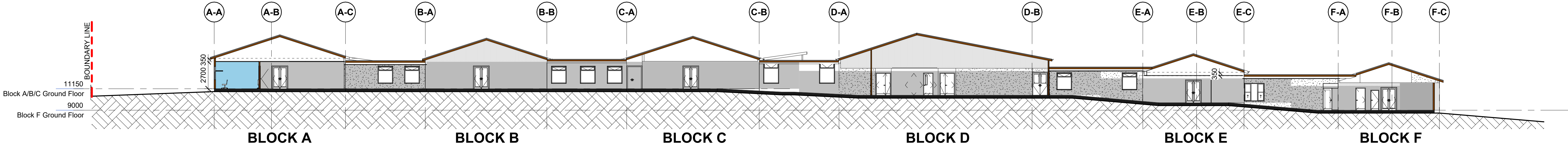
485 Puhinui Road, Wiri, Auckland 2025

AVIARY & SHED - ELEVATIONS

Design: Designer Scale: 1 : 100 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
2/02/2023 4:49:51 pm

RESOURCE CONSENT

Project No.	Sheet	Revision
21223	SK-03-14	01



Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Copyright:
chow:hill architects limited ©

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
A	2022/07/27	CONCEPT DESIGN
B	2022/09/20	PRELIM DESIGN WIP
01	2023/02/02	RESOURCE CONSENT ISSUE

Project Consultant List:

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland
1149, New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz

SPCA

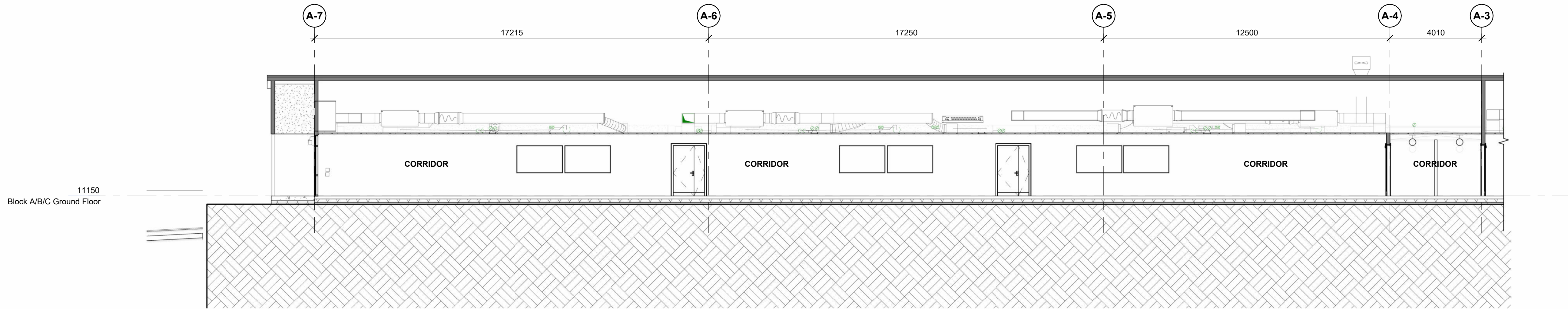
SPCA WIRI
485 Puhinui Road, Wiri, Auckland 2025

OVERALL SITE SECTIONS

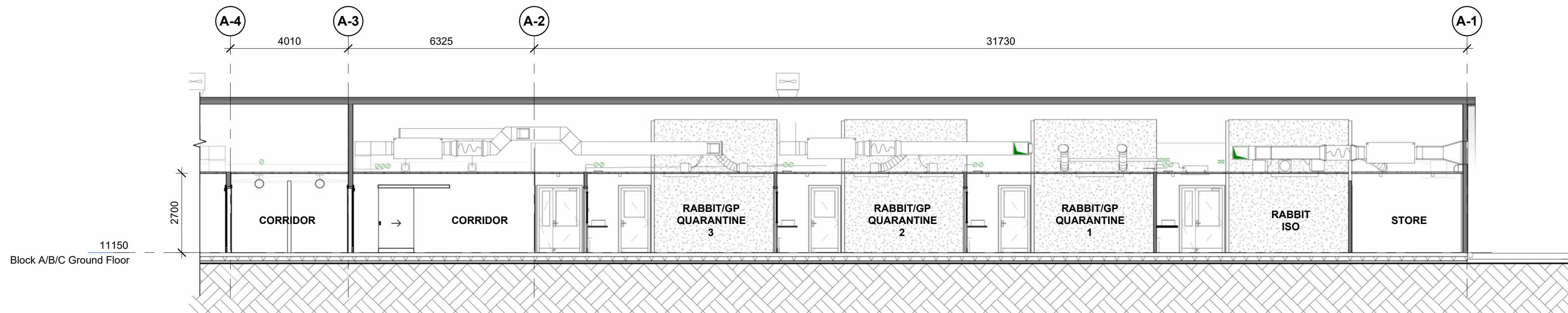
Design: Designer Scale: 1 : 200 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
2/02/2023 4:49:53 pm

Project No.	Sheet	Revision
21223	SK-04-01	01

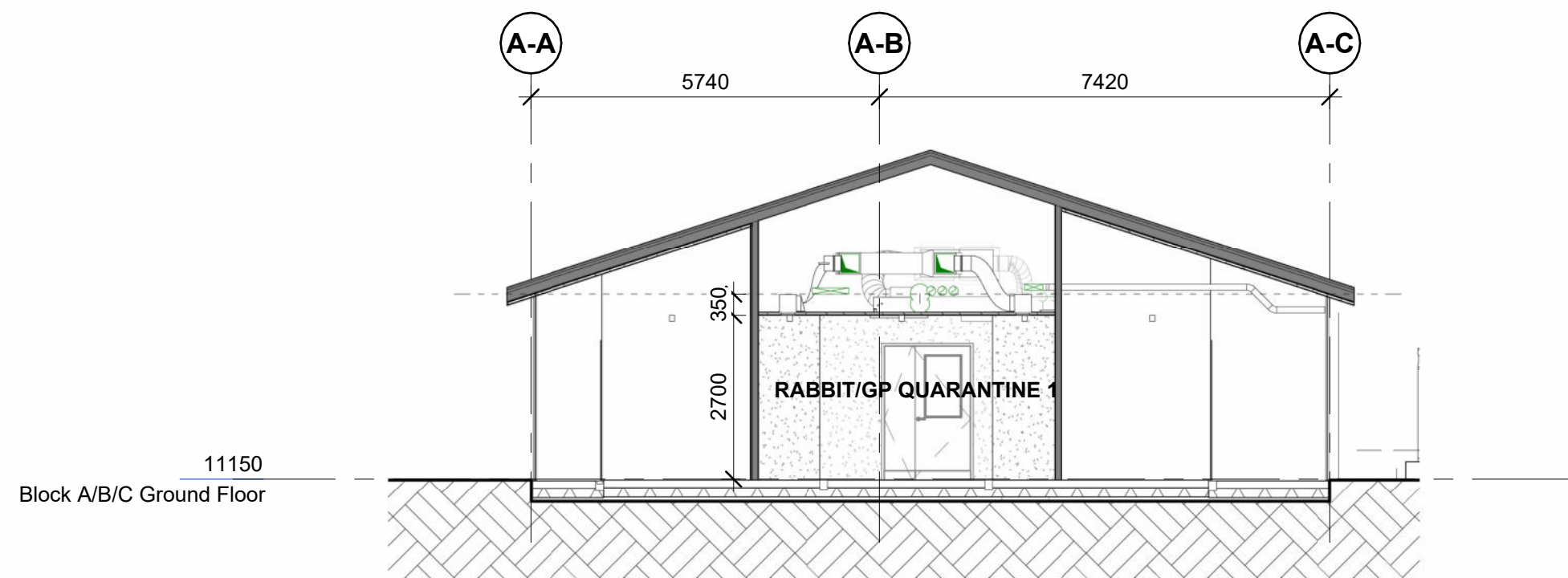
RESOURCE CONSENT



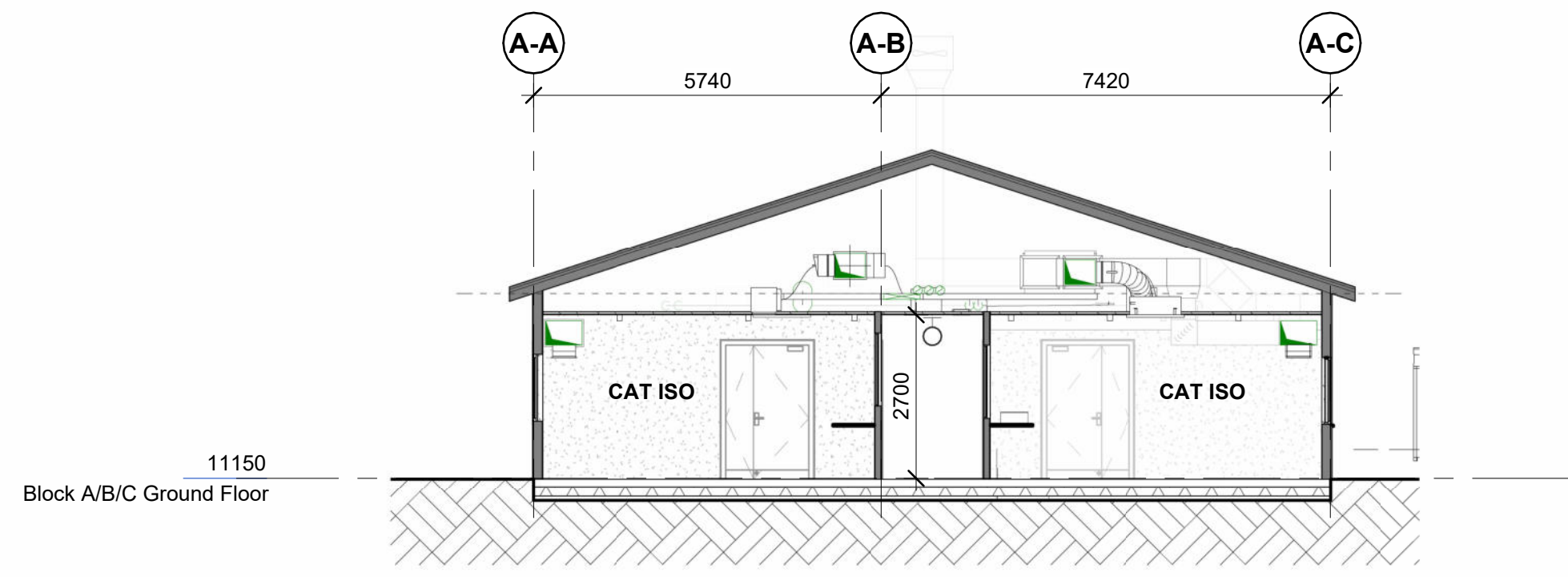
1 BUILDING A - LONG SECTION PT. 1
Scale: 1 : 100



2 BUILDING A - LONG SECTION PT. 2
Scale: 1 : 100



3 BUILDING A - CROSS SECTION 1
Scale: 1 : 100



4 BUILDING A - CROSS SECTION 2
Scale: 1 : 100

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Copyright:
chow:hill architects limited ©

Original Scale



Revision	Revision Date	Notes
01	2023/02/02	RESOURCE CONSENT ISSUE

Project Consultant List:

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland
1149, New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz



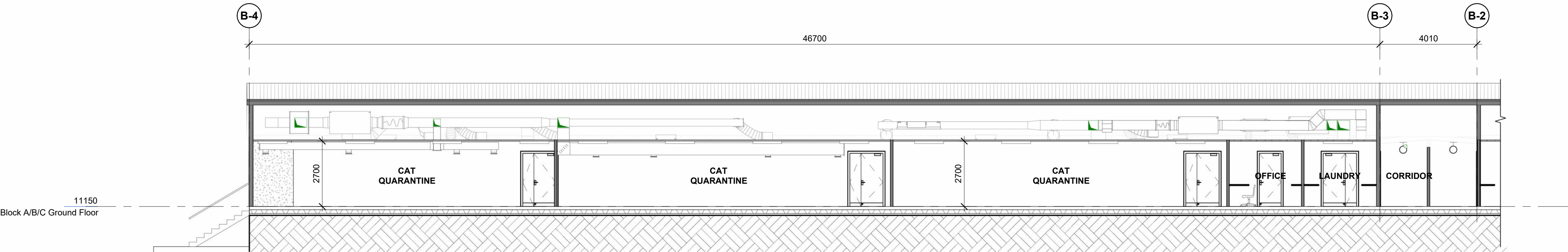
SPCA WIRI
485 Puhinui Road, Wiri, Auckland 2025

BLOCK A SECTIONS

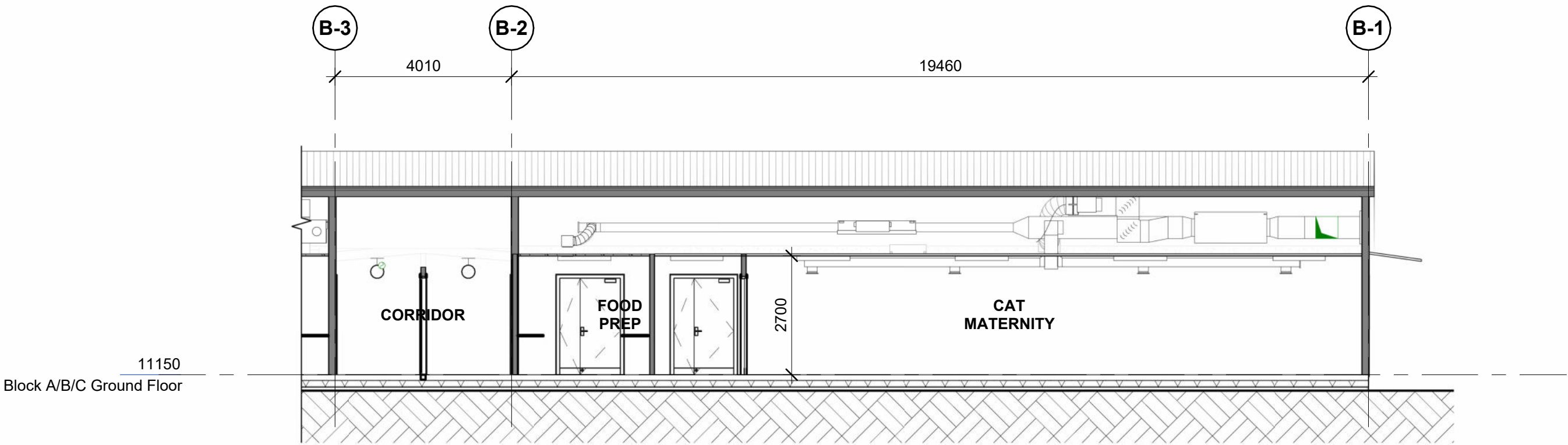
Design: Designer Scale: 1 : 100 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
2/02/2023 4:50:10 pm

RESOURCE CONSENT

Project No.	Sheet	Revision
21223	SK-04-02	01



1 **BUILDING B - LONG SECTION PT. 1**
Scale: 1 : 100



2 **BUILDING B - LONG SECTION PT. 2**
Scale: 1 : 100

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Copyright:
chow:hill architects limited ©

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
01	2023/02/02	RESOURCE CONSENT ISSUE

Project Consultant List:

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland
1149, New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz



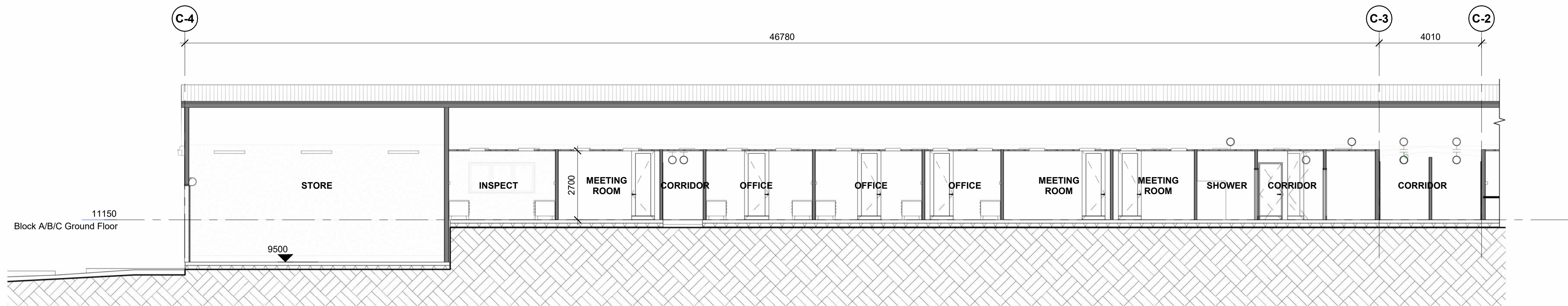
SPCA WIRI
485 Puhinui Road, Wiri, Auckland 2025

BLOCK B SECTIONS

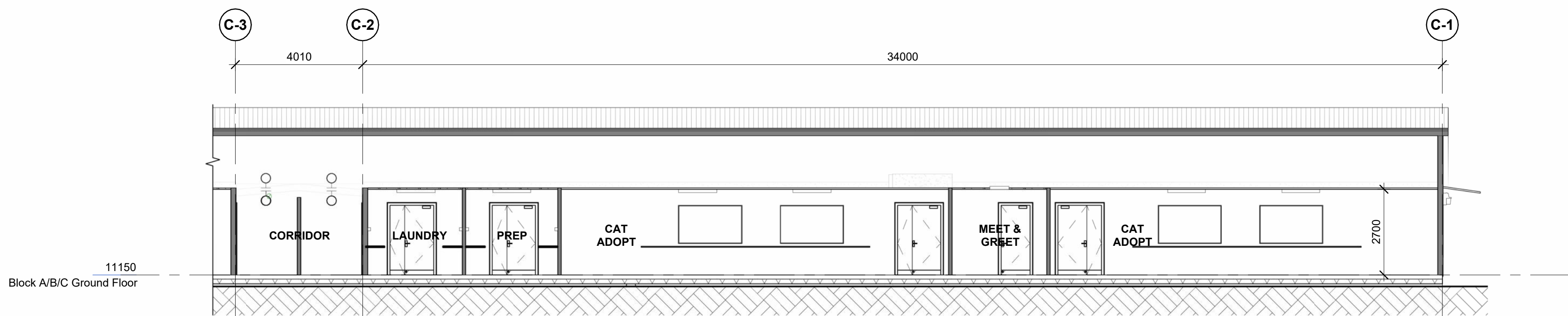
Design: Designer Scale: 1 : 100 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
2/02/2023 4:50:27 pm

RESOURCE CONSENT

Project No.	Sheet	Revision
21223	SK-04-03	01



1 BUILDING C - LONG SECTION PT. 1
Scale: 1 : 100



2 BUILDING C - LONG SECTION PT. 2
Scale: 1 : 100

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Copyright:
chow:hill architects limited ©

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
01	2023/02/02	RESOURCE CONSENT ISSUE

Project Consultant List:

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland
1149, New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz

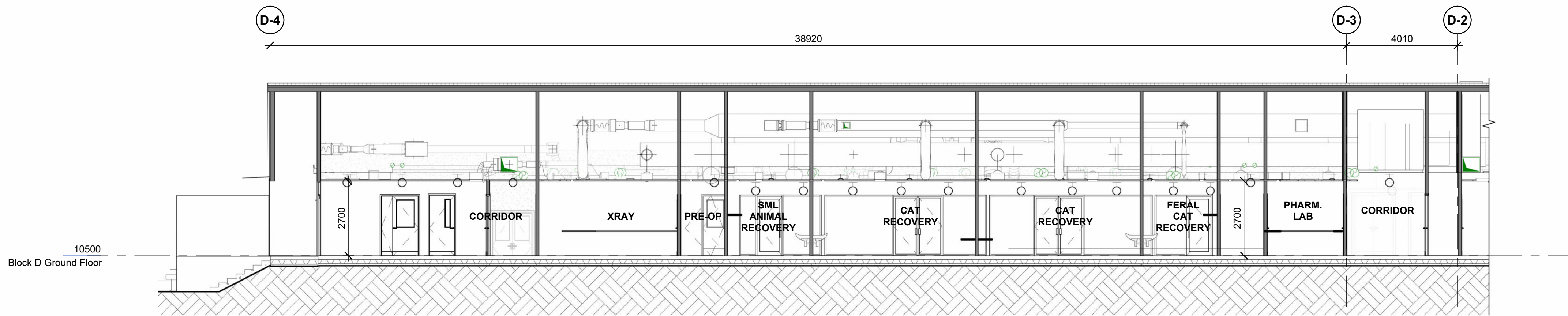
SPCA WIRI
485 Puhinui Road, Wiri, Auckland 2025

BLOCK C SECTIONS

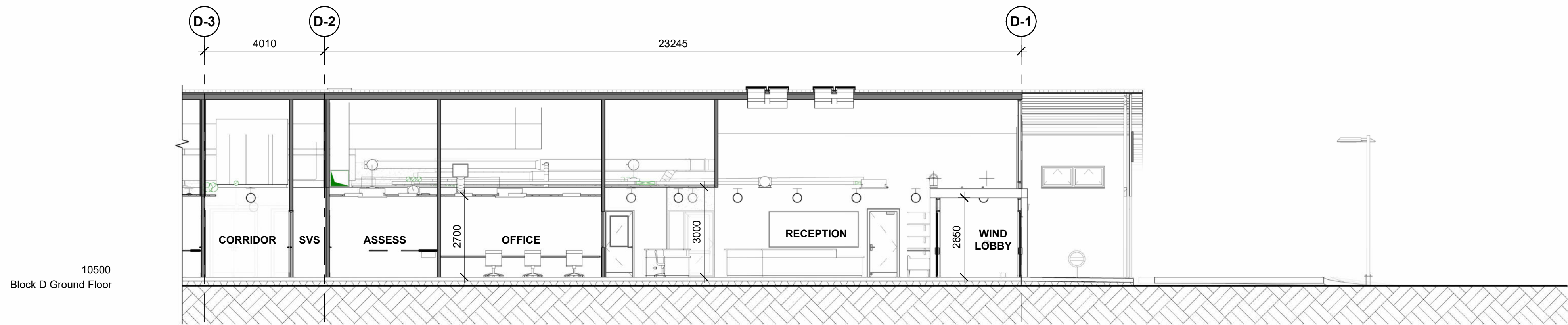
Design: Designer Scale: 1 : 100 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
2/02/2023 4:50:43 pm

RESOURCE CONSENT

Project No.	Sheet	Revision
21223	SK-04-04	01



1 BUILDING D - LONG SECTION 1 PT. 1
Scale: 1 : 100



2 BUILDING D - LONG SECTION 1 PT. 2
Scale: 1 : 100

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Copyright:
chow:hill architects limited ©

Original Scale

0 10 20 30 40 50mm

Revision	Revision Date	Notes
01	2023/02/02	RESOURCE CONSENT ISSUE

Project Consultant List:

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland
1149, New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz



SPCA WIRI

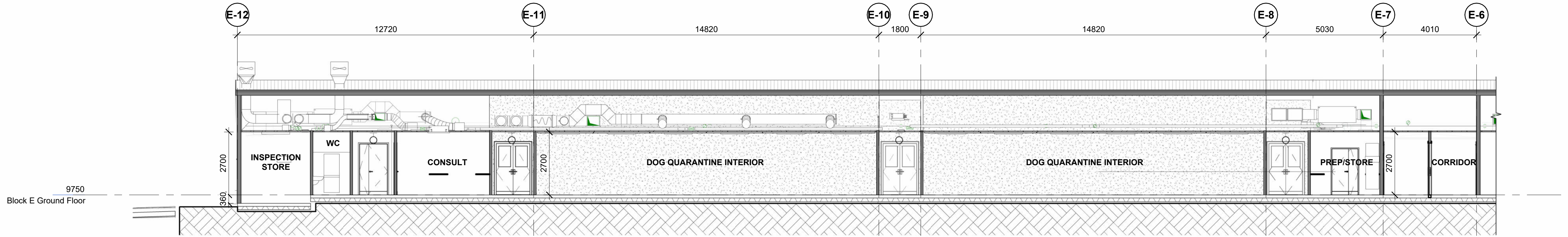
485 Puhinui Road, Wiri, Auckland 2025

BLOCK D SECTIONS

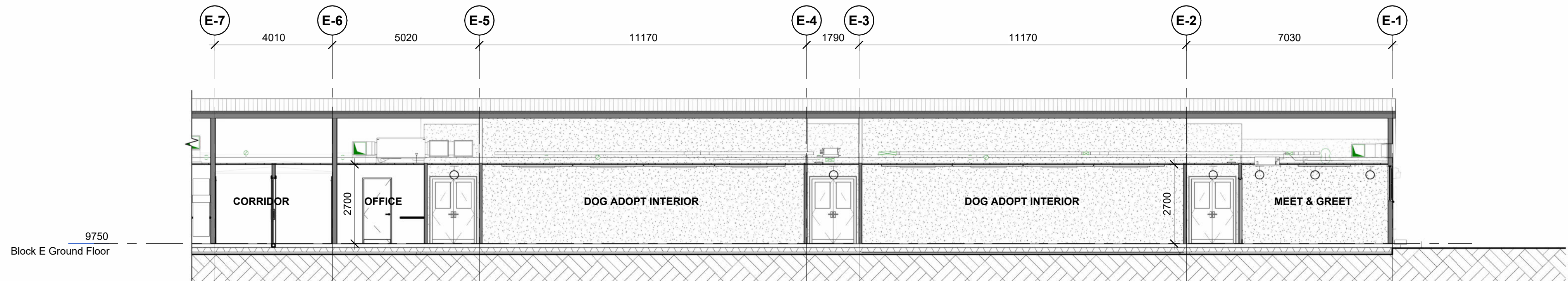
Design: Designer Scale: 1 : 100 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
2/02/2023 4:51:00 pm

RESOURCE CONSENT

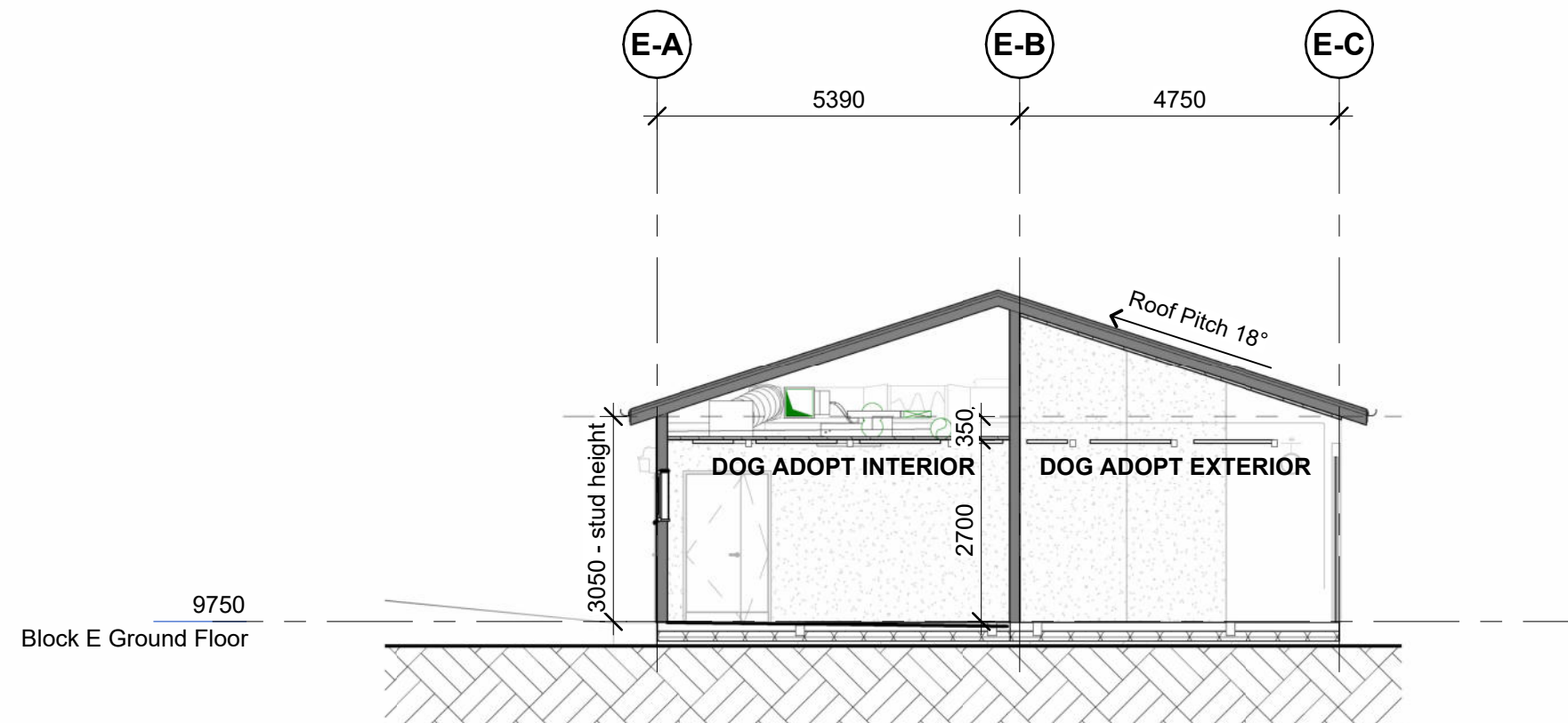
Project No.	Sheet	Revision
21223	SK-04-05	01



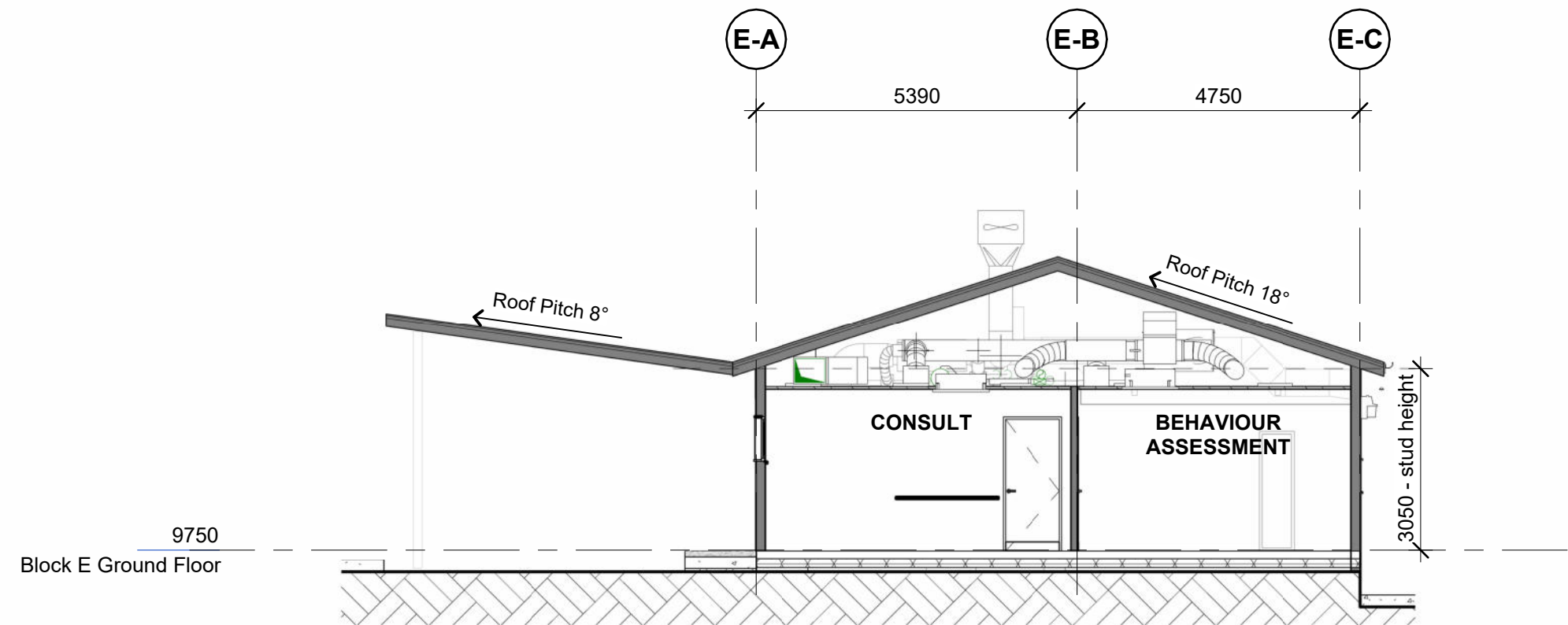
1 BUILDING E - LONG SECTION PT. 1
Scale: 1 : 100



2 BUILDING E - LONG SECTION PT. 2
Scale: 1 : 100



3 BUILDING E - CROSS SECTION 1
Scale: 1 : 100



4 BUILDING E - CROSS SECTION 2
Scale: 1 : 100

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Copyright:
chow:hill architects limited ©

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
01	2023/02/02	RESOURCE CONSENT ISSUE

Project Consultant List:

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland
1149, New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz

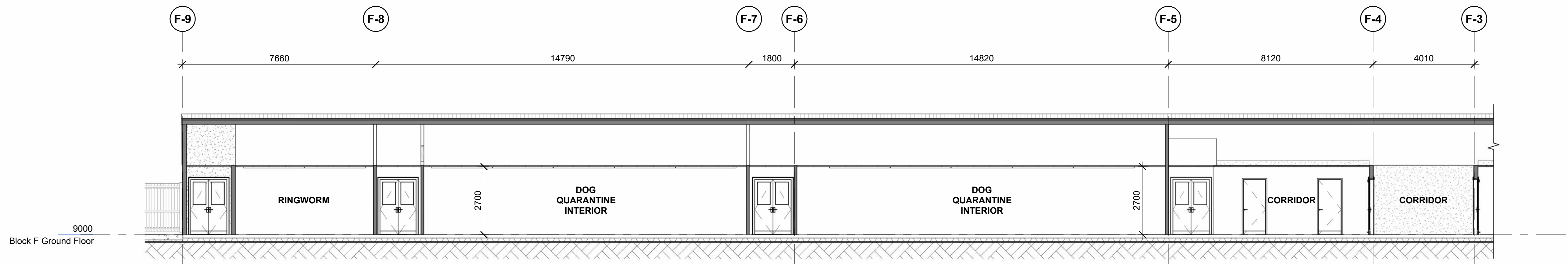


SPCA WIRI
485 Puhinui Road, Wiri, Auckland 2025

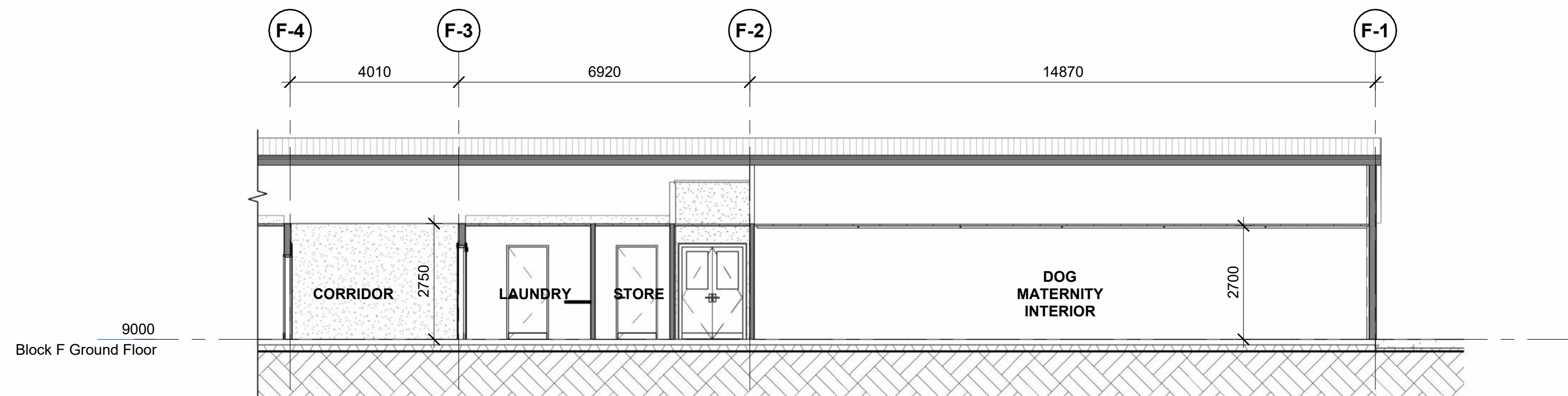
BLOCK E SECTIONS

Design: Designer Scale: 1 : 100 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
2/02/2023 4:51:18 pm

RESOURCE CONSENT		
Project No.	Sheet	Revision
21223	SK-04-06	01



1 BUILDING F - LONG SECTION PT. 1
Scale: 1 : 100



2 BUILDING F - LONG SECTION PT. 2
Scale: 1 : 100

Notes:
Do not scale from drawings. All data to be verified on site prior to commencement of work.

Copyright:
chow:hill architects limited ©

Original Scale
0 10 20 30 40 50mm

Revision	Revision Date	Notes
01	2023/02/02	RESOURCE CONSENT ISSUE

Project Consultant List:

chowhill
Level 3, 135 Broadway, Newmarket 1023
P.O Box 109 169, Newmarket, Auckland
1149, New Zealand
t: +64 9 522 6460 i: www.chowhill.co.nz



SPCA WIRI
485 Puhinui Road, Wiri, Auckland 2025

BLOCK F SECTIONS

Design: Designer Scale: 1 : 100 @ A1
Drawn: Author 50 % @ A3
Check: Checker Approved Approver
2/02/2023 4:51:34 pm

RESOURCE CONSENT		
Project No.	Sheet	Revision
21223	SK-04-07	01