

For 780 Wani Road Chicken Farm

Number	Condition
	Generally in accordance
1.	<p>The meat chicken farm comprising six sheds sited on the property legally described as XXXXXX (hereinafter referred to as the “site”) must be operated in general accordance with:</p> <p>(i) the application for this resource consent by Mitchell Daysh Limited and associated assessment of environmental effects, appendices and supporting information, including:</p> <ol style="list-style-type: none"> a. The “Site Plans” provided in the Infrastructure Report prepared by Maven attached as Appendix X to the AEE; and b. The “DRAFT Site Management Plan” attached as Appendix X to the AEE. <p>The resource consent conditions below must prevail should any inconsistencies between the application documentation, management plan and the conditions occur.</p>
2.	The site must be operated under the commercial free-range farming model or barn raised farming model whereby the stocking rate must not exceed 18 birds per m ² .
	Site Management Plan
3.	<p>By no later than two months prior to the first intake of birds at the rearing sheds, the Consent Holder must provide the Hauraki District Council, for certification, an updated Site Management Plan (“SMP”) generally in accordance with the “DRAFT Site Management Plan” attached as Appendix X to the AEE with reference to all of the matters outlined in sub-clauses (i) – (xii) below.</p> <p>The Consent Holder must provide the Hauraki District Council with written notice of any subsequent revisions or amendments to the SMP. As a minimum the SMP must be reviewed by the Consent Holder every 4 years. The SMP must always document how compliance will be achieved with the conditions of this consent and the SMP must always include the following matters:</p> <ol style="list-style-type: none"> (i) Contact details and responsibilities of key personnel who are responsible for implementing the SMP; (ii) General odour management and minimization procedures for the site’s operation including load-out and washing; (iii) Identification of potential sources of odour; (iv) Measures available to avoid, remedy or mitigate adverse effects from these sources; (v) Details of self-monitoring that will be carried out including details of odour monitoring; (vi) Methods for ensuring familiarisation of all staff with consent conditions/contents of the SMP; (vii) Protocols to regularly verify litter moisture content and the best practicable steps to be taken to comply with the conditions of this resource consent; (viii) Protocols for management of wash-water and stormwater disposal systems; (ix) Protocols for maintenance of ventilation systems; (x) The provision of contact details to neighbours for lodging complaints or feedback; (xi) Procedure for dealing with complaints. These procedures shall be generally in accordance with the procedures outlined in the Ministry for the Environment Good Practice Guide for Assessing and Managing Odour;

	<p>(xii) Maintenance of the complaints record; and</p> <p>The meat chicken farm must at all times be operated in general accordance with the current version of the SMP. In the event of any conflict or inconsistency between the conditions of this consent and the provisions of the SMP, then the conditions of this consent must prevail.</p>
	Odour and dust emissions
4.	As a result of the operation of the meat chicken farm, the discharge must not result in odour that is objectionable to the extent that it causes an adverse effect at the sensitive receptor locations (dwellings) positioned beyond the land boundary and which existed at the date of the commencement of this consent, as identified in Schedule One.
5.	As a result of the operation of the meat chicken farm, there must be no discharge of particulate matter that is objectionable to the extent that it causes an adverse effect at sensitive receptor locations (dwellings) positioned beyond the land boundary and which existed at the date of the commencement of this consent, as shown in Schedule One.
	Removal of chicken litter
6.	<p>Chicken litter must be removed from the sheds in a manner that achieves compliance with Conditions 4 and 5. As a minimum this will include:</p> <ul style="list-style-type: none"> (i) Sheds must be thoroughly cleaned at the end of each cycle so that no accumulation of dust or odorous materials occurs; (ii) Litter must be removed off-site from the sheds at the end of each production cycle. Spent litter must not be reused during subsequent production cycles; (iii) Litter cleared from the sheds must be removed from the site as soon as practicable; and (iv) Used litter spilt outside the sheds during the clean-out operations must be removed on the same day that it was spilt.
	Removal of bird mortalities
7.	The Consent Holder must inspect each shed on a daily basis, at a minimum, and remove all bird mortalities. All removed mortalities must be stored in a chilled condition prior to removal off-site to an appropriately authorised disposal facility.
	Notification and communication
8.	The Consent Holder must advise the Hauraki District Council's Monitoring Officer as soon as practicable and within 24 hours of the receipt of any complaints received by the Consent Holder regarding the meat chicken farming operation.
	Complaints Register
9.	<p>The Consent Holder must maintain a register to record all complaints relating to the meat chicken farming operation received by the Consent Holder (whether such complaints are deemed by the Hauraki District Council Monitoring Officer to be objectionable or not). The register must be made available to the Hauraki District Council Monitoring Officer on request, and must record the following:</p> <ul style="list-style-type: none"> (i) the date, time and duration of the event; (ii) the name (if known) and location of the complainant when the event was detected; (iii) measures taken to verify the event; (iv) the weather conditions and wind direction at the meat chicken sheds and age of the birds when the event allegedly occurred; (v) the possible causes of the event;

	<p>(vi) any corrective action taken by the Consent Holder in response to the complaint; and</p> <p>(vii) comments regarding corrective action provided back to the complainant.</p>	
	Objectionable Effect and Report	
10.	<p>Should the meat chicken farming activity cause an objectionable odour or particulate matter effect (as deemed so by the Hauraki District Council's Monitoring Officer) beyond the boundary of the site, the Consent Holder must within five days of being advised of this objectionable effect, provide a written report to the Hauraki District Council specifying:</p> <p>(i) the cause or likely cause of the event and any factors which influenced its severity;</p> <p>(ii) the nature and timing of any measures implemented by the Consent Holder to avoid, remedy or mitigate any adverse effects; and</p> <p>(iii) the steps to be taken in future to prevent recurrence of similar events.</p>	
	Monitoring/ Review	
11.	<p>The Consent Holder must maintain records in sufficient detail to demonstrate compliance with the maximum bird stocking density stated in Condition 2 at any point in time and must provide those records to the Hauraki District Council's Monitoring Officer on request.</p> <p>Annually, by no later than 31 January, the Consent Holder must forward to Hauraki District Council's Monitoring Officer a summary of the previous calendar year's stocking density data in order that compliance with Condition 2 can be monitored.</p>	
	Pre-Construction Condition	
12.	<p>Prior to any development being undertaken on the site, a written statement must be provided to the Hauraki District Council appointing a representative experienced in design and development. All discussions and correspondence relating to design and development matters must be undertaken with the Monitoring Officer designated by Hauraki District Council.</p>	
	Site Development Monitoring Condition	
13.	<p>For monitoring purposes, the Consent Holder must advise the Hauraki District Council's Monitoring Officer and Raukawa in writing, within the timeframes set out below, of the following actions:</p>	
	Action	Timeframe
	Commencement of any soil disturbance or fill importation works.	No less than seven working days prior to commencement of any soil disturbance or fill importation works.
	Commencement of construction of chicken broiler farm sheds (excluding foundations).	No less than seven working days prior to the commencement of construction of the new sheds.
	Completion of construction of all six chicken broiler farm sheds.	No less than seven working days after the completion of the new sheds.

	First intake of birds at any of the newly constructed sheds.	No less than seven working days prior to the first intake of birds at any of the newly constructed sheds.
Roading Conditions		
14.	Prior to the first intake of birds to any of the chicken broiler sheds authorised by this consent, and prior to any occupation of the new farm dwelling, the existing farm entrance to the property located on Wani Road and shown in Figure 13 of the application described in Condition 1 of this consent, shall be upgraded and constructed in general accordance with Drawing 3100 of the Infrastructure Report provided as Appendix 9 of the consent application described in Condition 1 of this consent.	
<p>Advice note: All earthworks must be undertaken in general accordance with the Waikato Regional Council's "Erosion and Sediment Control - Guidelines for Soil Disturbing Activities (2009)"</p> <p>Advice note: That as a result of earthworks and construction the tracking of dirt and loose material onto any public road must be avoided as far as practicable.</p>		
Engineering		
15.	<p>Prior to the first intake of birds, the internal accessways and hard stand areas at the site must be constructed in general accordance with the Site Plans referenced in Condition 1 of this consent and thereafter maintained for the duration of this resource consent to an all-weather surface so as to minimise the risk of dust nuisance. Adequate provision must be made for the disposal of stormwater runoff.</p> <p>Advice note: The Consent Holder must dispose of shed washwater in accordance with the Waikato Regional Plan's Permitted Activity standards for farm effluent discharge, or must seek discharge consents from the Waikato Regional Council.</p> <p>Advice note: At the time of lodging building consent applications for the sheds and dwellings, the Consent Holder will be required to demonstrate that all stormwater generated from any newly created impervious or semi-impervious surfaces in excess of the greenfield rate, can be contained within the subject property during a 10 year return period storm (10% AEP) of 60 minutes in duration.</p>	
16.	The Consent Holder must ensure any imported fill used for the site's construction meets the Waikato Regional Plan's definition of "cleanfill".	
Accidental Discovery Protocols		
17.	<p>If, at any time during any earthworks authorised by these consents, any archaeological features (including human remains, archaeology and artefacts) are uncovered on the subject site, works must cease and the Council and Heritage New Zealand Pouhere Taonga (09 307 9920) must be notified immediately, and the following accidental protocol must be followed:</p> <p>(i) All earthworks must cease in the immediate vicinity (at least 10m from the site of discovery) while a suitably qualified archaeologist is consulted on the type of remains;</p>	

	<p>(ii) 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 Council, Heritage New Zealand Pouhere Taonga and NZ Police (if human remains are found) and arrange a site inspection with these parties immediately after discovery.</p> <p>(iii) If the discovery contains koiwi, archaeology or artefacts of Māori origin, relevant mana whenua representatives are to be provided information on the nature and location of the discovery.</p> <p>(iv) The consent holder must not recommence works until approved by the Council.</p> <p>The consent holder must ensure relevant mana whenua are invited to monitor the earthworks and conduct karakia and other such religious or cultural ceremonies and activities as appropriate.</p>									
	Noise									
18.	Construction noise must be measured and assessed in accordance with the provisions of New Zealand Standard NZS 6803:1999 “Acoustics - Construction Noise” and shall comply with the limits contained in that Standard									
19.	<p>The consent holder must ensure that noise generated by the consented activity, once operational, complies with the following limits when measured at the notional boundary of any other site:</p> <table border="1"> <thead> <tr> <th>Time of Day</th> <th>Noise Level Measured in L_{Aeq}</th> <th>Noise Level Measured in L_{AFmax}</th> </tr> </thead> <tbody> <tr> <td>7am to 10pm</td> <td>50 dB</td> <td>-</td> </tr> <tr> <td>10pm to 7am</td> <td>40 dB</td> <td>65 dB</td> </tr> </tbody> </table>	Time of Day	Noise Level Measured in L_{Aeq}	Noise Level Measured in L_{AFmax}	7am to 10pm	50 dB	-	10pm to 7am	40 dB	65 dB
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7am to 10pm	50 dB	-								
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20.	Noise shall be measured in accordance with New Zealand Standard NZS 6801:2008 Acoustics – Measurement of environmental sound and assessed in accordance with New Zealand Standard NZS 6802:2008 Acoustics - Environmental Noise.									
	LPG Installation									
21.	Prior to commencement of activities authorised under this resource consent, a copy of the Test Certification required pursuant to the Hazardous Substances and New Organisms Act 1996 covering the LPG storage installation, gas reticulation and heating equipment shall be provided to Council’s Monitoring Officer.									
	Review									
22.	<p>The Council’s Monitoring Officer may, in the period August – October of any year serve notice on the Consent Holder under Section 128(1) of the Resource Management Act 1991, of its intention to review the conditions of this resource consent for the following purposes:</p> <p>(i) If necessary and appropriate, to require the holder of this resource consent to adopt the best practicable option to remove or reduce adverse effects on the receiving environment; and/or:</p>									

	(ii) To review the effectiveness of the conditions of this resource consent in avoiding or mitigating any adverse effects on the environment from the exercise of this resource consent and if necessary to avoid, remedy or mitigate such effects by way of further or amended conditions.
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Schedule One: Land Boundary and Receptor Locations - 780 Wani Road Chicken Broiler Farm



----- Land Boundary

★ Existing Dwellings

For 780 Wani Road Chicken Farm

Number	Condition
	Generally in accordance
23.	<p>The meat chicken farm comprising six sheds sited on the property legally described as XXXXXX (hereinafter referred to as the “site”) must be operated in general accordance with:</p> <p>(ii) the application for this resource consent by Mitchell Daysh Limited and associated assessment of environmental effects, appendices and supporting information, including:</p> <ol style="list-style-type: none"> a. The “Site Plans” provided in the Infrastructure Report prepared by Maven attached as Appendix X to the AEE; and b. The “DRAFT Site Management Plan” attached as Appendix X to the AEE. <p>The resource consent conditions below must prevail should any inconsistencies between the application documentation, management plan and the conditions occur.</p>
24.	The site must be operated under the commercial free-range farming model or barn raised farming model whereby the stocking rate must not exceed 18 birds per m ² .
	Site Management Plan
25.	<p>By no later than two months prior to the first intake of birds at the rearing sheds, the Consent Holder must provide the Hauraki District Council, for certification, an updated Site Management Plan (“SMP”) generally in accordance with the “DRAFT Site Management Plan” attached as Appendix X to the AEE with reference to all of the matters outlined in sub-clauses (i) – (xii) below.</p> <p>The Consent Holder must provide the Hauraki District Council with written notice of any subsequent revisions or amendments to the SMP. As a minimum the SMP must be reviewed by the Consent Holder every 4 years. The SMP must always document how compliance will be achieved with the conditions of this consent and the SMP must always include the following matters:</p> <ol style="list-style-type: none"> (xiii) Contact details and responsibilities of key personnel who are responsible for implementing the SMP; (xiv) General odour management and minimization procedures for the site’s operation including load-out and washing; (xv) Identification of potential sources of odour; (xvi) Measures available to avoid, remedy or mitigate adverse effects from these sources; (xvii) Details of self-monitoring that will be carried out including details of odour monitoring; (xviii) Methods for ensuring familiarisation of all staff with consent conditions/contents of the SMP; (xix) Protocols to regularly verify litter moisture content and the best practicable steps to be taken to comply with the conditions of this resource consent; (xx) Protocols for management of wash-water and stormwater disposal systems; (xxi) Protocols for maintenance of ventilation systems; (xxii) The provision of contact details to neighbours for lodging complaints or feedback; (xxiii) Procedure for dealing with complaints. These procedures shall be generally in accordance with the procedures outlined in the Ministry for the Environment Good Practice Guide for Assessing and Managing Odour;

	<p>(xxiv) Maintenance of the complaints record; and</p> <p>The meat chicken farm must at all times be operated in general accordance with the current version of the SMP. In the event of any conflict or inconsistency between the conditions of this consent and the provisions of the SMP, then the conditions of this consent must prevail.</p>
	Odour and dust emissions
26.	As a result of the operation of the meat chicken farm, the discharge must not result in odour that is objectionable to the extent that it causes an adverse effect at the sensitive receptor locations (dwellings) positioned beyond the land boundary and which existed at the date of the commencement of this consent, as identified in Schedule One.
27.	As a result of the operation of the meat chicken farm, there must be no discharge of particulate matter that is objectionable to the extent that it causes an adverse effect at sensitive receptor locations (dwellings) positioned beyond the land boundary and which existed at the date of the commencement of this consent, as shown in Schedule One.
	Removal of chicken litter
28.	<p>Chicken litter must be removed from the sheds in a manner that achieves compliance with Conditions 4 and 5. As a minimum this will include:</p> <p>(v) Sheds must be thoroughly cleaned at the end of each cycle so that no accumulation of dust or odorous materials occurs;</p> <p>(vi) Litter must be removed off-site from the sheds at the end of each production cycle. Spent litter must not be reused during subsequent production cycles;</p> <p>(vii) Litter cleared from the sheds must be removed from the site as soon as practicable; and</p> <p>(viii) Used litter spilt outside the sheds during the clean-out operations must be removed on the same day that it was spilt.</p>
	Removal of bird mortalities
29.	The Consent Holder must inspect each shed on a daily basis, at a minimum, and remove all bird mortalities. All removed mortalities must be stored in a chilled condition prior to removal off-site to an appropriately authorised disposal facility.
	Notification and communication
30.	The Consent Holder must advise the Hauraki District Council's Monitoring Officer as soon as practicable and within 24 hours of the receipt of any complaints received by the Consent Holder regarding the meat chicken farming operation.
	Complaints Register
31.	<p>The Consent Holder must maintain a register to record all complaints relating to the meat chicken farming operation received by the Consent Holder (whether such complaints are deemed by the Hauraki District Council Monitoring Officer to be objectionable or not). The register must be made available to the Hauraki District Council Monitoring Officer on request, and must record the following:</p> <p>(viii) the date, time and duration of the event;</p> <p>(ix) the name (if known) and location of the complainant when the event was detected;</p> <p>(x) measures taken to verify the event;</p> <p>(xi) the weather conditions and wind direction at the meat chicken sheds and age of the birds when the event allegedly occurred;</p> <p>(xii) the possible causes of the event;</p>

	<p>(xiii) any corrective action taken by the Consent Holder in response to the complaint; and</p> <p>(xiv) comments regarding corrective action provided back to the complainant.</p>	
	Objectionable Effect and Report	
32.	<p>Should the meat chicken farming activity cause an objectionable odour or particulate matter effect (as deemed so by the Hauraki District Council's Monitoring Officer) beyond the boundary of the site, the Consent Holder must within five days of being advised of this objectionable effect, provide a written report to the Hauraki District Council specifying:</p> <p>(iv) the cause or likely cause of the event and any factors which influenced its severity;</p> <p>(v) the nature and timing of any measures implemented by the Consent Holder to avoid, remedy or mitigate any adverse effects; and</p> <p>(vi) the steps to be taken in future to prevent recurrence of similar events.</p>	
	Monitoring/ Review	
33.	<p>The Consent Holder must maintain records in sufficient detail to demonstrate compliance with the maximum bird stocking density stated in Condition 2 at any point in time and must provide those records to the Hauraki District Council's Monitoring Officer on request.</p> <p>Annually, by no later than 31 January, the Consent Holder must forward to Hauraki District Council's Monitoring Officer a summary of the previous calendar year's stocking density data in order that compliance with Condition 2 can be monitored.</p>	
	Pre-Construction Condition	
34.	<p>Prior to any development being undertaken on the site, a written statement must be provided to the Hauraki District Council appointing a representative experienced in design and development. All discussions and correspondence relating to design and development matters must be undertaken with the Monitoring Officer designated by Hauraki District Council.</p>	
	Site Development Monitoring Condition	
35.	<p>For monitoring purposes, the Consent Holder must advise the Hauraki District Council's Monitoring Officer and Raukawa in writing, within the timeframes set out below, of the following actions:</p>	
	Action	Timeframe
	Commencement of any soil disturbance or fill importation works.	No less than seven working days prior to commencement of any soil disturbance or fill importation works.
	Commencement of construction of chicken broiler farm sheds (excluding foundations).	No less than seven working days prior to the commencement of construction of the new sheds.
	Completion of construction of all six chicken broiler farm sheds.	No less than seven working days after the completion of the new sheds.

	First intake of birds at any of the newly constructed sheds.	No less than seven working days prior to the first intake of birds at any of the newly constructed sheds.
Roading Conditions		
36.	Prior to the first intake of birds to any of the chicken broiler sheds authorised by this consent, a new farm entrance located on Wani Road must be constructed in general accordance with Drawing C3200 of the Infrastructure Report provided as Appendix 9 of the consent application described in Condition 1 of this consent.	
37.	Prior to the occupation of any new dwellings a new vehicle crossing to service these dwellings must be constructed in general accordance with Drawing C3200 of the Infrastructure Report provided as Appendix 9 of the consent application described in Condition 1 of this consent.	
<p>Advice note: All earthworks must be undertaken in general accordance with the Waikato Regional Council's "Erosion and Sediment Control - Guidelines for Soil Disturbing Activities (2009)"</p> <p>Advice note: That as a result of earthworks and construction the tracking of dirt and loose material onto any public road must be avoided as far as practicable.</p>		
Engineering		
38.	<p>Prior to the first intake of birds, the internal accessways and hard stand areas at the site must be constructed in general accordance with the Site Plans referenced in Condition 1 of this consent and thereafter maintained for the duration of this resource consent to an all-weather surface so as to minimise the risk of dust nuisance. Adequate provision must be made for the disposal of stormwater runoff.</p> <p>Advice note: The Consent Holder must dispose of shed washwater in accordance with the Waikato Regional Plan's Permitted Activity standards for farm effluent discharge, or must seek discharge consents from the Waikato Regional Council.</p> <p>Advice note: At the time of lodging building consent applications for the sheds and dwellings, the Consent Holder will be required to demonstrate that all stormwater generated from any newly created impervious or semi-impervious surfaces in excess of the greenfield rate, can be contained within the subject property during a 10 year return period storm (10% AEP) of 60 minutes in duration.</p>	
39.	The Consent Holder must ensure any imported fill used for the site's construction meets the Waikato Regional Plan's definition of "cleanfill".	
Accidental Discovery Protocols		
40.	If, at any time during any earthworks authorised by these consents, any archaeological features (including human remains, archaeology and artefacts) are uncovered on the subject site, works must cease and the Council and Heritage New Zealand Pouhere Taonga (09 307 9920) must be notified immediately, and the following accidental protocol must be followed:	

	<p>(i) All earthworks must cease in the immediate vicinity (at least 10m from the site of discovery) while a suitably qualified archaeologist is consulted on the type of remains;</p> <p>(ii) 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 Council, Heritage New Zealand Pouhere Taonga and NZ Police (if human remains are found) and arrange a site inspection with these parties immediately after discovery.</p> <p>(iii) If the discovery contains koiwi, archaeology or artefacts of Māori origin, relevant mana whenua representatives are to be provided information on the nature and location of the discovery.</p> <p>(iv) The consent holder must not recommence works until approved by the Council.</p> <p>The consent holder must ensure relevant mana whenua are invited to monitor the earthworks and conduct karakia and other such religious or cultural ceremonies and activities as appropriate.</p>									
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	Review									
45.	<p>The Council’s Monitoring Officer may, in the period August – October of any year serve notice on the Consent Holder under Section 128(1) of the Resource Management Act 1991, of its intention to review the conditions of this resource consent for the following purposes:</p> <p>(iii) If necessary and appropriate, to require the holder of this resource</p>									

consent to adopt the best practicable option to remove or reduce adverse effects on the receiving environment; and/or:

- (iv) To review the effectiveness of the conditions of this resource consent in avoiding or mitigating any adverse effects on the environment from the exercise of this resource consent and if necessary to avoid, remedy or mitigate such effects by way of further or amended conditions.

Schedule One: Land Boundary and Receptor Locations - 874 Wani Road Chicken Broiler Farm



----- Land Boundary

★ Existing Dwellings