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Barfoot & Thompson Titirangi
PO Box 60472
Titirangi
AUCKLAND 0642



Applicant	Barfoot & Thompson Titirangi
LIM address	51C Rimutaka Place Titirangi
Application number	8270208426
Customer Reference	titirangi@barfoot.co.nz
Date issued	11-Feb-2020
Legal Description	LOT 4 DP 403466, LOT 9 DP 403466
Certificates of title	423324

Disclaimer

This Land Information Memorandum (LIM) has been prepared for the applicant for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987.

The LIM includes information which:

- Must be included pursuant to section 44A of the Local Government Official Information and Meetings Act 1987
- Council at its discretion considers should be included because it relates to land
- Is considered to be relevant and reliable

This LIM does not include other information:

- Held by council that is not required to be included
- Relating to the land which is unknown to the council
- Held by other organisations which also hold land information

Council has not carried out an inspection of the land and/or buildings for the purpose of preparing this LIM. Council records may not show illegal or unauthorised building or works on the land.

The applicant is solely responsible for ensuring that the land or any building on the land is suitable for a particular purpose and for sourcing other information held by the council or other bodies. In addition, the applicant should check the Certificate of Title as it might also contain obligations relating to the land.

The text and attachments of this document should be considered together.

This Land Information Memorandum is valid as at the date of issue only.

s44A(2)(a) Information identifying any special feature or characteristics of the land

This information should not be regarded as a full analysis of the site features of this land, as there may be features that the Council is unaware of. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

Site Contamination

No land contamination data are available in Council's regulatory records.

Wind Zones

Wind Zone(s) for this property: Low wind speed of 32 m/s, High wind speed of 44 m/s

The wind zones are based on wind speed data specific to all building sites as outlined in NZS 3604:2011. Other factors such as topographic classes, site exposure and ground roughness determine the actual wind bracing demands and bracing elements required for the building.

For further information refer to NZS 3604:2011 Section 5 — Bracing Design

Soil Issues

Soil issues recorded. The land may not be suitable for particular development or land use purposes. A soil report may be required to/must be submitted with any building and/or resource consent application.

Effective Date	Description	Details
12/12/2008	Geotechnical report required	1. - The Owner shall not place, erect, construct or permit to remain on any part of the land any residential buildings unless: a.,the foundations of such residential buildings have been the subject of specific investigation and design by a registered engineer experienced in geo-mechanics and constructed in accordance with that design to the satisfaction of the Auckland Council; and b.,all buildings are located within Building Platform area "F" (plan of building platform areas held in Council's records under RMA 2000608) and within the maximum building height of 10 meters and maximum elevation height of 11 meters. 2. - The Owner shall not place, erect, construct or permit to remain on any part of the land any residential buildings unless: a.,the Owner provides a Geotechnical report to the Auckland Council which refers particularly to the structure of the driveway, stability of the proposed alignment, driveway gradient and possible effects due to stormwater runoff as required by Condition SD5 of Resource Consent RMA 2000608 and also a report on open watercourses as required by condition (EW5) of the said consent; and b.,Any residential buildings to be constructed on the land shall be constructed as far as is practicable and necessary, upon a pole foundation system in order to avoid earthworks and minimise the clearance of vegetation upon the site.

If any soil information/reports have been prepared in relation to this property, they will be available for viewing at an Auckland Council Service Centre.

Flooding

This statement entitled "Flooding" appears on all LIMs.

Known flooding information is displayed on the map attached to this LIM entitled "Special Land Features – Natural Hazards - Flooding".

The information shown in the "Special Land Features - Natural Hazards - Flooding" map is also shown on the Auckland Council online map viewer (Geomaps), at www.aucklandcouncil.govt.nz, which is updated from time to time.

Any proposed development may require a flooding assessment to be provided by the applicant.

The absence of flooding on the "Special Land Features - Natural Hazards - Flooding" map does not exclude the possibility of the site flooding, particularly from Overland Flow Paths which may be on other properties.

Overland Flow Path

This site (property parcel) spatially intersects with one or more Overland Flow Paths, as displayed on the map attached to this LIM entitled "Special Land Features – Natural Hazards - Flooding".

Overland Flow Paths are lines representing the predicted route of overland flow, based on analysis of a Digital Terrain Model (derived from aerial laser survey). Overland Flow Paths do not show the width or extent of flow.

Overland Flow Paths are based solely on the terrain and are indicative only.

Overland Flow Paths may flood depending on the amount of rain.

The Auckland Unitary Plan contains policies and rules relating to development and/or works within or adjacent to Overland Flow Paths.

Note: The terms "Flow Path" and "Flowpath" are used interchangeably.

Exposure Zones

New Zealand Standard 3604:2011E classifies all properties in New Zealand into zones based on environmental features including wind, earthquake, snow load and exposure. These zones are relevant to building requirements, such as strength of buildings, materials that should be used and maintenance. All building sites are classified as being in Exposure Zones Extreme Sea Spray, B, C, or D, depending on the severity of exposure to wind driven salt.

This property is classified as: Unknown or Unassessed Corrosion Zone

Unknown or unassessed - No known information is available relating to these sites. Recommended that specific sites and/or product designed and to consult suppliers information for specific durability requirements.

Special Features - General

Effective Date	Description	Details
12/12/2008	Fencing	a.,,The owner will be responsible for the cost of creating and/or maintaining and dividing fence between: (i) Any public reserve; or (ii) Any other land vested or to be vested in or occupied by the City; b.,,The owner will not erect or permit to be erected any dividing fence or replace any existing fence on any part of the abovementioned boundaries unless the fence or replacement fence is constructed with visually permeable materials.
12/12/2008	Miscellaneous feature	<p>1. - The Owner shall not place, erect, construct or permit to remain on any part of the land any residential buildings unless: a.,,in order to ensure the minimum visual impact of future buildings upon the land: (i),,the Owner shall ensure that the form and design of any residential buildings to be constructed upon the land provides to the satisfaction of the Auckland Council: A.,,the least impact upon the existing native vegetation on the site; and B.,,any buildings are constructed of predominantly natural materials, such as timber and stone; and C.,,buildings and roofs are to be finished in recessive colours to assist in the integration of buildings with vegetation on the site; and (ii),,if the form and design of any residential buildings to be constructed on the land do not comprise those features listed from A to C above, or if the building or associated activity infringes any other provision of the Auckland District Plan, the owner shall first obtain the prior written consent of the Auckland Council prior to any building consent applications being lodged with Council. 2. - The Owners will maintain Lot 9 DP 403466 ("the common driveway") servicing the land and in addition shall at their own cost: a.,,Ensure that the sign erected on the said common driveway is kept in good state of repair and clearly marks the area below the walkway to lot 7 DP 403466 as being a "Vehicle Manoeuvring Area" at all times; and b.,,Ensure that a barrier is erected and maintained to prevent access from the vehicle manoeuvring area on the common driveway to Lot 7 DP 403466 via the formed pathway; and c.,,Undertake, whenever necessary, all maintenance, repairs and/or renewal of the said common driveway, signage and the barrier in order that they all fulfil their intended purpose(s); and d.,,Carry out all such maintenance, repairs and/or renewal to the entire satisfaction of the Auckland Council; and e.,,It is acknowledged that the obligations of all of the owners of lots 1 through to 7 DP 403466 are joint and several. 3. - The owner of the land shall not keep nor permit to remain on the said land ferrets nor in any buildings(s) on the land any domesticated or wild cats, dogs, or rats. 4. - Right of way easement in Gross in favour of Council over area lettered L, M, N on DP403466</p>

s44A(2)(b) Information on private and public stormwater and sewerage drains

Information on private and public stormwater and sewerage drains is shown on the **underground services map** attached.

Note: Private drainage is the responsibility of the land owner up to and including the point of connection to the public sewer or drain.

Effective Date	Description	Details
12/12/2008	On-site stormwater management device	The Owner shall not carry out any development, nor place, erect, construct or permit to remain any buildings on any part of the land unless stormwater mitigation measures are being carried out to the satisfaction of the Auckland Council which must include, but are not limited to the following: a.,Maintain stormwater runoff flows, volumes and timing to predevelopment levels for the one in five year storm event; and b.,All stormwater runoff mimics natural runoff patterns and does not directly discharge to any open drain or piped system; and c.,Above ground stormwater detention tanks are installed to limit the rate of stormwater runoff; and d.,Rainwater is to be reused for toilet, laundry and gardening purposes to reduce runoff volumes and minimise water importation; and e.,The design and location of all stormwater mitigation measures: (i),,have received the written approval of the Auckland Council prior to construction; and (ii),,have regard to the drawing provided by Hugh Fendall Consultants Project 9851, dated 20 January 2006, Sheet 1 of 8 held in Council's records under RMA2000608 f.,The owner shall: (i),,provide to the Auckland Council a design and maintenance manual for each proposed stormwater mitigation device which specifies maintenance and inspection times and processes among other things; and (ii),,maintain all stormwater devices referred to herein to the satisfaction of the Auckland Council.
12/12/2008	Private pump station	The owner shall not place, erect, construct or permit to remain on any part of the land any residential buildings unless a domestic sewerage pumping station of a design and specification acceptable to the Auckland Council is installed to the satisfaction of the Auckland Council. Specific requirements include: a.,The pumping stations are to be located clear of any overland flowpaths and the location is to be approved by Auckland Council prior to installation; and b.,The design of the pumping station shall incorporate features which ensure a minimum 24 hours storage volume.

s44(2)(ba) Information notified to Council by a drinking water supplier under Section 69ZH of the Health Act 1956

Prospective purchasers should be aware of other drinking water systems connected to this property. There may also be private drinking water supply systems such as rainwater tanks or private water bores. You are advised to clarify the drinking water supply with the current landowner.

No Information has been notified to Council.

s44A(2)(bb) Information Council holds regarding drinking water supply to the land

For metered water information, please contact **Watercare (09) 442 2222** for services provided to this property.

s44A(2)(c) Information relating to any rates owing in relation to the land


Billing Number/ Rate Account:	12341584845
Rates levied for the Year 2019/2020 :	\$2,231.86
Total rates to clear for the current year (including any arrears):	\$832.50

The rates figures are provided as at 8 a.m. 11/02/2020. It is strongly advised these are not used for settlement purposes.

Retrofit Your Home Programme

The Retrofit Your Home programme provides financial assistance, advice and information to householders wanting to create an improved home environment.

The scheme contributes to the achievement of the Air Quality National Environmental Standards encouraging the installation of clean heat and insulation in homes as well as supporting access to central government grants and subsidies. The programme offers homeowners a retrofit plan for their homes and financial assistance up to \$5000 repaid through a targeted rate.

 Auckland Council (09) 890 7898 if you require further information

 retrofit@aucklandcouncil.govt.nz

s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land (da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and (2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004

Note: if the land is part of a cross lease title or unit title, consents and permits for the other flats or units may be included in this LIM. If the land has been subdivided there may be consents and permits included that relate to the original property.

It is recommended that the full property file is viewed and compared with the actual building and activities on the land to identify any illegal or unauthorised building works or activities.

Financial / development contributions

Financial and development contributions are relevant for recently subdivided land, vacant lots, new residential unit(s) or where there is further development of a site. If any financial or development contribution has not been paid, Council can recover outstanding amount(s) from a subsequent owner of the land.

Please note that financial contributions and development contributions may be paid in land, cash or a combination of these. The form of payment of contributions may be subject to negotiation but final discretion remains with the Council.

Resource Management

Planning

51C Rimutaka Place Titirangi

Application No.	Description	Decision	Decision Date
LUC-2006-397	Change of Condition (s127) Sec127 RMA 20000608	Granted	29/06/2006
LUC-2008-556	Change of Condition (s127) Section 127 request to amend conditions of RMA 20000608	Granted	30/04/2008
LUC-2010-1418	Land Use Consent Proposed dwelling requires consent for height, yard and earthworks infringements	Granted	29/09/2011

Subdivisions

There are **NO** Subdivision resource consents recorded.

Engineering Approvals

51C Rimutaka Place Titirangi

Application No.	Description	Decision	Decision Date
SUB-2000-608	Engineering Compliance 15 Lot Residential Subdivision	Approved	11/10/2004

If there are any conditions, then only that portion of the consent will be included in the attachments section. The applicant should satisfy themselves as to whether all conditions of resource consents for this property have been met.

Further Information

The Council may hold additional information for this property, for example concerning resource consents for discharges to air, land or water issued by the former Auckland Regional Council prior to 1 November 2010. If you would like Auckland Council to search for this type of information, please contact us.

Building

Application No.	Description	Issue Date	Status
ABA-2011-916	RES 1: STAGE 1 (of 2) Driven timber pile foundations for future three storey dwelling.	21/11/2011	CCC Issued 19/10/2012 (See Note 2)
ABA-2014-1401	RBW-RES3: Proposed new house on existing piles.	05/11/2014	CCC Issued 07/12/2015 (See Note 2)

Note	Description
2	Code Compliance Certificate (CCC) for this consent was issued.

Please note that prior to the Building Act 1991; Councils were not required to maintain full records of building consents [etc] issued under the Building Act. While Auckland Council has always endeavoured to maintain full records of pre-Building Act 1991 matters, not all records for this period have survived and in other cases where building work is documented, information may be incomplete. Council does not accept responsibility for any omission.

It is recommended that the Council property file is viewed and compared with the actual building and activities on site to identify any illegal or unauthorised building works or activities.

Compliance Schedules (Building Warrant of Fitness)

The Council has no record of a Compliance Schedule for this property/building.

If it is evident that any specified systems such as lifts or commercial fire alarms are present in the building, the owner must ensure there is a current compliance schedule or building warrant of fitness.

Swimming/Spa Pool Barriers

The Council has no record of a swimming pool or spa pool being registered on this property. Swimming pools and spa pools must have a barrier that complies with the Building Act 2004.

Pool barrier information is available for viewing at <http://www.aucklandcouncil.govt.nz>

Licences

There are NO current licences recorded

s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006

The Council has not been notified of any information under Section 124 of the Weathertight Homes Resolution Services Act 2006 relating to this property.

s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use

Purchasers or those intending to develop the land should satisfy themselves that the land is suitable for any intended use or future development proposal. In addition to any site specific limitations recorded below, general restrictions that apply across the region may be relevant to any development proposals on this property.

Auckland Unitary Plan - Operative in Part (AUP:OP)

The **Auckland Unitary Plan - Operative in part(AUP:OP)** applies to this property and should be carefully reviewed and considered, as it may have implications for how this property can be developed and/or used. Those parts of the Auckland Unitary Plan that are operative replace the corresponding parts of legacy regional and district plans. However, certain parts of the AUP:OP are the subject of appeals and have not become operative. If a property is subject to an appeal this will be identified on the attached Unitary Plan Property Summary Report. Where this is the case, both the Auckland Unitary Plan Decisions version and the legacy regional and district plans will need to be considered.

The AUP:OP zones, controls, overlays, precincts, and designations that apply to this property are set out in the Property Summary Report, which is attached to this memorandum.

The AUP:OP can be viewed here:

<https://www.aucklandcouncil.govt.nz/unitaryplan>

The legacy regional and district plans can be viewed here:

<https://www.aucklandcouncil.govt.nz/districtplans>

<https://www.aucklandcouncil.govt.nz/regionalplans>

The appeals to the AUP:OP can be viewed here:

<https://www.aucklandcouncil.govt.nz/unitaryplanappeals>

Auckland Council District Plan - Hauraki Gulf Islands Section (Operative 2013) (DP:HGI)

While the regional provisions in the AUP:OP apply to the Hauraki Gulf Islands, and are set out in the Property Summary Report attached to this memorandum, the AUP:OP does not contain any district provisions for the Hauraki Gulf Islands. If the Property Summary Report attached to this memorandum lists its zone as "Hauraki Gulf Islands", the district provisions that apply are in the Auckland Council District Plan Hauraki Gulf Islands Section (Operative 2013) (**DP:HGI**).

The relevant maps of the DP:HGI are attached to this memorandum, if applicable. The text of the DP:HGI can be found here:

<https://www.aucklandcouncil.govt.nz/aurakigulfislands>

Plan Changes and Notices of Requirement

Changes to the AUP:OP and DP:HGI may be proposed from time to time. These proposed plan changes may relate to either the maps or the text of those plans. Any proposed changes to the AUP:OP relevant to this property will be listed as a modification in the Property Summary Report attached to this memorandum. However, proposed changes to the DP:HGI will not appear on the Property Summary report. That information can be found on the Auckland Council website.

Please refer to the AUP:OP for information on any proposed Plan Changes or see the Auckland Council modifications website at:

<https://www.aucklandcouncil.govt.nz/unitaryplanmodifications>

Information relating to any proposed Plan Changes to DP:HGI can be found here:
<https://www.aucklandcouncil.govt.nz/aurakigulfislands>

From time to time a requiring authority, such as a Ministry of the Crown or a council controlled organisation, may notify Auckland Council that they require certain land to be designated for a certain purpose. If this property is the subject of such a notice of requirement, that notice may have implications for how this property can be developed or used from the date it is received by Council.

If this property is not on the Hauraki Gulf Islands, any notices of requirement applicable will be listed as a modification in the Property Summary Report attached to this memorandum.

If this property is on the Hauraki Gulf Islands, any notice of requirement will be available on the Auckland Council Website.

Information on all current notices of requirement can be found on the modifications page here:
<https://www.aucklandcouncil.govt.nz/unitaryplanmodifications>

Copies of the appeals to the Auckland Unitary Plan can be viewed online at:
<https://www.aucklandcouncil.govt.nz/unitaryplanappeals>

Protected Tree(s)

Effective Date	Description	Details
12/12/2008	Trees / bush protection	It is acknowledged by the Owners of the land that the land is subject to both a Performance Bond in respect of bush preservation, weed management, pest protection, and native tree protection. Please refer to Auckland Council for further particulars and for the ongoing requirements comprised within the bond.

The site contains a notable tree or group of trees. Restrictions apply to this site; please refer to the District Plan.

Information concerning Caveat, Bond, Encumbrance, Consent Notice and Covenant

For any information concerning Caveats, Bonds, Encumbrances, Consent Notices or Covenants, please refer to the Certificate of Title for this property.

s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation

No information has been notified to Council.

s44A(2)(h) Information regarding the land which has been notified to Council by any network utility operator pursuant to the Building Act 1991 or Building Act 2004

Underground Services and District Plan maps are attached.

Please note: Height restrictions apply where overhead power lines cross the site. Works near water services utilities may require approval. Works near high-pressure Gas, Oil or LPG pipelines create risk of damage

and must first be approved. Please contact the relevant Utility provider in your area for further information.

Any escape of gas or liquid from the pipelines is potentially dangerous and requires immediate action as soon as discovered (Dial 111 and ask for the Fire Service).

Attachments

As the placement of the building/s on the attached maps is based on aerial photography we cannot guarantee the accuracy. A formal survey will indicate the exact location of the boundaries.

- Auckland Unitary Plan Property Summary Report
- Auckland Unitary Plan - Operative in part Maps and Map Legend
- Auckland Council District Plan - Hauraki Gulf Islands Section (if applicable)
- Underground Services & Utilities Map and Map Legend
- Special Land Features Map and Map Legend

Please note Map Legends have been created for use across the region and may contain features which were not captured by the previous legacy Councils; therefore the information may not be available for these maps. Please contact the Resource Management Planning Team in your area for further information on any features which may or may not appear on your map.

- Consent Conditions : LUC-2010-1418
- Consent Conditions : LUC-2008-556
- Consent Conditions : LUC-2006-397

Auckland Unitary Plan Operative in part (15th November 2016) Property Summary Report

Address

51C Rimutaka Place Titirangi

Legal Description

LOT 4 DP 403466

Appeals

Seeking changes to zones or management layers - ENV-2017-AKL-000167 - Waitakere Ranges Heritage Area Overlay - [View PDF](#)

Modifications

Zones

Residential - Large Lot Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Native

Controls: Macroinvertebrate Community Index - Urban

Controls: Stormwater Management Area Control - TITIRANGI / LAINGHOLM 1 - Flow 1

Overlays

Natural Heritage: Waitakere Ranges Heritage Area Overlay - Extent of Overlay

Natural Heritage: Waitakere Ranges Heritage Area Overlay - WRHA_06 - Subdivision Schedule

Natural Resources: Significant Ecological Areas Overlay - SEA_T_5539 - Terrestrial

Designations



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Built Environment

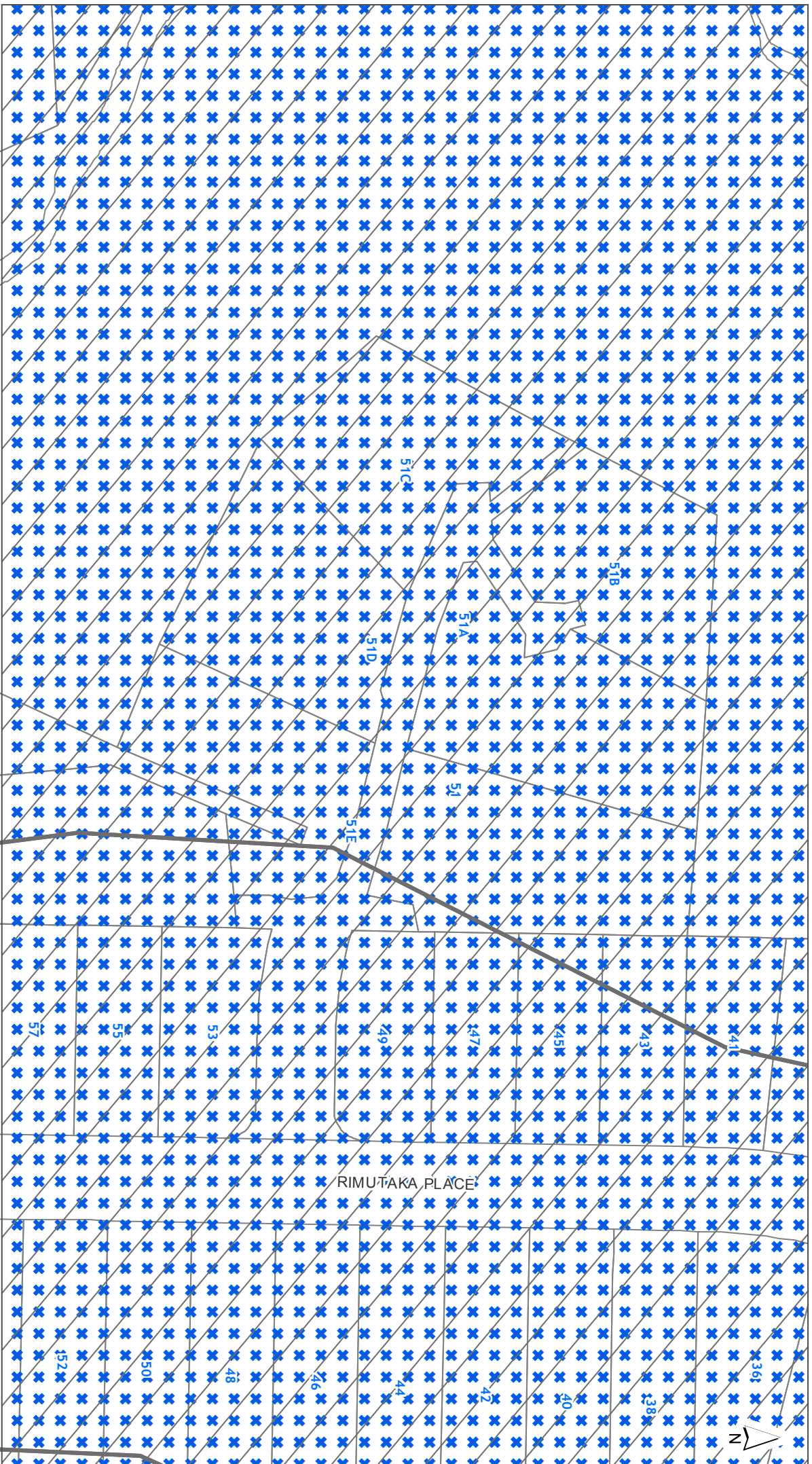
51 C Rimutaka Place Titirangi

LOT 4 DP 403466

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Meters

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Controls**51C Rimutaka Place Titirangi****LOT 4 DP 403466**

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Designations

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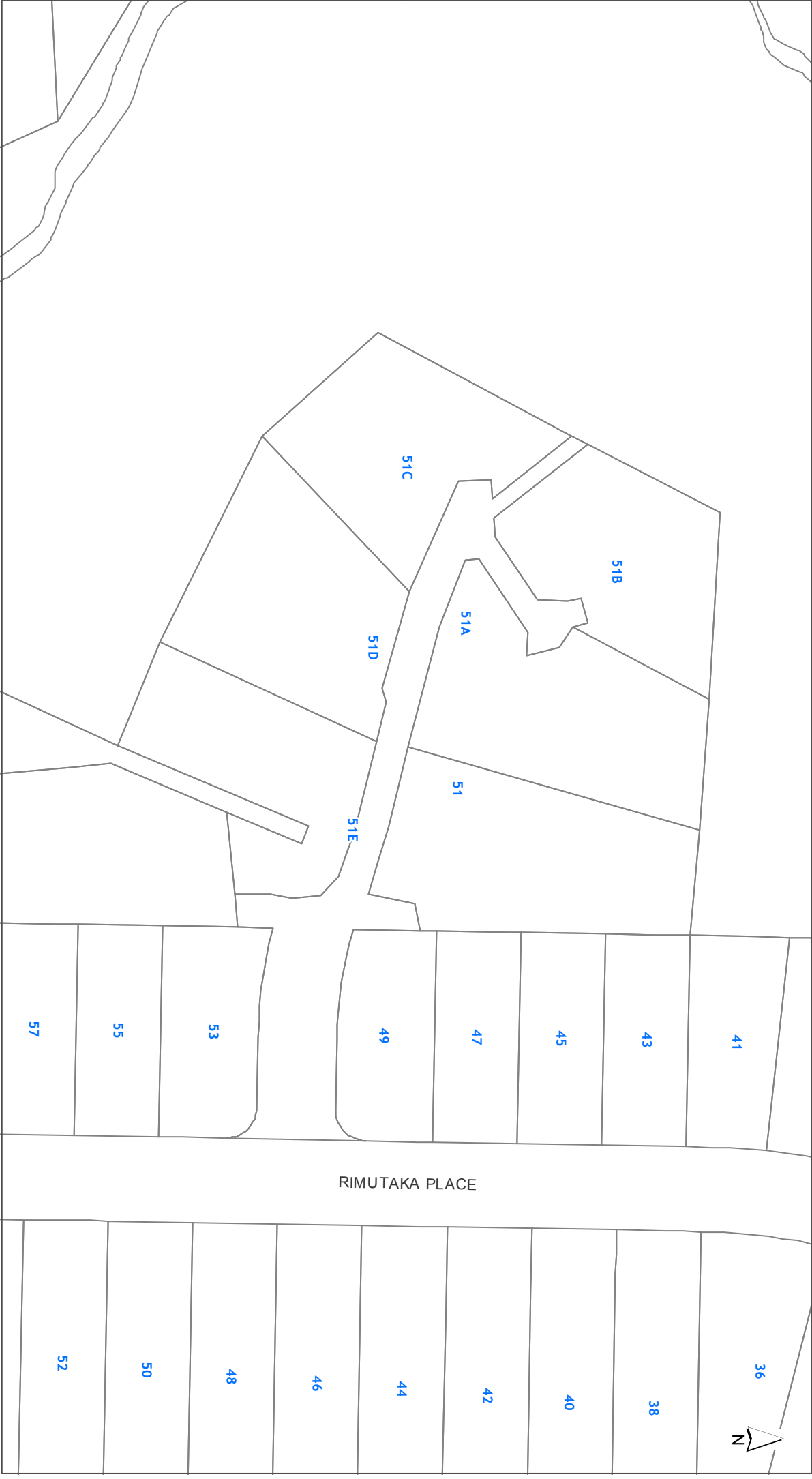
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Historic Heritage and Special Character
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Infrastructure

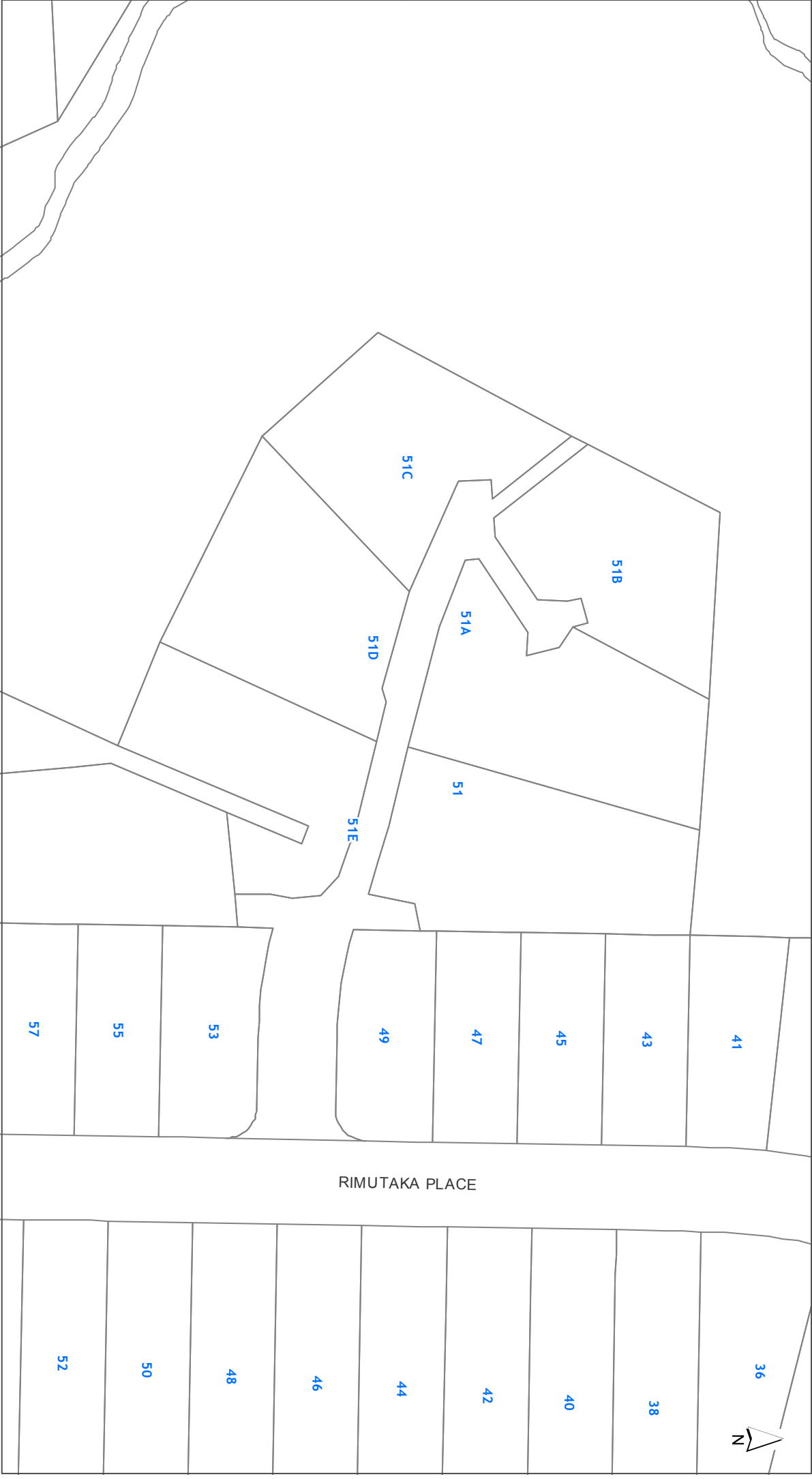
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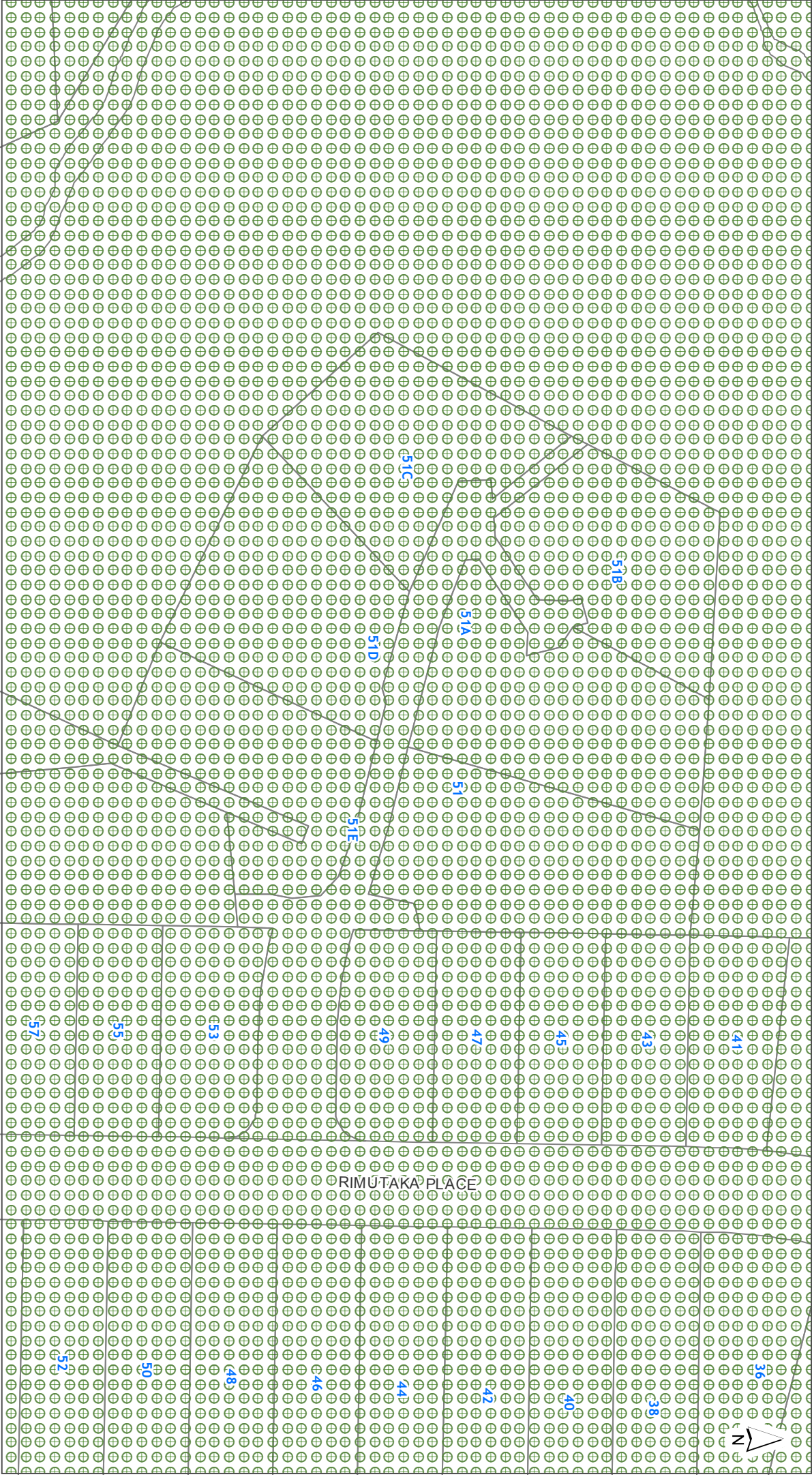
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Mana Whenua
51C Rimutaka Place Titirangi
LOT 4 DP 403466

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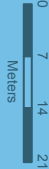
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Natural Heritage

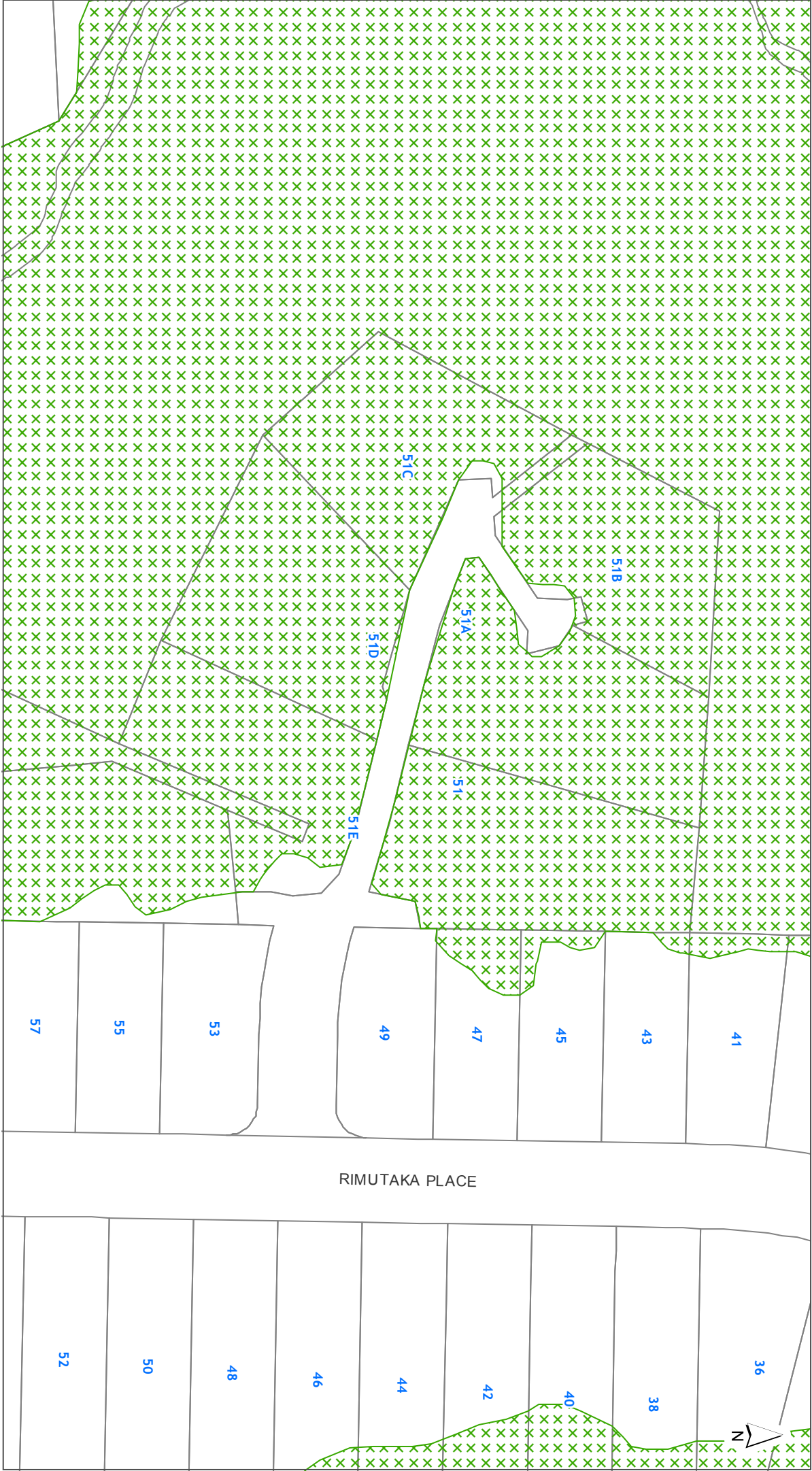
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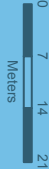


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Natural Resources

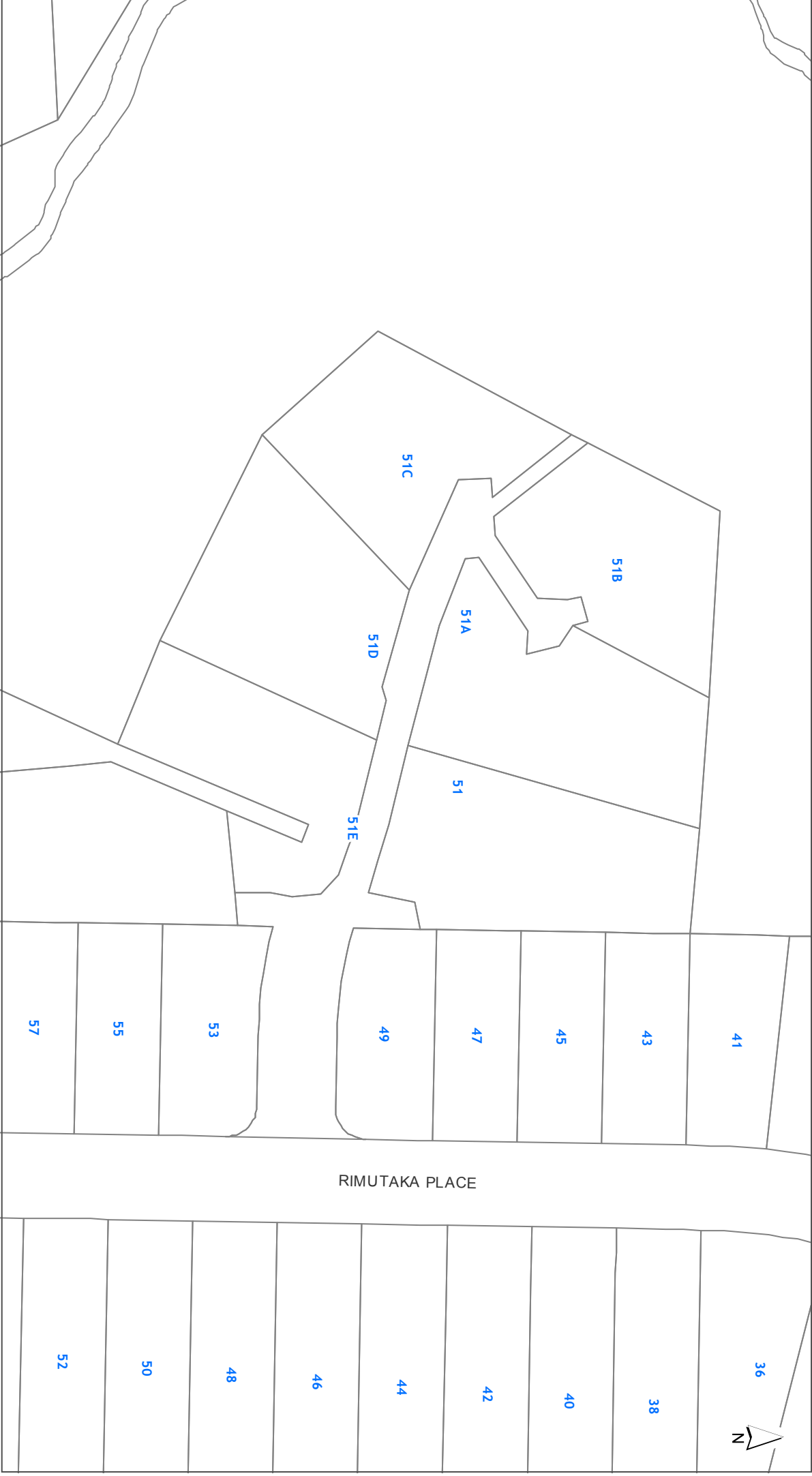
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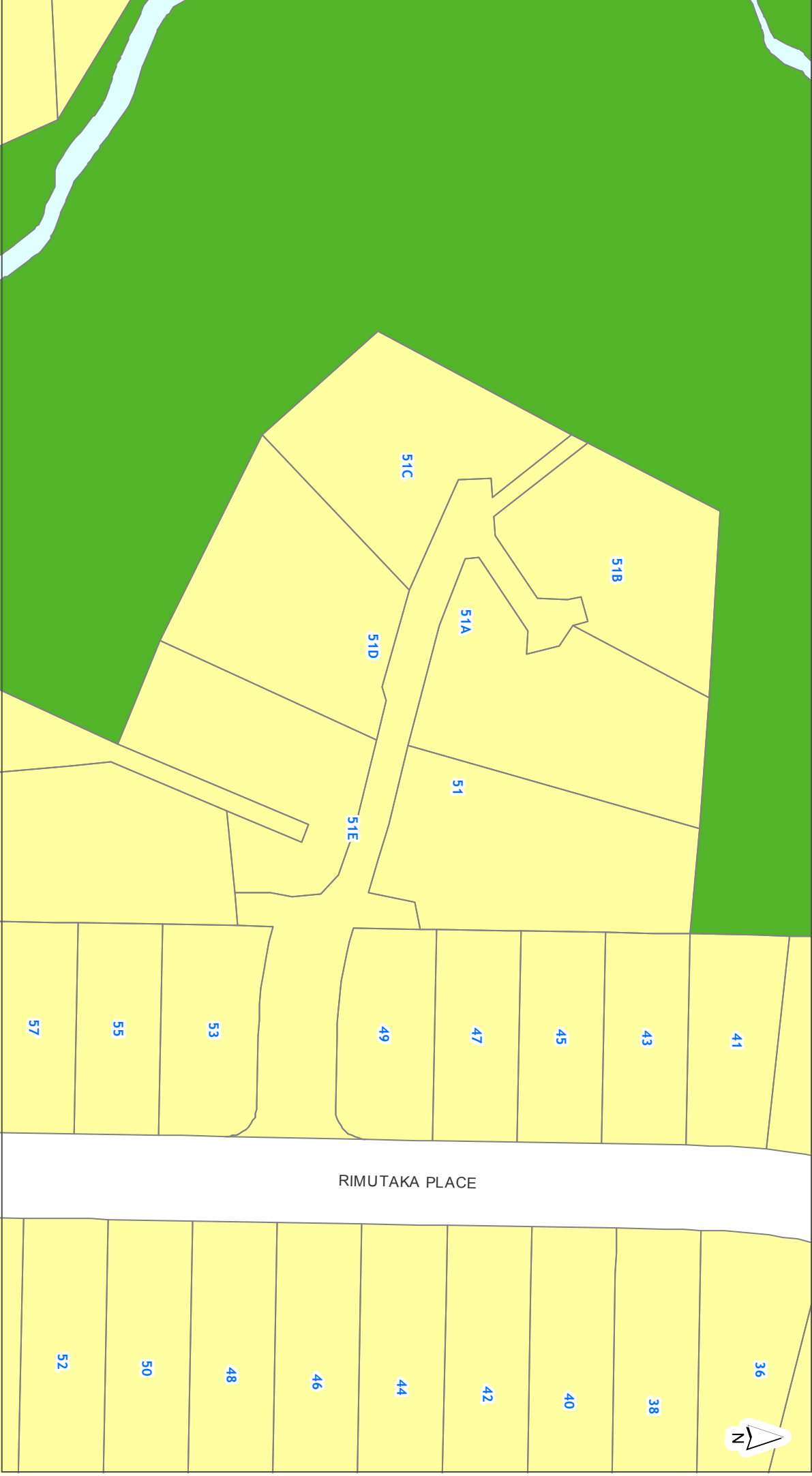
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Precincts
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Zones and Rural Urban Boundary
51C Rimutaka Place Titirangi
LOT 4 DP 403466



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Meters
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NOTATIONS

Appeals

-  Properties affected by Appeals seeking change to zones or management layers
-  Properties affected by Appeals seeking reinstatement of management layers

Proposed Plan Modifications


-  Notice of Requirements
-  Plan Changes

Tagging of Provisions:

- [i] = Information only
- [rp] = Regional Plan
- [rcp] = Regional Coastal Plan
- [rps] = Regional Policy Statement
- [dp] = District Plan (only noted when dual provisions apply)

ZONING



Residential

-  Residential - Large Lot Zone
-  Residential - Rural and Coastal Settlement Zone
-  Residential - Single House Zone
-  Residential - Mixed Housing Suburban Zone
-  Residential - Mixed Housing Urban Zone
-  Residential - Terrace Housing and Apartment Buildings Zone








Business

-  Business - City Centre Zone
-  Business - Metropolitan Centre Zone
-  Business - Town Centre Zone
-  Business - Local Centre Zone
-  Business - Neighbourhood Centre Zone
-  Business - Mixed Use Zone
-  Business - General Business Zone
-  Business - Business Park Zone
-  Business - Heavy Industry Zone
-  Business - Light Industry Zone

Open space

-  Open Space - Conservation Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Open Space - Civic Spaces Zone
-  Open Space - Community Zone
-  Water [i]



Rural

-  Rural - Rural Production Zone
-  Rural - Mixed Rural Zone
-  Rural - Rural Coastal Zone
-  Rural - Rural Conservation Zone
-  Rural - Countryside Living Zone
-  Rural - Waitakere Foothills Zone
-  Rural - Waitakere Ranges Zone

Future Urban

-  Future Urban Zone
-  Green Infrastructure Corridor (Operative in some Special Housing Areas)

Infrastructure

-  Special Purpose Zone - Airports & Airfields
Cemetery
Quarry
Healthcare Facility & Hospital
Tertiary Education
Māori Purpose
Major Recreation Facility
School
-  Strategic Transport Corridor Zone

Coastal

-  Coastal - General Coastal Marine Zone [rcp]
-  Coastal - Marina Zone [rcp/dp]
-  Coastal - Mooring Zone [rcp]
-  Coastal - Minor Port Zone [rcp/dp]
-  Coastal - Ferry Terminal Zone [rcp/dp]
-  Coastal - Defence Zone [rcp]
-  Coastal - Coastal Transition Zone














Precincts

--- Rural Urban Boundary









--- Indicative Coastline [i]

Overlays

Natural Resources

	Terrestrial [rp/dp]	} Significant Ecological Areas Overlay
	Marine 1 [rcp]	
	Marine 2 [rcp]	
	Water Supply Management Areas Overlay [rp]	
	Natural Stream Management Areas Overlay [rp]	
	High-Use Stream Management Areas Overlay [rp]	
	Natural Urban	} Lake Management Areas Overlay (Natural Lake and Urban Lake)
		
	High-Use Aquifer Management Areas Overlay [rp]	
	Quality-Sensitive Aquifer Management Areas Overlay [rp]	
	Wetland Management Areas Overlay [rp]	


Infrastructure

	Airport Approach Surface Overlay	
	Aircraft Noise Overlay	
	City Centre Port Noise Overlay [rcp / dp]	
	Quarry Buffer Area Overlay	
	National Grid Subdivision Corridor	} National Grid Corridor Overlay
	National Grid Substation Corridor	
	National Grid Yard Compromised	
	National Grid Yard Uncompromised	
















Mana Whenua

	Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]
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Built Environment

	Identified Growth Corridor Overlay
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Natural Heritage

	Notable Trees Overlay	
	Outstanding Natural Features Overlay [rcp/dp]	
	Outstanding Natural Landscapes Overlay [rcp/dp]	
	Outstanding Natural Character Overlay [rcp/dp]	
	High Natural Character Overlay [rcp/dp]	
	Viewshafts	} Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
	Height Sensitive Areas	
	Regionally Significant Volcanic Viewshafts Overlay Contours [i]	
	Locally Significant Volcanic Viewshafts Overlay [rcp/dp]	
	Locally Significant Volcanic Viewshafts Overlay Contours [i]	
	Modified	} Ridgeline Protection Overlay
	Natural	
	Local Public Views Overlay [rcp/dp]	
	Extent of Overlay	} Waitakere Ranges Heritage Area Overlay
	Subdivision Schedule	

Historic Heritage & Special Character

	Historic Heritage Overlay Place [rcp/dp]	
	Historic Heritage Overlay Extent of Place [rcp/dp]	
	Special Character Areas Overlay Residential and Business	
	Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]	
	Auckland War Memorial Museum Viewshaft Overlay Contours [i]	
	Stockade Hill Viewshaft Overlay – 8m height area	
	Stockade Hill Viewshaft [i]	

Controls

	Key Retail Frontage	} Building Frontage Control
	General Commercial Frontage	
	Adjacent to Level Crossings	} Vehicle Access Restriction Control
	General	
	Motorway Interchange Control	
	Centre Fringe Office Control	
	Height Variation Control	
	Parking Variation Control	
	Level Crossings With Sightlines Control	
	Arterial Roads	
	Business Park Zone Office Control	
	Hazardous Facilities	} Emergency Management Area Control
	Infrastructure	
	Macroinvertebrate Community Index	
	Flow 1 [rp]	} Stormwater Management Area Control
	Flow 2 [rp]	
	Subdivision Variation Control	
	Surf Breaks [rcp]	
	Cable Protection Areas Control [rcp]	
	Coastal Inundation 1 per cent AEP Plus 1m Control	

Designations

	Designations
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	Airspace Restriction Designations
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Underground Services

51C Rimutaka Place Titirangi

LOT 4 DP 403466



































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Stormwater


Note: Unless otherwise specified in the text below, the *colour* of a Stormwater symbol is determined by the ownership or usage status, using the following colour scheme: **Public**, **Private** or **Abandoned**

	Treatment Device		Overland Flowpath (Public)
	Septic Tank		Overland Flowpath (Private)
	Septic Tank (Hi-Tech)		Forebay (Public)
	Soakage System		Forebay (Private)
	Inspection Chamber		Treatment Facility (Public)
	Manhole (Standard / Custom)		Treatment Facility (Private)
	Inlet & Outlet Structure		Pump Station
	Inlet & Outlet (No Structure)		Planting
	Catchpit		Embankment
	Spillway		Viewing Platform
	Safety Benching		Bridge
	Culvert / Tunnel		Erosion & Flood Control (Other Structure)
	Subsoil Drain		Erosion & Flood Control (Wall Structure)
	Gravity Main		
	Rising Main		
	Connection		
	Fence		
	Lined Channel		
	Watercourse		














Water

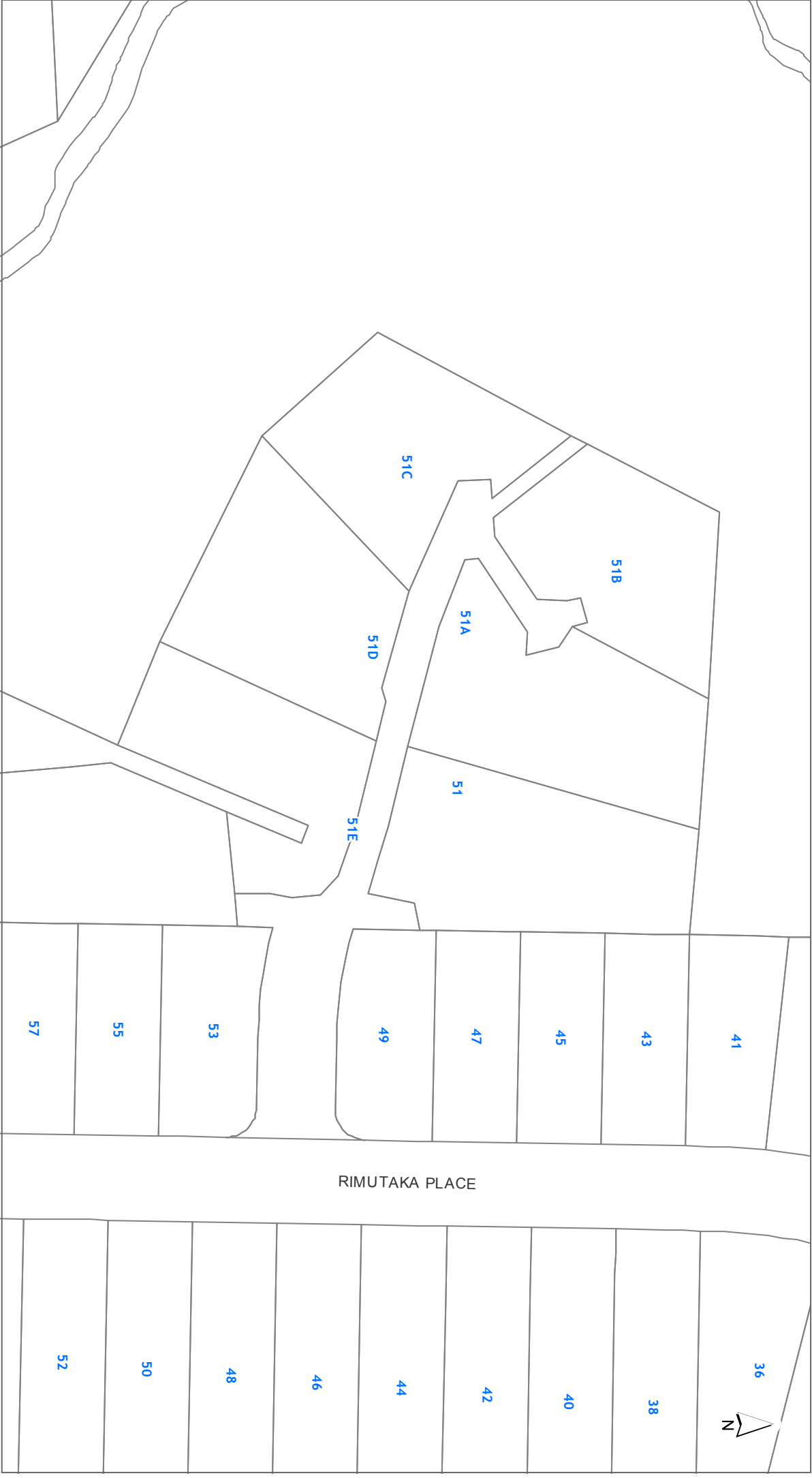
	Valve		Other Watercare Point Asset
	Hydrant		Other Watercare Linear Asset
	Fitting		Local Pipe (Bulk)
			Local Pipe (In Service)
			Local Pipe (Abandoned)
			Transmission Pipe (In Service)
			Transmission Pipe (Out of Service)
			Transmission Pipe (Proposed)
			Pump Station
			Reservoir
			Other Structure (Local)
			Chamber (Transmission)
			Water Source (Transmission)
			Other Watercare Structures and Areas

Wastewater

	Fitting		Fitting (Non Watercare)
	Manhole		Pipe (Non Watercare)
			Local Pipe (Main / Service Line)
			Local Pipe (Abandoned)
			Local Pipe (Future)
			Transmission Pipe (In Service)
			Transmission Pipe (Out Of Service)
			Transmission Pipe (Proposed)
			Chamber
			Structure (Non Watercare)
			Pump Station
			Wastewater Catchment

Utilities

	Transpower Site		Pylon (Transpower)
			110 kv - Electricity Transmission
			220 kv - Electricity Transmission
			400 kv - Electricity Transmission
			Aviation Jet A1 Fuel Pipeline [Marsden to Wiri]
			Gas Transmission Pipeline
			High-Pressure Gas Pipeline
			Medium-Pressure Gas Pipeline
			Indicative Steel Mill Slurry Pipeline
			Indicative Steel Mill Water Pipeline
			Fibre Optic Cable (ARTA)
			Contour Interval



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Hazards

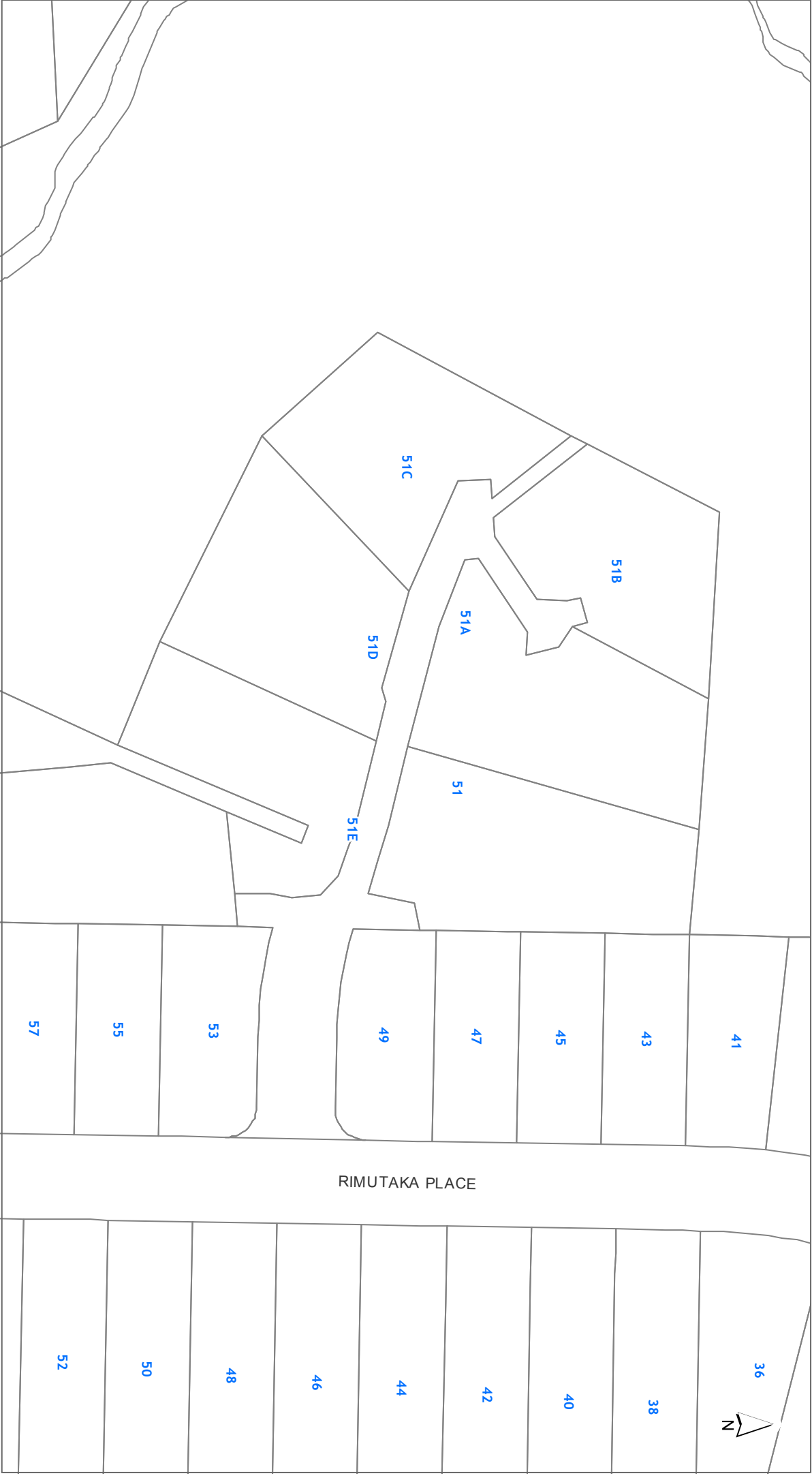
51 C Rimutaka Place Titirangi

LOT 4 DP 403466



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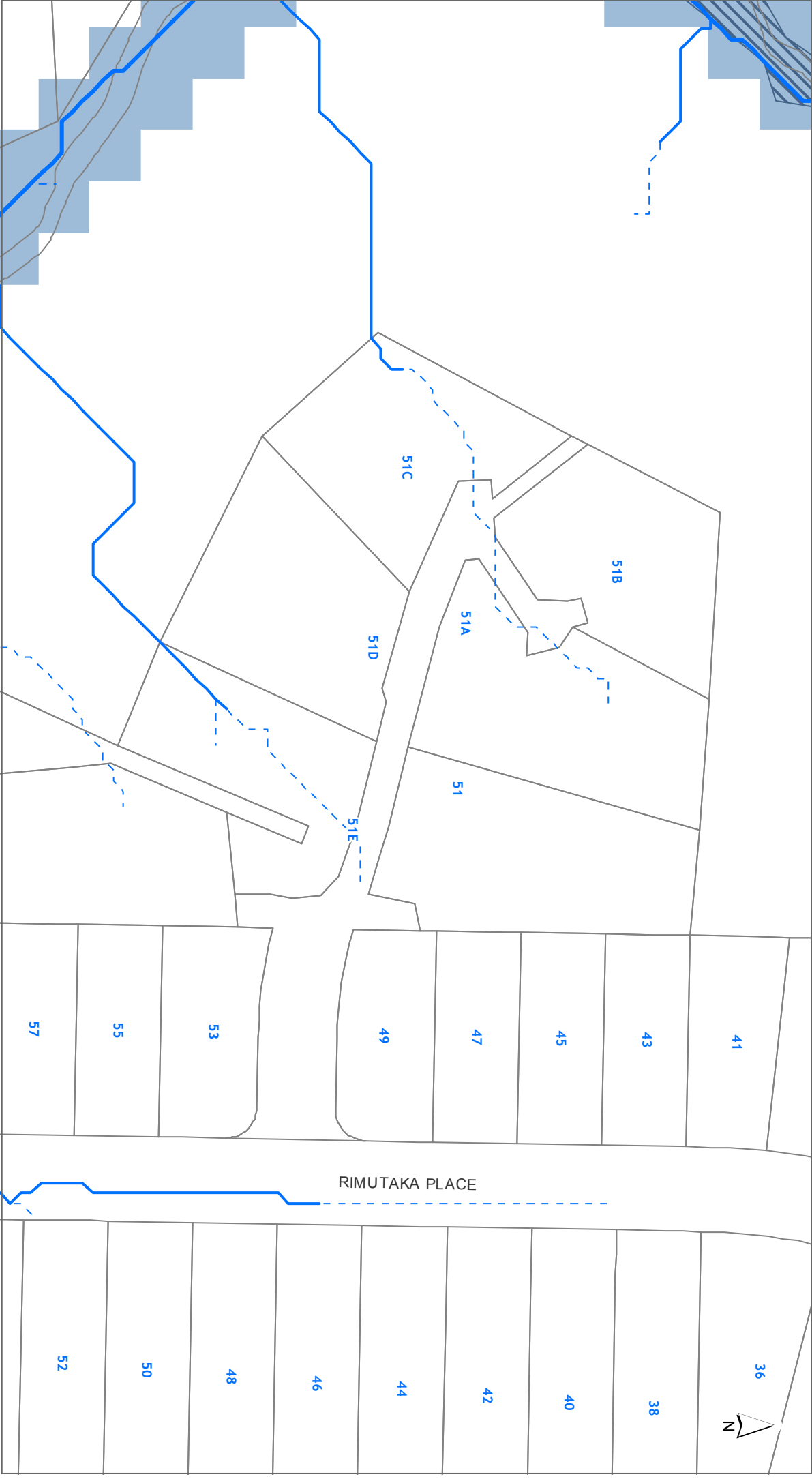
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Natural Hazards - Coastal Inundation
51C Rimutaka Place Titirangi
LOT 4 DP 403466

0 6.5 13 19.5
Metres
Scale @ A4
= 1:1,000
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Natural Hazards - Flooding
51C Rimutaka Place Titirangi
LOT 4 DP 403466

0 6.5 13 19.5
Meters
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Natural Hazards - Sea Spray
51C Rimutaka Place Titirangi
LOT 4 DP 403466

0 6.5 13 19.5
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Natural Hazards - Volcanic Cones
51C Rimutaka Place Titirangi
LOT 4 DP 403466

0 6.5 13 19.5
Metres
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Other
51 C Rimutaka Place Titirangi
LOT 4 DP 403466

0 6.5 13 19.5
Meters
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Hazards

	Soil Warning Area
	Fill (Franklin District only)
	Advisory (Franklin District only)
	Contamination (Franklin District only)
	Erosion (Franklin District only)
	Hazardous Activities & Industries List (HAIL) (Franklin District only)
	Inundation (Franklin District only)
	Rainfall Event (Franklin District only)
	Slippage (Franklin District only)
	Subsidence (Franklin District only)
	Slippage / Subsidence / Erosion etc (Auckland City and Papakura District only)
	Uncertified Fill (Auckland City and Papakura District only)
	Organic Soil (Auckland City and Papakura District only)
	Filled / Weak Ground (Auckland City and Papakura District only)
	Refuse Tips Site / Weak Area (Auckland City and Papakura District only)
	Unstable / Suspected Ground (Auckland City and Papakura District only)
	Allotchthon Waitemata (Rodney District only)
	Motatau Complex (Rodney District only)
	Puriri Mudstone (Rodney District only)
	Mahurangi Limestone (Rodney District only)
	Mangakahia Complex (Rodney District only)
	Hukerenui Mudstone (Rodney District only)
	Whangai Formation (Rodney District only)
	Tangihua Complex (Rodney District only)
	within 150m of Northland Allotchthon (Rodney District only)

Hazards

	Soil Warning Area continued
	Soil D (Rodney District only)
	within 150m of Soil D (Rodney District only)
	Soil C (Rodney District only)
	within 150m of Soil C (Rodney District only)
	Soil B (Rodney District only)
	within 150m of Soil B (Rodney District only)
	Soil A (Rodney District only)
	Gas Main Pipeline
	Petroleum Pipeline
	Closed Landfill (Auckland Council owned)
	Closed Landfill (Privately owned)
	Air Discharge (Franklin District only)
	No Soakage (Franklin District only)
	Indicative Steel Mill Slurry Line 20m Buffer (Franklin District only)
	Indicative Steel Mill Water Line 20m Buffer (Franklin District only)

Natural Hazards

	Overland Flow Path
	Catchment area 2000m² to 3999 m²
	Catchment area 4000 m² to 3 Ha
	Catchment area 3 Ha and above
	1% AEP Flood Plain
	Flood Prone Areas
	Flood Sensitive Areas
	Sea Spray
	Volcanic Cones

Coastal Inundation

	1% AEP
	1% AEP plus 1m sea level rise
	1% AEP plus 2m sea level rise

Other

Cultural Heritage Index

	Archaeological Site
	Hayward and Diamond
	Historic Botanical Site
	Historic Structure
	Maori Heritage Area
	Maritime Site
	Reported Historic Site

The information Council holds in relation to Special Land Features differs based on the area a property is located in. Those areas where information is held on a Special Land Feature is denoted in the legend above.

10.0 RECOMMENDATIONS

10.1 Recommendation A – Land Use Consent

It is recommended that pursuant to sections 104, 104B, and 108 of the RMA, consent is **granted** to the discretionary activity application by Inground Construction Limited to authorise the construction of a new dwelling on a recently subdivided site at 51C Rimutaka Road being Lot 4 DP 403466 (Consent Application LUC 2010-1418).

The reasons for this decision are as follows:

- (i) The design, scale, siting and height of the proposed dwelling would not be dominant or intrusive in the local context and would not adversely affect nearby visual and residential amenities or detract from the character and appearance of the surrounding area.
- (ii) The proposed earthworks are of a size, scale, setback and depth consistent and in keeping with the character of the surrounding area. Sediment loss will be avoided or mitigated by the implementation of sediment and erosion control measures during the construction phase.
- (iii) The removal of vegetation and works within the dripline will be adequately controlled by conditions of consent to ensure the health and well being of vegetation to be retained.
- (iv) Compliance with consent notices relating to on-site stormwater devices and geotechnical requirements are ongoing and can be appropriately dealt with at the building consent stage.
- (v) Any actual or potential effects on the environment by the proposal are considered to be no more than minor and would be adequately avoided, remedied or mitigated by the conditions of consent.
- (vi) The proposal would not be contrary to the relevant objectives and policies of the Auckland Council District Plan (Waitakere Section).
- (vii) The proposal would not be contrary to Auckland Regional Policy Statement, New Zealand Coastal Policy Statement or Part II of the Act.
- (viii) The proposal would not be contrary to the objectives of the Waitakere Ranges Heritage Area Act.

Pursuant to section 108 of the RMA, this consent is subject to the following conditions:

ALL CHARGES PAID

- (ACP 1) Pursuant to section 116 of the RMA, this consent (or any part thereof) shall not commence until such time as all charges pursuant to section 36 of the RMA, owing at the time the Council's decision is notified are paid in full to the Council.

ACTIVITY IN ACCORDANCE WITH THE PLANS

- (GEN 1) The activity shall be carried out in accordance with the plans and all information submitted with the application, being

- Prepared by iDesign (2007) "Proposed New Dwelling at 51 Rimutaka Place, Titirangi for Rimutaka Holdings Ltd"
 - Site Plan, Sheet 102, dated 29 October 2010
 - Elevation A, B, C and D, Sheet 201, dated 28 September 2011
 - Floor plans, Sheet 301, dated 29 October 2010

and referenced by Council as LUC 2010-1418

MONITORING CHARGES

- (MON 1) The consent holder shall pay the Council a consent compliance monitoring charge of \$672.00 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent. (This charge 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).
- (MON 2) The \$672.00 (inclusive of GST) charge shall be paid as part of the resource consent fee and the consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

PRE START MEETING

- (PRE 1) **Prior to works commencing**, the consent holder shall organise a Pre-Commencement meeting onsite between Council's Environmental Monitoring Advisor (EMA), Council's Resource Consents Arborist (preferably West Fynn), the consent holder, the site supervisor, the "Works Arborist" (see Condition (VEG 1) to discuss the following:
- Conditions of the consent
 - Route and the itemised trees
 - The locations for tree protection fencing
 - The work method and time frame
 - Pilot holes and excavations required
 - Control methods,
 - When the Works Arborist is required on site
 - The final location and design of the sediment and erosion controls
 - Designated site entry and stabilisation requirements
 - The location of site access, material storage and stockpile locations shall be agreed
 - Any other matters that the EMA may deem necessary

The Consent Holder's representative and all site works Contractors are to be present. The Consent Holder's representative shall minute the meeting and circulate those minutes to all in attendance including the Council's EMA within 5 working days of the meeting.

Phone Council's Call Centre on 839 0400. Note that it is reasonable to expect Council's EMA to respond within 2 working days of the request for the pre-start meeting and hold the pre-start meeting within 5 working days of the request.

EARTHWORKS

- (EAR 1) **Before commencement of any works** and until completion of exposed site works, adequate sediment and erosion control measures shall be constructed and maintained by the consent holder.

The consent holder shall notify Council's EMA – Resource Management (ph 8390400) when controls are in place. Work shall not commence until approval has been gained in writing from the Manager Resource Consents.

The control measures must be maintained until the site has been adequately stabilised against erosion and sediment-laden run off. The construction and maintenance shall be in accordance with the Erosion/Sediment Control Measures Appendix to the Natural Area rules of the Auckland Council District Plan (Waitakere Section). (Attached as appendix A to this consent).

- (EAR 2) A stabilised entranceway to the site shall be provided with large, washed aggregate over geotextile cloth prior to the commencement of works and maintained for the duration of works. Additional measures such as wheel wash facilities shall be implemented (as) if deemed necessary by Council's EMA to prevent the deposition of earth or other debris on the surrounding street network by vehicles entering and exiting the site. Roads, footpaths, berms and kerbs including entry and exit points to the site shall be kept free from damage and clear of mud and debris at all times. Any material deposited on the street shall be immediately removed by sweeping and any damage caused shall be immediately repaired at the expense of the consent holder. The consent holder shall notify Council's Monitoring Officer when entranceway controls are in place (Please call Council's Call Centre 8390400 to arrange an inspection). Work shall not commence until approval has been gained in writing from the Manager Resource Consents.
- (EAR 3) Construction noise shall meet the limits recommended in, and shall be measured and assessed in accordance with NZS 6803P: 1984 "The Measurement and Assessment Of noise from Construction, Maintenance and Demolition Work".
- (EAR 4) All necessary action shall be taken to prevent a dust nuisance to neighbouring properties. Dust mitigation shall be utilised onsite for the entire duration of the works and shall include but not be limited to:
- the use of wheel wash facilities
 - the mulching/grassing of stockpiled materials not in use
 - watering of any trouble spots identified onsite by Council staff

Should the dust control measures be unsuitable at any time, the works creating the dust problem shall cease until such time as the problem is resolved all to the satisfaction of the Manager, Resource Consents.

- (EAR 5) All development works on the site involving earthworks and the use of associated heavy machinery shall be undertaken between the following (unless approved by Council's EMA):
- | | |
|-----------------------------|--------------------|
| Monday to Friday: | 7.30 am to 7.00 pm |
| Saturday | 8.00 am to 5.30 pm |
| Sunday and Public Holidays: | No work |

VEGETATION ALTERATION

- (VEG 1) The consent holder shall appoint an approved Works Arborist.
- a) All works beneath the dripline of protected vegetation and involving the pruning of protected trees shall be under the direction of an approved Works Arborist and undertaken in accordance with best arboricultural practices.
 - b) It shall be the responsibility of the resource consent holder to provide evidence of arboricultural supervision to Council's monitoring officer in the form of an invoice or supporting letter confirming supervision.
 - c) If during excavations and/or activities within or adjacent to the dripline of protected vegetation which in the opinion of the Works Arborist may generate more than minor adverse effects to the health and well being of protected vegetation deemed

to be retained, all work shall cease and Council's Environmental Monitoring Advisor (EMA) shall be contacted immediately.

- (VEG 2) **Prior to the undertaking of any works** all surrounding protected vegetation being retained, shall be isolated from the works area within the building platform through temporary protective fences erected on the periphery of the dripline (or within 750mm where this is not possible) where deemed necessary by the Works Arborist.
- a) The temporary protection fences must be strong and appropriate to the degree of construction works taking place on the site. The temporary tree protection fences shall be constructed using orange plastic mesh (or similar material appropriate to the works on site), but this must be supported by waratahs (or equivalent) placed firmly into the ground at 4 meter centres. The waratahs will have two stands of wire attached to them (top and bottom) and the orange plastic mesh must be fastened to the wires every 1 meter (top and bottom).
 - b) The Works Arborist shall approve the location of the temporary tree protection fences prior the start of any further site works.
 - c) The temporary fences shall remain in place for the duration of the works. The location of the temporary tree protection fences shall not be altered without the approval of the Works Arborist.
- (VEG 3) At no time shall any works, trenching or alteration of soil grade/contour, the tracking of any machinery, storage of materials, stockpiling of spoil, excessive foot traffic, or other contamination occur beneath or adjacent to the dripline of protected vegetation unless it is first approved and deemed necessary by the Works Arborist, is on an existing hard surface or a temporarily constructed hard surface consisting of 150mm of well composted mulch over laid with 18mm plywood sheets or 250mmx50mm planking that is securely held together.
- (VEG 4) Foot traffic over, and subsequent disturbance of, the upper soil horizon or humus layer beneath protected vegetation deemed for retention shall be kept to a minimum. This can be achieved by undertaking proposed works during dry conditions or by using a temporary protective overlay such as wooden boards, planks and or mulch.
- (VEG 5) Installation of pile structures beneath the dripline of protected vegetation shall be located so as to minimise vegetation disturbance and root loss and undertaken by machinery operating from beyond the dripline of protected vegetation or on an existing hard surface, using an excavator-mounted auger or similar.
- (VEG 6) Washings from concrete trucks and/or associated machinery, such as concrete pumps, shall not contaminate any area within or alongside protection vegetation (or which is likely to result in overland flows contaminating protected vegetation).
- (VEG 7) Where concrete is to be poured in excavations near to the dripline of any protected vegetation all exposed roots or cut roots shall be covered with heavy grade polythene sheeting to prevent any contaminants contacting the exposed roots.
- (VEG 8) Pile holes within the dripline of protected vegetation shall be lined with heavy grade polythene (or equivalent waterproof membrane) prior to concrete pouring to a depth of 1 metre leaving a lip of 500mm to catch any concrete spillage. This should be pinned in place.
- (VEG 9) Soil and spoil generated by excavation works shall be immediately removed, where in the opinion of the Works Arborist it cannot be appropriately incorporated into the site.
- (VEG 10) All excavations within the dripline of protected vegetation shall be undertaken:
- With care so as to avoid/minimise root damage;
 - Under the supervision of the Works Arborist;

- Using non-mechanical hand tools for the first 600mm or until such a point that the Works Arborist has determined that no further significant roots will be encountered.

(VEG 11) Pruning of roots shall be undertaken by the Works Arborist, in accordance with documented arboricultural standards.

- All roots measuring less than 40mm in diameter, whose removal is required only in order to affect reasonable access to an excavated area shall be clean cut back to the edge of excavations with a sharp implement such as a handsaw or a pair of secateurs by the Works Arborist.
- All tree roots measuring 40mm or greater in diameter are to be retained, carefully worked around and protected. In any instance where this is not feasible, the removal of such roots shall be carried out by the Works Arborist where he/she is satisfied that the health and safety of the vegetation will not be compromised.
- Immediately following the root pruning it shall be the responsibility of the resource consent holder to ensure that the disturbed area is covered with damp hessian sacking until the excavated area can be backfilled. This work shall be undertaken by the Works Arborist.

(VEG 12) Any necessary crown pruning shall be undertaken:

- by the appropriately skilled professionals;
- in accordance with natural target pruning and best arboricultural practices;
- so as to avoid adversely affecting the health, form or structure of the vegetation and;
- within permitted levels of the District Plan.

Where such pruning will encroach upon these parameters it shall be subject to the approval of the Works Arborist/Council's Consents Arborist, as appropriate.

(VEG 13) Hand grubbing out of weed species shall be undertaken to maintain the works area of the site as weed free, for a minimum period of 2 years from the date of completion of site works, and this shall be to the satisfaction of the EMA.

(VEG 14) Vegetation clearance shall be limited to that which is directly within the building platform. Any further clearance necessary for the completion of the works shall be determined prior, by Council's Western Resource Consent Arborist (preferably the processing officer: West Fynn) in an onsite meeting to be arranged by the applicant. Vegetation clearance shall be undertaken by appropriately trained and skilled persons in accordance with modern arboricultural practices so as not to cause damage to/or death of other vegetation to be retained growing beneath or alongside the subject trees. All cleared vegetation shall be removed from the site or mulched and appropriately incorporated into the site.

(VEG 15) Replacement planting shall be undertaken where deemed necessary in the opinion of Council's EMA to vegetate cleared areas and provide vegetative screening. Such planting shall be undertaken to the satisfaction of the EMA.

Advice notes

1. If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to section 357 of the RMA. Any objection must be made in writing to Council within 15 working days of notification of the decision.
2. Please read the conditions of this resource consent carefully and make sure that you understand all the conditions that have been imposed before commencing the development.
3. This resource consent will lapse five years after the date of Council's decision **unless:**

- (a) it is given effect to before the end of that period. To give effect to this consent, the activity allowed by this consent must be established and the conditions contained in the consent complied with. Please note that there must be compliance with all of the consent conditions once the land use has been established, or
- (b) an application is made and granted prior to the expiry of that period for a time extension. The statutory considerations that apply to extensions are set out in section 125 of the RMA.

N.B – all charges owing at the time council's decision is notified must be paid before a consent can commence.

- 4. The consent holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and the Historic Places Trust Act 1993. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007), 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. Please note that the approval of this resource consent, including consent conditions specified above, may affect a previously issued building consent for the same project, in which case a new building consent may be required.
- 5. A copy of this consent should be held on site at all times during the establishment and construction phase of the activity. The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Council's EMA and include the following details:
 - name and telephone number of the project manager and the site owner;
 - site address to which the consent relates;
 - activity to which the consent relates; and
 - expected duration of works.
- 6. The granting of this resource consent does not in any way allow the consent holder to enter and undertake works within neighbouring properties, without first obtaining the agreement of all owners and occupiers of said land to undertake the proposed works. Any negotiation or agreement is the full responsibility of the consent holder, and is a private agreement that does not involve Council. Should any disputes arise between the private parties, these are civil matters which can be taken to independent mediation or disputes tribunal for resolution. It is recommended that the private agreement be legally documented to avoid disputes arising. To obtain sign-off for the resource consent, the services described by the conditions above are required to be in place to the satisfaction of Council.
- 7. Compliance with the consent conditions will be monitored by Council in accordance with section 35(d) of the Resource Management Act. This will typically include site visits to verify compliance (or non compliance) and documentation (site notes and photographs) of the activity established under the Resource Consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. Only after all conditions of the Resource Consent have been met, will Council issue a letter on request of the consent holder.

10.2 Recommendation B – Variation to Consent Notice

Pursuant to Section 221 of the Resource Management Act 1991, **consent is granted** to the application by Inground Construction Limited to vary the consent notice relating to building height and elevation height at 51C Rimutaka Road being Lot 4 DP 403466 (Consent Application LUC 2010-1418) for the following reasons:

- (i) No persons were deemed to be affected by the proposed change of conditions.
- (ii) The actual or potential adverse effects from the proposed change are considered to be no more than minor.
- (iii) The proposal would not be contrary to the relevant objectives and policies of the Auckland Council District Plan (Waitakere Section).
- (iv) The proposal would not be contrary to Auckland Regional Policy Statement, New Zealand Coastal Policy Statement or Part II of the Act.
- (v) The proposal would not be contrary to the objectives of the Waitakere Ranges Heritage Area Act.

Conditions imposed on the consent are as follows:

1. The Second Schedule of Consent Notice 7959395.2 shall be amended as follows (insertions underlined and deletions ~~struckthrough~~):

Lot	Maximum Building Height in Metres	Maximum Elevation Height in Metres
4	40 <u>11</u>	44 <u>12.5</u>

Advice Note:

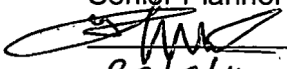
1. A copy of the Consent Notice 7959395.2 is attached as appendix B to this consent.

11.0 DECISION UNDER DELEGATED AUTHORITY

11.1 Adequacy of Information


It is considered that the information submitted with the application is sufficiently comprehensive to enable the consideration of the above matters on an informed basis:

- a) The level of information provides a reasonable understanding of the nature and scope of the proposed activity as it relates to the Auckland Council District Plan (Waitakere Section).
- b) The extent and scale of any adverse effects on the environment are able to be assessed.
- c) Persons who may be adversely affected are able to be identified.

Report Prepared by: Lee Ah Ken
Title: Senior Planner
Signed: 
Date: 29/9/11

11.2 Decision

Acting under delegated authority and as recommended in section 10 Consent Number LUC 2010-1418 shall be granted subject to the conditions of consent specified.

Name: Sonja Bury
Title: Principal Planner - Resource Consents
Signed: 
Date: 27/09/2011

13.0 RECOMMENDED DECISION

Pursuant to Sections 104, 104B and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, it is recommended that **consent is granted** to the application by BRAND CONSTRUCTION LIMITED to change conditions of RMA 2000-0608 (as more accurately defined in Sections 3 and 4 of this report) at 51 Rimutaka Place, TITIRANGI being PT ALLOT 29 SO 27E WAIKOMITI for the following reasons:

- (i) Any actual or potential effects on the environment by the change of General Condition C1, SD10 and LD4 for which consent is sought will be no more than minor because the proposed change seeks only to provide practical vehicular manoeuvring, parking and pedestrian access within the existing cleared areas of the site.
- (ii) The proposal satisfies the relevant objectives, policies, rules and other provisions of the Waitakere City Council Operative District Plan.
- (iii) The proposal is not contrary to Part II of the Resource Management Act.

Conditions imposed on the consent are as follows:

1. All other conditions of RMA2000-0608 other than those listed below shall remain unchanged.

SECTION 224(c) REQUIREMENTS

Prior to the release by the Council of Section 224(c) compliance certificate for this subdivision the applicant shall comply with the following conditions to the satisfaction of Council. Note: The application requesting the 224(c) release shall be in writing, shall include the advertised processing fee, and shall address how each of the following conditions have been satisfied, and shall accompanied with Compliance Certificates from each of Council section(s) named below.

SHARED DRIVEWAY CONDITIONS:

Please contact the Field Advisor on 836 8000 (ext 8725) to book an inspection (at least 48 hours prior to the inspection being required).

(new)

(SD 10)

- a) A sign shall be erected on the turning area below the walkway to Lot 7 to clearly mark it as "Vehicle Manoeuvring Area
- b) A barrier shall be erected and maintained at all times to prevent vehicle access from the turning area on Lot 10 to Lot 7 via the formed pathway.
- c) A Consent Notice as required to be issued and registered on the new titles advising that the owners of Lot 10 are responsible for the maintenance of the signage on the turning area that clearly identifies it as vehicle manoeuvring area."

LEGAL DOCUMENTS CONDITIONS:

(Amended in underline text)

(LD 4)

Legal documents as listed below will be prepared by the City Solicitor at the applicants cost when the following information has been received:

- (i) all necessary technical information,

- (ii) the Land Transfer plan number allocated by Land Information New Zealand, and
- (iii) The name and address of the solicitor acting for the owner.
 - a) Drainage easements – Conditions 1(b) and EW(10)
 - b) Water supply and pedestrian right of way (including reserve maintenance access)
 - c) easements – Condition 1(c)
 - d) Consent Notices – Conditions (EW 3), (EW 4), (CS 1), (LD 3), (SD 8) and (SD10)
 - e) Bush Preservation Bonds – Condition (LD 3)
 - f) Any other covenants/consent notices required by the Land Use Consent Conditions."

GENERAL CONDITIONS:

(Amended in underline text)

(C)

1. Except where otherwise required by the conditions which follow the activity shall be carried out in general accordance with the application and information submitted with it and particularly with:
 - a) Plan of subdivision entitled "Plan of Proposed Sub-Division and Development on Part Allotment 29 Parish of Waikomiti, 51 Rimutaka Place, Waima, Waitakere City" annotated as Sheet 1 and dated March 2004.
 - b) Accessway longsection entitled "Proposed Drive Profile" annotated as Sheet 2 and dated June 2002.
 - c) The following plans are also noted as showing the indicative dwelling type intended to be constructed with the development:
 - (i) The concept dwelling plans entitled "Concept House Design Platforms" and
 - (ii) "Concept House Design for Platforms 1, 2 & 7", annotated as Sheets 2 and 3 and dated July 2002.
 - d) The as-built plan for the shared driveway prepared by Hugh Fendall Consultants dated March 2008."

Planner
Sonja Bury

Date: 30/04/08

14.0 CONSENT GRANTED AS RECOMMENDED

Acting under delegated authority and for the reasons set out in the above assessment this application LUC-2008-556 to Section 127 request to amend conditions of RMA 2000-0608 shall be granted as recommended in Section 13.0 above.

Team Leader Consents

Date: 30/04/08

Please contact Sonja Bury (Ph 839 0400) if you have any queries about this resource consent and associated report.

The proposed change would be consistent with these assessment criteria. For this reason the proposed development is also considered to be consistent with the relevant Objectives and Policies.

11.0 PART II OF THE RESOURCE MANAGEMENT ACT 1991- PURPOSE AND PRINCIPLES

Section 5 in Part II of the Act identifies the purpose of the Act as being the sustainable management of natural and physical resources. This means managing the use of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being while sustaining those resources for future generations, protecting the life supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

It is considered that the change/cancellation of conditions is consistent with sustainable resource management. In particular the changes proposed are concerned with the sustainable management of bush residential environments in such a way that the communities' social and cultural aspirations are realised whilst the quality of the environment and amenity values of the neighbourhood are maintained. The proposal would allow for the establishment of seven residential lots that would be appropriate within the environment and would be able to establish and operate in such a way that the amenities of the neighbourhood would not be adversely affected.

The change of conditions of RMA20000608 is not considered to adversely affect any matters of national importance. It is considered that the adverse effects arising from the proposed changes and the proposed mitigation are limited in significance to the surrounding urban neighbourhood.

Section 7 identifies a number of "other matters" to be given particular regard by Council in the consideration of any assessment for resource consent, and includes the efficient use of natural and physical resources, and the maintenance and enhancement of amenity values.

The potential effects of the proposal on the amenity and character of the area have been discussed in detail in the effects assessment contained in Section 8 of this report. Subject to conditions such as providing a complete wastewater disposal system, it is concluded that the proposed changes would be compatible with the surrounding built and natural environment and the existing amenity of the area would not be reduced.

12.0 MONITORING

The proposal will need to be monitored in accordance with the conditions specified in this report, and the requirements contained in the District Plan.

13.0 RECOMMENDED DECISION

Pursuant to Sections 104, 104B and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, it is recommended that **consent is granted** to the application by Mr R Eggink to change conditions of RMA20000608 (as more accurately defined in Sections 3 and 4 of this report) at 51 Rimutaka Place, Waimu being Pt Lot 29 Parish of Waikomiti for the following reasons:

- (i) The adverse effect on the environment of the change of condition 1 for which consent is sought will be no more than minor
- (ii) There are no adversely affected parties.
- (iii) There are no special circumstances to warrant notification of this application.

Conditions imposed on the consent are as follows:

1. The development shall proceed in accordance with the plans titled "Mr R Eggink, Rimutaka Road Subdivision, Access Driveway, Overall Plan, Stormwater and Sewer Pipelines" prepared by Hugh Fendall Consultants Ltd and dated 20.02.06 and all referenced by Council as RMA20060397 and the information, including further information, submitted with the application.
2. All other conditions of RMA20000608 other than those listed below shall remain unchanged.

SECTION 223 REQUIREMENTS

A survey plan of the subdivision will be approved pursuant to Section 223 of the Act within 3 years provided that the advertised survey plan fee has been paid and that the following conditions have been complied with to the satisfaction of Council.

(new)

- (g) Provide drainage easements (for any services that pass through private Lots to protect the existing or proposed connections) in a Memorandum of Easements endorsed on the survey plan. Include in the Section 223 approval on the plan, "subject to the granting or reserving of the easement(s) set out in the Memorandum hereon."

SECTION 224(c) REQUIREMENTS

Prior to the release by the Council of Section 224(c) compliance certificate for this subdivision the applicant shall comply with the following conditions to the satisfaction of Council. Note: The application requesting the 224(c) release shall be in writing, shall include the advertised processing fee, and shall address how each of the following conditions have been satisfied, and shall accompanied with Compliance Certificates from each of Council section(s) named below.

ECOWATER CONDITIONS (PUBLIC DRAINAGE)

Please contact the Secretary, 836 8000 ext 8428 Ecowater, Development Services to arrange a pre-start meeting with Ecowaters Quality Assurance Inspector. Plans are required to be submitted and Engineering Approval obtained before work commences.

(To replace EW1 on RMA20000608)

(EW 1) Design, provide and install a complete wastewater reticulation system to serve all residential Lots (1-7) in compliance with Councils Code of Practice for City Infrastructure and Land Development (Refer Section 5.0). Specific requirements:

- (i) Under specific engineering approval supply and install individual private wastewater rising mains to serve each residential Lot. Specific requirements:
 1. These are required to be installed as part of the subdivision consent.
 2. The private rising mains shall be located within the shared access Lot and extend from the point of connection to the Public system
- (ii) Pay to the Council the cost of installing a new wastewater manhole over the existing Public wastewater line.
- (iii) Obtain a Minor Drainage Works Permit for any proposed private drainage works to serve Lot 1-7 if not covered by a building consent.
- (iv) Separate systems are to be provided from each Lot to the point of connection to the public system.
- (v) A Licensed Cadastral Surveyor is required to certify the private drainage has been laid within the easements provided.
- (vi) Locate all drainage lines in the shared driveway provide ease of access for future maintenance requirements.
- (vii) At the stage of Engineering Approval being granted a quote for these works will be forwarded to the applicant's representative/consultant for review and acceptance.

(new)

(EW 11)

A Consent Notice pursuant to Section 221 of the Act is to be issued and registered on the new title for Lots 1-7 advising that each Lot will be required to install a Council approved private domestic sewerage pumping station as part of any Building Consent for the Lot. The Consent Notices shall also refer to and apply to the individual private rising mains that are to be installed under the subdivision consent for each Lot. Specific Requirements:

- (i) The location of each of these private pump stations are to be located clear of any overland flow paths, and are subject to Council approval.
- (ii) Designed with a minimum 24hrs emergency storage volume.

- (iii) The individual private wastewater rising mains from each Lot to the point of connection to the Public Wastewater system is required to be installed under this subdivision consent.

(new)

(EW 12)

To prevent increasing downstream flooding and increased channel erosion on the Stream, stormwater disposal is required to comply with EcoWater's Countryside and Foothills Stormwater Management Code of Practice. A consent notice is to be issued and registered on the new title(s) for Lots 1-7 stating that the stormwater disposal system from any development on the site shall be designed to incorporate the following requirements to the satisfaction of EcoWater:

- i) Maintain stormwater runoff flows to pre-development levels for the 1 in 5 year storm event.
- ii) Mimic natural runoff patterns, and not to discharge directly to a watercourse, open drain or piped system.
- iii) Rainwater to be reused for toilet, laundry and gardening use to reduce runoff volumes and minimise water importation.
- iv) An above ground stormwater detention tank to be provided to limit the rate of runoff.
- v) Design and location to be approved by EcoWater prior to carrying out mitigation measures.
- vi) Provide to Council a design and maintenance manual for each the proposed stormwater mitigation devices. This should be based on the template set out within ARC TP 10 'stormwater management devices' and specify maintenance and inspections times and processes to enable the stormwater devices to function to the satisfaction of Council.
 - a. Include a generic stormwater tank and disposal design that could be utilised on the proposed Lots based on maximum probable development (MPD).
- vii) The property owner is required to maintain any devices to meet the above requirements to the satisfaction of Council.
- viii) Council's Hazards and Special Features Register will be advised of the above requirements.

SHARED DRIVEWAY CONDITIONS:

Please contact the Field Advisor on 836 8000 (ext 8725) to book an inspection (at least 48 hours prior to the inspection being required).

(addition to SD 1)

(SD 1)

Provide further drawings showing:

- (i) A further detail of the pavement construction including depths, metal, sealing. Include an impermeable barrier prior to hotmix if proposed.
- (ii) Show pavement construction details for the entrance leg prior to the shared driveway bridge.
- (iii) Provide details of signs for approval.

(new)

(SD 9)


If further design changes are made to the design and layout of the shared driveway and bridge then provide an amended producer statement and report from a chartered engineer experienced in geomechanics with particular reference to the structure of the timber driveway, stability of the proposed alignment, driveway gradient and possible affects due to storm water runoff. Note: A producer statement and report has been provided to date.

Advice Notes:

1. EcoWater policy requires any public stormwater line connections to be constructed by EcoWater Solutions maintenance contractor. Stormwater manholes or manhole connections may be constructed by the applicant's contractor with engineering plan approval and under EcoWater's Quality Assurance supervision or by EcoWater Solutions maintenance contractor.
2. Public drainage – prior to applying for a drainage test, As-Builts must be lodged with EcoWater. Prior to applying for the 224c certificate, ensure that the drainage test / field check has been applied for.
3. EcoWater policy requires any wastewater manholes or line connections to be constructed by EcoWater Solutions maintenance contractor. Wastewater manhole connections may be

constructed by the applicant's contractor with engineering plan approval and under EcoWater's Quality Assurance supervision or by EcoWater Solutions maintenance contractor.

4. If possible provide a turn around area for trucks (8m rigid truck) prior to the bridge. Note: As this is a shared driveway and not a public road this requirement may be waived to reduce vegetation clearance and earthworks under engineering approval.

Reporting Planner: 
Sonja Bury

Date: 29/06/06

14.0 CONSENT GRANTED AS RECOMMENDED

Acting under delegated authority and for the reasons set out in the above recommendation this application RMA20060397 to Change conditions of RMA200000608 shall be granted subject to the conditions set out in Section 13.0 above.


Team Leader Consents

Date: 29/06/06

Please contact Sonja Bury (Ph 836 8000 ext. 8610) if you have any queries about this resource consent and associated report.