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INTEREST: DURING MARKETING CAMPAIGNS DATES AND TIMEFRAMES SOMETIMES CHANGE. IF YOU HAVE NOT MADE US AWARE THAT YOU ARE INTERESTED IN PURSUING THE PROPERTY, WE WILL NOT BE ABLE TO INFORM YOU OF ANY CHANGES AND YOU MAY LOOSE OUT.

20 July 2021

Re: 16a Roland Hill, Glen Eden

Thank you for your interest in the above property currently listed with us for sale by Auction.

We have made available to you the following:

- Certificate of Title
- LIM
- Rates information from Auckland Council
- School Zones
- REA Code of Conduct
- REA Guide to Selling and Buying
- Conditions of sale

16a Roland Hill is a 451m² more or less fee simple estate 45506 Lot 2 Deposited Plan 311519 and ½ share 109m² Lot 3 DP 311519. Zoning: Residential – Residential Mixed Housing Urban, Land Use: Single use, excluding bach

THINGS WE WANT TO DRAW YOUR ATTENTION TO:

Land Information Memorandum (LIM)

Wind Zones for this property	Low wind speed of 32 m/s
Overland Flow Path.	This site (property parcel) spatially intersects with one or more Overland Flow Paths.

Planning	<ul style="list-style-type: none"> • LUC-2000-2558 Tree Consent Removal of 1 x 10m Oak tree for sub plus one kanuka, one tree fern, and one pittosporum. Granted 31/01/2001 • LUC-2001-402 Tree Consent Relocatable Dwelling And Earthworks Within 1m Of Boundary. Granted 02/05/2001
Subdivisions	SUB-2000-2570 Subdivision Consent 2 Lot Residential Subdivision Granted 01/02/2001
Building	COM-2001-769 Relocate dwelling 02/05/2001 CCC Issued 15/05/2002

Settlement Date on Offer: As soon as possible

Disclosures:

- New roof in 2013
- Property is insulated to a high standard in roof and underfloor. Whole house is compliant with healthy homes standard except no moisture barrier.
- Full exterior paint by qualified Valspar paint in 2018
- Ceilings: they are panels (not water damage) - never had any water damage when we owned it nor are we aware of any.
- The piling/rewire/replumb was all done when sited and signed off with the CCC (COM-2001-769 as above).
- The property at 14 Roland Hill has been recently purchased by a developer so the current house may be removed and there may be new dwellings going up.
- The section behind 16a Roland Hill is a very large site which may be used for housing.

We recommend that when purchasing a property, you seek legal advice, complete due diligence including getting a building reports and arrange your finance.

This information has been supplied to us by a third party. Accordingly, the Vendor and Austar Reality Limited are merely passing over this information as supplied to us by others. While we have passed on this information supplied by a third party, we have not checked, audited, or reviewed records or documents and therefor to the maximum extent permitted by law neither the Vendor nor Austar Realty Limited or any of its' salespersons or employees accept any responsibility for the accuracy of the materials. Intending purchasers are advised to conduct their own investigation

Regards

Gaston Coma & Bronwyn Scott-Woods



The ProAgent Team **PREMIER**
MEMBER 19 - 20

Gaston Coma
021 234 3788 | gaston.coma@raywhite.com

Bronwyn Scott-Woods
021 613 632 | bronwyn.scott-woods@raywhite.com

Austar Realty Ltd Licensed (REAA 2008) | 423 Titirangi Road, Titirangi 0604

The PRO AGENT.CO.NZ Team

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Austar Realty Ltd
PO Box 69139
Glendene
AUCKLAND 0645



Applicant	Austar Realty Ltd
LIM address	16A Roland Hill Glen Eden
Application number	8270324353
Customer Reference	
Date issued	1-Jul-2021
Legal Description	LOT 2 DP 311519, LOT 3 DP 311519
Certificates of title	45506

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

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

The Auckland Council is not aware of any soil issues in relation to this land. 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 or via the property file product services.

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.

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.

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:	12341960388
Rates levied for the Year 2020/2021 :	\$2,103.37
Total rates to clear for the current year (including any arrears and postponed rates):	\$-0.03

The rates figures are provided as at 8 a.m. 01/07/2021. 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

16A Roland Hill Glen Eden

Application No.	Description	Decision	Decision Date
LUC-2000-2558	Tree Consent Removal of 1 x 10m Oak tree for sub plus one kanuka, one tree fern, and one pittosporum.	Granted	31/01/2001
LUC-2001-402	Tree Consent Relocateable Dwelling And Earthworks Within 1m Of Boundary.	Granted	02/05/2001

Subdivisions

16A Roland Hill Glen Eden

Application No.	Description	Decision	Decision Date
SUB-2000-2570	Subdivision Consent 2 Lot Residential Subdivision	Granted	01/02/2001

Engineering Approvals

There are **NO** Engineering approvals recorded.

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

16A Roland Hill Glen Eden

Application No.	Description	Issue Date	Status
COM-2001-769	Relocate dwelling	02/05/2001	CCC Issued 15/05/2002 (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>

Auckland Unitary Plan

Please note that the Auckland Unitary Plan (Operative in part) applies to this property. The Unitary Plan should be carefully reviewed and considered, as it may have implications for how this property can be developed or used. Parts of the Unitary Plan that are relevant to this property relating to zones, overlays, controls, designations and other restrictions are identified in the Property Summary Report attached to this LIM.

The Unitary Plan can be accessed at Council service centres and libraries and can be found on the following internet page:

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/home.aspx>

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).

s44A(3) Other information relevant to the land

Coastal Erosion

Council has information on coastal erosion, which identifies areas of the Auckland coastline potentially susceptible to coastal instability and erosion within the next century. Coastal erosion is the wearing away of land due to coastal processes such as waves and currents.

Digital maps showing the areas of coastline that may be affected by coastal erosion over the next 100 years are available on the council's mapping platform GeoMaps from 31 May 2021. Geomaps can be accessed online. These digital maps will be included in Land Information Memorandums applied for from later in 2021.

The digital maps are based on the data in Technical Report 2020/21: Predicting Auckland's Exposure to Coastal Instability and Erosion, available by searching the Council website.

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.

- As Built Drainage Plan : COM-2001-769
- Consent Conditions : LUC-2000-2558
- Consent Conditions : LUC-2001-402

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

Address

16A Roland Hill Glen Eden

Legal Description

LOT 2 DP 311519

Appeals

Modifications

Zones

Residential - Mixed Housing Urban Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Urban

Controls: Stormwater Management Area Control - WHAU 2 - Flow 2

Overlays

Designations



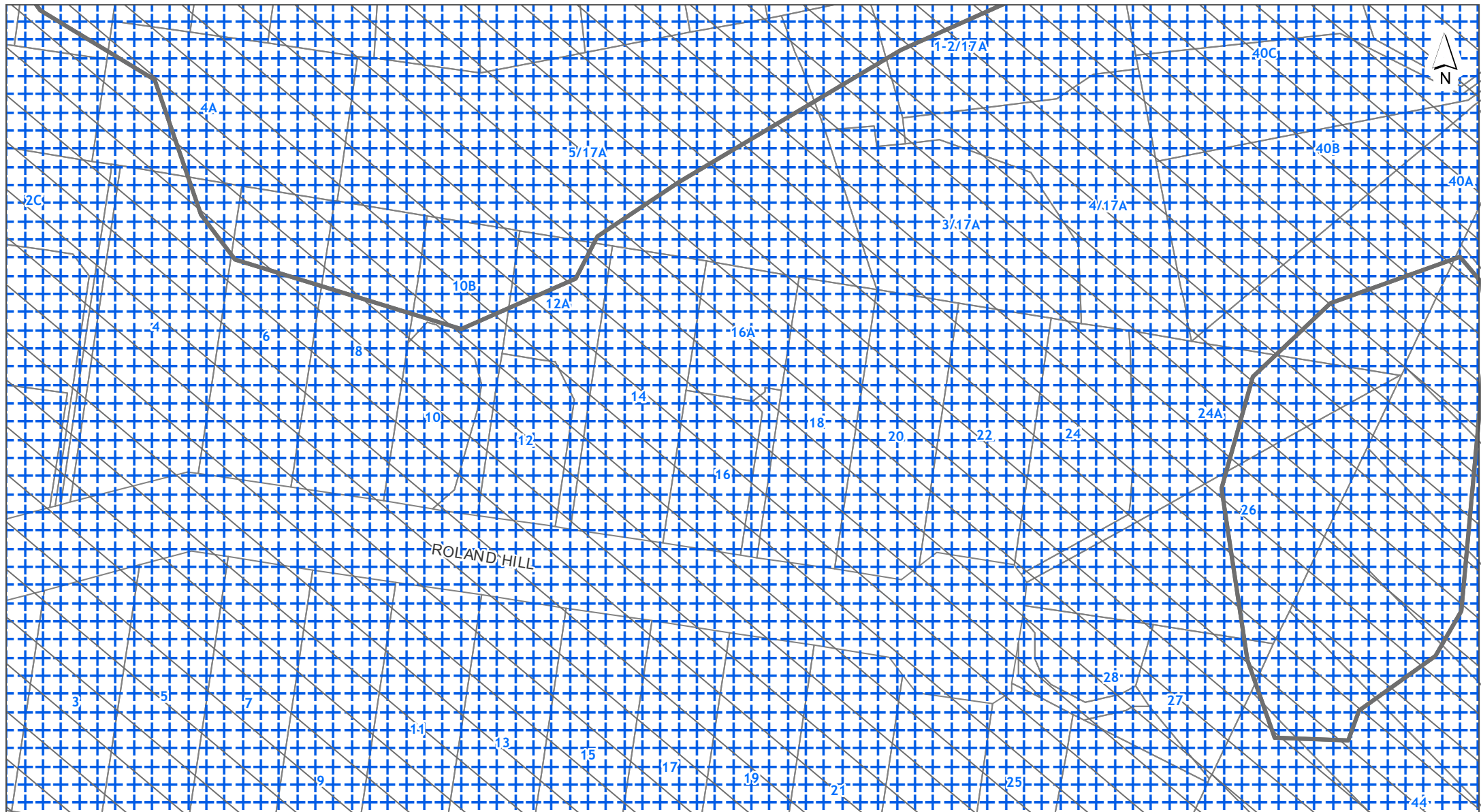
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Built Environment
16A Roland Hill Glen Eden
LOT 2 DP 311519

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
1/07/2021

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Controls**16A Roland Hill Glen Eden****LOT 2 DP 311519**

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Designations

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LOT 2 DP 311519



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Historic Heritage and Special Character

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LOT 2 DP 311519



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Infrastructure

16A Roland Hill Glen Eden

LOT 2 DP 311519

0 7 14 21
Meters

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Mana Whenua
16A Roland Hill Glen Eden
LOT 2 DP 311519

0 7 14 21
Meters

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Natural Heritage**16A Roland Hill Glen Eden****LOT 2 DP 311519**

0 7 14 21
Meters

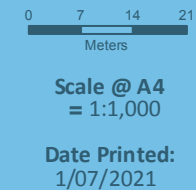
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Natural Resources
16A Roland Hill Glen Eden
LOT 2 DP 311519





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Precincts

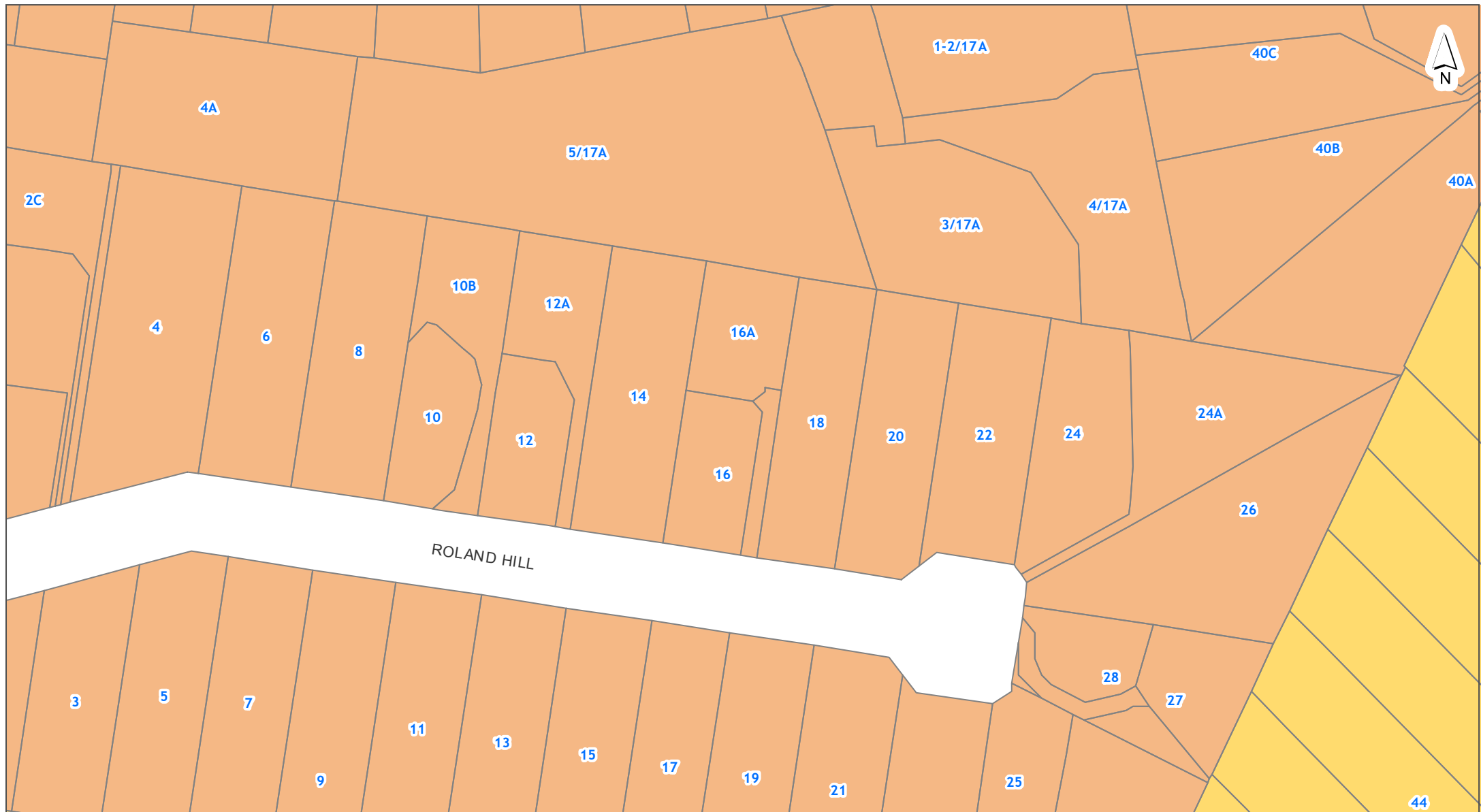
16A Roland Hill Glen Eden

LOT 2 DP 311519



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Zones and Rural Urban Boundary

16A Roland Hill Glen Eden

LOT 2 DP 311519



0 7 14 21
Meters

Scale @ A4
= 1:1,000



Date Printed:
1/07/2021

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	} Lake Management Areas Overlay (Natural Lake and Urban Lake)
	Urban	
	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]
--	--








Built Environment

	Identified Growth Corridor Overlay
--	------------------------------------





















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	

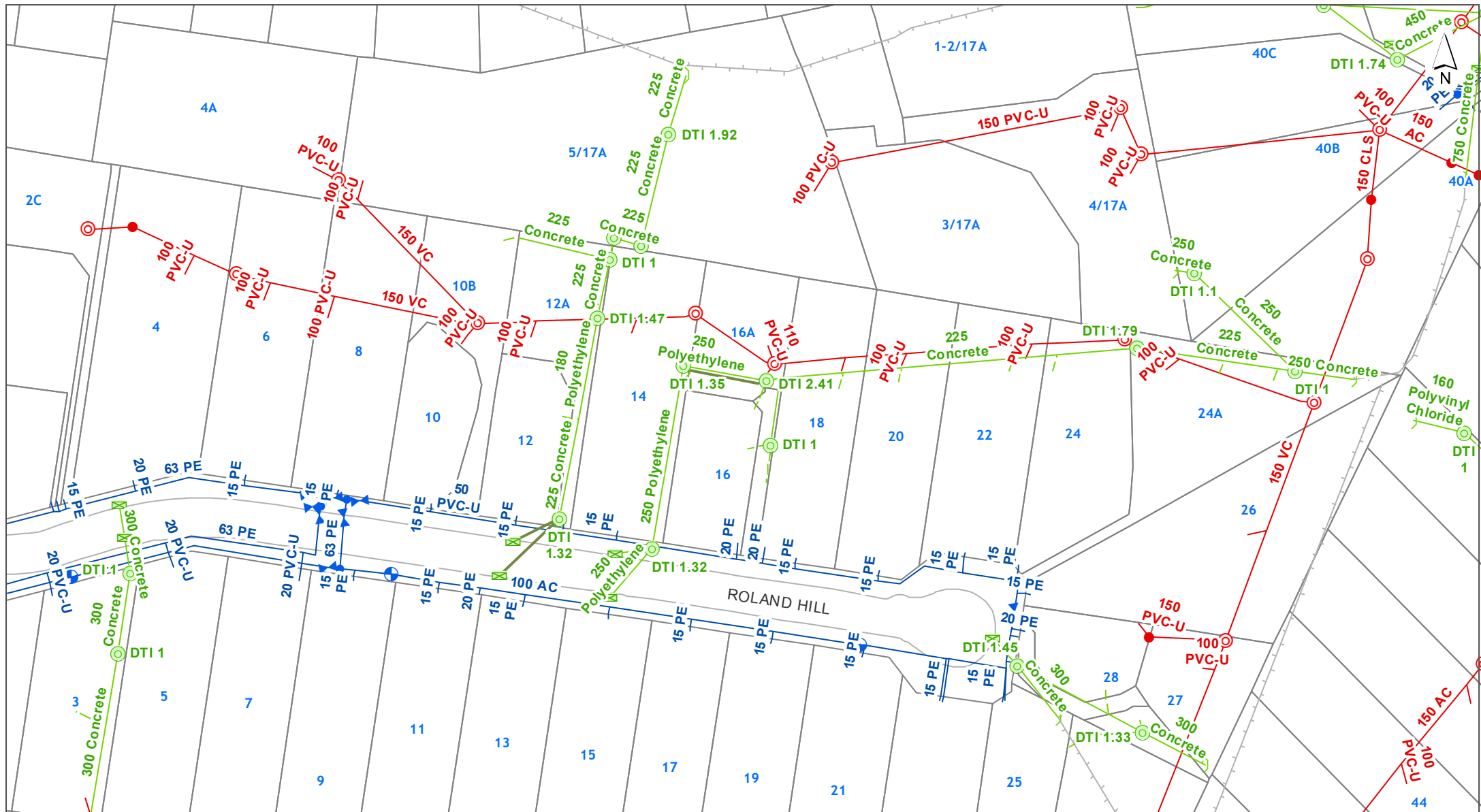
Designations



Designations



Airspace Restriction Designations



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Underground Services

16A Roland Hill Glen Eden

LOT 2 DP 311519



Scale @ A4
= 1:1,000

Date Printed:
1/07/2021

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
	Hydrant
	Fitting
	Other Watercare Point Asset
	Other Watercare Linear Asset
	Local Pipe (Operational-NonPotable)
	Local Pipe (Operational-Potable)
	Local Pipe (Operational Not Vested)
	Local Pipe (Abandoned / Not Operational)
	Transmission Pipe (Operational-NonPotable)
	Transmission Pipe (Operational-Potable)
	Transmission Pipe (Not Operational)
	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 (Operational)
	Local Pipe (Operational Not Vested)
	Local Pipe (Abandoned / Not Operational)
	Transmission Pipe (Operational)
	Transmission Pipe (Not Operational)
	Transmission Pipe (Proposed)
	Chamber
	Structure (Non Watercare)
	Pump Station
	Wastewater Catchment

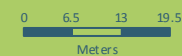
Utilities

	Transpower Site
	Pylon (Transpower)
	110 kv - Electricity Transmission
	220 kv - Electricity Transmission
	400 kv - Electricity Transmission
	Aviation Jet A1 Fuel Pipeline
	Liquid Fuels 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

Legend
updated:
21/09/2020

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Hazards**16A Roland Hill Glen Eden****LOT 2 DP 311519**

Scale @ A4
= 1:1,000

Date Printed:
1/07/2021

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Natural Hazards - Coastal Inundation**16A Roland Hill Glen Eden****LOT 2 DP 311519**

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
1/07/2021

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Natural Hazards - Flooding**16A Roland Hill Glen Eden****LOT 2 DP 311519**

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
1/07/2021

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Natural Hazards - Sea Spray**16A Roland Hill Glen Eden****LOT 2 DP 311519**

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
1/07/2021

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Natural Hazards - Volcanic Cones**16A Roland Hill Glen Eden****LOT 2 DP 311519**

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
1/07/2021

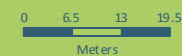
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Other

16A Roland Hill Glen Eden

LOT 2 DP 311519



Scale @ A4
= 1:1,000

Date Printed:
1/07/2021
















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)
-  Allochthon 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 Allochthon (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

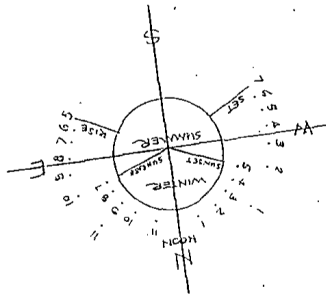
Cultural Heritage Index

-  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.

Legend updated: 12/06/2018

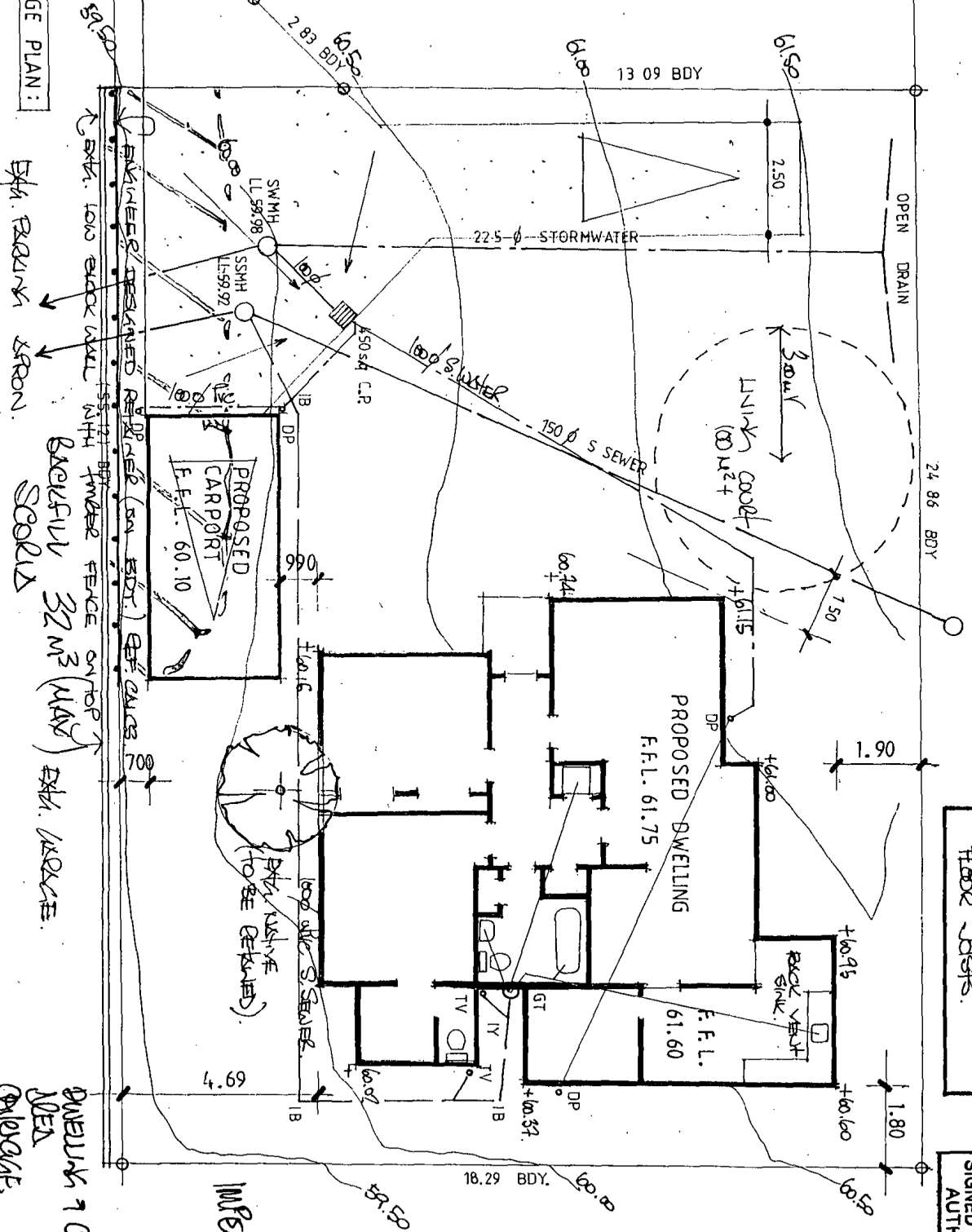
All work to comply with 1223801, the 112 Building Act and all relevant 112 standards and local authority by-laws.
 1:100 scale of drawings. Refer to figured dimensions. All dimensions for setting out shall be taken from actual work on site.
 The contractor shall check and verify all dimensions, levels and angles on site prior to commencing any work.



ROLAND HILL

LEGAL DESCRIPTION:
 LOT 2.
 SEPTU: LOT 20
 D.P. 36700
 AREA: 472m²

SITE & DRAINAGE PLAN:



ALL WORKS
 SUBJECT TO
 FLOOR JOBS.

PLANS AND SPECIFICATIONS
 APPROVED
 SUBJECT TO CONDITIONS ENDORSED
 ON BUILDING CONSENT
 SIGNED *[Signature]* DATE: 13/5/14
 AUTHORISED OFFICER

JEREMY LAWTON DESIGNS
 TEL.: 025 / 485 858

PROPOSED DWELLING FOR RELOCATION FOR MR. & MRS.
 A PALLFY • 16 ROLAND HILL • GLEN EDEN

DRAWN	J.L.L.	CHECKED	SCALE	SHEET
TRACED	DATE	MAR. '01	1:100	3.
			SERIES OF	
			REF	1011

DWELLING 7 CARPORT: 126.10
 AREA: 452.00
 COVERED = 246.
 147.00
 = 326.



Waitakere City Council
Te Taiaro o Waitakere

Waitakere City Council
Civic Centre
6 Waipareira Ave
Waitakere City

Telephone
09 836 8000
Facsimile
09 836 8001

DX CX 10250 Auckland Mail Centre
Email: info@waitakere.govt.nz

31st January 2001

A. Palffy
16 Roland Hill
Glen Eden
WAITAKERE CITY

Private Bag 93109
Henderson
Waitakere City

Dear Sir:

RESOURCE CONSENT APPLICATION NUMBER RMA 2000/2558

LOCATION: 16 ROLAND HILL, GLEN EDEN, WAITAKERE CITY.

CONSENT REQUIRED: LIMITED DISCRETIONARY ACTIVITY

EXOTIC TREE REMOVAL GREATER THAN 6M IN HEIGHT OR 600mm GIRTH, and NATIVE TREE REMOVAL GREATER THAN 3M IN HEIGHT OR 300mm GIRTH, IN THE GENERAL NATURAL AREA AND THE **LIVING 2** HUMAN ENVIRONMENT.

Please be advised that your **Resource Consent (Planning)** application for removal of **ONE ENGLISH OAK TREE, ONE SILVER TREE FERN, ONE PITTOSPORUM AND ONE KANUKA TREE:-** has **BEEN GRANTED**, pursuant to Sections 94, 104, 105 and 108 of the Resource Management Act 1991, for the following reasons:-

- (1) Any adverse effect on the environment will be minor.
- (2) No body or person will be adversely affected by the granting of the resource consent subject to the conditions listed below.
- (3) The proposal satisfies relevant objectives, policies, rules and other provisions of the Waitakere City Proposed District Plan.

This consent is subject to satisfaction of the following condition(s):

- (1) Following the removal of the **OAK TREE, THREE** replacement **TREES**, of PB Grade 95 or equivalent, shall be planted in an appropriate location on the property. The location, stock quality and species selection shall be to the satisfaction of Council's Customer Field Advisor- Resource Management (Ph. 836-8000 ext. 8693). It shall be the responsibility of the applicant to provide evidence of this replacement planting to Council's Monitoring Officer in the form of an invoice or similar.
- (2) Following the removal of the **KANUKA TREE and the PITTOSPORUM, TWO** replacement **NATIVE TREES**, of PB Grade 95 or equivalent, shall be planted in an appropriate location on the property. The location, stock quality and species selection shall be to the satisfaction of Council's Customer Field Advisor- Resource Management. It shall be the responsibility of the applicant to provide evidence of this replacement planting to Council's Monitoring Officer in the form of an invoice or similar.
- (3) The **SILVER TREE FERN** shall be **TRANSPLANTED** elsewhere on site. If the tree fern dies within six months of transplantation, **ONE** replacement **NATIVE TREE**, of PB Grade 95 or equivalent, shall be planted in an appropriate location on the property to replace it. The location, stock quality and species selection shall be to the satisfaction of Council's Customer Field Advisor- Resource Management. It shall be the responsibility of the applicant to provide evidence of this replacement planting to Council's Monitoring Officer in the form of an invoice or similar.
- (4) All of the replacement trees shall be of good quality nursery stock and maintained to the satisfaction of Council for a period of 2 years from the date of planting. Any of the replacement trees which die within this period shall be replaced and maintained as per the stated conditions.

Please Note:

The tree you enquired about on site is a **Port Jackson Fig**, which is an environmentally damaging plant (and therefore removable without a resource consent). The other trees in the house-manoeuvring route are Monkey Apples and a small conifer. Neither of these is protected, however, you may still have to replace these, subject to negotiation with your neighbour who owns the trees (i.e., their removal is a civil matter, not a District plan matter).

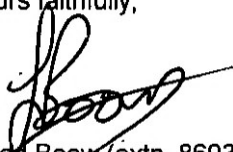
Please also note that you must establish the activity within two years. If this does not happen the consent lapses and you may need to apply for an extension or new consent.

In this instance, the application has been processed on a non-notified basis in accordance with Section 94(2) of the Act without the need to obtain the written approval of any party. Specifically the proposal would generate no more than minor adverse effects on the environment and it is considered that there are no persons who would be affected by the proposal.

Please note also that this consent is only for the matters outlined above as "Consent Required".

If you are dissatisfied with this decision you have an opportunity to object to the Council. If you want to do this you will need to write a letter outlining your concerns. You should refer to section 357 of the Resource Management Act 1991, which covers objections to decisions. Any objections must be made in writing within 15 working days of your receipt of this letter and sent to the author of this letter.

Yours faithfully,



Jared Boow (extn. 8693)

CUSTOMER FIELD ADVISOR
RESOURCE MANAGEMENT

City of Waitakere District Plan

REPORT FOR DISCRETIONARY ACTIVITY APPLICATION SECTION 94 AND 104 ASSESSMENT AND DETERMINATION IN ACCORDANCE WITH THE RESOURCE MANAGEMENT ACT 1991

1.0 SUMMARY OF PROPOSAL

To erect a relocated dwelling on a site, with dispensation also required for a shared driveway, work within the dripline of native vegetation, removal of exotic vegetation and earthworks within 1m of a boundary.

2.0 APPLICATION DETAILS

Planner:	Greg Sawyer
Site Address:	16 Roland Hill, Glen Eden
Applicant:	Mr & Mrs Palffy
Date Received:	16/3/2001
Resource Consent No:	20010402
Building Consent No:	20010769
Ward:	New Lynn
Legal Description:	Lot 20 DP 38709 (Proposed Lot 2 SPW 21213)
Address for Service:	Mr J. Lawton, PO Box 517, Kumeu, RODNEY DISTRICT
Site Area:	452m ²
Unit Site Area(s):	N/A
Transitional Plan: Zoning:	Residential 1
Section:	Glen Eden
Hazards:	No Known
Proposed Plan: Human Environment:	Living 2
Natural Area:	General
Landscape Elements:	None
Hazards:	No Known
Roading Hierarchy:	Local Road
Further Information Required:	Yes
Date Requested:	23/3/2001
Date Received:	5/4/2001
Site Visit:	5/4/2001
Locality Diagram	See Figure 1 below

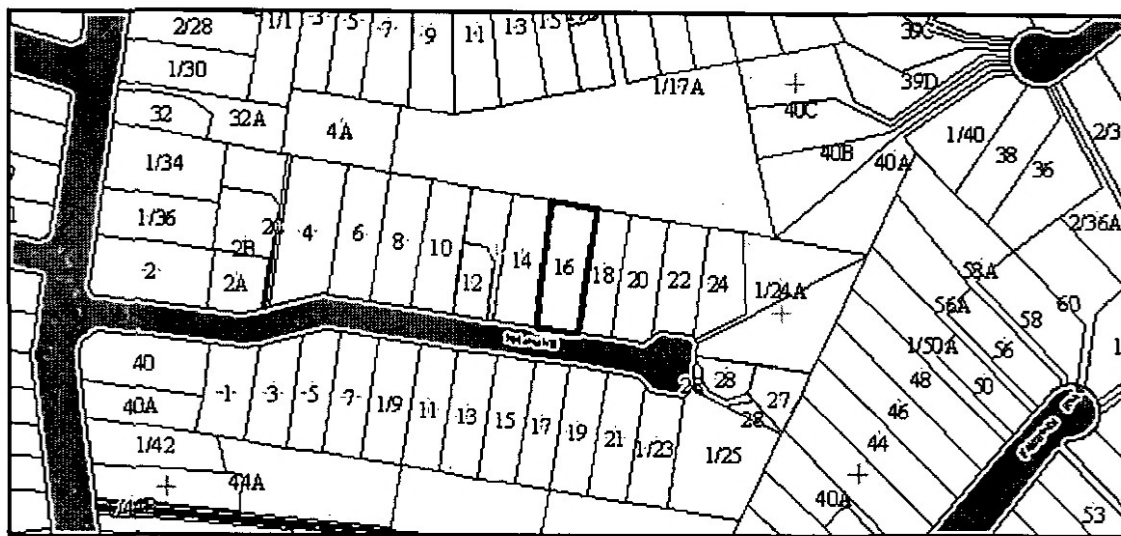


Figure 1. Site Location

- 2.1 Documents considered for this report include the application documentation and the site visit checklist completed on 5/4/2001.

3.0 REASON FOR APPLICATION- RELEVANT DISTRICT PLAN RULES Extent Of Infringement And Type Of Activity Proposed

3.1 Transitional Plan

Rule 7.1.2.1(a) requires delineated areas of 600m² per unit. The proposed net site areas are 458m² (proposed Lot 1) and 452m² (proposed Lot 2).

3.2 Proposed Plan

Controlled Activity for a shared driveway arrangement (Rule 12.2)

Controlled Activity for work within the dripline of native vegetation over 3m in height (Rule 2.2)

Limited Discretionary Activity for clearance of exotic vegetation over 6m in height (Rule 2.3)

Limited Discretionary Activity for earthworks within 1m of a boundary (Rule 3.2)

Limited Discretionary Activity for the erection of a relocated building (Rule 16.1)

Overall the application is considered to be a Discretionary Activity. The proposal complies with all other development control rules under the Transitional and Proposed District Plans.

4.0 SITE AND PROPOSAL

4.1 Site Description

The subject site is a proposed rear site of conventional rectangular shape located approximately 200m east of the intersection of Roland Hill and Pleasant Road. The gently sloping site is a proposed lot, approved by a 2000 subdivision consent, but for which a certificate of title has not yet been issued. Ground levels drop 2.5m diagonally from the south-western corner of the site. Significant vegetation on the site is limited to a cluster of trees in an area on the steeper eastern side of the site. This cluster includes a birch, a golden totara, a Port Jackson fig and a number of juvenile native trees. The removal of a number of other trees, including a 10m tall oak and three smaller native trees, was approved by a resource consent in 2000, and has already been completed. There is existing solid fencing along the eastern boundary only. Adjoining properties are reasonably well vegetated, particularly the sites to the west and north.

4.2 Proposal

The applicants propose to relocate a single level, three-bedroom timber dwelling onto the subject site. Earthworks would be required to create a level platform for a proposed single carport approximately halfway along the site's eastern boundary. Fill would be brought onto the site to achieve this, and a retaining wall with a maximum height of 0.6m would be

constructed. Parking for a second vehicle would be provided in the south-western corner of the site, beyond the area to be used as a manoeuvring area for vehicles reversing from the carport. Access to the site would be via the existing driveway used to access the front site. The Port Jackson fig tree would be removed to accommodate the carport. The applicant proposes to provide screen planting along the western boundary adjacent to the proposed outdoor space.

5.0 SECTION 94 ASSESSMENT

5.1 Statutory Context

As a discretionary activity, the application for resource consent should be publicly notified in accordance with section 93 of the Resource Management Act, unless it can be demonstrated that the requirements of section 94(2) of the Act can be satisfied. Section 94(2) provides that applications for resource consent need not be notified where:

- "(a) The consent authority is satisfied that the adverse effect on the environment of the activity for which consent is sought will be minor; and*
- (b) Written approval has been obtained from every person whom the consent authority is satisfied may be adversely affected by the granting of the resource consent unless the authority considers it is unreasonable in the circumstances to require the obtaining of every such approval."*

Recent case law has indicated that consent authorities should give careful consideration to the question of notification, and should publicly notify applications for resource consent unless it can be clearly demonstrated that the criteria of section 94(2) are met. A comprehensive assessment of any potential adverse effects is required. This conservative approach is underscored by the relatively wide definitions of "environment" and "effects" that are set out respectively in sections 2 and 3 of the Act. In determining whether or not an adverse effect on the environment of any activity will be minor, Council shall take no account of the effect of any activity on any person who has given their written consent to the activity under section 104(6).

In relation to other potentially affected parties, case law has established that the Council is only able to disregard adverse effects that would be 'de minimis' (Bayley CA 115/98). This concept can be taken to describe effects that are negligible or whose occurrence would be remote. In the case of the current application, this threshold has been adopted as the correct basis for assessing whether any person may be adversely affected by the granting of consent.

In terms of effects on the "environment", case law has established that the correct approach is that of the "permitted baseline" i.e. the environment (which includes both the subject site and the neighbouring environment) as it exists at the time the application is considered and what activities can take place there as of right, even if hypothetical, as compared with the effects of the proposed activity. Case law has established that any such hypothetical developments must be credible in terms of what could reasonably be expected to establish there.

When considering effects under Section 94(2) regard may be had to any condition which, if imposed under any decision to grant consent, would eliminate or reduce the adverse effect to one which would be no more than minor for the purposes of subsection 2(a) or to a point where it would be de minimis or only a remote possibility for the purposes of subsection 2(b).

5.2 ADVERSE EFFECTS ASSESSMENT

5.2.1 Water Quality and Quantity

There would be no adverse effects in relation to water quality / quantity arising from the proposed activity as it would be located within the urban area of the City and would not be near a water body or stream.

5.2.2 Native Vegetation, Vegetation and Fauna Habitat

There would be de minimis adverse effects in relation to vegetation and fauna habitat as a result of the proposed activity, provided that measures were implemented to ensure that the trees to be retained were protected from damage during the

construction phase. The proposal would require work within the dripline of a 6-7m tall golden Totara and some smaller native trees. To ensure that the effects of the proposed works on these trees are de minimis, conditions would be imposed, including requiring the applicants to erect protective fencing around the trees prior to the commencement of site works. A 6-7m tall Port Jackson fig is to be removed, but this exotic species is considered to be somewhat invasive and the effects of its loss on the environment would be de minimis.

5.2.3 Land / Soil

There would be de minimis adverse effects on existing landform as a result of the proposed activity as the site is within the urban area and is already modified. In addition, adverse effects on the environment resulting from soil erosion would be de minimis, provided that the implementation of appropriate erosion and sediment control measures was imposed as a condition of consent.

5.2.4 Air

As the site is within the urban area and the proposed activity does not include air emissions of any kind, there would be no adverse effects on air quality.

5.2.5 Ecosystem Stability

As the site is within the urban area and the existing environment is already modified there would be de minimis adverse effects on the stability of ecosystems as a result of the proposal.

5.2.6 Outstanding Natural Features; Landforms, Geological Sites,

The subject site is not identified in the Proposed District Plan as being within an area identified as containing "outstanding natural features" within the City (refer Maps 3.5D & E). The site is within the urban area of the city and the environment is already extensively modified and therefore the proposed activity would not adversely affect any identified outstanding natural features.

5.2.7 Natural Character of Coast and Margins of Lakes, Rivers and Wetlands

There would be no adverse effects in relation to the natural character of the coast and margins of lakes rivers and wetlands arising from the proposed activity as it would be located within the urban area of the City and would not be near the coast, a water body or a wetland.

5.2.8 Outstanding Landscapes

The subject site is not identified in the Proposed District Plan as being within an area identified as "outstanding landscape" within the City (refer Map 3.6B). The site is within the urban area of the city and the environment is already extensively modified and therefore the proposed activity would not adversely affect any identified outstanding landscapes.

5.2.9 Amenity Values - Health and Safety, Landscapes, Local Areas and Neighbourhood Character

The proposed dwelling would be compatible with the character of the neighbourhood and amenity values, provided that the recommendations of the building report prepared by Rodney District Council, from where the building is to be relocated, were implemented. Compliance with those recommendations contained within the report relating to physical amenity would be imposed as a condition of consent and a bond would be required to ensure that Council could undertake the required upgrading work in the event that the applicant failed to do so.

Dwellings of the scale and design that it is proposed to relocate to the subject site are commonplace in the area, and the dwelling would not be incongruous with buildings on adjoining sites.

Potential adverse effects on the wellbeing of residents within the aural catchment of the works associated with the development would be de minimis, provided that earthworks

and the use of heavy machinery were restricted to the hours outlined in the conditions of consent.

A standard condition would be imposed requiring the applicant to make good any damage to adjoining property (including vegetation) resulting from the applicant's earthworks.

To ensure that neighbouring properties retained an appropriate level of privacy, a condition would be imposed requiring the applicants to screen all designated outdoor space within 6m of a site boundary. This condition would be imposed to ensure that the boundary screening measures proposed by the applicant were upgraded to meet minimum Council requirements.

To further ensure that an acceptable level of visual amenity is maintained, a condition would be imposed requiring the applicant to form, seal and drain the proposed manoeuvring and parking areas to specified Council standards. In addition, screening of the proposed reverse manoeuvring area located 0.75–0.9m from the southern boundary would be required to ensure that the occupants of the front site retained an adequate level of visual amenity.

In conclusion, the effects of the proposal on the existing character and amenity values of the neighbourhood would be no more than de minimis.

5.2.10 Heritage

There will be no adverse effects in respect of heritage items as the proposed activity would not be located near, or impact on any identified heritage item.

5.2.11 Conclusion in relation to Section 94(2)(a) – Effects upon the Environment

Overall the adverse effect on the environment for which consent is sought would be de minimis for the reasons stated above.

5.2.12 Conclusion in relation to Section 94(2) (b) - Adversely Affected Persons

There are no persons considered to be adversely affected by the proposed activity because all effects are either de minimis, or would be de minimis if appropriate conditions were imposed on the consent.

5.3 Special Circumstances

In accordance with section 94(5) of the RMA it is considered that there are no special circumstances that warrant notification of the proposal.

6.0 SECTION 94 RECOMMENDATION


Pursuant to Section 94 of the Resource Management Act 1991, it is recommended that this application be processed without being publicly notified for the following reasons:

- The adverse effect on the environment of the activity for which consent is sought will be de minimis for the reasons outlined in section 5.2 of this report.
- There are no persons considered to be adversely affected by the granting of this resource consent.
- There are no special circumstances to warrant notification of this application.

Reporting Planner: 
(Greg Sawyer)

Date: 2/5/2001

Acting under delegated authority and for the reasons set out in the above assessment, this application for resource consent shall be non-notified as recommended.


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Lee Ogilvie / Carolyn McAlley
Team Leader, Resource Consents

Date: 02/05/2001

Graeme McCarrison
Manager, Resource Consents