

NOTE: THIS IS A LIVE DOCUMENT THAT CHANGES, PLEASE ENSURE YOU DOWNLOAD THE MOST UP TO DATE VERSION PRIOR TO MAKE AN OFFER OR ATTENDING AN AUCTION.

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 LOSE OUT.

11 October 2021

Re: 14 Hollywood Ave, Titirangi

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
- Building Report
- Structural Assessment
- School Zones
- REA Code of Conduct
- REA Guide to Selling and Buying
- Conditions of sale

14 Hollywood Ave is 946m² more or less fee simple estate NA94C/491 Lot 1 Deposited Plan 157491.
Zoning: Residential - Large Lot Zone

THINGS WE WANT TO DRAW YOUR ATTENTION TO:

Land Information Memorandum (LIM)

Wind Zones for this property	Low wind speed of 32 m/s
Soil issues recorded.	30/06/2000 Stability Sensitive: Please note this property was previously shown under the Transitional District Plan as being located in a Stability sensitive area.

	<i>Stability sensitive - Titirangi and Laingholm is stability sensitive. This means that should you develop the property, you will require an engineer's report.</i>
Planning	LUC-2004-2525 Tree Consent Remove 2 Japanese Cedars over 6m high, one has a lean and close to power lines. Safety concern tree falling on powerlines. Revegetate area with natives. Granted (Ongoing monitoring) 202/03/2005
Building	BPM-1956-3663 Garage 18/05/1956 Issued BPM-1977-8199 Bedrooms/Deck 01/10/1977 Issued BPM-1985-27569 Bedroom 25/02/1985 Issued ABA-2005-2220 Install new wood burner with flue shields 28/07/2005 CCC Issued 12/09/2005 ABA-2005-2754 New concrete water tanks and drainage 28/09/2005 CCC Issued 26/05/2006 BCO10296207 RBW - Addition to existing residential dwelling on existing platform under dwelling. New studio with bathroom. External access. 30/11/2019 CCC Issued 03/11/2020
Waitakere Ranges Heritage Area	This property is located within the Waitākere Ranges Heritage Area as defined in the Waitākere Ranges Heritage Area Act 2008.

Settlement Date on Offer: 28 January 2022

Disclosures:

- It is believed that the balcony off the lounge was built by previous owner without consent (pre 2004). The balcony has been assessed by a chartered structural engineer (the client) and deemed compliant with the standard (NZS3604:1999) in force at the time of construction. A written assessment is available.
- The 2 shelves to the left of the sink cupboards is for a dishwasher that we never got installed. There is plumbing and a power point ready at the bottom in the left cupboard for that.
- The water from the water tank is used for laundry, basement tap and both toilets plus the tap at the left of the sink to fill the kettle (water ought to be boiled as it wouldn't meet drinking water standards).
- The light shade in the master bedroom and in the blue light shade in the hallway aren't part of the chattels and will be taken by the vendors.
- Resource Consent has been granted for the Huia Water Treatment Plan project - <https://www.watercare.co.nz/About-us/Projects-around-Auckland/Huia-water-treatment-plant-replacement-Manuka-Ro>

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



The ProAgent Team **P R E M I E R**
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

This information has been supplied to us by a third party. Accordingly, the Vendor and Austar Realty 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 therefore 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



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021 234 3788 | gaston.coma@raywhite.com

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

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STATEMENT OF PASSING OVER INFORMATION:

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Austar Realty Ltd
PO Box 69139
Glendene
AUCKLAND 0645



Applicant	Austar Realty Ltd
LIM address	14 Hollywood Avenue Titirangi
Application number	8270338935
Customer Reference	
Date issued	6-Sep-2021
Legal Description	LOT 1 DP 157491
Certificates of title	NA94C/492

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

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
30/06/2000	Stability Sensitive	Please note this property was previously shown under the Transitional District Plan as being located in a Stability sensitive area.

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.

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.

Coastal Erosion

This explanation appears on all LIMs, not just sites that may be susceptible to coastal erosion.

The map entitled "Natural Hazards - Coastal Erosion" shows information on potential coastal erosion and resulting land instability, if any, in relation to this site.

Coastal erosion is the wearing away of land due to coastal processes such as waves and currents. Coastal instability is the movement of land (typically as a landslide) resulting from the loss of support caused by coastal erosion.

Where applicable, the map shows lines that indicate areas susceptible to coastal instability and erosion (ASCIE) within the next 100 years. The lines do not show the future position of the coast. Rather, they show the landward edge of the area that might become unstable as a result of coastal erosion. The area between this line and the sea is considered to be potentially susceptible to erosion, or instability caused by erosion.

The lines represent three timescales, and take into account projected sea level rise based on carbon emission scenarios known as representative concentration pathways (RCP):

- 2050 (0.28 m of sea level rise; RCP 8.5)
- 2080 (0.55 m of sea level rise; RCP 8.5)
- 2130 (1.18 m of sea level rise; RCP 8.5)
- 2130 (1.52 m of sea level rise; RCP 8.5+)

The RCP projections are from the Intergovernmental Panel on Climate Change fifth assessment report (2015), and the related sea level rise values align with Ministry for the Environment Coastal Hazards and Climate Change Guidance for Local Government (2017).

The lines are based on data from a regional study ("Predicting Auckland's Exposure to Coastal Instability and Erosion", available on the Council website). The lines may not take into account local variability, and are not intended for site-specific use.

Development on sites affected by potential coastal erosion may be subject to Auckland Unitary Plan activity controls and may require a detailed coastal hazard assessment report to be completed by a qualified expert.

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:	12341782226
Rates levied for the Year 2021/2022 :	\$2,343.68
Total rates to clear for the current year (including any arrears and postponed rates):	\$1,757.76


The rates figures are provided as at 8 a.m. 06/09/2021. 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

14 Hollywood Avenue Titirangi

Application No.	Description	Decision	Decision Date
LUC-2004-2525	Tree Consent Remove 2 Japanese Cedars over 6m high, one has a lean and close to power lines. Safety concern tree falling on powerlines. Revegetate area with natives.	Granted (Ongoing Monitoring)	02/03/2005

Subdivisions

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

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

14 Hollywood Avenue Titirangi

Application No.	Description	Issue Date	Status
BPM-1956-3663	Garage	18/05/1956	Issued (See Note 1)
BPM-1977-8199	Bedrooms/Deck	01/10/1977	Issued (See Note 1)
BPM-1985-27569	Bedroom	25/02/1985	Issued (See Note 1)
ABA-2005-2220	Install new wood burner with flue shields	28/07/2005	CCC Issued 12/09/2005 (See Note 2)
ABA-2005-2754	New concrete water tanks and drainage	28/09/2005	CCC Issued 26/05/2006 (See Note 2)
BCO10296207	RBW - Addition to existing residential dwelling on existing platform under dwelling. New studio with bathroom. External access.	30/11/2019	CCC Issued 03/11/2020 (See Note 2)

Note	Description
1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.
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

Waitākere Ranges Heritage Area

This property is located within the Waitākere Ranges Heritage Area as defined in the Waitākere Ranges Heritage Area Act 2008. A link to the Act and further information on the heritage area can be found on the council's website at:
<https://www.aucklandcouncil.govt.nz/arts-culture-heritage/heritage-walks-places/Pages/waitakere-ranges-heritage-area.aspx>

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-2004-2525

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

Address

14 Hollywood Avenue Titirangi

Legal Description

LOT 1 DP 157491

Appeals

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

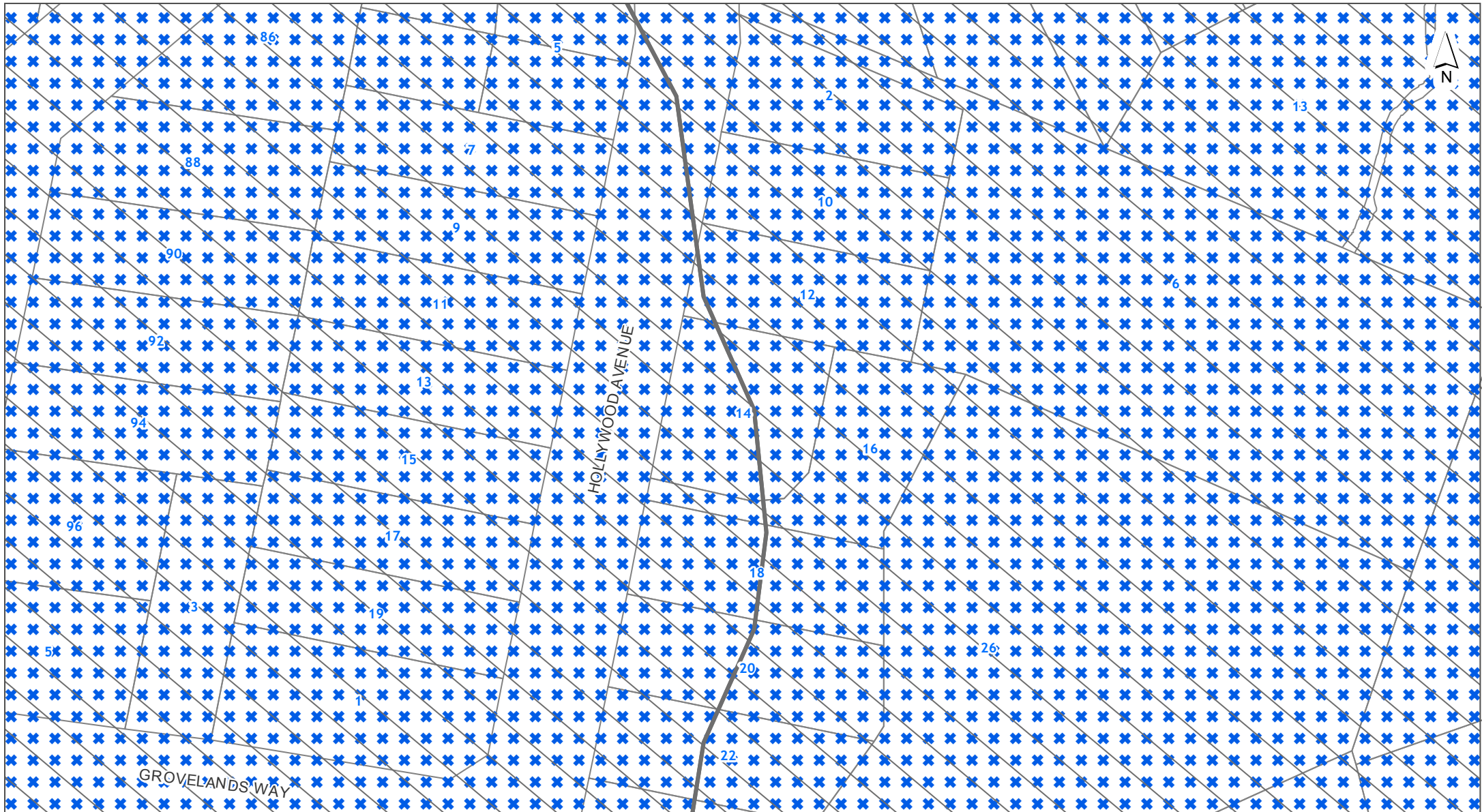
14 Hollywood Avenue Titirangi

LOT 1 DP 157491

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
6/09/2021

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Controls

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Designations

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Historic Heritage and Special Character

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Infrastructure

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Mana Whenua

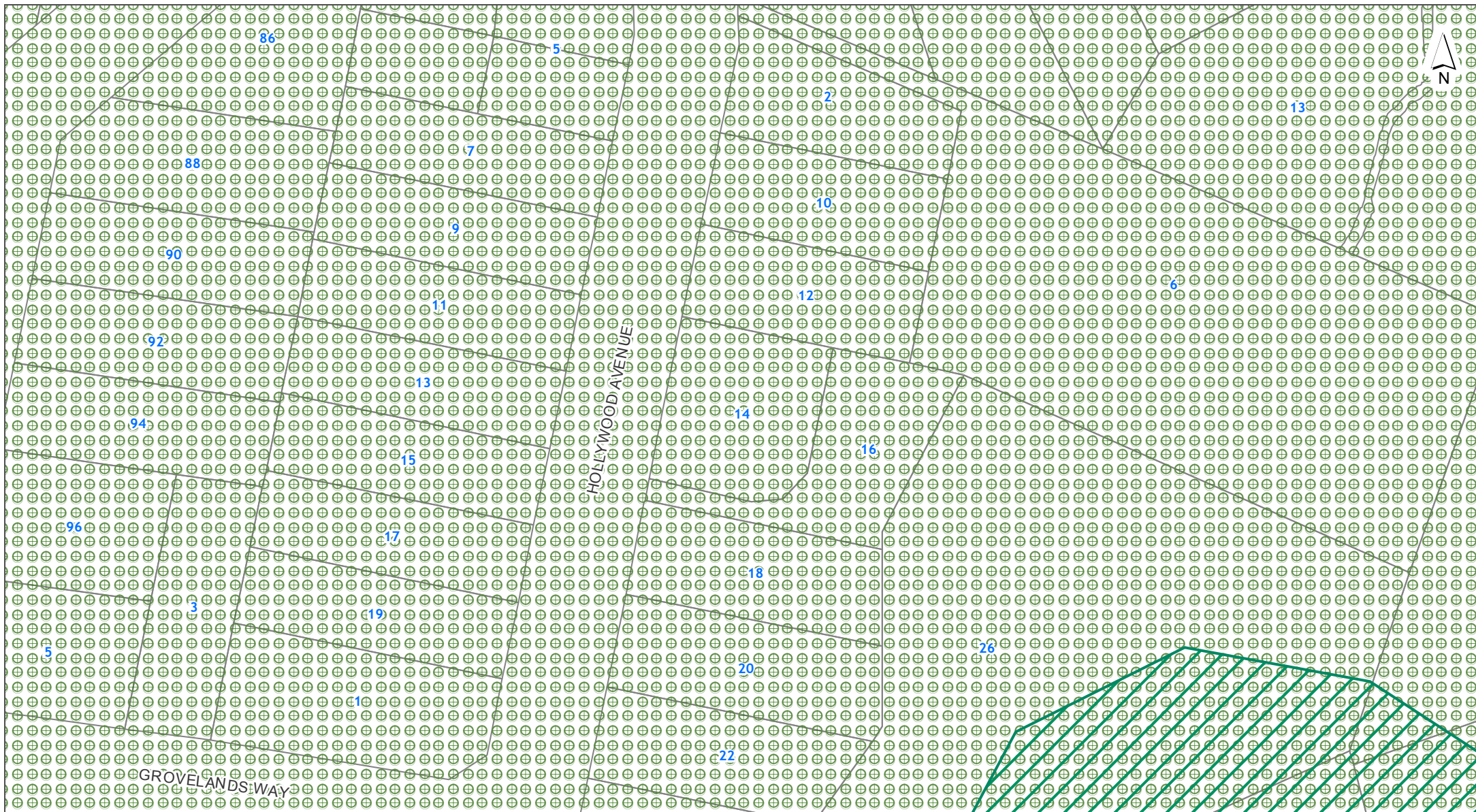
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Natural Heritage

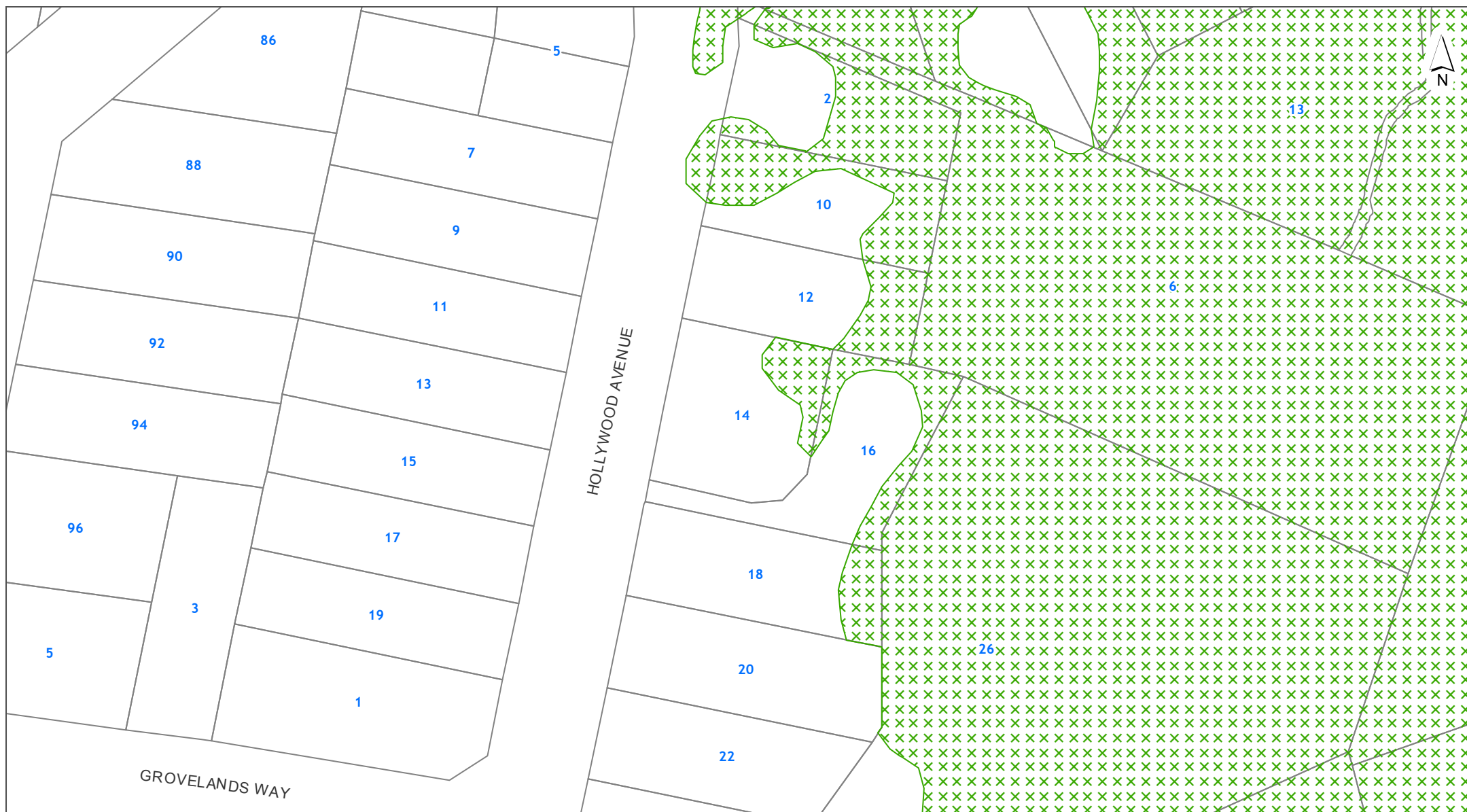
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Natural Resources

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Precincts

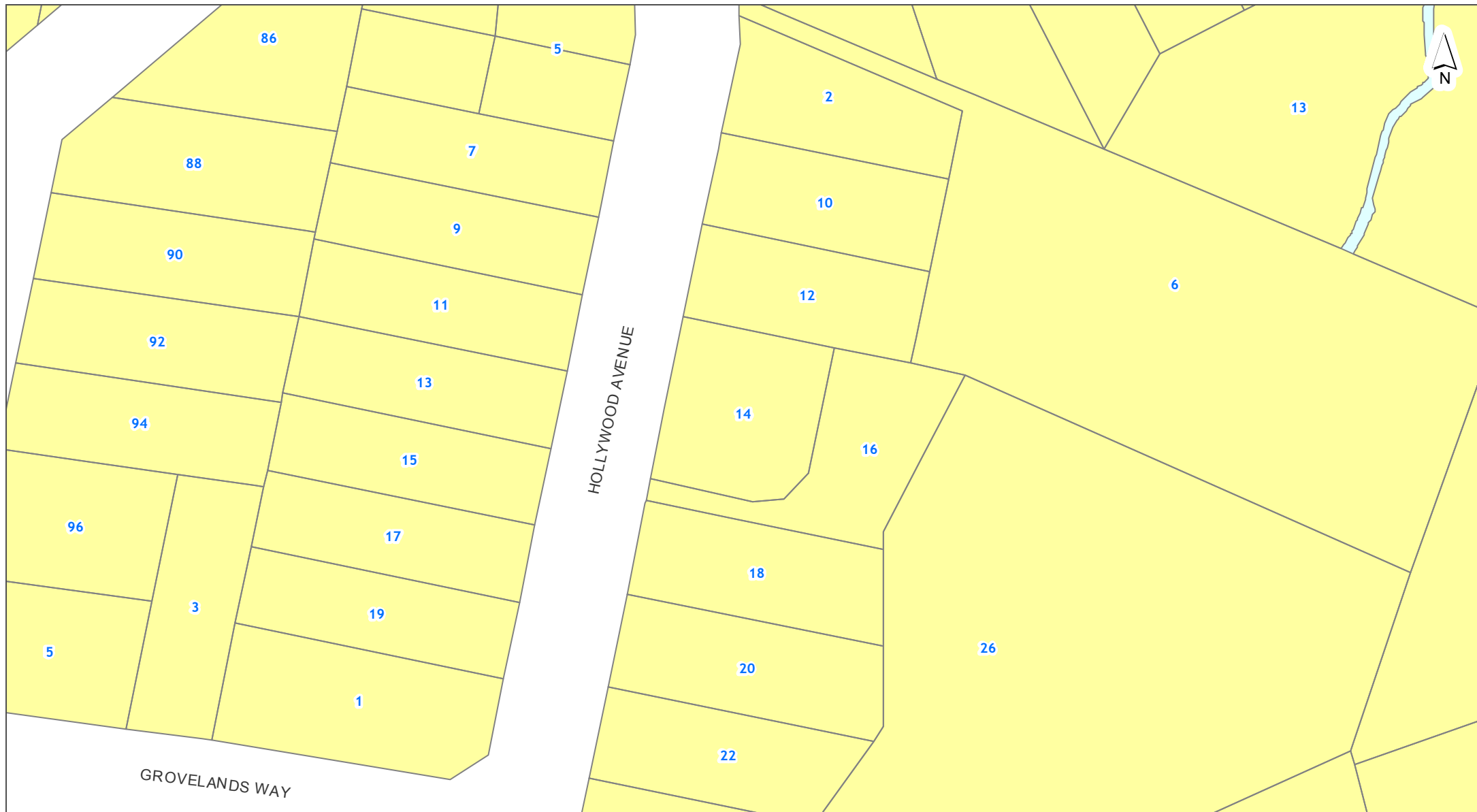
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Zones and Rural Urban Boundary

14 Hollywood Avenue Titirangi

LOT 1 DP 157491


0 7 14 21
Meters

Scale @ A4
= 1:1,000


Date Printed:
6/09/2021


NOTATIONS

Appeals to the Proposed Plan

 Appeals seeking changes to zones or management layers

Proposed Plan Modifications to Operative in part Plan

 Notice of Requirements

 Proposed 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	
	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












	Verified position of tree	} Notable Trees Overlay
	Unverified position of tree	
	Group of Trees	
	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	
	General	} Vehicle Access Restriction Control
	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	
	Indigenous Vegetation 749.7 ha	} Kawau Island Rural Subdivision SEAs Control
	Freshwater Wetland 14.6 ha	
	Surf Breaks [rcp]	
	Cable Protection Areas Control [rcp]	
	Coastal Inundation 1 per cent AEP Plus 1m Control	

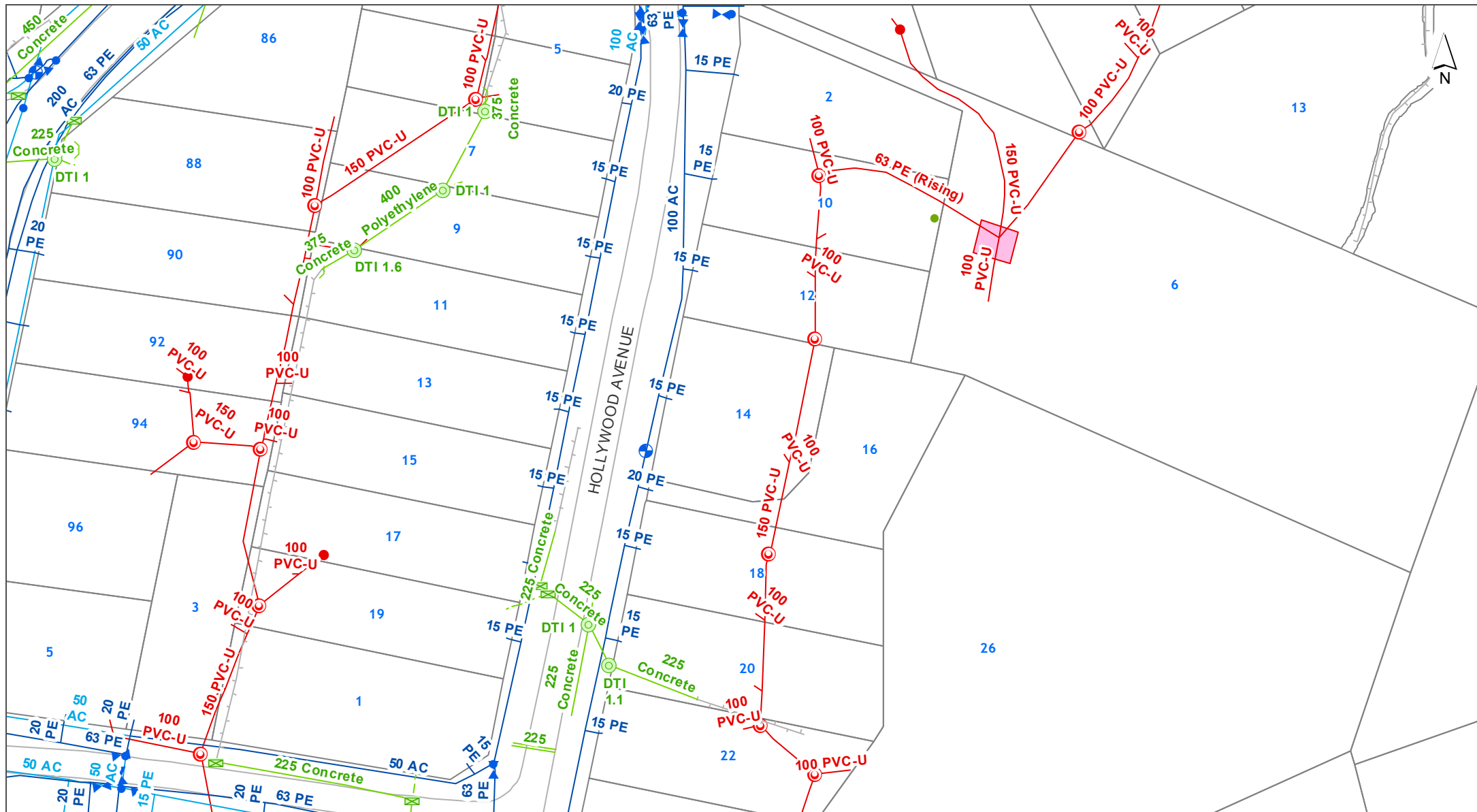
Designations



Designations



Airspace Restriction Designations

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Underground Services

14 Hollywood Avenue Titirangi

LOT 1 DP 157491



Scale @ A4
= 1:1,000

Date Printed:
6/09/2021

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

14 Hollywood Avenue Titirangi

LOT 1 DP 157491



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Natural Hazards - Coastal Erosion ASCIE

14 Hollywood Avenue Titirangi

LOT 1 DP 157491

0 6.5 13 19.5
 Meters

Scale @ A4
 = 1:1,000

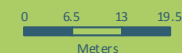
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Natural Hazards - Coastal Inundation

14 Hollywood Avenue Titirangi

LOT 1 DP 157491

Scale @ A4
= 1:1,000

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Natural Hazards - Flooding**14 Hollywood Avenue Titirangi****LOT 1 DP 157491**

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
6/09/2021



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Natural Hazards - Sea Spray

14 Hollywood Avenue Titirangi

LOT 1 DP 157491

0 6.5 13 19.5
 Meters

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 = 1:1,000

Date Printed:
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Natural Hazards - Volcanic Cones

14 Hollywood Avenue Titirangi

LOT 1 DP 157491

0 6.5 13 19.5
 Meters

Scale @ A4
 = 1:1,000

Date Printed:
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Other

14 Hollywood Avenue Titirangi

LOT 1 DP 157491
















Hazards

Soil Warning Area

-  Fill (Franklin District only)
-  Advisory (Franklin District only)
-  Contamination (Franklin District only)
-  Erosion (Franklin District only)
-  Hazardous Activities & Industries List (HAII) (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 100 Ha and above
-  Catchment area 3 Ha to 100 Ha
-  Catchment area 1 Ha and 3 Ha
-  Catchment area 4000 m² to 1 Ha
-  Catchment area 2000 m² to 4000 m²
-  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

Areas Susceptible to Coastal Instability and Erosion (ASCIE)

-  ASCIE 2050 (RCP8.5)
-  ASCIE 2080 (RCP8.5)
-  ASCIE 2130 (RCP8.5)
-  ASCIE 2130 (RCP8.5+)
-  Marine Area (Based on MHSW10, from Unitary Plan)

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: 22/07/2021

City of Waitakere District Plan

REPORT FOR LIMITED DISCRETIONARY ACTIVITY APPLICATION SECTIONS 93, 94, 94A – 94D, 104 AND 104A – 104C ASSESSMENT AND DETERMINATION IN ACCORDANCE WITH THE RESOURCE MANAGEMENT ACT 1991

1.0 PROPOSAL

To fell and remove two Japanese Cedar trees* located in the front yard of the subject property.

**(Native and exotic vegetation (excluding vegetation on the Environmentally Damaging Plants List and The Removable Vegetation Appendix) which is more than 6.0m in height or 600mm in girth (measured at 1.4m above the ground or in the case of the tree having multiple trunks, the girth measurement shall be the aggregate or collective measurement of all trunks which have a circumference of 250mm or more) and is located within areas of Waitakere City that have a Natural Area zoning of General as per the Operative District Plan)*

2.0 APPLICATION DETAILS

Planner:	Shane Potter of ArborSolutions on behalf of Waitakere City Council
Site Address:	14 Hollywood Ave, Titirangi
Applicant:	Judy Newton & Alexandre Vartzbed
Date Received:	26 November 2004
Resource Consent No:	20042525
Ward:	New Lynn
Legal Description:	Lot 1 DP No. 173940
Site Area:	946m ²
Address for Service:	14 Hollywood Ave, Titirangi
District Plan:	Human Environment: Bush Living Natural Area: General Landscape Elements:
Further Information Required:	No
Date Requested:	N/A
Date Received:	N/A

3.0 REASON FOR APPLICATION AND RELEVANT DISTRICT PLAN RULES

3.1 District Plan Rule(s) Infringed

General Natural Area – Rule 2 – Vegetation Alteration

Rule 2.3 – Limited Discretionary Activity

The clearance of native vegetation and exotic vegetation which is more than 6.0m in height or more than 600mm in girth (measured at 1.4m above the ground).

Overall the application is considered to be a Limited Discretionary Activity because the subject vegetation to be removed is greater than 6m height.

4.0 STATUTORY ASSESSMENT

- 4.1** Section 93 of the Resource Management Act 1991 provides for resource consents to be processed on a non-notified basis if the activity to which the application relates is a limited discretionary activity or Council is satisfied that the adverse effects of the activity on the environment will be minor.

Sections 94 and 94D require that even if notification is not required under section 93, that notice of the application must be served on all persons who, in the opinion of Council, may be adversely affected by the activity, unless the District Plan expressly provides that such an application does not need to be notified and notice of the application does not need to be served on adversely affected persons.

The District Plan expressly provides that limited discretionary activities need not be publicly notified and that written consents are not required. Proposed Plan Change 7 provides that notice of an application that is a limited discretionary activity does not need to be served on adversely affected persons. (In assessing notification issues, Council is entitled to have regard to Plan Change 7, which has status as if it were a rule in a Proposed Plan.) This application has been processed on the basis that neither public notification nor service on persons who may be adversely affected is required.

In addition it is considered that, the proposal would generate no more than minor adverse effects on the environment and that there are no persons who may be adversely affected by the proposal. It should be noted that in determining whether or not adverse effects on the environment would be minor or more than minor, any adverse effects on the environment that would arise from a permitted activity under the Operative Plan has been disregarded and any adverse effect that does not relate to a matter in the Plan that is specified as a matter to which Council has restricted its discretion has also been disregarded.

5.0 ENVIRONMENTAL ASSESSMENT

The District Plan has been prepared with a clear "effects-based" emphasis. Consideration of the proposed development in relation to each of the Plan's assessment criteria would ensure that all the relevant matters to which Council has restricted its discretion have been addressed. It should be noted that any adverse effect of the activity on the environment that does not relate to the above matters has been disregarded. The relevant matters to which Council has restricted its discretion in relation to the application will therefore be considered in accordance with the assessment criteria and are as follows: -

1. landscape treatment
2. scale
3. method, and
4. location and will be assessed in accordance with the following criteria: -

GENERAL NATURAL AREA

ASSESSMENT CRITERIA	Comments/ Mitigation Proposed
2(a) The extent to which <i>vegetation alteration</i> adversely effects amenity values and neighbourhood character	The two Japanese Cedar are of reasonable health and form. The removal of the two Japanese Cedar will improve the integrity of an existing stand of mature NZ native trees. The two Japanese Cedar are the only exotic trees within the stand. It is considered that replacement planting in accordance with the following conditions will mitigate the subject tree's removal and any adverse effect to amenity values and neighbourhood character.
2(b) The extent to which <i>vegetation alteration</i> will threaten natural ecosystems.	It is considered that replacement planting in accordance with the following condition will mitigate any adverse effect to the maintenance of any existing natural ecosystems.
2(c) The extent to which <i>vegetation alteration</i> creates, contributes to, or exacerbates stability problems.	It is considered that the loss of the subject vegetation will have no adverse effect on the sites stability.
2(d) The extent to which <i>development</i> is located or can be <i>designed</i> in a way that avoids the need to remove <i>vegetation</i> , and in particular the removal of any trees which are notable examples of their species.	There is no development proposed for this site in relation to the proposed removal of the subject two Japanese Cedar. It is considered that the two Japanese Cedar are not notable examples of their species.
2(e) The extent to which the proposed <i>vegetation alteration</i> is necessary: <ol style="list-style-type: none"> 1. to accommodate <i>development</i> otherwise permitted by the <i>Plan</i> 2. to ensure the safety or integrity of existing <i>development</i> on the <i>site</i> 3. for <i>pruning</i> to provide light 4. for <i>pruning</i> to preserve <i>public views</i>. 	The loss of the subject trees is considered necessary to ensure the integrity of the existing development on this site.
2(f) The extent to which the <i>vegetation alteration</i> adversely affects <i>plant health</i> .	It is considered that the removal of the two Japanese Cedar will not adversely affect the health of any neighbouring vegetation.
2(g) The extent to which more than minor adverse <i>effects</i> can be adequately avoided, remedied, mitigated or offset through provision of works and services on or off the <i>site</i> and/or through payment or provision of a <i>financial contribution</i> .	The replacement planting in accordance with the following condition will help mitigate and/or offset any potential minor adverse effects brought about by the removal of the subject two Japanese Cedar trees.

<p>2(h)</p> <p>The extent to which <i>vegetation alteration</i> reduces the ability to create linkages between <i>native vegetation</i>, fauna habitats, or <i>natural features</i> or landforms.</p>	<p>It is considered replacement planting in accordance with the following condition will result in there being no reduction in the ability to create ecological linkages.</p>
<p>2(i)</p> <p>The extent to which vegetation alteration can be offset by restoration or enhancement around and within the area subject to the application.</p>	<p>It is considered that replacement planting in accordance with the following condition will offset any potential adverse effects brought about by the proposed vegetation removal.</p>
<p>2(j)</p> <p>The extent to which <i>vegetation alteration</i> adversely affects the significance, natural character or landscape value of any natural features.</p>	<p>No Natural features as per the District Plan exist within the site or immediate area.</p>

6.0 POLICIES AND OBJECTIVES

The District Plan Assessment Criteria, developed to address the issues covered in the relevant objectives and policies, have already been discussed in section 6.0.

The proposed works are considered to be consistent with these assessment criteria. For this reason the proposed works is also considered to be consistent with the relevant Objectives and Policies of the Plan.

7.0 SPECIAL CIRCUMSTANCES

Having regard to the matters discussed in this report it is considered that no special circumstances arise under Section 94(c)(2) of the Act.

8.0 TIME PERIOD IN WHICH TO IMPLEMENT THE CONSENT

Under section 125 of the Resource Management Act 1991, unless it is given effect to, a consent lapses either on the date that is specified in the consent or if no date is specified, five years after the date of commencement of the consent.

A standard five-year period in which to give effect to a consent is not considered appropriate in relation to vegetation because a five-year period would allow a substantial change in the size and status of the vegetation due to natural growth, to the point where it should more appropriately be reassessed.

It is recommended that this period be restricted to 2 years in this instance. This would provide sufficient time to carry out the proposal without a significant change in the vegetation necessitating reassessment. Under section 125 of the Resource Management Act 1991, unless it is given effect to, this consent lapses two years after the date of commencement.

9.0 MONITORING

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

10.0 DECISION

Pursuant to Sections 93, 94, 94A – 94D, 104, 104A, 104B, 104C and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, **consent is granted** to the application by **Judy Newton & Alexandre Vartzbed** to **remove 2 protected Japanese Cedar trees** (as more accurately defined in Sections 1 and 3 of this report) at **14 Hollywood Ave, Titirangi** being **Lot 1 DP No. 157491** for the following reasons:

- (i) No persons may be adversely affected by the proposal
- (ii) The proposal has been considered in terms of the relevant assessment criteria, meets the relevant policies and objectives of the District Plan, and would create no more than minor adverse effects on the environment.

Conditions imposed on the consent are as follows:

1. The removal of the subject two Japanese Cedar trees shall be carried out by a competent Arborist in accordance with acceptable arboricultural practices.
2. Within the planting season (typically Apr – Sept) immediately following all subject tree removal works, the resource consent holder shall plant two Kauri (*Agathis australis*) replacement trees within the subject stand of NZ natives in the front yard of the property of PB 95 Grade* (or equivalent) selected from the Waitakere City Council's 'A Guide For Planting And Restoring'. It shall be the responsibility of the resource consent holder to provide evidence of this replacement planting to Council's Environmental Monitoring Officer in the form of an invoice or similar if called upon to do so.

*[*This is a horticultural term referring to the pint bag size the tree has been grown in. A tree nursery or garden centre will be able to advise you with respect to fulfilling the outlined requirements].*

3. 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. If the replacement trees die within this period, they shall be replaced and maintained as per the stated conditions.
4. Pursuant to Section 125 of the Resource Management Act 1991, this consent shall lapse after a period of two years from the commencement of the consent. The vegetation clearance shall be undertaken within 2 years of the issue of this consent. If this does not happen the consent lapses and a new consent will need to be applied for.

Advice Notes:

1. Where indicated in the conditions it is the consent holders responsibility to inform the Environmental Monitoring Officer when inspection is required. Inspections can be requested through the Call Centre on 839 0400.
2. A copy of this consent shall be held on site throughout the removal process.



28/02/05 Date:

Shane Potter
ArborSolutions Ltd - Consultant Arborist

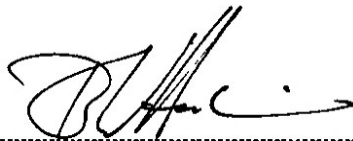
For 14 Hollywood Ave, Waima (LUC 20042525)

Proposal -

to fell and remove two Japanese Cedar trees located in the
front yard of 14 Hollywood Ave, Waima

11.0 CONSENT GRANTED AS RECOMMENDED

Acting under delegated authority and for the reasons set out in the above recommendation this application (RMA [LUC20042525]), shall be granted subject to the conditions set out in Section 10.0 above.



Date:

02/03/2005

~~Bronwyn Allardy / Bruce Hawkins / Hamish Anderson / Jeannette Ibrahim~~
Team Leader, Consents

Please contact Shane Potter (Ph 0800 508 508) if you have any queries about this resource consent and associated report.