

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.

22 June 2022

Re: 47 Atkinson Road, Titirangi

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

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

47 Atkinson Road is 411m² more or less fee simple estate CT 963698 Lot 1 Deposited Plan 553808.
Zoning: Residential - Mixed Housing Suburban 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
Planning	LUC-2012-1149 Land Use Consent INTEGRATED CONSENT - District Plan, Discretionary Activity for Riparian margin and Coastal edge / Open space environment , infrastructure; Ltd Discretionary Activity for Natural hazard and Open space Parks infrastructure; Controlled activity for infrastructure; Regional Plan, Sediment control, stormwater and groundwater diversion discharge; discharge of contaminants. Proposed installation of a new stormwater pipe through private properties including 125 Captain Scott Road, 37B

	<p>Atkinson Road, 47 Atkinson Road and 49 Atkinson Road and Council reserve land Granted 20/02/2013</p> <p>LUC60327363 - Land Use Consent Establish one new two storey dwelling on the subject site and undertake a fee simple subdivision to create two freehold residential lots Granted 14/01/2019</p> <p>SUB60327364-A - Change of Condition (s127) To amend the conditions of BUN60327362 (LUC60327363 and SUB60317364) for Resource Consent application and assessment of effects on the environment. Condition 1 of LUC60327363 and SUB60317364. Granted 18/12/2019</p> <p>LUC60327363-A - Change of Condition (s127) To amend the conditions of BUN60327362 (LUC60327363 and SUB60317364) for Resource Consent application and assessment of effects on the environment. Condition 1 of LUC60327363 and SUB60317364. Granted 18/12/2019</p>
Subdivisions	<p>SUB60327364 - Subdivision Consent Establish one new two storey dwelling on the subject site and undertake a fee simple subdivision to create two freehold residential lots Granted 14/01/2019</p> <p>SRV90093125 Subdivision survey plan ((s)223) S223 Application LT-553808 Granted 10/06/2021</p> <p>CCT90092704 Subdivision completion cert ((s)224C) S224C Application LT-553808 Approved 30/03/2022</p>
Building	BPM-1962-239 Dwelling 08/08/1962 Issued

Settlement Date on Offer: As soon as possible

Disclosures:

- A second toilet was installed in the bathroom using existing plumbing.

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



The ProAgent Team

ALAN WHITE
ELITE
PERFORMER 21-22

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

Adrian Gomez 021 839 499 | adrian.gomez@raywhite.com

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

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Regards

Bronwyn Scott-Woods & Adrian Gomez



The ProAgent Team

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Austar Realty Ltd
PO Box 69139
Glendene
AUCKLAND 0645



Applicant	Austar Realty Ltd
LIM address	47 Atkinson Road Titirangi Auckland 0604
Application number	8270397493
Customer Reference	
Date issued	8-Jun-2022
Legal Description	LOT 1 DP 553808
Certificates of title	963698

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.

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:	12346352513
Rates levied for the Year 2021/2022 :	\$0.00
Total rates to clear for the current year (including any arrears and postponed rates):	\$0.00

The rates figures are provided as at 8 a.m. 08/06/2022. 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

47 Atkinson Road Titirangi Auckland 0604

Application No.	Description	Decision	Decision Date
LUC-2012-1149	Land Use Consent INTEGRATED CONSENT - District Plan, Discretionary Activity for Riparian margin and Coastal edge / Open space environment , infrastructure; Ltd Discretionary Activity for Natural hazard and Open space Parks infrastructure; Controlled activity for infrastructure; Regional Plan, Sediment control, stormwater and groundwater diversion discharge; discharge of contaminants. Proposed installation of a new stormwater pipe through private properties including 125 Captain Scott Road, 37B Atkinson Road, 47 Atkinson Road and 49 Atkinson Road and Council reserve land	Granted	20/02/2013
LUC60327363	Land Use Consent Establish one new two storey dwelling on the subject site and undertake a fee simple subdivision to create two freehold residential lots	Granted	14/01/2019
SUB60327364-A	Change of Condition (s127) To amend the conditions of BUN60327362 (LUC60327363 and SUB60317364) for Resource Consent application and assessment of effects on the environment. Condition 1 of LUC60327363 and SUB60317364.	Granted	18/12/2019
LUC60327363-A	Change of Condition (s127) To amend the conditions of BUN60327362 (LUC60327363 and SUB60317364) for Resource Consent application and assessment of effects on the environment. Condition 1 of LUC60327363 and SUB60317364.	Granted	18/12/2019

Subdivisions

47 Atkinson Road Titirangi Auckland 0604

Application No.	Description	Decision	Decision Date
SUB60327364	Subdivision Consent Establish one new two storey dwelling on the subject site and undertake a fee simple subdivision to create two freehold residential lots	Granted	14/01/2019
SRV90093125	Subdivision survey plan ((s)223) S223 Application LT-553808	Granted	10/06/2021
CCT90092704	Subdivision completion cert ((s)224C) S224C Application LT-553808	Approved	30/03/2022

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

47 Atkinson Road Titirangi Auckland 0604

Application No.	Description	Issue Date	Status
BPM-1962-239	Dwelling	08/08/1962	Issued (See Note 1)

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

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).

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-2012-1149
- Consent Conditions : LUC60327363-A & SUB60327364-A
- As Built Drainage Plan : BPM-1962-239
- Consent Conditions : LUC60327363 & SUB60327364

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

Address

47 Atkinson Road Titirangi 0604

Legal Description

LOT 1 DP 553808

Appeals

Modifications

Zones

Residential - Mixed Housing Suburban Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Urban

Overlays

Designations

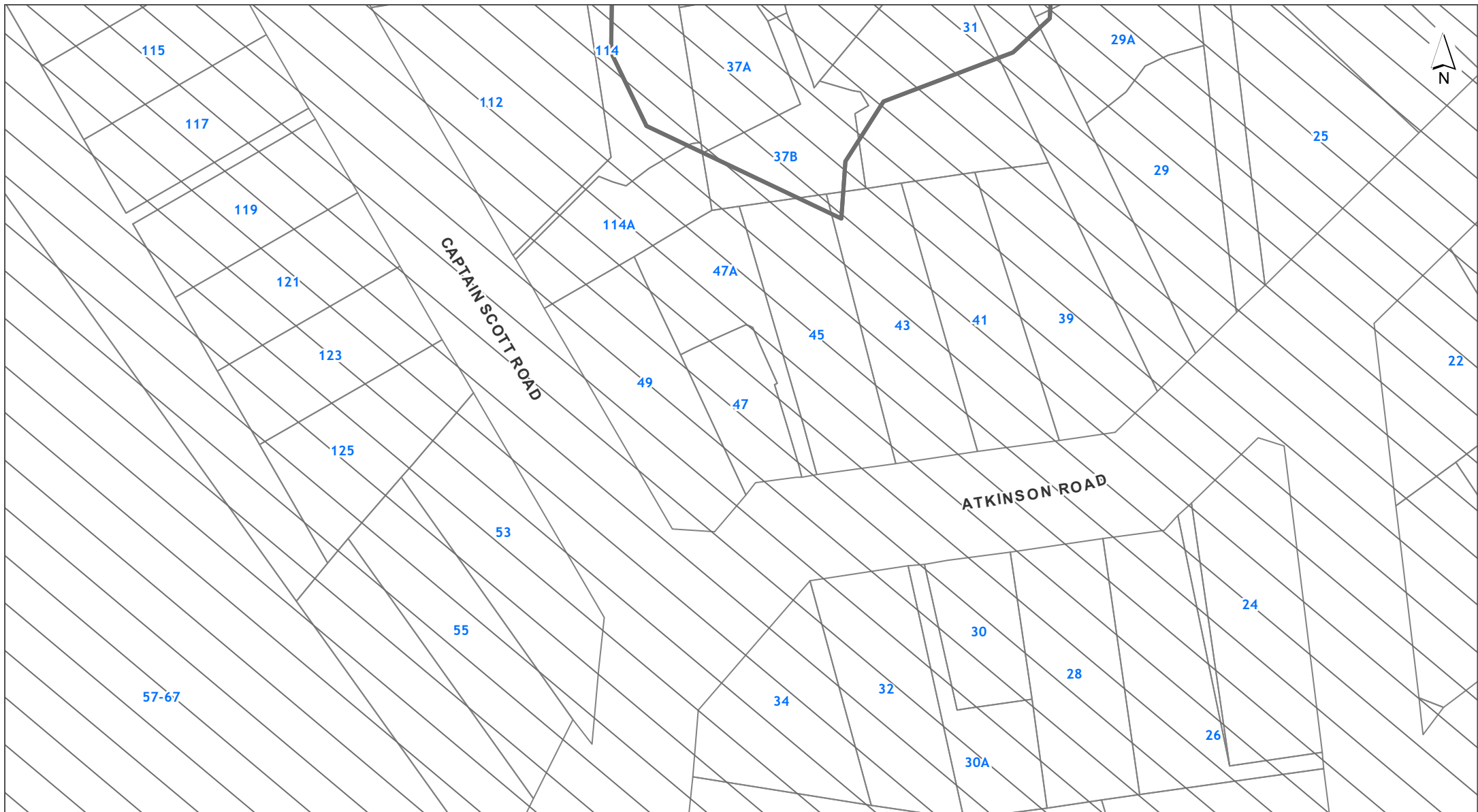


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Built Environment
47 Atkinson Road Titirangi 0604
LOT 1 DP 553808

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 8/06/2022





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Controls
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Designations
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Historic Heritage and Special Character
47 Atkinson Road Titirangi 0604
LOT 1 DP 553808

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Meters
Scale @ A4
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Infrastructure
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Natural Heritage
47 Atkinson Road Titirangi 0604
LOT 1 DP 553808

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Natural Resources
47 Atkinson Road Titirangi 0604
LOT 1 DP 553808

0 7 14 21
 Meters
 Scale @ A4
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 Date Printed:
 8/06/2022



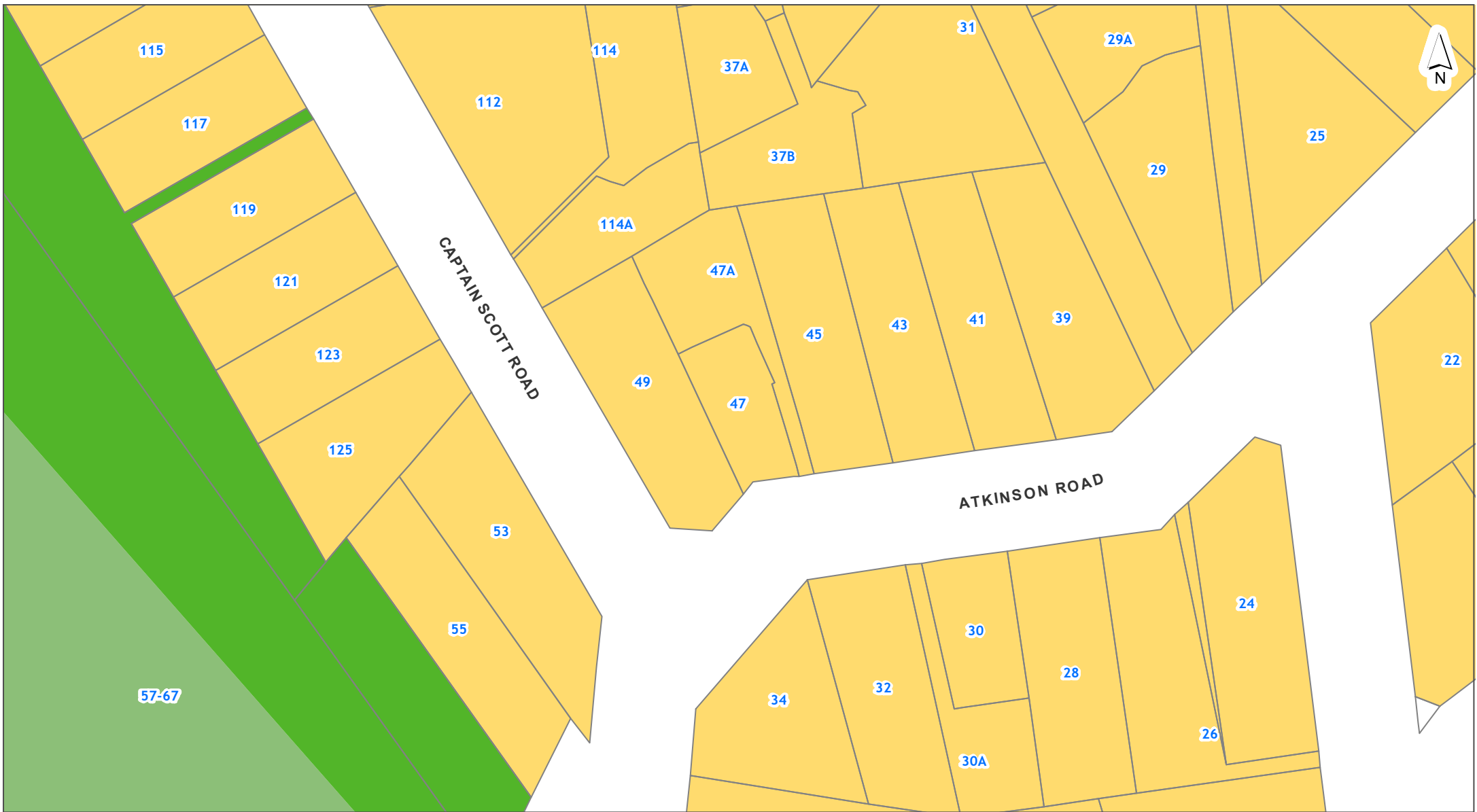


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Precincts
47 Atkinson Road Titirangi 0604
LOT 1 DP 553808

0 7 14 21
 Meters
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Zones and Rural Urban Boundary
47 Atkinson Road Titirangi 0604
LOT 1 DP 553808

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
8/06/2022





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]
 - 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]
- } Significant Ecological Areas Overlay

Natural Heritage

- Verified position of tree
 - 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
 - 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
 - Natural
 - Local Public Views Overlay [rcp/dp]
 - Extent of Overlay
 - Subdivision Schedule
- } Notable Trees Overlay
- } Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
- } Waitakere Ranges Heritage Area Overlay
- } Ridgeline Protection Overlay

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 Substation Corridor
 - National Grid Yard Compromised
 - National Grid Yard Uncompromised
- } National Grid Corridor Overlay

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]

Mana Whenua

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

Built Environment

- Identified Growth Corridor Overlay

Controls

- Key Retail Frontage
 - General Commercial Frontage
 - Adjacent to Level Crossings
 - 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
- } Building Frontage Control
- } Vehicle Access Restriction Control

- Hazardous Facilities
 - Infrastructure
 - Macroinvertebrate Community Index
 - Flow 1 [rp]
 - Flow 2 [rp]
 - Subdivision Variation Control
 - Indigenous Vegetation 749.7 ha
 - Freshwater Wetland 14.6 ha
 - Surf Breaks [rcp]
 - Cable Protection Areas Control [rcp]
 - Coastal Inundation 1 per cent AEP Plus 1m Control
- } Emergency Management Area Control
- } Stormwater Management Area Control
- } Kawau Island Rural Subdivision SEAs Control

Designations

- Designations

- Airspace Restriction Designations

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

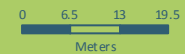
- | | |
|--|---|
| | Transpower Site |
| | Pylon (Transpower) |
| | 110 kv - Electricity Transmission |
| | 220 kv - Electricity Transmission |
| | 400 kv - Electricity Transmission |
| | Aviation Jet A1 Fuel Pipeline |
| | Liquid Fuels Pipeline [Marsden to Wiri] |
| | Gas Transmission Pipeline |
| | 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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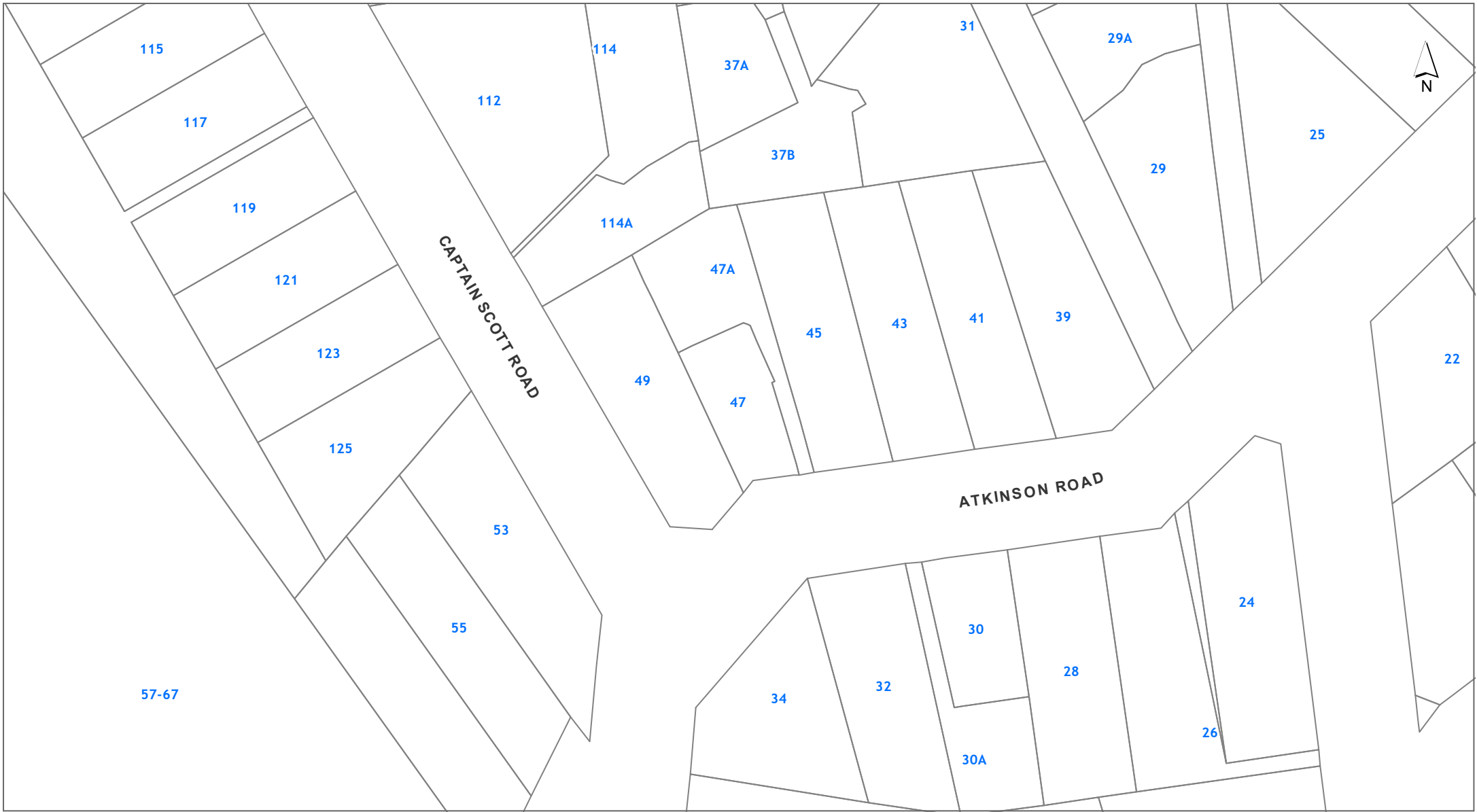
Hazards
47 Atkinson Road Titirangi 0604
LOT 1 DP 553808



Scale @ A4
= 1:1,000

Date Printed:
8/06/2022



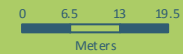


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Natural Hazards - Coastal Erosion ASCIE

47 Atkinson Road Titirangi 0604

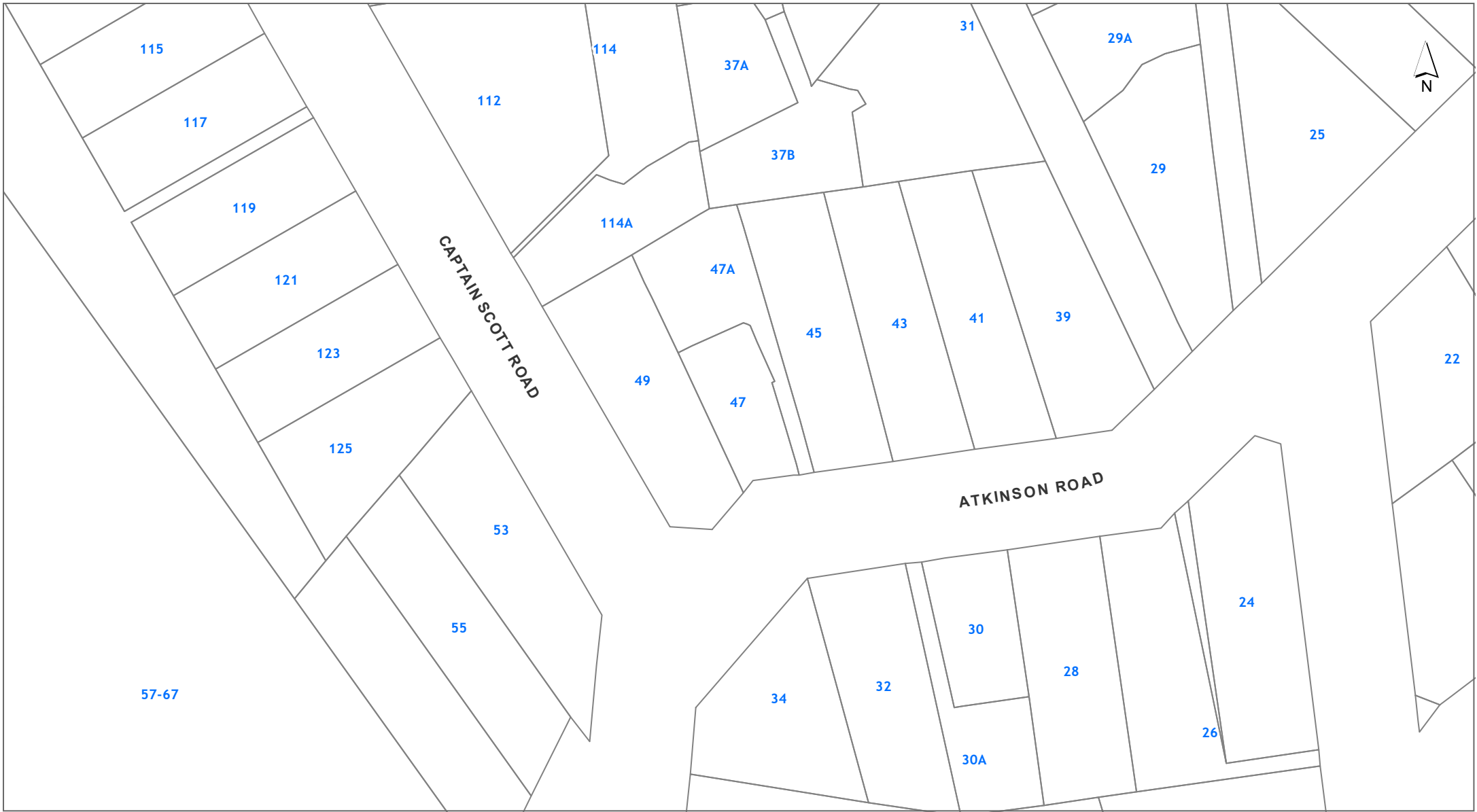
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**Date Printed:
8/06/2022**



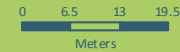


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Natural Hazards - Coastal Inundation

47 Atkinson Road Titirangi 0604

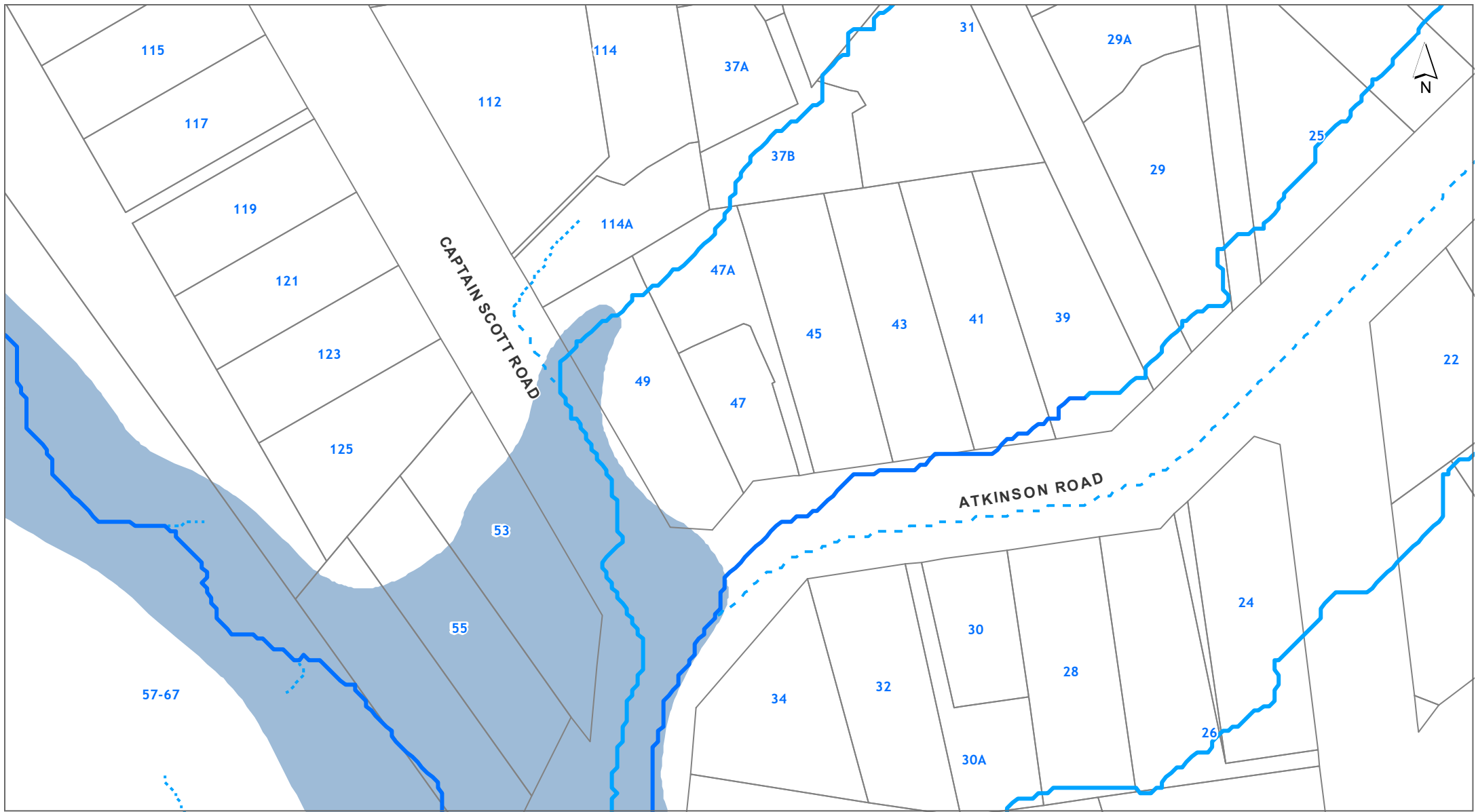
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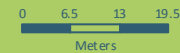
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Natural Hazards - Flooding
47 Atkinson Road Titirangi 0604
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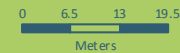


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Natural Hazards - Sea Spray

47 Atkinson Road Titirangi 0604

LOT 1 DP 553808



Scale @ A4
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Date Printed:
8/06/2022



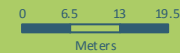


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Natural Hazards - Volcanic Cones

47 Atkinson Road Titirangi 0604

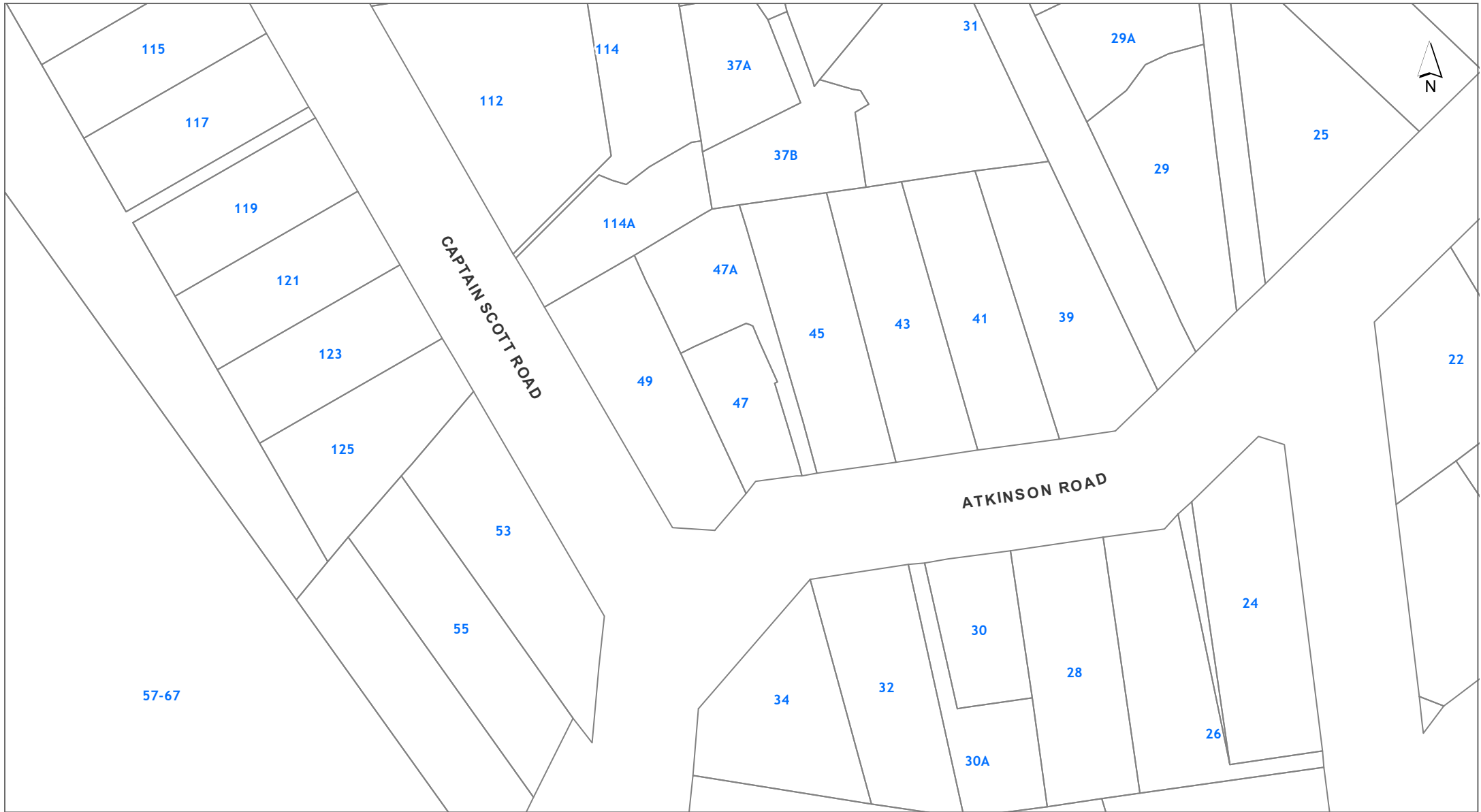
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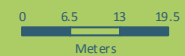
Date Printed:
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Other
47 Atkinson Road Titirangi 0604
LOT 1 DP 553808



Scale @ A4
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Date Printed:
8/06/2022









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 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 MHWs10, 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

DECISION ON RESOURCE CONSENT APPLICATION LUC 2012-1149 AND PERMIT 41337 AT 37B, 47, 49, 53 ATKINSON ROAD, 125 CAPTAIN SCOTT ROAD AND KAURILANDS DOMAIN

Consent Application LUC 2012-1149 and Permit 41337 has been made by Auckland Council Stormwater Unit for a discretionary activity consent to authorise the installation of a new section of stormwater pipe at 37B, 47, 49, 53 Atkinson Road, 125 Captain Scott Road and Kaurilands Domain on land described as Lot 1 DP 58576, Lot 6 DP442686, Lot 6 DP 36929, Lot 5 DP36929, Lot 3 DP 36929, Lot 14 DP 5956 & Pt Lot 13 DP 10513.

This requires resource consent for the following reasons:

Operative District Plan – Waitakere Section

Open Space

Rule 4.2 – Yards

Limited Discretionary Activity consent is required for works with the 3 metre side yards of the Kaurilands Reserve where the reserve adjoins the residential site at 125 Captain Scott Road.

General Natural Area

Rule 3.3 - Earthworks

Limited Discretionary Activity consent required for earthworks not exceeding 300m³. Earthworks required for the open trenching will be 248m³ over an area of 167m².

Riparian Margins / Coastal Edges Natural Area

Rule 2.4 – Vegetation Alteration

Discretionary Activity consent is required for the clearance of native vegetation for the purposes of constructing the new Stormwater outlet.

Rule 3.2 – Earthworks

Limited Discretionary Activity consent is required for earthworks within a riparian margin provided that the earthworks are for the purposes of a driveway or infrastructure construction or erosion mitigation and do not exceed 30m³, pursuant to rule 3.2(a). The proposal will involve earthworks within the 15m riparian margin with a volume of approximately 20m³ for the purposes of installing a new outfall on the bank of a stream.

City Wide Rules

Rule 1.1 Natural Hazards

Limited Discretionary Activity consent required for works on land known to Council to be potentially subject to inundation and instability.

Regional Plan

Rule 5.4.3.1 – Auckland Regional Plan Sediment Control

Limited Discretionary Activity consent required for trenching greater than 100m in length within the sediment control protection area. As the proposal will require 120m

of trenching to be undertaken adjacent to the Waikumete stream, consent is required under this rule.

The reasons for granting this discretionary activity consent are as follows:

- (a) In terms of section 104(1)(a) of the Resource Management Act 1991, Any actual and potential effects on the environment by the proposal will be adequately avoided, remedied or mitigated by appropriate conditions of consent.

In particular, the following is noted:

- The proposed earthworks within the riparian margin are of a scale that can be appropriately managed via the implementation of environmentally sensitive construction methodologies.
- The proposed erosion and sediment controls will remain in place throughout the duration of earthworks and will be maintained in accordance with TP90 until such time as the earthworks are completed and the site stabilised. Regional Earthworks Specialist, Sarah Gathercole has reviewed the application and considers the proposed controls will ensure that the potential effects that the proposed earthworks may have on the environment, will be less than minor.
- The proposed replanting within the riparian margin will minimise the likelihood of stream bank erosion following the installation of the new stormwater outfall structure. The applicant has suggested the planting is to be as per the former Waitakere City "Native to the West, a guide for planting and restoring the nature of Waitakere City" publication. All areas which are to be cleared will be replanted and mulched with tree mulch and maintained for the first growing season.
- With respect to the completed outfall structure, it is considered that, given its location within the lower portion of the steep stream bank and on private property surrounded by timber fencing along the boundaries of adjoining sites, it would have limited viewing potential from any adjoining site and the road. The proposed stormwater outfall structure and pipe is a typical development for the vicinity.
- There is no protected vegetation within the vicinity of the works involving trenching. Upon completion of works, the area of works will be reinstated and the proposed stormwater pipe will be underground and not visible.

- (b) In terms of section 104(1)(b)(vi) of the Resource Management Act 1991, would be consistent with the relevant Objectives and Policies of the District and Regional Plans and regard has been had to the relevant assessment criteria.

In particular, the following is noted:

Auckland Council District Plan (Waitakere Section)

Objective 1

To manage the effects of land use on the environment and, in particular, avoid, remedy or mitigate effects on the quality and quantity of the City's water resource, including maintaining the life-supporting capacity of water.

Policy 1.6

Activities (including structures and impermeable surfaces) should be designed, located and carried out in a way that they do not impede or adversely affect the

potential for the regeneration of native vegetation, or reduce the extent, range or linkages between areas of native vegetation within riparian margins and coastal edges.

Overall, it is considered that the proposal is consistent with these provisions of the District Plan because:

- Detailed construction methodologies as proposed by the applicant have demonstrated that there is the potential to undertake these works in an environmentally sensitive manner and conditions of this consent will ensure these methodologies will be adhered to.
- The trenching and installation of the new stormwater piping and outfall structure shall be undertaken with arboriculturally sensitive construction methodologies and it is therefore considered that the health of the kahikatea tree would not be adversely affected by the proposed works.
- The earthworks would be appropriately managed and undertaken in dry weather to ensure that adverse effects on the quality of the streams' water is minimised.

Auckland Council Regional Plan (Sediment Control) – (ACRP:SC)

Objectives 5.1.1 and 5.1.2, and Policies 5.2.1 and 5.2.2 are considered relevant to this application. Based on the information provided with the application, it is considered the proposal is consistent with the objectives and policies of the ACRP:SC because the applicant has proposed techniques and devices which are in accordance with the Auckland Council's relevant technical document, TP90. It is concluded that the proposed erosion and sediment control measures will minimise any adverse effects associated with the earthworks activity and the staging will minimise the exposed area, therefore the proposal is consistent with the above objectives and policies.

- (f) In terms of section 104(1)(c) of the Resource Management Act 1991, other relevant matters, including monitoring, have been considered in the determination of the application.
- (g) The proposal would not be contrary to the Auckland Regional Policy Statement, or the New Zealand Coastal Policy Statement.
- (h) The proposal would be consistent with Part II of the Resource Management Act 1991

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

CONDITIONS RELATING TO BOTH LUC 2012-1149 AND PERMIT 41337 (REGIONAL CONSENT)

ALL CHARGES PAID

1. This consent (or any part thereof) shall not commence until such time as the following charges, which are owing at the time the council's decision is notified, have been paid in full:

- (a) All fixed charges relating to the receiving, processing and granting of this resource consent under section 36(1) of the Resource Management Act 1991 (RMA); and
 - (b) All additional charges imposed under section 36(3) of the RMA to enable the council to recover its actual and reasonable costs in respect of this application, which are beyond challenge.
2. The consent holder shall pay any subsequent further charges imposed under section 36 of the RMA relating to the receiving, processing and granting of this resource consent within 20 days of receipt of notification of a requirement to pay the same, provided that, in the case of any additional charges under section 36(3) of the RMA that are subject to challenge, the consent holder shall pay such amount as is determined by that process to be due and owing, within 20 days of receipt of the relevant decision.
3. The activity shall be carried out in accordance with the plans and all information submitted with the application, being

Reference number	Title	Architect/Author	Date
17038 (1 of 6)	125 Captain Scott Road, Glen Eden – Stormwater Upgrades	Prepared by P.Verwey	1/11/12
17038 (2 of 6)	125 Captain Scott Road, Glen Eden – Stormwater Upgrades	Prepared by P.Verwey	1/11/12
17038 (3 of 6)	125 Captain Scott Road, Glen Eden – Stormwater Upgrades	Prepared by P.Verwey	1/11/12
17038 (4 of 6)	125 Captain Scott Road, Glen Eden – Stormwater Upgrades	Prepared by P.Verwey	1/11/12
17038 (5 of 6)	125 Captain Scott Road, Glen Eden – Stormwater Upgrades	Prepared by P.Verwey	1/11/12
17038 (6 of 6)	125 Captain Scott Road, Glen Eden – Stormwater Upgrades	Prepared by P.Verwey	1/11/12

and referenced by Council as LUC 2012-1149 and Permit 41337.

TERM OF CONSENT

4. Consents LUC 2012-1149 and Permit 41337 will lapse five years after the granted date unless:
- (a) The consent is given effect to; or
 - (b) The council extends the period after which the consent lapses.

MONITORING CHARGES

5. The consent holder shall pay the Council an initial consent compliance monitoring charge of \$384.00 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.
6. The \$384.00 (inclusive of GST) charge shall be paid as part of the resource consent fee and the consent holder will be advised of the further monitoring

charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

PRE COMMENCEMENT CONDITIONS

7. **Prior to the commencement of any works on the site**, the consent holder shall hold a pre-start meeting to discuss the conditions of consents LUC-2012-1149 and Permit 41337. The pre-start meeting shall:
- Be located on the subject site
 - Be scheduled **not less than five (5) working days** prior to the anticipated commencement of works.

Present at the pre-start meeting shall include (but not be limited to) the following persons:

- The consent holder (or their representative);
- The consent holder's appointed Arborist (as per Condition 23 below);
- The consent holder's appointed site engineer;
- Auckland Council's Environmental Monitoring Advisor (EMA) for LUC 2012-1149 and Council's Regional Consenting and Compliance Officer – Earthworks for Permit 41337;

The purpose of the pre-start meeting shall be to discuss:

- conditions of the consent;
- temporary access route and storage for equipment and construction materials;
- methodology for works within the dripline of vegetation and vegetation removal,
- the work method and time frame,
- excavations required,
- earthworks control methods including protective fencing, silt fencing etc.
- mitigation planting.

The following information shall be provided at the pre construction meeting:

- i) Expected timeframe for key stages of the works authorised under this consent;
- ii) Operation and maintenance of the erosion and sediment controls during construction activities;
- iii) Contact details of the site contractor, site engineer and consultant; and
- iv) Any resulting amendments to the environmental protection and erosion and sediment control methodology may be further reviewed by Auckland Council during the pre-construction meeting specified above and shall be approved in accordance with conditions below.

Advice Note:

To arrange the pre-start meeting required by Condition (7) please contact Principal Planner Consent Integration (West) on (09) 3010101 requesting a Pre-start meeting quoting LUC 2012-1149 and Permit 41337. Please note Council's response time can be up to five (5) working days.

SPECIFIC LUC 2012-1149 CONDITIONS

EARTHWORKS

8. The Team Leader Compliance and Monitoring– West and/or Consents and Compliance – West Team Manager, shall be notified at least two (2) working days prior to earthwork activities commencing on the subject site.
Advice Note:
Condition (8) requires the consent holder to notify Council of their intention to begin earthworks a minimum of two working days prior to commencement. Please contact the Team Leader, Compliance Monitoring – West to arrange this meeting +64 9 836 8000 to advise of the start of works.
9. All earthworks shall be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water from the subject site either to land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works shall cease immediately and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader, Compliance Monitoring – West.
10. Prior to the commencement of earthworks activity, all required erosion and sediment control measures on the subject site shall be constructed and carried out.
11. All earthworks shall be managed to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged from the subject site either to land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works shall cease immediately and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader, Compliance & Monitoring – West.
12. The site shall be progressively stabilised against erosion at all stages of the earthwork activity.
Advice Note:
It is recommended that you discuss any potential measures with Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader, Compliance & Monitoring – West on +64 9 836 8000 for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication No. 90, Erosion & Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region
13. All earthworks activity on the subject site shall comply with the New Zealand Standard 6803:1999 for Acoustics – Construction Noise.
14. The use of noise generating motorised equipment and vehicle movements to and from the site associated with earthworks activity on the subject site shall be restricted to between the following hours:
Monday to Friday: 7:30 a.m. to 7p.m.
Saturday: 8:00am to 5:30pm
There is to be no operation of noise-generating, motorised equipment and vehicles associated with earthworks activity on the subject site on Sundays or public holidays.
15. There shall be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the

- earthworks activity. All materials and equipment shall be stored within the subject site's boundaries.
16. There shall be no airborne or deposited dust beyond the subject site as a result of the earthworks activity, that in the opinion of the Team Leader, Compliance and Monitoring – West, is noxious, offensive or objectionable.
Advice Note:
It is recommended that potential measures as discussed with Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader, Compliance & Monitoring – West on +64 9 836 8000 for more details. Alternatively, please refer to the Ministry for the Environment publication "Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions".
17. There shall be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks activity. In the event that such damage does occur, the Team Leader, Compliance Monitoring – West, will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the consent holder.
Advice Note:
In order to prevent damage occurring during the earthwork activity, the consent holder should consider placing protective plates over footpaths, kerbs, and drains. Where necessary, prior to works commencing, photographing or video recording of roads, paths and drains may be appropriate. If you would like further details or suggestions on how to protect public assets during the earthwork phase, please contact the Team Leader, Compliance & Monitoring – West on +64 9 836 8000
18. Notice shall be provided to the *Team Leader, Compliance & Monitoring – West*, at least two (2) working days prior to the removal of any erosion and sediment control works.
19. The construction retaining structures and all associated earthworks shall be supervised by a suitable qualified engineering professional. In supervising the works, the suitable qualified engineering professional shall ensure that they are constructed and otherwise completed in accordance with NZS 4431:1989 Code of Practice for Earthfill for residential Development or NZS4404:2004 Code of Practice for Urban Land Subdivision and "Code of Practice: City Infrastructure and Land Development" and the following information:
- Geotechnical Engineering Investigation Stormwater Upgrade 125 Captain Scott Road Glen Eden prepared by KGA Geotechnical, reference 6361-2, dated 20 December 2011
 - Site Investigation Report prepared by Andrew Stewart, dated October 2012 Subsequent correspondence Re Resource Consent Application - Rejection prepared by Soil & Rock Consultants, reference 11506, dated 4 December 2012
20. One (1) month on completion of earthworks, a Certificate determining if the earthworks, as completed, has left the site in a condition suitable for its intended use signed by the suitable qualified engineering professional who designed and supervised the works, shall be provided to the Team Leader, Compliance & Monitoring – West.

VEGETATION ALTERATION

21. All works beneath the dripline of protected vegetation shall be undertaken in accordance with the Arborist Report by Willy Coenradi for Wilcon Sylvan Parks and Landscape Management Limited, dated 20th August 2012.
22. Except as provided for by this consent, no works on or within the dripline of vegetation, or the removal of vegetation which is protected by Council's tree protection rules, contained in the Auckland Council District Plan (Waitakere Section), shall proceed without further resource consents.
23. The consent holder shall employ an appropriately qualified and experienced works arborist to monitor, direct and supervise all works within the dripline, pruning and clearance of vegetation on the site for the duration of the construction project.
24. The works Arborist which has been employed by the consent holder (as per the Arborist Report by Willy Coenradi for Wilcon Sylvan Parks and Landscape Management Limited, dated 20th August 2012) shall submit a final completion report to the Council's Environmental Monitoring Advisor within one month of completion of the works. The arboricultural completion report will include a statement on effects of the development on the surrounding trees and that works were carried out in accordance with the provided methodology, including photographic evidence, and recommendations for any further remedial work to remedy any detrimental effects.
25. If during excavations and/or activities within or adjacent to the dripline of protected vegetation which in the opinion of the Works Arborist may generate more than minor adverse effects to the health and well being of the tree, all work shall cease and Council's Environmental Monitoring Advisor shall be contacted immediately.

SPECIFIC PERMIT 413337 (REGIONAL CONSENT) CONDITIONS

Pre commencement

26. Prior to earthworks commencing on site, a final erosion and sediment control plan shall be submitted to the Team Leader, Earthworks and Contaminated Land, Natural Resources and Specialist Input. This should include, but not be limited to;
 - Details of all devices and techniques to be utilised
 - Sizing and design details of all devices
 - Plan detailing the location of the devices
27. Prior to the commencement of earthworks activity, all required erosion and sediment control measures on the site shall be constructed and carried out in accordance with those described in the application documentation and the approved erosion and sediment control plan and methodology.
28. At least **5 working days** prior to the commencement of the earthworks activity as authorised by this resource consent, the Team Leader – Earthworks and Contaminated, Land, Natural Resources and Specialist Input shall be informed in writing of the proposed start date.
29. Any amendments to the erosion and sediment control methodology must be approved by the Team Leader – Earthworks and Contaminated Land, Natural Resources and Specialist Input in writing prior to any such amendment being implemented.

30. Prior to bulk earthworks commencing, a certificate signed by an appropriately qualified and experienced engineer to certify that the erosion and sediment controls have been constructed in accordance with the erosion and sediment control plan as specified in conditions above shall be submitted to Auckland Council. Certified controls shall include diversion channels and silt fences. The certification for these subsequent measures shall be supplied immediately upon completion of construction of those measures. Information supplied if applicable shall include:
- Contributing catchment area;
 - b) Retention volume of structure (dead storage and live storage measured to the top of the primary spillway);
 - c) Shape of structure (dimensions of structure);
 - d) Position of inlets/outlets; and
 - e) Stabilisation of the structure.
31. All perimeter controls shall be operational before bulk earthworks commence.

During Development Conditions

32. Servants or agents of Auckland Council shall be permitted to have access to relevant parts of the property at all reasonable times for the purpose of carrying out inspections, surveys, investigations, tests, measurements and/or to take samples.
33. If work on site is abandoned, adequate preventative and remedial measures shall be taken to control sediment discharge and shall thereafter be maintained for so long as necessary to prevent sediment discharge from the site. All such measures shall be of a type and to a standard which are to the satisfaction of the Team Leader, Earthworks and Contaminated Land, Natural Resources and Specialist Input.
34. All personnel working on the site shall be made aware of and have access to the contents of this consent document and the associated erosion and sediment plan and methodology.
35. Erosion and sediment control measures shall be constructed and maintained in accordance with TP90 (including the amendments dated December 2007) and any amendments to this document, except where a higher standard is detailed in the documents referred to in conditions above, in which case the higher standard shall apply.
36. All 'cleanwater' runoff from stabilised surfaces including catchment areas above the site shall be diverted away from earthwork areas via a stabilised system, so as to prevent surface erosion.
37. All machinery shall be operated in a way which ensures that spillages of hazardous substances such as fuel, oil and similar contaminants are prevented, particularly during refuelling and machinery servicing and maintenance. Refuelling and lubrication activities shall be carried out away from any water body such that any spillage can be contained so it does not enter the adjacent watercourse.

38. In the event that any sediment and/or soil is deposited onto the site's surrounding roading network, immediate action to clean the surrounding roading network shall be undertaken.
39. Notice shall be given to the Team Leader, Earthworks and Contaminated Land, Natural Resources and Specialist Input prior to any erosion and sediment control measures being removed and completion of the operation.

Seasonal Restriction

40. No vegetation removal or earthworks on the site shall be undertaken between 30 April and 1 October in any year without the written approval of the Team Leader – Earthworks and Contaminated Land. Earthworks in this regard refers to bulk earthworks (cut/fill/waste) associated with the site.
41. Stabilisation is to be completed on a progressive basis as earthworks are finished over various areas of the site and fully achieved by 30 April in the year of bulk earthworks in accordance with measures detailed in TP90 and any amendments to that document, unless a later date is approved in writing by the Team Leader – Earthworks and Contaminated Land at least two weeks before 30 April. "Site stabilisation" means when the site is covered by a permanent erosion-proof ground cover such as aggregate and includes vegetative cover which has obtained a density of more than 80% of a normal pasture sward.

Monitoring

42. The sediment and erosion controls at the site of the works shall be inspected on a regular basis and within 24 hours of each rainstorm event that is likely to impair the function or performance of the controls. A record shall be maintained of the date, time and any maintenance undertaken in association with this condition which shall be forwarded to the Auckland Council on request.
43. Inspection advice notes issued on site by the Auckland Council or its representatives are to be actioned within the timeframes stipulated. Where there is disagreement as to the suitability of the action requested, immediate contact with the Team Leader - Earthworks and Contaminated Land, Natural Resources and Specialist Input is required.

Advice notes for LUC 2012-1149 and Permit 41337

1. If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to sections 357A or 357B of the RMA. Any objection must be made in writing to Council within 15 working days of notification of the decision.
2. Please read the conditions of this resource consent carefully and make sure that you understand all the conditions that have been imposed before commencing the development.
3. This resource consent will lapse five years after the date of Council's decision **unless:**
 - (a) it is given effect to before the end of that period. To give effect to this consent, the activity allowed by this consent must be established and the conditions contained in the consent complied with. Please note that there

- must be compliance with all of the consent conditions once the land use has been established, or
- (b) an application is made and granted prior to the expiry of that period for a time extension. The statutory considerations that apply to extensions are set out in section 125 of the RMA.

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

4. That, in the event of archaeological site evidence (e.g. shells, middens, hangi or ovens, pit depressions, defensive ditches, artifactual material or human bones) being uncovered during construction, the consent holder shall ensure that operations shall cease in the vicinity of the discovery and that the archaeologist, Auckland Council, is contacted so that the appropriate action can be taken before any work may recommence there.
5. The consent holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and the Historic Places Act 1993. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. Please note that the approval of this resource consent, including consent conditions specified above, may affect a previously issued building consent for the same project, in which case a new building consent may be required.
6. It is the applicant's responsibility to obtain appropriate approvals from the owners of any interrupted public assets. It is recommended that, in order to protect any surrounding public assets, appropriate construction management plan or methodology should be in place to prevent any damage to any public assets.
7. The application documents show drainage works are proposed through the neighbouring property. The granting of this resource consent does not in any way allow the applicant to enter and construct drainage within neighbouring property, without first obtaining the agreement of all owners and occupiers of said land to undertake the proposed works. It is recommended that the private agreement be legally documented to avoid disputes arising.
8. A copy of this consent should be held on site at all times during the establishment and construction phase of the activity. The consent holder is requested to notify Council, in writing, of their intention to begin works at least 14 days prior to work starting on the consented development. A "Notice of Works Starting" Form is included in your Resource Consent Pack to facilitate this notice. "Notice of Works Starting" forms can be emailed to rcmadmin@aucklandcouncil.govt.nz, faxed (09 353 9186) or posted to Administration Officer, Compliance and Monitoring, Resource Consents and Compliance, Auckland Council, Private Bag 92300, Auckland 1142.
9. The granting of this resource consent does not in any way allow the consent holder to enter and undertake works within neighbouring properties, without first obtaining the agreement of all owners and occupiers of said land to undertake the proposed works. Any negotiation or agreement is the full responsibility of the consent holder, and is a private agreement that does not involve Council. Should any disputes arise between the private parties, these are civil matters which can be taken to independent mediation or disputes tribunal for resolution. It is recommended that the private agreement be legally documented to avoid disputes

arising. To obtain sign-off for the resource consent, the services described by the conditions above are required to be in place to the satisfaction of Council.

9. Compliance with the consent conditions will be monitored by Council in accordance with section 35(d) of the Resource Management Act. This will typically include site visits to verify compliance (or non compliance) and documentation (site notes and photographs) of the activity established under the Resource Consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. Only after all conditions of the Resource Consent have been met, will Council issue a letter on request of the consent holder.

Authored by:
Title:

Kate Lawson
Resource Consents Planner

Signed:



Date:

_____ 20/2/13 _____

SECTION 104C DETERMINATION

Having considered the submitted application material and all relevant statutory considerations, I concur with the foregoing assessment. As such, acting under delegated authority, this application LUC 2012-1149 and Permit 41337 for resource consent shall be granted consent.

Team Leader:
Title:

Sonja Bury
Principal Planner

Signed:



Date:

_____ 20/2/13 _____

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



Discretionary activity under section 127(3) for a residential activity

Application number(s):	LUC60327363-A etc.
Original consent number(s):	LUC60327363
Applicant:	Yang Liu, Yating Jiang
Site address:	47 Atkinson Road, Titirangi
Legal description:	LOT 6 DP 36929

Proposal

The consent holder wishes to vary the condition 1 of the originally approved resource consent (BUN60325229/LUC60327362/SUB60347364) resource consent for a residential activity as follows:

- The applicant proposes to lift the finished floor of proposed dwelling for 400mm and a further 245mm for the garage to accommodate the adequate clearance between the public wastewater pipe and proposed building.
- The first floor will be reduced in size from 99m² to 95.92m².
- Inner boundary will be changed slightly to allow more manoeuvring space.
- The side wall in the double garage will be changed to block wall.
- Retaining walls will be changed to keystone retaining wall

This discretionary activity under s127 of the Resource Management Act 1991 (RMA) is for changes to conditions of consent BUN60325229 involving the following amendments (with strikethrough for deletion, underline for insertions):

Land use consent (s9) – [LUC60327362](#)

Changes to condition 1

The proposed activity shall be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and

all referenced by the council as resource consent number BUN60327362 & LUC60327362 and LUC60327362-A

- Application Form and Assessment of Environmental Effects prepared by Long Crest Consulting Ltd, dated September 2018.
- S127 Application Form and Assessment of Environmental Effects prepared by Long Crest Consulting, dated November 2019.

Report title and reference	Author	Rev	Dated
Flood Assessment Report, Project Number 180550	Thomas Consultants	-----	13 July 2018
Development Engineering Report	Long Crest consulting Ltd		September 2018

<u>Drawing title and reference</u>	<u>Author</u>	<u>Rev</u>	<u>Dated</u>
Topographic Plan 47 Atkinson Road, Titirangi, File No. F2447	Lim Surveyors Ltd		March 2018
Scheme Plan, Drawing No. RC 01	Long Crest Consulting Ltd	<u>D</u>	November 2018
Site Layout and Drainage Plan, Drawing No. RC 02	Long Crest Consulting Ltd	<u>A</u>	November 2018
Earthworks Plan, Drawing No. RC03	Long Crest Consulting Ltd		November 2018
Erosion and Sediment, Drawing No. RC04	Long Crest Consulting Ltd		September 2018
Erosion and Sediment Drawing No. RC05	Long Crest Consulting Ltd		September 2018
Long Section of Entrance Strip, Drawing No. RC06	Long Crest Consulting Ltd		September 2018
Traffic Plan, Drawing No. RC07	Long Crest Consulting Ltd	<u>B</u>	November 2018
Site Plan, Job No. 18000, Sheet No. RC001 <u>Job No. 8115, Drawing No. A101</u>	Long Crest Consulting Ltd <u>VIKON</u>		Undated <u>13/11/2019</u>
Ground Floor plan, Job No. 18000, Sheet No. RC002 <u>Job No. 8115, Drawing No. A201</u>	Long Crest Consulting Ltd <u>VIKON</u>		Undated <u>13/11/2019</u>

First Floor Plan, Job No. 18000, Sheet No. RC003 <u>Job No. 8115, Drawing No. A202</u>	Long Crest Consulting Ltd <u>VIKON</u>		Undated <u>13/11/2019</u>
Elevations 1, Job No. 18000, Sheet No. RC004 <u>Job No.8115, Drawing No. A301</u>	Long Crest Consulting Ltd <u>VIKON</u>		Undated <u>13/11/2019</u>
Elevations 2, Job No. 18000, Sheet No. RC005 <u>Job No. 8115, Drawing No. A302</u>	Long Crest Consulting Ltd <u>VIKON</u>		Undated <u>13/11/2019</u>
3D Views, Job No. 18000, Sheet No. RC006	Long Crest Consulting Ltd		Undated
Scheme Plan, Job No. 18000, Sheet No. RC007	Long Crest Consulting Ltd		Undated
Deck Section, Job No. 18000, Sheet No. RC008	Long Crest Consulting Ltd		Undated

Recommendation

I recommend, under sections 127, 104, 104B, and Part 2 of the RMA, that this variation application is **GRANTED**.

Decision

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

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

Reasons

The reasons for this decision are:

1. The proposal is appropriately considered under s127 as the changes will not result in a fundamentally different activity or materially different effects.
2. In accordance with an assessment under s104(1)(a)-(ab) and s127(3) of the RMA, the actual and potential effects from the variation will be acceptable as:
 - a. The proposed variation will not lead to an increase in the intensity of the development. The new dwelling will be generally consistent with originally

approved dwelling. Furthermore, the variation will contribute to achieving adequate clearance between the public wastewater pipe and the new dwelling.

- b. The overall gradient of the accessway and on-site manoeuvring area will comply with the relevant standard under Chapter E27. Parking arrangements and layout of the driveway will remain consistent with the originally approved consent. Therefore, there will be no additional adverse traffic effects.
 - c. The overland flow path located at the rear of the site will not be altered as a result of the proposal. The adverse flooding effects are assessed to be less than minor under the originally approved consent.
 - d. In terms of positive effects, the proposal will contribute to establishment of residential dwelling that provides for social and cultural well-being of future occupants, while adequately avoiding and mitigating adverse environment effects.
 - e. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.
3. In accordance with an assessment under s104(1)(b) and s127(3) of the RMA, the variation is consistent with the relevant statutory documents. In particular,

H4.2 Objectives & H4.3 Policies

The proposal is considered to be generally consistent with the objectives and policies for the zone, as the proposed dwelling is in keeping with the neighbourhoods planned suburban built character. The new dwelling at lot 2 will be in a two storey, which is consistent with the height of the other approved dwellings and residential properties at the surrounding area. The proposal allows for a reasonable level of sunlight, and privacy to the adjoining sites while providing for adequate internal privacy, outlook, outdoor living space and daylight to achieve high amenity on site.

E27.2 Objectives & E27.3 Policies

The proposal is consistent with the Transport policies as the proposed vehicle crossing has been designed and located to provide for safe, effective and efficient to and from sites. The proposed variation will not lead to further infringements to the relevant on-site manoeuvring and gradient standards. The layout of the driveway will also remain consistent with the originally approved consent.

E36.2 Objectives & E36.3 Policies

The proposal is consistent with the Natural Hazards and Flooding policies as the function of the overland flow path to convey stormwater runoff safely from a site to the receiving environment is maintained.

4. In accordance with an assessment under s104(1)(c) and s127(3) of the RMA, no other matters are considered relevant.
5. In the context of this variation application, where the objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies

designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.

6. Overall the proposal is acceptable due to the reasons stated above.

Conditions

Under sections 108 and 108AA of the RMA, this variation is subject to the following:

1. The proposed activity shall be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent number BUN60327362 & LUC60327362 and LUC60327362-A.

- Application Form and Assessment of Environmental Effects prepared by Long Crest Consulting Ltd, dated September 2018.
- S127 Application Form and Assessment of Environmental Effects prepared by Long Crest Consulting, dated November 2019.

Report title and reference	Author	Rev	Dated
Flood Assessment Report, Project Number 180550	Thomas Consultants	-----	13 July 2018
Development Engineering Report	Long Crest consulting Ltd		September 2018

Drawing title and reference	Author	Rev	Dated
Topographic Plan 47 Atkinson Road, Titirangi, File No. F2447	Lim Surveyors Ltd		March 2018
Scheme Plan, Drawing No. RC 01	Long Crest Consulting Ltd	<u>D</u>	November 2018
Site Layout and Drainage Plan, Drawing No. RC 02	Long Crest Consulting Ltd	<u>A</u>	November 2018
Earthworks Plan, Drawing No. RC03	Long Crest Consulting Ltd		November 2018
Erosion and Sediment, Drawing No. RC04	Long Crest Consulting Ltd		September 2018
Erosion and Sediment Drawing No. RC05	Long Crest Consulting Ltd		September 2018

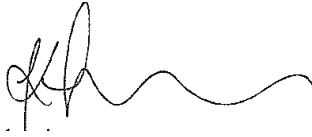
Long Section of Entrance Strip, Drawing No. RC06	Long Crest Consulting Ltd		September 2018
Traffic Plan, Drawing No. RC07	Long Crest Consulting Ltd	B	November 2018
Site Plan, Job No. 8115, Drawing No. A101	VIKON		13/11/2019
Ground Floor plan, Job No. 8115, Drawing No. A201	VIKON		13/11/2019
First Floor Plan, Job No. 8115, Drawing No. A202	VIKON		13/11/2019
Elevations 1, Job No.8115, Drawing No. A301	VIKON		13/11/2019
Elevations 2, Job No. 8115, Drawing No. A302	VIKON		13/11/2019
3D Views, Job No. 18000, Sheet No. RC006	Long Crest Consulting Ltd		Undated
Scheme Plan, Job No. 18000, Sheet No. RC007	Long Crest Consulting Ltd		Undated
Deck Section, Job No. 18000, Sheet No. RC008	Long Crest Consulting Ltd		Undated

Advice notes

1. *A copy of the consolidated set of conditions of consent as amended is included as attachment 1 to this section 127 decision.*
2. *The consent holder is reminded that the decision on this section 127 application does not affect the lapse period for the resource consent.*
3. *This decision is to be read in conjunction with any other relevant approved resource consent(s) and does not negate the consent holder's requirement to continue to comply with the conditions of any previously granted resource consent(s) that have been implemented.*

Delegated decision maker:

Name: Kate Hunter
Title: Team Leader, Resource Consents
Signed:



Date: 18/12/19

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



Decision 2 - Discretionary activity under section 127(3) for a subdivision consent

Application number	SUB60327364-A
Original consent number	BUN60325229 / SUB60327364
Applicant	Yang Liu, Yating Jiang
Legal description	LOT 6 DP 36929

Proposal

The consent holder wishes to vary the conditions of SUB60327364 (conditions 1) as follows:

- The Inner boundary will be changed slightly to allow more manoeuvring space.

Subdivision consent (s11) – SUB60327364-A

The discretionary activity under s127 of the Resource Management Act 1991 (RMA) is for changes to condition(s) of consent BUN60325229, involving the following amendments (with strikethrough for deletion, underline for insertions):

SUB60327364-A : Changes to condition 1

1. The proposed activity shall be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent number BUN60327362 & LUC60327362 and SUB60327364-A.

- Application Form and Assessment of Environmental Effects prepared by Long Crest Consulting Ltd, dated September 2018.
- S127 Application Form and Assessment of Environmental Effects prepared by Long Crest Consulting, dated November 2019.

Report title and reference	Author	Rev	Dated
Flood Assessment Report, Project Number 180550	Thomas Consultants	-----	13 July 2018
Development Engineering Report	Long Crest consulting Ltd		September 2018

<u>Drawing title and reference</u>	<u>Author</u>	<u>Rev</u>	<u>Dated</u>
Topographic Plan 47 Atkinson Road, Titirangi, File No. F2447	Lim Surveyors Ltd		March 2018
Scheme Plan, Drawing No. RC 01	Long Crest Consulting Ltd	<u>D</u>	November 2018
Site Layout and Drainage Plan, Drawing No. RC 02	Long Crest Consulting Ltd	<u>A</u>	November 2018
Earthworks Plan, Drawing No. RC03	Long Crest Consulting Ltd		November 2018
Erosion and Sediment, Drawing No. RC04	Long Crest Consulting Ltd		September 2018
Erosion and Sediment Drawing No. RC05	Long Crest Consulting Ltd		September 2018
Long Section of Entrance Strip, Drawing No. RC06	Long Crest Consulting Ltd		September 2018
Traffic Plan, Drawing No. RC07	Long Crest Consulting Ltd	<u>B</u>	November 2018
Site Plan, Job No. 18000, Sheet No. RC001- Job No. 8115, Drawing No. A101	Long Crest Consulting Ltd <u>VIKON</u>		Undated <u>13/11/2019</u>
Ground Floor plan, Job No. 18000, Sheet No. RC002- Job No. 8115, Drawing No. A201	Long Crest Consulting Ltd <u>VIKON</u>		Undated <u>13/11/2019</u>
First Floor Plan, Job No. 18000, Sheet No. RC003 Job No. 8115, Drawing No. A202	Long Crest Consulting Ltd <u>VIKON</u>		Undated <u>13/11/2019</u>

Elevations 1, Job No. 18000, Sheet No. RC004 <u>Job No.8115, Drawing No. A301</u>	Long Crest Consulting Ltd <u>VIKON</u>		Undated <u>13/11/2019</u>
Elevations 2, Job No. 18000, Sheet No. RC005 <u>Job No. 8115, Drawing No. A302</u>	Long Crest Consulting Ltd <u>VIKON</u>		Undated <u>13/11/2019</u>
3D Views, Job No. 18000, Sheet No. RC006	Long Crest Consulting Ltd		Undated
Scheme Plan, Job No. 18000, Sheet No. RC007	Long Crest Consulting Ltd		Undated
Deck Section, Job No. 18000, Sheet No. RC008	Long Crest Consulting Ltd		Undated

Reasons

The reasons for this decision are:

1. The proposal is appropriately considered under s127 as the changes will not result in a fundamentally different activity or materially different effects.
2. In accordance with an assessment under s104(1)(a)-(ab) and s127(3) of the RMA, the actual and potential effects from the variation will be acceptable as:
 - a. The layout of the subdivision will not be altered as a result of the proposed variation. The internal boundary change is very minor and will provide better on-site manoeuvring space. The subdivision has been designed to accommodate the proposed development provides sufficient residential amenities.
 - b. The infrastructure provision will not be altered or adversely affected as a result of the proposed variation. Each of the sites can be connected to the public stormwater and wastewater systems in a same way as originally approved subdivision consent. The infrastructure effects are therefore mitigated and acceptable.
 - c. The layout of the vehicle crossing will remain the same as originally approved consent. The design and layout of the Right of Way (ROW) and parking spaces will be generally consistent with the originally approved consent. Therefore, the proposed lots are accessible.
 - d. In terms of positive effects, proposed subdivision provides individual allotments which are independently serviced, in order to more closely meet the needs of the landowners.
 - e. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.

- f. In accordance with an assessment under s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.
- g. In accordance with an assessment under s104(1)(c) and s127(3) of the RMA, no other matters are considered relevant.
3. In accordance with an assessment under s104(1)(b) and s127(3) of the RMA the proposal is consistent with the relevant statutory documents. In particular:

E38.2 Objectives & E38.3 Policies

The proposed subdivision will ensure that land is subdivided to achieve the objectives and policies of the residential zone and the relevant overlays and Auckland wide provisions. The subdivided Lots will provide for the long-term needs to community. All required infrastructure will and can be provided for in an integrated manner at the time of development and the subdivision will have a layout which is safe, efficient and accessible. The proposal will not exacerbate natural hazards or increase the risks of adverse effects to people, property, infrastructure or the environment. All services and infrastructure will be provided for. Each proposed lot will have sufficient open space and onsite amenity.

4. In terms of s106 of the RMA, the proposal is not considered to give rise to a significant the proposal is not considered to give rise to a significant risk from natural hazards, and sufficient provision has been made for legal and physical access to the proposed allotments. Accordingly, council is able to grant this subdivision consent subject to the conditions below.
5. In the context of this variation application, where the objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.
6. Overall the proposal is acceptable due to the reasons stated above.

Conditions

Under sections 108, 108AA and 220 of the RMA, this variation is subject to the following additional conditions and amendments to existing conditions:

1. The proposed activity shall be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent number BUN60327362 & LUC60327362 and _SUB60327364-A.
 - Application Form and Assessment of Environmental Effects prepared by Long Crest Consulting Ltd, dated September 2018.

- S127 Application Form and Assessment of Environmental Effects prepared by Long Crest Consulting, dated November 2019.

Report title and reference	Author	Rev	Dated
Flood Assessment Report, Project Number 180550	Thomas Consultants	-----	13 July 2018
Development Engineering Report	Long Crest consulting Ltd		September 2018

Drawing title and reference	Author	Rev	Dated
Topographic Plan 47 Atkinson Road, Titirangi, File No. F2447	Lim Surveyors Ltd		March 2018
Scheme Plan, Drawing No. RC 01	Long Crest Consulting Ltd	<u>D</u>	November 2018
Site Layout and Drainage Plan, Drawing No. RC 02	Long Crest Consulting Ltd	<u>A</u>	November 2018
Earthworks Plan, Drawing No. RC03	Long Crest Consulting Ltd		November 2018
Erosion and Sediment, Drawing No. RC04	Long Crest Consulting Ltd		September 2018
Erosion and Sediment Drawing No. RC05	Long Crest Consulting Ltd		September 2018
Long Section of Entrance Strip, Drawing No. RC06	Long Crest Consulting Ltd		September 2018
Traffic Plan, Drawing No. RC07	Long Crest Consulting Ltd	<u>B</u>	November 2018
Site Plan, Job No. 8115, Drawing No. A101	VIKON		13/11/2019
Ground Floor plan, Job No. 8115, Drawing No. A201	VIKON		13/11/2019
First Floor Plan, Job No. 8115, Drawing No. A202	VIKON		13/11/2019
Elevations 1, Job No. 8115, Drawing No. A301	VIKON		13/11/2019
Elevations 2, Job No. 8115, Drawing No. A302	VIKON		13/11/2019

3D Views, Job No. 18000, Sheet No. RC006	Long Crest Consulting Ltd		Undated
Scheme Plan, Job No. 18000, Sheet No. RC007	Long Crest Consulting Ltd		Undated
Deck Section, Job No. 18000, Sheet No. RC008	Long Crest Consulting Ltd		Undated

Attachment 1: Consolidated conditions of consent as amended

Land Use Consent – LUC60327362-A

1. The proposed activity shall be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent number BUN60327362 & LUC60327362 and LUC60327362-A.

- Application Form and Assessment of Environmental Effects prepared by Long Crest Consulting Ltd, dated September 2018.
- S127 Application Form and Assessment of Environmental Effects prepared by Long Crest Consulting, dated November 2019.

Report title and reference	Author	Rev	Dated
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Drawing title and reference	Author	Rev	Dated
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Earthworks Plan, Drawing No. RC03	Long Crest Consulting Ltd		November 2018
Erosion and Sediment, Drawing No. RC04	Long Crest Consulting Ltd		September 2018
Erosion and Sediment Drawing No. RC05	Long Crest Consulting Ltd		September 2018
Long Section of Entrance Strip, Drawing No. RC06	Long Crest Consulting Ltd		September 2018
Traffic Plan, Drawing No. RC07	Long Crest Consulting Ltd	B	November 2018
Site Plan, Job No. 8115, Drawing No. A101	VIKON		13/11/2019
Ground Floor plan, Job No. 8115, Drawing No. A201	VIKON		13/11/2019
First Floor Plan, Job No. 8115, Drawing No. A202	VIKON		13/11/2019
Elevations 1, Job No. 8115, Drawing No. A301	VIKON		13/11/2019
Elevations 2, Job No. 8115, Drawing No. A302	VIKON		13/11/2019
3D Views, Job No. 18000, Sheet No. RC006	Long Crest Consulting Ltd		Undated
Scheme Plan, Job No. 18000, Sheet No. RC007	Long Crest Consulting Ltd		Undated
Deck Section, Job No. 18000, Sheet No. RC008	Long Crest Consulting Ltd		Undated

2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
- a.
 - a. The consent is given effect to; or
 - b. The council extends the period after which the consent lapses.
 3. The consent holder shall pay the council an initial consent compliance monitoring charge of \$330 inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this consent/s.

Advice note:

The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.

Specific conditions – land use consent LUC60327362

Wastewater

4. The consent holder must provide separate wastewater connections to serve units 1 and 2 in accordance with Watercare Service Limited (WSL) standards; refer Water and Wastewater Code of Practice for Land Development and Subdivision.

Stormwater

5. The consent holder must provide a separate public connection for unit 2 to the stormwater system in accordance with Auckland Council standards; refer Auckland Council Code of Practice for Land Development and Subdivision.

Advice Note:

Public Stormwater connections require Engineering Plan Approval

Overland Flow path

6. The consent holder must define the 1% AEP storm event overland flow path as detailed on Appendix B (Flood Extent Plan) in the report titled Flood Assessment Report for 47 Atkinson Road, Titirangi by Thomas Consultants Ltd, dated 13/July/2018.
7. The consent holder must provide an As-Built plan, long section and cross sections, prepared by a Licensed Cadastral Surveyor to demonstrate that the completed overland flow path meets the design requirements.

Vehicle Crossing

8. The consent holder must construct a new Vehicle Crossing for the access to units 1 and 2 to the satisfaction of Auckland Transport.

Advice Note:

A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works. Please visit The Auckland Transport website or contact Auckland Transport Call Centre on Ph 09 355 3553 for requirement and standards.

Covenants

9. Pursuant to Section 108(2) (d) a covenant is required to be entered into for unit 2, to record and advise any future owners of the need to comply with this condition on an ongoing basis.

- Buildings with vulnerable activities shall have a finished floor level RL53.51m being 500mm above the 1 in 100 year overland flow level in terms of LINZ Datum.
- To ensure the unobstructed flow of the overland flow path during the 1 in 100 year storm event, the owner(s) of the property are required to comply with the following restrictions on an ongoing basis:
 - Do not change the ground levels within the 1% AEP storm event overland flow path as detailed on Appendix B (Flood Extent Plan) in the report titled Flood Assessment Report for 47 Atkinson Road, Titirangi by Thomas Consultants Ltd, dated 13/July/2018.
 - Do not obstruct the overland flow through the property with any fencing, object, impermeable landscaping, building, or structure.
 - Maintain open boarded fencing, or similar, within the extent of the overland flow with a ground clearance of 200mm.

Advice Note:

Changes to the development proposal considered in the above report (in any form), may result in a request for new Flood Report. Amendments may also be required to the above Covenant.

Covenant Instrument

10. The Covenant Instrument will be prepared by Auckland Council’s solicitors at the cost of the consent holder. The owner or the consent holder’s solicitor should contact Team Leader, Compliance Monitoring (West) to request the Covenant Instrument to be prepared and registered. The following should accompany that request:
- A copy of the consent condition;
 - A recent copy of the Certificate of Title

Subdivision Consent – SUB60327364-A

The proposed activity shall be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent number BUN60327362 & LUC60327362 and _SUB60327364-A.

- Application Form and Assessment of Environmental Effects prepared by Long Crest Consulting Ltd, dated September 2018.
- S127 Application Form and Assessment of Environmental Effects prepared by Long Crest Consulting, dated November 2019.

Report title and reference	Author	Rev	Dated
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Flood Assessment Report, Project Number 180550	Thomas Consultants	-----	13 July 2018
Development Engineering Report	Long Crest consulting Ltd		September 2018

<u>Drawing title and reference</u>	<u>Author</u>	<u>Rev</u>	<u>Dated</u>
Topographic Plan 47 Atkinson Road, Titirangi, File No. F2447	Lim Surveyors Ltd		March 2018
Scheme Plan, Drawing No. RC 01	Long Crest Consulting Ltd	<u>D</u>	November 2018
Site Layout and Drainage Plan, Drawing No. RC 02	Long Crest Consulting Ltd	<u>A</u>	November 2018
Earthworks Plan, Drawing No. RC03	Long Crest Consulting Ltd		November 2018
Erosion and Sediment, Drawing No. RC04	Long Crest Consulting Ltd		September 2018
Erosion and Sediment Drawing No. RC05	Long Crest Consulting Ltd		September 2018
Long Section of Entrance Strip, Drawing No. RC06	Long Crest Consulting Ltd		September 2018
Traffic Plan, Drawing No. RC07	Long Crest Consulting Ltd	<u>B</u>	November 2018
Site Plan, Job No. 8115, Drawing No. A101	VIKON		13/11/2019
Ground Floor plan, Job No. 8115, Drawing No. A201	VIKON		13/11/2019
First Floor Plan, Job No. 8115, Drawing No. A202	VIKON		13/11/2019
Elevations 1, Job No. 18000, Sheet No. RC004, Job No.8115, Drawing No. A301	VIKON		13/11/2019
Elevations 2, Job No. 8115, Drawing No. A302	VIKON		13/11/2019
3D Views, Job No. 18000, Sheet No. RC006	Long Crest Consulting Ltd		Undated

Scheme Plan, Job No. 18000, Sheet No. RC007	Long Crest Consulting Ltd		Undated
Deck Section, Job No. 18000, Sheet No. RC008	Long Crest Consulting Ltd		Undated

2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. A survey plan is submitted to council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or
 - b. An application under section 125 of the RMA is made to the council before the consent lapses (five years) to extend the period after which the consent lapses and the council grants an extension

Survey plan approval (s223) conditions

3. The consent holder must submit a survey plan in accordance with the approved resource consent subdivision plan. The survey plan shall show any easements required by this subdivision consent.
4. The Survey Plan shall be in accordance with the plans titled:
 - Scheme Plan, Drawing No. RC 01, Revision D, prepared by Long Crest Consulting Ltd, dated November 2018.
 - Survey Plan, Drawing No. RC007, prepared by Long Crest Consulting Ltd, undated.

All referenced by Council as SUB60327364 and the information submitted with the application (including further information).

- a. Provide right of way, underground services and drainage easements (for the services through lots to protect the existing or proposed connections and right of ways) in a Memorandum of Easements endorsed on the survey plan, "subject to the granting or reserving of the easement(s) set out in the Memorandum hereon."
5. Easements in gross in favour of the Auckland Council for the purpose of providing overland flow of stormwater shall be created over parts of Lot 2 and shall be included in a memorandum of easements endorsed on the survey plan and be granted or reserved. The consent holder shall meet the costs for the preparation, review and registration of the easement instruments on the relevant computer registers (certificates of title).

Advice Notes

The Landonline documentation shall include the s223 and any other TA Certificates applicable. Note that the TA Ref. is SUB60327364 (West).

The consent holder must ensure that placement of the services and driveway/s occurs entirely within the easement/s and/or lot boundaries as shown.

Take note that street numbers for the lots on the survey plan will be allocated by Council subsequent to Section 223 approval, and these numbers must be used for future applications for building consent. A copy of the survey plan with the Council allocated numbers will be provided.

Section 224(c) compliance conditions

Prior to the release by the Council of the Section 224(c) certificate for this subdivision the consent holder shall comply with the following conditions to the satisfaction of Council. The application requesting the 224(c) release:

- shall be in writing, accompanied by official Council 224(c) application form, and
- shall include the advertised 224(c) processing fee, and
- shall provide a detailed explanation address how each of the following conditions have been satisfied.

Wastewater

6. The consent holder must provide separate wastewater connections to serve Lots 1 and 2 in accordance with Watercare Service Limited (WSL) standards; refer Water and Wastewater Code of Practice for Land Development and Subdivision.

Stormwater

7. The consent holder must provide a sperate public connection for Lot 2 to the stormwater system in accordance with Auckland Council standards; refer Auckland Council Code of Practice for Land Development and Subdivision.

Advice Note:

Public Stormwater connections require Engineering Plan Approval. 224c will not be issued until the Engineering Approval Completion Certificate (EACC) is issued by Council's Development Engineering Team Leader.

Overland Flow Path

8. The consent holder must define the 1% AEP storm event overland flow path as detailed on Appendix B (Flood Extent Plan) in the report titled Flood Assessment Report for 47 Atkinson Road, Titirangi by Thomas Consultants Ltd, dated 13 July 2018.

Advice Note:

Provide an As-Built plan, long section and cross sections, prepared by a Licensed Cadastral Surveyor to demonstrate that the completed overland flow path meets the design requirements. Provide an easement over the area required to maintain unobstructed overland flow.

Vehicle Crossing

9. The consent holder must construct a new Vehicle Crossing for the access to Lots 1 and 2 to the satisfaction of Auckland Transport.

Advice Note:

A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works. Please visit The Auckland Transport website or contact Auckland Transport Call Centre on Ph 09 355 3553 for requirement and standards

Consent Notice

10. Pursuant to Section 221 a Consent Notice is required on Lot 2 to be entered into record and advice any future owners of the need to comply with this condition on an on-going basis.

Buildings with vulnerable activities shall have a finished floor level RL53.51m being 500mm above the 1 in 100 year overland flow level in terms of LINZ Datum.

- a. To ensure the unobstructed flow of the overland flow path during the 1 in 100 year storm event, the owner(s) of the property are required to comply with the following restrictions on an ongoing basis:
- i) Do not change the ground levels within the overland flow as detailed on Appendix B (Flood Extent Plan) in the report titled Flood Assessment Report for 47 Atkinson Road, Titirangi by Thomas Consultants Ltd, dated 13 July 2018.
 - ii) Do not obstruct the overland flow through the property with any fencing, object, impermeable landscaping, building, or structure.
 - iii) Maintain open boarded fencing, or similar, within the extent of the overland flow with a ground clearance of 200mm.

Legal Documentation

11. The Drainage Easement in Gross and Consent Notice required by Conditions 3 and 10 above will be prepared by the Council Solicitor at the consent holder's cost when the following information has been received:

- a. All necessary technical information.
- b. A copy of the Land Transfer plan showing the Deposited Plan and Certificate(s) of Title numbers allocated by Land Information New Zealand, and
- c. The name and address of the solicitor acting for the owner.

Advice Note:

If this subdivision is completed prior to the land use consent, the consent notices will supersede the requirement for easements under the land use consent.

12. Where any condition imposed upon this consent to subdivision is to be complied with on an ongoing basis by the subdividing owner and subsequent owners after the deposit of a survey plan (not being a condition in respect of which a Bond is required to be entered into by the subdividing owner of a completion certificate is capable of being or has been issued), the subdividing owner shall pay the Council's Solicitors legal costs and disbursements relating to the preparation and registration of a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, and shall do all acts and things necessary to enable registration of such Notice to be completed.

General Conditions

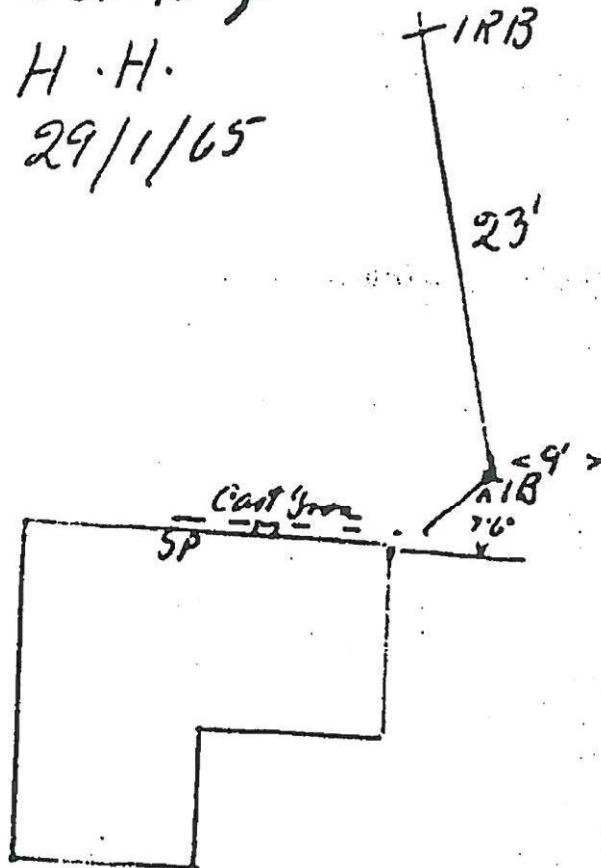
13. The consent holder must provide confirmation from a Licensed Cadastral Surveyor to certify all services and formation of driveway are located within the Lots/ easements.
14. The consent holder shall provide and install an underground electricity supply system to service lot 2 generally as shown on the approved plans. The system shall be installed in accordance with the requirements of the Auckland Code of Practice for Land Development and Subdivision and the relevant network utility operator. The consent holder shall provide confirmation from the network utility operator that the system has been installed in accordance with their requirements and 'as-built' plans of the system to the council.
15. The consent holder shall provide and install an underground telecommunications system to service lot 2 generally as shown on the approved plans. The system shall be installed in accordance with the requirements of the Auckland Code of Practice for Land Development and Subdivision and the relevant network utility operator. The consent holder shall provide confirmation from the network utility operator that the system has been installed in accordance with their requirements and 'as-built' plans of the system to the council

COPY

M. N. elbe Kenzie

H. H.

29/1/65



(37)

H7 Atkinson Rd

lot: 6

DP: 39424

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



Decision one – restricted discretionary activity for a residential activity

Application number(s): BUN60327362
LUC60327363
SUB60327364

Applicant: Long Crest Consulting Ltd

Site address: 47 Atkinson Road, Titirangi

Legal description: LOT 6 DP 36929

Proposal:

To construct a second dwelling on the site. The land use consent consists of the construction of two-storey, 5-bedroom dwelling with an internal double garage. The proposal involves the construction of a deck over the existing overland flow path on the site and earthworks of 54.156m³ over an area of 122.8m². In addition, a new vehicle crossing is proposed to be constructed and established to serve the proposed dwelling at the rear of the site. It is proposed to connect to the existing stormwater manhole and create a new wastewater connection to serve Lot 2.

The resource consents required are:

Land use consents (s9) – LUC60327363

Auckland Unitary Plan (Operative in part)

Transport

- The site is subject to a Vehicle Access Restriction under E27.6.4.1(3)(a) due to frontage to an arterial road. Consent is required as a restricted discretionary activity under E27.4.1(A5) as the proposed vehicle crossing for Lot 2 is off the arterial road (Atkinson Road).

Natural Hazards and Flooding

- The proposed dwelling involves establishing a deck over the overland flow path located on the site and is therefore a restricted discretionary activity under E36.4.1(A42).

Decision

I have read the application, supporting documents, and the report and recommendations on the application for resource consent(s). I am satisfied that I have adequate information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104C and Part 2 of the RMA, the resource consent(s) is **GRANTED**.

Reasons

The reasons for this decision are:

1. The application is for restricted discretionary resource consent, and as such under s104C only those matters over which council has restricted its discretion have been considered. Those matters are:
 - E27.8.1(12) Matters of Discretion (Transport)
 - E36.8.1(11)(12)(13) Matters of Discretion (Natural Hazards and Flooding)
2. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA the actual and potential effects from the proposal will be acceptable as:
 - a. The receiving environment consists of predominantly residential dwellings within the Residential – Mixed Housing Suburban Zone as well as Kaurilands Domain and Kaurilands Community Kindergarten to the west. Atkinson Road is classed as an arterial road.
 - b. The proposed development is in keeping with the neighbourhoods planned suburban built character or predominately two storey buildings and is increasing housing capacity within the zone. The proposed dwelling also provides for the day to day needs of residents by providing privacy and outlook and access to daylight and sunlight as well as useable and accessible outdoor living space.
 - c. The proposed deck is partially within the overland flow path that exists to the rear of the site. The proposal is acceptable as the deck is to be constructed above the maximum flood water level in a 100-year ARI event and flows are not being diverted or changed to what currently exists.
 - d. The subject site is part of a vehicle access restriction area. However, the proposed new vehicle crossing, and the disestablishment of the existing crossing is acceptable as onsite manoeuvring for vehicles to exit the site in a forward direction is proposed.
 - e. Council's Development Engineer Alice Huang has assessed the proposed stormwater and wastewater connections and the proposed deck over the overland flow path and is satisfied that adverse effects derived from potential capacity and flooding issues are minimised and acceptable. The service connections will be constructed according to current standards. The deck is to be constructed above the maximum flood water level in a 100-year ARI event and the support piles are located outside of the overland flow path causing no obstructions.

- f. Council's Traffic Engineer Nagaraj Prabhakara has assessed the proposed vehicle crossing to the east of the subject site connected to the arterial road of Atkinson Road and the existing vehicle crossing being removed and reinstated to road berm and kerb and channel. Overall, Mr Prabhakara is satisfied that adverse effects in relation to pedestrian streetscape and amenity, the transport network and the design and location of access are minimised and acceptable. This is due to the proposal providing onsite manoeuvring, allowing vehicles to exit the site in a forward direction, maintaining safety and visibility.
 - g. In terms of positive effects, the proposed dwelling will enable future dwellers to meet their social and cultural needs as well as increase the housing supply within the Auckland region to meet demand.
 - h. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.
3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular:

E27.2 and E27.3 Transport Objectives and Policies

The proposal is consistent with the Transport policies as the proposed vehicle crossing has been designed and located to provide for safe, effective and efficient to and from sites.

E36.2 and E36.3 Natural Hazards and Flooding Objectives and Policies

The proposal is consistent with the Natural Hazards and Flooding policies as the function of the overland flow path to convey stormwater runoff safely from a site to the receiving environment is maintained.

4. As a restricted discretionary activity, no other matters can be considered under s104(1)(c) of the RMA.
5. Overall the proposal is acceptable for this locality given the reasons above.

Conditions

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

1. The proposed activity shall be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent number BUN60327362 and LUC60327363.
 - Application Form and Assessment of Environmental Effects prepared by Long Crest Consulting Ltd, dated September 2018.

Report title and reference	Author	Rev	Dated
Flood Assessment Report, Project Number 180550	Thomas Consultants	----	13 July 2018
Development Engineering Report	Long Crest Consulting Ltd	----	September 2018

Drawing title and reference	Author	Rev	Dated
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Earthwork Plan, Drawing No. RC 03	Long Crest Consulting Ltd	----	September 2018
Erosion and Sediment, Drawing No. RC 04	Long Crest Consulting Ltd	----	September 2018
Erosion and Sediment Control Detail, Drawing No. RC 05	Long Crest Consulting Ltd	----	September 2018
Long Section of Entrance Strip, Drawing No. RC 06	Long Crest Consulting Ltd	----	September 2018
Traffic Plan, Drawing No. RC 07	Long Crest Consulting Ltd	B	November 2018
Site Plan, Job No. 18000, Sheet No. RC001	Long Crest Consulting Ltd	----	Undated
Ground Floor Plan, Job No. 18000, Sheet No. RC002	Long Crest Consulting Ltd	----	Undated
First Floor Plan, Job No. 18000, Sheet No. RC003	Long Crest Consulting Ltd	----	Undated
Elevations 1, Job No. 18000, Sheet No. RC004	Long Crest Consulting Ltd	----	Undated
Elevations 2, Job No. 18000, Sheet No. RC005	Long Crest Consulting Ltd	----	Undated
3D Views, Job No. 18000, Sheet No. RC006	Long Crest Consulting Ltd	----	Undated
Scheme Plan, Job No. 18000, Sheet No. RC007	Long Crest Consulting Ltd	----	Undated
Deck Section, Job No. 18000, Sheet No. RC008	Long Crest Consulting Ltd	----	Undated

2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. The consent is given effect to; or
 - b. The council extends the period after which the consent lapses.

3. The consent holder shall pay the council an initial consent compliance monitoring charge of \$330 inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this consent/s.

Advice note:

The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.

Specific conditions – land use consent LUC60327363

Wastewater

4. The consent holder must provide separate wastewater connections to serve units 1 and 2 in accordance with Watercare Service Limited (WSL) standards; refer Water and Wastewater Code of Practice for Land Development and Subdivision.

Advice Note:

Public Wastewater connections require Engineering Plan Approval.

Stormwater

5. The consent holder must provide a separate public connection for unit 2 to the stormwater system in accordance with Auckland Council standards; refer Auckland Council Code of Practice for Land Development and Subdivision.

Advice Note:

Public Stormwater connections require Engineering Plan Approval.

Overland Flow path

6. The consent holder must define the 1% AEP storm event overland flow path as detailed on Appendix B (Flood Extent Plan) in the report titled Flood Assessment Report for 47 Atkinson Road, Titirangi by Thomas Consultants Ltd, dated 13/July/2018.
7. The consent holder must provide an As-Built plan, long section and cross sections, prepared by a Licensed Cadastral Surveyor to demonstrate that the completed overland flow path meets the design requirements.

Vehicle Crossing

8. The consent holder must construct a new Vehicle Crossing for the access to units 1 and 2 to the satisfaction of Auckland Transport.

Advice Note:

A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works. Please visit The Auckland Transport website or contact Auckland Transport Call Centre on Ph 09 355 3553 for requirement and standards.

Covenants

9. Pursuant to Section 108(2) (d) a covenant is required to be entered into for unit 2, to record and advise any future owners of the need to comply with this condition on an ongoing basis.
- Buildings with vulnerable activities shall have a finished floor level RL53.51m being 500mm above the 1 in 100 year overland flow level in terms of LINZ Datum.
 - To ensure the unobstructed flow of the overland flow path during the 1 in 100 year storm event, the owner(s) of the property are required to comply with the following restrictions on an ongoing basis:
 - Do not change the ground levels within the 1% AEP storm event overland flow path as detailed on Appendix B (Flood Extent Plan) in the report titled Flood Assessment Report for 47 Atkinson Road, Titirangi by Thomas Consultants Ltd, dated 13/July/2018.
 - Do not obstruct the overland flow through the property with any fencing, object, impermeable landscaping, building, or structure.
 - Maintain open boarded fencing, or similar, within the extent of the overland flow with a ground clearance of 200mm.

Advice Note:

Changes to the development proposal considered in the above report (in any form), may result in a request for new Flood Report. Amendments may also be required to the above Covenant.

Covenant Instrument

10. The Covenant Instrument will be prepared by Auckland Council's solicitors at the cost of the consent holder. The owner or the consent holder's solicitor should contact Team Leader, Compliance Monitoring (West) to request the Covenant Instrument to be prepared and registered. The following should accompany that request:
- A copy of the consent condition;
 - A recent copy of the Certificate of Title.

Advice notes

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
2. *For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring inspector unless otherwise specified. Please contact monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*

3. *For more information on the resource consent process with Auckland Council see the council's website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.*
4. *If you as the applicant disagree with any of the above conditions or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*
5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
6. *Watercare Services Ltd have advised that connections to the existing public wastewater System/ watermain /fire hydrant shall be carried out by Watercare Services Ltd's contractor. At the time application for a water and/or wastewater Connection of (or application for demand increase), a water and wastewater infrastructure growth charge per additional equivalent unit shall apply. Details of the Charges are available on the website www.watercare.co.nz.*
7. *Public stormwater & wastewater drainage connections are to be taken into the body of the lot and are to terminate not less than 1 metre inside the Lot.*
8. *Connections are to be approved and constructed as part of the Engineering Approval. Application and approval must be granted prior to works commencing. All connections shall be marked by a 50m x 50m x 1m tantalised painted blue (sw) or red (ww) stake on completion and clearly dimensioned on any drainage "as built". In the event the connection into the Lot is not ready to be connected to the private system, the public connection shall also be capped in readiness for future development.*

Delegated decision maker:

Name: Kristin St John
Title: Team Leader, Resource Consents

Signed:



Date: 27/11/2018

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



Decision two – restricted discretionary activity for a subdivision consent

Application number(s):	BUN60327362 SUB60327364
Applicant:	Long Crest Consulting Ltd
Site address:	47 Atkinson Road, Titirangi
Legal description:	LOT 6 DP 36929
Proposal:	

The subdivision consent involves a two-lot fee simple subdivision around the proposed and existing dwelling. Lot 1 (existing dwelling) will have a site area of 420m² and Lot 2 (proposed dwelling) will have a site area of 557m². It is proposed to connect to the existing stormwater manhole and create a new wastewater connection to serve Lot 2.

The resource consents required are:

Subdivision consent (s11) – SUB60327364

Auckland Unitary Plan (Operative in part)

Urban subdivision

- To subdivide the parent site into two lots, which is a subdivision in a residential zone that is in accordance with an approved land use resource consent that complies with standard E38.8.2.1, is a restricted discretionary activity under rule E38.4.2(A14).

Decision

I have read the application, supporting documents, and the report and recommendations on the application for resource consent(s). I am satisfied that I have adequate information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104C, 106 and Part 2 of the RMA, the resource consent(s) is **GRANTED**.

Reasons

The reasons for this decision are:

1. The application is for restricted discretionary resource consent, and as such under s104C only those matters over which council has restricted its discretion have been considered.

Those matters are:

- E38.12.1 Matters of Discretion (Subdivision – Urban)
2. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA the actual and potential effects from the proposal will be acceptable as:
 - a. Council’s Subdivision Advisor Nitya Reddy has assessed the proposed subdivision and is satisfied that it is appropriate subject to conditions. Each lot is provided with access, infrastructure and services and the Certificate of Title provided as part of this application does not have any limitations noted in the interests that would preclude the proposal.
 - b. The proposed subdivision is appropriate to allow for the required infrastructure and the design and layout does not result in new non-compliance with the Residential – Mixed Housing Suburban Zone. Consent is required for the Auckland-wide provisions relating to the deck being partially situated in the existing overland flow path and the site being subject to a vehicle crossing restriction area. However, these aspects have been assessed by specialists and the effects are considered to be less than minor. Overall, the effect of the design and layout of the proposed sites created will be acceptable as the development allows for two compliant dwellings in terms of the zone rules, enabling intensification while retaining a suburban built character.
 - c. In terms of positive effects, the proposed dwelling will enable future dwellers to meet their social and cultural needs as well as increase the housing supply within the Auckland region to meet demand.
 - d. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.
 3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular:

E38.2 and E38.3 Subdivision – Urban

The proposed subdivision achieves the objectives of the Residential – Mixed Housing Suburban Zone and relevant Auckland-wide provisions. The layout of the subdivision is safe, efficient, convenient and accessible for both occupants and the public and does not increase risks of adverse effects to people, property, infrastructure and the environment from natural hazards. Subdivision around existing development is provided while being in accordance with an approved land use consent and compliance with Auckland-wide and zone rules.

4. As a restricted discretionary activity, no other matters can be considered under s104(1)(c) of the RMA.
5. In terms of s106 of the RMA the land in which the consent is sought is not known to be subject to, and proposal will not result in or exacerbate, any natural hazard as the overland flow path located to the rear of the site is not proposed to be diverted or changed in any way. Sufficient provision has been made for legal and physical access to the proposed allotments. Accordingly, council is able to grant this subdivision consent subject to the conditions below.
6. Overall the proposal is acceptable for this locality given the reasons above.

Conditions

Under section 108 and 220 of the RMA, this consent is subject to the following conditions:

General conditions

- The proposed activity shall be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent numbers BUN60327362 and SUB60327364.

- Application Form and Assessment of Environmental Effects prepared by Long Crest Consulting Ltd, dated September 2018.

Report title and reference	Author	Rev	Dated
Flood Assessment Report, Project Number 180550	Thomas Consultants	----	13 July 2018
Development Engineering Report	Long Crest Consulting Ltd	----	September 2018

Drawing title and reference	Author	Rev	Dated
Topographic Plan 47 Atkinson Road, Titirangi, File No. F2447	Lim Surveyors Ltd	----	March 2018
Scheme Plan, Drawing No. RC 01	Long Crest Consulting Ltd	D	November 2018
Site Layout and Drainage Plan, Drawing No. RC 02	Long Crest Consulting Ltd	A	November 2018
Earthwork Plan, Drawing No. RC 03	Long Crest Consulting Ltd	----	September 2018
Erosion and Sediment, Drawing No. RC 04	Long Crest Consulting Ltd	----	September 2018
Erosion and Sediment Control Detail, Drawing No. RC 05	Long Crest Consulting Ltd	----	September 2018
Long Section of Entrance Strip, Drawing No. RC 06	Long Crest Consulting Ltd	----	September 2018
Traffic Plan, Drawing No. RC 07	Long Crest Consulting Ltd	B	November 2018
Site Plan, Job No. 18000, Sheet No. RC001	Long Crest Consulting Ltd	----	Undated
Ground Floor Plan, Job No. 18000, Sheet No. RC002	Long Crest Consulting Ltd	----	Undated
First Floor Plan, Job No. 18000, Sheet No. RC003	Long Crest Consulting Ltd	----	Undated

Elevations 1, Job No. 18000, Sheet No. RC004	Long Crest Consulting Ltd	----	Undated
Elevations 2, Job No. 18000, Sheet No. RC005	Long Crest Consulting Ltd	----	Undated
3D Views, Job No. 18000, Sheet No. RC006	Long Crest Consulting Ltd	----	Undated
Survey Plan, Job No. 18000, Sheet No. RC007	Long Crest Consulting Ltd	----	Undated
Deck Section, Job No. 18000, Sheet No. RC008	Long Crest Consulting Ltd	----	Undated

2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. A survey plan is submitted to council for approval under section 223 of the RMA before the consent lapses, and that plan is deposited within three years of the approval date in accordance with section 224 of the RMA; or
 - b. An application under section 125 of the RMA is made to the council before the consent lapses (five years) to extend the period after which the consent lapses and the council grants an extension.

Survey plan approval (s223) conditions

3. The consent holder must submit a survey plan in accordance with the approved resource consent subdivision plan. The survey plan shall show any easements required by this subdivision consent.
4. The Survey Plan shall be in accordance with the plans titled:
 - Scheme Plan, Drawing No. RC 01, Revision D, prepared by Long Crest Consulting Ltd, dated November 2018.
 - Survey Plan, Drawing No. RC007, prepared by Long Crest Consulting Ltd, undated.

All referenced by Council as SUB60327364 and the information submitted with the application (including further information).

- a. Provide right of way, underground services and drainage easements (for the services through lots to protect the existing or proposed connections and right of ways) in a Memorandum of Easements endorsed on the survey plan, "subject to the granting or reserving of the easement(s) set out in the Memorandum hereon."
5. Easements in gross in favour of the Auckland Council for the purpose of providing overland flow of stormwater shall be created over parts of Lot 2 and shall be included in a memorandum of easements endorsed on the survey plan and be granted or reserved. The consent holder shall meet the costs for the preparation, review and registration of the easement instruments on the relevant computer registers (certificates of title).

Advice Notes

The Landonline documentation shall include the s223 and any other TA Certificates applicable. Note that the TA Ref. is SUB60327364 (West).

The consent holder must ensure that placement of the services and driveway/s occurs entirely within the easement/s and/or lot boundaries as shown.

Take note that street numbers for the lots on the survey plan will be allocated by Council subsequent to Section 223 approval, and these numbers must be used for future applications for building consent. A copy of the survey plan with the Council allocated numbers will be provided.

Section 224(c) compliance conditions

Prior to the release by the Council of the Section 224(c) certificate for this subdivision the consent holder shall comply with the following conditions to the satisfaction of Council. The application requesting the 224(c) release:

- shall be in writing, accompanied by official Council 224(c) application form, and
- shall include the advertised 224(c) processing fee, and
- shall provide a detailed explanation address how each of the following conditions have been satisfied.

Wastewater

6. The consent holder must provide separate wastewater connections to serve Lots 1 and 2 in accordance with Watercare Service Limited (WSL) standards; refer Water and Wastewater Code of Practice for Land Development and Subdivision.

Advice Note:

Public Wastewater connections require Engineering Plan Approval. 224c will not be issued until the Engineering Approval Completion Certificate (EACC) is issued by Council's Development Engineering Team Leader.

Stormwater

7. The consent holder must provide a sperate public connection for Lot 2 to the stormwater system in accordance with Auckland Council standards; refer Auckland Council Code of Practice for Land Development and Subdivision.

Advice Note:

Public Stormwater connections require Engineering Plan Approval. 224c will not be issued until the Engineering Approval Completion Certificate (EACC) is issued by Council's Development Engineering Team Leader.

Overland Flow Path

8. The consent holder must define the 1% AEP storm event overland flow path as detailed on Appendix B (Flood Extent Plan) in the report titled Flood Assessment Report for 47 Atkinson Road, Titirangi by Thomas Consultants Ltd, dated 13 July 2018.

Advice Note:

Provide an As-Built plan, long section and cross sections, prepared by a Licensed Cadastral Surveyor to demonstrate that the completed overland flow path meets the design requirements. Provide an easement over the area required to maintain unobstructed overland flow.

Vehicle Crossing

9. The consent holder must construct a new Vehicle Crossing for the access to Lots 1 and 2 to the satisfaction of Auckland Transport.

Advice Note:

A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works. Please visit The Auckland Transport website or contact Auckland Transport Call Centre on Ph 09 355 3553 for requirement and standards.

When a 224C Certificate is applied for, verification that Auckland Transport has completed approval and a final vehicle crossing inspection before this clause is considered fulfilled. An approval letter and completion certificate from Auckland Transport is required to be submitted to Auckland Council.

Consent Notice

10. Pursuant to Section 221 a Consent Notice is required on Lot 2 to be entered into record and advise any future owners of the need to comply with this condition on an on-going basis.

Buildings with vulnerable activities shall have a finished floor level RL53.51m being 500mm above the 1 in 100 year overland flow level in terms of LINZ Datum.

- a. To ensure the unobstructed flow of the overland flow path during the 1 in 100 year storm event, the owner(s) of the property are required to comply with the following restrictions on an ongoing basis:
- i) Do not change the ground levels within the overland flow as detailed on Appendix B (Flood Extent Plan) in the report titled Flood Assessment Report for 47 Atkinson Road, Titirangi by Thomas Consultants Ltd, dated 13 July 2018.
 - ii) Do not obstruct the overland flow through the property with any fencing, object, impermeable landscaping, building, or structure.
 - iii) Maintain open boarded fencing, or similar, within the extent of the overland flow with a ground clearance of 200mm.

Legal Documentation

11. The Drainage Easement in Gross and Consent Notice required by Conditions 3 and 10 above will be prepared by the Council Solicitor at the consent holder's cost when the following information has been received:
- a. All necessary technical information.

- b. A copy of the Land Transfer plan showing the Deposited Plan and Certificate(s) of Title numbers allocated by Land Information New Zealand, and
- c. The name and address of the solicitor acting for the owner.

Advice Note:

If this subdivision is completed prior to the land use consent, the consent notices will supersede the requirement for easements under the land use consent.

12. Where any condition imposed upon this consent to subdivision is to be complied with on an ongoing basis by the subdividing owner and subsequent owners after the deposit of a survey plan (not being a condition in respect of which a Bond is required to be entered into by the subdividing owner of a completion certificate is capable of being or has been issued), the subdividing owner shall pay the Council's Solicitors legal costs and disbursements relating to the preparation and registration of a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, and shall do all acts and things necessary to enable registration of such Notice to be completed.

General Conditions

13. The consent holder must provide confirmation from a Licensed Cadastral Surveyor to certify all services and formation of driveway are located within the Lots/ easements.
14. The consent holder shall provide and install an underground electricity supply system to service lot 2 generally as shown on the approved plans. The system shall be installed in accordance with the requirements of the Auckland Code of Practice for Land Development and Subdivision and the relevant network utility operator. The consent holder shall provide confirmation from the network utility operator that the system has been installed in accordance with their requirements and 'as-built' plans of the system to the council.
15. The consent holder shall provide and install an underground telecommunications system to service lot 2 generally as shown on the approved plans. The system shall be installed in accordance with the requirements of the Auckland Code of Practice for Land Development and Subdivision and the relevant network utility operator. The consent holder shall provide confirmation from the network utility operator that the system has been installed in accordance with their requirements and 'as-built' plans of the system to the council

Advice notes

1. *Changes to the development proposal considered in the above report (in any form), may result in a request for new Flood Report. Amendments may also be required to the above Consent Notice.*
2. *Watercare Services Ltd have advised that connections to the existing public wastewater System/ watermain /fire hydrant shall be carried out by Watercare Services Ltd's contractor. At the time application for a water and/or wastewater Connection of (or application for demand increase), a water and wastewater infrastructure growth charge per additional equivalent unit shall apply. Details of the Charges are available on the website.*

3. *Public stormwater & wastewater drainage connections are to be taken into the body of the lot and are to terminate not less than 1 metre inside the Lot.*
4. *Connections are to be approved and constructed as part of the Engineering Approval. Application and approval must be granted prior to works commencing. All connections shall be marked by a 50m x 50m x 1m tantalised painted blue (sw) or red (ww) stake on completion and clearly dimensioned on any drainage "as built". In the event the connection into the Lot is not ready to be connected to the private system, the public connection shall also be capped in readiness for future development.*
5. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
6. *For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring inspector unless otherwise specified. Please contact monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
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8. *If you as the applicant disagree with any of the above conditions or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*
9. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004*

Delegated decision maker:

Name: Kristin St John

Title: Team Leader, Resource Consents

Signed:



Date: 27/11/2018