

**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 September 2022

**Re: 12 Rauhuia Crescent, Parau**

Thank you for your interest in the above property currently listed with us and for sale **BY NEGOTIATION**

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
- Sale and Purchase Agreement

12 Rauhuia Crescent is 1113m<sup>2</sup> more or less fee simple estate NA1800/80 Lot 16 Deposited Plan 42452. Zoning: Residential - Rural and Coastal Zone

**THINGS WE WANT TO DRAW YOUR ATTENTION TO:**

**Land Information Memorandum (LIM)**

<b>Wind Zones</b> for this property	Medium wind speed of 37 m/s
<b>Soil Issues</b>	30/06/2000 Stability Sensitive: Please note this property was previously shown under the Transitional District Plan as being located in a Stability sensitive area. <i>Stability sensitive - Titirangi and Laingholm is stability sensitive. This means that should you develop the property, you will require an engineer's report.</i>

<b>Exposure Zones</b>	Zone D High — Coastal areas with high risk of wind-blown sea-spray salt deposits.
<b>Private and Public Stormwater and sewerage drains</b>	13/06/2011 Service plan not available Please note this property is not serviced by a reticulated sewer line. Any development additions or upgrading of this property which may affect the septic tank and disposal system will be subjected to Council approval.  31/12/1999 Standard tanks - RUR This waste water system is scheduled for pump out every 3 years by a Council contractor
<b>Planning</b>	LUC-2016-924 Land Use Consent The proposal involves an extension at the basement level which will accommodate one further bedroom (with small west facing windows), while the area above this extension will be used for enhanced north-facing outdoor living in the form of a new cove Granted (Construction Monitoring Underway) 18/07/2016
<b>Building</b>	BPM-1972-17382 Re-Erect Dwelling 31/12/1972 Issued BPM-1977-7277 Garage 31/12/1977 Issued BPM-1980-15049 Addition to Dwelling 31/12/1980 Issued ABA-1996-1109 Reinstate Fire Damage to Property 24/04/1996 CCC Issued 27/01/2005 BCO10264851 DBC - RBW - RES1: New deck structure at back of property 05/06/2018 CCC Issued 26/06/2019
<b>Waitakere Ranges Heritage Area</b>	This property is located within the Waitākere Ranges Heritage Area as defined in the Waitākere Ranges Heritage Area Act 2008.

**Settlement Date on Offer:** End of January 2023

**Disclosures:**

- An aerial photo has provided. This is an indicative boundary. The only way to accurately determine the boundary of a property is by obtaining a survey.
- A couple of windows don't open
- There is no key for the door to outside from the bedroom to carport

We recommend that you get a building inspection report. We also recommend that when purchasing a property, you seek legal advice, complete due diligence 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

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

Regards

Bronwyn Scott-Woods & Adrian Gomez



## The ProAgent Team

ALAN WHITE  
**ELITE**  
PERFORMER 21-22

Bronwyn Scott-Woods 021 613 632 | [bronwyn.scott-woods@raywhite.com](mailto:bronwyn.scott-woods@raywhite.com)

Adrian Gomez 021 839 499 | [adrian.gomez@raywhite.com](mailto:adrian.gomez@raywhite.com)

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## STATEMENT OF PASSING OVER INFORMATION:

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Austar Realty Ltd  
PO Box 151098  
New Lynn  
AUCKLAND 0640



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<b>Applicant</b>	Austar Realty Ltd
<b>LIM address</b>	12 Rauhuia Crescent Parau
<b>Application number</b>	8270411612
<b>Customer Reference</b>	
<b>Date issued</b>	6-Sep-2022
<b>Legal Description</b>	LOT 16 DP 42452
<b>Certificates of title</b>	NA1800/80

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### 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: Medium wind speed of 37 m/s

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

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

### Soil Issues

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

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

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

### Flooding

This statement entitled "Flooding" appears on all LIMs.

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

The information shown in the "Special Land Features - Natural Hazards - Flooding" map is also shown on the Auckland Council online map viewer (Geomaps), at [www.aucklandcouncil.govt.nz](http://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 3604:2011 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: Zone D

High — Coastal areas with high risk of wind-blown sea-spray salt deposits. This is defined as within 500m of the sea including harbours, or 100m from tidal estuaries and sheltered inlets. The coastal area also includes all offshore islands including Waiheke Island, Great Barrier Island. Within each of the zones there are different environmental locations that require fittings and fixtures appropriate to its designation as outlined Tables 4.1 to 4.3 in NZS 3604:2011 being either "closed", "sheltered" or "exposed". For further information refer to NZS 3604:2011 Section 4 — Durability.

## 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.

Effective Date	Description	Details
15/03/2017	Service plan not available	Please note this property is not serviced by a reticulated sewer line. Any development additions or upgrading of this property which may affect the septic tank and disposal system will be subjected to Council approval. Further advice and information on septic tanks is available from Council's Plumbing and Drainage Specialist – Ph: 09 301 0101
31/12/1999	Standard tanks - RUR	This waste water system is scheduled for pump out every 3 years by a Council contractor. For further information on pump outs please phone (09)301 0101.

## 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

<b>Billing Number/ Rate Account:</b>	12341927313
<b>Rates levied for the Year 2022/2023 :</b>	\$2,499.61
<b>Total rates to clear for the current year (including any arrears and postponed rates):</b>	\$2,082.96

The rates figures are provided as at 8 a.m. 06/09/2022. It is strongly advised these are not used for settlement purposes.

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## 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

12 Rauhuia Crescent Parau

Application No.	Description	Decision	Decision Date
LUC-2016-924	Land Use Consent The proposal involves an extension at the basement level which will accommodate one further bedroom (with small west facing windows), while the area above this extension will be used for enhanced north-facing outdoor living in the form of a new cove	Granted(Construction Monitoring Underway)	18/07/2016

#### Subdivisions

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

## Engineering Approvals

There are **NO** Engineering approvals recorded.

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

## Further Information

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

## Building

12 Rauhuia Crescent Parau

Application No.	Description	Issue Date	Status
BPM-1972-17382	Re-Erect Dwelling	31/12/1972	Issued (See Note 1)
BPM-1977-7277	Garage	31/12/1977	Issued (See Note 1)
BPM-1980-15049	Addition to Dwelling	31/12/1980	Issued (See Note 1)
ABA-1996-1109	Reinstate Fire Damage to Property	24/04/1996	CCC Issued 27/01/2005 (See Note 2)
BCO10264851	DBC - RBW - RES1: New deck structure at back of property	05/06/2018	CCC Issued 26/06/2019 (See Note 2)

Note	Description
1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.
2	Code Compliance Certificate (CCC) for this consent was issued.

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

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

## Compliance Schedules (Building Warrant of Fitness)

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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

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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

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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>

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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**

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

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

#### **Waitākere Ranges Heritage Area**

This property is located within the Waitākere Ranges Heritage Area as defined in the Waitākere Ranges Heritage Area Act 2008. A link to the Act and further information on the heritage area can be found on the council's website at:

<https://www.aucklandcouncil.govt.nz/arts-culture-heritage/heritage-walks-places/Pages/waitakere-ranges-heritage-area.aspx>

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

Underground Services and District Plan maps are attached.

Please note: Height restrictions apply where overhead power lines cross the site. Works near water services utilities may require approval. Works near high-pressure Gas, Oil or LPG pipelines create risk of damage and must first be approved. Please contact the relevant Utility provider in your area for further information.

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

## Attachments

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

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- 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-2016-924 Conditions

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

### Address

12 Rauhuia Crescent Parau

### Legal Description

LOT 16 DP 42452

### Appeals

### Modifications

Plan Changes - Plan Change 78 - Intensification - Multiple Layers - [View PDF](#) - Proposed - 18/08/2022

### Zones

Residential - Rural and Coastal Settlement Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index - Urban

Controls: Subdivision Variation Control - Urban - Parau 4000m2

### Overlays

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

### Designations

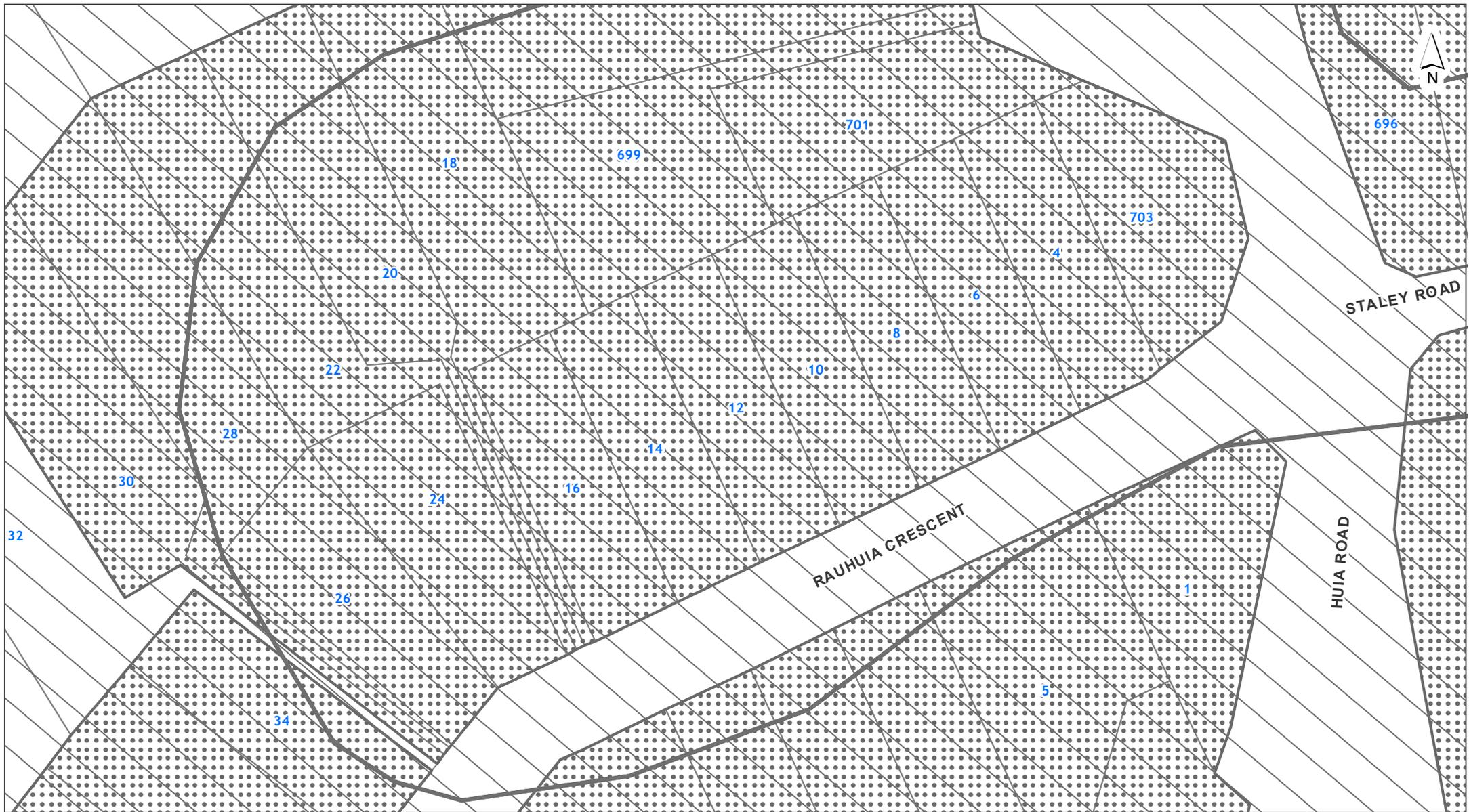


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**Built Environment**  
**12 Rauhuia Crescent Parau**  
**LOT 16 DP 42452**

0 7 14 21  
Meters  
Scale @ A4  
= 1:1,000  
Date Printed:  
6/09/2022





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**Controls**  
**12 Rauhuja Crescent Parau**  
**LOT 16 DP 42452**

0 7 14 21  
Meters  
Scale @ A4  
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**Designations**  
 12 Rauhuia Crescent Parau  
 LOT 16 DP 42452

0 7 14 21  
 Meters  
 Scale @ A4  
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Historic Heritage and Special Character

12 Rauhuia Crescent Parau

LOT 16 DP 42452



Scale @ A4  
= 1:1,000

Date Printed:  
6/09/2022



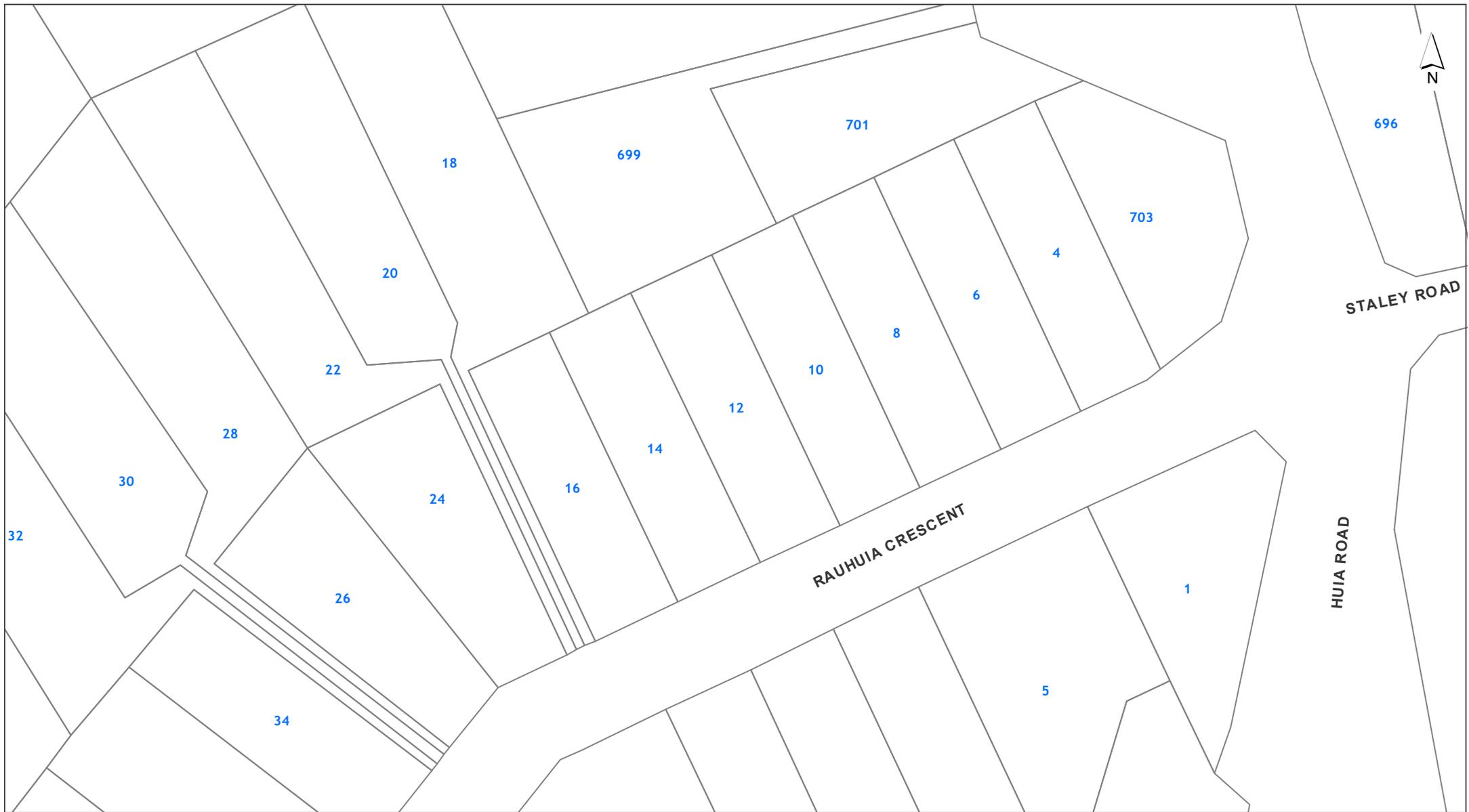


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**Infrastructure**  
 12 Rauhuia Crescent Parau  
 LOT 16 DP 42452

0 7 14 21  
 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 6/09/2022



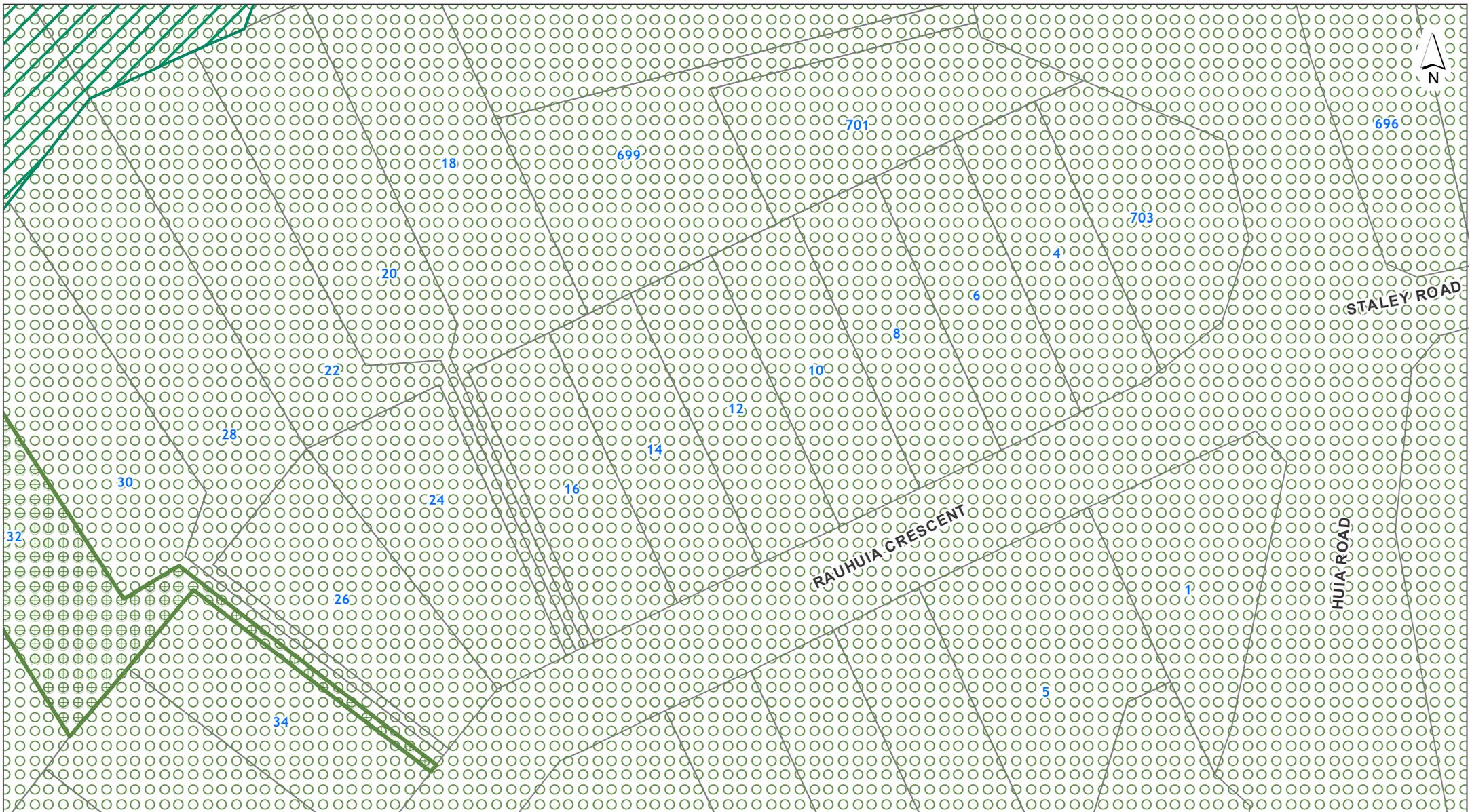


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Mana Whenua  
 12 Rauhuia Crescent Parau  
 LOT 16 DP 42452

0 7 14 21  
 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 6/09/2022





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**Natural Heritage**  
**12 Rauhuia Crescent Parau**  
**LOT 16 DP 42452**

0 7 14 21  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
 6/09/2022



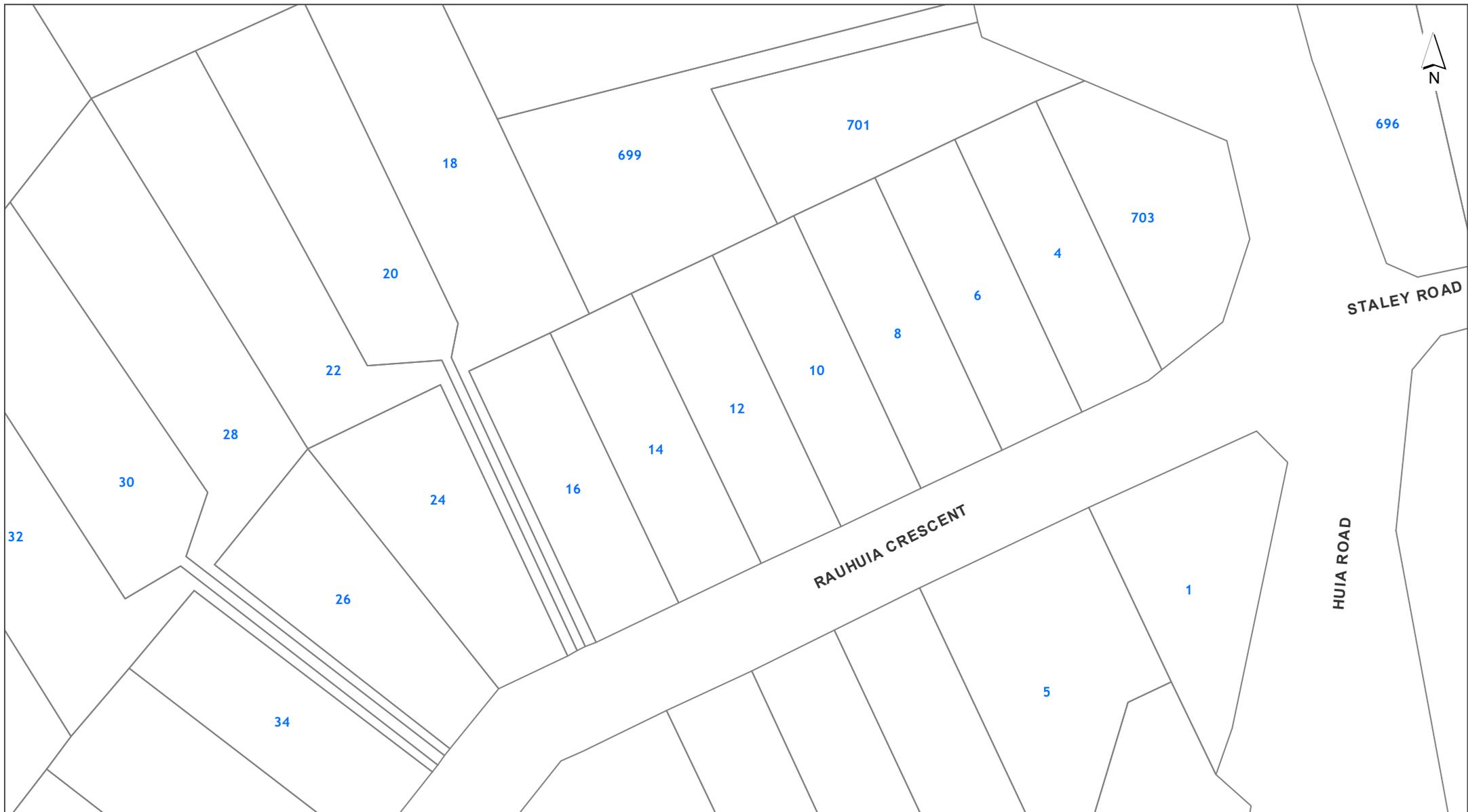


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**Natural Resources**  
**12 Rauhuia Crescent Parau**  
**LOT 16 DP 42452**

0 7 14 21  
Meters  
Scale @ A4  
= 1:1,000  
Date Printed:  
6/09/2022





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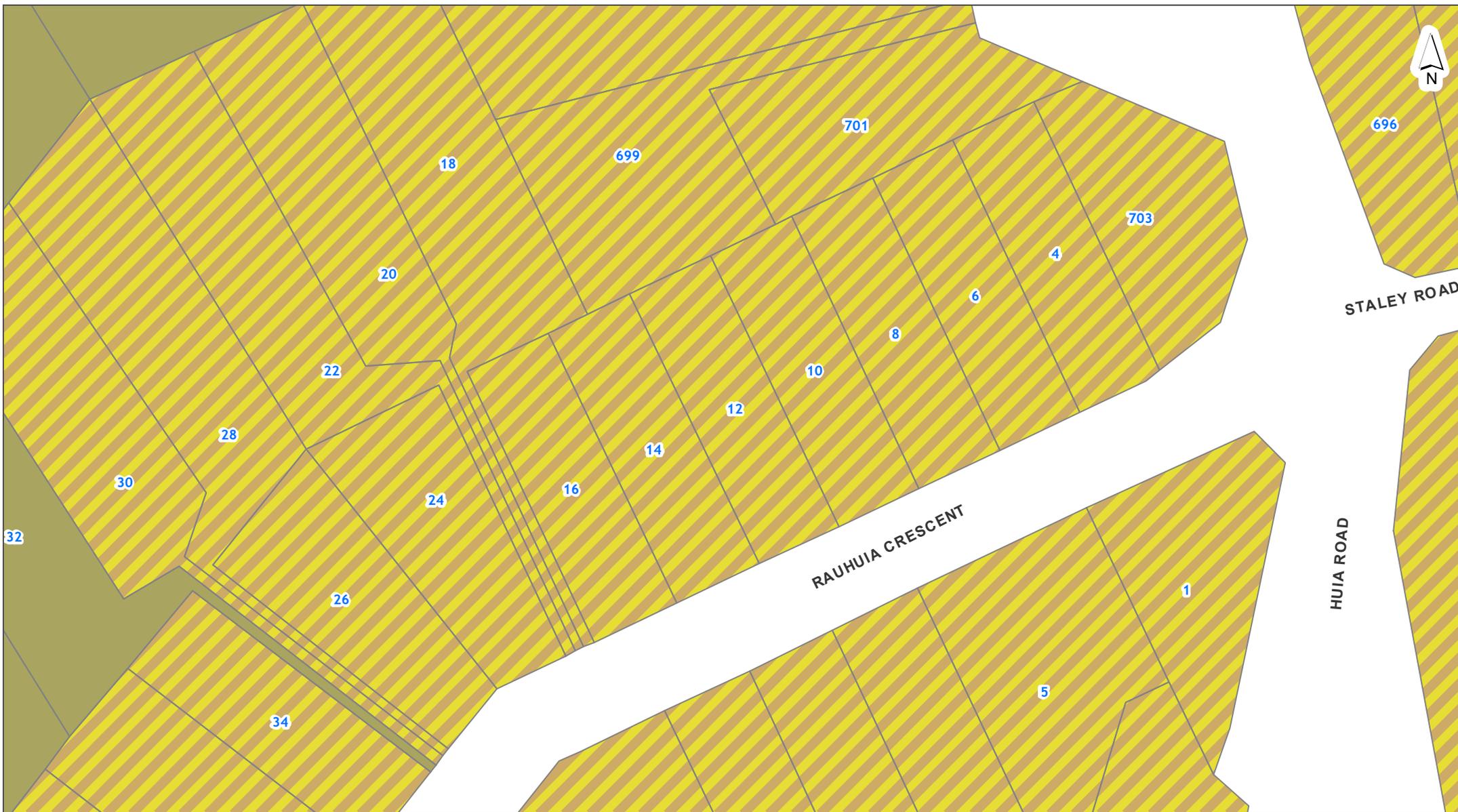
Precincts  
12 Rauhuia Crescent Parau  
LOT 16 DP 42452



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Date Printed:  
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Zones and Rural Urban Boundary

12 Rauhuia Crescent Parau

LOT 16 DP 42452



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## NOTATIONS

### Appeals to the Proposed Plan

 Appeals seeking changes to zones or management layers

### Proposed Modifications

 Notice of Requirements

 Plan Changes

 Future Coastal Hazards Plan Change

### 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

## 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

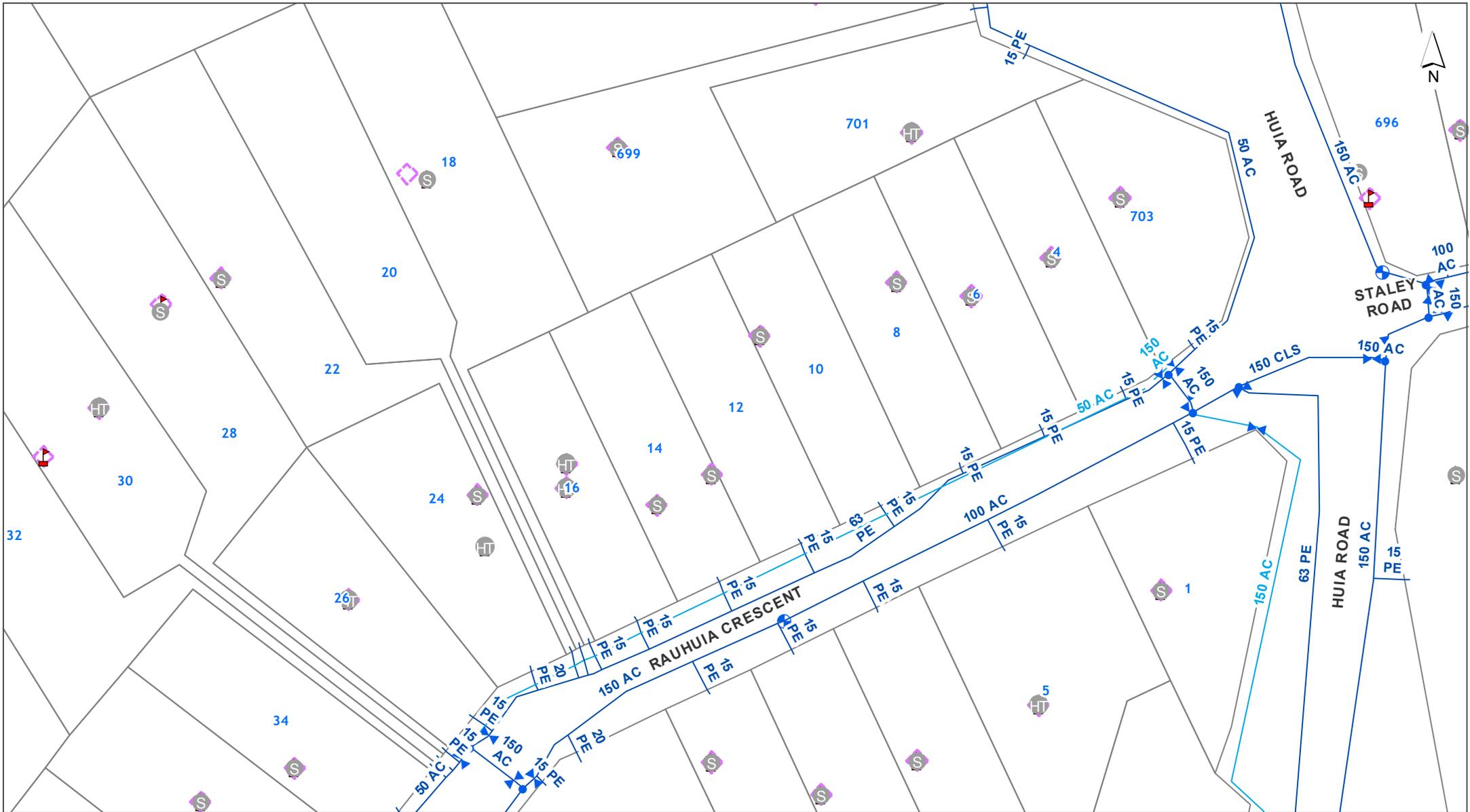
- Key Retail Frontage
  - General Commercial Frontage
  - Adjacent to Level Crossings
  - General
  - Motorway Interchange Control
  - Centre Fringe Office Control
  - Height Variation Control
  - Parking Variation Control
  - Level Crossings With Sightlines Control
  - Arterial Roads
  - Business Park 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



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**Underground Services**  
**12 Rauhuia Crescent Parau**  
**LOT 16 DP 42452**

0 7 14 21  
Meters  
Scale @ A4  
= 1:1,000  
Date Printed:  
6/09/2022



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       |

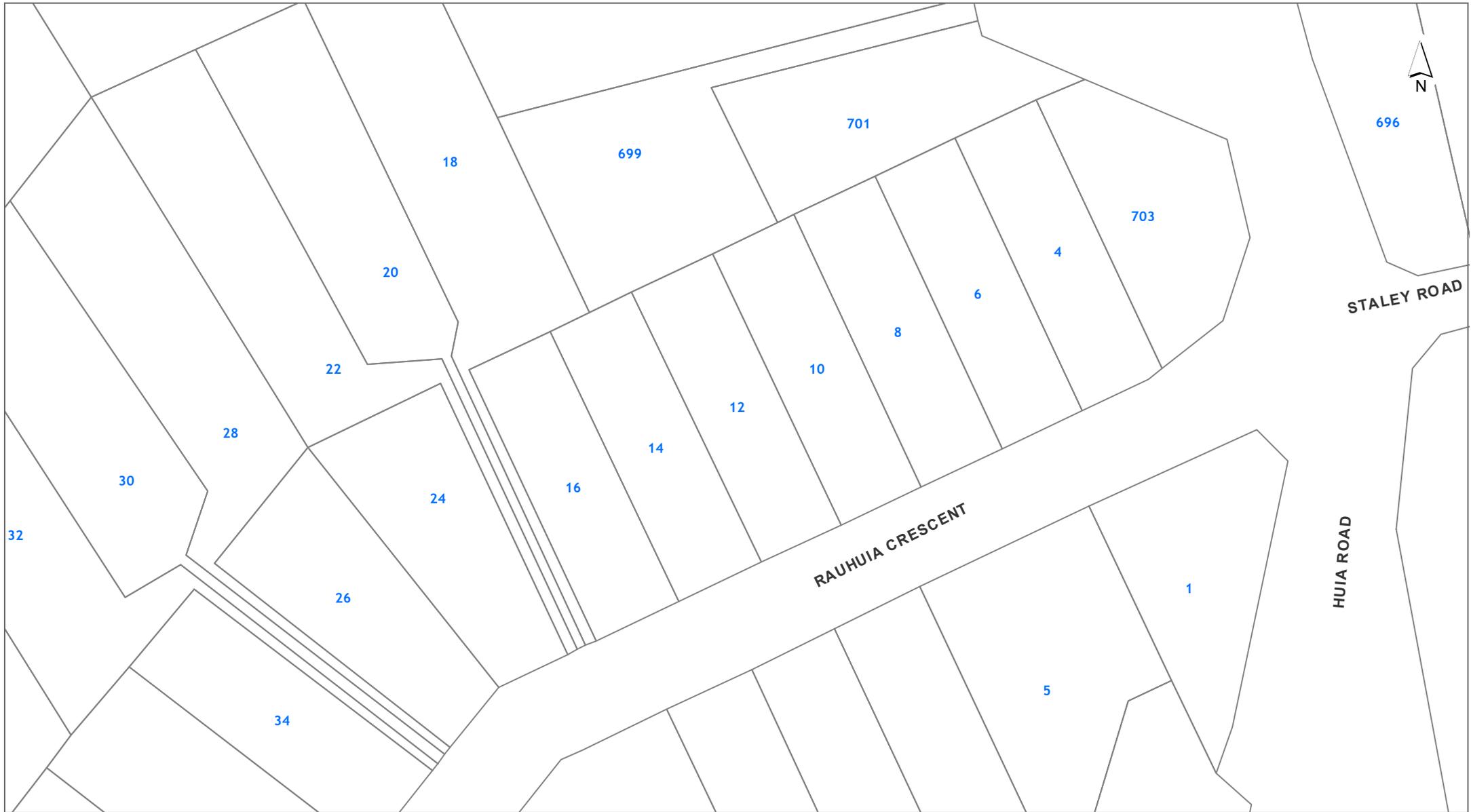
Wastewater

- |  |  |
|--|--|
|  | 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

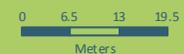
- |  |   |
|--|---|
|  | Transpower Site                         |
|  | Pylon (Transpower)                      |
|  | 110 kv - Electricity Transmission       |
|  | 220 kv - Electricity Transmission       |
|  | 400 kv - Electricity Transmission       |
|  | Aviation Jet A1 Fuel Pipeline           |
|  | 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**  
**12 Rauhuia Crescent Parau**  
**LOT 16 DP 42452**



**Scale @ A4**  
**= 1:1,000**

**Date Printed:**  
**6/09/2022**



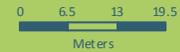


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**Natural Hazards - Coastal Erosion ASCIE**

**12 Rauhuia Crescent Parau**

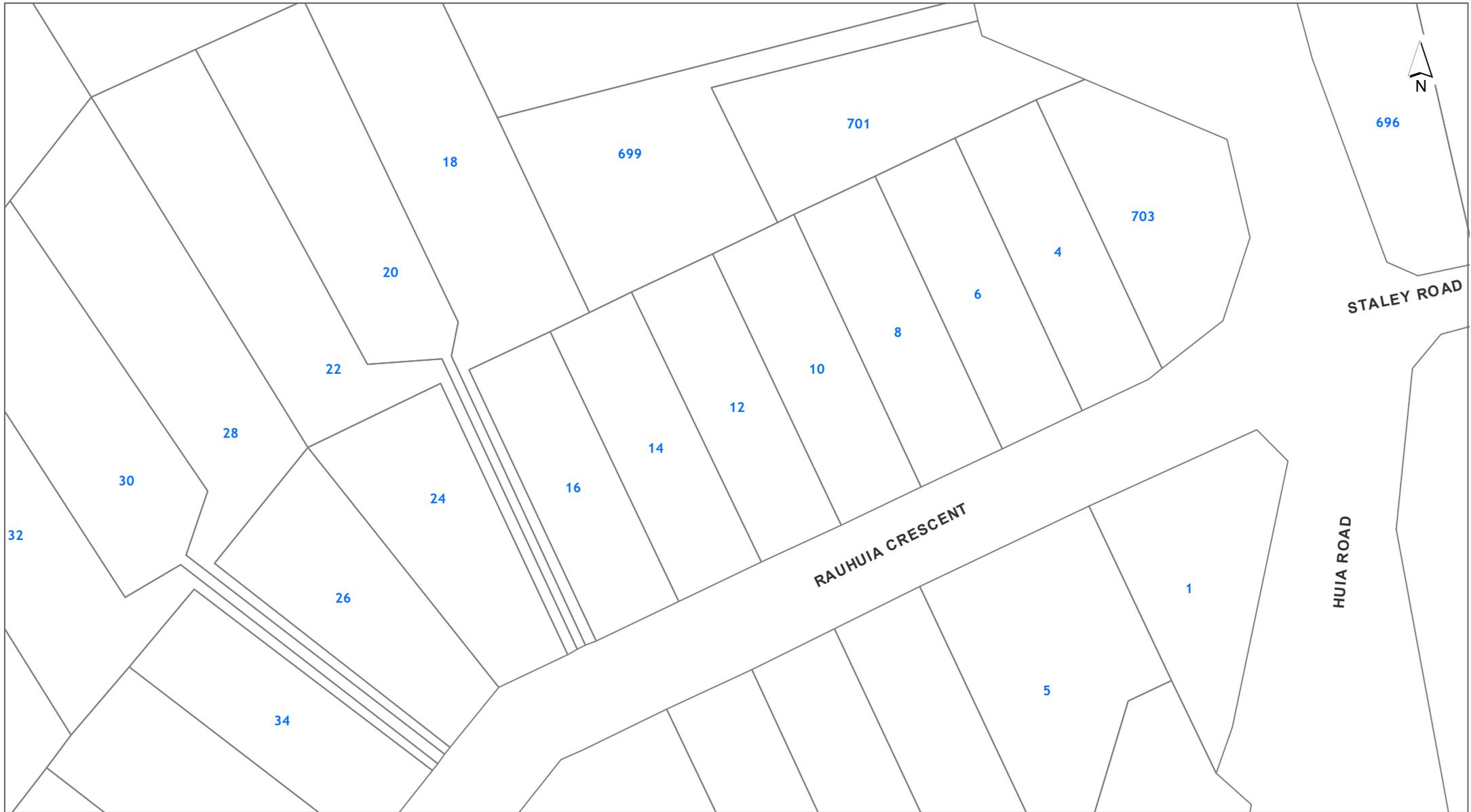
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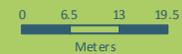


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**Natural Hazards - Coastal Inundation**

**12 Rauhuia Crescent Parau**

**LOT 16 DP 42452**



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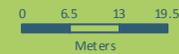


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**Natural Hazards - Flooding**

**12 Rauhuia Crescent Parau**

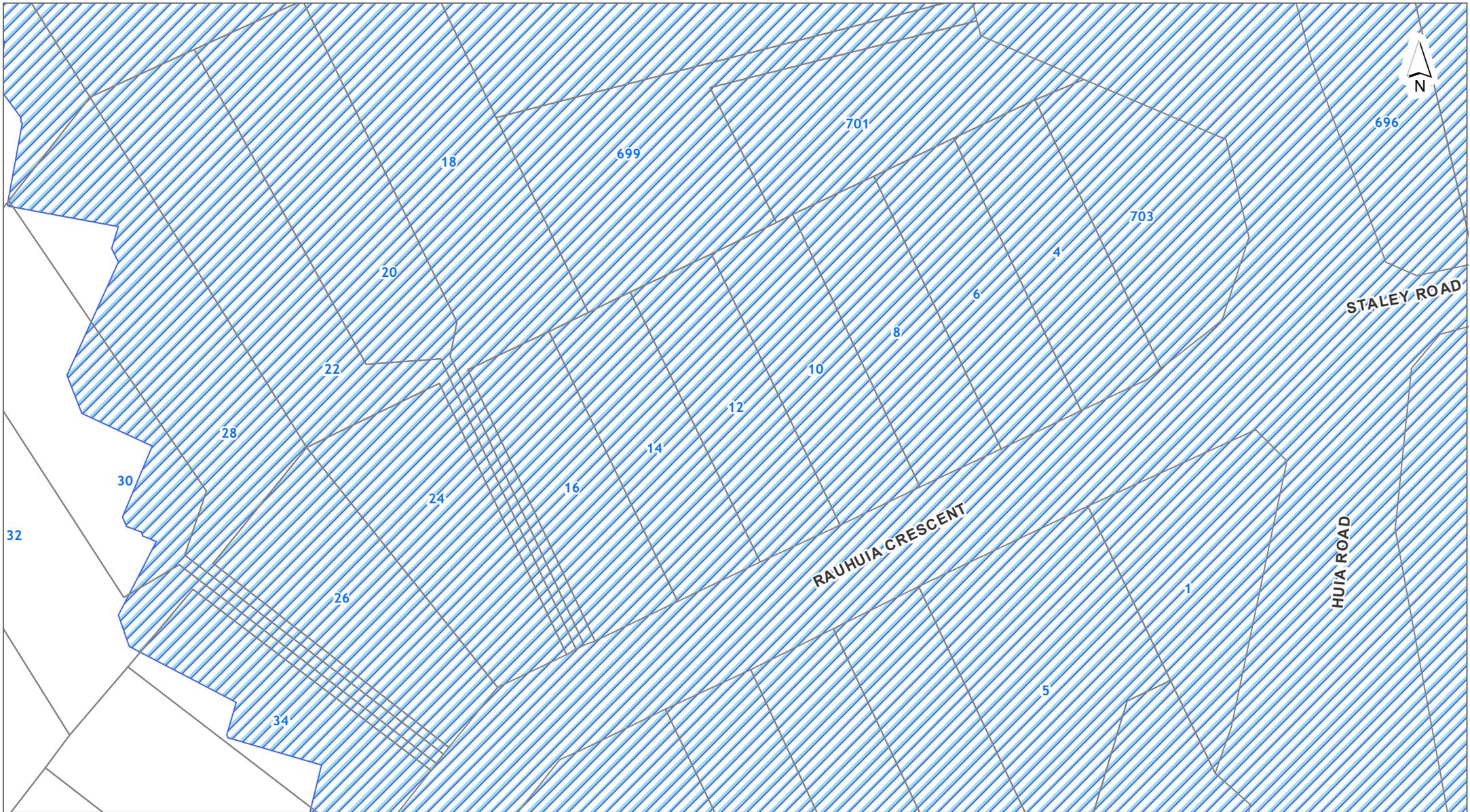
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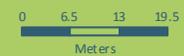


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**Natural Hazards - Sea Spray**

**12 Rauhuia Crescent Parau**

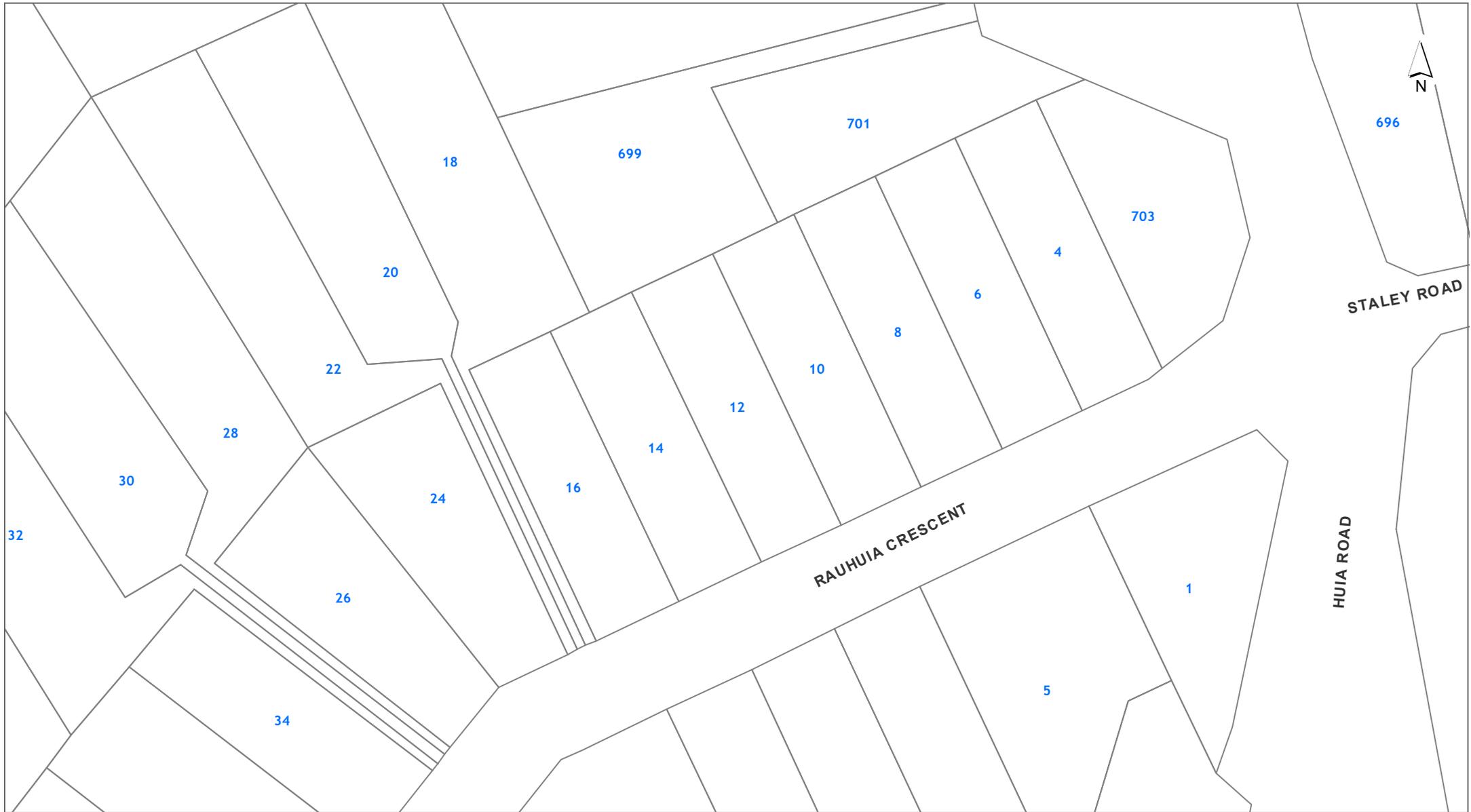
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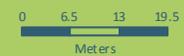


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**Natural Hazards - Volcanic Cones**

**12 Rauhuia Crescent Parau**

**LOT 16 DP 42452**



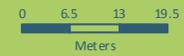
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Other  
12 Rauhuia Crescent Parau  
LOT 16 DP 42452



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Hazards

Soil Warning Area

-  Fill (Franklin District only)
-  Advisory (Franklin District only)
-  Contamination (Franklin District only)
-  Erosion (Franklin District only)
-  Hazardous Activities & Industries List (HAIL) (Franklin District only)
-  Inundation (Franklin District only)
-  Rainfall Event (Franklin District only)
-  Slippage (Franklin District only)
-  Subsidence (Franklin District only)
-  Slippage / Subsidence / Erosion etc (Auckland City and Papakura District only)
-  Uncertified Fill (Auckland City and Papakura District only)
-  Organic Soil (Auckland City and Papakura District only)
-  Filled / Weak Ground (Auckland City and Papakura District only)
-  Refuse Tips Site / Weak Area (Auckland City and Papakura District only)
-  Unstable / Suspected Ground (Auckland City and Papakura District only)
-  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 m<sup>2</sup> to 1 Ha
-  Catchment area 2000 m<sup>2</sup> to 4000 m<sup>2</sup>
-  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 application for resource consent under the Resource Management Act 1991



## Non-complying activity under the District Plan

**Application number(s):** LUC-2016-924  
**Applicant:** Paul Joseph Fisk  
**Site address:** 12 Rauhuia Crescent, Parau  
**Legal description:** Lot 16 DP 42452

**Proposal:** The proposal involves an extension at the basement level which will accommodate one further bedroom (with small west facing windows), while the area above this extension will be used for enhanced north-facing outdoor living in the form of a new covered deck.

The resource consents required are:

### Land use consents (s9) – LUC-2016-924

#### Auckland Council District Plan (Waitakere section)

##### *Coastal Natural Area*

Rule 3.2 – Earthworks. The application requires resource consent as a **Limited Discretionary Activity** for earthworks exceeding the standards contained in rule 3.1. In particular, the proposed earthworks associated with the underground stormwater tank will be 7m<sup>3</sup>.

Rule 4.2 – Impermeable Surfaces. The application requires resource consent as a **Limited Discretionary** for impermeable surfaces exceeding the standards in rule 4.1. In particular, the proposed impermeable coverage will be 539m<sup>2</sup> or 52.7 per cent.

##### *Citywide Rules*

Rule 1 – Natural Hazards: Pursuant to Rule 1.1 of the City Wide Natural Hazards Rule, consent for a **Limited Discretionary Activity** is required for development on sites known by Council to be or likely to be subject to natural hazards. In this case the proposal involves the development of a site which is listed as being stability sensitive.

##### *Coastal Village Environment*

Rule 5.2 – Height in Relation to Boundaries. The application requires resource consent for a **Discretionary Activity** for a proposed extension that exceeds the height in relation to boundary control on the sites western boundary. In particular the proposal exceeds the

height in relation to boundary control for a maximum vertical height of 4.65 metres reducing to 2.72 metres over a maximum horizontal length of 6.62 metres.

Rule 6.2 – Yards. The application requires resource consent as a **Discretionary Activity** for a building located within the required three metre yard setback applying to all boundaries. In particular, the proposed extension will be located within the western yard for a length of 6.62 metres.

Rule 7.1 – Building Coverage. The application requires resource consent as a **Non Complying Activity** for a proposal which exceeds the building coverage standards contained in rule 7.1. In particular the proposal involves building coverage of greater than 15 per cent. In particular the proposed building coverage is 197m<sup>2</sup> or 19.3 per cent.

## Decision

I have read the application, supporting documents, and the report and recommendations on the consent application. I am satisfied that I have sufficient 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, 104B and 104D, the application is **GRANTED**.

## 1. Reasons

The reasons for this decision are:

1. The proposal passes the tests under s104D for non-complying activities. As discussed below the proposal is considered consistent with the relevant objectives and policies and will have less than minor adverse effects on the environment.
2. In accordance with an assessment under s104(1)(a) of the RMA the actual and potential effects from the proposal will be acceptable as:
  - It is considered that the proposed additions are in keeping with the existing character of the neighbourhood which is characterised by residential development;
  - It is considered that the proposed addition is of a design and scale that is compatible with the built form of the existing dwelling and will not appear visually prominent or incongruous within the surrounding streetscape. Furthermore, the addition of the built form is located towards the rear of the dwelling and will be generally single level in appearance in recognition of the basement design, being set down into the landscape. There will be no discernible effects on the streetscape and no adverse effects on the natural character on the basis that the addition will be well screened by existing vegetation surrounding the perimeter of the site;
  - When considering the bulk of the deck, coupled with the setting of the building and the discrete orientation of the structure, together with existing levels of vegetative screening along the deck and boundaries the extent of building coverage will not result in a dwelling that appears out of character with the scale and intensity of this local residential neighbourhood;

- The applicant will ensure that erosion and sediment control measure will be undertaken in accordance with Auckland Council Technical Publication 90, which will effectively capture sediment and remove it from stormwater runoff;
  - A geotechnical assessment has been completed which concludes that no stability issues are expected due to the development and provided appropriate foundation designs are followed the new extension is not expected to exacerbate or increase the risk of subsidence. The development will adopt the recommendations of the report and suitably detailed engineering design will accompany the building consent application;
  - The proposal has been reviewed by council development engineer Sam Sarah who has provided comment that the site can be adequately serviced.
3. In terms of positive effects:
- The proposal will provide for additional living space for the current occupants and be a form of development that is consistent with the character of the surrounding area.
4. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular, the objectives and policies are comprehensively described on pages 15-17 of the Assessment of Environmental Effects prepared by Sentinel Planning Ltd, dated April 2016. The relevant policies of the Auckland Council District Plan: Waitakere Section are Policy 1.1, 1.7, 3.2, 10.5, 10.6 and 11.1 in which the following is noted:
- The proposed development is well setback from the coast and will employ suitable site management controls to avoid any adverse effects on water quality;
  - The proposed detention tank will be underground and in this regard will not appear physically dominant or result in privacy effects. The tank was been suitably sized by the stormwater engineer to provide the required level of detention and it will be operated and maintained as per the design specifications and will not affect the health safety and well-being of any person;
  - All earthworks will be confined to the infrastructure works and will be carried out in accordance with best practice erosion and sediment control measures;
  - The proposed extension will be located in such a way that notwithstanding its proximity to the western boundary it will not unreasonably restrict reasonable levels of sunlight or daylight from reaching the adjacent property;
  - The location of the addition to the rear of the dwelling will not adversely impact upon the privacy or amenity of neighbours. The overall level of built form proposed will not appear out of character or compromise general landscape values in the context of the receiving environment;
  - The proposed extension has been designed to maintain planting and open space around the building, particularly adjacent to the road frontage and along all boundaries.

Further to the above, under the PAUP the proposal is zoned Rural Conservation. The policy direction for the Rural Conservation zone is that the differences in landscape, natural character and distinctive environmental values of the zone are recognised and protected. Furthermore, buildings and structures are unobtrusive within the natural landscape. As

previously highlighted, the proposed addition is of a design and scale that is compatible with the built form of the existing dwelling and will not appear visually prominent or incongruous within the surrounding streetscape, while remaining unobtrusive within the natural landscape. On this basis, the proposal is considered to accord with the relevant objectives and policies of the PAUP.

5. In accordance with an assessment under s104(1)(c) of the RMA it is noted that the Certificate of Title contains a building line restriction (Council reference K51017). The building line restriction states that no building shall be located within 25 links (approximately 5 metres) of Rauhuia Crescent. The proposed extensions are located at the rear of the dwelling so will not affect the building line restriction.
6. This proposal achieves the sustainable management purpose of the RMA under Part 2 because it is in keeping with existing development in the area, is an efficient use of resources and maintains both amenity values and the quality of the environment.
7. Overall the proposal is considered acceptable, with the proposal involving additions and alterations which are compatible with the built form of the dwelling and will remain unobtrusive within the natural landscape. Overall any adverse effects are considered to be adequately avoided or mitigated through appropriate conditions of consent.

## 2. Conditions

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

### General conditions

1. The proposed additions shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent number LUC-2016-924
  - Application Form, and Assessment of Environmental Effects prepared by Sentinel Planning Ltd, dated April 2016.
  - Geotechnical Report prepared by Engineering Design Consultants, dated 15 April 2016.
  - Stormwater Report and Calculations prepared by Envivo dated 31 March 2016.

Reference number	Rev	Title	Architect/Author	Dated
101	-	Existing Site Plan	Umbrella Network	28/04/16
102	A	Proposed Site Plan	Umbrella Network	11/07/16
103	-	Existing Plan	Umbrella Network	28/04/16
104	-	Existing Plan	Umbrella	28/04/16

			Network	
105	A	Proposed Plan	Umbrella Network	11/07/16
106	-	Proposed Plan	Umbrella Network	28/04/16
107	-	Existing Elevations	Umbrella Network	28/04/16
108	-	Existing Elevations	Umbrella Network	28/04/16
109	-	Proposed Elevations	Umbrella Network	28/04/16
110	-	Proposed Elevations	Umbrella Network	28/04/16
111	-	Perspective Views	Umbrella Network	28/04/16
112	-	Perspective Views	Umbrella Network	28/04/16
114	-	Proposed Earthworks Plan	Umbrella Network	11/07/16

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 \$565.00 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.*

### Earthworks Conditions

4. The Team Leader West Monitoring & Incidents shall be notified at least two (2) working days prior to earthwork activities commencing on the subject site.

#### **Advice Note:**

*In order to comply with Condition 1, please fill out the "Notice of Works Commencing" form supplied with your Resource Consent pack and forward this to Council as noted on the form to advise of the start of works.*

5. Prior to the commencement of earthworks activity, all required erosion and sediment control measures on the subject site shall be constructed and carried out.

#### **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 West Monitoring & Incidents on +64 9 301 0101 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".*

6. 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 West Monitoring & Incidents.

### Geotechnical Conditions

7. The construction of buildings foundations, 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 Development & Subdivision Engineering and "Section 2 of the Code of Practice: City Infrastructure and Land Development".

### Stormwater

8. Provide a separate private kerb and channel outlet to serve the site in accordance with the Council's Code of Practice for City Infrastructure and Land Development / Auckland Council Code of Practice for Land Development and Subdivision / The Countryside Living Toolbox-Stormwater Management Device Design Details.

#### **Advice Note:**

*Construction of private drainage requires building consent.*

9. Design, provide and install a private on-site stormwater management system (stormwater detention tank) in accordance with Auckland Council standards, from the point of collection to the point of discharge. The system shall mitigate against adverse effects on the environment

and road cesspit collection capacity (1 in 5 year storm) to the extent permitted in the District Plan being maximum impervious area of 250m<sup>2</sup>. The design of the stormwater mitigation system as per the report from Envivo Engineers dated 8/7/2016 and being 4m<sup>3</sup> tank is acceptable.

- a. Provide an as-built plan prepared by a certifying drainlayer/plumber signed as sighted and approved by a Council Inspector. Note: Construction of private drainage requires building consent.

#### Covenants

10. Pursuant to Section 108(2) (d) a covenant is required to be entered into, in favour of Council, to record and advise any future owners of the need to comply with this condition on an ongoing basis.
  - a. There is an on-site stormwater management system on the affected lot.
    - i) The owner must operate, monitor and maintain the stormwater management system (stormwater mitigation tank) in accordance with the conditions below:
    - ii) Regular maintenance (as specified in the Operation and Maintenance Manual) of the stormwater management system shall be carried out by the owner as required to ensure efficient operation.
    - iii) Auckland Council may at any time upon prior written notice by its officers, employees, agents or contractors enter the property; to inspect or test the stormwater management system and; to inspect the owner's records in relation to the operation, monitoring and maintenance of the system.
    - iv) Auckland Council may, by notice in writing, instruct the owner to carry out any actions or works in relation to the operation, monitoring and maintenance of the stormwater management system. If the owner fails to carry out those actions or works within 7 working days of receiving Auckland Council's Notice, Auckland Council may carry out said work itself and enter the property to execute the work. Council may recover all costs of carrying out said work from the owner.
    - v) The owner must not modify or remove the stormwater management system without express written permission of Auckland Council.

#### **Advice Notes:**

*Council's Hazards and Special Features Register will be advised of the above requirements.*

#### Covenant Instrument

11. 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.

### 3. Advice notes

1. *If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to 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**:*

#### **Land Use**

- 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.*
4. *The consent holder shall obtain all other necessary consents and permits, 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), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. Please note that the approval of this resource consent, including consent conditions specified above, may affect a previously issued building consent for the same project, in which case a new building consent may be required.*
  5. *A copy of this consent should be held on site at all times during the establishment and construction phase of the activity. The consent holder is requested to notify Council, in writing, of their intention to begin works 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](mailto:rcmadmin@aucklandcouncil.govt.nz), faxed to (09) 353 9186 or posted to:*

Administration Officer, Compliance and Monitoring,  
Resource Consenting and Compliance,  
Auckland Council,  
Private Bag 92300,  
Auckland 1142.

6. *The granting of this resource consent does not in any way allow the consent holder to enter and undertake works within neighbouring properties, without first obtaining the agreement of all owners and occupiers of said land to undertake the proposed works. Any negotiation or agreement is the full responsibility of the consent holder, and is a private agreement that does not involve Council. Should any disputes arise between the private parties, these are civil*

*matters which can be taken to independent mediation or disputes tribunal for resolution. It is recommended that the private agreement be legally documented to avoid disputes arising. To obtain sign-off for the resource consent, the services described by the conditions above are required to be in place to the satisfaction of Council.*

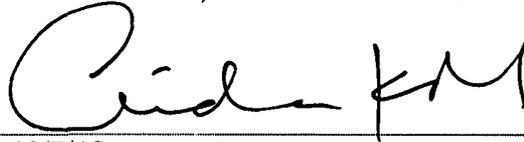
7. *Compliance with the consent conditions will be monitored by Council in accordance with section 35(d) of the Resource Management Act. This will typically include site visits to verify compliance (or non compliance) and documentation (site notes and photographs) of the activity established under the Resource Consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. Only after all conditions of the Resource Consent have been met, will Council issue a letter on request of the consent holder.*
8. *Development contributions levied under the Local Government Act 2002 are payable in relation to this application. The consent holder will be advised of the development contributions payable separately from this resource consent decision. Further information about development contributions may be found on the Auckland Council website at [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz).*

**Delegated decision maker:**

Name: Aidan Kirkby-McLeod

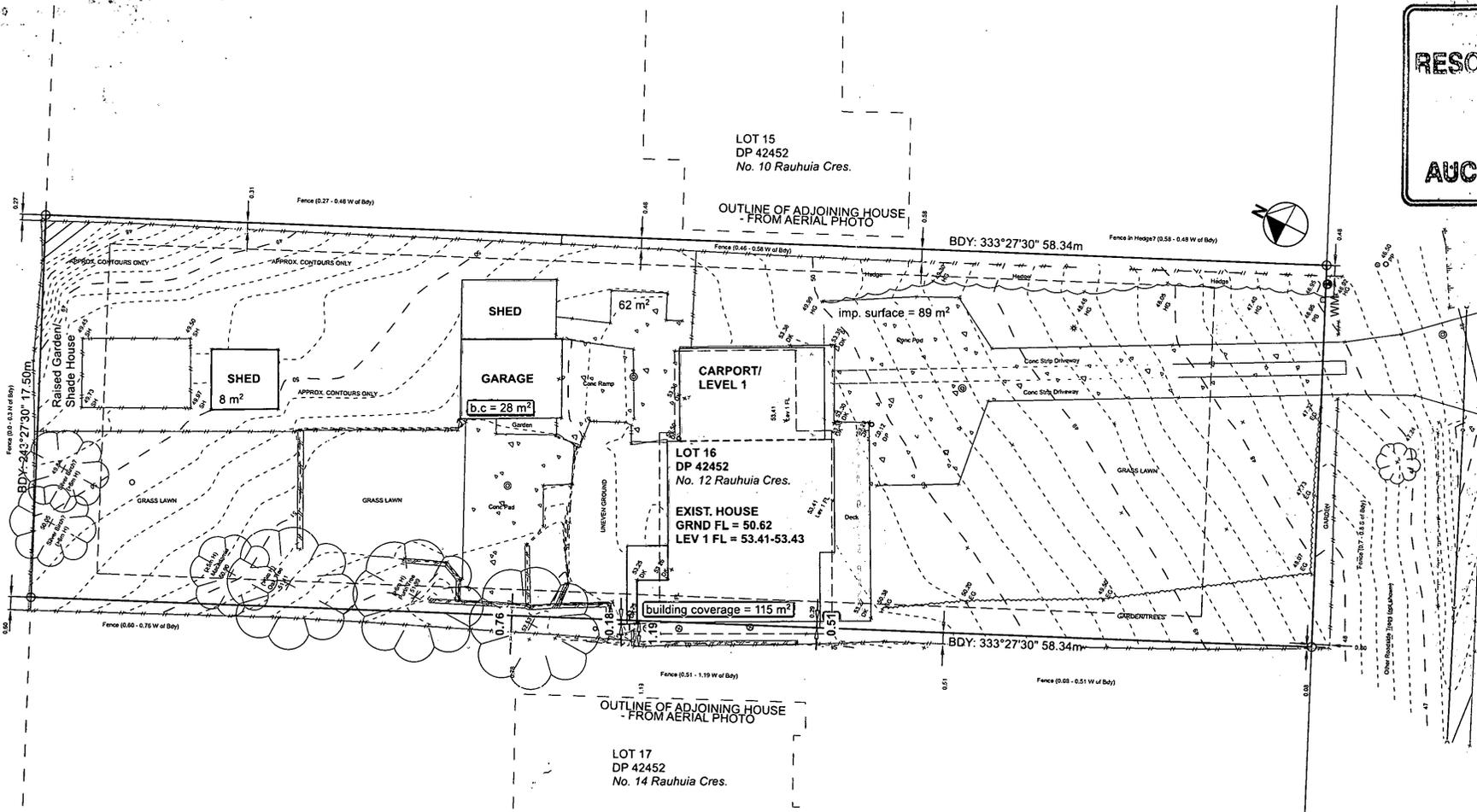
Title: Senior Planner, Resource Consents

Signed:



Date: 18/7/16

APPLICABLE  
 RESOURCE CONSENT  
 16 JUL 2016  
 AUCKLAND COUNCIL



RAUHUIA  
 CRES



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**NEW DECK STRUCTURE AND  
 LIVABLE SPACE BENEATH**  
 12 Rauhuia Crescent, Parau

To Contractor  
 Verify all dimensions on site before commencing any work. Refer to figured dimensions only. Refer all discrepancies to drafter. Check all existing levels and dimensions prior to commencing work. Site boundaries, building floor levels & profile to be provided & pegged by a registered surveyor. The contractor will be solely responsible for checking for all underground services prior to commencement of work. All drawings are to be read in conjunction with the Architectural Specifications.

EXISTING SITE PLAN		Drawn : ZA
		Job N° : 12RCP
Drawing N°	Scale : 1:200 @ A3	Date : 28/04/16 12:02 pm
101		Legal Info: Lot 16 DP 42452
RESOURCE CONSENT		Project Type: Additions and Alterations