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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 the 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.

Austar Realty Ltd  
DX DP96002  
Blockhouse Bay  
AUCKLAND



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<b>Applicant</b>	Austar Realty Ltd
<b>LIM address</b>	69 Takahe Road Titirangi
<b>Application number</b>	8270151115
<b>Customer Reference</b>	69 Takahe Road
<b>Date issued</b>	1-Apr-2019
<b>Legal Description</b>	LOT 64 DP 36329
<b>Certificates of title</b>	NA1038/287

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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: Specific engineering design (not covered by NZS 3604:2011)

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.

### Overland Flow Path

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

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

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

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

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

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

## Exposure Zones

New Zealand Standard 3604:2011 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.

### 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
07/04/2009	Manhole on site	Council’s as-built records indicate there is a manhole(s), for wastewater or stormwater services, located on your property. It is the property owners’ responsibility to ensure that these manholes are accessible by maintenance staff at all times, and that each manhole lid is level with the adjacent ground. If you are unable to locate the manhole(s) or a lid level needs raising or lowering, please contact EcoWater - Council’s Drainage Department who can arrange for the necessary work to be carried out. The property owner may be liable for the cost of this work.

### 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) 422 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>	12341932406
<b>Rates levied for the Year 2018/2019 :</b>	\$2,035.08
<b>Total rates to clear for the current year (including any arrears):</b>	\$508.74

The rates figures are provided as at 8 a.m. 01/04/2019. It is strongly advised these are not used for settlement purposes.


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### Retrofit Your Home Programme

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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

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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

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### Planning

69 Takahe Road Titirangi

Application No.	Description	Decision	Decision Date
LUC-1976-2212	Land Use Consent Erect carport in front yard.	Granted	22/12/1976
LUC-1982-911	Land Use Consent Erect deck within side yard.	Granted	09/11/1982
LUC-1995-461	Land Use Consent Build conservatory	Granted	02/05/1995
LUC-2008-734	Land Use Consent Vegetation alteration - works within the dripline of protected tree, and possible removal of protected tree.	Granted	07/08/2008

### 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

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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

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69 Takahe Road Titirangi

Application No.	Description	Issue Date	Status
BPM-1973-23626	Addition to dwelling - Room addition	31/12/1973	Issued (See Note 1)

Application No.	Description	Issue Date	Status
BPM-1976-6181	Addition to dwelling - Back door porch and carport	31/12/1976	Issued (See Note 1)
BPM-1977-6652	Addition to dwelling - Pergola	31/12/1977	Issued (See Note 1)
BPM-1982-21455	Deck	31/12/1982	Issued (See Note 1)
BPM-1983-22619	Heater installation	31/12/1983	Issued (See Note 1)
ABA-1995-6230	Heater installation	31/01/1995	CCC Issued 03/03/1995 (See Note 2)
ABA-1995-7087	Conservatory	12/05/1995	CCC Issued 05/12/2001 (See Note 2)

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

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

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

### **Compliance Schedules (Building Warrant of Fitness)**

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

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

### **Swimming/Spa Pool Barriers**

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

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

## Licences

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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>

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/haurakigulfislands>

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## 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/haurakigulfislands>

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>

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## 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).

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## 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-1982-911
- Consent Conditions : LUC-1995-461
- Consent Conditions : LUC-1976-2212
- Consent Conditions : LUC-2008-734
- As Built Drainage Plan : BPM-1973-23626

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

### Address

69 Takahe Road Titirangi

### Legal Description

LOT 64 DP 36329

### Appeals

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

### Modifications

Notice of Requirements - NoR 7: Proposed Northern Runway - Airspace Restriction Designations - [View PDF](#) - Notified - 15/02/2018

### Zones

Residential - Large Lot Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index - Native

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

### Overlays

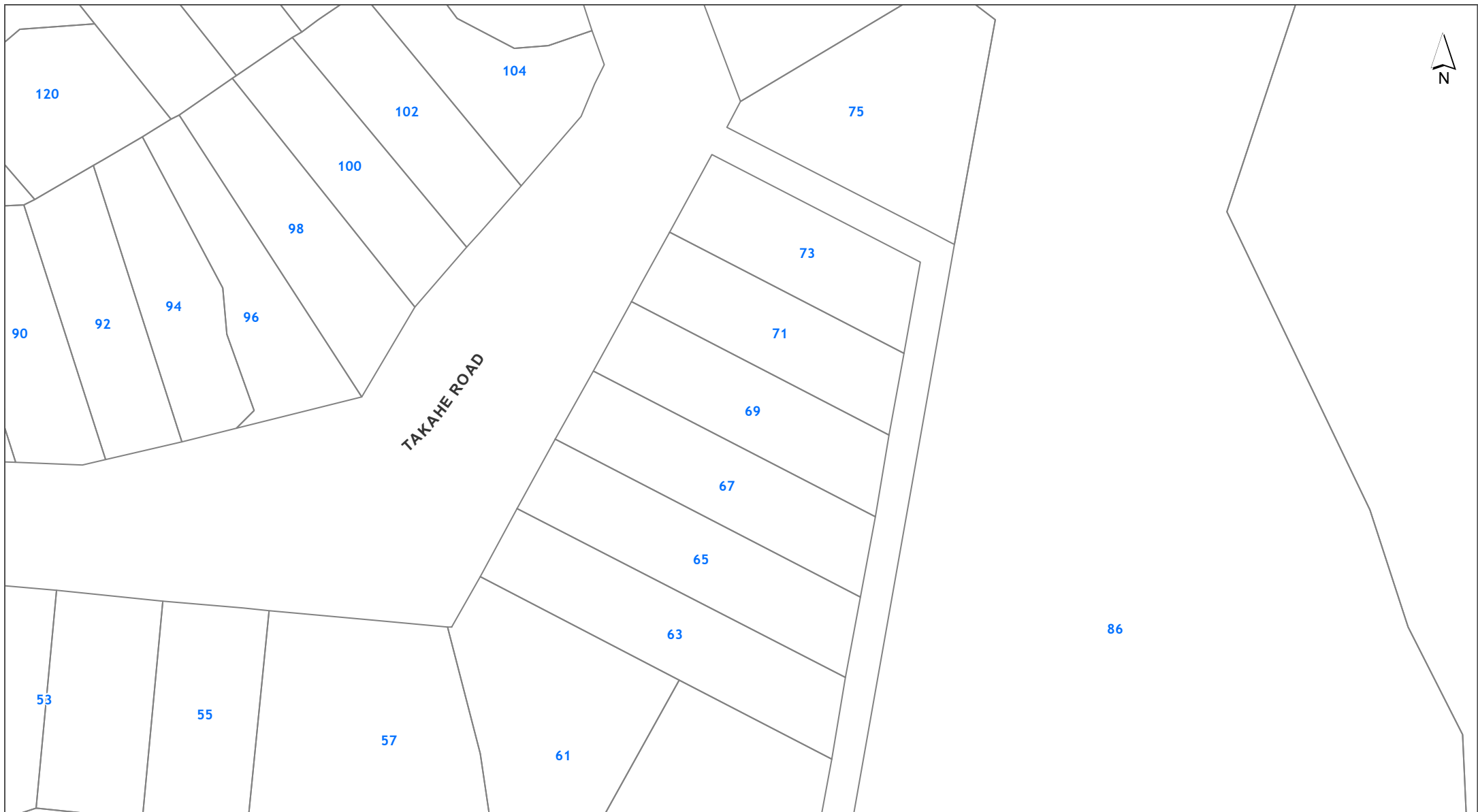
Natural Heritage: Ridgeline Protection Overlay - Natural

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

Natural Heritage: Waitakere Ranges Heritage Area Overlay - WRHA\_06 - Subdivision Schedule

Natural Resources: Significant Ecological Areas Overlay - SEA\_T\_5539 - Terrestrial

### Designations

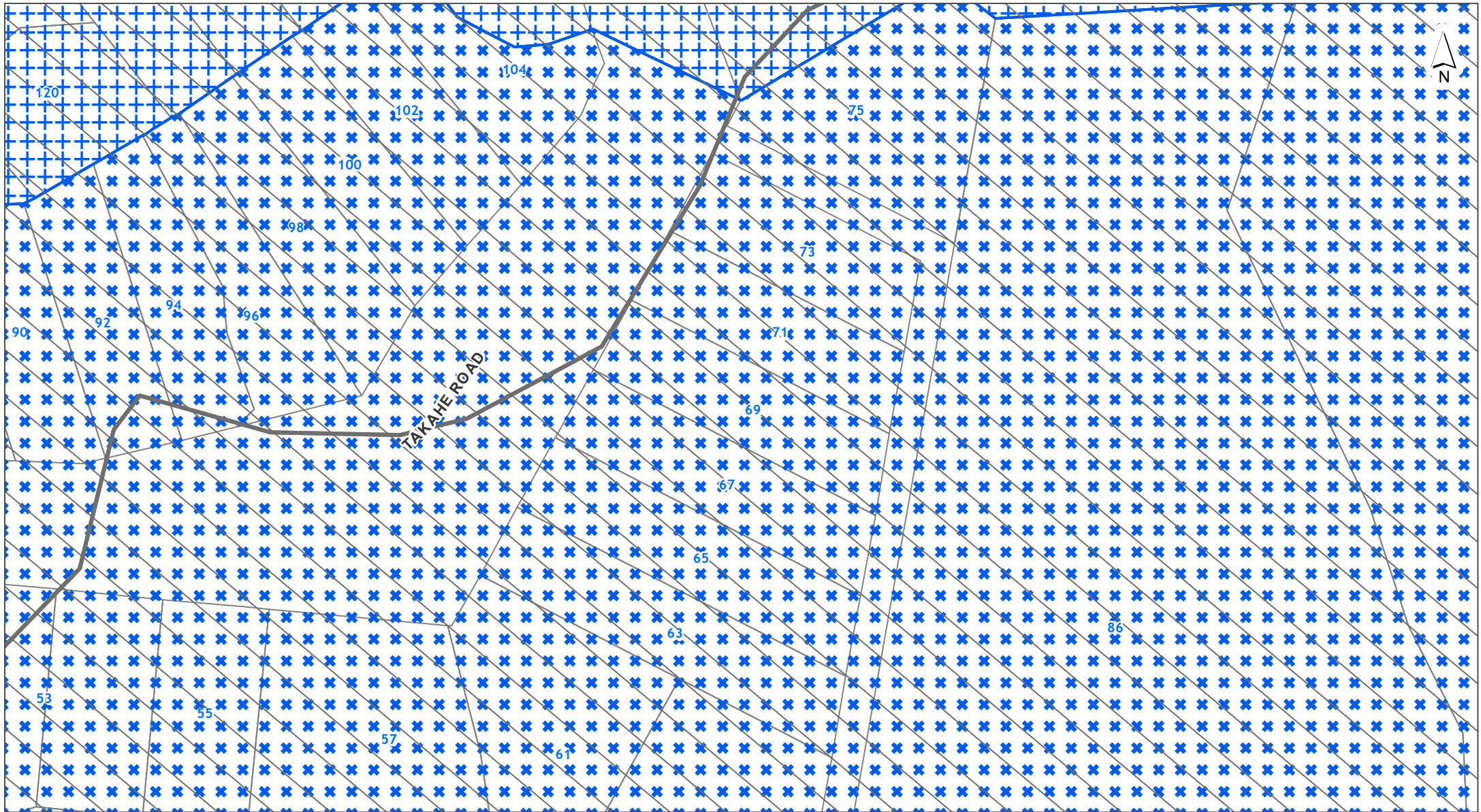


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**Built Environment**  
**69 Takahē Road Titirangi**  
**LOT 64 DP 36329**

0 7 14 21  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
 1/04/2019





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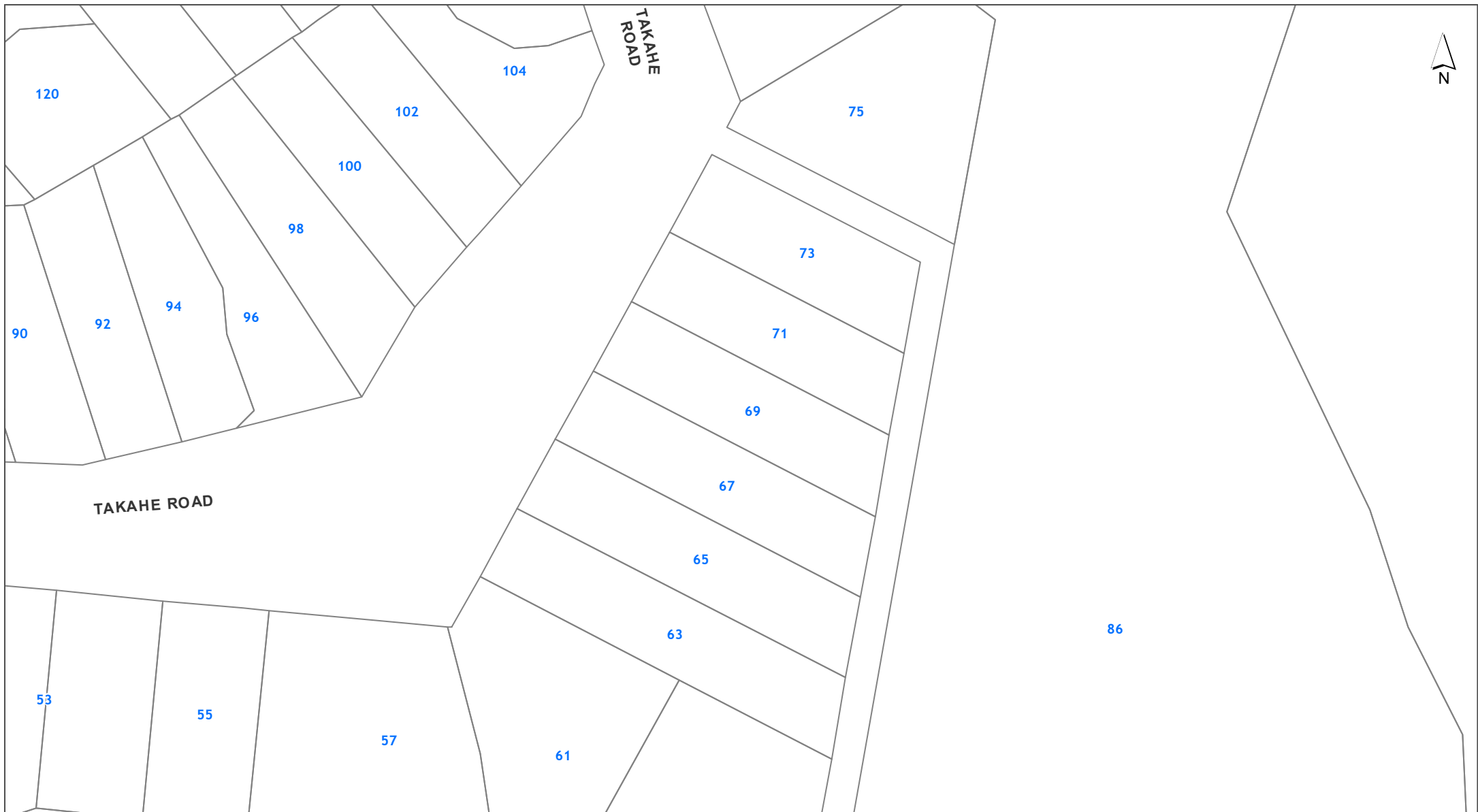
**Controls**  
**69 Takahe Road Titirangi**  
**LOT 64 DP 36329**



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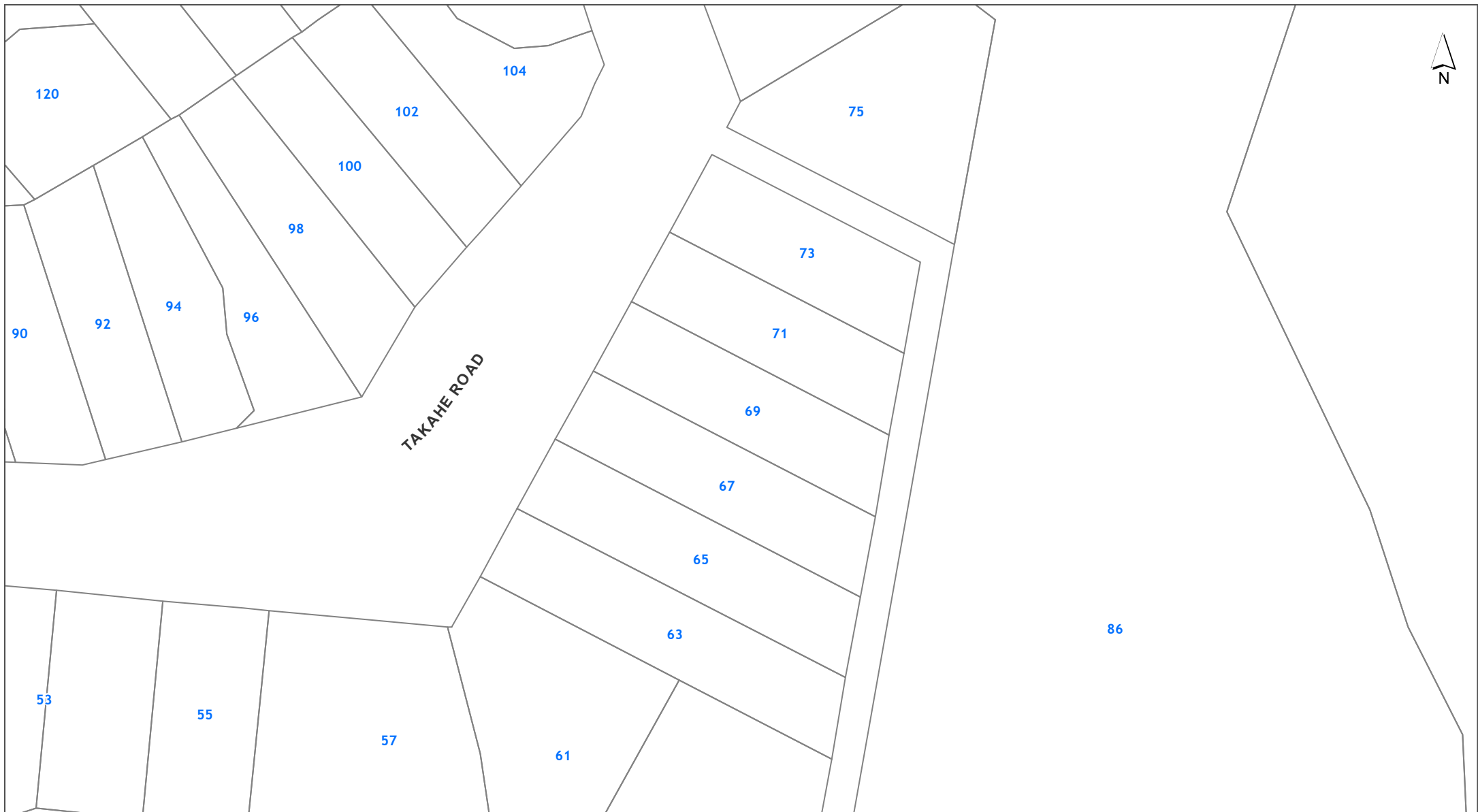


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**Designations**  
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Historic Heritage and Special Character

69 Takahē Road Titirangi

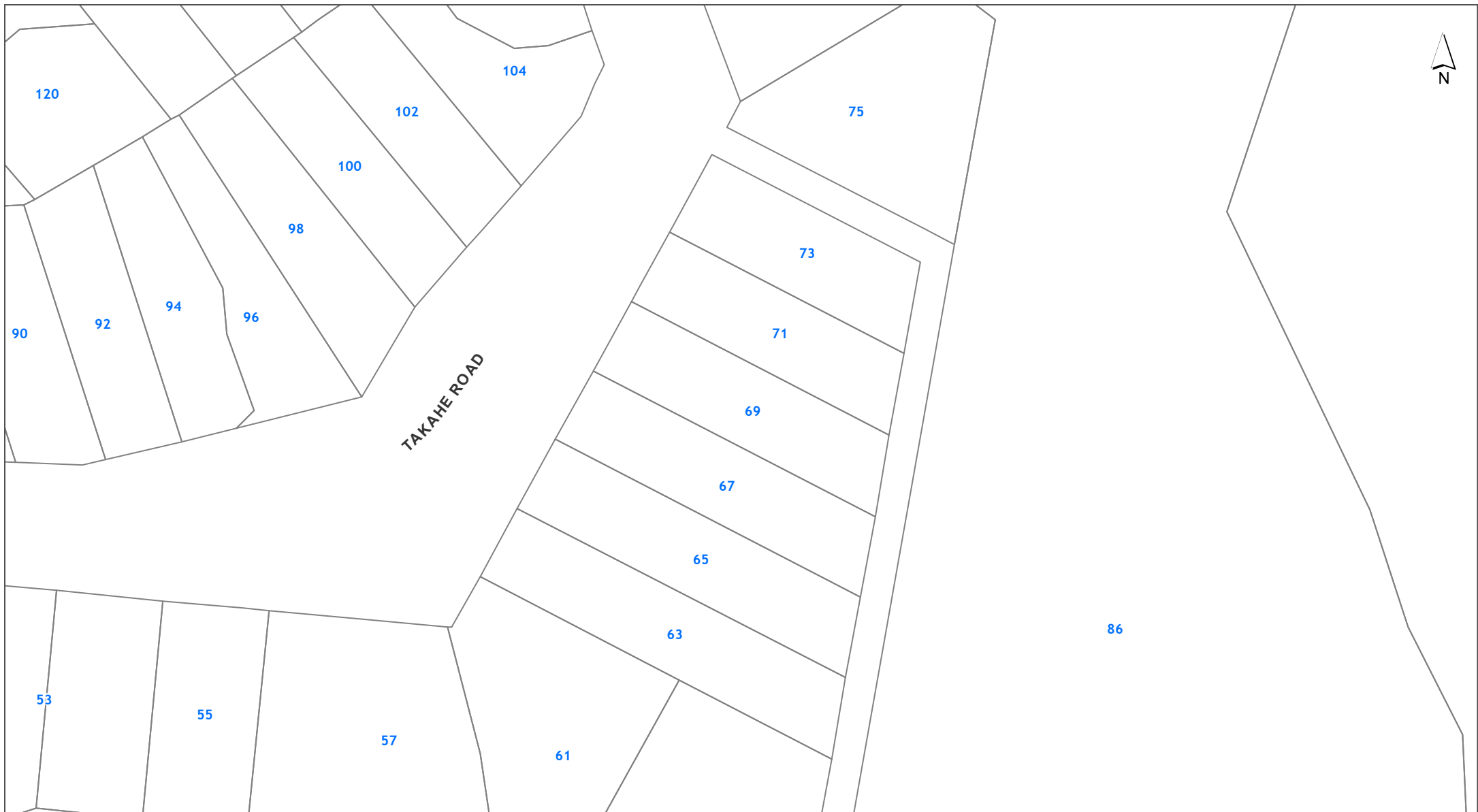
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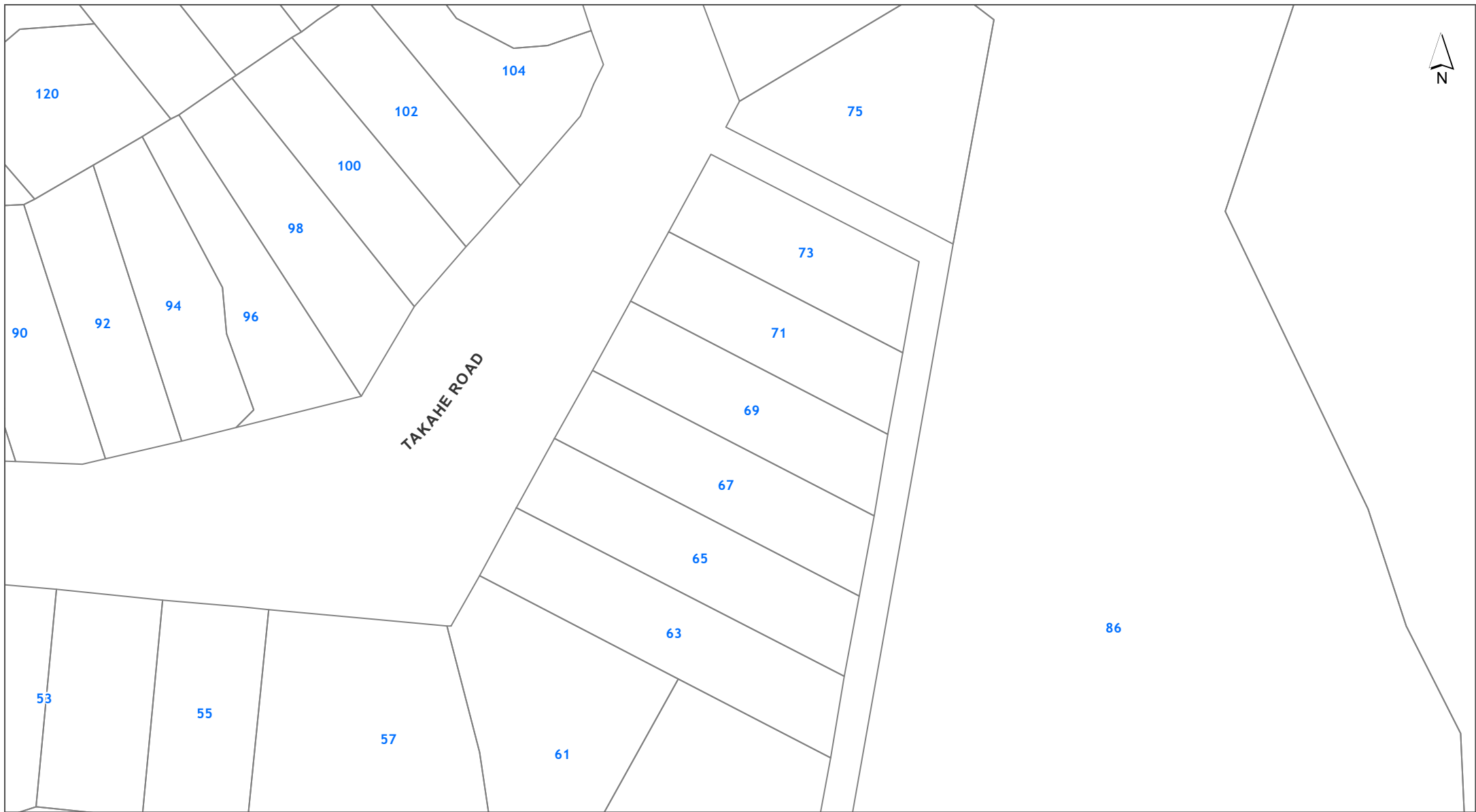
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Infrastructure  
69 Takahē Road Titirangi  
LOT 64 DP 36329

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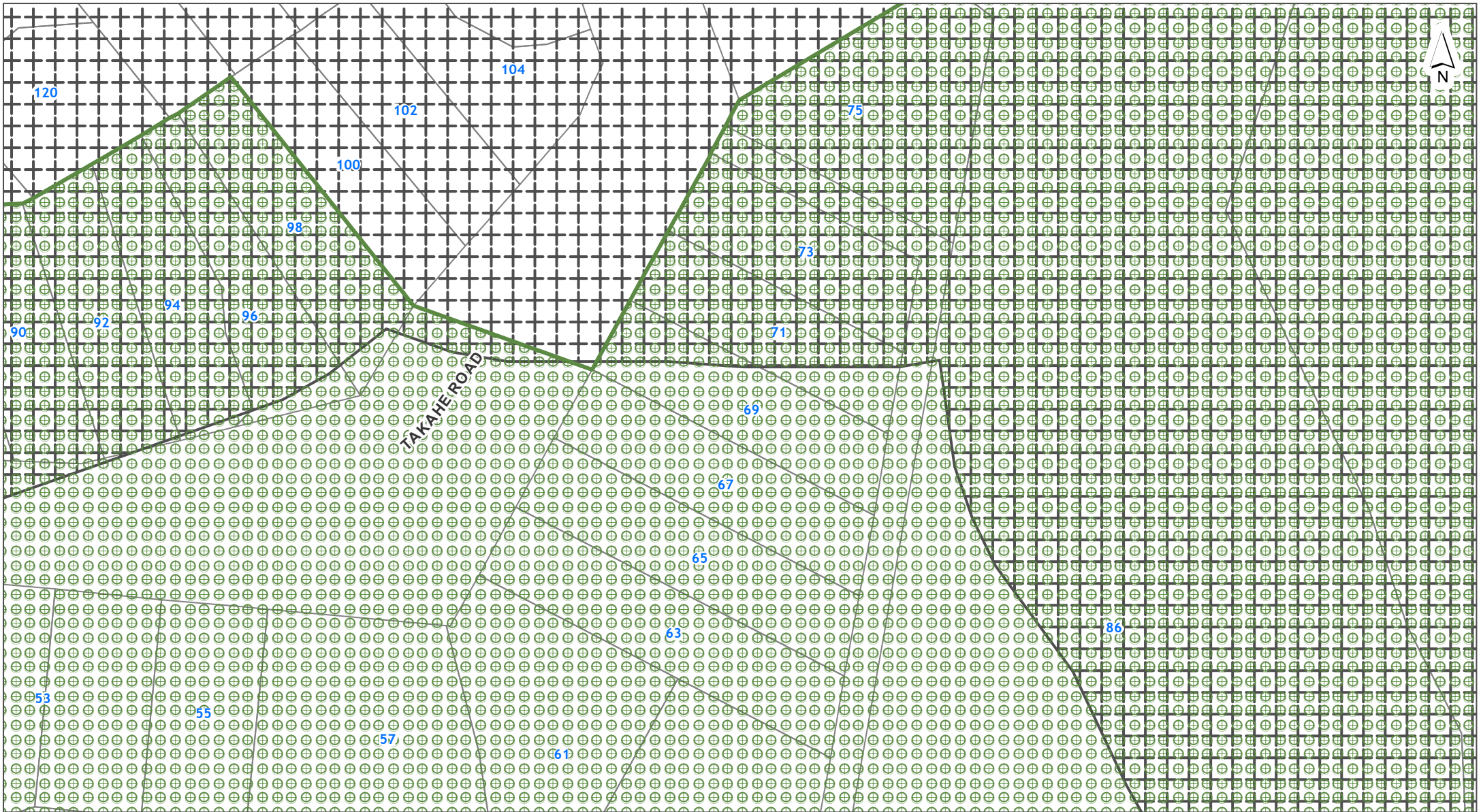


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Mana Whenua  
 69 Takahē Road Titirangi  
 LOT 64 DP 36329

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 1/04/2019



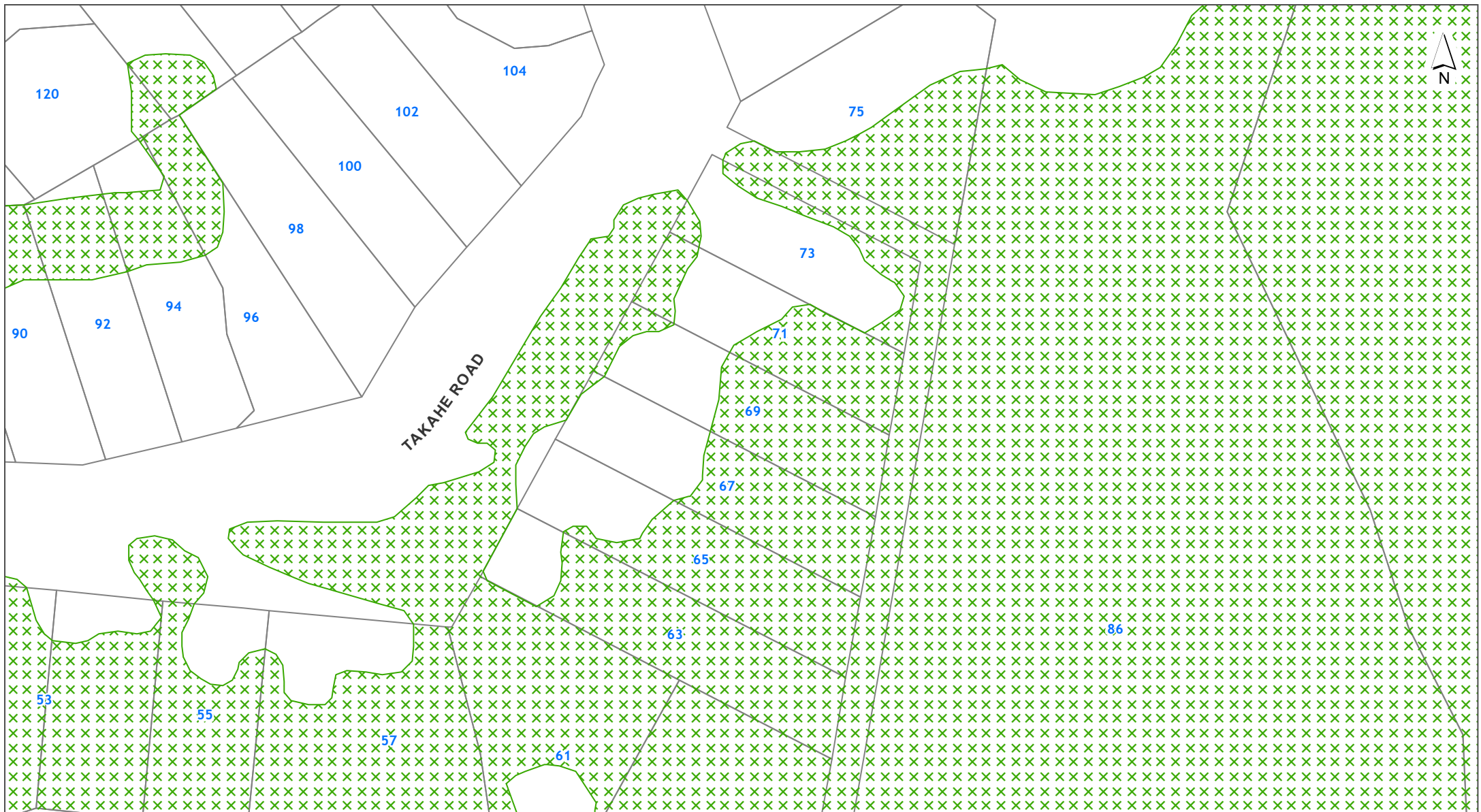


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Natural Heritage  
 69 Takahe Road Titirangi  
 LOT 64 DP 36329

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 1/04/2019



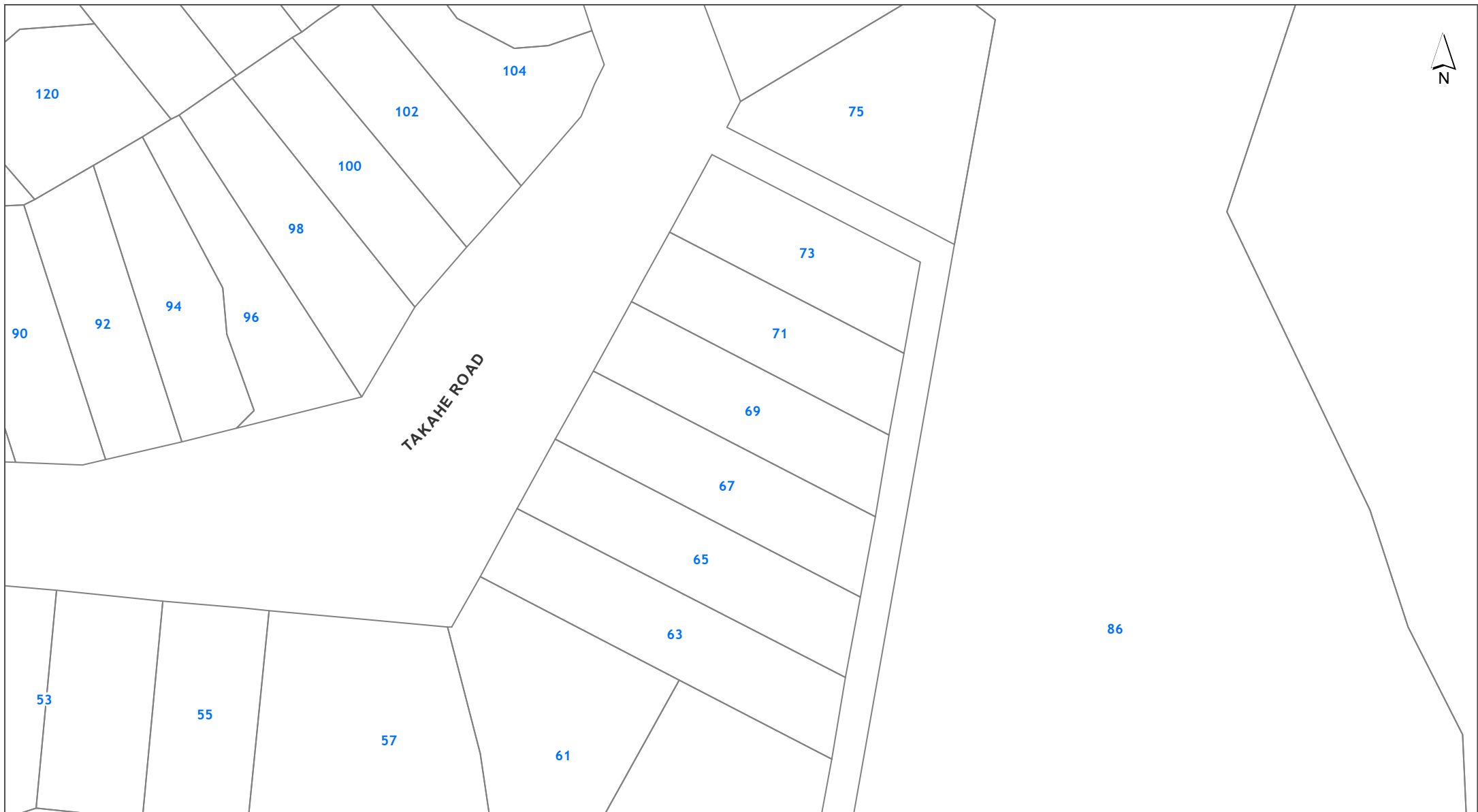


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Natural Resources  
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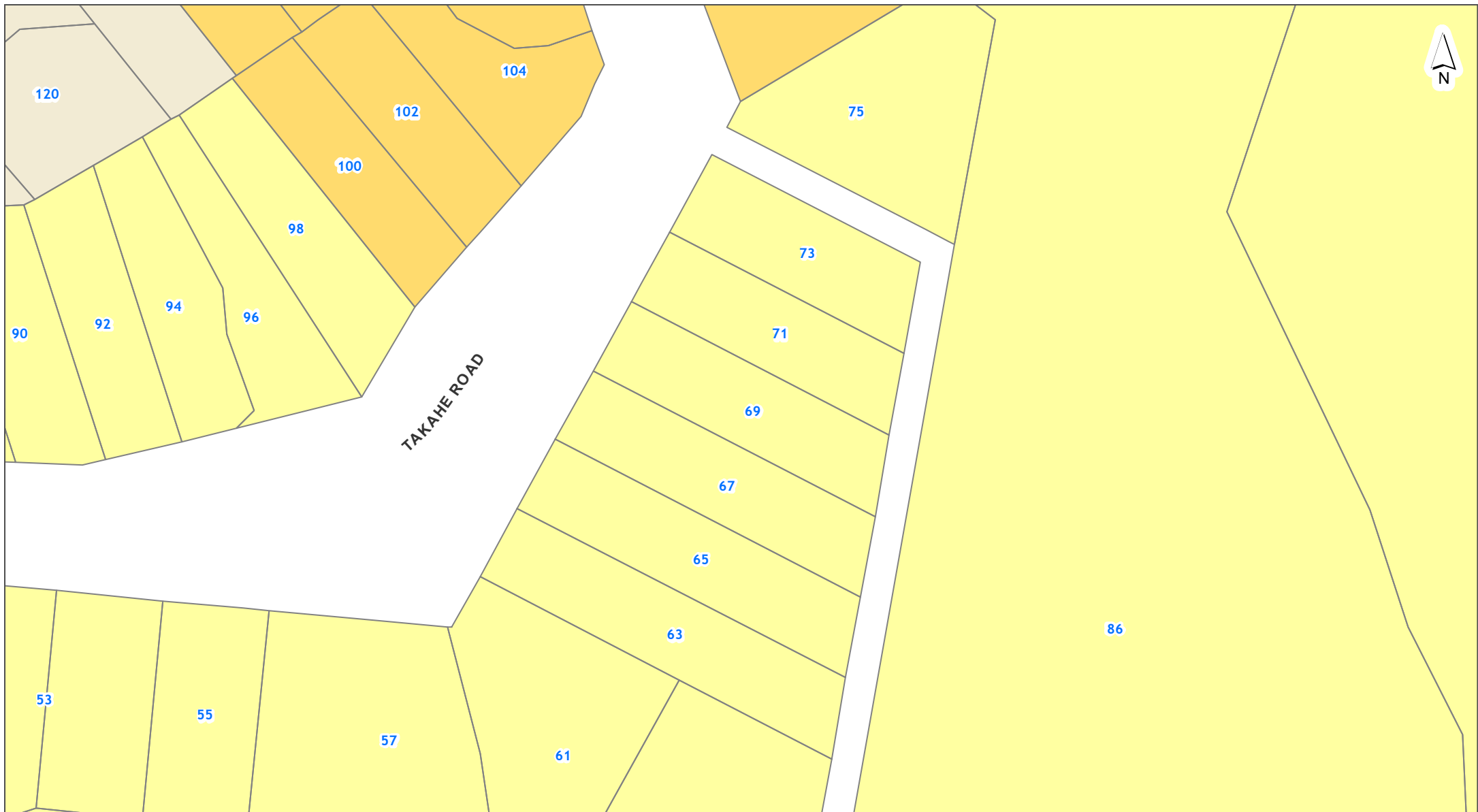




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Precincts  
69 Takahē Road Titirangi  
LOT 64 DP 36329

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**Zones and Rural Urban Boundary**  
**69 Takahē Road Titirangi**  
**LOT 64 DP 36329**

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# Auckland Unitary Plan Operative in part 15th November 2016 - LEGEND

**Appeals** **Plan Modifications**

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

- Notice of Requirements
- Plan Changes

	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 - 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 - Conservation Zone
	Open Space - Informal Recreation Zone
	Open Space - Sport and Active Recreation Zone
	Open Space - Civic Spaces Zone
	Open Space - Community Zone

	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 Zone
	Green Infrastructure Corridor (Operative in some Special Housing Areas)
	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
	Special Purpose Zone- Airports & Airfields, Cemetery, Quarry, Healthcare Facility & Hospital, Tertiary Education, Maori Purpose, Major Recreation Facility, School
	Strategic Transport Corridor Zone
	Water [i]

**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)

	Designations
	Airspace Restriction Designations

	Terrestrial [rp/dp]	Significant Ecological Areas Overlay
	Marine 1 [rcp]	
	Marine 2 [rcp]	
	Natural	Lake Management Areas Overlay (Natural Lake and Urban Lake)
	Urban	
	Water Supply Management Areas Overlay [rp]	Natural Resources
	Natural Stream Management Areas Overlay [rp]	
	High-Use Stream Management Areas Overlay [rp]	
	High-Use Aquifer Management Areas Overlay [rp]	
	Quality-Sensitive Aquifer Management Areas Overlay [rp]	
	Wetland Management Areas Overlay [rp]	Infrastructure
	Airport Approach Surface Overlay	
	Aircraft Noise Overlay	
	City Centre Port Noise Overlay [rcp / dp]	
	Quarry Buffer Area Overlay	
	National Grid Subdivision Corridor	National Grid Corridor Overlay
	National Grid Substation Corridor	
	National Grid Yard Compromised	National Grid Yard Overlay
	National Grid Yard Uncompromised	
	Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]	Mana Whenua

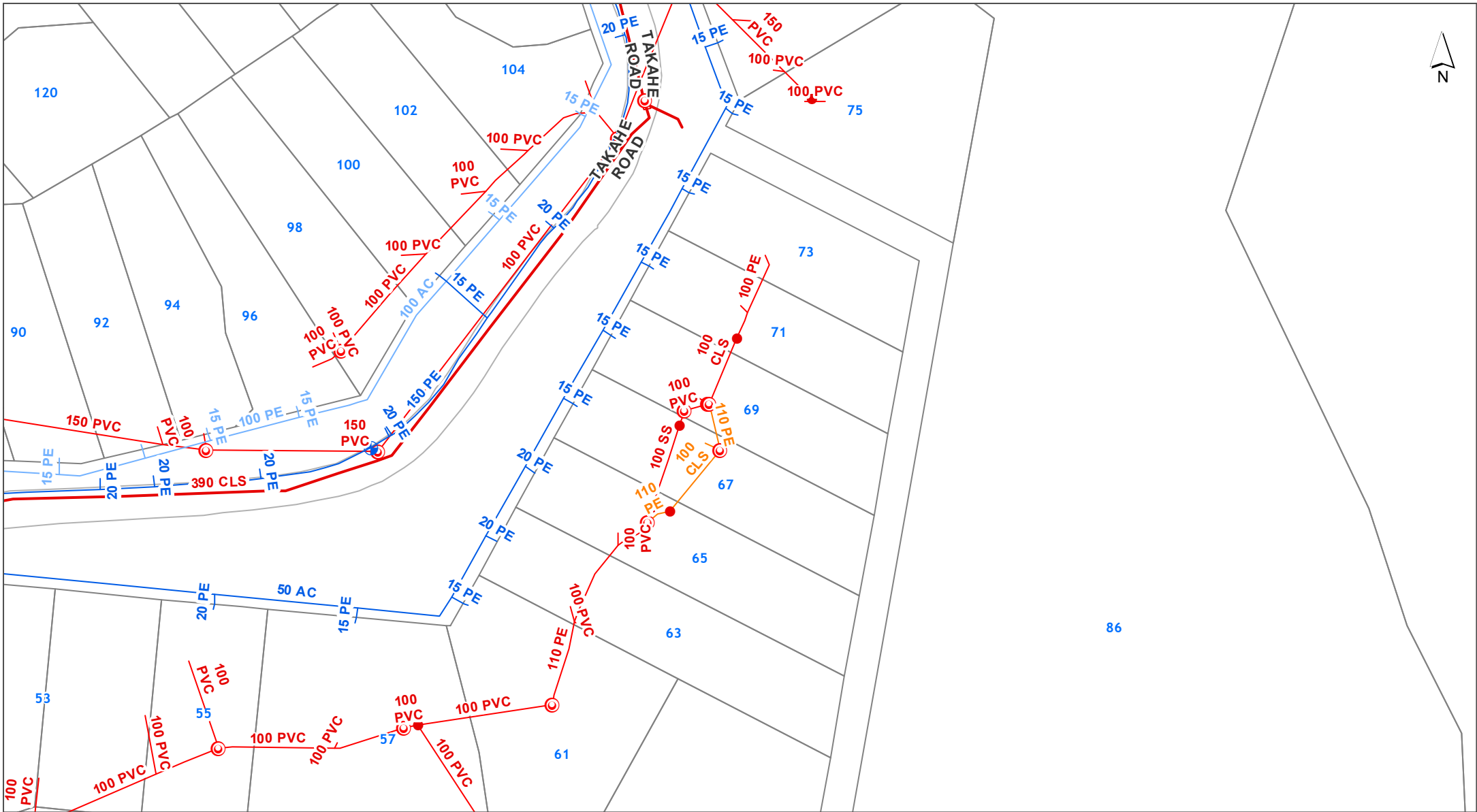
- Precincts
- Indicative Coastline [i]
- Rural Urban Boundary

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

	Historic Heritage Overlay Place [rcp/dp]	Historic Heritage & Special Character
	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 [rcp/dp]	

	Key Retail Frontage	Building Frontage Control
	General Commercial Frontage	
	Adjacent to Level Crossings	Vehicle Access Restriction Control
	General	
	Motorway Interchange Control	
	Coastal Inundation 1 per cent AEP Plus 1m Control	
	Business Park Zone Office Control	
	Cable Protection Areas Control [rcp]	
	Centre Fringe Office Control	
	Height Variation Control	
	Arterial Roads	

	Identified Growth Corridor Overlay	Built Environment
	Hazardous Facilities	
	Infrastructure	
	Flow 1 [rp]	Stormwater Management Area Control
	Flow 2 [rp]	
	Level Crossings With Sightlines Control	
	Macroinvertebrate Community Index	
	Parking Variation Control	
	Subdivision Variation Control	
	Surf Breaks [rcp]	



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Underground Services

69 Takahē Road Titirangi

LOT 64 DP 36329



Scale @ A4  
= 1:1,000

Date Printed:  
1/04/2019





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 (Bulk)                    |
|  | Local Pipe (In Service)              |
|  | Local Pipe (Abandoned)               |
|  | Transmission Pipe (In Service)       |
|  | Transmission Pipe (Out of Service)   |
|  | Transmission Pipe (Proposed)         |
|  | Pump Station                         |
|  | Reservoir                            |
|  | Other Structure (Local)              |
|  | Chamber (Transmission)               |
|  | Water Source (Transmission)          |
|  | Other Watercare Structures and Areas |

Wastewater

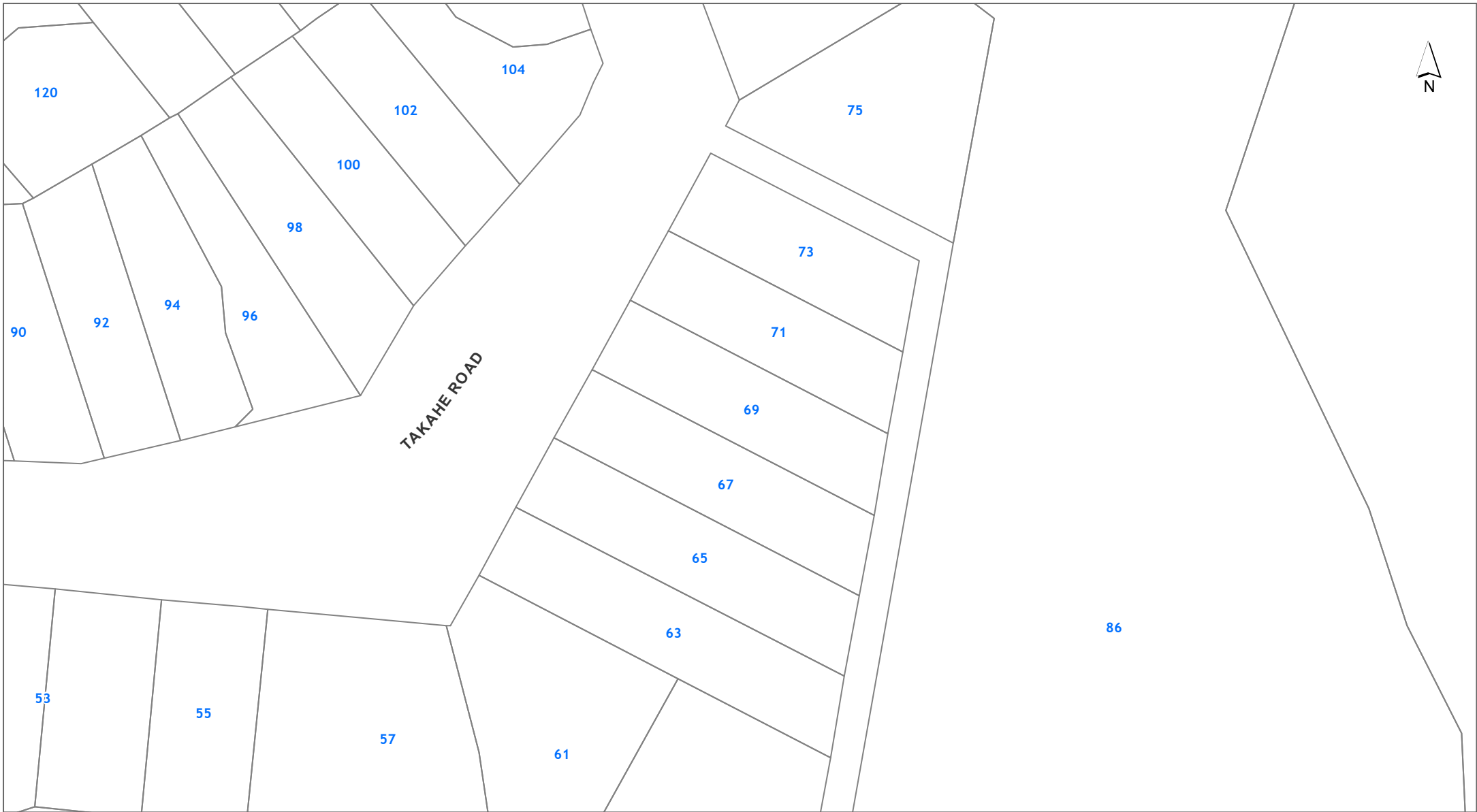
- |  |                                    |
|--|------------------------------------|
|  | Fitting                            |
|  | Fitting (Non Watercare)            |
|  | Manhole                            |
|  | Pipe (Non Watercare)               |
|  | Local Pipe (Main / Service Line)   |
|  |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

Utilities

- |  |   |
|--|---|
|  | Transpower Site                                     |
|  | Pylon (Transpower)                                  |
|  | 220kv Line (Transpower)                             |
|  | 110kv Line (Transpower)                             |
|  | 33kv Line (Transpower) & Underground Line (Mercury) |
|  | Transmission Line (Vector)                          |
|  | Oil Services Pipeline [Wiri]                        |
|  | Liquid Fuels Pipeline [Wiri to Marsden]             |
|  | High-Pressure Gas Pipeline (Vector & Orion)         |
|  | Medium-Pressure Gas Pipeline (Vector & Orion)       |
|  | Indicative Steel Mill Slurry Pipeline               |
|  | Indicative Steel Mill Water Pipeline                |
|  | Fibre Optic Cable (ARTA)                            |
|  | Contour Interval                                    |

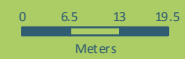
Legend updated: 9/05/2018





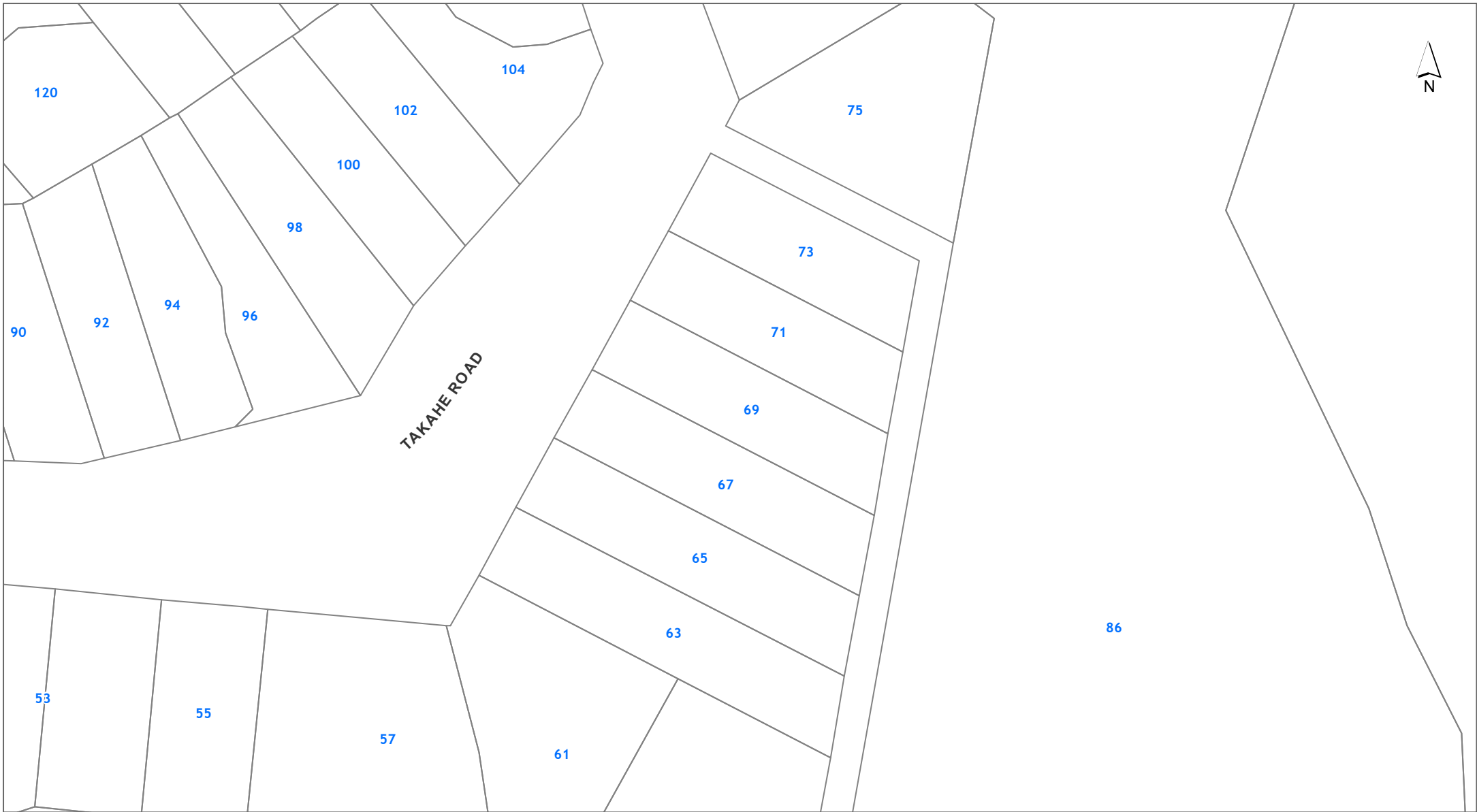
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**Hazards**  
**69 Takahē Road Titirangi**  
**LOT 64 DP 36329**



**Scale @ A4**  
**= 1:1,000**  
**Date Printed:**  
**1/04/2019**



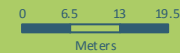


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**Natural Hazards - Coastal Inundation**

**69 Takahē Road Titirangi**

**LOT 64 DP 36329**



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

**Date Printed:**  
**1/04/2019**



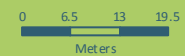


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**Natural Hazards - Flooding**

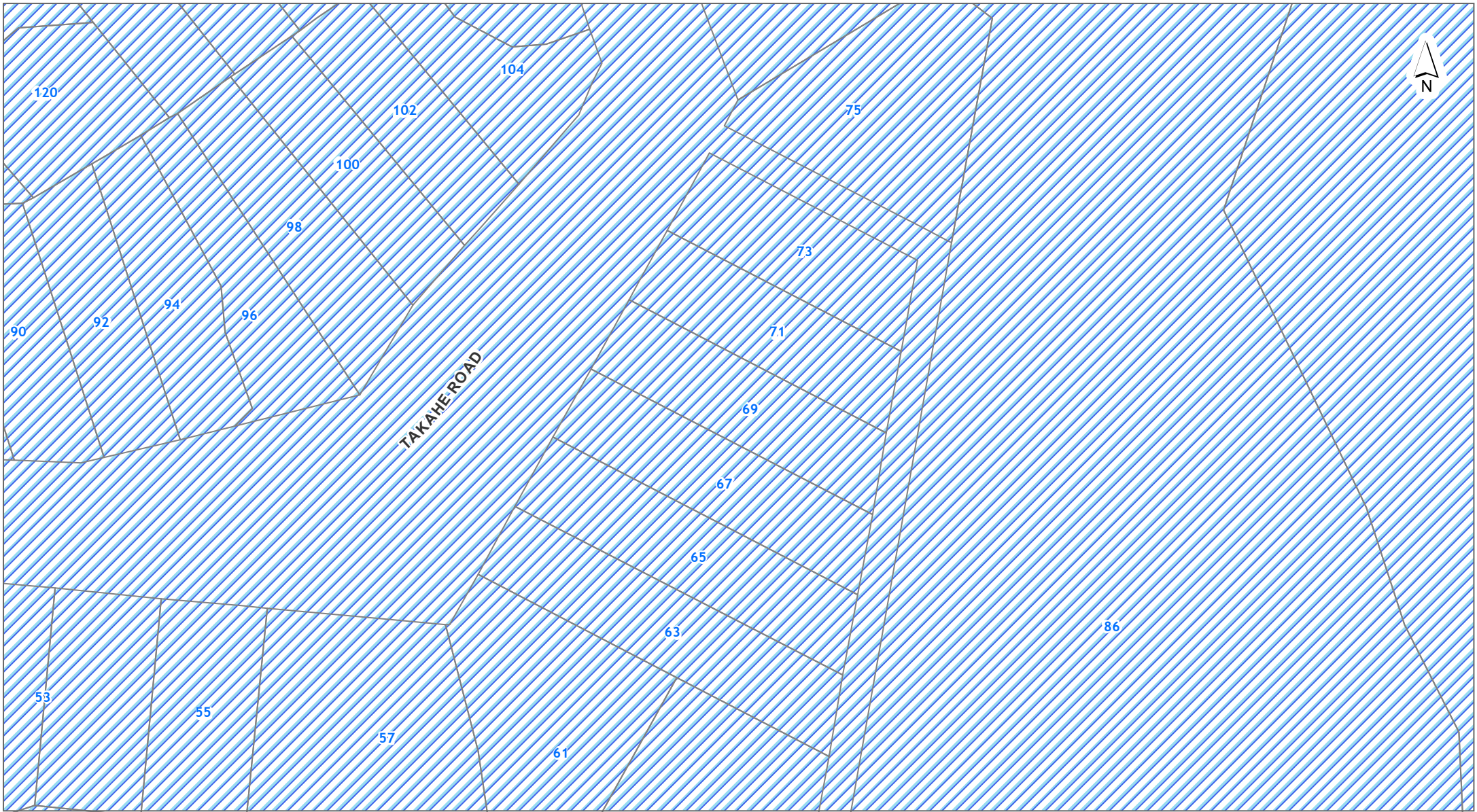
**69 Takahē Road Titirangi**

**LOT 64 DP 36329**



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**1/04/2019**

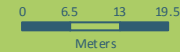


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Natural Hazards - Sea Spray

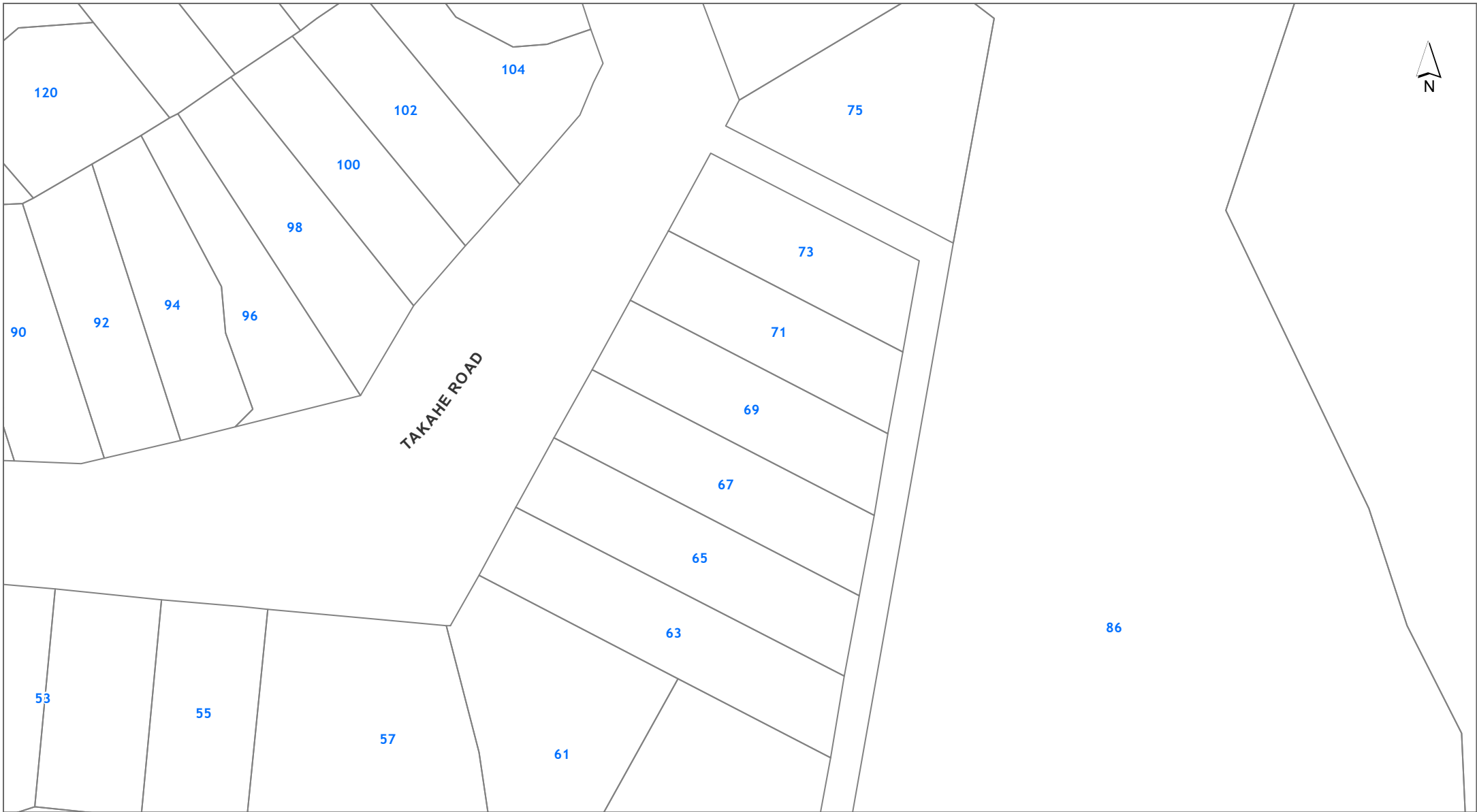
69 Takahē Road Titirangi

LOT 64 DP 36329



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Date Printed:  
1/04/2019

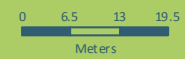


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**Natural Hazards - Volcanic Cones**

**69 Takahē Road Titirangi**

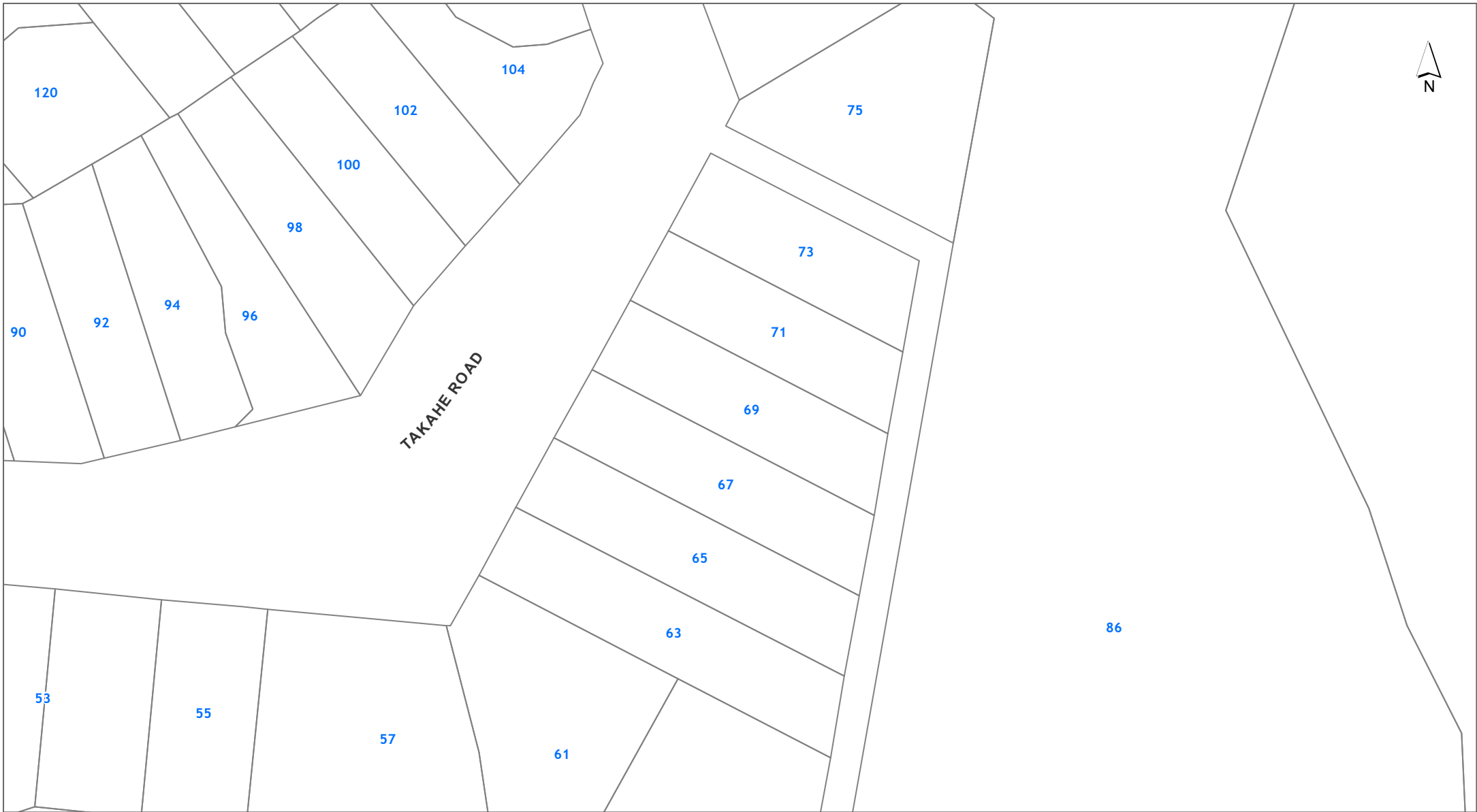
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Other  
69 Takahē Road Titirangi  
LOT 64 DP 36329

0 6.5 13 19.5  
Meters  
Scale @ A4  
= 1:1,000  
Date Printed:  
1/04/2019


















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 2000m<sup>2</sup> to 3999 m<sup>2</sup>
-  Catchment area 4000 m<sup>2</sup> to 3 Ha
-  Catchment area 3 Ha and above








Coastal Inundation

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

-  1% AEP Flood Plain
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Sea Spray
-  Volcanic Cones

Other

Cultural Heritage Index

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

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

Legend updated: 12/06/2018

APPLICATION NO: 212

PLANNING REPORT FOR TOWN PLANNING DISPENSATION

RMA 820911

REPORT BY L.A. Cooper

TP FILE G#10/136

DATE 4-11-82

B.P.A. 1033/1

APPLICANT K & R.M Weeks

ADDRESS OF PROPERTY 69 Takaha Road, Titirangi TGN4744

LEGAL DESCRIPTION: LOT 64 D.P. 36329 AREA 900M<sup>2</sup>

ZONE Res A1 PROPOSED ZONE N.U.R. 1 MAP NO. H10

PROPOSAL DECK

DISPENSATION IS REQUIRED FROM: Ordinance 11.4:3(c)  
FOR THE FOLLOWING REASONS:

Deck within side yard

THE WRITTEN CONSENT OF THE ADJOINING NEIGHBOURS: HAS BEEN OBTAINED.

~~IS NOT CONSIDERED NECESSARY.~~

NEIGHBOURS: C.H. Cornege, 71 Takaha Road, Titirangi  
H. Williams, 67 Takaha Road, Titirangi

CONSIDERATIONS:

- THE MODIFICATION WILL NOT SIGNIFICANTLY AFFECT THE AMENITIES OF THE NEIGHBOURHOOD
- THE MODIFICATION WOULD ENCOURAGE BETTER DEVELOPMENT OF THE SITE
- IT IS NOT REASONABLE OR PRACTICABLE TO ENFORCE THE REQUIREMENTS ON THIS SITE.

COMMENT: The applicants propose to extend the existing deck down the side of their dwelling and across the back of the dwelling. The deck at either end of the dwelling would be 1.7m from the side boundary, and it would comply with Council's daylight to boundary controls.

The site is quite steeply sloping and the extra area of decking would provide valuable outdoor living space in a location receiving a high amount of sunlight. The deck would not detrimentally affect neighbours due to screening along the side boundaries.

RECOMMENDATION: That the dispensation application by K & R.M Weeks to permit the extension of decking to a dwelling that would encroach the side yards at 69 Takaha Road Titirangi being lot 64, D.P. 36329 be granted consent in accordance with the attached plans for BPA 1033/1 on the grounds that the non-compliance is minor and will not detrimentally affect the neighbouring properties, and will provide for better development of the site for outdoor living space.

APPLICATION GRANTED/DECLINED  
CHAIRMAN, TOWN PLANNING COMMITTEE

*W.R. H. [Signature]*

DATE: 9/11/82



# CITY OF WAITAKERE DISTRICT PLAN

## DISCRETIONARY ACTIVITY REPORT

**OFFICER:** Fran Mikulicic : LL(ma1) **DATE RECEIVED:** 4 April 1995  
**APPLICANT:** J G Paronage **BUILDING CONSENT NO.:** 95/618  
**FILE ADDRESS:** 69 Takahe Road, Titirangi **WARD:** New Lynn  
**LEGAL DESCRIPTION:** LOT 64 DP 36329 **ZONE:** Non Urban Residential 1  
**ADDRESS FOR SERVICE:** 69 Takahe Road, Titirangi

Further Information Required No  
Any Affected Persons Yes - J M McNeil  
Approval Given Yes 67 Takahe Road  
**TITIRANGI**

District Plan Rule(s) not complied with: 11.4:4.1(c) 3m yards.  
11.4:4.1(d) Height to boundary.

Extent of non-compliance: - Encroaches 1.6m into the side yard.  
- Exceeds height in relation to boundary by a maximum height of 0.9m over a distance of 2.88m. Total infringement equals 2.6m<sup>2</sup>.

### PROPOSAL

To construct a conservatory on an existing deck.

### SITE AND NEIGHBOURHOOD DESCRIPTION

The subject site is situated on the eastern side of Takahe Road. The total site area is 900m<sup>2</sup>. It is a front rectangular shaped site. The front portion of the site has a medium slope but once past this building platform the site slopes steeply to the rear of the site which is covered in native vegetation.

The dwelling is not visible from the road way as the road berm is very steep and well vegetated. This wooden weatherboard dwelling is two storied and has a large deck at the rear on which the conservatory would be built.

### ENVIRONMENTAL ASSESSMENT

1. Topography limits compliance. YES
2. Position of existing building limits compliance. YES
3. Location of existing trees/bush limits compliance. NO
4. Position of boundaries limits compliance. YES
5. It is unreasonable to insist on compliance. YES
6. Affected parties consent is given. YES
7. General neighbourhood amenities are not affected. YES
8. Daylight and sunlight admission OK. YES
9. Privacy OK. YES
10. Physical domination effect OK. YES
11. Maintenance of neighbourhood character OK. YES
12. Adequate building separation maintained. YES
13. Adequate open space maintained. YES
14. No affect on servicing (effluent systems/stormwater). SEE BUILDING CONSENT
15. Safe movement of traffic maintained. YES
16. Sufficient provision for parking/manoeuvring demonstrated. YES
17. Adequate screening can be provided. YES

**Comments**

The existing dwelling and deck are located within the side yard also by 1.6m.

**RECOMMENDATION**

That, pursuant to Sections 104, 105 and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, consent be granted to the application by J G Parsonage to construct a conservatory on the existing deck at 69 Takahe Road, Titirangi being Lot 64 DP 36329 for the following reasons:-

- (i) The development will not detract from the amenity of the neighbourhood nor create adverse effects beyond the site.
- (ii) The written consent has been obtained from the owner of the adjoining property pursuant to Section 94(2)(b) of the Resource Management Act 1991.
- (iii) The proposal would provide for better site development, serving the requirements of the owner.

**Conditions imposed on the consent are as follows:-**

Nil

Officer: Fran Mikulicic Date: 2/5/95  
(Fran Mikulicic - Planner)

Checked by: P M Brown Date: 2/5/95  
(P M Brown - Senior Planner)

**Consent Granted as Recommended**

Peter Reaburn Date: 2/5/95  
Peter Reaburn  
Planning Manager

Please contact Fran Mikulicic (Ph 836 8000 ext 8013) if you have any queries about this report.

Report By H. Wateragh B.P.A. No. 691/6  
 Date 17.12.76 T.P. File TP 624

APPLICANT: G. Jarrett  
 ADDRESS OF PROPERTY: 69 Tibralho Road  
 (Road name and Number)

LEGAL DESCRIPTION: Lot 64 D.P. 36329 Area 926.5

ZONE: BsA1 Proposed Zone: \_\_\_\_\_ Map No. 524

PROPOSAL: Carport attached to dwelling overreaching into the front yard.

Dispensation is required from the bulk and location requirements of Ordinance 9 for the following reasons: Due to the topography of the site it is not possible to site the carport elsewhere in a conforming location.

The modification is/is not\* of a minor character and will/will not\* significantly effect the adjoining/adjacent\* sites or the neighbourhood.

COMMENT: It is intended to stain the carport structure a colour matching the colour of the dwelling. The structure will not be detrimental to the neighborhood or detract from the quality thereof.

The written consent of the following adjoining neighbours has been waived/  
 has/has not\* been obtained.

COMMENT: The proposed development will not prejudice the adjoining sites in any way.

It is/is not\* reasonable or practicable to enforce the requirements.

COMMENT: Because of topography this is the only way in which covered off-street parking can be obtained.

RECOMMENDATION: That this application be approved.

\* Delete which is not applicable.

APPLICATION GRANTED/~~SEC-OMES~~

Chairman, Town Planning Committee

W.R.H.

Date: 22/12/76



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

**1.0 SUMMARY OF PROPOSAL**

Upgrade a wastewater pipe bridge with infringements relating to earthworks, works within the dripline of protected trees and natural hazards

**2.0 APPLICATION DETAILS**

---

Planner: Gyanendra Datt

Site Address: 65-69 Takahe Road, Titirangi

Applicant: Waitakere City Council - EcoWater

Date Received: 9 May 2008

Resource Consent No: LUC 2008-734

Legal Description: Lot 66 DP 36329 (65 Takahe Road)  
Lot 65 DP 36329 (67 Takahe Road)  
Lot 64 DP 36329 (69 Takahe Road)

Address for Service: C/- Helen Davidson  
SouthernSkies Environmental Limited  
P O Box 46-188  
Herne Bay  
AUCKLAND

Site Area: 2,931m<sup>2</sup>

Waitakere Ranges Heritage Area: Yes

Building Consent No: None at time of application

Operative District Plan:

- Human Environment: Bush Living
- Natural Area: Managed Natural Area
- Landscape Elements: Natural Sensitive Ridge – Moderate (65m) – applies to 69 Takahe Road only
- Hazards: Stability Sensitive (65, 67 & 69 Takahe Road, flooding (65 Takahe Road only)
- Roading Hierarchy: Collector Road

Proposed Plan Changes: N/A

Further Information Requested: Yes

Date Requested: 19 May 2008  
Date Received: 29 May 2008  
Site Visit: Yes  
Section 37 Applied: Yes  
Any Affected Persons: No  
Approval Given: N/A

---

Locality Diagram:



**Figure 1: GIS map showing locations of subject sites**

**2.1** Documents considered for this report include the application documentation and the site visit checklist.

**3.0 REASON FOR APPLICATION- RELEVANT DISTRICT PLAN RULES**  
**Extent of Infringement and Type of Activity Proposed**

**3.1 Operative District Plan**

**City Wide Rules**

Limited Discretionary Activity for earthworks on land known by the Council to be or likely to be subject to erosion, slope instability, subsidence or inundation (Natural Hazards Rule 1.1). The works are within land subject to flooding and has slope instability.

**Natural Area Rules**

Controlled Activity for vegetation alteration required by a network utility operator (EcoWater) necessary for the maintenance of that operator's works (Managed Natural Area Rule 2.2). The

proposal would involve works within the dripline of three large protected Kauri trees as well as a *Pittosporum eugeniodes*.

Limited Discretionary Activity for earthworks meeting the Performance Standards contained in Rules 3.2(a) - 3.2(f) of the Managed Natural Area Rules. The proposal would involve earthworks for the purposes of infrastructure and do not exceed 30m<sup>3</sup>.

Overall the application is considered to be a Limited Discretionary Activity. The proposal complies with all other development control rules under the District Plan.

## **4.0 SITE AND PROPOSAL**

### **4.1 Site Description**

The subject sites are located on the eastern side of Takahe Road and are sited below the road level. Access is provided by steep driveways leading down to the site.

The surrounding environment is peri-urban with bush-clad sites and sloping sites typical of the Titirangi area. The dwellings are located near the road boundaries of the site with the rear parts of the site remaining bush-clad. While some areas of the site have been cleared, the sites are bordered by native vegetation and the surrounding environment beyond the subject sites are covered by substantial native vegetation.

The area of works can be accessed by entering down a steep common access driveway of Numbers 67 and 69 Takahe Road as well as the driveway of 65 Takahe Road. Each house is located near the front boundary of its respective site, with the rear section of each densely vegetated with a range of exotic and native species. The gradient of the land continues to slope downward towards the rear boundary of each section. Although 69 Takahe Road has been identified as a site with a sensitive ridge, the proposed works will not be located in the area identified as part of the sensitive ridge.

There is an existing wastewater pipe bridge located at the rear of the subject sites. The existing wastewater 110mm pipe bridge is located approximately 8 metres from the dwelling located at 67 Takahe Road and runs from the northern to the southern boundary. Notable vegetation within the vicinity of the existing pipe bridge includes three semi-mature Kauri trees over 20m height as well other vegetation such as Tree Ferns, Magnolia and Kawakawa as well as the weedy undergrowth.

Consent is required for earthworks on sites subject to natural hazards, works within the dripline of protected vegetation and earthworks for the purposes of infrastructure construction.

#### **4.1A Heritage Features**

The relevant heritage features are 7(2)(a), 7(2)(i)(ii) and 7(2)(l) namely, the features that are distinctive of the Titirangi area, such as the terrestrial ecosystems of prominent indigenous character and the coherence of low-density residential area located in regenerating (and increasingly dominant) forest setting.

The subject sites are bordered by numerous specimens of mature native vegetation, with the adjoining site to the east covered in dense native vegetation. The sites, while located on a sensitive ridge, are not visible above the skyline as viewed from the road or any public place.

No other heritage features are considered to be relevant on this or adjoining sites.

### **4.2 Proposal**

It is proposed to upgrade a section of wastewater pipe bridge located within the above subject sites in Titirangi. This is in light of a recent survey of the site which revealed serious concerns

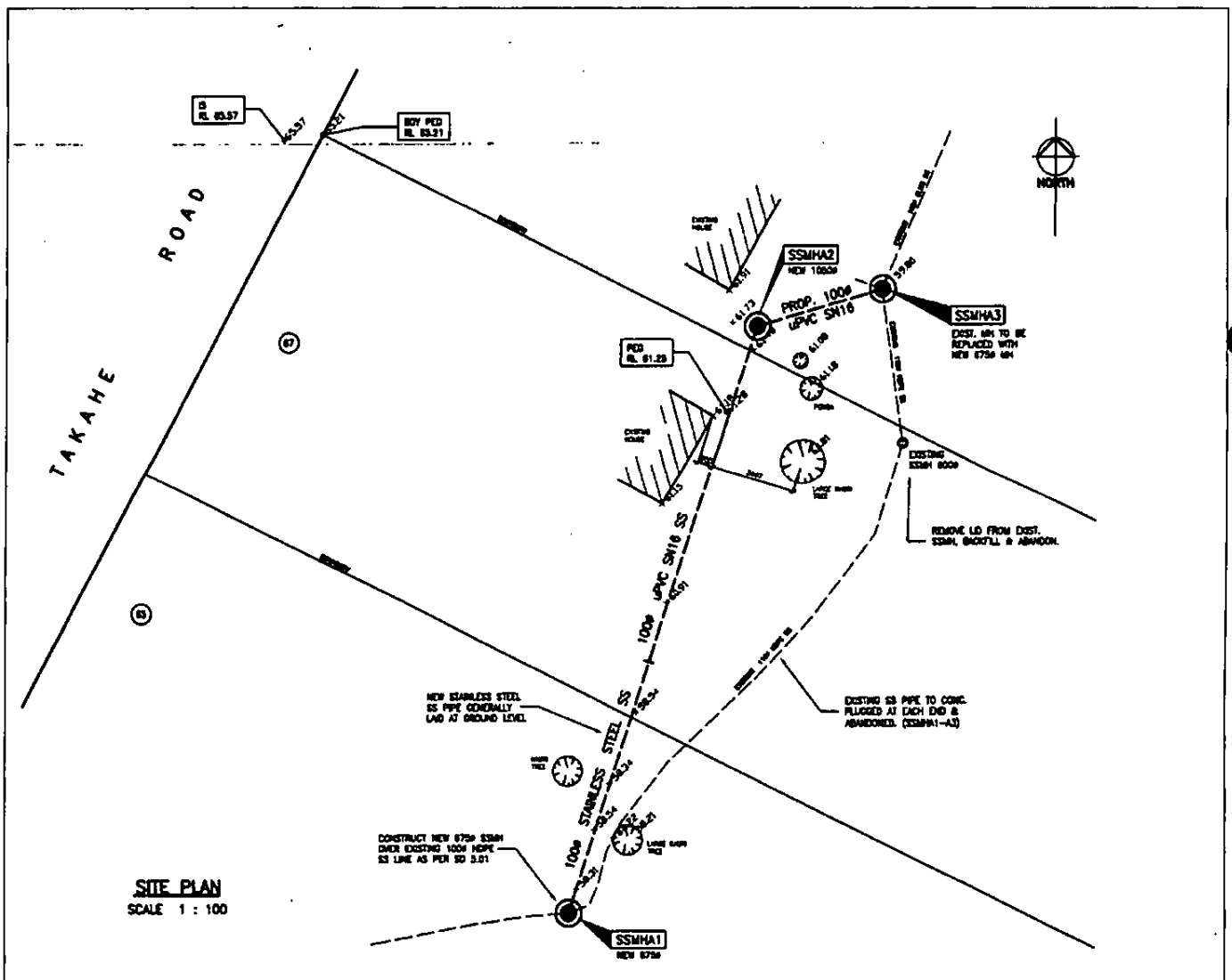
about the stability and integrity of the existing structure. The proposal involves the construction of a new deviation of the pipe bridge which will replace the existing failing structure.

The proposed works begin within 65 Takahe Road where a new manhole (SSMHA1) is proposed approximately six metres from the dwelling on the site (as shown in Figure 2). A new wastewater section of pipeline 100mm in diameter will be installed at ground level from Manhole 1 extending 10 metres. As the pipe will be at ground level, no piles or earthworks will be required for its installation. The pipeline will then continue below ground to a new manhole (SSMHA2) propose alongside the southern property boundary of 69 Takahe Road. This section will be installed via trenching. The last section of pipeline will form a connection between SSMHA2 and the existing stormwater manhole SSMHA3. SSMHA3 will be replaced with a new 675mm diameter manhole. The existing wastewater pipe bridge will be plugged at each end and removed from site. The existing lid of the 600mm diameter manhole within 67 Takahe Road will be removed, the manhole will then be backfilled and abandoned.

Ms Davidson, planner at SouthernSkies Ltd has stated that all works will be undertaken by hand, due to limited access and to minimise the effects on vegetation within the works area. Access will be through the properties of 69 and 67 Takahe Road, utilising existing access pathways.

The proposed works will require consent for works within the dripline of various protected vegetation. No machinery will be permitted within the works area. All materials, equipment and pipe sections will be carried onto the site by hand. Any minor digging within the vicinity of protected vegetation will be undertaken by hand, so as to minimise the impact on vegetation.

The works are proposed during the end of July 2008 and will be undertaken over a period of approximately three weeks. Any minor area of exposed soil surfaces will be mulched over at the completion of works. Any ground that is disturbed during the installation will be reinstated to its prior condition.





**Figure 2: Site plan showing the location of the manholes, the new wastewater pipe deviation as well as the existing wastewater pipe**

#### **4.3 Information Received**

The following information has been provided:

- Application Form, Covering Letter, Assessment of Environmental Effects (prepared by Helen Davidson of SouthernSkies Environmental Limited)
- Drawings (titled 'Waitakere City Council Wastewater Pipe Bridge Upgrade 67-69 Takahe Road', prepared by Tse Group Limited, dated June 2008)
- Arboricultural Report (prepared by Willy Coenradi of Wilcon Sylvan Parks and Landscape Management, dated 4 July 2008)

The following person(s) peer reviewed the information provided:

- Simon Miller, Council's Consultant Arborist
- Mark Tollemache, Strategic Advisor: Waitakere Ranges

It is considered that sufficient information has been provided to enable Council to fully assess the proposal and determine the application.

#### **5.0 STATUTORY CONSIDERATIONS**

- 5.1 Section 93 of the Resource Management Act 1991 provides for resource consents to be processed on a non-notified basis if Council is satisfied that the adverse effects of the activity on the environment will be minor.

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

The District Plan expressly provides that Limited Discretionary Activities need not be publicly notified and that written consents are not required. This application has been processed on the basis that neither public notification nor service on persons who may be adversely affected is required.

It should be noted that in determining whether or not adverse effects on the environment would be minor or more than minor, any adverse effects on the environment that would arise from a permitted activity under the Operative Plan may be disregarded.

As noted, the proposal requires consideration as a Limited Discretionary Activity under the provisions of the Resource Management Act 1991. In considering the application, the consent authority shall have regard to the matters specified in Section 104.

#### **5.2 Special Circumstances**

Special Circumstances are generally those that are unusual or exceptional or involve some significant or important public interest element.

The proposal, in itself, is not considered to give rise to special circumstances and there is no basis for Council to exercise its discretion under s94C(2).

#### **6.0 ENVIRONMENTAL ASSESSMENT**

The District Plan has been prepared with a clear "effects-based" emphasis. Consideration of the proposed development in relation to each of the Plan's assessment criteria would ensure that all



the relevant matters to which Council has restricted its discretion have been addressed. The relevant matters to which Council has restricted its discretion in relation to the application will therefore be considered in accordance with the assessment criteria.

It should be noted that any adverse effect of the activity on the environment that does not relate to the above matters has been disregarded.

The relevant assessment criteria from the District Plan, together with comments as to whether each criterion can be satisfied are summarised as follows:

**a) Natural Hazards - Limited Discretionary Activity**

The proposal would involve clearance of vegetation

With respect to the assessment criteria 1(a) - 1(g) contained in Rule 1 of the Natural Hazards Rule, the following is noted:

The earthworks will occur over a relatively small area on the sites and will require the excavation of approximately 20m<sup>3</sup> of material. The earthworks will not alter the floor level of any habitable room or building and are not considered to exacerbate any adverse effects of any flood hazards. The proposed earthworks will also occur for a relatively short period of time (approximately three weeks). In this regard, any effects of the earthworks on people and property will be no more than minor. It can also be argued that the upgrade of the wastewater system will also provide positive benefits with regards to increasing the efficiency of the wastewater catchment.

The proposed works are located near any watercourses. Appropriate erosion and sediment control conditions will be recommended as part of this report to mitigate any adverse effects on the natural qualities of any water systems and the ability of the catchment to dispose of water in an efficient manner. The Assessment of Environmental Effects prepared by SouthernSkies Ltd planner, Ms Davidson has stated that the areas of earthworks will also be reinstated to their prior condition upon the completion of the works. In this regard, it can be considered that any effects on existing landforms will be no more than minor.

In conclusion, it can be considered that any adverse effects of the proposal on natural hazards will be no more than minor.

**b) Vegetation Alteration – Controlled Activity**

The proposal would involve any *vegetation alteration* not meeting the standards in Rule 2.1 undertaken or required by a *network utility operator* (EcoWater) necessary for the maintenance of that operator's works. The proposed works entail works within the dripline of three large protected Kauri trees as well as a *Pittosporum eugenoides*. It can be noted here that the works will be outside the dripline of one medium-sized *Cyathea* tree and one unprotected juvenile *Magnolia grandiflora*. An area of bamboo located largely on 67 Takahe Road and partially located 65 Takahe Road will also be partially cleared.

With respect to the assessment criteria 2(a) - 2(t) contained in Rule 2 of the Managed Natural Area, the following is noted:

Ms Davidson has stated in her AEE that no protected vegetation will require removal to complete the proposed works. Given the relatively minor nature of the works, it is considered that the effects of the proposal on the overall resilience, biodiversity and integrity of the Green Network will be minor. As no protected vegetation will be removed, any effects on the extent, range and linkages between vegetation, fauna habitats and natural features. The sites have not been identified as sites of historical, cultural or spiritual significance nor have the sites been identified as *waahi tapu* or significant to *iwi*. Appropriate conditions are recommended by the applicant's consultant arborist, Mr Coenradi in his report to negate any more than

minor effects of the proposal on vegetation and this is concurred with in this report. Therefore, it can be considered that any adverse effects of the proposal will be less than minor.

The works, although partially located on a sensitive ridge, will not alter the significance, natural character or landscape of the natural feature. Therefore, any effects of the proposal on the sensitive ridge will be minor. There will be no edge effects created from wind or light on remaining vegetation as no notable species of vegetation are proposed to be removed.

As it has been proposed to restore the sites to their prior condition, any effects on heritage or amenity values will be temporary and no more than minor. As no notable species of vegetation are proposed to be removed, the proposal will not create, contribute to or exacerbate stability problems. The application has been reviewed by Council's arborist, Mr Miller and in his assessment he has concluded that any effects of the vegetation alteration will be no more than minor, subject to conditions recommended to be included as part of consent. It can be concluded that any adverse effects on the adjacent vegetation and plant health will be no more than minor.

The applicant has considered alternative alignments for the wastewater pipe and it is considered in this report that this deviation will have the least impact on protected vegetation.

In conclusion, Mr Miller has assessed the effects of the vegetation alteration to be no more than minor, subject to conditions of consent, and this is concurred with in this report. The conditions proposed by Mr Coenradi in his report are considered to be appropriate and are emulated within this report.

#### **Earthworks - Limited Discretionary Activity**

The proposal would involve earthworks that does not meet the standards listed under Rule 3.1 (Managed Natural Area) and that are for the purposes of *infrastructure construction* and do not exceed 30m<sup>3</sup>. The earthworks are required for the trenching and the construction of the manholes.

With respect to the assessment criteria 3(a) - 3(r) contained in Rule 3 of the Managed Natural Area, the following is noted:

As the earthworks do not entail the clearance of any protected vegetation, it can be considered that the effects of the proposal on the Green Network, natural features, habitats or landscape elements will be minor. As stated previously, the applicant proposes to restore the area of earthworks to its prior condition.

The earthworks will not occur in close proximity to any natural watercourses. Appropriate erosion and sediment control conditions will also be recommended as part of this report to negate any more than minor adverse effects of the earthworks. In this regard, it can be considered that the effects of the earthworks on the degradation of natural watercourses and, subsequently, on mauri will be no more than minor.

As stated previously, the sites have not been identified as sites of historical, cultural or spiritual significance or as sites significant to iwi. In this regard, any effects of the earthworks will be less than minor. As assessed previously, any effects of the earthworks on natural hazards will be no more than minor.

It can be anticipated that there will be adverse effects generated during the construction period, such as the visual effects of the exposed areas of earthworks as well as aural effects of construction noise, which have potential to be more than minor. However, these effects will be temporary and will occur over a relatively short period of time. Notwithstanding this, conditions will be recommended as part of this consent to ensure that the effects on the amenity of the sites will be no more than minor. Conditions will also be recommended to ensure that the adverse effects of the earthworks on the health and safety of residents will be

no more than minor. Given the location of the earthworks in rear areas of the sites, adjacent to dense vegetation and in areas not viewable from the road or any public place, it can be considered that any adverse effects of the earthworks on adjoining sites will be no more than minor.

In conclusion, it can be considered that any effects of the earthworks will be no more than minor subject to the conditions recommended as part of this consent.

## **7.0 National Policy Statements (s104(b)(i))**

The only National Policy Statement in place at the time of writing (notwithstanding the NZCPS) is the National Policy Statement on Electricity Transmission. This policy statement is not considered relevant with respect to this application.

## **8.0 New Zealand Coastal Policy Statement (s104 (b)(ii))**

In light of the site's location, this is not considered applicable.

## **9.0 A Regional Policy Statement, or Proposed Regional Policy Statement (s104 (b)(iii))**

The Auckland Regional Policy Statement became operative in 1999 (subject to plan changes at various stages in the statutory process) sets out the broad resource management issues, objectives and policies for the Auckland Region to achieve the integrated management of its natural and physical resources. The Policy Statement functions as an umbrella policy document for environmental planning and policy development within the Region, under which the Waitakere City Operative District Plan has been prepared.

The proposed development by reason of its size and scale and matters discussed elsewhere in this report is not considered to be contrary to the Regional Policy Statement, or any Proposed Plan Change associated with this document.

## **10.0 A plan or proposed plan (s104 (b)(iv))**

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

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

## **11.0 Other Matters (Section 104(1(c)))**

There are no other matters relevant to this application.

### **11A.1 Waitakere Ranges Heritage Area Act**

#### **11A.1.1 Purpose**

The purpose of the Waitakere Ranges Heritage Area Act 2008 is:

to –

3(1)(a) recognise the national, regional, and local significance of the Waitakere Ranges Heritage Area; and

3(1)(b) promote the protection and enhancement of its heritage features for present and future generations.

### 11A.1.2 Relevant objectives

The relevant objectives of the Waitakere Ranges Heritage Area Act are:

- (a) to protect, restore, and enhance the area and its heritage features
- (b) to ensure that impacts on the area as a whole are considered when decision are made affecting any part of it
- (d) to recognise and avoid adverse potential, or adverse cumulative, effects of activities on the area's environment (including its amenity) or its heritage features
- (h) to manage aquatic and terrestrial ecosystems in the area to protect and enhance indigenous habitat values, landscape values, and amenity values
- (i) to recognise that people live and work in the area in distinct communities, and to enable those people to provide for their social, economic, environmental, and cultural well-being

The policies from the District Plan relevant to the consideration of the above objectives are - *Policy 1.5, Policy 1.6, Policy 2.10, Policy 2.12, Policy 3.4, Policy 9.4, Policy 10.13, Policy 11.2 and Policy 11.7.*

Section 13 requires the purpose of the WRHAA and its objectives to be given 'particular regard' in evaluating resource consent applications and in making decisions. This will be discussed in detail in the following section.

### 11A.1.3 Relevant heritage features

The relevant heritage features were identified in Section 4.1A.

### 11A.1.4 Assessment of Waitakere Ranges Heritage Area purpose and objectives

The heritage area objectives as listed above are discussed below with particular regard to the purpose of the Waitakere Ranges Heritage Area Act and regard to the relevant policies in the regional and district plans.

Given that the proposal does not involve the removal of any protected vegetation it can be considered that the proposal strives to protect the area and its heritage features. This would enable the preservation of the indigenous habitat values, landscape and amenity values. Notwithstanding this conditions have been recommended by Council's arborist, Mr Miller to ensure that the existing protected vegetation on site are protected from any potential damage from the works. Given the discussion above, it can be considered that the impacts on the area as a whole were considered in this application. As the applicant proposes to reinstate the area of earthworks after the completion of the works, it can be considered that any cumulative effects of the proposal will be negligible. The works will also occur over a limited period of time which will not adversely impact on the ability of the residents to provide for their social, economic, environmental and social well-being.

## 12.0 PART II OF THE ACT- PURPOSE AND PRINCIPLES

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

It is considered that the proposal is consistent with sustainable resource management. In particular this proposal is concerned with the sustainable management of the Bush Living

Environment in such a way that the communities' social and cultural aspirations are realised whilst the quality of the environment and amenity values of the neighbourhood are maintained. The proposal would allow for the upgrade of the wastewater pipe that would be appropriate within the environment and would be able to establish and operate in such a way that the amenities of the neighbourhood would not be adversely affected.

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

The proposal is not considered to impact upon the Treaty of Waitangi.

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

The potential effects of the proposal on the amenity and character of the area have been discussed in detail in the effects assessment contained in Section 8 of this report. Subject to conditions such as erosion and sediment control, vehicle crossing construction conditions it is concluded that the proposed development would be compatible with the surrounding built and natural environment and the existing amenity of the area would not be reduced.

### **13.0 TIME PERIOD IN WHICH TO IMPLEMENT THE CONSENT**

Under section 125 of the Resource Management Act 1991, unless it is given effect to, a consent lapses either on the date that is specified in the consent or if no date is specified, 5 years after the date of commencement of the consent.

There is no known reason to either decrease or increase the timeframe in this instance.

### **14.0 MONITORING**

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

## 15.0 RECOMMENDED DECISION

Pursuant to Sections 93, 94, 94A – 94D, 104, 104C, and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, **consent is granted** to the application by EcoWater to upgrade a wastewater pipe bridge (as more accurately defined in Sections 3 and 4 of this report) at 65 Takahe Road (Lot 66 DP 36329), 67 Takahe Road (Lot 65 DP 36329), 69 Takahe Road (Lot 64 DP 36329) for the following reasons pursuant to Section 113 of the RMA:

- i) The proposal has been considered in terms of the relevant assessment criteria, meets the relevant policies and objectives of the District Plan, and would create no more than minor effects on the environment because:
  - (a) The proposal is compatible with the existing, residential and open space character of sites in the surrounding area.
  - (b) Given the relative scale of earthworks, any actual or potential effects of the works on natural hazards will be no more than minor.
  - (c) The effects generated by the earthworks will be no more than minor subject to conditions of consent.
  - (d) Subject to conditions, the effects of works on the existing vegetation will be no more than minor.
  - (e) Any actual or potential adverse effects on the environment caused by the proposal would be adequately avoided, remedied or mitigated by the conditions of consent.
- ii) The proposal meets the relevant policies and objectives of the District Plan and would not be contrary to Part II of the Act.
- iii) The application is considered to be consistent with to the purpose and objectives of the Waitakere Ranges Heritage Area Act 2008 because:
  - (a) It is not considered that habitat, landscape and amenity values would be affected by the proposal.
  - (b) The proposal is considered to be keeping with the distinctive harmony, pleasantness and coherence of the low-density residential area located in regenerating forest settings

### Conditions imposed on the consent are as follows:

#### GENERAL

- (GN 1) The development shall proceed in accordance with the plans titled '67 Takahe Road – Proposed Wastewater Realignment', drawn by D. Dobbie, dated June 2008, and all referenced by Council as LUC 2008-734 and the information, including further information, submitted with the application.
- (GN 2) Pursuant to section 125 of the Resource Management Act 1991, this consent shall lapse after a period of five years after the commencement of the consent.
- (GN 3) A copy of this Resource Consent shall be held on site throughout the period of work. Prior to works commencing, it shall be the responsibility of the consent holder to explain the Conditions of Consent to all contractors, sub-contractors and work site supervisory staff who are carrying out any works associated with the project.

#### MONITORING

- (MN 1) A consent compliance monitoring fee of \$566.00 (inclusive of G.S.T.) has been paid to the Council. This fee is to recover the actual and reasonable costs incurred ensuring compliance with the conditions of this consent. If, on inspection all conditions have not been satisfactorily met, a reinspection shall be required at the relevant hourly rate applicable at the time the re-inspection is carried out.

## **EARTHWORKS**

- (EW 1) Before commencement of any works and until completion of exposed site works, adequate sediment and erosion control measures shall be constructed and maintained by the consent holder. The consent holder shall notify Council's Monitoring Officer when controls are in place. Work shall not commence until approval has been gained in writing from the Manager Resource Consents. The control measures must be maintained until the site has been adequately stabilised against erosion and sediment-laden run off. The construction and maintenance shall be in accordance with the Erosion/Sediment Control Measures Appendix to the Natural Area rules of the Waitakere City Council District Plan. (Attached as appendix A to this consent).
- (EW 2) All development works on the site including earthworks and the use of associated heavy machinery shall be undertaken between the following hours only:-  
Monday to Friday: 7:30 am to 7:00 pm  
Saturday: 7:30 am to 5:30 pm  
Sunday and Public Holidays: No work
- (EW 3) All areas of exposed earth shall be top-soiled and grassed or otherwise stabilised against erosion as soon as practicable and in a progressive manner as works are complete but no later than one week following the completion of works.

## **ARBORICULTURAL CONDITIONS**

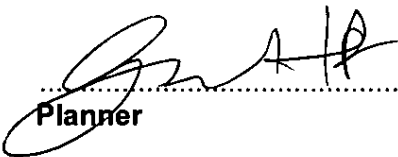
- (AR 1) The applicant shall employ a suitably qualified independent arborist with proven experience in the field of trees in relation to construction (works arborist) to monitor, direct and supervise all works within the dripline of protected vegetation for the duration of the development.
- (AR 2) Prior to works commencing, a meeting shall be arranged by the consent holder so that the tree protection procedures are explained by the works arborist to all contractors, sub-contractors and work site supervisory staff who are carrying out any works associated with the project within the dripline of any protected vegetation.
- (AR 3) All works within the dripline of retained protected vegetation on site, including erosion and sediment control works, shall be supervised by the works arborist.
- (AR 4) All construction works will be in accordance with those described in sections 7.1 to 7.3 of the following report;
- Project Description and Assessment of Environmental Effects Wastewater Pipebridge Replacement 65-69 Takahe Road, Titirangi, Southern Skies Environmental Limited, 3 July 2008 (Attached as Appendix B of this consent).
- (AR 5) With the exception of Conditions 6 - 9 below all arboricultural works shall be undertaken in accordance with the following submitted information;
- Wilcon Sylvan Parks and Landscape Management "Arborist Report to support RC application for Vegetation Alteration for Waitakere City 65-69 Takahe Wastewater and Pipe Bridge Renewal. Dated 04.07.08 (Attached as Appendix C to this consent).

- Wilcon Sylvan Parks and Landscape Management – “WCC Wastewater and Pipebridge Renewals 65-69 Takahe Road Major Features and Vegetation Plan vegetation and major features aerial plan”. Dated 04.07.08 (Attached as Appendix D to this consent).

- (AR 6) In the first planting season (May till 7th September) following use of the dwelling, desirably two weeks following a weed control operation, native understorey vegetation shall be planted at 1m maximum spacing between plants along the edges of the newly cleared areas and any open areas greater than 1m<sup>2</sup> cleared in the course of development works. Plants shall be either existing native plants transplanted from the proposed building area of the site or new plants, Pb3 minimum grade, using a range of native species selected from the lists for Ecosystem 4, warm lowlands ecosystem, of Council's revegetation manual, 'A guide for planting and restoring the nature of Waitakere City'.
- (AR 7) The planted areas shall have a 75mm deep layer of well-composted organic mulch spread evenly over them. This mulch layer is to be maintained until canopy closure or for a minimum of two years from planting whichever is the greater. The planted areas will be kept weed free.
- (AR 8) The replacement vegetation shall be of good quality nursery stock and maintained to the satisfaction of Council for a period of 2 years from the date of planting. If the replacement tree dies within this period, it shall be replaced and maintained as per the stated conditions.
- (AR 9) Evidence of compliance with the conditions of consent shall be provided to Council's Environmental Monitoring Officer, Resource Consents in the form of monitoring memoranda during the course of works and a final report signing off the arboricultural aspect of the project.

**Advice Notes:**

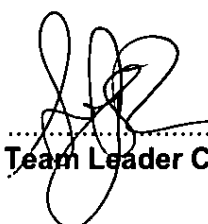
- (AV 1) Where indicated in the conditions it is the consent holder's responsibility to inform the Environmental Monitoring Officer when inspection is required. Inspections can be requested through the Call Centre on 839 0400.

  
 .....  
 Planner

07/08/2008  
 .....  
 Date:

**16.0 CONSENT GRANTED AS RECOMMENDED**

Acting under delegated authority and for the reasons set out in the above recommendation to LUC 2008-734 shall be granted subject to the conditions set out in Section 15.0 above.

  
 .....  
 Team Leader Consents

07/08/08  
 .....  
 Date:



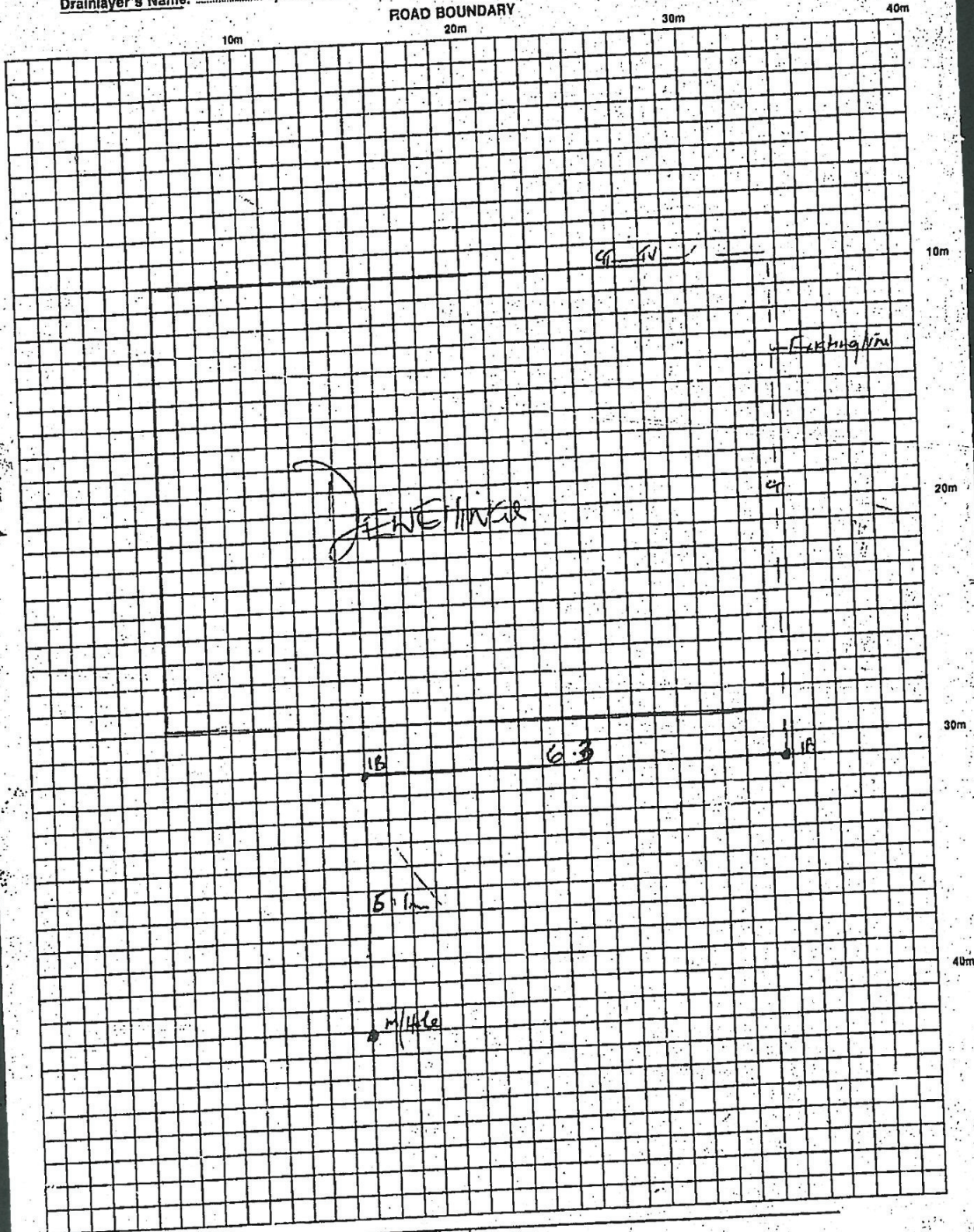
# WAITAKERE CITY COUNCIL

## 'AS BUILT' DRAINAGE PLAN

Drainage plans are necessary for all new work and extensions to drains, including septic tank effluent disposal systems. The plan is to be completed accurately to scale in ink, and must show clearly street boundary, property boundaries, outline of buildings as well as layout of ALL drains and inspection fittings.

The scale of the 'As Built' Plan is to be 1:200. Please indicate on the 'As Built' plan if any other scale is used. Please refer to additional notes overleaf.

Owner's Name: J. Personage  
Address of Property: (No.) 69 (Street) TAKAKA RD Titirangi  
Lot 64 D.P. 3632 9  
Drainlayer's Name: A. GEORGE



For Office Use Only:—

Drainage Permit No.  
Building Permit No.

Date inspected 27. 1. 91 Inspector A. George