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Austar Realty Ltd
PO Box 151098
New Lynn
AUCKLAND 0640



Applicant	Austar Realty Ltd
LIM address	366C Huia Road Titirangi
Application number	8270269663
Customer Reference	366c Huia Road
Date issued	18-Nov-2020
Legal Description	LOT 8 DP 172105, LOT 3 DP 172105
Certificates of title	NA105A/803

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: Very high wind speed of 50 m/s, High wind speed of 44 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
23/04/1999	Geotechnical report required	Foundations of any residential building erected on the building envelope shown on the attached plan can be designed in accordance with NZS 3604. Foundations of any residential building outside the building envelope subject to further soils investigation and specific design by a registered engineer experienced in geomechanics.
30/06/2000	Stability Sensitive	Please note this property was previously shown under the Transitional District Plan as being located in a Stability sensitive area.

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

Flooding

This statement entitled "Flooding" appears on all LIMs.

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

The information shown in the "Special Land Features - Natural Hazards - Flooding" map is also shown on the Auckland Council online map viewer (Geomaps), at www.aucklandcouncil.govt.nz, which is updated from time to time.

Any proposed development may require a flooding assessment to be provided by the applicant.

The absence of flooding on the “Special Land Features - Natural Hazards - Flooding” map does not exclude the possibility of the site flooding, particularly from Overland Flow Paths which may be on other properties.

Flood Plain

This site (property parcel) spatially intersects with a Flood Plain, as displayed on the map attached to this LIM entitled “Special Land Features - Natural Hazards - Flooding”, and may flood during significant rainfall events.

Flood Plains represent the predicted area of land inundated by runoff from a 1% Annual Exceedance Probability (AEP) magnitude event, often referred to as a ‘1 in 100-year event’.

Flood Plains are generally determined by computer based hydrological and hydraulic modelling.

The Auckland Unitary Plan contains policies and rules relating to development and/or works within or adjacent to Flood Plains.

Note: The terms “Flood Plain” and “Floodplain” are used interchangeably.

Overland Flow Path

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

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

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

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

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

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

Exposure Zones

New Zealand Standard 3604:2011E classifies all properties in New Zealand into zones based on environmental features including wind, earthquake, snow load and exposure. These zones are relevant to building requirements, such as strength of buildings, materials that should be used and maintenance. All building sites are classified as being in Exposure Zones Extreme Sea Spray, B, C, or D, depending on the severity of exposure to wind driven salt.

This property is classified as: Unknown or Unassessed Corrosion Zone

Unknown or unassessed - No known information is available relating to these sites. Recommended that specific sites and/or product designed and to consult suppliers information for specific durability requirements.

s44A(2)(b) Information on private and public stormwater and sewerage drains

Information on private and public stormwater and sewerage drains is shown on the **underground services map** attached.

Note: Private drainage is the responsibility of the land owner up to and including the point of connection to the public sewer or drain.

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) 442 2222** for services provided to this property.

s44A(2)(c) Information relating to any rates owing in relation to the land

Billing Number/ Rate Account:	12341682051
Rates levied for the Year 2020/2021 :	\$2,998.85
Total rates to clear for the current year (including any arrears and postponed rates):	\$2,015.47


The rates figures are provided as at 8 a.m. 18/11/2020. It is strongly advised these are not used for settlement purposes.

Retrofit Your Home Programme

The Retrofit Your Home programme provides financial assistance, advice and information to householders

wanting to create an improved home environment.

The scheme contributes to the achievement of the Air Quality National Environmental Standards encouraging the installation of clean heat and insulation in homes as well as supporting access to central government grants and subsidies. The programme offers homeowners a retrofit plan for their homes and financial assistance up to \$5000 repaid through a targeted rate.

 Auckland Council (09) 890 7898 if you require further information

 retrofit@aucklandcouncil.govt.nz

s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and (2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004

Note: if the land is part of a cross lease title or unit title, consents and permits for the other flats or units may be included in this LIM. If the land has been subdivided there may be consents and permits included that relate to the original property.

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

Financial / development contributions

Financial and development contributions are relevant for recently subdivided land, vacant lots, new residential unit(s) or where there is further development of a site. If any financial or development contribution has not been paid, Council can recover outstanding amount(s) from a subsequent owner of the land.

Please note that financial contributions and development contributions may be paid in land, cash or a combination of these. The form of payment of contributions may be subject to negotiation but final discretion remains with the Council.

Resource Management

Planning

366C Huia Road Titirangi

Application No.	Description	Decision	Decision Date
LUC-2000-1115	Tree Consent To Undertake Earthworks and Vegetation Clearance for a Driveway and Construction of a House	Granted	25/08/2000
LUC-2001-61	Tree Consent 3 Mahoe Trees to be Removed	Granted	17/01/2001

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

366C Huia Road Titirangi

Application No.	Description	Issue Date	Status
COM-2000-2936	Dwelling	07/09/2000	CCC Issued 11/01/2013 (See Note 2)

Note	Description
2	Code Compliance Certificate (CCC) for this consent was issued.

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

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

Compliance Schedules (Building Warrant of Fitness)

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

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

Swimming/Spa Pool Barriers

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

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

Licences

There are NO current licences recorded

s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006

The Council has not been notified of any information under Section 124 of the Weathertight Homes Resolution Services Act 2006 relating to this property.

s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use

Purchasers or those intending to develop the land should satisfy themselves that the land is suitable for any intended use or future development proposal. In addition to any site specific limitations recorded below, general restrictions that apply across the region may be relevant to any development proposals on this property.

Auckland Unitary Plan - Operative in Part (AUP:OP)

The **Auckland Unitary Plan - Operative in part(AUP:OP)** applies to this property and should be carefully reviewed and considered, as it may have implications for how this property can be developed and/or used. Those parts of the Auckland Unitary Plan that are operative replace the corresponding parts of legacy regional and district plans. However, certain parts of the AUP:OP are the subject of appeals and have not become operative. If a property is subject to an appeal this will be identified on the attached Unitary Plan Property Summary Report. Where this is the case, both the Auckland Unitary Plan Decisions version and the legacy regional and district plans will need to be considered.

The AUP:OP zones, controls, overlays, precincts, and designations that apply to this property are set out in the Property Summary Report, which is attached to this memorandum.

The AUP:OP can be viewed here:

<https://www.aucklandcouncil.govt.nz/unitaryplan>

The legacy regional and district plans can be viewed here:

<https://www.aucklandcouncil.govt.nz/districtplans>

<https://www.aucklandcouncil.govt.nz/regionalplans>

The appeals to the AUP:OP can be viewed here:

<https://www.aucklandcouncil.govt.nz/unitaryplanappeals>

Auckland Council District Plan - Hauraki Gulf Islands Section (Operative 2013) (DP:HGI)

While the regional provisions in the AUP:OP apply to the Hauraki Gulf Islands, and are set out in the Property Summary Report attached to this memorandum, the AUP:OP does not contain any district provisions for the Hauraki Gulf Islands. If the Property Summary Report attached to this memorandum lists its zone as "Hauraki Gulf Islands", the district provisions that apply are in the Auckland Council District Plan Hauraki Gulf Islands Section (Operative 2013) (**DP:HGI**).

The relevant maps of the DP:HGI are attached to this memorandum, if applicable. The text of the DP:HGI can be found here:

<https://www.aucklandcouncil.govt.nz/haurakigulfislands>

Plan Changes and Notices of Requirement

Changes to the AUP:OP and DP:HGI may be proposed from time to time. These proposed plan changes may relate to either the maps or the text of those plans. Any proposed changes to the AUP:OP relevant to this property will be listed as a modification in the Property Summary Report attached to this memorandum. However, proposed changes to the DP:HGI will not appear on the Property Summary report. That information can be found on the Auckland Council website.

Please refer to the AUP:OP for information on any proposed Plan Changes or see the Auckland Council modifications website at:

<https://www.aucklandcouncil.govt.nz/unitaryplanmodifications>

Information relating to any proposed Plan Changes to DP:HGI can be found here:

<https://www.aucklandcouncil.govt.nz/aurakigulfislands>

From time to time a requiring authority, such as a Ministry of the Crown or a council controlled organisation, may notify Auckland Council that they require certain land to be designated for a certain purpose. If this property is the subject of such a notice of requirement, that notice may have implications for how this property can be developed or used from the date it is received by Council.

If this property is not on the Hauraki Gulf Islands, any notices of requirement applicable will be listed as a modification in the Property Summary Report attached to this memorandum.

If this property is on the Hauraki Gulf Islands, any notice of requirement will be available on the Auckland Council Website.

Information on all current notices of requirement can be found on the modifications page here:

<https://www.aucklandcouncil.govt.nz/unitaryplanmodifications>

Copies of the appeals to the Auckland Unitary Plan can be viewed online at:

<https://www.aucklandcouncil.govt.nz/unitaryplanappeals>

Auckland Unitary Plan

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

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

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

Information concerning Caveat, Bond, Encumbrance, Consent Notice and Covenant

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

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

Waitākere Ranges Heritage Area

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

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

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

Underground Services and District Plan maps are attached.

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

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

Attachments

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

- Auckland Unitary Plan Property Summary Report
- Auckland Unitary Plan - Operative in part Maps and Map Legend
- Auckland Council District Plan - Hauraki Gulf Islands Section (if applicable)
- Underground Services & Utilities Map and Map Legend
- Special Land Features Map and Map Legend

Please note Map Legends have been created for use across the region and may contain features which were not captured by the previous legacy Councils; therefore the information may not be available for these maps. Please contact the Resource Management Planning Team in your area for further information on any features which may or may not appear on your map.

- As Built Drainage Plan : COM-2000-2936
- Consent Conditions : LUC-2001-61
- Consent Conditions : LUC-2000-1115

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

Address

366C Huia Road Titirangi

Legal Description

LOT 3 DP 172105

Appeals

Modifications

Zones

Residential - Large Lot Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Native

Controls: Macroinvertebrate Community Index - Urban

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

Overlays

Natural Heritage: Outstanding Natural Landscapes Overlay [rcp/dp] - Area 72 - South Titirangi

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

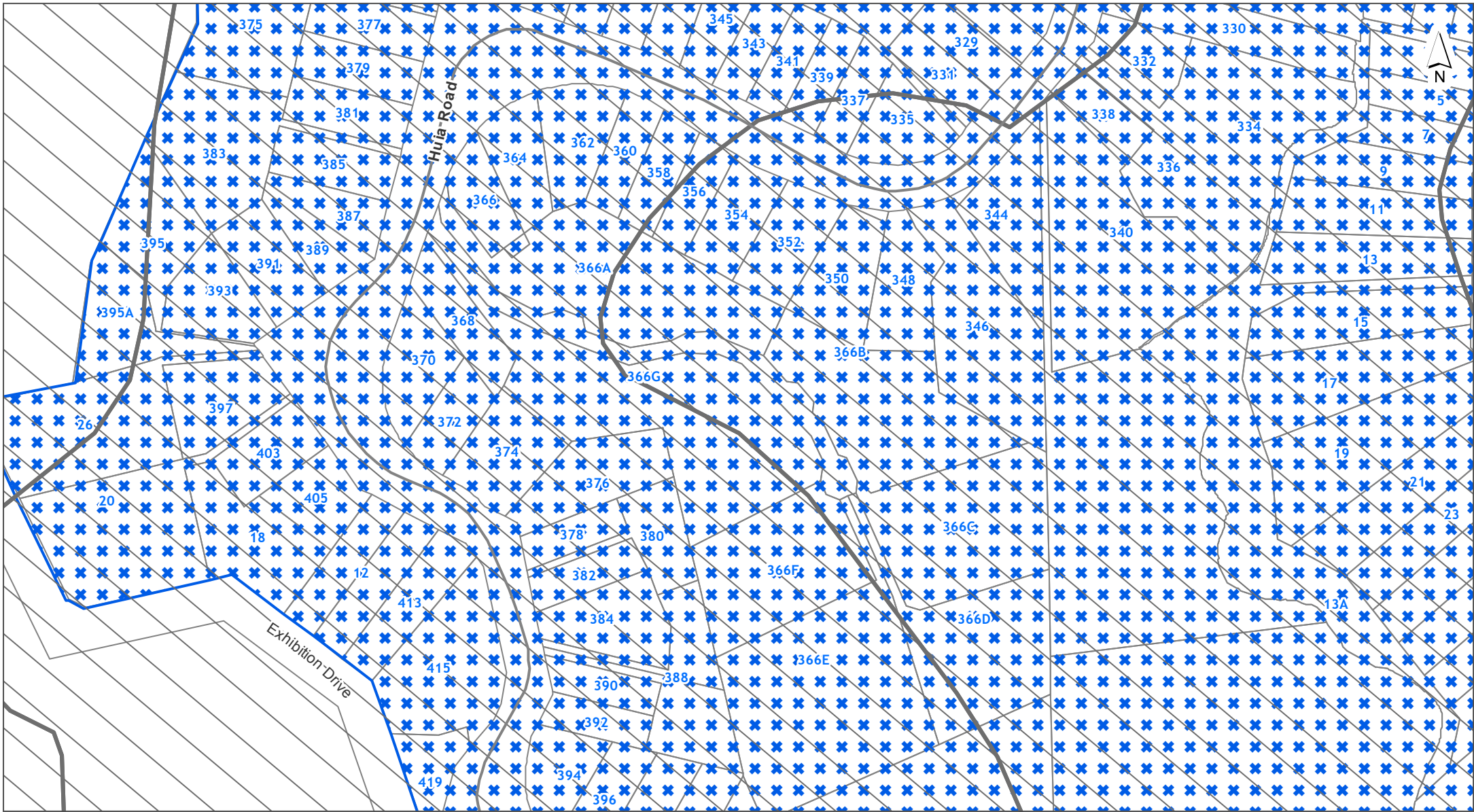


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Built Environment
366C Huia Road Titirangi
LOT 3 DP 172105

0 10 20 30
Meters
Scale @ A4
= 1:2,500
Date Printed:
18/11/2020





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Controls
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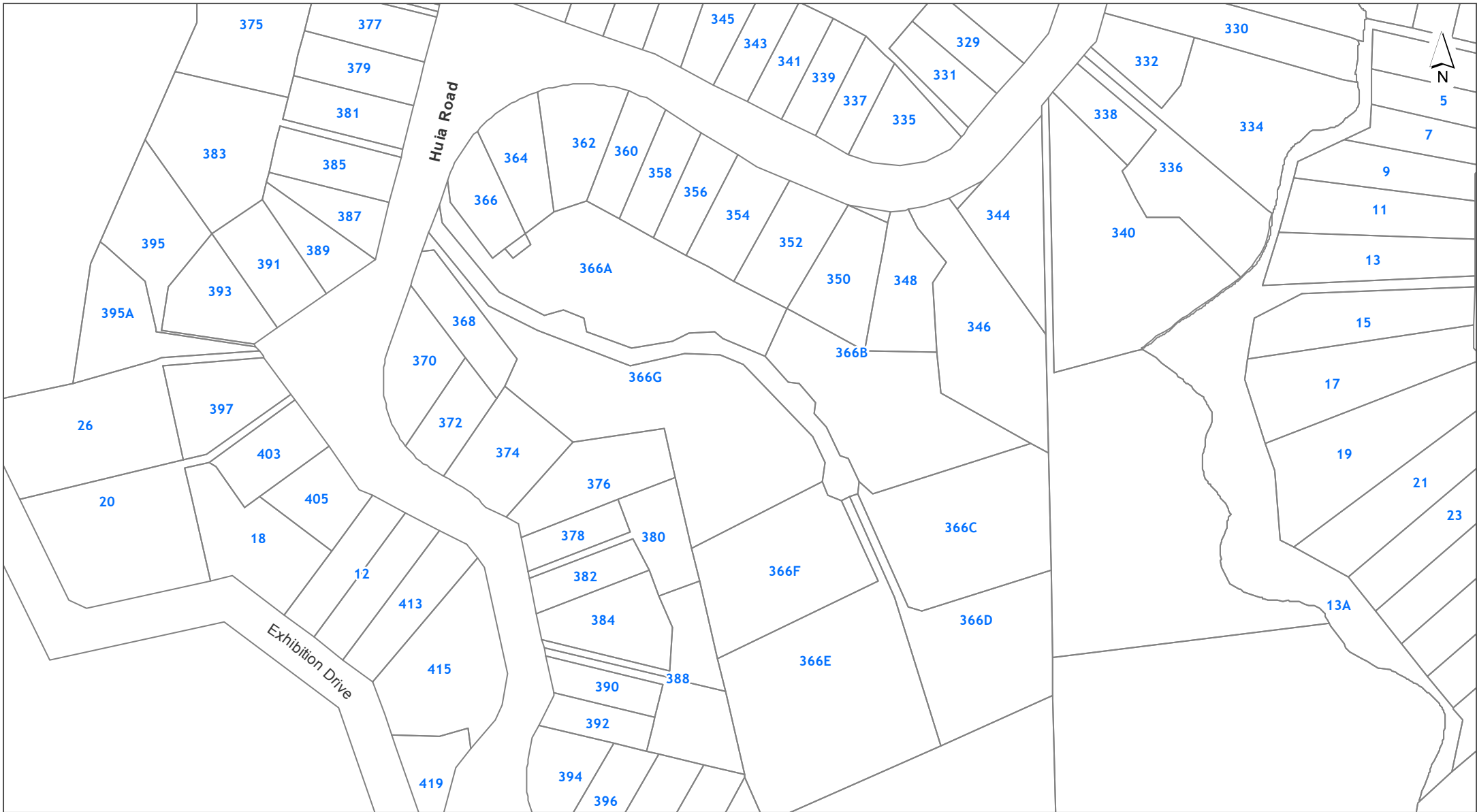


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Designations
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Historic Heritage and Special Character

366C Huia Road Titirangi

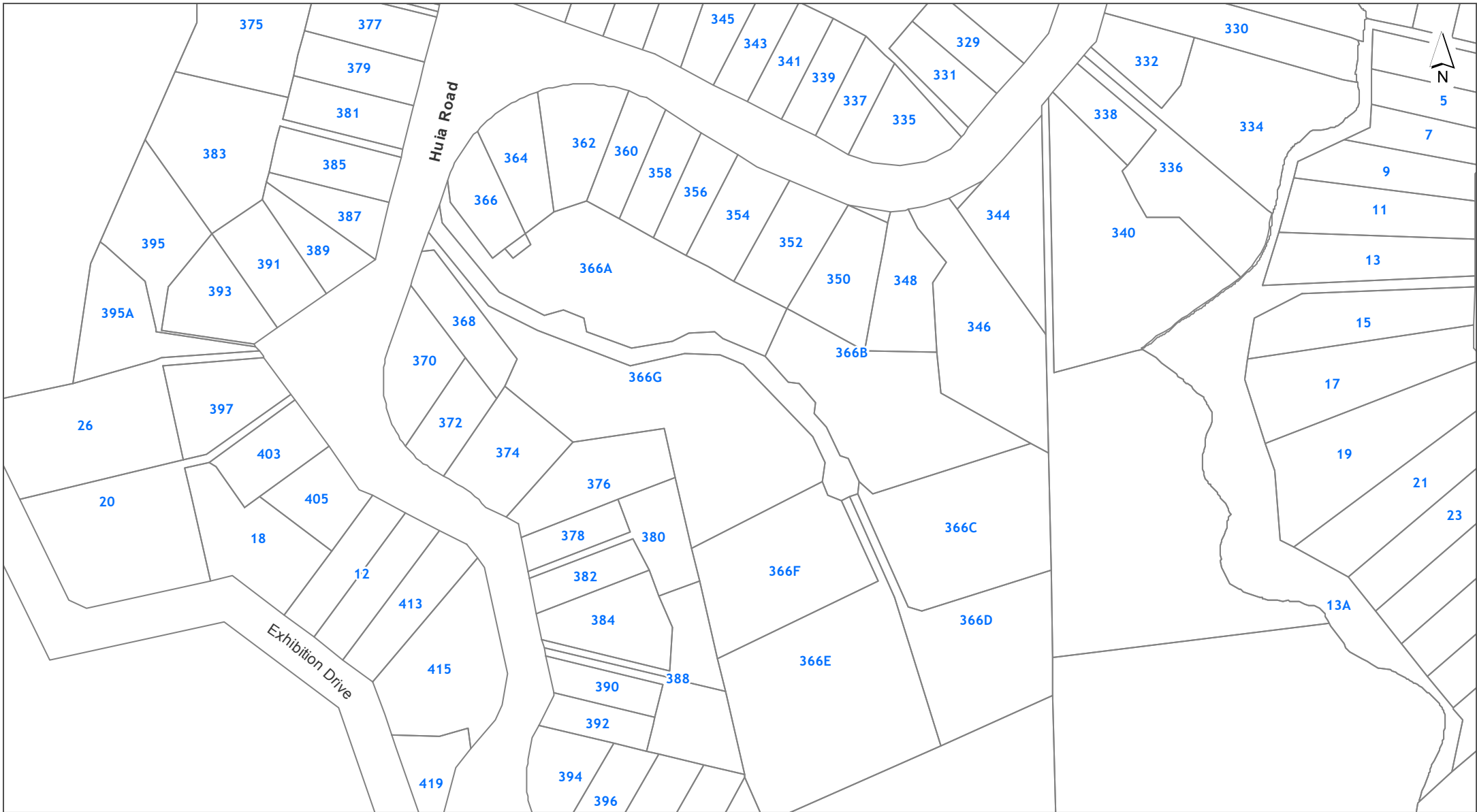
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Infrastructure
366C Huia Road Titirangi
LOT 3 DP 172105

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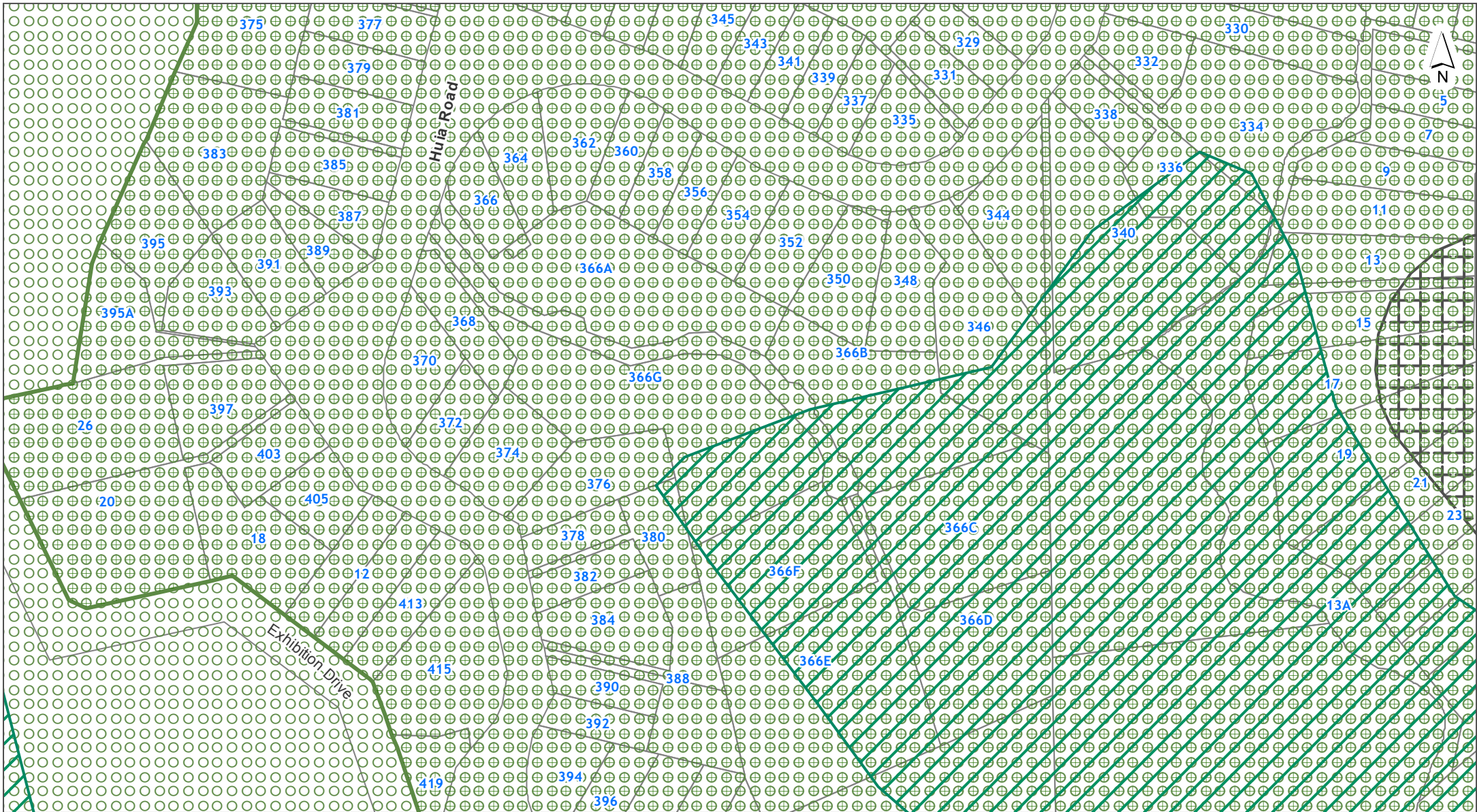


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Mana Whenua
366C Huia Road Titirangi
LOT 3 DP 172105

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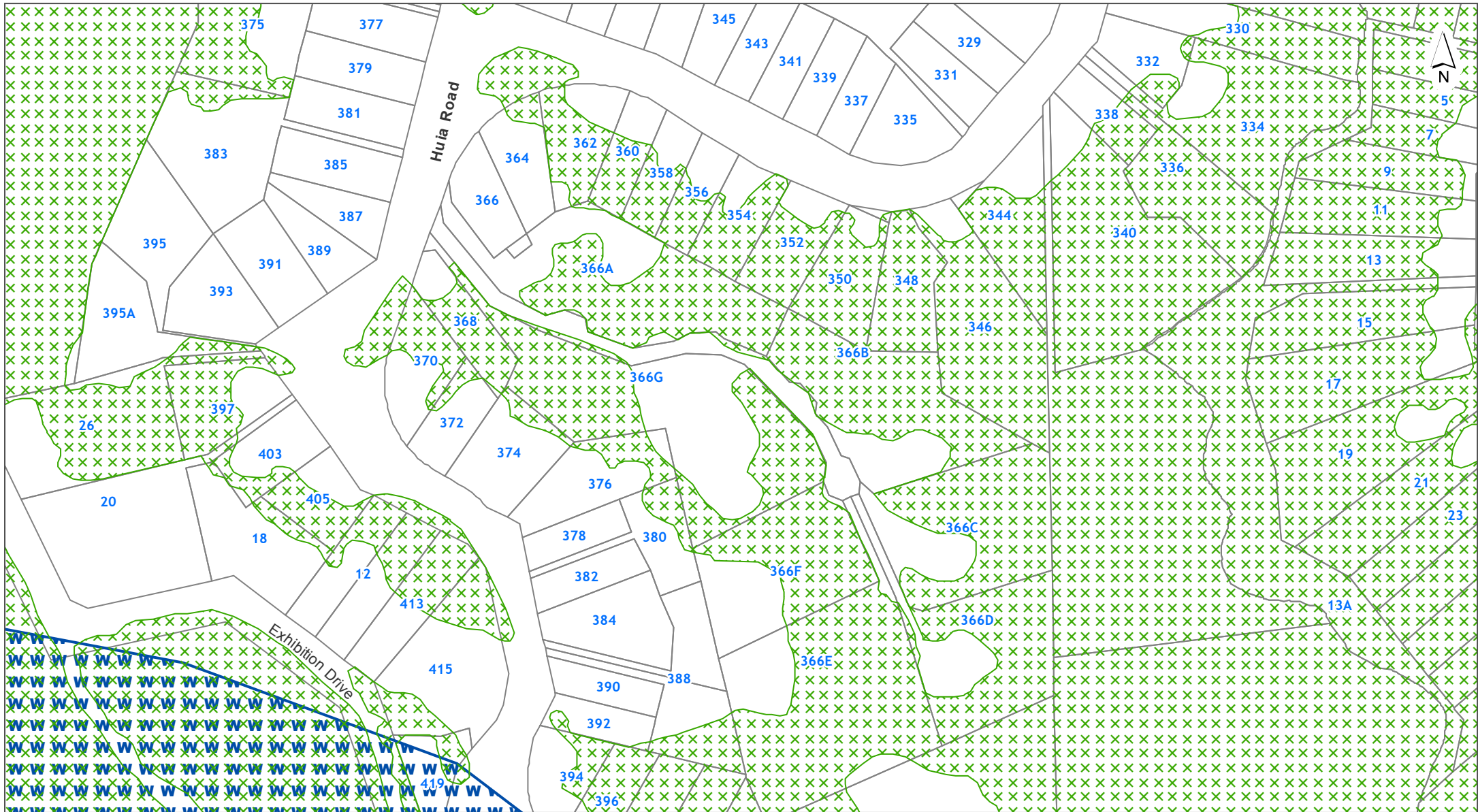


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Natural Heritage
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Natural Resources
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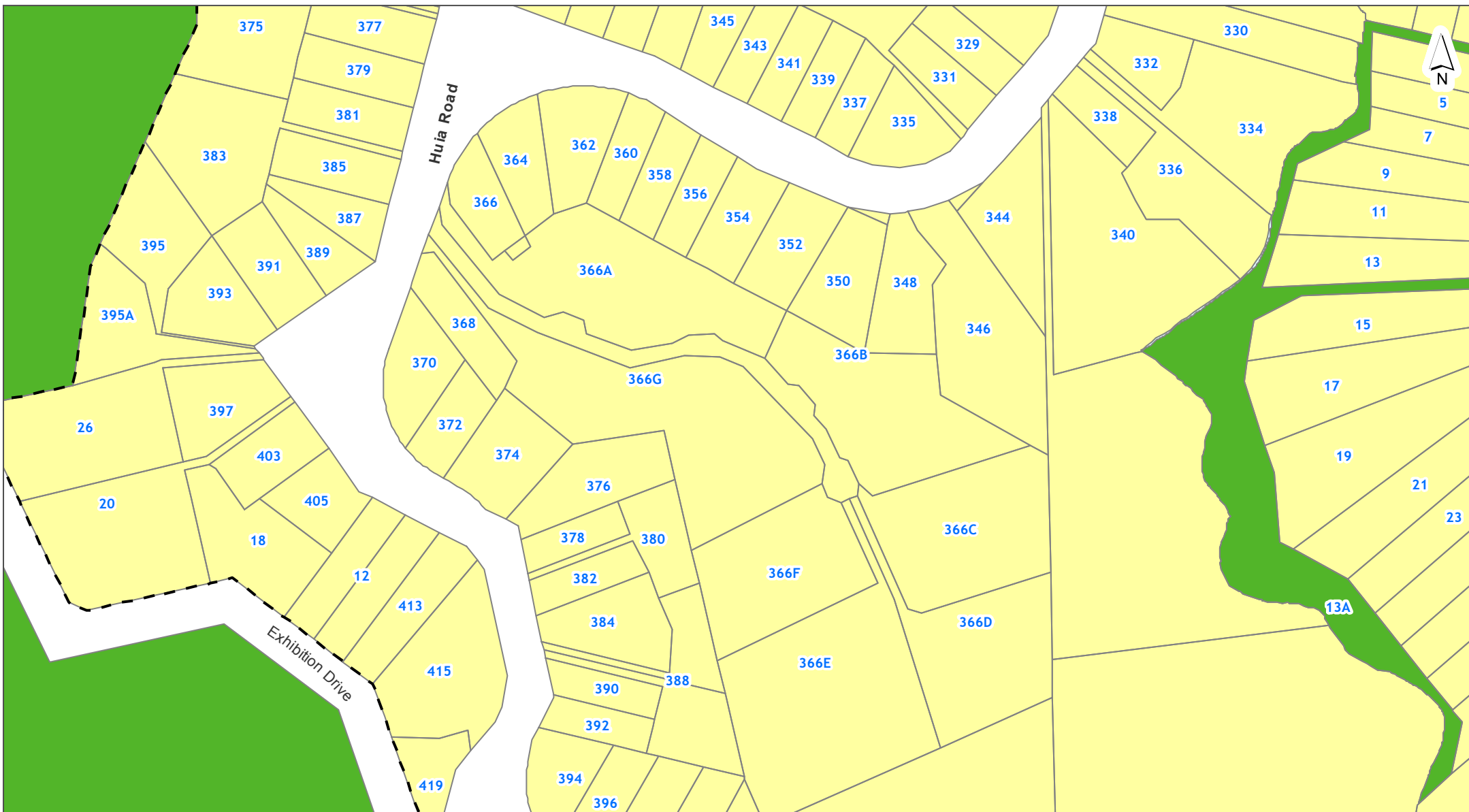


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Precincts
366C Huia Road Titirangi
LOT 3 DP 172105

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Zones and Rural Urban Boundary

366C Huia Road Titirangi

LOT 3 DP 172105





Scale @ A4
= 1:2,500

Date Printed:
18/11/2020





NOTATIONS

Appeals

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

Proposed Plan Modifications





-  Notice of Requirements
-  Plan Changes

Tagging of Provisions:

- [i] = Information only
- [rp] = Regional Plan
- [rcp] = Regional Coastal Plan
- [rps] = Regional Policy Statement
- [dp] = District Plan (only noted when dual provisions apply)

ZONING







Residential

-  Residential - Large Lot Zone
-  Residential - Rural and Coastal Settlement Zone
-  Residential - Single House Zone
-  Residential - Mixed Housing Suburban Zone
-  Residential - Mixed Housing Urban Zone
-  Residential - Terrace Housing and Apartment Buildings Zone








Business

-  Business - City Centre Zone
-  Business - Metropolitan Centre Zone
-  Business - Town Centre Zone
-  Business - Local Centre Zone
-  Business - Neighbourhood Centre Zone
-  Business - Mixed Use Zone
-  Business - General Business Zone
-  Business - Business Park Zone
-  Business - Heavy Industry Zone
-  Business - Light Industry Zone

Open space

-  Open Space - Conservation Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Open Space - Civic Spaces Zone
-  Open Space - Community Zone
-  Water [i]



Rural

-  Rural - Rural Production Zone
-  Rural - Mixed Rural Zone
-  Rural - Rural Coastal Zone
-  Rural - Rural Conservation Zone
-  Rural - Countryside Living Zone
-  Rural - Waitakere Foothills Zone
-  Rural - Waitakere Ranges Zone


Future Urban

-  Future Urban Zone
-  Green Infrastructure Corridor (Operative in some Special Housing Areas)

Infrastructure

-  Special Purpose Zone - Airports & Airfields
Cemetery
Quarry
Healthcare Facility & Hospital
Tertiary Education
Māori Purpose
Major Recreation Facility
School
-  Strategic Transport Corridor Zone

Coastal

-  Coastal - General Coastal Marine Zone [rcp]
-  Coastal - Marina Zone [rcp/dp]
-  Coastal - Mooring Zone [rcp]
-  Coastal - Minor Port Zone [rcp/dp]
-  Coastal - Ferry Terminal Zone [rcp/dp]
-  Coastal - Defence Zone [rcp]
-  Coastal - Coastal Transition Zone



Precincts

--- Rural Urban Boundary

--- Indicative Coastline [i]

Overlays

Natural Resources

- Terrestrial [rp/dp]
- Marine 1 [rcp]
- Marine 2 [rcp]
- Water Supply Management Areas Overlay [rp]
- Natural Stream Management Areas Overlay [rp]
- High-Use Stream Management Areas Overlay [rp]
- Natural } Lake Management Areas Overlay (Natural Lake and Urban Lake)
- Urban }
- High-Use Aquifer Management Areas Overlay [rp]
- Quality-Sensitive Aquifer Management Areas Overlay [rp]
- Wetland Management Areas Overlay [rp]

Infrastructure

- Airport Approach Surface Overlay
 - Aircraft Noise Overlay
 - City Centre Port Noise Overlay [rcp / dp]
 - Quarry Buffer Area Overlay
 - National Grid Subdivision Corridor
 - National Grid Substation Corridor
 - National Grid Yard Compromised
 - National Grid Yard Uncompromised
- } National Grid Corridor Overlay

Mana Whenua

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

Built Environment

- Identified Growth Corridor Overlay

Natural Heritage

- Notable Trees Overlay
- Outstanding Natural Features Overlay [rcp/dp]
- Outstanding Natural Landscapes Overlay [rcp/dp]
- Outstanding Natural Character Overlay [rcp/dp]
- High Natural Character Overlay [rcp/dp]
- Viewshafts
- Height Sensitive Areas
- Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
- 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
- Waitakere Ranges Heritage Area 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]

Controls

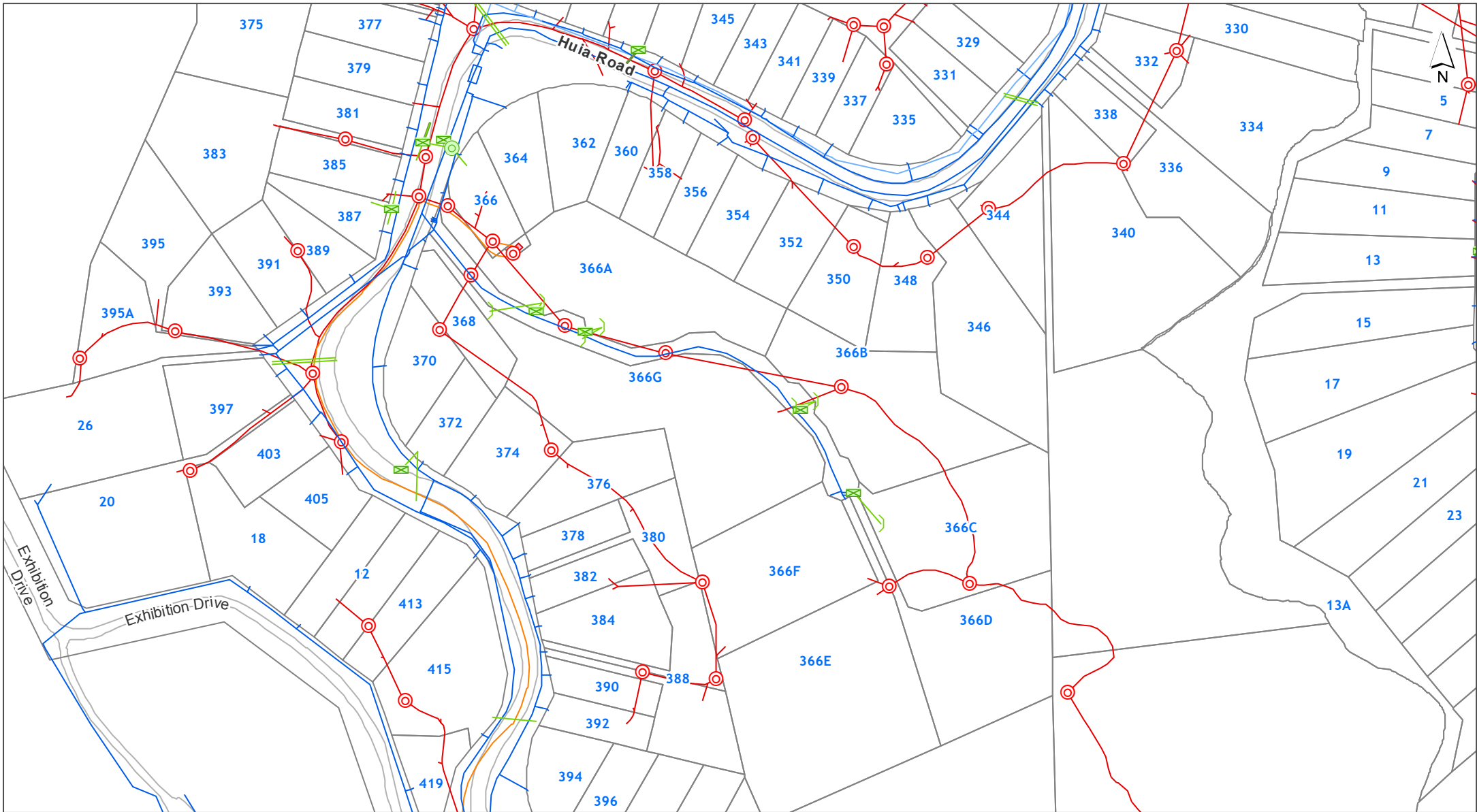
- Key Retail Frontage
 - General Commercial Frontage
 - Adjacent to Level Crossings
 - General
 - Motorway Interchange Control
 - Centre Fringe Office Control
 - Height Variation Control
 - Parking Variation Control
 - Level Crossings With Sightlines Control
 - Arterial Roads
- } Building Frontage Control
- } Vehicle Access Restriction Control

- Business Park Zone Office Control
 - Hazardous Facilities
 - Infrastructure
 - Macroinvertebrate Community Index
 - Flow 1 [rp]
 - Flow 2 [rp]
 - Subdivision Variation Control
 - 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

Designations

- Designations

- Airspace Restriction Designations



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Underground Services
366C Huia Road Titirangi
LOT 3 DP 172105

0 10 20 30
Meters
Scale @ A4
= 1:2,500
Date Printed:
18/11/2020



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 |

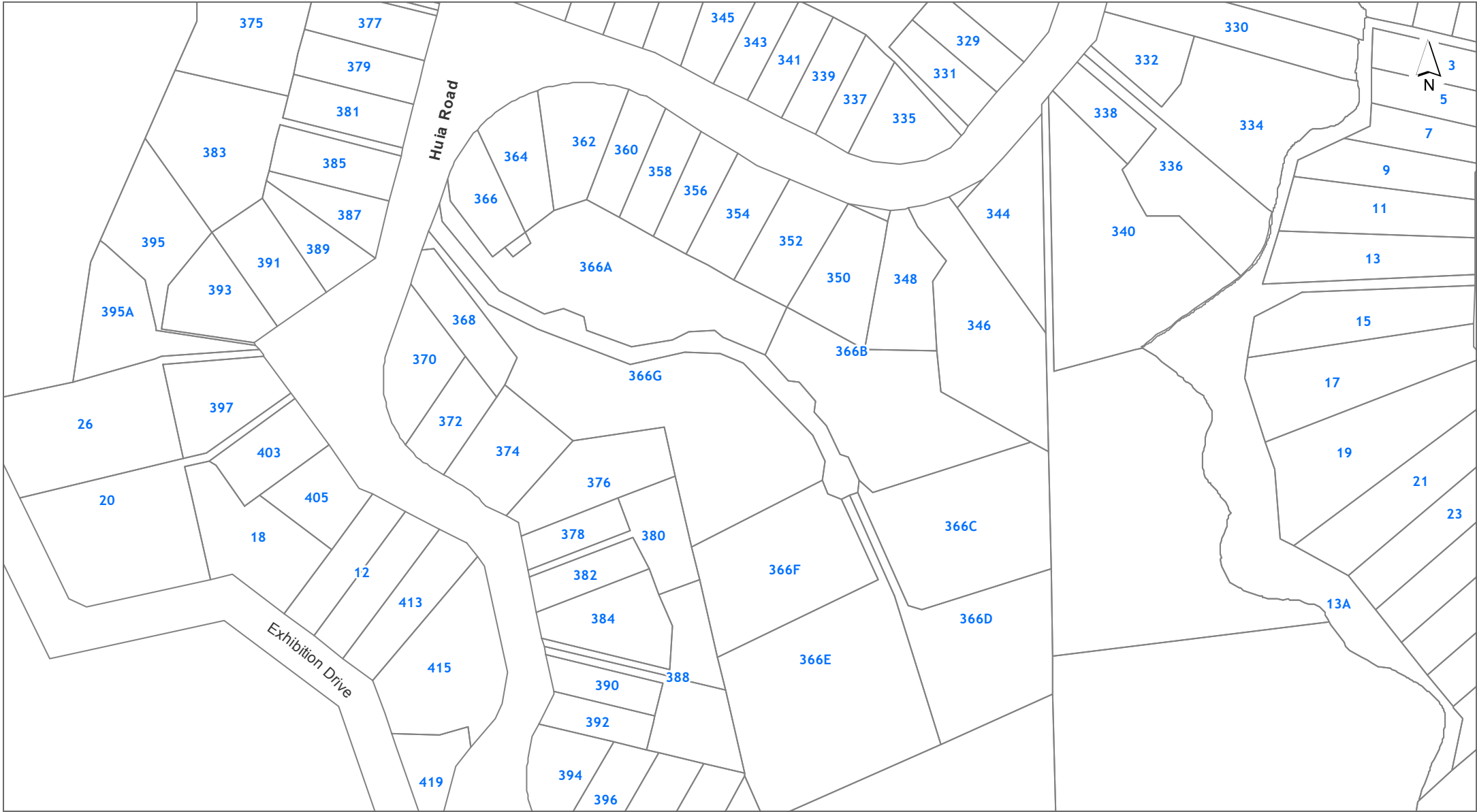
Wastewater

- | | |
|--|------------------------------------|
| | 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) |
| | 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 |

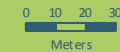
Legend updated: 15/08/2019



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Hazards
366C Huia Road Titirangi

LOT 3 DP 172105



Scale @ A4
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Date Printed:
18/11/2020



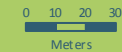


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Natural Hazards - Coastal Inundation

366C Huia Road Titirangi

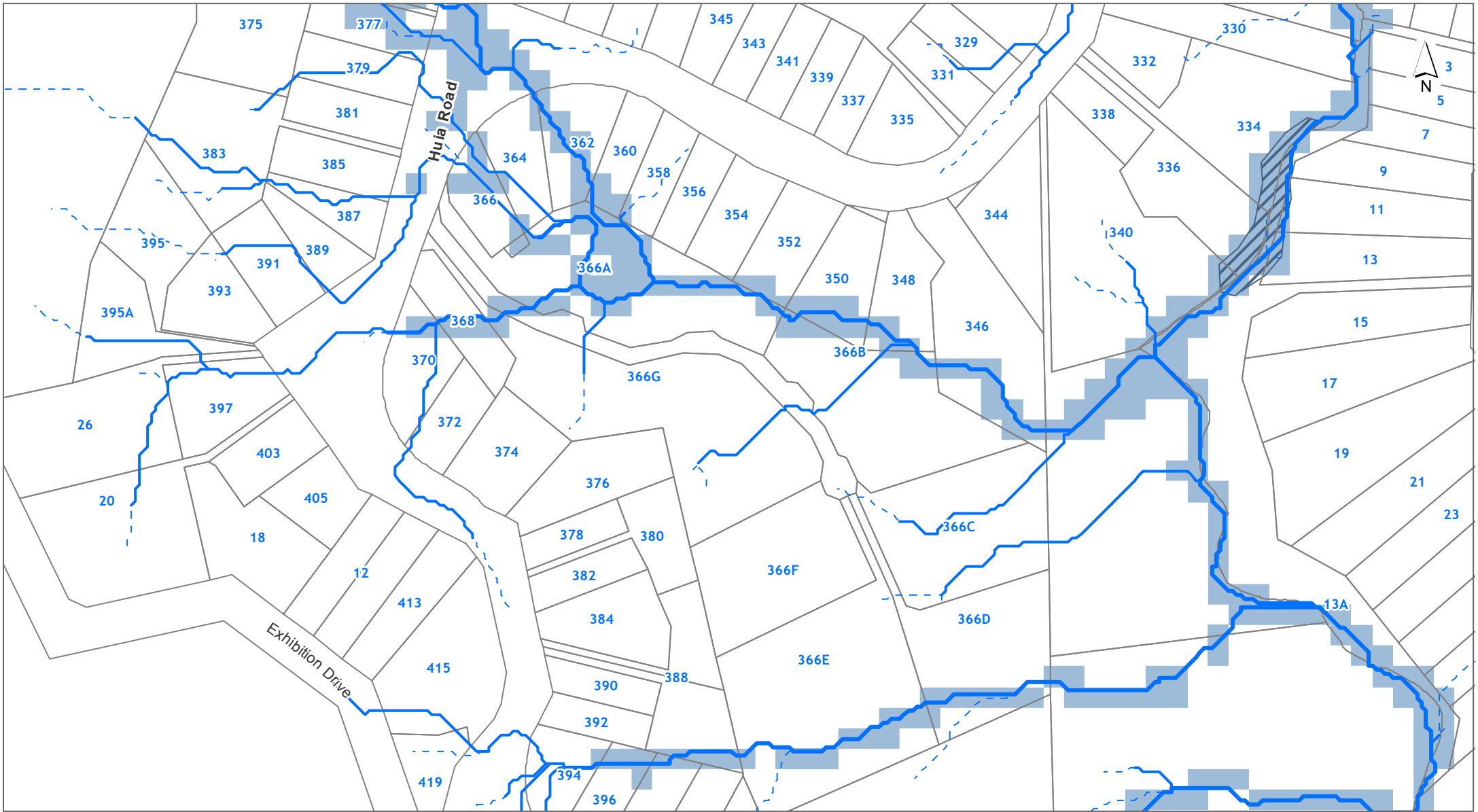
LOT 3 DP 172105



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Date Printed:
18/11/2020



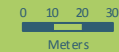


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Natural Hazards - Flooding

366C Huia Road Titirangi

LOT 3 DP 172105



Scale @ A4
= 1:2,500

Date Printed:
18/11/2020



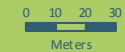


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Natural Hazards - Sea Spray

366C Huia Road Titirangi

LOT 3 DP 172105



Scale @ A4
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Date Printed:
 18/11/2020



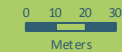


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Natural Hazards - Volcanic Cones

366C Huia Road Titirangi

LOT 3 DP 172105



Scale @ A4
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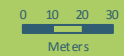
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Other
366C Huia Road Titirangi
LOT 3 DP 172105



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Date Printed:
18/11/2020


















Hazards

Soil Warning Area

-  Fill (Franklin District only)
-  Advisory (Franklin District only)
-  Contamination (Franklin District only)
-  Erosion (Franklin District only)
-  Hazardous Activities & Industries List (HAIL) (Franklin District only)
-  Inundation (Franklin District only)
-  Rainfall Event (Franklin District only)
-  Slippage (Franklin District only)
-  Subsidence (Franklin District only)
-  Slippage / Subsidence / Erosion etc (Auckland City and Papakura District only)
-  Uncertified Fill (Auckland City and Papakura District only)
-  Organic Soil (Auckland City and Papakura District only)
-  Filled / Weak Ground (Auckland City and Papakura District only)
-  Refuse Tips Site / Weak Area (Auckland City and Papakura District only)
-  Unstable / Suspected Ground (Auckland City and Papakura District only)
-  Allochthon Waitemata (Rodney District only)
-  Motatau Complex (Rodney District only)
-  Puriri Mudstone (Rodney District only)
-  Mahurangi Limestone (Rodney District only)
-  Mangakahia Complex (Rodney District only)
-  Hukerenui Mudstone (Rodney District only)
-  Whangai Formation (Rodney District only)
-  Tangihua Complex (Rodney District only)
-  within 150m of Northland Allochthon (Rodney District only)




Hazards

Soil Warning Area continued




-  Soil D (Rodney District only)
-  within 150m of Soil D (Rodney District only)
-  Soil C (Rodney District only)
-  within 150m of Soil C (Rodney District only)
-  Soil B (Rodney District only)
-  within 150m of Soil B (Rodney District only)
-  Soil A (Rodney District only)
-  Gas Main Pipeline
-  Petroleum Pipeline
-  Closed Landfill (Auckland Council owned)
-  Closed Landfill (Privately owned)
-  Air Discharge (Franklin District only)
-  No Soakage (Franklin District only)
-  Indicative Steel Mill Slurry Line 20m Buffer (Franklin District only)
-  Indicative Steel Mill Water Line 20m Buffer (Franklin District only)






Natural Hazards

Overland Flow Path

-  Catchment area 2000m² to 3999 m²
-  Catchment area 4000 m² to 3 Ha
-  Catchment area 3 Ha and above








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

JOHN NICHOLS, 11 JAN 2001

Prop # 57385

AS BUILT PLAN FOR

WAITAKEKE City Council
Inspectors Name John Nichols
Drainage CO **H & H CONTRACTORS**

Building consent no. 2000/2936

Owners Name BYRNE RESIDENCE

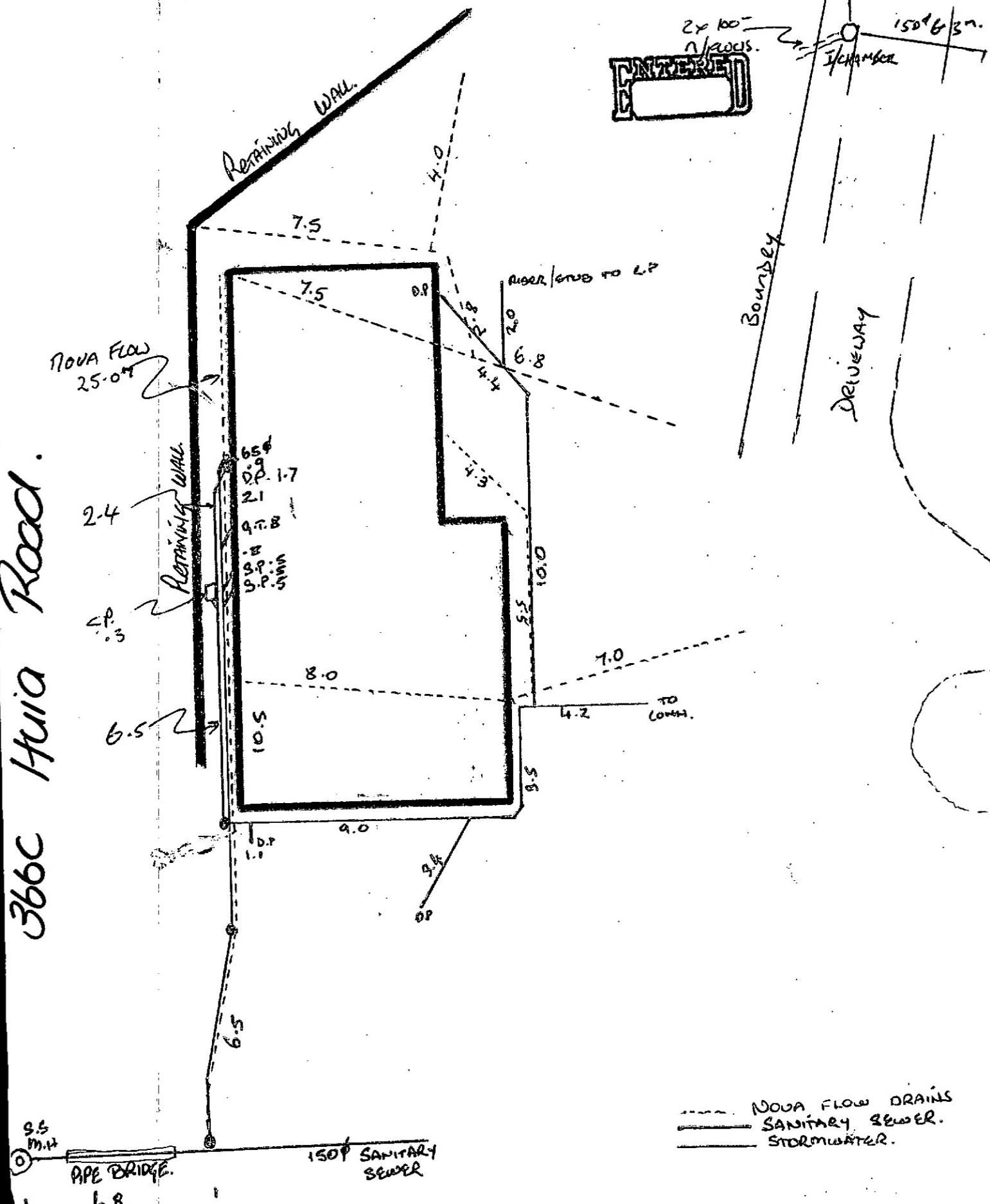
Site Address 366c HUIA RD, HUIA

Lot no. 3 D.P. no. 172105

Inspection Date 27 DEC 2000

SCALE 1:_____

366c Huia Road





Waitakere City Council
Te Taiao o Waitakere

Waitakere City Council
Civic Centre
6 Waipareira Ave
Waitakere City

Telephone
09 836 8000
Facsimile
09 836 8001

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

17th January 2001

Private Bag 93109
Henderson
Waitakere City

G. J. Gardner Homes Ltd.
PO Box 21960
Henderson
WAITAKERE CITY

Dear Sir or Madam:

RESOURCE CONSENT APPLICATION NUMBER RMA 2001/0061

LOCATION: 366c HUIA ROAD, TITIRANGI, WAITAKERE CITY.

CONSENT REQUIRED: DISCRETIONARY ACTIVITY

**NATIVE TREE REMOVAL FOR A BUILDING PLATFORM,
IN THE MANAGED NATURAL AREA AND THE BUSH LIVING HUMAN
ENVIRONMENT.**

Please be advised that your **Resource Consent (Planning) application for removal of THREE MAHOE trees:-**
has BEEN GRANTED, pursuant to Sections 94, 104, 105 and 108 of the Resource Management Act 1991, for the following reasons:-

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

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

- (1) Following the removal of the **THREE MAHOE TREES, THREE replacement ECO-SOURCED* NATIVE TREES of PB Grade 95** or equivalent shall be planted in an appropriate location on the property. The location, stock quality and species selection shall be to the satisfaction of Council's Customer Field Advisor- Resource Management (Ph. 836-8000 ext. 8693). It shall be the responsibility of the applicant to provide evidence of this replacement planting to Council's Monitoring Officer in the form of an invoice or similar.

*Please Note: Eco-sourced means a specimen that has been sourced from seed from the appropriate local ecological district for your property.

- (2) The replacement trees shall be of good quality nursery stock and maintained to the satisfaction of Council for a period of 2 years from the date of planting. Any of the replacement trees which die within this period shall be replaced and maintained as per the stated conditions.

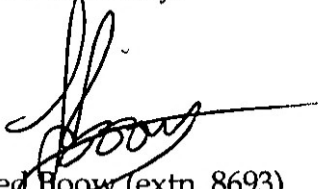
Please note that you must establish the activity within two years. If this does not happen the consent lapses and you may need to apply for an extension or new consent.

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

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

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

Yours faithfully,



Jared Boow (extn. 8693)

CUSTOMER FIELD ADVISOR
RESOURCE MANAGEMENT



Report for Non-complying Activity Application

1.0 SUMMARY OF PROPOSAL

To undertake earthworks and vegetation clearance for a driveway and construction of a house

2.0 APPLICATION DETAILS

Planner:	Pamela Wells	
Site Address:	366c Huia Road	
Applicant:	G J Gardner Homes	
Date Received:	29/5/2000	
Resource Consent No:	20001115	
Building Consent No:	None yet	
Ward:	Waitakere	
Legal Description:	Lot 3 DP 172105	
Address for Service:	PO Box21-960	
Site Area:	5145m ²	
Unit Site Area(s):	NA	
Transitional Plan: Zoning:	Non-urban residential 1	
Section:	Waitemata	
Hazards:	YES	
Proposed Plan: Human Environment:	Bush Living	
Natural Area:	Managed	
Landscape Elements:	Nil	
Hazards:	Yes	
Roading Hierarchy:	District Arterial	
Further Information Required:	YES	
Date Requested:	29/6/2000, 10/7/2000,	
Date Received:	27/6/2000, 10/8/2000,	
Any Affected Persons:	NO	(See Attached Section 94 Report)
Approval Given:	NA	

REASON FOR APPLICATION

3.1 Relevant District Plan Rule(s) and Extent of Divergence from those Rules

- Transitional Plan: Non-urban Residential 1
Rule 11.4:8 Conservation of landscape
1(a) permits vegetation clearance up to a maximum of 300m² or 30% of the net site area which ever is the lesser and there would be 497m² of clearance
- Proposed Plan: Bush Living Human Environment
Rule 10.3 provides for driveways which exceed 1:5 and the proposed driveway would be 1:4.22
Managed Natural Area
Rule 2.4 Limits vegetation clearance to a maximum of 300m² for a house and driveway as an LDA, and the next category is between 300m² - 500m and clearance would be 497m²
Rule 2.3 earthworks are limited to 30m³ for a driveway and building platform and there would be 304m³
City Wide Rules
Natural Hazards Rule 1.1 buildings on land known by Council to be subject to erosion, slope instability require consent

3.2 Type of Activity Proposed

- Transitional Plan: Rule 11.4:8 requires assessment as a discretionary activity
- Proposed Plan: Rule 10.3 requires assessment as a limited discretionary activity
Rule 2.4 requires assessment as a discretionary activity
Rule 2.3 requires assessment as a non-complying activity
Rule 1.1 requires assessment as a limited discretionary activity

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

4.0 SITE AND PROPOSAL

4.1 Site Description

The site is a large generally rectangular shaped rear lot of 5145m² off the east side of Huia Road between the intersection of Woodlands Park Road and Huia Road and the intersection of Victory Rd and Huia Road. The concrete access serves five lots, the subject lot being at the end of the access. The land generally slopes down from Huia Road and more specifically the site slopes steeply down from the end of the driveway. Beyond this steep bank off the driveway the land becomes undulating. The site is undeveloped with a maturing canopy of kanuka trees. There is a stormwater outlet, which carries runoff from the cesspit at the end of the access lot. The outlet has been filled with rocks and the watercourse flows through a swampy area, generally in a northeasterly direction through the subject site.

4.2 Proposal

The application relates to the formation of a 45m long driveway and construction of a two storey house, which would require the clearance 497m² of vegetation for the building platform and the formation of the driveway. The development would require 304m³ of earthworks, being 207m³ for the building platform and 197m³ for the driveway. The trees to be removed would include 10 kanuka trees ranging from 10 to 14m high, and under storey species including whitewoods, nikau, mapou and marble leaves.

The house, which consists of three bedrooms, a kitchen, lounge/dining room, family room and a study, would include a double garage. The majority of the building would be constructed on a concrete slab with a pole platform for the family room which is single storey. The cladding would consist of brick, combined with horizontal timber weatherboards and a concrete tile roof.

5.0 STATUTORY ASSESSMENT

- 5.1 As noted, the proposal requires consideration as a non-complying activity under the provisions of the Resource Management Act 1991. Section 105(2A) of the Act sets a threshold test which all resource consent applications for non-complying activities must first pass before a consent authority has jurisdiction to grant consent, having regard to the matters specified in Section 104. In short, the proposal must be able to establish and operate without generating more than minor adverse effects on the environment, or must not be contrary to the relevant objectives and policies of either the Proposed District Plan or the Transitional District Plan.
- 5.2 The assessment contained later in this report demonstrates that the proposal would generate no more than minor adverse effects on the environment. Jurisdiction to grant consent has therefore been established. However, it is noted that for a consent authority to grant consent to a non-complying activity application, there should be some exceptional element to the proposal. If such unique circumstances do not exist, then the proposal would effectively compromise the integrity of the District Plan, and public confidence in the consistent administration of the Plan may be undermined.
- 5.3 In this instance, the application has been processed on a non-notified basis in accordance with Section 94(2) of the Act. Specifically, the proposal would generate no more than minor adverse effects on the environment, and the written approvals of all potentially affected parties have been obtained.
- 5.3 In this instance, the application has been processed on a non-notified basis in accordance with Section 94(2) of the Act without the need to obtain the written approval of any party. Specifically the proposal would generate no more than minor adverse effects on the environment and it is considered that there are no persons who would be affected by the proposal

6.0 ENVIRONMENTAL ASSESSMENT

6.1 Transitional Plan

CONSERVATION OF LANDSCAPE

(a) Where the use of any land or any work or activity related to any permitted use does not comply with the restrictions and conditions of the particular zone relating to the conservation of landscape, the Council may consent to such use of land, work or activity, pursuant to a non-notified application.

(b) In considering an application under this ordinance, the Council shall have regard to;

- (1) The objectives and policies of the Scheme and the particular zone;
- (ii) Previous applications for the land which involved consideration of the conservation of the landscape; and
- (iii) The particular circumstances of the site and the requirements of the applicant.

Protection of the landscape quality is the main objective of the zone. The Plan states that this is to be achieved by limiting bush clearance and earthworks to the formation of building platforms and access, with due regard to minimising surface runoff and erosion.

The subdivision was approved in 1992 (SPW 17601) under the provisions of the Transitional Plan. The house would be located on the building platform identified on the lot as part of the requirements for subdivision approval. Thus the location of the building cannot be challenged, and some earthworks and vegetation clearance is necessary to construct access and a house on the site. The applicant modified the original proposal for a single storey house, which would have required 732m² of vegetation clearance, by designing a two storey house and thereby reducing the footprint. The location of the double garage within the house was changed, which reduced the length of the driveway. These changes have resulted in the vegetation clearance being reduced to 497m². It however is not just the amount of vegetation that is removed it is the type of vegetation. In this particular case some significant kanuka trees, in terms of their height and good examples of their species, would be removed. However, as the arborist's report states "two large kahikatea trees located to the north of the building area would be retained". In view of the above criteria, the changes made to reduce clearance and subject to conditions approval of the proposal would be recommended.

6.2 Proposed Plan

The criteria for assessing the vegetation clearance, earthworks, driveway gradient and building in a stability sensitive area are attached to this report.

Vegetation Clearance

Following a site visit by the writer and Council's Field staff (ecology) the applicant was requested to provide an ecology report on the proposed vegetation clearance. An arborists report was provided and has been reviewed by the above staff. The trees to be removed have been evaluated in terms of their size and health. There is a group of 4 whitey woods, which would be outside the building platform, albeit close to the deck, which should be retained. There is a kanuka tree, which is a good specimen, about one metre from the wall of the proposed house and a condition of consent would also require this to be retained.

There would be the usual conditions of consent to ensure the protection of the surrounding vegetation during the construction process. The proposed earthworks for the development would also have an adverse effect on the surrounding vegetation and would result in the loss of two large kanuka trees outside the building footprint, but within the batter for the garage, to the house. The earthworks for the driveway would result in batters on the uphill side and loss of vegetation but a condition of consent would require all the batters (84m²) to be replanted and this would be a condition of consent. This would mitigate some of the vegetation removal, reducing the overall clearance to 413m².

The roof of the house would be tiled but following further discussions with the applicant a verbal agreement for the roof to be a lightweight corrugated steel has been accepted. This would be a condition of consent. The benefit of this change is that the possible damage to the iron roof from branches falling off tall trees would be minimal compared to the damage that can occur to concrete tiles. If people perceive this as a possibility there are often requests to remove trees, which are located close to buildings.

The vegetation clearance associated with the development on the other lots in the subdivision was investigated in order to determine the degree of flexibility given to other applicants. All but one of the seven seems to have had a similar amount of clearance, but some of them already had existing cleared areas, which the subject site did not. The aerial photograph of the subdivision shows the vegetation cover on the lots farthest from the road is the more extensive, even the ones with houses. The aerial photograph also indicates the complete vegetation cover on the subject site and the fact that it is contiguous with currently undeveloped large blocks of land with dense vegetation cover. The proposed development would be 40m from the boundary with these undeveloped vegetated sites, thereby maintaining linkages and reducing edge effects. For these reasons, and subject to conditions, it is considered that the adverse effects on the Green Network would be no more than minor.

Earthworks

As mentioned the earthworks would be significant totalling 304m³. The use of a pole platform for the proposed house would have reduced the earthworks but this was not acceptable to the applicant. Some spoil from the building platform would be used to form the driveway but it would not be a balanced cut and fill operation. All surplus spoil would therefore need to be removed from the site, and this would be a condition of consent.

The driveway would cross over the watercourse, which commences from an existing stormwater outlet, which discharges runoff from the shared access. The watercourse would need to be piped and the applicant has held discussions with Ecowater. It is likely that a manhole would be required at the connection of the new section of drain. A condition of consent would require Eco-water approval of the connection, the fill on the driveway over the new pipe and the new outfall structure for the stormwater pipe. A cross section of these details would be required to accompany the building consent. Given the proximity of the earthworks to the watercourse, particular care would be needed to ensure that erosion and sedimentation is minimised, and this would be reflected in the condition of consent.

No details of retaining walls have been provided because the applicant has advised that they would be under 1.5m in height. All excess spoil from the excavations would be taken off the

site and this would be a condition of consent. Other conditions would require a bond to ensure that the work is carried out with proper care and attention to the surrounding vegetation.

Driveway – gradient

The gradient of the driveway would exceed 1 in 5, being 1 in 4.22. Access is not directly onto a public road being onto the shared driveway. The location of the driveway has to some extent been driven by the need to minimise earthworks and clearance. A suspended structure would have been desirable in terms of minimising disturbance to the landforms. However that would have been a very expensive option.

Natural Hazards

The land is situated in the stability sensitive area of the City. However there are no consent notices on the subject land and the applicant submitted the geotechnical report undertaken at the time of the subdivision. The report, by Verstoep and Taylor dated April 1996 identified that buildings within the designated building platform on Lot 3 could be designed with foundations in accordance with NZS 3604:1990, providing the building is set back 2m from the sewer line, which it is. This information is considered adequate for the land use consent.

7.0 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.

8.0 RECOMMENDED DECISION

Pursuant to Sections 94, 104, 105 and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, it is recommended that **consent be granted** to the application by G J Gardner Homes To undertake earthworks and vegetation clearance for a driveway and construction of a house (as more accurately defined in Sections 3 and 4 of this report) at 366c Huia Road being Lot 3 DP 172105 for the following reasons:

- (i) No persons are considered potentially affected by the proposal.
- (ii) The proposal has been considered in terms of the relevant assessment criteria, would be consistent with the objectives and policies of the Transitional and Proposed Plans and would create no more than minor adverse effects on the environment.
- (iii) Conditions for replanting of 84m² of batters along the driveway, removing environmental damaging weeds and retention of some trees outside the immediate building footprint, would mitigate the long term adverse effects on the Green Network.
- (iv) The volume of earthworks for the development would be non-complying, but all excess spoil would be removed from the site and the erosion and sediment controls would be enforced by a condition requiring the approval of their installation prior to any work commencing on the site.

Conditions imposed on the consent are as follows:

1. ✓ The development is to proceed in accordance with the plans and/or information submitted with the application, subject to any minor alterations as may be approved by the Manager Resource Consents.
2. (E) All infrastructure relating to stormwater treatment and disposal, wastewater disposal, and water supply shall be accepted by Eco-Water. Compliance with the Waitakere City Council Code of Practice for City Infrastructure and Land Development is deemed to be in accordance with the above condition.
3. Engineering plans, which would be required to be submitted for the building consent for approval by Eco-water, shall detail the invert levels of the stormwater pipe at the existing out fall and the proposed connection of the new section of drain. (A manhole would be required for

this connection). Other details shall include the fill on the driveway over the new pipe and the new outfall structure for the stormwater pipe. The details shall be shown on a cross section of the connection,

4. ✓ All reticulated services, including power and telephone, shall be provided underground.
5. U Before commencement of any works, adequate sediment and erosion control measures shall be constructed and maintained in accordance with Appendix 3, Erosion and Sediment Control Measures Appendix to the Natural Area Rules of the Waitakere City Council Proposed District Plan. Martin Sharp, Environmental Protection Officer (extension 8337) shall be contacted for an inspection of erosion and sediment control measures prior to moving any soil. (The inspection fee of \$70 normally required to be paid to the Council, would not be required in this instance as Condition 19 of the consent requires a bond. **No work can commence until the erosion and sediment control measures have been correctly installed and have been approved by the Environmental Protection Officer.**
6. J All excess spoil from the excavations for the house and the driveway shall be removed from the site immediately following the completion of the earthworks and disposed of to the satisfaction of the Manager : Resource Consents.
7. ✓ No spoil associated with the earthworks for the driveway, or the building platform (including the fill generated by post hole borers for that part of the house which is on a pole platform) shall be deposited within the driplines of native vegetation.
8. (W) No works, storage of materials, cement/concrete washings and leaching of chemicals, trenching or alteration of soil grade shall occur within those vegetated areas outside the building platform, driveway and turning area.
9. **No vegetation clearance or work on the construction of the driveway or the house shall be undertaken prior to the issue of the building consent.**
10. **The three whitey woods in the group of four beside the proposed deck on the house (identified as 17 on the arborists plan) and the kanuka tree in front of the house (identified as 15 on the arborists plan) shall be retained.**
11. ✓ Bush clearance shall be strictly limited to the area shown on the revised site plan.
12. ✓ Clearance of trees within the building platform should be undertaken in such a way as to avoid damage to peripheral vegetation.
13. A suitably qualified arborist shall supervise the construction of the driveway, house foundations and any other earthworks. Any roots encountered measuring 50mm or greater in diameter are to be retained, carefully worked around and protected, where practical. All retained roots shall be protected from drying out by a covering of hessian or similar material that is to be kept damp until the excavated area can be backfilled. Any removal of tree roots measuring 50mm or greater in diameter located within the dripline of remaining trees shall be carried out by the arborist who shall only approve the removal of selected tree roots where he/she is satisfied that the health and safety of such trees will not be compromised.
14. All roots measuring less than 50mm in diameter that need to be cut, shall be clean cut back to the edge of excavations with a sharp implement such as a handsaw or a pair of secateurs. Following root pruning, if exposure periods are greater than 24 hours, it shall be the responsibility of the applicant to ensure that the disturbed area is covered with damp hessian sacking.
15. (1) A revegetation planting plan shall be submitted to the Council for approval by a Customer Field Advisor (Resource Management, Ph. 836-8000 ext. 8693) within 3 months of the issue of the resource consent. The plan shall show the location and species of native* trees and shrubs, locally sourced, to be located along the area on the proposed driveway that is being battered, being an area of approximately 82m² (see attached plan) and any other areas that are left cleared after construction. The plants shall be planted in the planting season (approximately May to October) following the commencement of construction. The plantings shall be of good quality nursery stock and shall be maintained to the satisfaction of Council's Customer Field Advisor (Resource Management) for a period of 2 years following planting. Any plants that die

within this period shall be replaced. (*NATIVE, as defined by the Waitakere City Council Proposed District Plan, means vegetation indigenous to Waitakere City.)

16. (C1) A comprehensive environmental weed eradication programme shall be implemented within 12 months of the date of the resource consent, to the satisfaction of the Manager Resource Consents. This programme shall be ongoing for a minimum period of two years following completion of the dwelling and driveway construction. From this date the site shall be kept clear of all environmental weeds.
17. (C1) The roof of the house shall be clad with corrugated steel and shall be shown on the plans submitted for the building consent.
18. The requirements of the geotechnical report by Verstoep and Taylor Ltd., dated April 1996 submitted with the subdivision shall be complied with.
19. A bond of \$1000 shall be paid prior to the uplifting of the resource consent to ensure compliance with conditions 5, 6, 7, 8, 9, 10, 11, 12 and 13. The bond would be refunded once the work relating to the above conditions has been completed to the satisfaction of the Manager Resource Consents.
20. A consent compliance monitoring fee of \$80.00 (inclusive of G.S.T.) shall be 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 a further cost of \$80.00 (inclusive of G.S.T).

The \$80.00 fee shall be paid as part of the resource consent and the resource consent holder shall be advised of any further monitoring fees if they are required.

Advice Notes:

A further geotechnical report may be required by Council for the building consent.

Reporting Planner: P. M. Wells
(Pamela Wells)

Date: 25/8/2000

9.0 CONSENT GRANTED AS RECOMMENDED

Lee Ogilvie
Lee Ogilvie
Team Leader Consents

Date: 25/08/2000

Fran Hayes
Manager, Resource Consents

Please contact Pamela Wells (Ph 836 8000 ext. 8622) if you have any queries about this resource consent and associated report.