

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

INTEREST: DURING MARKETING CAMPAIGNS DATES AND TIMEFRAMES SOMETIMES CHANGE. IF YOU HAVE NOT MADE US AWARE THAT YOU ARE INTERESTED IN PURSUING THE PROPERTY, WE WILL NOT BE ABLE TO INFORM YOU OF ANY CHANGES AND YOU MAY LOOSE OUT.

18 October 2021

Re: 691 Huia Road, Parau

Thank you for your interest in the above property currently listed with us for sale by AUCTION:

We have made available to you the following:

- Certificate of Title
- LIM
- Rates information from Auckland Council
- School Zones
- REA Code of Conduct
- REA Guide to Selling and Buying
- Conditions of sale

691 Huia `Road is 1141m² more or less fee simple estate NA28A/1475 Lot 5 Deposited Plan 42452.
Zoning: Residential – Rural and Coastal Settlement Zone

THINGS WE WANT TO DRAW YOUR ATTENTION TO:

Land Information Memorandum (LIM)

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

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.
Overland Floor Path	This site (property parcel) spatially intersects with one or more Overland Flow Paths
Exposure Zones	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.
Underground services	10/03/2016 Service plan not available Please note this property is not serviced by a reticulated sewer line. Any development additions or upgrading of this property which may affect the septic tank and disposal system will be subjected to Council approval. 31/12/1999 Standard tanks - RUR This waste water system is scheduled for pump out every 3 years by a Council contractor.
Planning	CER70002733 Certificate COC relating to LUC60019702 Certificate Issued 13/01/2017
Building	BPM-1963-2260 Garage 06/05/1963 Issued BPM-1963-2152 Bach 22/06/1963 Issued BCO10092055 RBW: R2: Proposed new construction of 2 bedroom dwelling and attached garage, onsite waste water system and stormwater tank. 11/05/2017 CCC Issued 12/12/2017
Waitakere Ranges Heritage Area	This property is located within the Waitākere Ranges Heritage Area as defined in the Waitākere Ranges Heritage Area Act 2008.

Settlement Date on Offer: 30 working days from unconditional

Disclosures:

- The TV room or third bedroom downstairs can be closed off. The vendor has offered to remove the barn-style doors and build a solid wall. The vendor has also offered to run TV cables and power to the new tv location all at the vendor's expense and prior to settlement date. The purchaser will have to formally request this prior to auction date or with a written offer.
- The advertising mentions that the cottage has a new kitchen and bathroom. Please refer to the LIM for council requirements which was for the removal of kitchen and bathroom.



The ProAgent Team

P R E M I E R
MEMBER 19 - 20

Gaston Coma
021 234 3788 | gaston.coma@raywhite.com

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

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

- The purchaser acknowledges that the kitchen and bathroom in the original cottage have not and will not be removed as required by council who have inspected and issued the CCC for the main house without inspecting the cottage. The purchaser accepts that the original cottage is considered to be a shed by Auckland council.
- The property is advertised as a 2 bedroom because the LIM contains the requirement “The proposed two storey dwelling is to be restricted to no more than two double bedrooms due to the capacity of the effluent treatment field, i.e. the theatre and office cannot be used as bedrooms”.

The purchaser acknowledges that they have been made aware that a requirement of the building Consent Number BCO10092055 was that the existing cottage at the rear of the site will have the kitchen and bathroom removed will be retained as a shed and will not be used as a sleepout.

Signed by: _____
(Purchaser)

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

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

Regards

Gaston Coma & Bronwyn Scott-Woods



The ProAgent Team

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Austar Realty Ltd
PO Box 69139
Glendene
AUCKLAND 0645



Applicant	Austar Realty Ltd
LIM address	691 Huia Road Parau
Application number	8270343259
Customer Reference	
Date issued	1-Oct-2021
Legal Description	LOT 5 DP 42452
Certificates of title	NA28A/1475

Disclaimer

This Land Information Memorandum (LIM) has been prepared for the applicant for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987.

The LIM includes information which:

- Must be included pursuant to section 44A of the Local Government Official Information and Meetings Act 1987
- Council at its discretion considers should be included because it relates to land
- Is considered to be relevant and reliable

This LIM does not include other information:

- Held by council that is not required to be included
- Relating to the land which is unknown to the council
- Held by other organisations which also hold land information

Council has not carried out an inspection of the land and/or buildings for the purpose of preparing this LIM. Council records may not show illegal or unauthorised building or works on the land.

The applicant is solely responsible for ensuring that the land or any building on the land is suitable for a particular purpose and for sourcing other information held by the council or other bodies. In addition, the applicant should check the Certificate of Title as it might also contain obligations relating to the land.

The text and attachments of this document should be considered together.

This Land Information Memorandum is valid as at the date of issue only.

s44A(2)(a) Information identifying any special feature or characteristics of the land

This information should not be regarded as a full analysis of the site features of this land, as there may be features that the Council is unaware of. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

Site Contamination

No land contamination data are available in Council's regulatory records.

Wind Zones

Wind Zone(s) for this property: Medium wind speed of 37 m/s

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

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

Soil Issues

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

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

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

Flooding

This statement entitled "Flooding" appears on all LIMs.

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

The information shown in the "Special Land Features - Natural Hazards - Flooding" map is also shown on the Auckland Council online map viewer (Geomaps), at www.aucklandcouncil.govt.nz, 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 3604:2011 classifies all properties in New Zealand into zones based on environmental features including wind, earthquake, snow load and exposure. These zones are relevant to building requirements, such as strength of buildings, materials that should be used and maintenance. All building sites are classified as being in Exposure Zones Extreme Sea Spray, B, C, or D, depending on the severity of exposure to wind driven salt.

This property is classified as: Zone D

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

Coastal Erosion

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

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

Coastal erosion is the wearing away of land due to coastal processes such as waves and currents. Coastal

instability is the movement of land (typically as a landslide) resulting from the loss of support caused by coastal erosion.

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

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

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

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

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

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

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

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

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

Effective Date	Description	Details
10/03/2016	Service plan not available	Please note this property is not serviced by a reticulated sewer line. Any development additions or upgrading of this property which may affect the septic tank and disposal system will be subjected to Council approval. Further advice and information on septic tanks is available from Council’s Plumbing and Drainage Specialist – Ph: 09 301 0101
31/12/1999	Standard tanks - RUR	This waste water system is scheduled for pump out every 3 years by a Council contractor. For further information on pump outs please phone (09)301 0101.

s44(2)(ba) Information notified to Council by a drinking water supplier under Section 69ZH of the Health Act 1956

Prospective purchasers should be aware of other drinking water systems connected to this property. There may also be private drinking water supply systems such as rainwater tanks or private water bores. You are advised to clarify the drinking water supply with the current landowner.

No Information has been notified to Council.

s44A(2)(bb) Information Council holds regarding drinking water supply to the land

For metered water information, please contact **Watercare (09) 442 2222** for services provided to this property.

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


Billing Number/ Rate Account:	12341923253
Rates levied for the Year 2021/2022 :	\$3,570.74
Total rates to clear for the current year (including any arrears and postponed rates):	\$2,678.04

The rates figures are provided as at 8 a.m. 01/10/2021. It is strongly advised these are not used for settlement purposes.

Retrofit Your Home Programme

The Retrofit Your Home programme provides financial assistance, advice and information to householders wanting to create an improved home environment.

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

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

 retrofit@aucklandcouncil.govt.nz

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

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

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

Financial / development contributions

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

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

Resource Management

Planning

691 Huia Road Parau

Application No.	Description	Decision	Decision Date
CER70002733	Certificate COC relating to LUC60019702	Certificate Issued	13/01/2017

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

691 Huia Road Parau

Application No.	Description	Issue Date	Status
BPM-1963-2260	Garage	06/05/1963	Issued (See Note 1)
BPM-1963-2152	Bach	22/06/1963	Issued (See Note 1)
BCO10092055	RBW: R2: Proposed new construction of 2 bedroom dwelling and attached garage, onsite waste waster system and stormwater tank.	11/05/2017	CCC Issued 12/12/2017 (See Note 2)

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

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

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

Compliance Schedules (Building Warrant of Fitness)

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

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

Swimming/Spa Pool Barriers

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

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

Licences

There are NO current licences recorded

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

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

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

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

property.

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

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

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

The AUP:OP can be viewed here:

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

The legacy regional and district plans can be viewed here:

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

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

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

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

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

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

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

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

Plan Changes and Notices of Requirement

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

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

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

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

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

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

If this property is not on the Hauraki Gulf Islands, any notices of requirement applicable will be listed as a

modification in the Property Summary Report attached to this memorandum.

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

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

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

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

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

Auckland Unitary Plan

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

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

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

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

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

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

Waitākere Ranges Heritage Area

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

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

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

Underground Services and District Plan maps are attached.

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

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

Attachments

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

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

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

- Consent Conditions : CER70002733
- As Built Drainage Plan : BCO10092055

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

Address

691 Huia Road Parau

Legal Description

LOT 5 DP 42452

Appeals

Modifications

Zones

Residential - Rural and Coastal Settlement Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Native

Controls: Macroinvertebrate Community Index - Urban

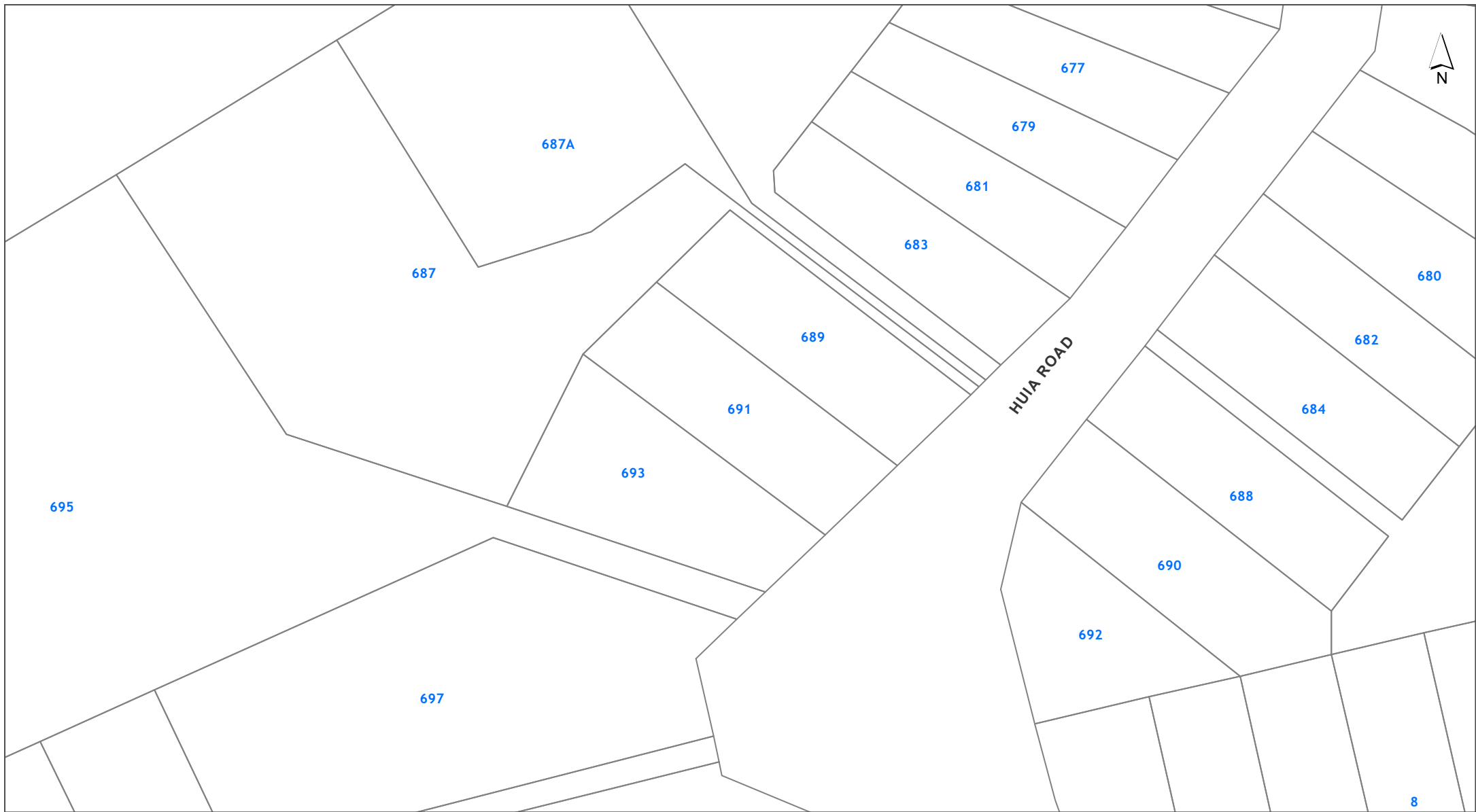
Controls: Subdivision Variation Control - Urban - Parau 4000m2

Overlays

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

Natural Resources: Significant Ecological Areas Overlay - SEA_T_5539 - Terrestrial

Designations



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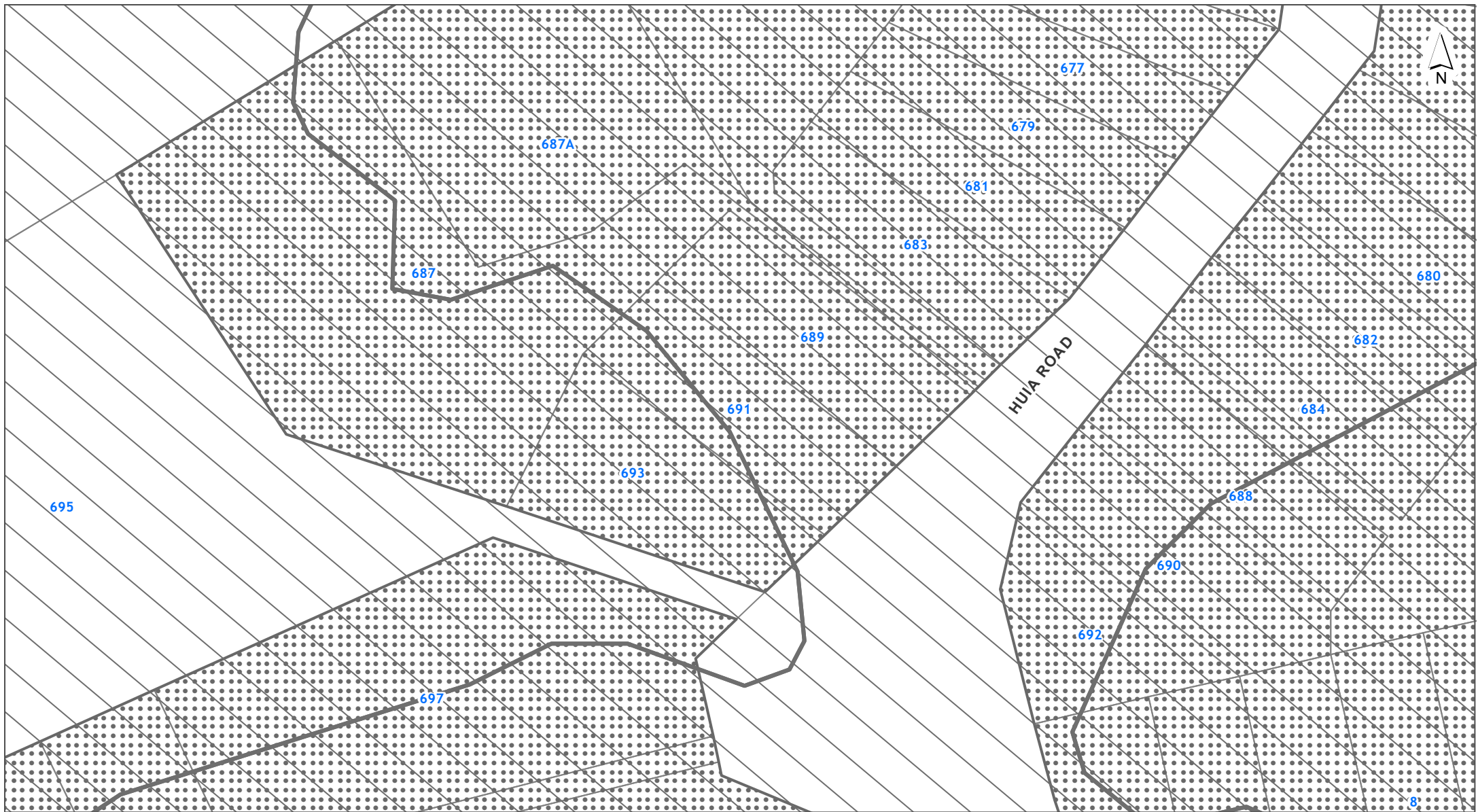
Built Environment
691 Huia Road Parau
LOT 5 DP 42452



Scale @ A4
= 1:1,000

Date Printed:
1/10/2021





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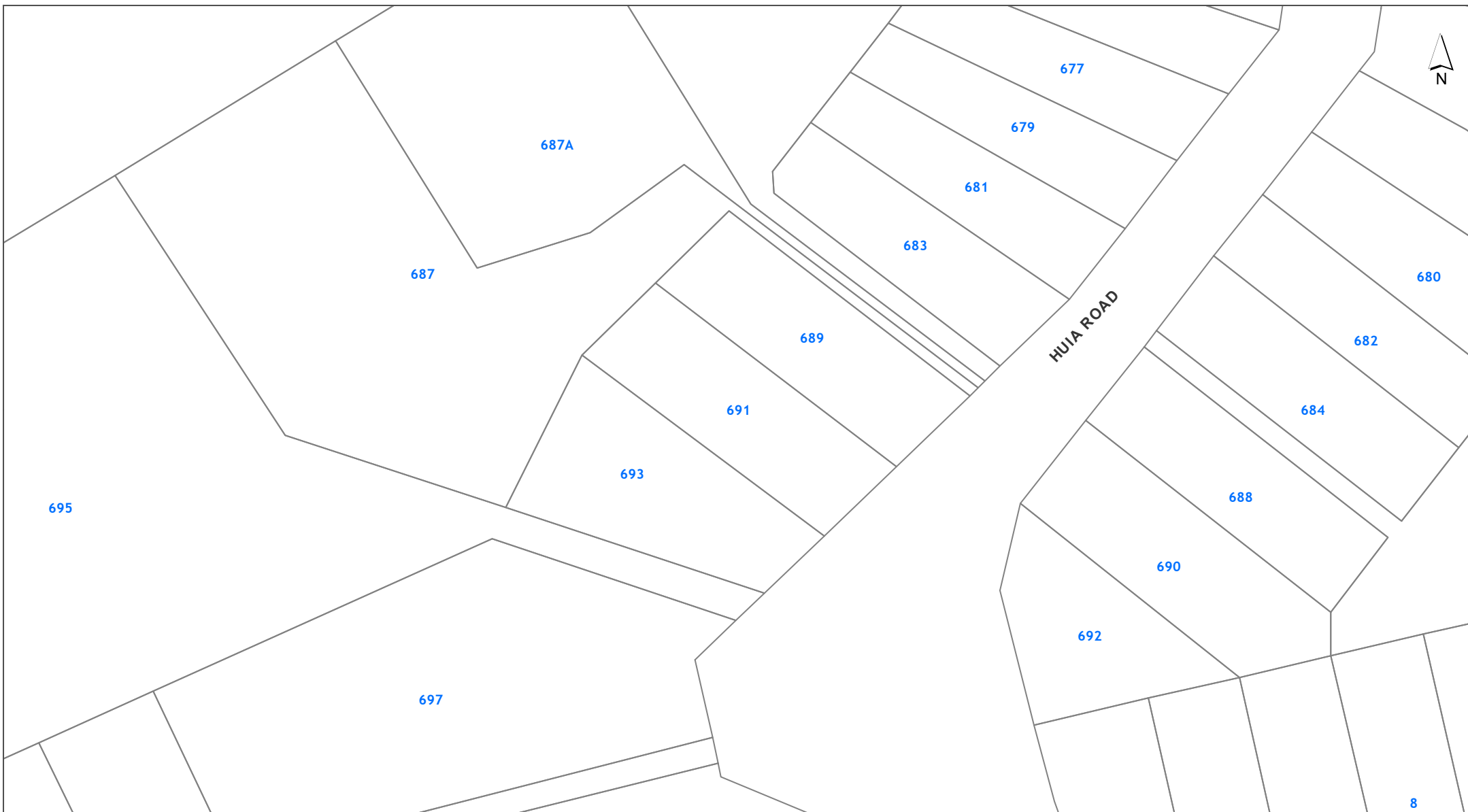
Controls
691 Huia Road Parau
LOT 5 DP 42452



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Date Printed:
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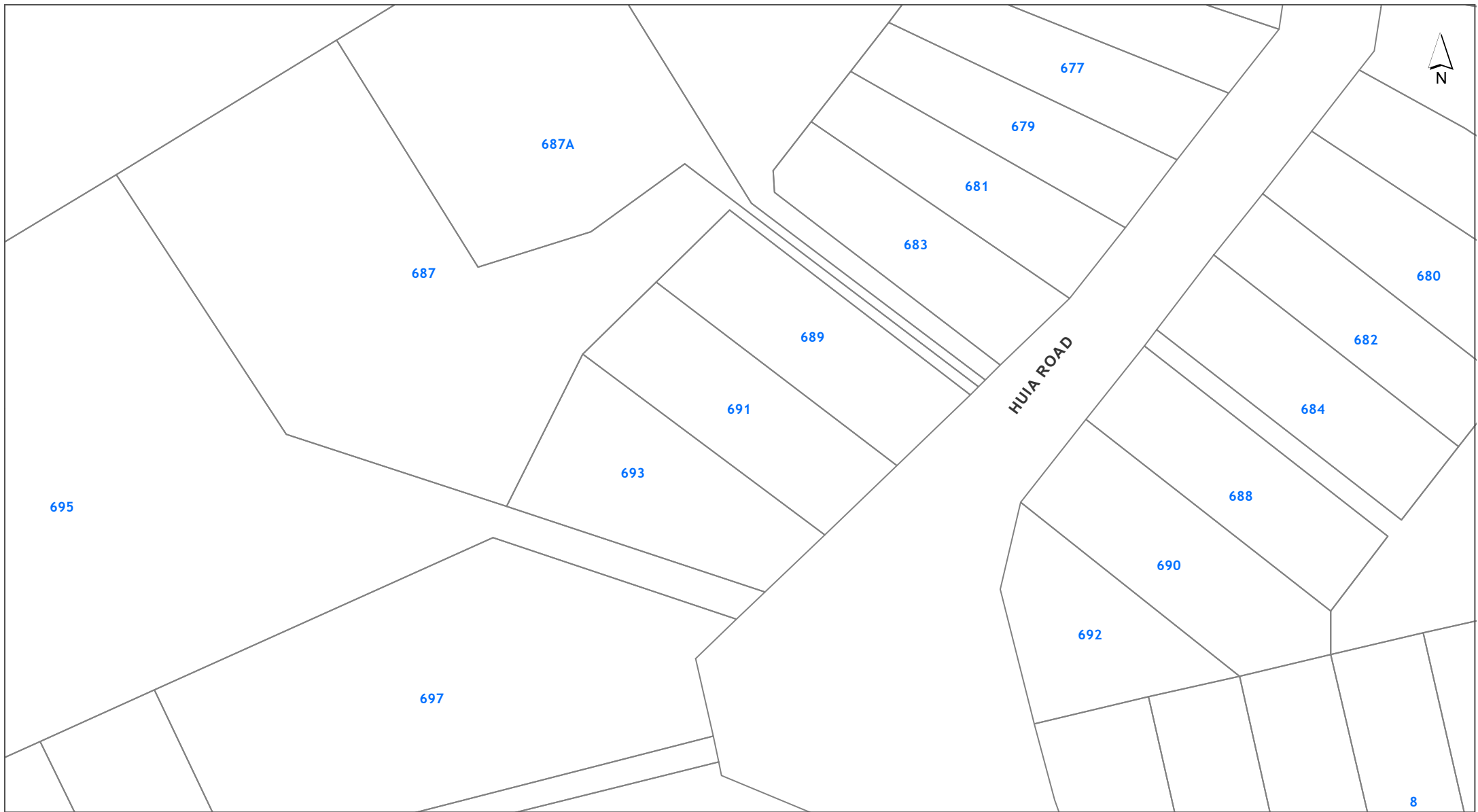


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Designations
691 Huia Road Parau
LOT 5 DP 42452

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Meters
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Historic Heritage and Special Character

691 Huia Road Parau

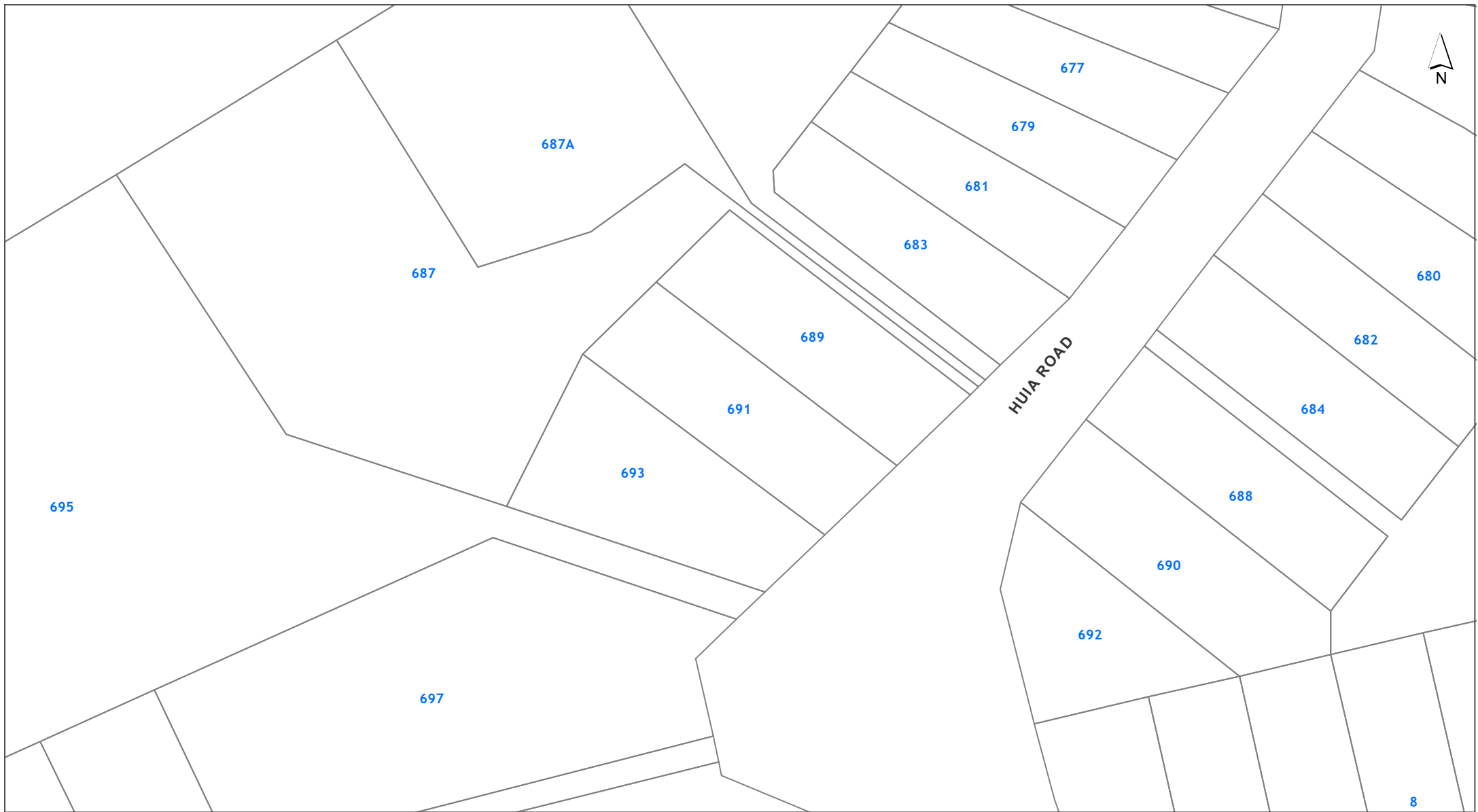
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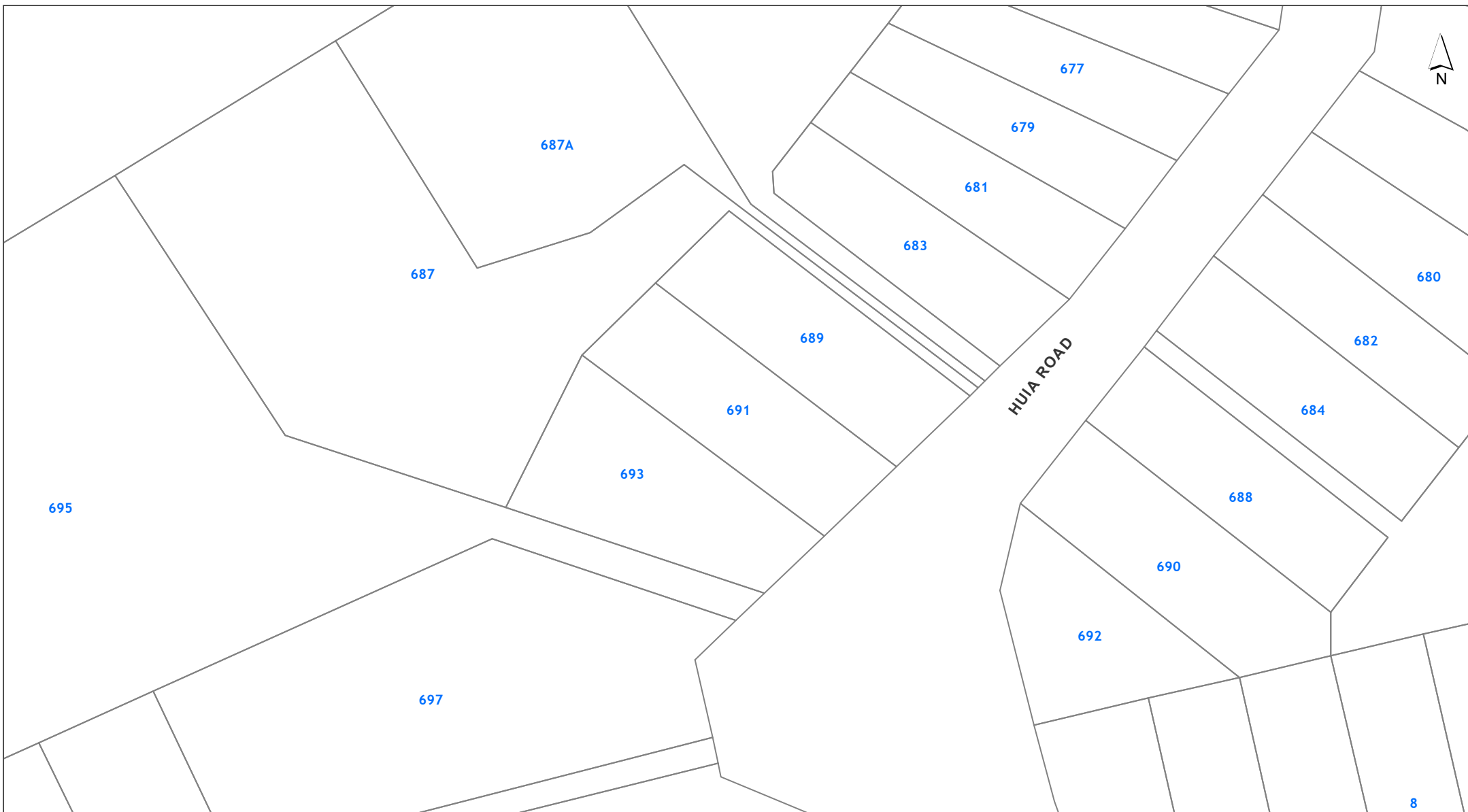


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Infrastructure
691 Huia Road Parau
LOT 5 DP 42452

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Meters
Scale @ A4
= 1:1,000
Date Printed:
1/10/2021



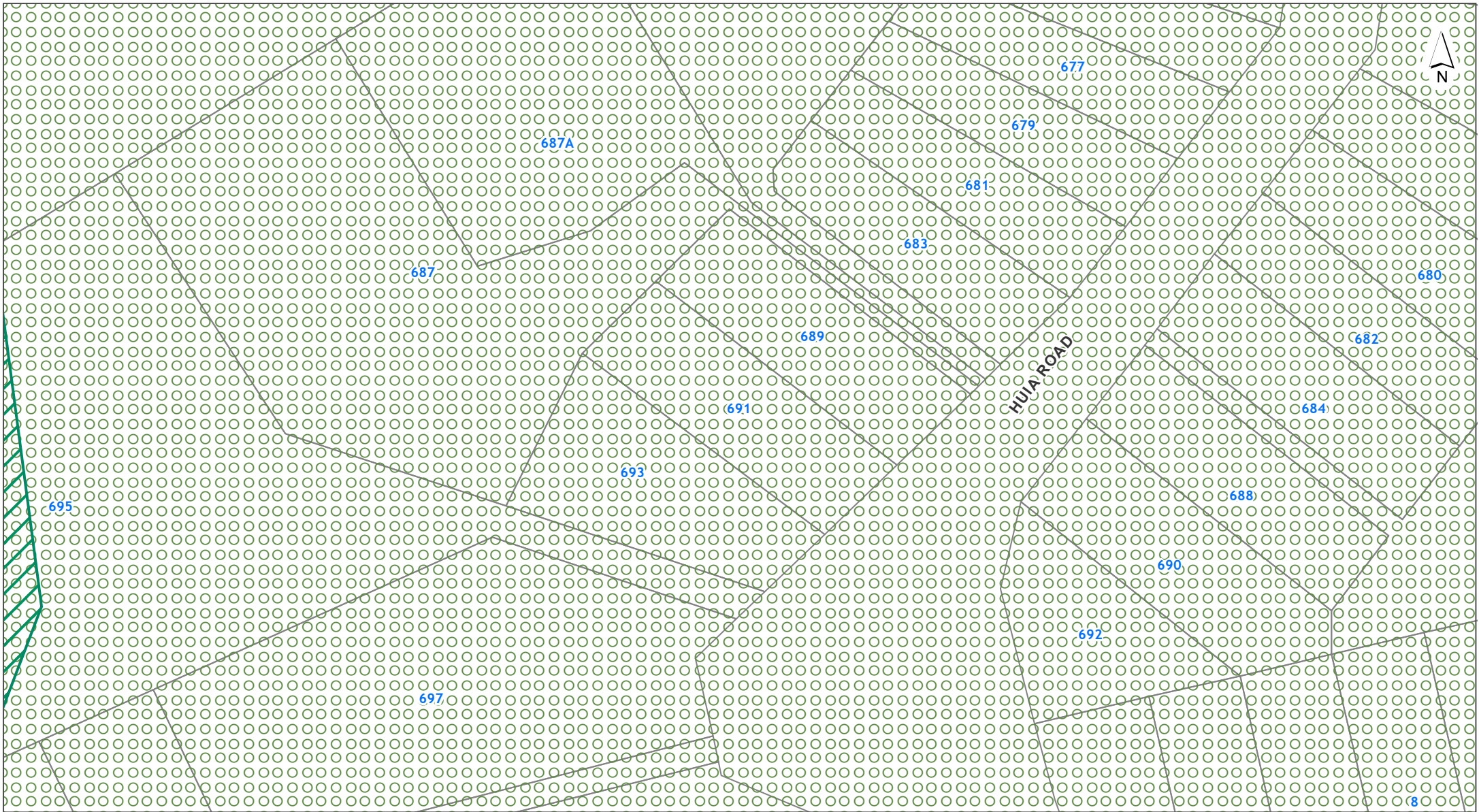


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Mana Whenua
691 Huia Road Parau
LOT 5 DP 42452

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
1/10/2021



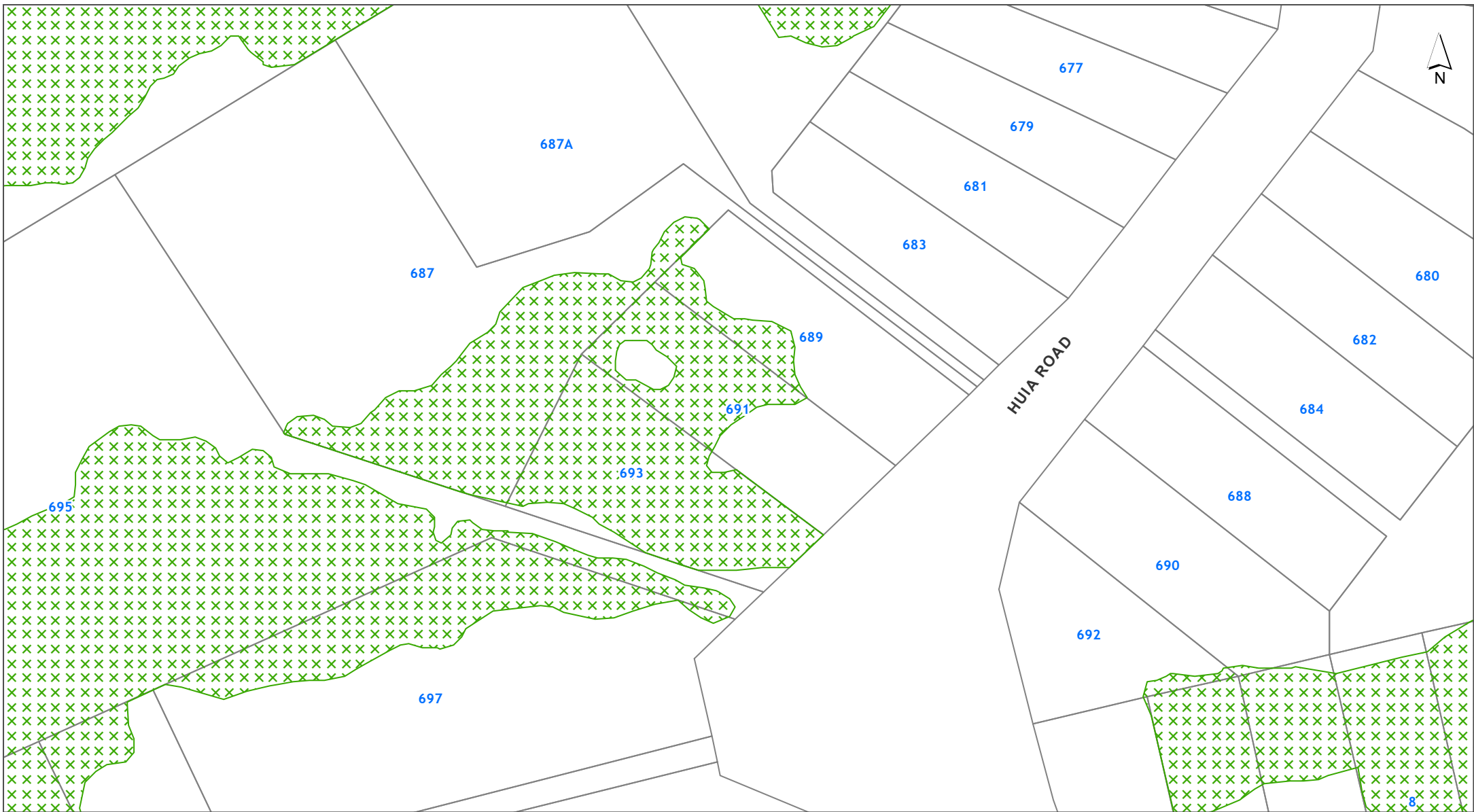


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Natural Heritage
691 Huia Road Parau
LOT 5 DP 42452

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
1/10/2021



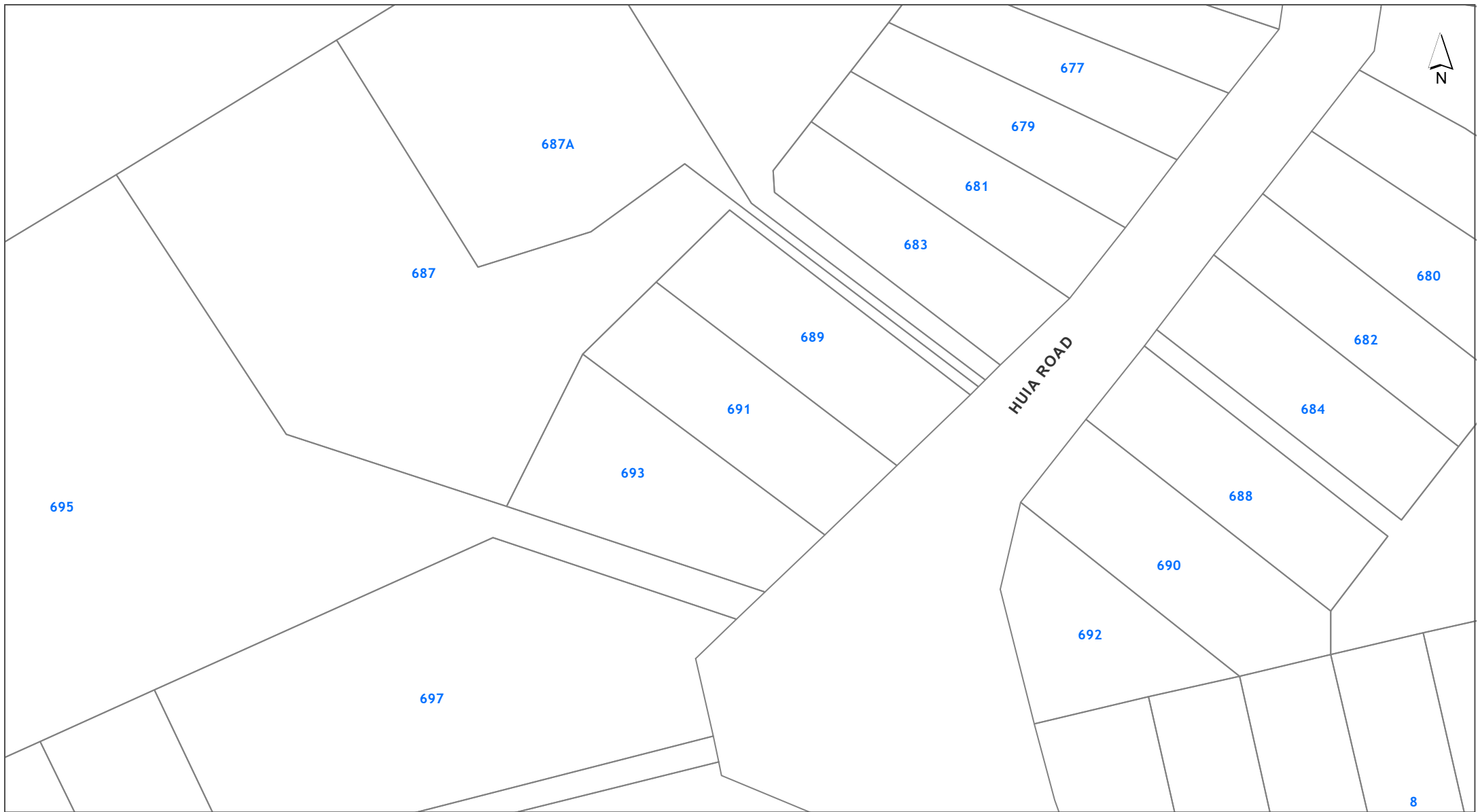


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Natural Resources
 691 Huia Road Parau
 LOT 5 DP 42452

0 7 14 21
 Meters
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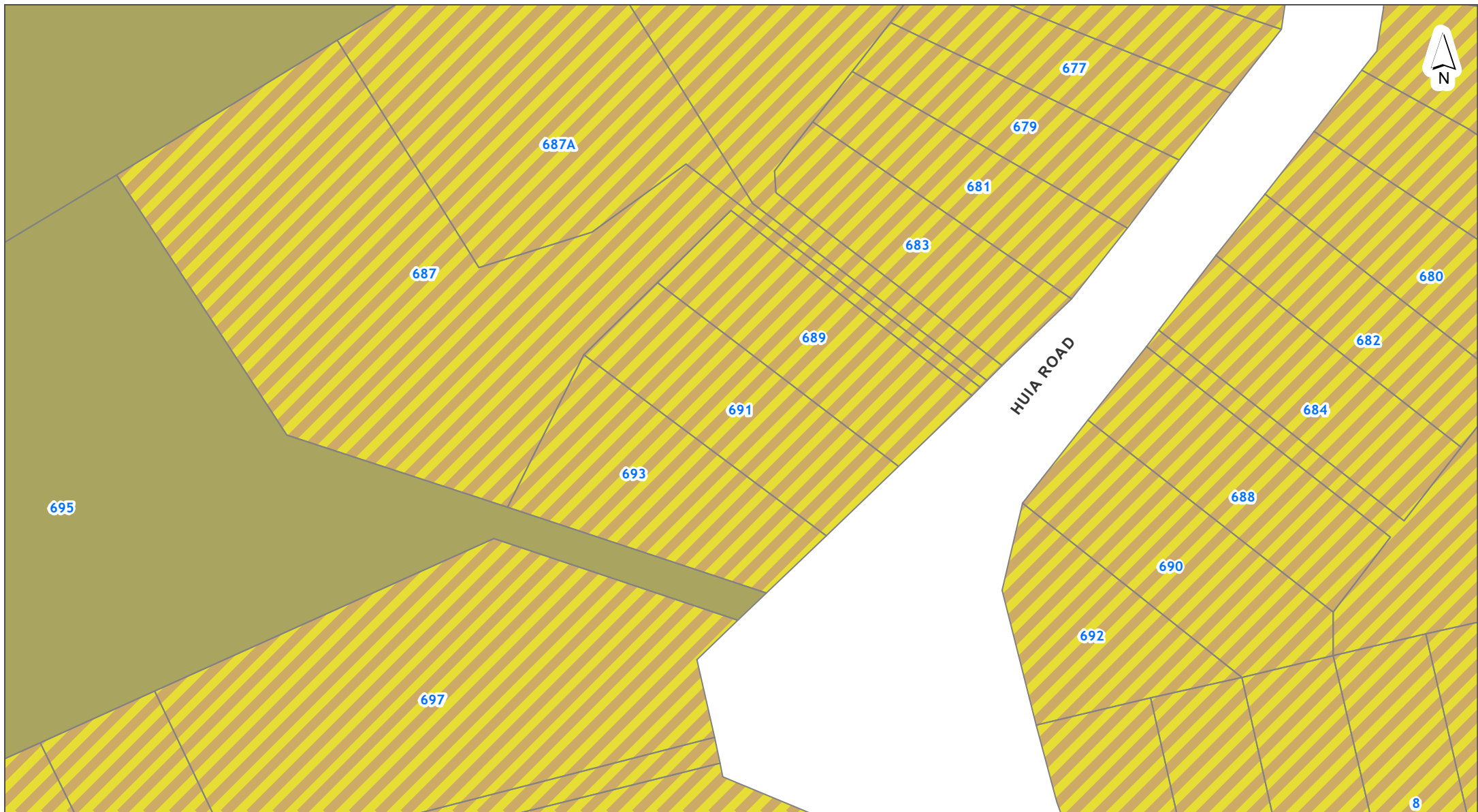
Precincts
691 Huia Road Parau
LOT 5 DP 42452



Scale @ A4
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Zones and Rural Urban Boundary
691 Huia Road Parau
LOT 5 DP 42452

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 1/10/2021





NOTATIONS

Appeals to the Proposed Plan

 Appeals seeking changes to zones or management layers

Proposed Plan Modifications to Operative in part Plan

 Notice of Requirements

 Proposed Plan Changes

Tagging of Provisions:

[i] = Information only

[rp] = Regional Plan





[rcp] = Regional Coastal Plan

[rps] = Regional Policy Statement

[dp] = District Plan (only noted when dual provisions apply)

ZONING




Residential

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








Business

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

Open space

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



Rural

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

Future Urban

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

Infrastructure

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

Coastal

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



Precincts

--- Rural Urban Boundary

--- Indicative Coastline [i]

Overlays

Natural Resources

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

Natural Heritage

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

Infrastructure

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

Historic Heritage & Special Character

- Historic Heritage Overlay Place [rcp/dp]
- Historic Heritage Overlay Extent of Place [rcp/dp]
- Special Character Areas Overlay Residential and Business
- Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]
- Auckland War Memorial Museum Viewshaft Overlay Contours [i]
- Stockade Hill Viewshaft Overlay – 8m height area
- Stockade Hill Viewshaft [i]

Mana Whenua

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

Built Environment

- Identified Growth Corridor Overlay

Controls

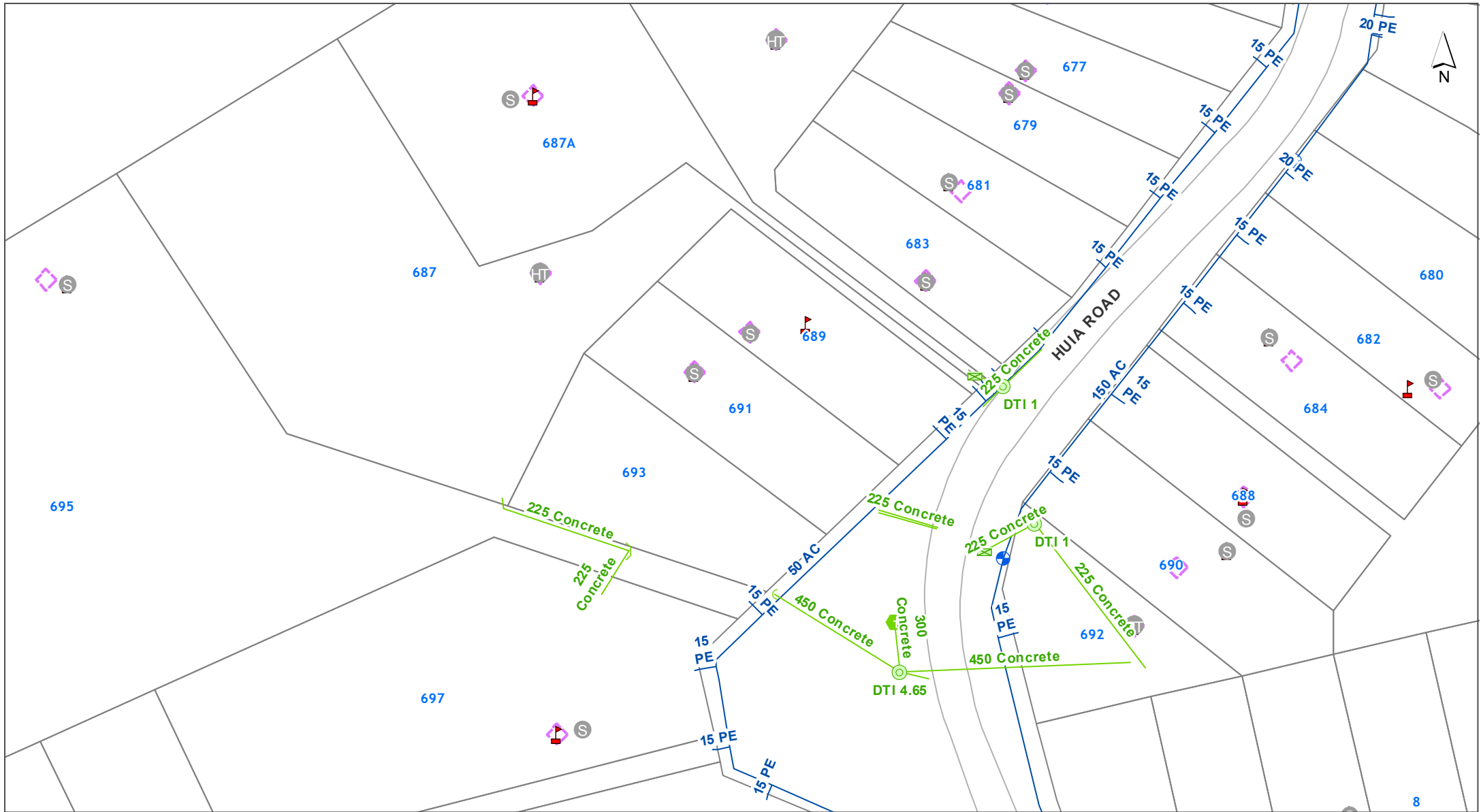
- Key Retail Frontage
 - General Commercial Frontage
 - Adjacent to Level Crossings
 - General
 - Motorway Interchange Control
 - Centre Fringe Office Control
 - Height Variation Control
 - Parking Variation Control
 - Level Crossings With Sightlines Control
 - Arterial Roads
 - Business Park Zone Office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

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

Designations

- Designations

- Airspace Restriction Designations



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Underground Services
691 Huia Road Parau
LOT 5 DP 42452

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
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 1/10/2021



Stormwater

Note: Unless otherwise specified in the text below, the *colour* of a Stormwater symbol is determined by the ownership or usage status, using the following colour scheme:

Public, **Private** or **Abandoned**

- | | | | |
|--|-------------------------------|--|---|
| | Treatment Device | | Overland Flowpath (Public) |
| | Septic Tank | | Overland Flowpath (Private) |
| | Septic Tank (Hi-Tech) | | Forebay (Public) |
| | Soakage System | | Forebay (Private) |
| | Inspection Chamber | | Treatment Facility (Public) |
| | Manhole (Standard / Custom) | | Treatment Facility (Private) |
| | Inlet & Outlet Structure | | Pump Station |
| | Inlet & Outlet (No Structure) | | Planting |
| | Catchpit | | Embankment |
| | Spillway | | Viewing Platform |
| | Safety Benching | | Bridge |
| | Culvert / Tunnel | | Erosion & Flood Control (Other Structure) |
| | Subsoil Drain | | Erosion & Flood Control (Wall Structure) |
| | Gravity Main | | |
| | Rising Main | | |
| | Connection | | |
| | Fence | | |
| | Lined Channel | | |
| | Watercourse | | |

Water

- | | |
|--|--|
| | Valve |
| | Hydrant |
| | Fitting |
| | Other Watercare Point Asset |
| | Other Watercare Linear Asset |
| | Local Pipe (Operational-NonPotable) |
| | Local Pipe (Operational-Potable) |
| | Local Pipe (Operational Not Vested) |
| | Local Pipe (Abandoned / Not Operational) |
| | Transmission Pipe (Operational-NonPotable) |
| | Transmission Pipe (Operational-Potable) |
| | Transmission Pipe (Not Operational) |
| | Transmission Pipe (Proposed) |
| | Pump Station |
| | Reservoir |
| | Other Structure (Local) |
| | Chamber (Transmission) |
| | Water Source (Transmission) |
| | Other Watercare Structures and Areas |

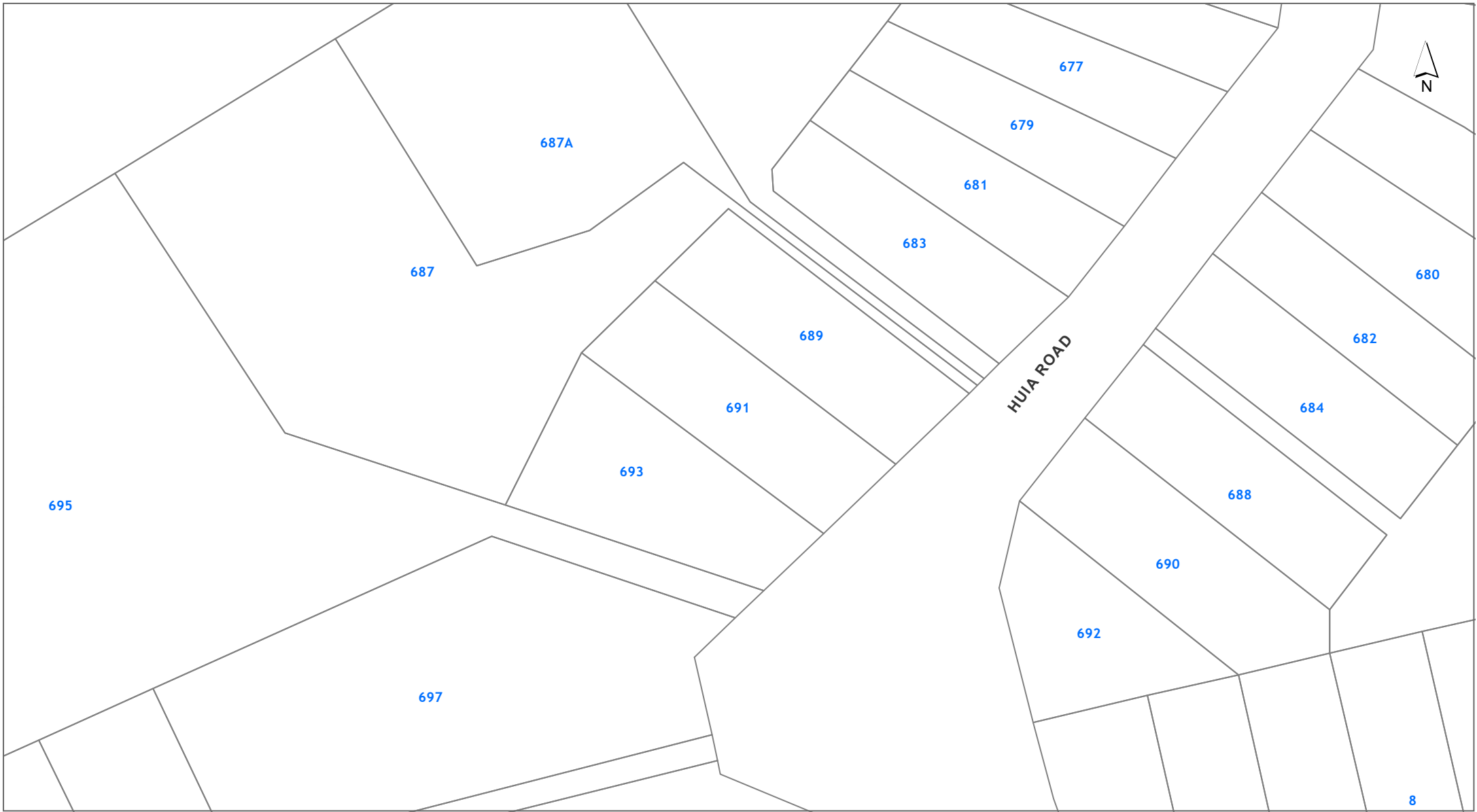
Wastewater

- | | |
|--|--|
| | Fitting |
| | Fitting (Non Watercare) |
| | Manhole |
| | Pipe (Non Watercare) |
| | Local Pipe (Operational) |
| | Local Pipe (Operational Not Vested) |
| | Local Pipe (Abandoned / Not Operational) |
| | Transmission Pipe (Operational) |
| | Transmission Pipe (Not Operational) |
| | Transmission Pipe (Proposed) |
| | Chamber |
| | Structure (Non Watercare) |
| | Pump Station |
| | Wastewater Catchment |

Utilities

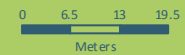
- | | |
|--|---|
| | Transpower Site |
| | Pylon (Transpower) |
| | 110 kv - Electricity Transmission |
| | 220 kv - Electricity Transmission |
| | 400 kv - Electricity Transmission |
| | Aviation Jet A1 Fuel Pipeline |
| | Liquid Fuels Pipeline [Marsden to Wiri] |
| | Gas Transmission Pipeline |
| | High-Pressure Gas Pipeline |
| | Medium-Pressure Gas Pipeline |
| | Indicative Steel Mill Slurry Pipeline |
| | Indicative Steel Mill Water Pipeline |
| | Fibre Optic Cable (ARTA) |
| | Contour Interval |

Legend updated: 21/09/2020



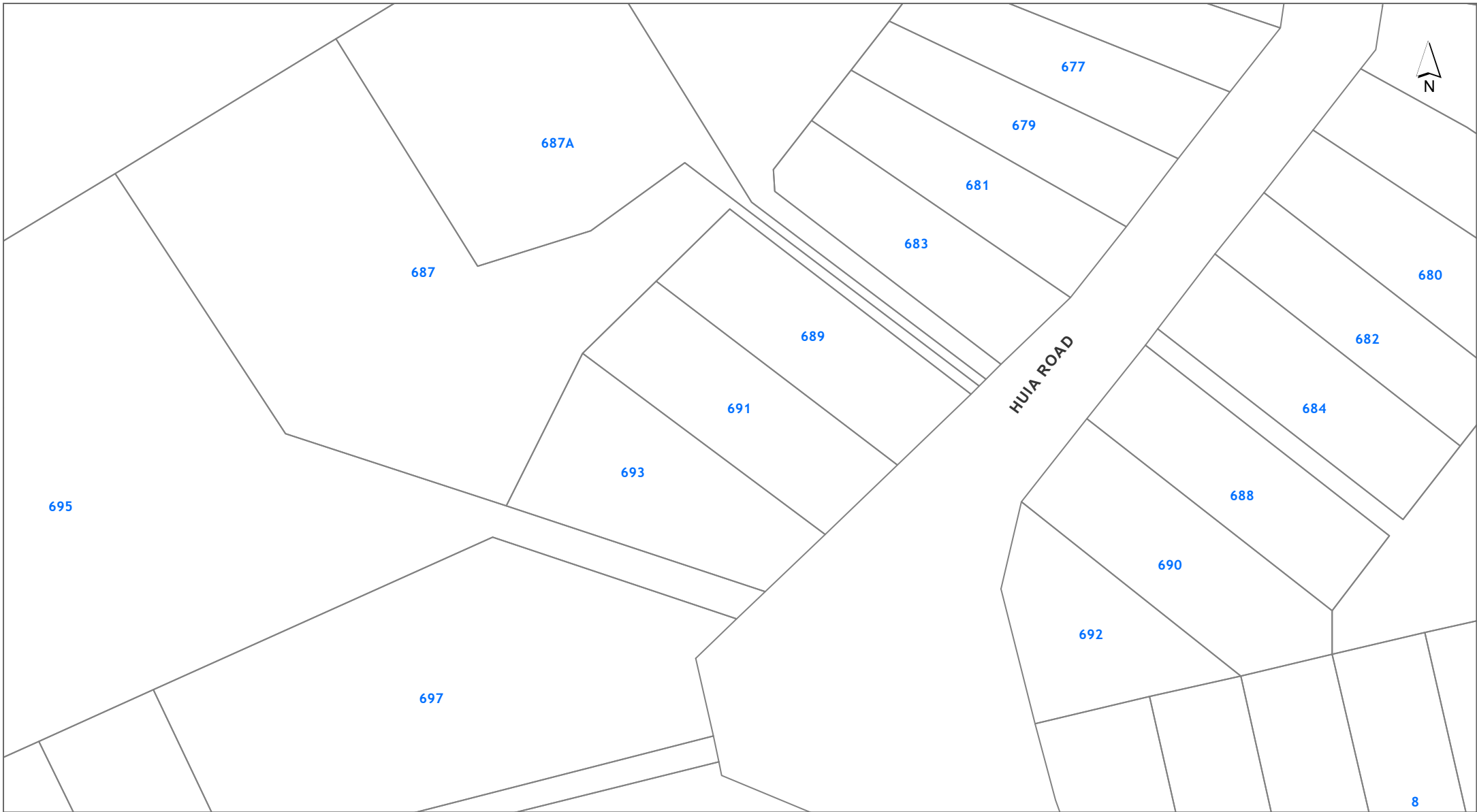
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Hazards
691 Huia Road Parau
LOT 5 DP 42452



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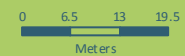


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Natural Hazards - Coastal Erosion ASCIE

691 Huia Road Parau

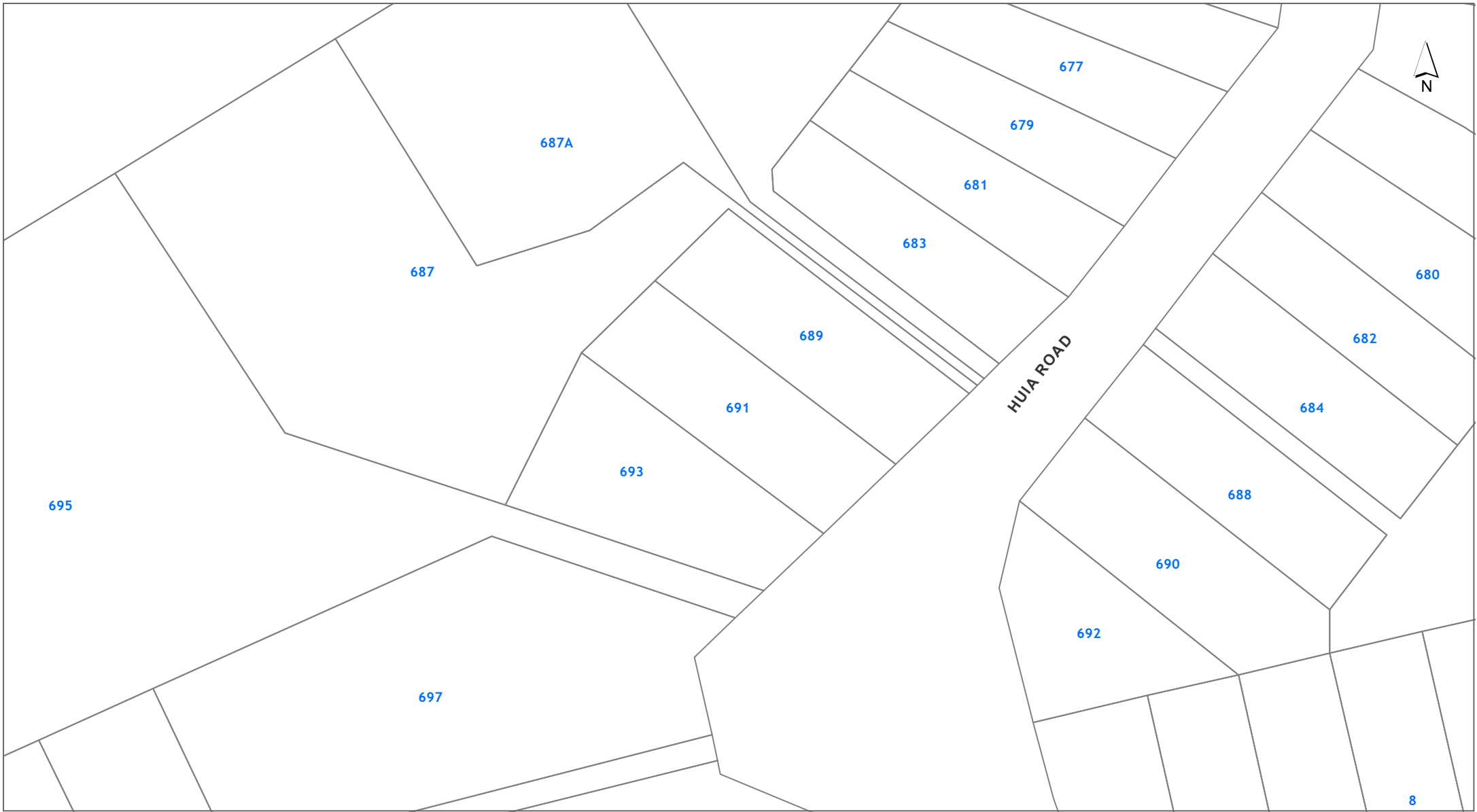
LOT 5 DP 42452



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Date Printed:
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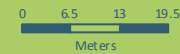


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Natural Hazards - Coastal Inundation

691 Huia Road Parau

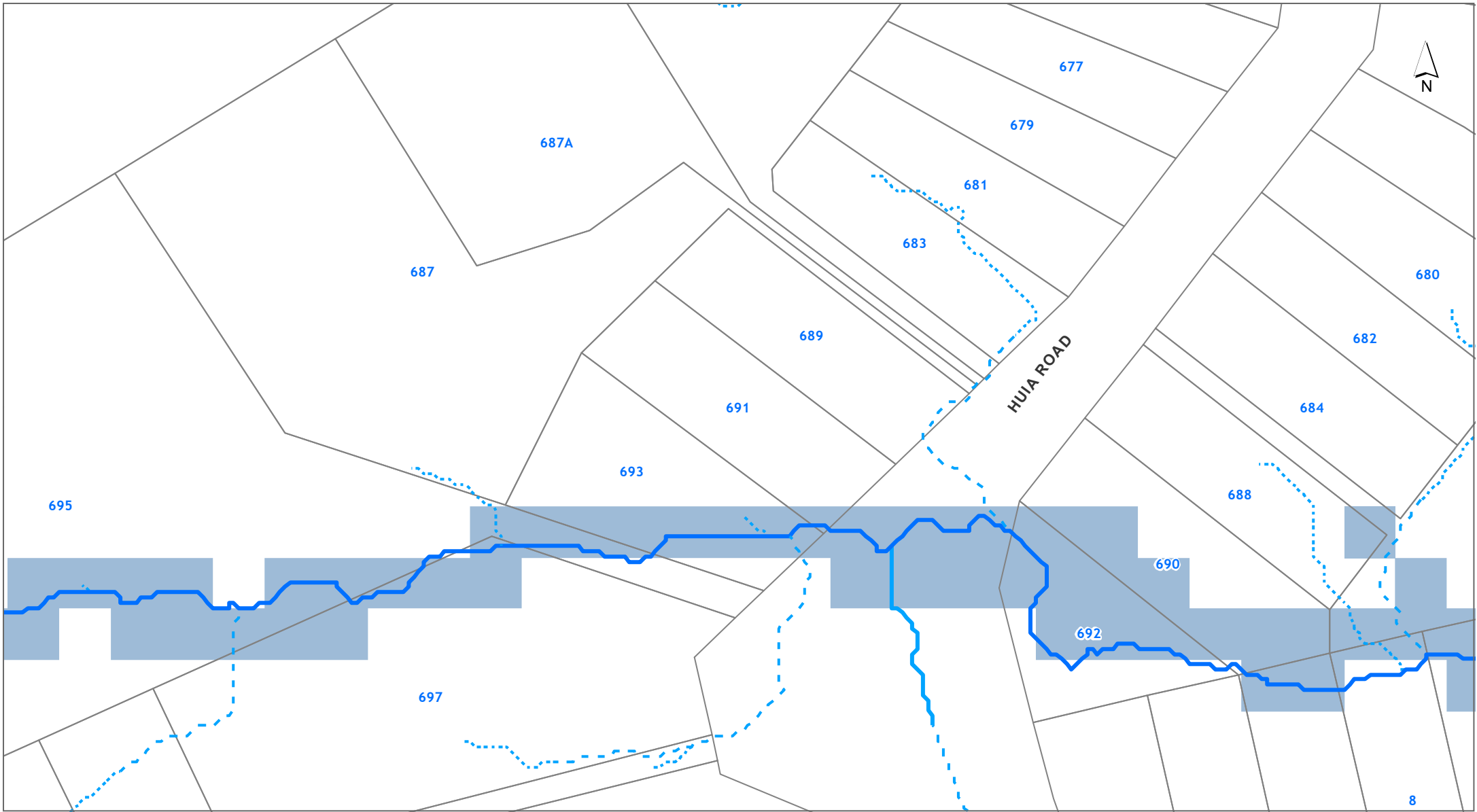
LOT 5 DP 42452



Scale @ A4
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Date Printed:
1/10/2021



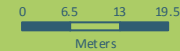


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Natural Hazards - Flooding

691 Huia Road Parau

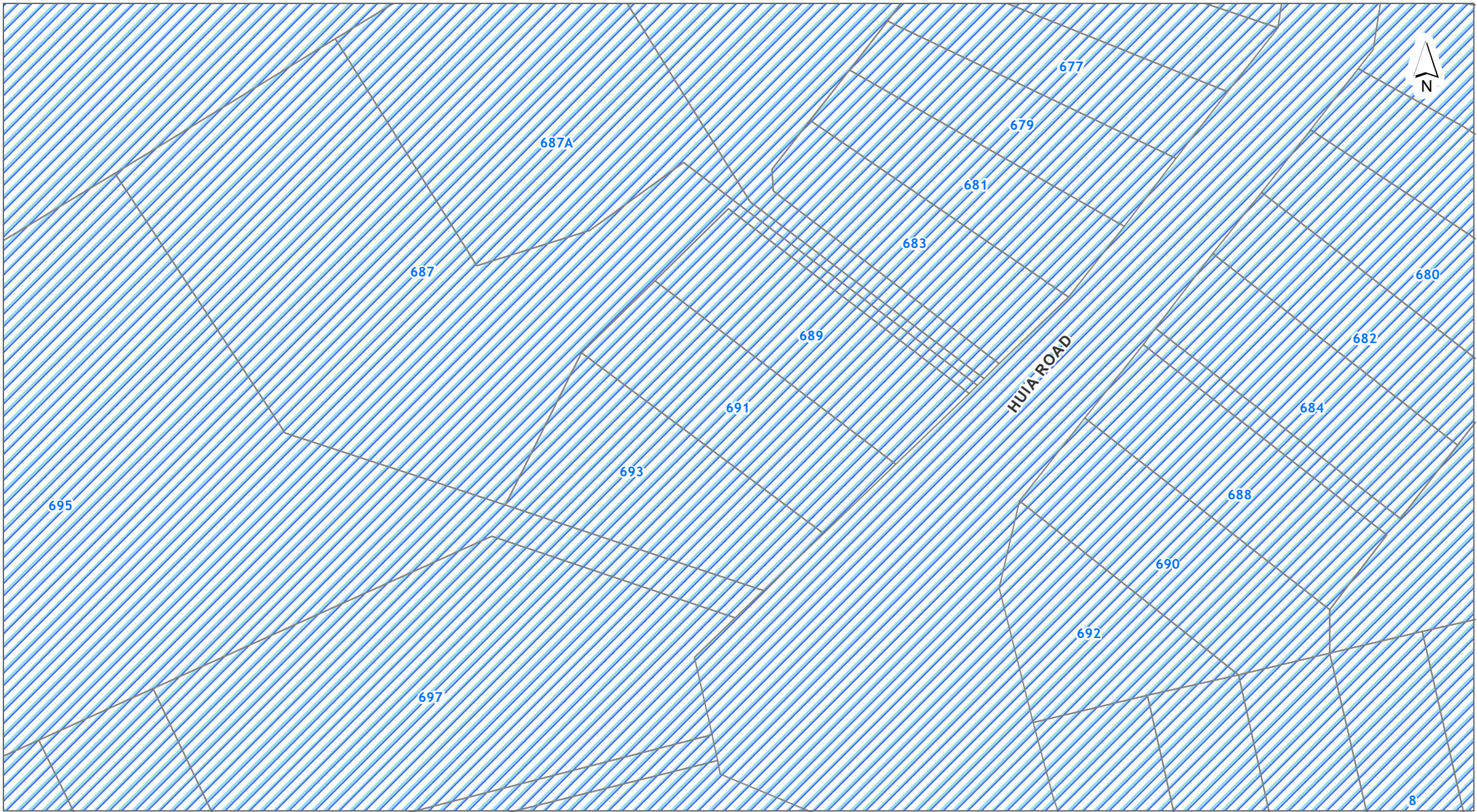
LOT 5 DP 42452



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Date Printed:
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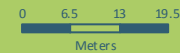


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Natural Hazards - Sea Spray

691 Huia Road Parau

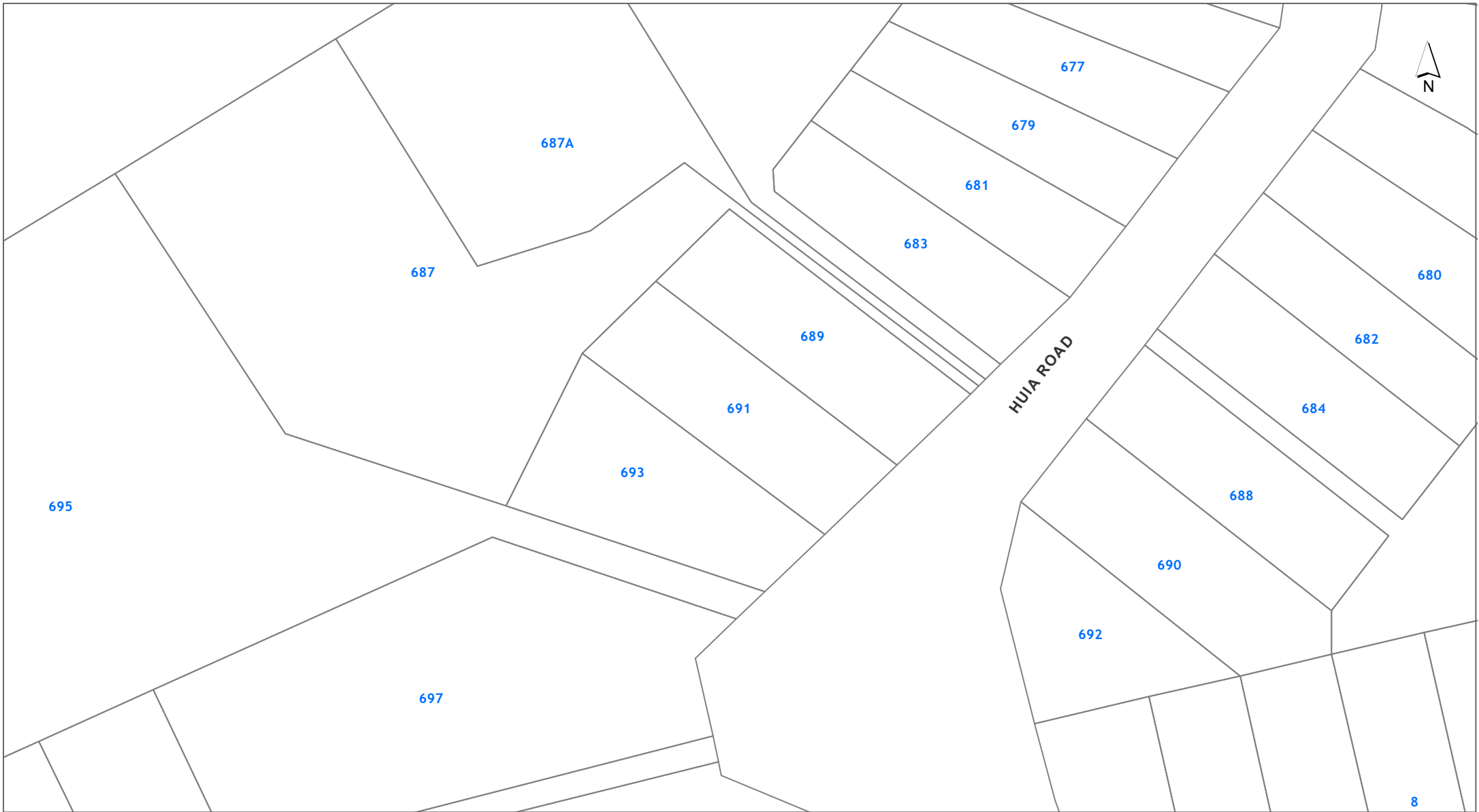
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1/10/2021



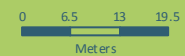


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Natural Hazards - Volcanic Cones

691 Huia Road Parau

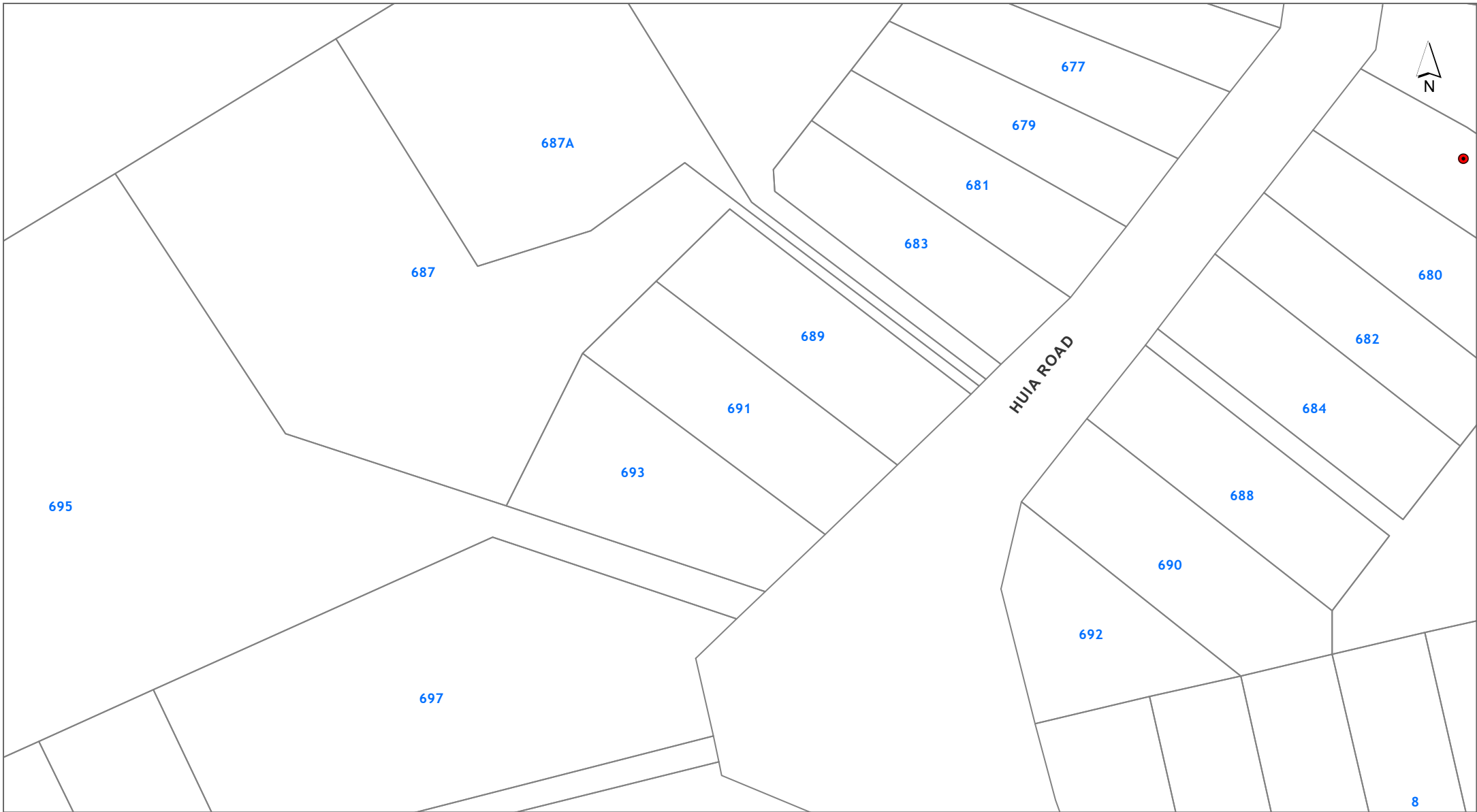
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Other
691 Huia Road Parau
LOT 5 DP 42452

0 6.5 13 19.5
Meters
Scale @ A4
= 1:1,000
Date Printed:
1/10/2021










Hazards

Soil Warning Area

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











Hazards

Soil Warning Area continued









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

Natural Hazards

Overland Flow Path








-  Catchment area 100 Ha and above
-  Catchment area 3 Ha to 100 Ha
-  Catchment area 1 Ha and 3 Ha
-  Catchment area 4000 m² to 1 Ha
-  Catchment area 2000 m² to 4000 m²
-  1% AEP Flood Plain
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Sea Spray
-  Volcanic Cones

Coastal Inundation

-  1% AEP
 -  1% AEP plus 1m sea level rise
 -  1% AEP plus 2m sea level rise
- Areas Susceptible to Coastal Instability and Erosion (ASCIE)**
-  ASCIE 2050 (RCP8.5)
 -  ASCIE 2080 (RCP8.5)
 -  ASCIE 2130 (RCP8.5)
 -  ASCIE 2130 (RCP8.5+)
 -  Marine Area (Based on MHWs10, from Unitary Plan)

Other

Cultural Heritage Index

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

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

Legend updated: 22/07/2021

Report for a certificate of compliance application under section 139 of the Resource Management Act 1991 (RMA)



1. Application description

Application number:	CER70002733
Applicant's name:	WGB Investments
Site address:	691 Huia Road, Parau
Legal description:	Lot 5 DP 42452
Site area:	1140m ²
Legacy plan:	Auckland Council District Plan (Waitakere Section)
Zoning:	Human Environment – Coastal Village Natural Environment - Coastal
Special features, overlays etc:	
Auckland Unitary Plan Operative in Part Version (“AUP OP”) Zoning & Precinct:	Residential – Rural and Coastal Settlement Zone
Special features, overlays etc:	Overlay: Natural Resources: Significant Ecological Areas - SEA_T_5539, Terrestrial Overlay: Natural Heritage: Waitakere Ranges Heritage Area Controls: Macroinvertebrate Community Index [rcp/dp] - Urban Controls: Macroinvertebrate Community Index [rcp/dp] - Native Controls: Subdivision Variation Control - Urban, Parau 4000m ²
Date further information requested:	24 November 2016
Date further information received:	12 December 2016

Locality Plan (showing the Significant Ecological Areas Overlay in green hatching)



Application documents (plans and reference documents)

The following information has been provided:

- Application Form, and analysis prepared by Haden Mills, Code Planning, dated September 2016
- Further information in the following emails:
 - a) Haden Mills, Code Planning “Re: 691 Huia Road, Parau - New dwelling” 24 November 2016 with stormwater reports.
 - b) Haden Mills, Code Planning “Re: 691 Huia Road -” 12 December 2016 confirming earthworks in SEA.
 - c) Simon Johnson, Wilton Jourbet Ltd “RE: 691 Huia Road –” 12 December 2016 with Wastewater Report Ver03 and explanation for draining cut-off drains.
 - d) Dan Bennett, A1 Homes “RE: 691 Huia Road –” 12 December 2016 with explanation for draining stormwater from shed.

Report title and reference	Author	Rev	Dated
Geotechnical Report	Wilton Jourbet Ltd		18 July 2016
Arboricultural Report	Andrew Barrell		19 Sept 2016
Wastewater Report	Wilton Jourbet Ltd	Ver 3	9 Dec 2016
Stormwater Detention Tank Design Report	McGrath Engineering Services		28 Sept 2016

Plan title and reference	Author	Rev	Dated
Site Location Plan showing effluent areas – Sheet 2	A1 Homes as amended by Wilton Jourbet Ltd		23/09/2016
Site Plan – Sheet 3	A1 Homes		23/09/2016
Ground Floor Plan showing built in desk and water use requirements– Sheet 8	A1 Homes as amended by Wilton Jourbet Ltd		23/09/2016
First Floor Plan showing water use requirements – Sheet 9	A1 Homes as amended by Wilton Jourbet Ltd		23/09/2016
Elevations North East– Sheet 10	A1 Homes		23/09/2016
Elevations South West – Sheet 11	A1 Homes		23/09/2016
Site Plan – Stormwater Management	McGrath Engineering Services		28/09/2016
Tank Details – Stormwater Management	McGrath Engineering Services		28/09/2016

2. The proposed permitted activity

Proposal

It is proposed to erect a new two-storey dwelling in place of an existing garage at the front of the site and converting the cottage at the rear of the site to a shed. The site is relatively flat over the first approximately 40% of the site which contains an existing garage and sealed manoeuvring area; the rear 60% of the site slopes upwards and is mainly native vegetation (identified on the AUP – OP as a Significant Ecological Area (SEA)) although there is a small cottage in a clearing within the vegetation. The proposal, site and surroundings have been described by the applicant's consultant, Code Planning, in the AEE (page 5 and 6). Of note is that they describe the neighbouring site to the southwest, 693 Huia Road, as being a vacant bush lot whereas it has a dwelling on the site. That dwelling is set back further than the proposed dwelling. To the northeast of the proposed dwelling there is a large garage on 689 Huia Road that is close to the common boundary where the proposed dwelling will be located, and the dwelling for 689 Huia Road is at the back of that property, as shown in the aerial photograph above. Two large properties adjoin the rear of the applicant's site to the northwest.

The significant aspects of the proposal are:

- a) The existing cottage at the rear of the site which will have the kitchen and bathroom removed will be retained as a shed and will not be used as a sleepout;
- b) The proposed two storey dwelling is to be restricted to no more than two double bedrooms due to the capacity of the effluent treatment field, i.e. the theatre and office cannot be used as bedrooms;
- c) All development consisting of: demolition of existing buildings and hard surfacing; removal of vegetation; erection of new buildings; hard surfacing; installation of services including stormwater detention and septic tanks;

earthworks; retaining walls and decks will be outside of the Significant Ecological Area (SEA);

- d) Within the SEA most of the area will be used for wastewater effluent disposal either as a primary effluent field or as a reserve field. All drainage within the SEA is to be laid on the ground and the only earthworks within the SEA (apart from fencing the effluent field) involves bunding for cut-off drains above the effluent fields which will be less than 5m³.

Background

This application was originally applied for as a resource consent, based on an assessment of both the Auckland Council District Plan, Waitakere Section (Legacy Plan) and the Proposed Auckland Unitary Plan (PAUP). However, at the time that the application was made the Auckland Unitary Plan was beyond the stage of appeals being lodged, and therefore many of the rules in the Auckland Unitary Plan were effectively operative. However, the analysis of these appeals took some time and it has only been following the release of the Auckland Unitary Plan – Operative in Part (AUP – OP) that these matters could be confirmed.

3. Reasons for the application

The applicant has requested a certificate of compliance under the following rules for the activity described above:

Auckland Unitary Plan Operative in Part Version (AUP – OP)

- i. H2 Residential – Rural and Coastal Settlement Zone. *Activity (A3) One dwelling per site* of Table H2.4.1 is a permitted activity if Standards H2.6.5 - H2.6.10 are met.
- ii. D12 Waitakere Ranges Heritage Area. These provisions do not control a single dwelling.
- iii. E5 On-site and small scale wastewater treatment and disposal. *Activity (A1) Discharge of treated domestic type wastewater onto or into land within a site via a land application disposal system* of Table E5.4.1 is a permitted activity if Standards E5.6.1 and E5.6.2.1 are met.
- iv. E8. Stormwater – Discharge and diversion. *Activity (A8) Diversion and discharge of stormwater runoff from impervious areas up to 1,000m² within an urban area where a connection to a stormwater network is not possible* of Table E8.4.1 is a permitted activity if Standard E8.6.1 is met.
- v. E11 Land Disturbance – Regional. *Activity (A3) Up to 10,000m² where land has a slope less than 10 degrees outside the Sediment Control Protection Area 1* of Table E11.4.1 is a permitted activity if Standards E11.6.1 and E11.6.2 are met. Within the SEA *Activity (A27) Up to 5m²* and *Activity (A29) Up to 5m³* are permitted activities if Standards E11.6.1 and E11.6.2 are met.

- vi. E12 Land Disturbance –District. *Activity (A3) Up to 500m² and Activity (A7) Up to 250m³* of Table E12.4.1 are permitted activities if Standards E12.6.1 and E12.6.2 are met.
- vii. E15. Vegetation management and biodiversity. The proposed vegetation removal outside of the SEA is not controlled by these provisions.
- viii. E27 Transport. *Activity (A1) Parking, loading and access which is an accessory activity and complies with the standards for parking, loading and access* of Table 27.4 is a permitted activity if Standards E27.6.2, E27.6.3 and E27.6.4 can be met.
- ix. E36 Natural hazards and flooding. *Activity (A24) Surface parking and above ground parking areas in the 1 per cent annual exceedance probability (AEP) floodplain, that comply with Standard E36.6.1.7* of Table E36.4.1 is a permitted activity.

Consideration of the application

4. Statutory considerations

Section 139 of the Resource Management Act 1991 (RMA) sets out the circumstances under which a consent authority may issue a certificate of compliance.

A certificate must be issued if the activity referred to in the application can be done lawfully in a particular location without a resource consent, and the applicant pays the appropriate administrative charge.

Any certificate which is issued must describe the activity and the location, and state that the activity can be done lawfully in the particular location without a resource consent, as at the date on which the consent authority received the request (section 139(7)).

Under section 139(8), a consent authority must not issue a certificate if the request has been made after a proposed plan has been notified, and the activity referred to in the application could not be done lawfully in a particular location without a resource consent, under the proposed plan.

5. Analysis of plan provisions

The proposal has been described in the application material. The information submitted by the applicant is considered against the permitted activity rules of the relevant plan below. The status of the rules of the AUP-OP have been identified in bold.

i. H2 Residential – Rural and Coastal Settlement Zone

Permitted activity. Activity (A3) One dwelling per site is a permitted activity as the relevant standards are met. **Can treat as operative for this particular case as the only appeal is specific to definition of “height” in relation to exclusions which is not relevant as the proposal is within the height limit. Note that if the building height rule was not operative then the maximum height in the Legacy Plan is 6m which is exceeded.**

- o H2.6.1. States that only standards H2.6.5-10 apply to one dwelling per site.
 - H2.6.5. Building height – meets 8m maximum.

- H2.6.6. HIRB, H2.6.7 Yards, H2.6.8 Maximum impervious area, H2.6.9 Building Coverage, and H2.6.10 Side and rear fences and walls – these are all met.

ii. *Overlay - Natural Heritage: D12 Waitakere Ranges Heritage Area*

This overlay does not control single dwellings. The main purpose of the overlay is to control: minor dwellings within the Residential – Rural and Coastal Settlement Zone or Residential – Large Lot Zone; conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings in the Residential – Rural and Coastal Settlement Zone; and subdivision based on the existing structure plans. **Can treat as operative as appeals are specific to subdivision rules.**

iii. *Auckland-wide: E5 On-site and small scale wastewater treatment and disposal*

Permitted activity Activity (A1) Discharge of treated domestic type wastewater onto or into land within a site via a land application disposal system. Council's waste water specialist Dylan Walton has advised that the applicant has shown they can meet Standards E5.6.1 and 5.6.2.1. **Can treat as operative as no appeals to E5.**

iv. *Auckland-wide: E8 Stormwater – discharge and diversion*

Permitted activity Activity (A8) *Diversion and discharge of stormwater runoff from impervious areas up to 1,000m² within an urban area where a connection to a stormwater network is not possible*, that complies with Standard E8.6.1. The impervious area is less than 1,000m² and Council's Development Engineer Sam Sarah has advised that the proposed disposal system is acceptable. **Can treat as operative as no appeals to E8.**

v. *Auckland-wide: E11 Land Disturbance – Regional*

Permitted activity. Activity E11 Land Disturbance – Regional (A3) Up to 10,000m² where land has a slope less than 10 degrees outside the Sediment Control Protection Area. The disposal fields for sewage will be within the SEA but are to be drip lines laid on the ground without requiring land disturbance, and the applicant has advised that earthworks from cut-off drains (bundling) will not exceed the permitted threshold of 5m² and 5m³, therefore Activities (A27) and (A29) can be met. **Can treat as operative as only appeals to E11 are related to prevent the spread of pest plants or unwanted organisms (as listed under the Biosecurity Act 1993), such as kauri dieback disease from land disturbance.**

vi. *Auckland-wide: E12 Land Disturbance – District*

Permitted activity. Activity E12 Land Disturbance – District (A4) and (A8) land disturbance up to 1000m² and 1000m³. The earthworks are less than the threshold and standards can be met, and assessed at building consent stage. **Can treat as operative as only appeals to E12 relate to land disturbance in overlays (ONC, HNC, ONL, Historic heritage, SSMW) and the matters of discretion and assessment criteria for RD activities.**

vii. *Auckland-wide: E15 Vegetation management and biodiversity*

Not applicable. All building and earthworks will be outside the SEA. The effluent disposal fields and the stormwater lines from the shed and cut-off drains will be within the SEA but are to be laid on the ground without affecting vegetation. **Can treat as operative as only appeals to E15 relate to policies on the coastal environment, not the rules.**

viii. *Auckland-wide: E27 Transport*

Can meet parking standard of 1 park per dwelling and requirements for access. **Appeals to E27 relate to: policies and parking rates in Business, Terrace Housing and Apartment Building and Mixed Housing Urban zones; maximum parking in Business – Centre City; and vehicle crossing and access widths in Residential zones for up to 5 dwellings.** Although vehicle crossing and access standards are not operative, and although the operative rule in the Auckland Council District Plan (Waitakere Section) requires a controlled activity for a driveway (Rule 10.2 of the Coastal Village Environment) the proposal has existing use rights as the existing vehicle crossing and access will be used and there is no change in the use of the site for one dwelling.

ix. *Auckland-wide: E36 Natural hazards and flooding*

Permitted activity. Activity (A24) *Surface parking and above ground parking areas in the 1 per cent annual exceedance probability (AEP) floodplain, that comply with Standard E36.6.1.7.* An overland flow path is shown to cut across the access to the site. Standard E36.6.1.7 requires the depth of flood waters in a 1 per cent annual exceedance probability (AEP) event not exceed 200mm above ground level. Council's Development Engineer Sam Sarah has advised that due to the lay of the land any potential floodwater would be expected to be less than this depth at the access. **Can treat as operative as appeals to E36 relate to coastal hazards, including coastal storm inundation, sea level rise and coastal defences. They do not relate to Surface parking and above ground parking areas in the 1 per cent annual exceedance probability (AEP) floodplain, that comply with Standard E36.6.1.7.**

6. Conclusion

Overall the proposal is considered to be a permitted activity. The proposal can meet the permitted activity rules of the Auckland Unitary Plan – Operative in Part version. The only relevant rule of the Auckland Council District Plan (Waitakere Section) that could still be in effect due to appeals on the AUP-OP is Rule 10.2 of the Coastal Village Environment regarding driveways, however, this rule is not applicable as the existing driveway will be used.

7. Recommendation

Under s139 of the RMA, I recommend that the Council issue a certificate of compliance as:

- The proposal can meet the permitted activity rules of the Auckland Unitary Plan – Operative in Part version, and these rules are considered to be the only relevant ones applying to this application.

This report and recommendation prepared by:

Name: Robert Buxton

Title: Consultant Planner, Resource Consents

Signed:

A handwritten signature in blue ink, consisting of a stylized 'S' followed by a 'Z' and a long horizontal line.

Date:

11 January 2017

Certificate of compliance issued under section 139 of the Resource Management Act 1991



Application number:	CER70002733
Applicant's name:	WGB Investments
Site address:	691 Huia Road, Parau
Legal description:	Lot 5 DP 42452
Date lodged:	18 November 2016
Date further information requested:	24 November 2016
Date further information received:	12 December 2016

Proposal:

To erect a new two-storey dwelling on the site.

The significant aspects of the proposal are:

- a) The existing cottage at the rear of the site which will have the kitchen and bathroom removed will be retained as a shed and will not be used as a sleepout;
- b) The proposed two storey dwelling is to be restricted to no more than two double bedrooms due to the capacity of the effluent treatment field, i.e. the theatre and office cannot be used as bedrooms;
- c) All development consisting of: demolition of existing buildings and hard surfacing; removal of vegetation; erection of new buildings; hard surfacing; installation of services including stormwater detention and septic tanks; earthworks; retaining walls and decks will be outside of the Significant Ecological Area (SEA);
- d) Within the SEA most of the area will be used for wastewater effluent disposal either as a primary effluent field or as a reserve field. All effluent and stormwater drainage within the SEA is to be laid on the ground and the only earthworks within the SEA (apart from fencing the effluent field) will involve bunding for cut-off drains above the effluent fields which will be less than 5m³.

Application documents (plans and reference documents)

The following information has been provided:

- Application Form, and analysis prepared by Haden Mills, Code Planning, dated September 2016
- Further information in the following emails:
 - a) Haden Mills, Code Planning "Re: 691 Huia Road, Parau - New dwelling" 24 November 2016 with stormwater reports.

- b) Haden Mills, Code Planning "Re: 691 Huia Road -" 12 December 2016 confirming earthworks in SEA.
- c) Simon Johnson, Wilton Jourbet Ltd "RE: 691 Huia Road –" 12 December 2016 with Wastewater Report Ver03 and explanation for draining cut-off drains.
- d) Dan Bennett, A1 Homes "RE: 691 Huia Road –" 12 December 2016 with explanation for draining stormwater from shed.

Report title and reference	Author	Rev	Dated
Geotechnical Report	Wilton Jourbet Ltd		18 July 2016
Arboricultural Report	Andrew Barrell		19 Sept 2016
Wastewater Report	Wilton Jourbet Ltd	Ver 3	9 Dec 2016
Stormwater Detention Tank Design Report	McGrath Engineering Services		28 Sept 2016

Plan title and reference	Author	Rev	Dated
Site Location Plan showing effluent areas – Sheet 2	A1 Homes as amended by Wilton Jourbet Ltd		23/09/2016
Site Plan – Sheet 3	A1 Homes		23/09/2016
Ground Floor Plan showing built in desk and water use requirements– Sheet 8	A1 Homes as amended by Wilton Jourbet Ltd		23/09/2016
First Floor Plan showing water use requirements – Sheet 9	A1 Homes as amended by Wilton Jourbet Ltd		23/09/2016
Elevations North East– Sheet 10	A1 Homes		23/09/2016
Elevations South West – Sheet 11	A1 Homes		23/09/2016
Site Plan – Stormwater Management	McGrath Engineering Services		28/09/2016
Tank Details – Stormwater Management	McGrath Engineering Services		28/09/2016

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

The activity is permitted under the relevant rules of the Auckland Unitary Plan – Operative in Part version provided that the proposal includes the significant aspects a) to d) above and meets the following Standards:

Zones H2 Residential – Rural and Coastal Settlement Zone

Standard H2.6.5 Building height

Standard H2.6.6. Height in relation to boundary

Standard H2.6.7. Yards

Standard H2.6.8. Maximum impervious area

Standard H2.6.9. Building coverage

Standard H2.6.10 Side and rear fences and walls

Auckland-wide: E5 On-site and small scale wastewater treatment and disposal

Standard E5.6.1 General standards for all permitted activities and restricted discretionary activities

Standard E5.6.2.1 Discharge of treated domestic type wastewater onto or into land within a site via a treatment and land application disposal system

Auckland-wide: E8 Stormwater – discharge and diversion

Standard E8.6.1 General standards

Auckland-wide: E11 Land Disturbance – Regional

Standard E11.6.1 Accidental discovery rule

Standard E11.6.2 General standards

Auckland-wide: E12 Land Disturbance –District

Standard E12.6.1 Accidental discovery rule

Standard E12.6.2 General standards

Auckland-wide: E27 Transport

Standard E27.6.2 Number of parking and loading spaces

Standard E27.6.3 Design of parking and loading spaces

Standard E27.6.4 Access

Auckland-wide: E36 Natural hazards and flooding

Standard E36.6.1.7 Surface parking areas and above ground parking areas within the 1 per cent annual exceedance probability (AEP) flood plain

Acting under delegated authority, I certify that the proposal described above and at the above location can be done lawfully without a resource consent as of 18 November 2016

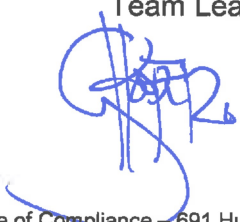
Delegated decision maker:

Name: Graham Hooper

Title: Team Leader, Resource Consents

Signed:

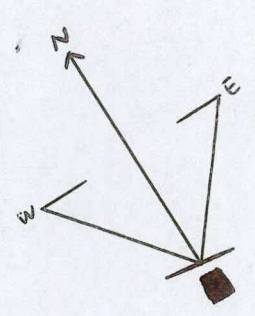
Date:

 13 January 2017

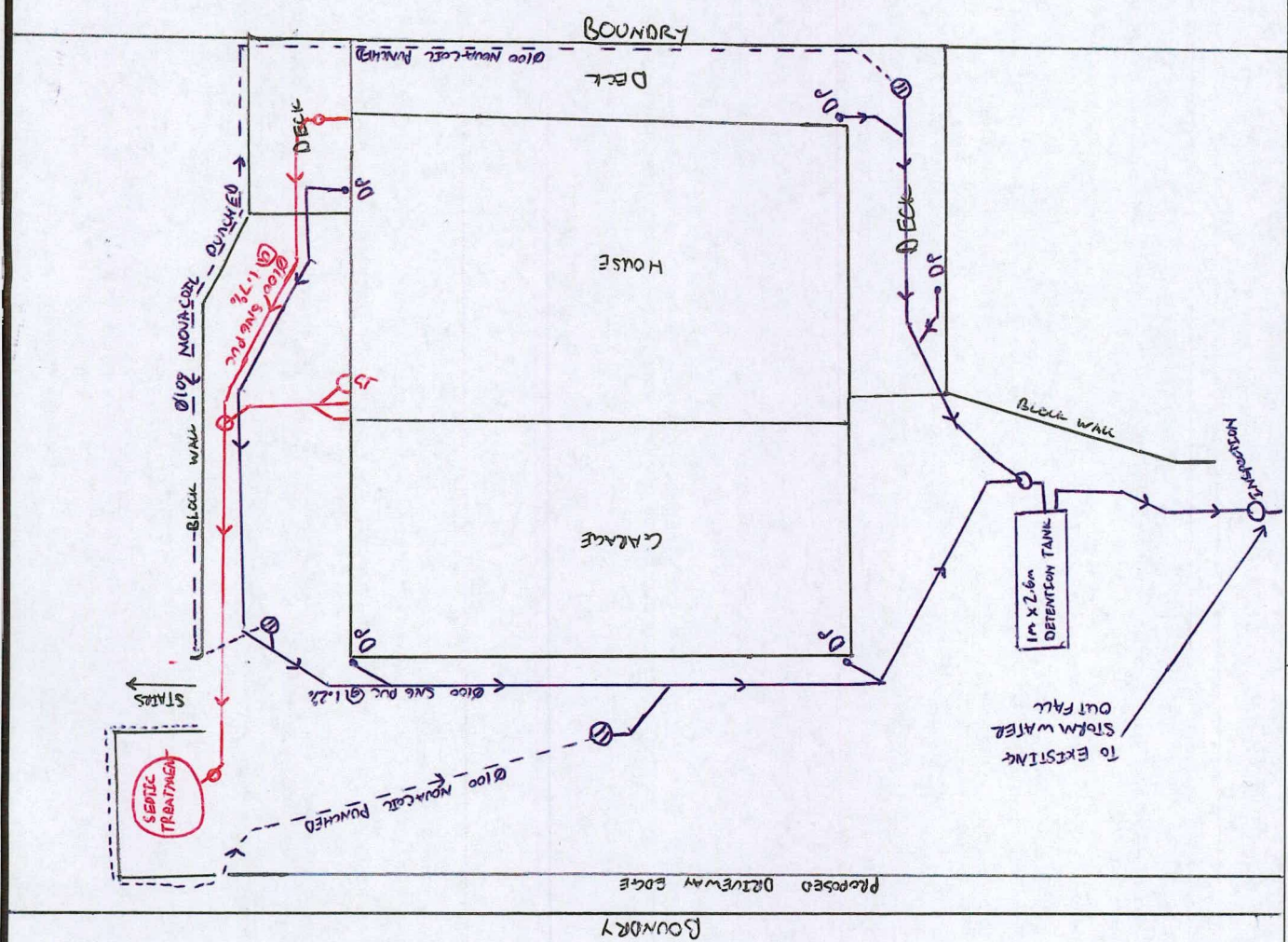
Advice notes

1. *This certificate is deemed a resource consent under section 139(10) of the Resource Management Act 1991 (RMA) and is issued subject to on-going compliance with any conditions or performance standards specified in the relevant plans referred to above. It is issued without erasure or alteration.*
2. *Section 125 of the RMA applies to this deemed resource consent (refer section 139(12)). Accordingly, this consent will expire five years after the date of the commencement of this deemed consent unless, before the deemed consent lapses:*
 - *It is given effect to; or*
 - *An application is made to the council to extend the period of the deemed consent, and the council decides to grant an extension after taking into account the statutory considerations set out in section 125(1A)(b) of the RMA.*
3. *The activity must comply with all relevant council bylaws, the Building Act 2004 and any other relevant laws and regulations. This certificate does not constitute building consent approval. All necessary consents under other legislation must be obtained.*

John Nicholls



Lot Number:
 DP Number:
 BC Number:



Address: 691 HUIA RD, PARAU, AUCKLAND

Registration #: 17680

Drain Layer: Mike Bassett

Date Submitted: 23/09/17

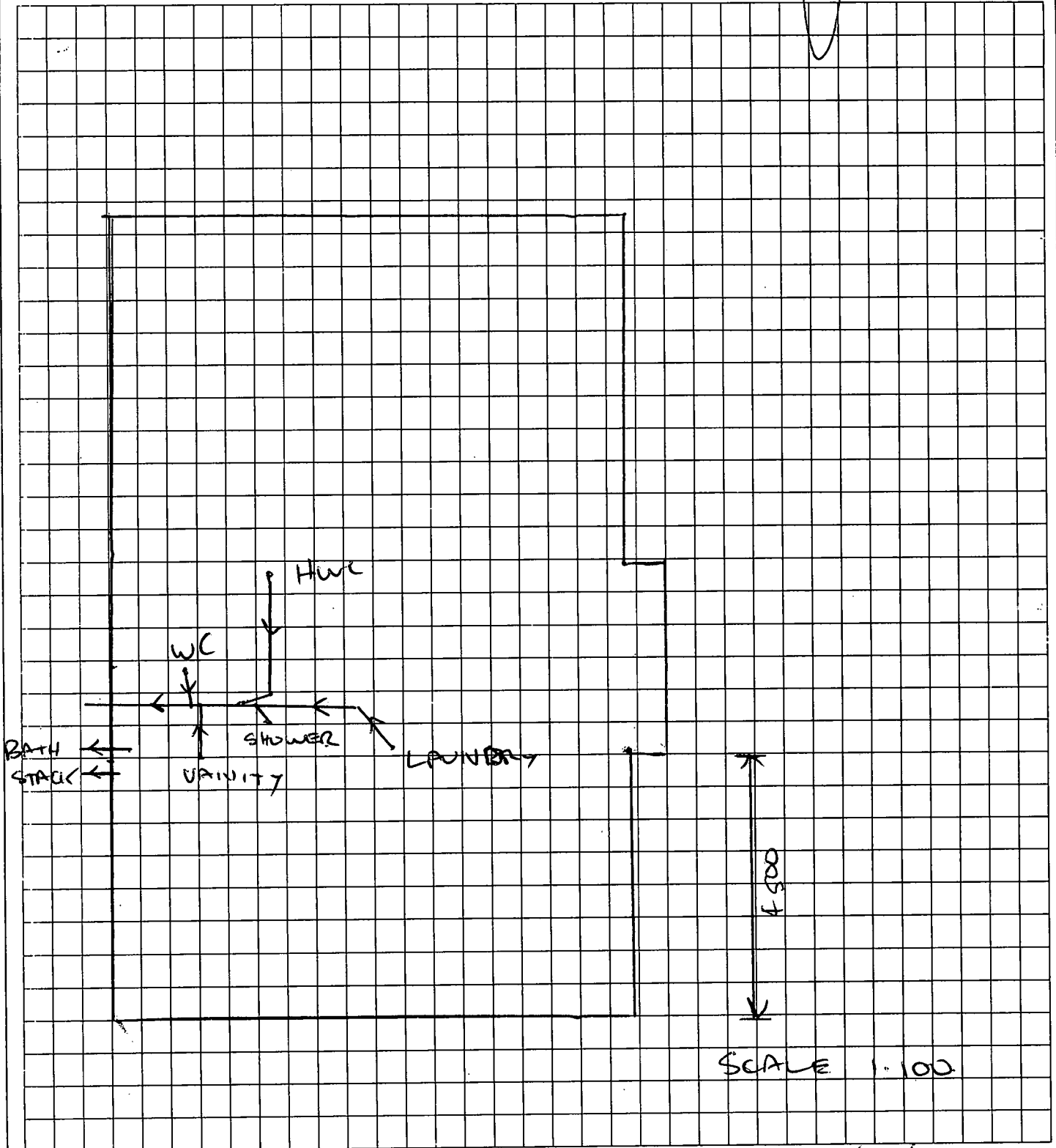
Drawn By: BLAP SMITH

Land Owner:

Bc010092055

AS BUILT PLAN

John Nicholls



Site Address: 691 HUIA RD
PARAU
AUCKLAND

Date: 22/5/17
Order: _____
Contact: 021 387745
CRAIG
ejh/do

John Nicholls



As built drainage plan

Building consent number: BCO-10092055

Details

Owner: ALASTAIR GAIR

Postal address: 691 HUIA ROAD, PARAU, AUCKLAND

Postcode: 0604

Legal description of land where building is located:

Lot number: 5

DP number: 42452

Drain layer: Craig Swift

Registration number: 14084

Date submitted: 20 SEPTEMBER 2017

Note: Please provide figures/measurements from a defined point of reference.

Note: Use black ink for building outline. Denote stormwater as -----S/W----- and sanitary sewer as -----S/S-----

