

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

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

15 November 2021

Re: 58 Kauri Point Road, Laingholm

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

58 Kauri Point Road is 2226m² more or less fee simple estate NA822/238 Lot 399 Deposited Plan 17523. Zoning: Residential – Large Lot Zone

THINGS WE WANT TO DRAW YOUR ATTENTION TO:

Land Information Memorandum (LIM)

Wind Zones for this property	Specific engineering design (not covered by NZS 3604:2011)
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. Stability sensitive - Titirangi and Laingholm is stability sensitive. This means that should you develop the property, you will require an engineer's report.
Coastal inundation	The site is potentially at risk of coastal inundation from extreme storm surge events and climate-change related sea-level rise.
Overland Flow Path	This site spatially intersects with one or more Overland Flow Paths.

Exposure Zone	Zone D - High — Coastal areas with high risk of wind-blown sea-spray salt deposits.
Planning	LUC-1997-70740 Land Use Consent Add extensions to existing dwelling Granted 03/04/1997 LUC-1999-641 Land Use Consent Extension of time for previous resource consent (LUC-1997-70740) Granted 03/06/1999 LUC-2014-573 Land Use Consent Proposed building additions require consent under the City Wide Natural Hazards Rule; under the Protected Natural Area Vegetation, Earthworks and Impermeable Surfaces Rules and under the Bush Living Environment Yard Rule Granted (Construction Monitoring Underway) 06/10/2014
Building	ABA-1996-3423 Barrier pile wall 22/10/1996 CCC Not Issued ABA-1996-4251 Retaining wall 19/12/1996 CCC Not Issued ABA-2013-2115 ABA-2013-2115/A RBW - RES 2: Addition of new living, kitchen, bedroom and ensuite Amendment: Additions of windows on lower floor. Sink added to Kitchen/Pantry Kitchen 04/06/2014 CCC Issued 15/11/2016
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: 15 February 2022

Disclosures:

- A clause has been inserted into the contract regarding the two CCC not issued.

We recommend that when purchasing a property, you seek legal advice, complete due diligence including getting a building report 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 therefore to the maximum extent permitted by law neither the Vendor nor Austar Realty Limited or any of its' salespersons or employees accept any responsibility for the accuracy of the materials. Intending purchasers are advised to conduct their own investigation

Regards

Gaston Coma & Bronwyn Scott-Woods



The ProAgent Team **PREMIER**
MEMBER 19 - 20

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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 PRO AGENT.CO.NZ Team

STATEMENT OF PASSING OVER INFORMATION:

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 to us by a third party, we have not checked, audited, or reviewed the records or documents and therefore to the maximum extent permitted by law neither the Vendor nor Austar Realty Limited or any of its' salespersons or employees accept any responsibility for the accuracy of the materials. Intending purchasers are advised to conduct their own investigation.

Austar Realty Ltd
PO Box 151098
New Lynn
AUCKLAND 0640



Applicant	Austar Realty Ltd
LIM address	58 Kauri Point Road Laingholm
Application number	8270351777
Customer Reference	
Date issued	12-Nov-2021
Legal Description	LOT 399 DP 17523
Certificates of title	NA822/238

Disclaimer

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

The LIM includes information which:

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

This LIM does not include other information:

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

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

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

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

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

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

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

Site Contamination

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

Wind Zones

Wind Zone(s) for this property: Specific engineering design (not covered by NZS 3604:2011)

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

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

Soil Issues

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

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

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

Coastal Inundation

The site is potentially at risk of coastal inundation from extreme storm surge events and climate-change related sea-level rise.

Predicted coastal inundation is modelled on three scenarios:

- 1% AEP coastal-storm surge inundation (to demonstrate present day risk in alignment with the Auckland Unitary Plan activity controls)
- 1% AEP coastal-storm surge inundation plus 1m sea level rise (in alignment with Auckland Unitary Plan activity controls)
- 1% AEP coastal-storm surge inundation plus 2m sea level rise (to demonstrate longer term risk with ongoing sea-level rise).

The Coastal Inundation shown in the Auckland Unitary Plan – Operative in Part “Controls” map corresponds to the 1% AEP plus 1m sea-level rise Coastal Inundation scenario calculated at the time the Unitary Plan was established. The Coastal Inundation data shown in the “Special Land Features – Natural Hazards - Coastal Inundation” map is also shown on the Auckland Council Online map viewer (Geomaps) and is subject to updates to reflect our latest, best available understanding of coastal inundation and sea-level rise processes.

Storm surge is the rise in sea-level due to meteorological effects. The 1% AEP coastal-storm inundation is at a level that has a 1% chance of being equalled or exceeded per year.

Sea-level rise values are based on the projections by the Intergovernmental Panel on Climate Change fifth assessment report (2015). One meter sea-level rise is representative of the upper bound scenario to 2115. Two meter sea-level rise is representative of potential, longer term sea-level rise (2120 to approximately 2200).

Any proposed development on this site may be subject to Auckland Unitary Plan activity controls or require a detailed coastal hazard assessment report to be completed by a qualified expert.

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.

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.

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:	12341878525
Rates levied for the Year 2021/2022 :	\$2,626.42
Total rates to clear for the current year (including any arrears and postponed rates):	\$1,430.97

The rates figures are provided as at 8 a.m. 12/11/2021. 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

58 Kauri Point Road Laingholm

Application No.	Description	Decision	Decision Date
LUC-1997-70740	Land Use Consent Add extensions to existing dwelling	Granted	03/04/1997
LUC-1999-641	Land Use Consent Extension of time for previous resource consent (LUC-1997-70740)	Granted	03/06/1999
LUC-2014-573	Land Use Consent Proposed building additions require consent under the City Wide Natural Hazards Rule; under the Protected Natural Area Vegetation, Earthworks and Impermeable Surfaces Rules and under the Bush Living Environment Yard Rule	Granted(Construction Monitoring Underway)	06/10/2014

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

58 Kauri Point Road Laingholm

Application No.	Description	Issue Date	Status
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Application No.	Description	Issue Date	Status
ABA-1996-3423	Barrier pile wall	22/10/1996	CCC Not Issued (See Note 3)
ABA-1996-4251	Retaining wall	19/12/1996	CCC Not Issued (See Note 3)
ABA-2013-2115 ABA-2013-2115/A	RBW - RES 2 : Addition of new living, kitchen, bedroom and ensuite Amendment: Additions of windows on lower floor. Sink added to Kitchen/Pantry Kitchen	04/06/2014	CCC Issued 15/11/2016 (See Note 2)

Note	Description
2	Code Compliance Certificate (CCC) for this consent was issued.
3	Consent approved but a final Code Compliance Certificate (CCC) for this consent has not been issued. To obtain a CCC an inspection to confirm compliance with the approved plans and standards may be sought.

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/haurakigulfislands>

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

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

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

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

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

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

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

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 : LUC-1999-641
- Consent Conditions : LUC-1997-70740
- Consent Conditions : LUC-2014-573
- As Built Drainage Plan : ABA-1996-3423
- As Built Drainage Plan : ABA-2013-2115

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

Address

58 Kauri Point Road Laingholm

Legal Description

LOT 399 DP 17523

Appeals

Modifications

Zones

Residential - Large Lot Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Native

Controls: Macroinvertebrate Community Index - Urban

Overlays

Natural Heritage: High Natural Character Overlay [rcp/dp] - AREA 42 - Big Muddy creek

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

Natural Heritage: Ridgeline Protection Overlay - Modified

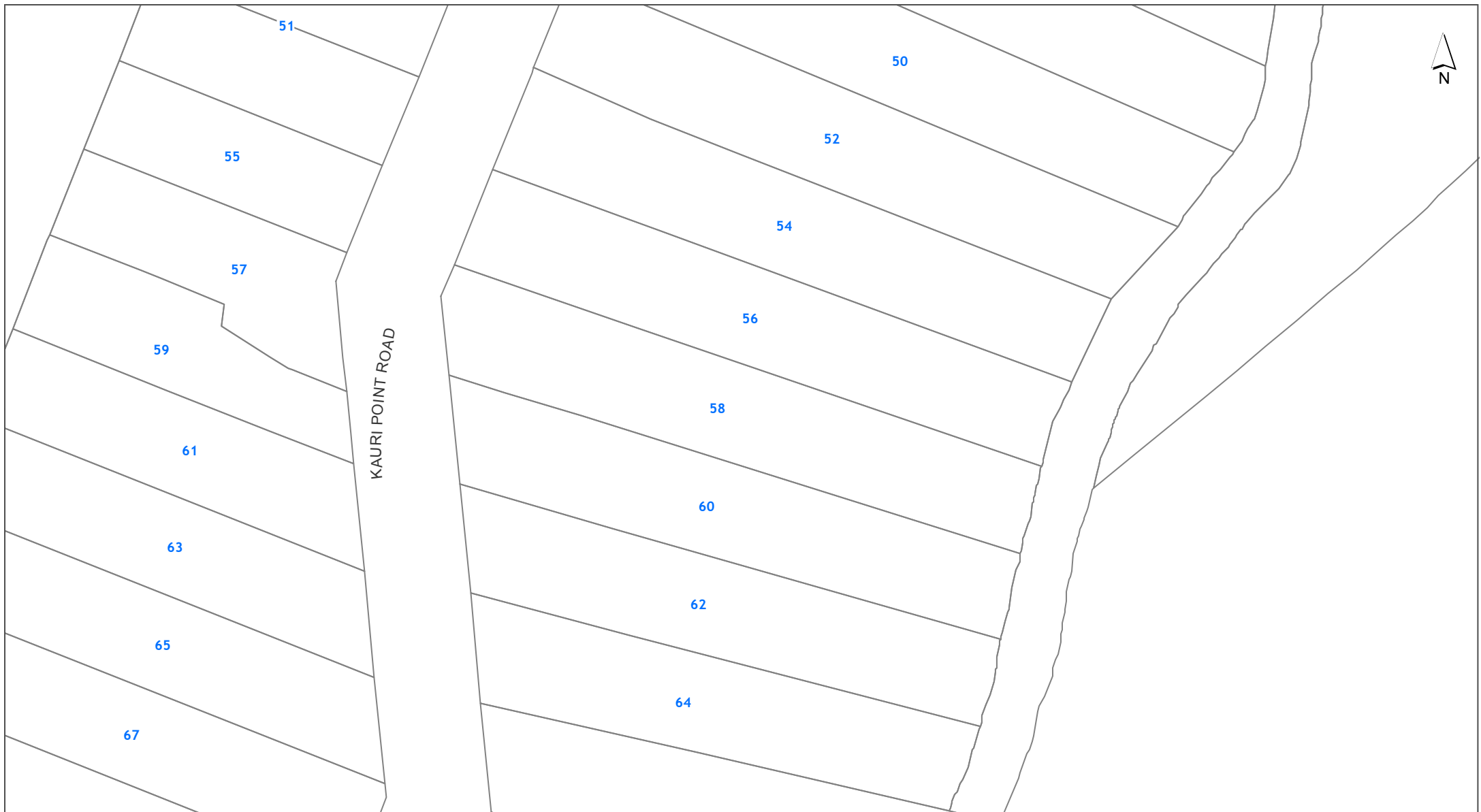
Natural Heritage: Waitakere Ranges Heritage Area Overlay - Extent of Overlay

Natural Heritage: Waitakere Ranges Heritage Area Overlay - WRHA_07 - Subdivision Schedule

Natural Resources: Significant Ecological Areas Overlay - SEA_T_5539 - Terrestrial

Designations

Designations: Airspace Restriction Designations - ID 1102 - Protection of aeronautical functions - obstacle limitation surfaces - Auckland International Airport Ltd - Confirmed

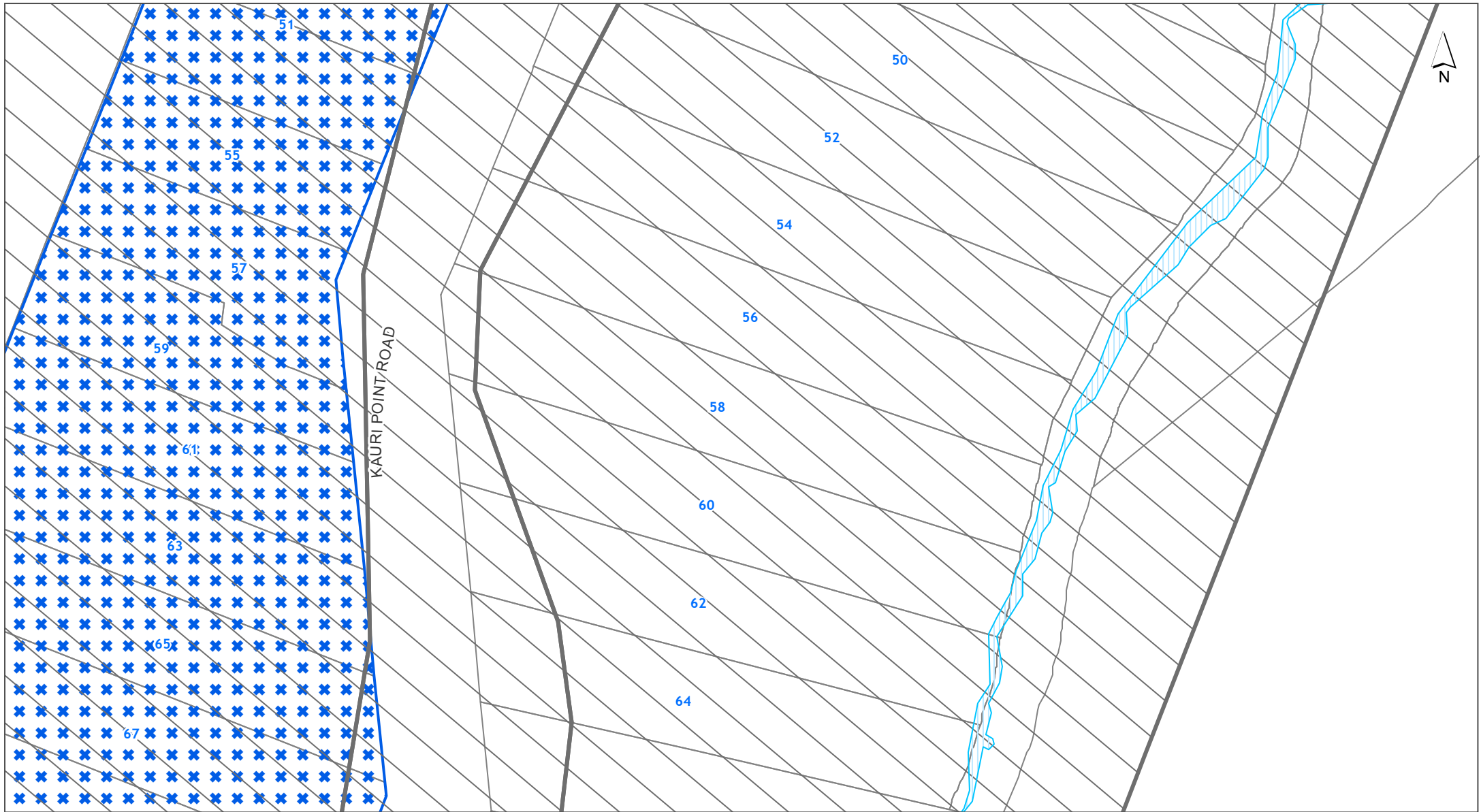


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Built Environment
58 Kauri Point Road Laingholm
LOT 399 DP 17523

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
12/11/2021





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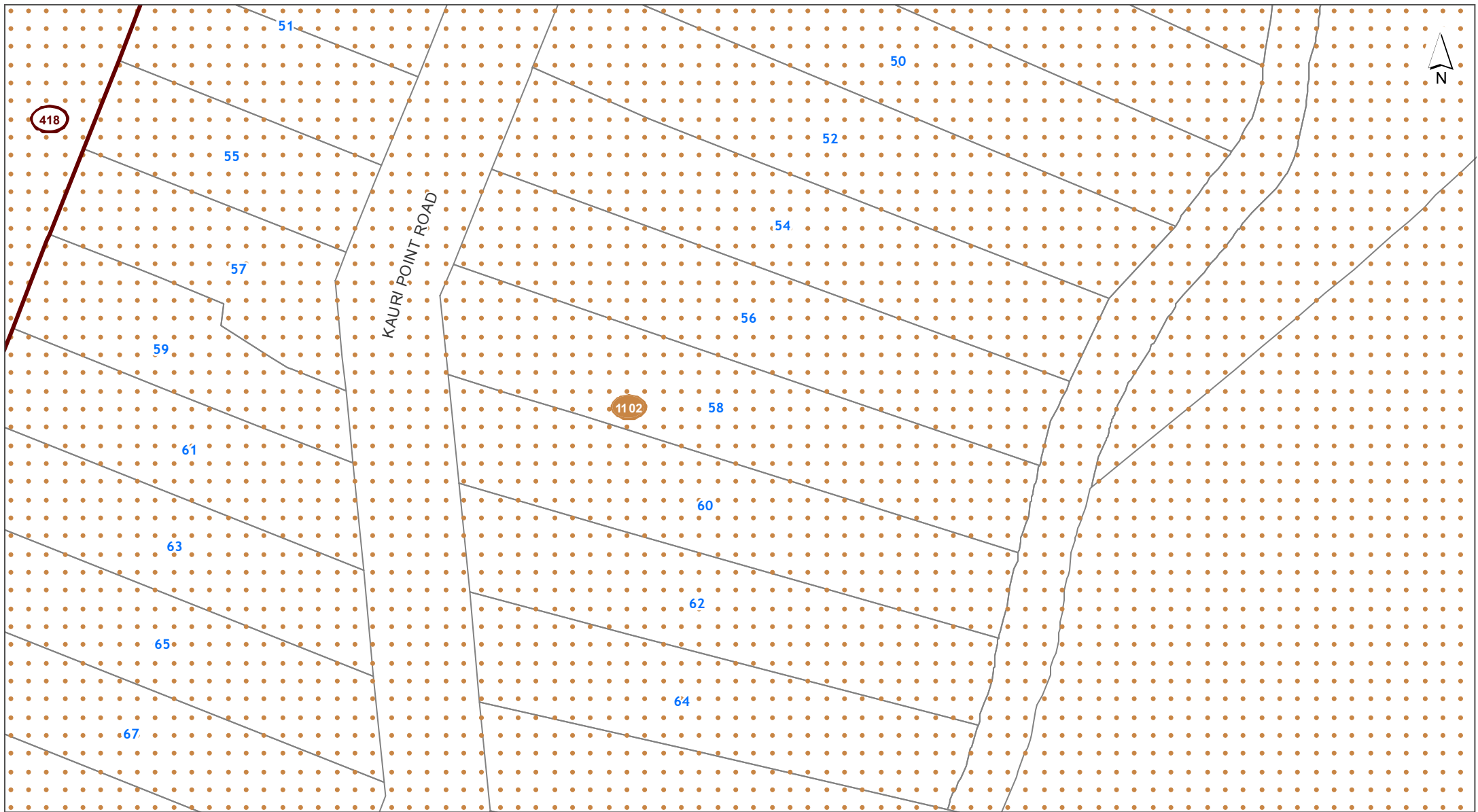
Controls
58 Kauri Point Road Laingholm
LOT 399 DP 17523



Scale @ A4
= 1:1,000

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Designations

58 Kauri Point Road Laingholm

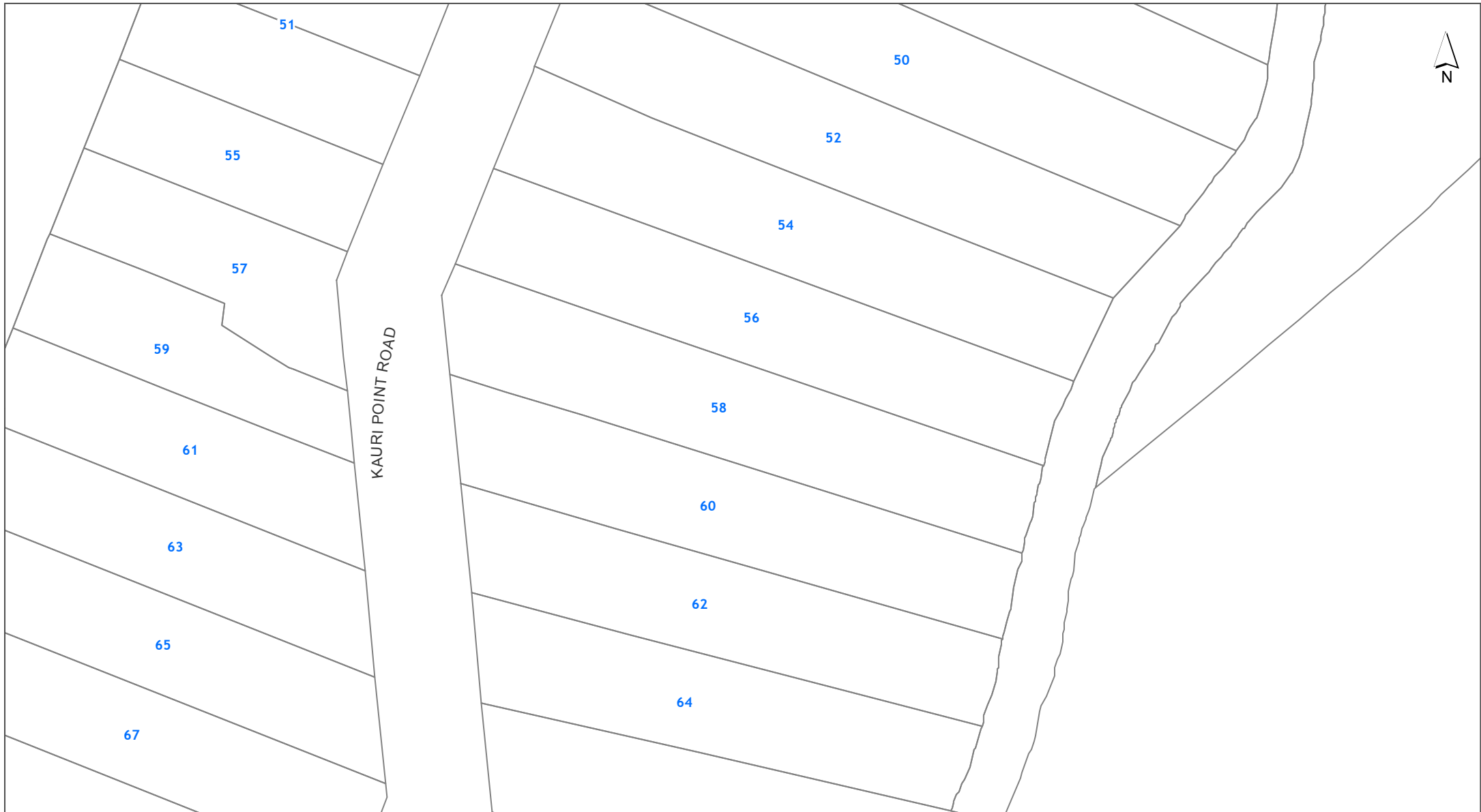
LOT 399 DP 17523



Scale @ A4
= 1:1,000

Date Printed:
12/11/2021



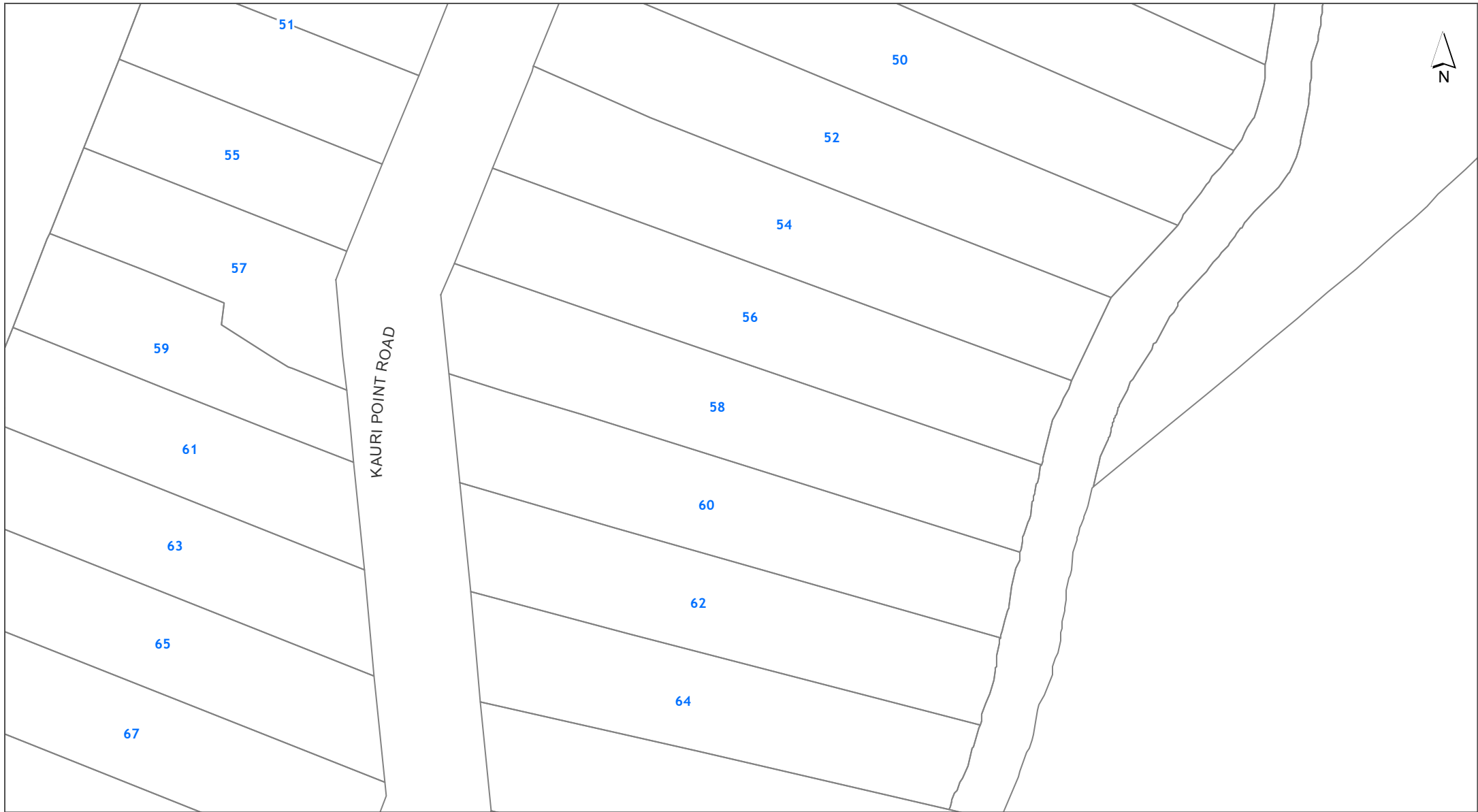


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Historic Heritage and Special Character
58 Kauri Point Road Laingholm
LOT 399 DP 17523

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
12/11/2021



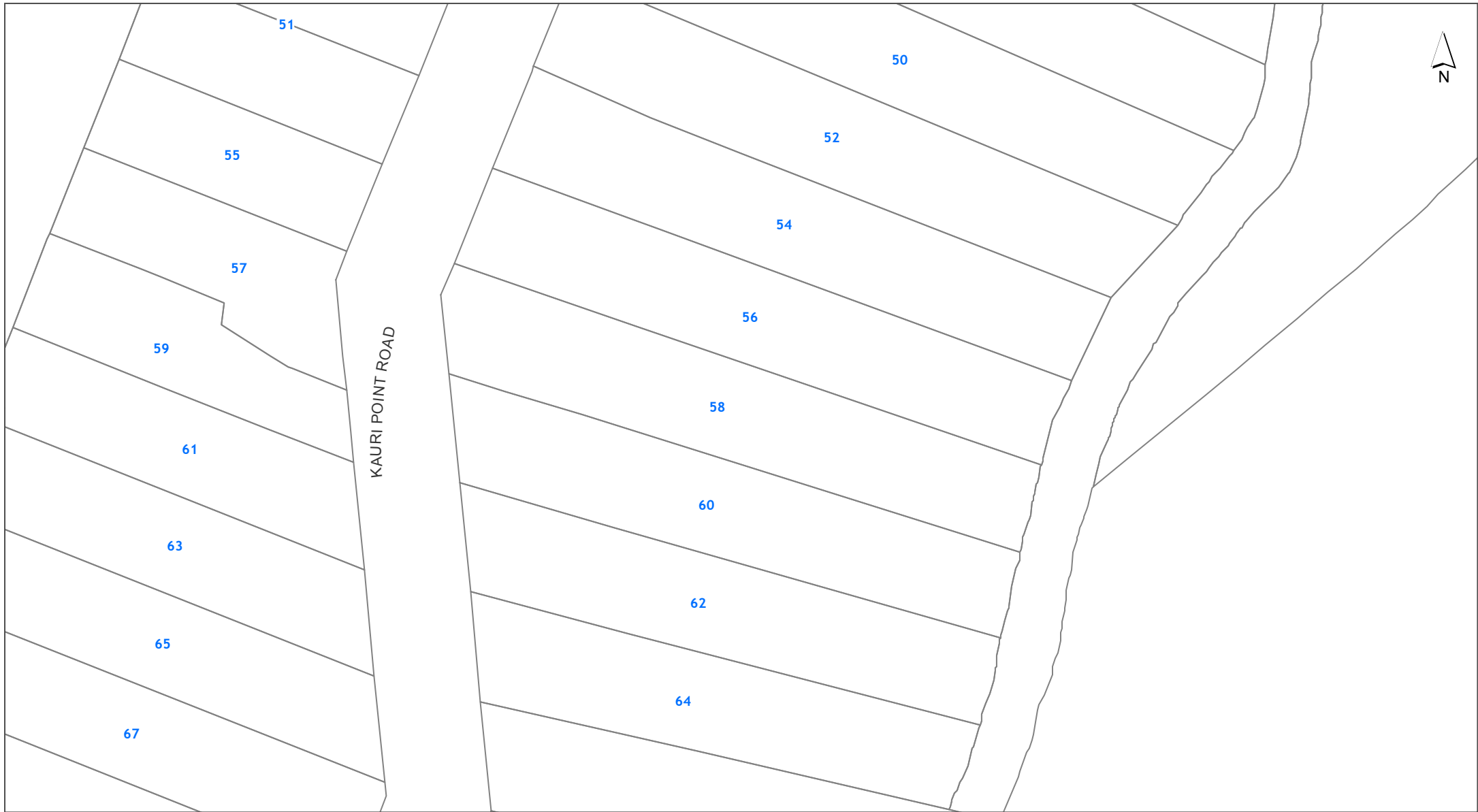


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Infrastructure
58 Kauri Point Road Laingholm
LOT 399 DP 17523

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
12/11/2021



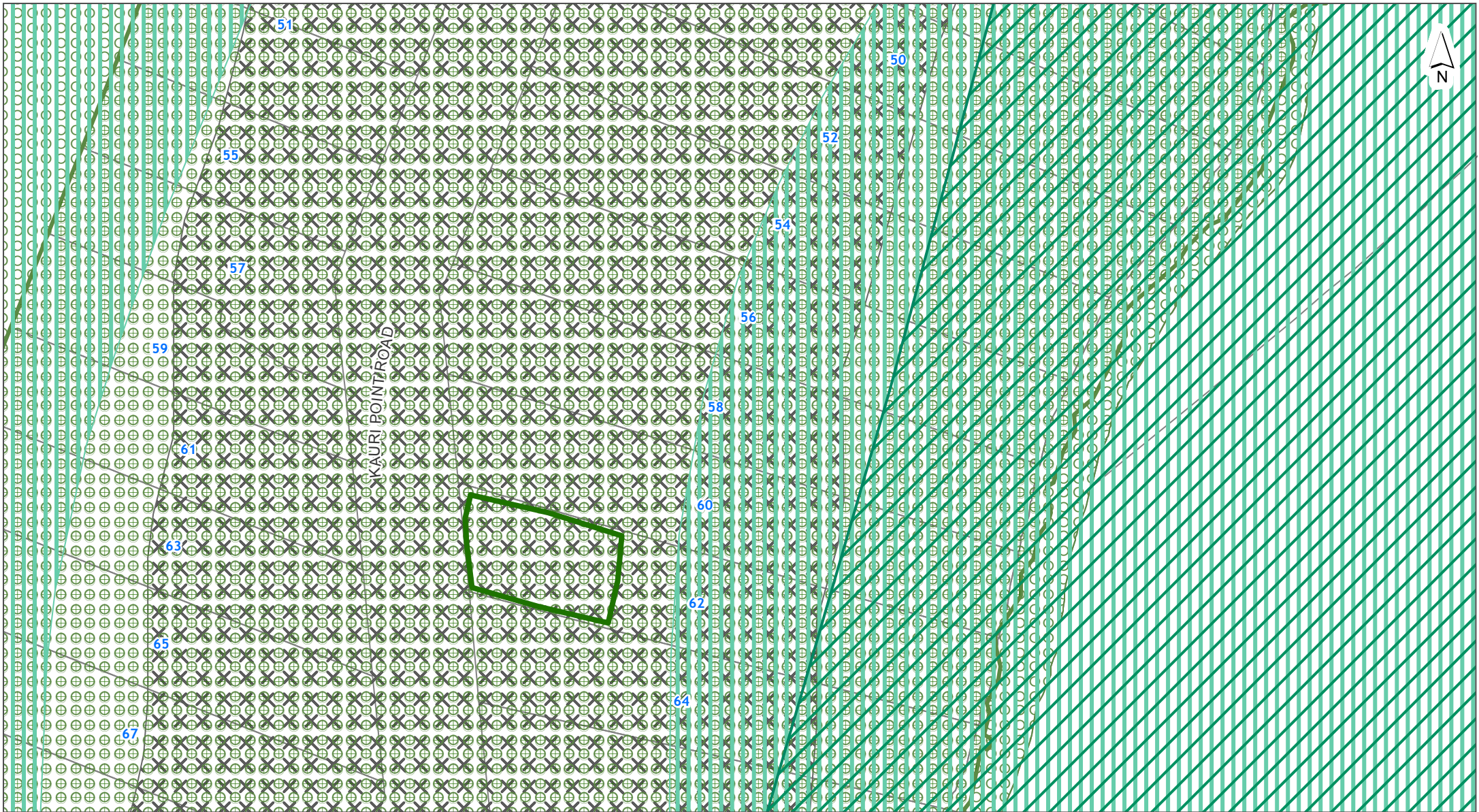


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Mana Whenua
58 Kauri Point Road Laingholm
LOT 399 DP 17523

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
12/11/2021



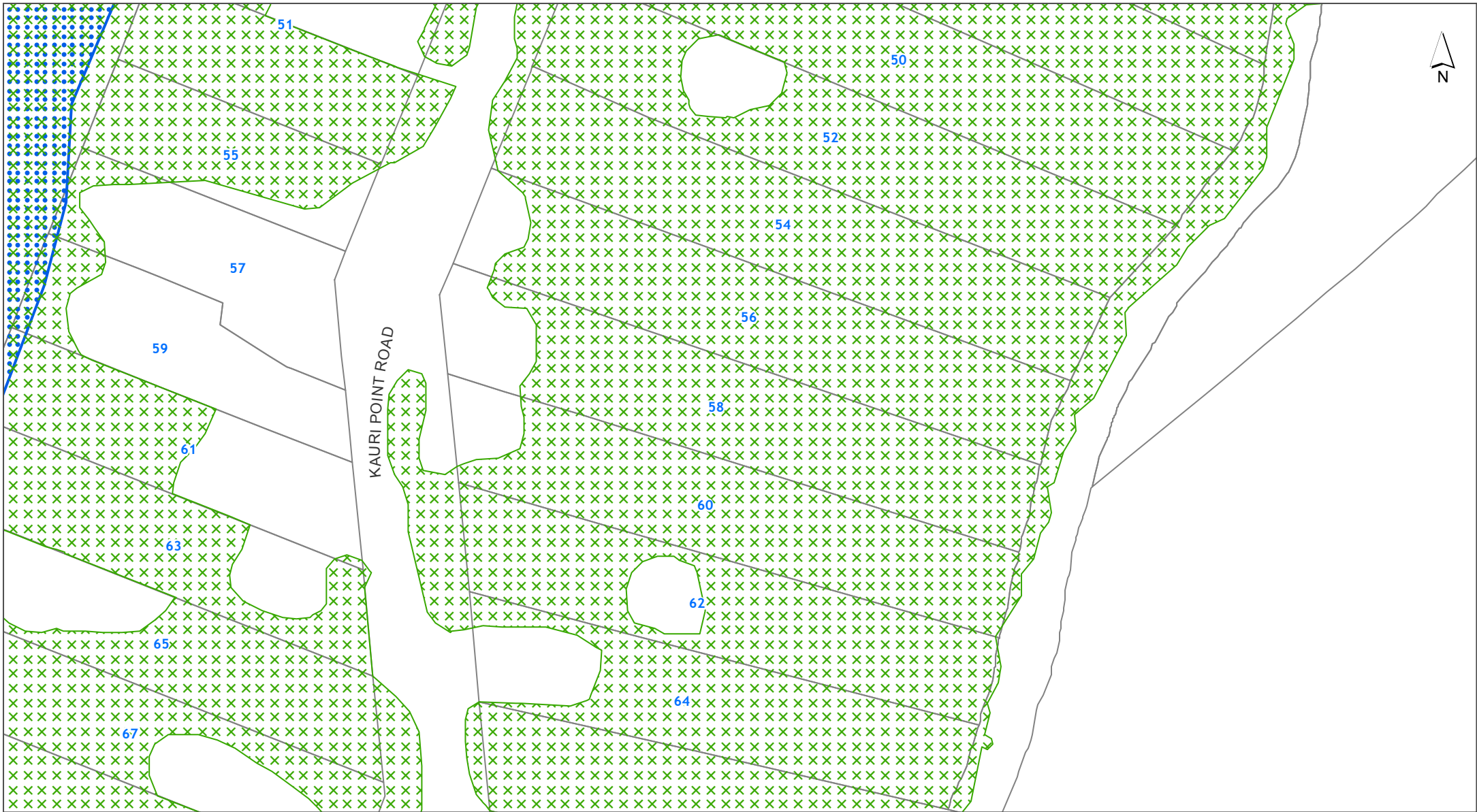


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Natural Heritage
58 Kauri Point Road Laingholm
LOT 399 DP 17523

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
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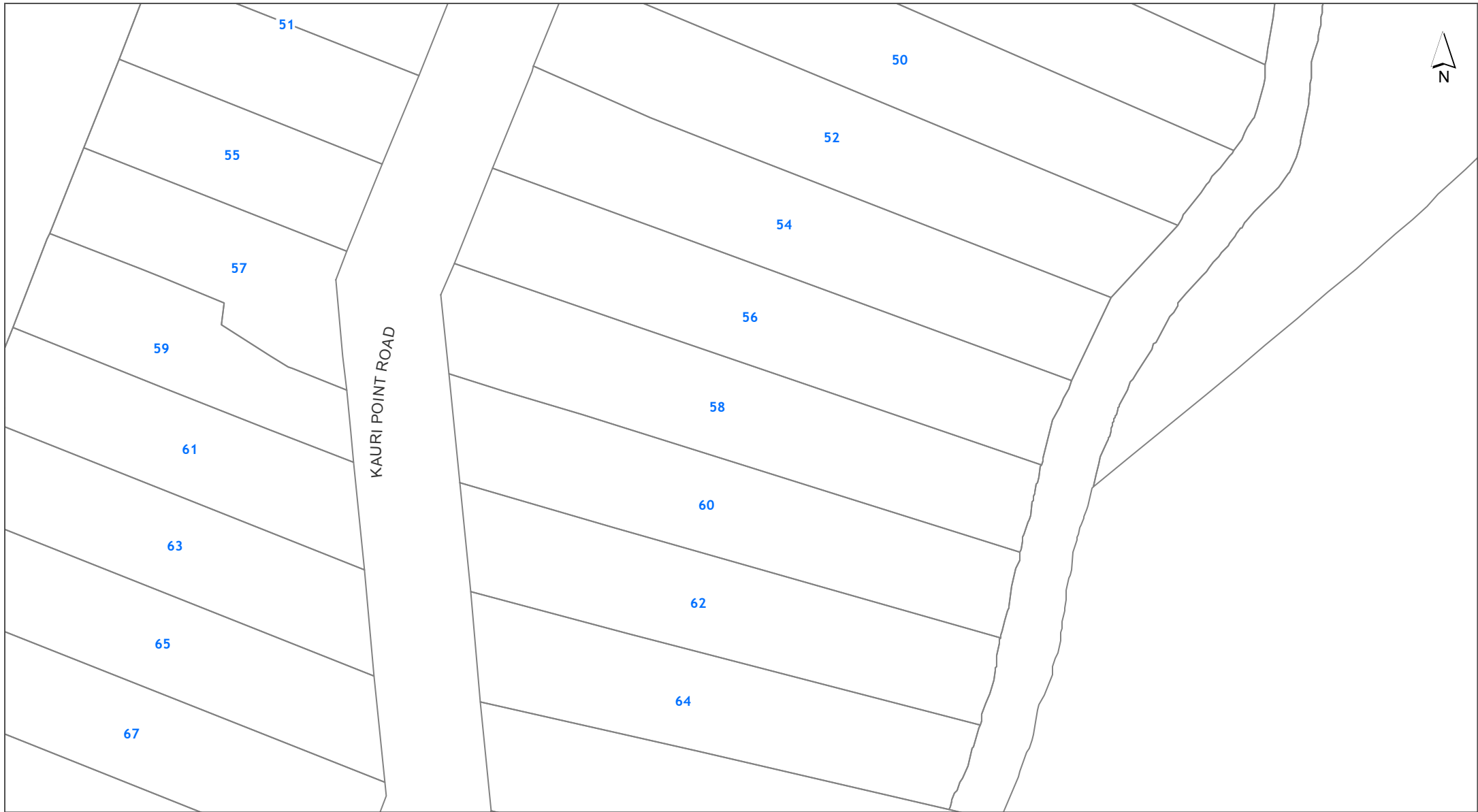
Natural Resources
58 Kauri Point Road Laingholm
LOT 399 DP 17523



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Precincts
58 Kauri Point Road Laingholm
LOT 399 DP 17523

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
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Zones and Rural Urban Boundary
58 Kauri Point Road Laingholm
LOT 399 DP 17523

0 7 14 21
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 12/11/2021





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

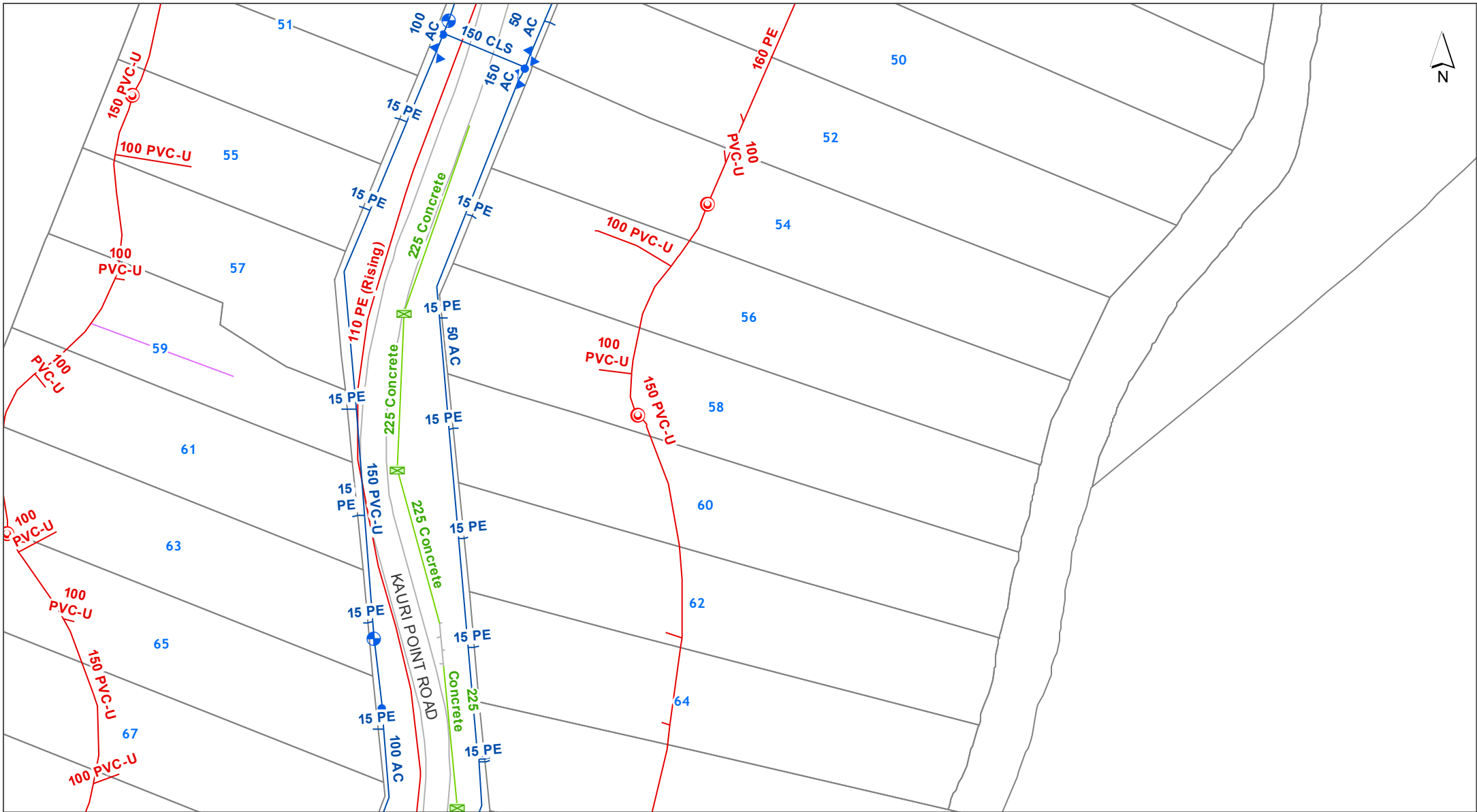
-  Key Retail Frontage
 -  General Commercial Frontage
 -  Adjacent to Level Crossings
 -  General
 -  Motorway Interchange Control
 -  Centre Fringe Office Control
 -  Height Variation Control
 -  Parking Variation Control
 -  Level Crossings With Sightlines Control
 -  Arterial Roads
 -  Business Park 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
58 Kauri Point Road Laingholm
LOT 399 DP 17523

0 7 14 21
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 12/11/2021



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 |

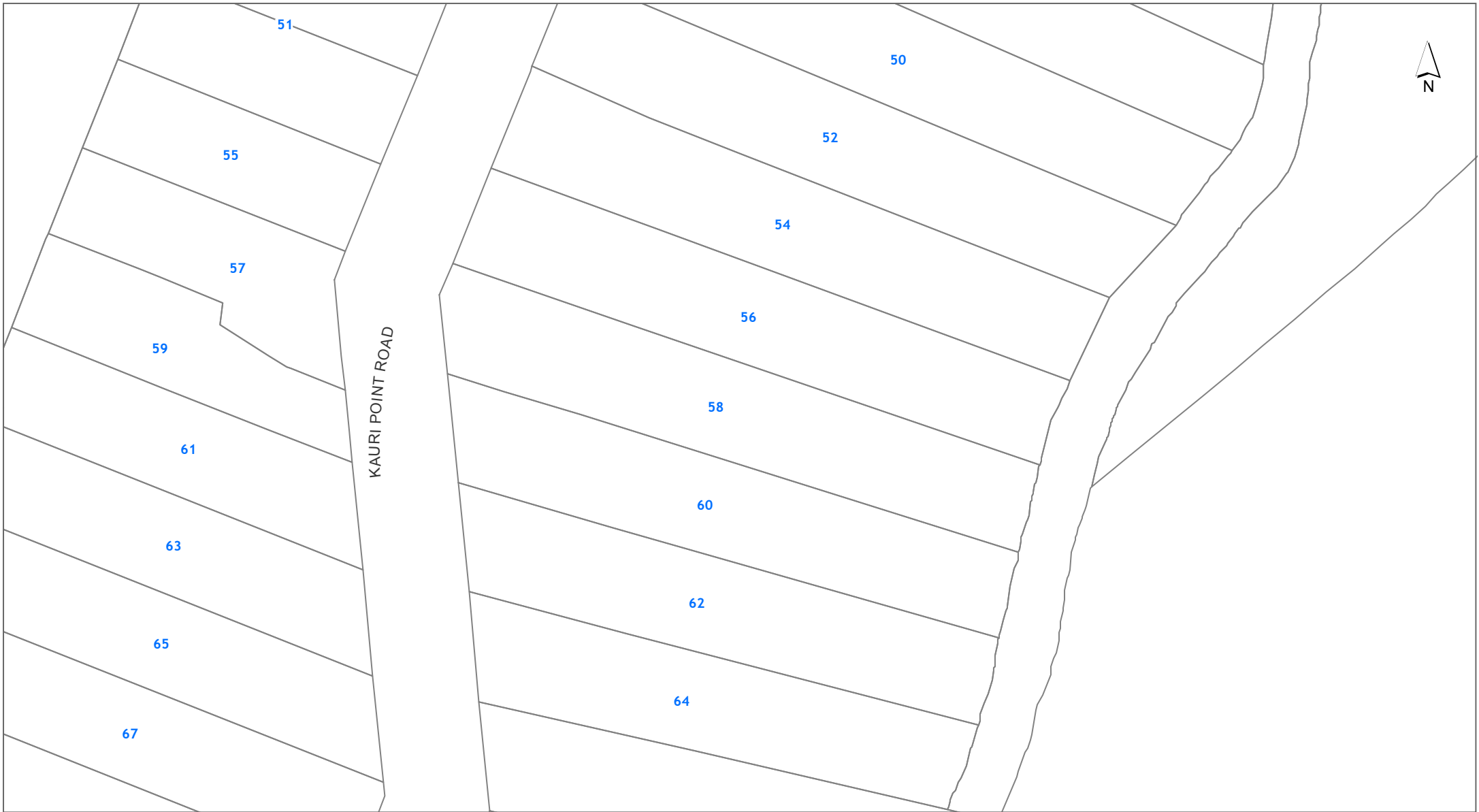
Wastewater

- | | |
|--|--|
| | 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
58 Kauri Point Road Laingholm
LOT 399 DP 17523

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Meters
Scale @ A4
= 1:1,000
Date Printed:
12/11/2021



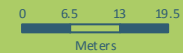


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Natural Hazards - Coastal Erosion ASCIE

58 Kauri Point Road Laingholm

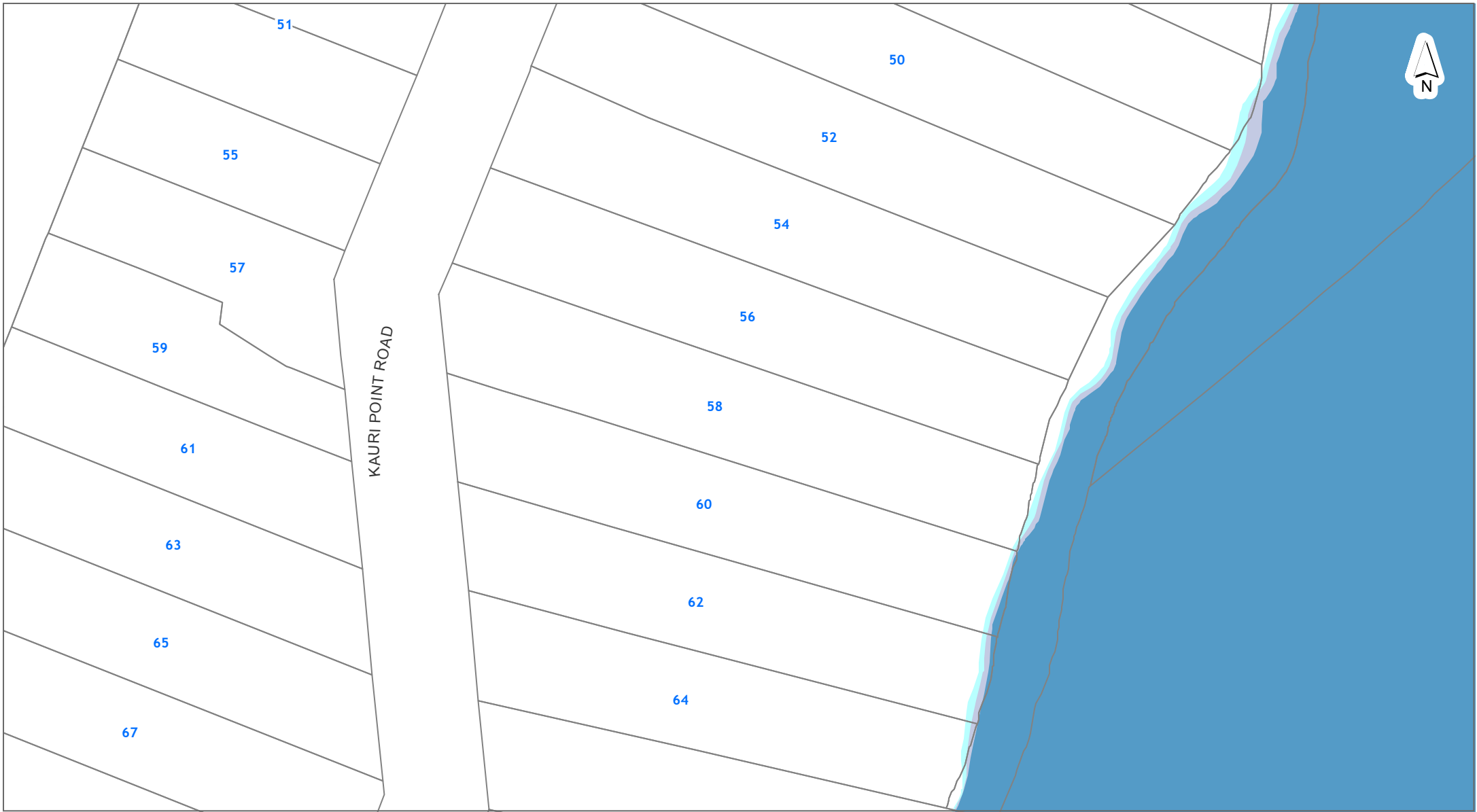
LOT 399 DP 17523



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Date Printed:
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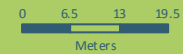


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Natural Hazards - Coastal Inundation

58 Kauri Point Road Laingholm

LOT 399 DP 17523



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Date Printed:
12/11/2021

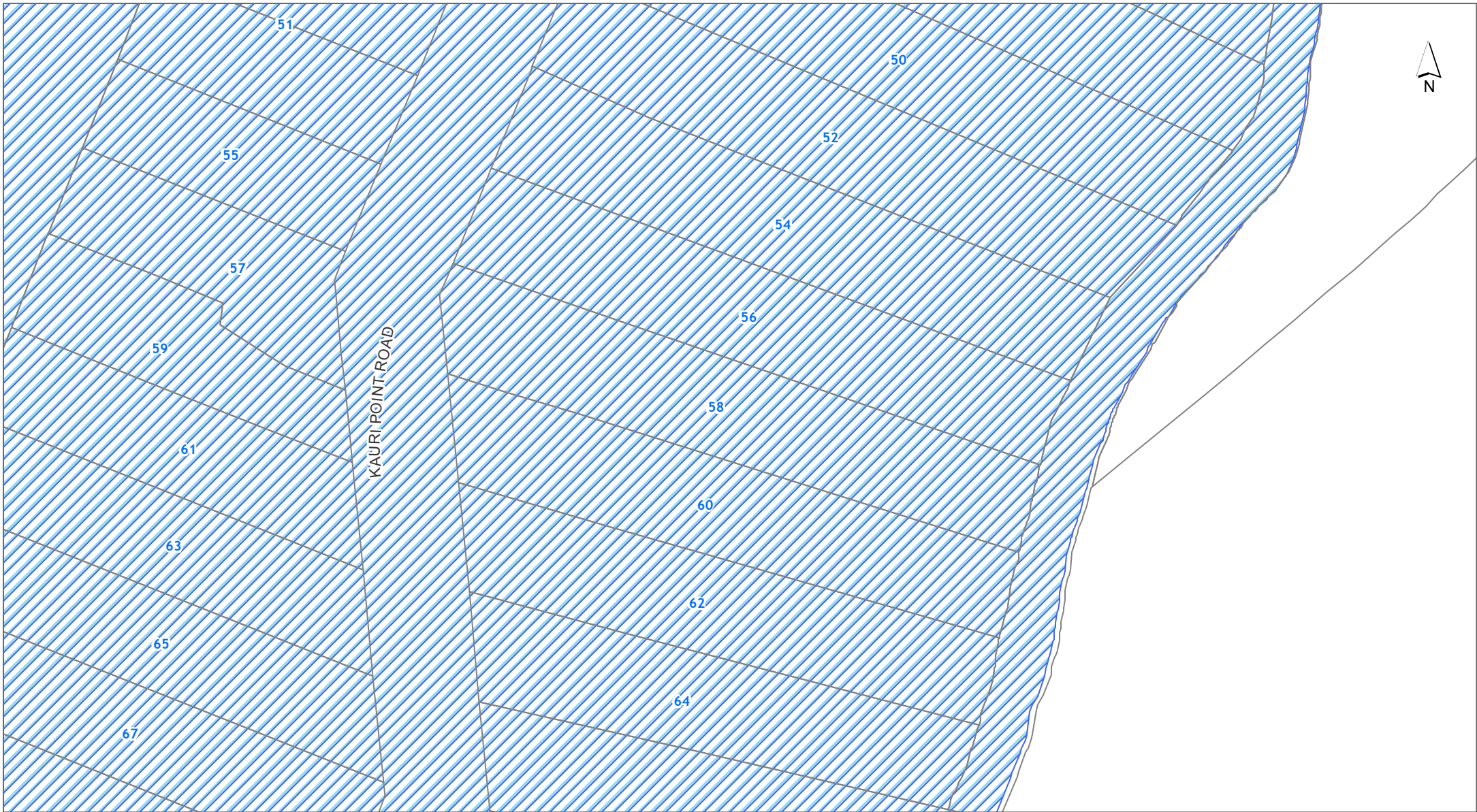


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Natural Hazards - Flooding
58 Kauri Point Road Laingholm
LOT 399 DP 17523

0 6.5 13 19.5
Meters
Scale @ A4
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Date Printed:
12/11/2021



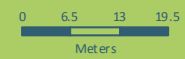


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Natural Hazards - Sea Spray

58 Kauri Point Road Laingholm

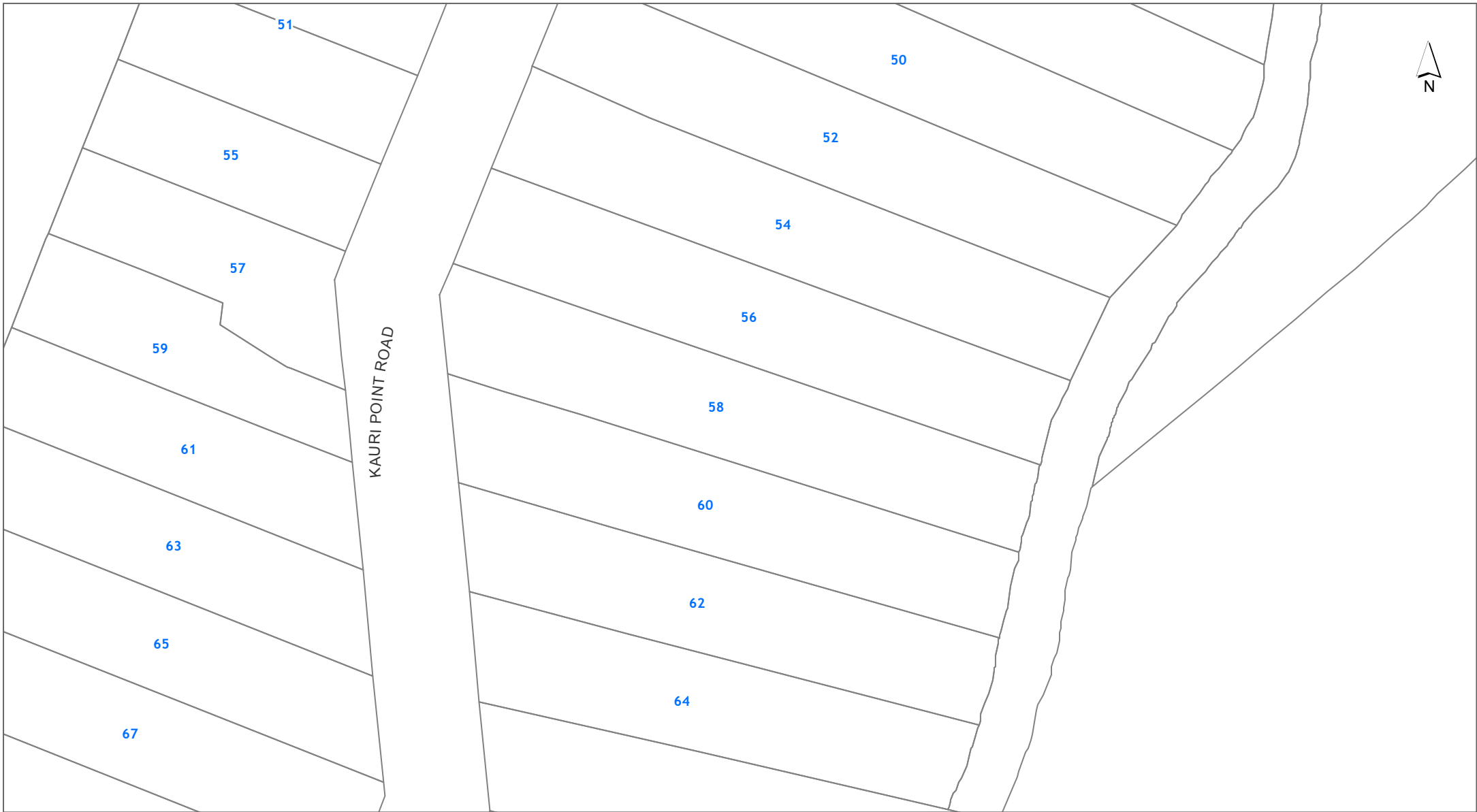
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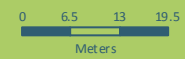


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Natural Hazards - Volcanic Cones

58 Kauri Point Road Laingholm

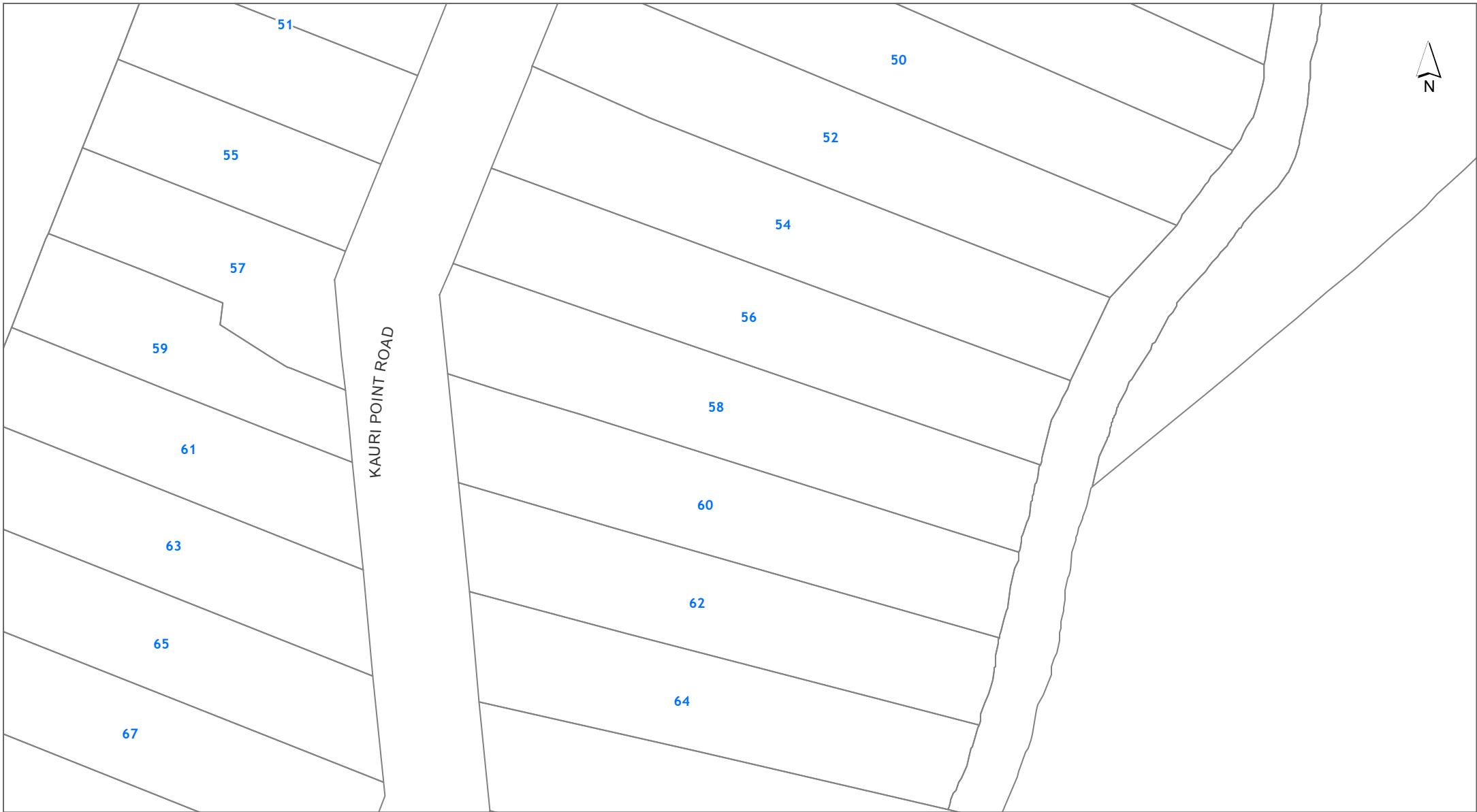
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Other
58 Kauri Point Road Laingholm
LOT 399 DP 17523

0 6.5 13 19.5
Meters
Scale @ A4
= 1:1,000
Date Printed:
12/11/2021










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

SECTION 125 REPORT

Planner:	Gordon Griffin
Site Address:	58 Kauri Point Road
Applicant:	John Setford
Date Received:	29.3.99
Resource Consent No:	990641
Building Consent No:	Not applied for yet, (at 2.6.1999)
Ward:	Waitakere
Legal Description:	Lot 399 DP 17523
Address for Service:	72 Kauri Point Road, Laingholm
Site Area:	2226m ²
Unit Site Area(s):	N.A.
Transitional Plan: Zoning:	N.U.R.1
Section:	Waitemata
Proposed Plan: Human Environment:	Bush Living
Natural Area:	General/Managed/Protected
Landscape Elements	Sensitive Ridge
Hazards:	Stability Sensitive (Transitional Plan)
Roading Hierachy:	Local Road
Further Information Required:	Yes
Date Requested:	27.4.99
Date Received:	27.5.99
Any Affected Persons:	Yes
Approval Given:	Yes

1.0 REASONS FOR APPLICATION

A Resource Consent was granted on 3 April 1997 to make additions to an existing dwelling at 58 Kauri Point Road. The proposed additions would include two new bedrooms, the conversion of the downstairs storage area into a double garage, and the addition of a new upper storey with bedroom and ensuite. The exterior would be plaster finished, with coloursteel roofing and aluminium joinery. The applicant has deferred the project because of uncertainty of income, but is now in a position to

proceed. However, the standard two-year consent period expired 3 April 1999, and the applicant now seeks an extension of approval.

Pursuant to Section 125 (1) of the Resource Management Act 1991, an application can be made for an extension of the consent if the consent authority is satisfied that :-

(i) Substantial progress or effort has been made towards giving effect to the consent and is continuing to be made; and

(ii) The applicant has obtained approval from every person who may be adversely affected by the granting of the extension, unless in the authority's opinion it is unreasonable in all the circumstances to require the obtaining of every such approval; and

(iii) The effect of the extension on the policies and objectives of any plan is minor.

Substantial effort has been made towards giving effect to the consent and is continuing to be made. However, extenuating circumstances have resulted in minimal progress to date. Affected parties consent has been given from the owner of the one property which has changed hands, from Chai Teck Yoon the new owner of 60 Kauri Point Road . It is considered that the extension of consent would not adversely affect any person and nor would it offend any policies and objectives.

RECOMMENDED DECISION

That, pursuant to Sections 125 of the Resource Management Act 1991, being satisfied that there are no further persons from whom consent needs to be obtained and that the relevant statutory tests have been satisfied, that consent be granted to the application by Mr John Setford to extend the consent period for proposed extensions to the existing dwelling at 58 Kauri Point Road, Laingholm, Lot 399 DP 17523.

Consent will now expire 3 April, 2001.

Planner: 
(Gordon Griffin, Planner)

Date: 3.6.99

Consent Granted as Recommended


Fran Hayes
Team Leader, Planning Consents Services.

Date: 3/6/99.

Please contact Gordon Griffin (pH 836 8000 ex 8357) if you have any queries about this report.



REPORT FOR NON-NOTIFIED APPLICATION

PLANNER: Ian McAlley. **DATE RECEIVED:** 19/12/96.
APPLICANT: John Setford. **BUILDING CONSENT NO.:** 96/3423
FILE ADDRESS: 58 Kauri Point Road, Laingholm. **WARD:** Waitakere.

LEGAL DESCRIPTION: Lot 399 DP 17523.

ADDRESS FOR SERVICE: Peter A. Sinton Ltd. P.O. Box 21-738 Henderson.

SITE AREA 2226m². **UNIT SITE AREA(S):** N/A.
TRANSITIONAL PLAN: ZONING: N.U.R. 1. **SECTION:** Waitemata.
PROPOSED PLAN: HUMAN ENVIRONMENT: Bush Living.
NATURAL AREA: General/Managed/Protected.
LANDSCAPE ELEMENTS: Sensitive Ridge.
HAZARDS: Stability Sensitive (Tran. Plan).

Further Information Required: No. **Date Requested:** N/A.
Date Received: N/A.
Any Affected Persons: Yes. **See Attached Section 94 Report**
Approval Given: Yes.

Type of application required and why:

- **Transitional Plan:** Discretionary Activity, Yards, infringement of 3.0m yard on the front/western boundary and the side/northern boundary.
 Discretionary Activity, Height to Boundary, infringement of the 3.0m + 37° height to boundary control on the front/western boundary and the side/northern boundary.
- **Proposed Plan:** Limited Discretionary Activity, Buildings, buildings and development on land identified as a sensitive ridge, where the building will not be visible above the ridge.
 Limited Discretionary Activity, Building in the Roads Environment, buildings not exceeding 20m² in gross floor area.
 Discretionary Activity, Height to Boundary, infringement of the 2.5m+55° height to boundary control on the side/northern boundary.
 Discretionary Activity, Yards, infringement of 3.0m yard on the front/western boundary and the side/northern boundary.
 Discretionary Activity, Earthworks, earthworks on land identified as a sensitive ridge.

District Plan Rule(s) not complied with and extent of non-compliance

- **Transitional Plan:** Ordinance 11.4:4.1(c) Yards. On the front/western boundary the proposed building actually crosses the front boundary. On the side/northern boundary the proposed building will infringe the required 3.0m yard by 1.8m.
Ordinance 5.5:4 Height in Relation to Boundary. The proposed building breaks the 3.0m + 37° height to boundary requirement on both the western and northern boundaries.
- **Proposed Plan:** Bush Living Environment, Rule 2, Building Location. The proposed development is on land identified as a sensitive ridge, but will not be visible above the ridge.
Bush Living Environment, Rule 5, Height in Relation to Boundaries, the proposed building breaks the 2.5m + 55° height in relation to boundary requirement on the northern boundary.
Bush Living Environment, Rule 6 Yards. On the front/western boundary the proposed building actually crosses the front boundary. On the side/northern boundary the proposed building will infringe the required 3.0m yard by 1.8m.
Roads Environment, Rule 2, Design and Location of Buildings, the proposed building will encroach into the road reserve, but the area of buildings within the road reserve will be less than 20m².
General Natural Area, Rule 3, Earthworks, the proposal requires earthworks in an area identified as a sensitive ridge.

PROPOSAL

The proposal is to make additions to an existing dwelling at 58 Kauri Point Road. The existing dwelling has one bedroom, a bathroom, kitchen and lounge, with a downstairs storage area. The proposed additions will include two new bedrooms, the conversion of the downstairs storage area into a double garage, and the addition of a new upper storey with bedroom and ensuite. The exterior will be finished in plaster, with coloursteel roofing and aluminium joinery.

There is no requirement for excavations outside the eaves, or for bush clearance in order to undertake this proposal.

SITE AND NEIGHBOURHOOD DESCRIPTION

The subject site is a long narrow section on the eastern side of Kauri Point Road. The existing single level dwelling sits above the road a top a small rise. An already excavated area provides parking, with a flat area of lawn behind. The site then slopes down steeply, with its boundary being the Manukau Harbour.

The upper portion of the site is cleared, and apart from an area of garden and the existing dwelling and parking area, is in grass. The remainder of the section that slopes down to the waters edge is covered in native bush.

ENVIRONMENTAL ASSESSMENT

TRANSITIONAL PLAN

The height to boundary and yards requirements infringed between the subject site, and the site immediately to the north (56 Kauri Point Road) have received the consent of the landowner of 56 Kauri Point Road. The existing dwelling infringes the yards requirements on the front boundary, and actually crosses the boundary into the road reserve. The proposed additions do cross the front boundary, but they are at the first floor level, and were of minor concern to Councils Roading and Traffic Department. The additions will break the 3.0m + 37° height to boundary control on the front boundary, but the possible effects of this have been assessed to be minor, as the dwelling will only be casting a shadow onto the road reserve and is not seen to dominate the streetscape.

PROPOSED PLAN:

- | | | |
|----|---|------|
| 1) | Will the proposed earthworks adversely affect the overall resilience, biodiversity and integrity of the Green Network? | No. |
| 2) | Will the proposed earthworks adversely affect the significance, natural character or landscape value of any natural feature? | No. |
| 3) | Are the proposed earthworks required to allow development otherwise permitted by the Plan? | Yes. |
| 4) | Is the proposed building obtrusively visible on or above the sensitive ridge, particularly from a public place such as a road or a beach? | No. |
| 5) | Is the proposed development located in such a way as to allow for safe traffic movement on and off the road, and carparking and manoeuvring off the road? | Yes. |
| 6) | Will the intrusion of the proposed development into the roads environment create adverse effects on amenity values and neighbourhood character? | Yes. |

Comments

The proposed development is not visible above the ridge due to a row of large trees that grow on the opposite side of the road to the property. The yards and height to boundary infringements have the consent of the adjoining land owners, and the infringement into the road reserve has received the consent of Councils Roading and Traffic Department.

MONITORING

The proposal would be subject to Council's standard monitoring processes to ensure compliance with Rule 7, Bush Living Environment, Building Colour/Reflective Surfaces, Waitakere City, Proposed District Plan.

RECOMMENDATION

That, pursuant to Sections 94, 104, 105 and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, consent be granted to the application by John Setford to make additions to an existing dwelling at 58 Kauri Point Road, Laingholm being Lot 399 DP 17523 for the following reasons:

- 1) The proposal has received affected parties consent.
- 2) The proposed dwelling will not be visible above the ridge.
- 3) The possible adverse effects on the surrounding environment will be minor.

Conditions imposed on the consent are as follows:

- (1) That the exterior colours of the proposed dwelling will have a reflectance value of less than 40%, and the roofs shall be of a non-reflective surface.

Planner: *Ian McAlley*
 (Ian McAlley, Planner)

Date: 3/4/97

Checked: *R. Quinton*
 (Roger Quinton, Senior Planner)

Date: 3/4/97

Consent Granted as Recommended

Peter Reaburn
 # Peter Reaburn
 Planning Manager

Date: 3/4/97

Please contact Ian McAlley (Ph 836 8000 ext. 8660) if you have any queries about this report.

Decision on an Application for a Resource Consent under the Resource Management Act 1991



Application Number(s): LUC-2014-573

Applicant's Name: Ms S. Ginella & Mr N. Mendez

Site Address: 58 Kauri Point Road, Laingholm

Legal Description: Lot 339 DP 17523

NZTM map reference: Easting: 1745354.11 / Northing: 5906716.00

Proposal: Additions and alterations to existing dwelling.

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

This requires resource consent for the following reasons:

Auckland Council District Plan (Waitakere Section)

Rule 2 – Vegetation Alteration (Protected Natural Area Chapter)

The proposed development requires work within the dripline of native trees which are greater than 6m in height in the Protected Natural Area which does not comply with the relevant Permitted Activity of Discretionary Activity criteria. Pursuant to Rule 2.6, consent is required as a *Non-Complying Activity*.

Rule 3 – Earthworks (Protected Natural Area Chapter)

Earthworks are proposed outside the building platform (8m³ over an area of 26m²) will be occurring on a sensitive ridge and are not solely for the purposes of a driveway or infrastructure construction. Earthworks will also be occurring within a metre of the site boundary. Pursuant to Rule 3.4, consent is required as a *Non-Complying Activity*.

Rule 10 – Carparking & Driveway (Bush Living Chapter)

The proposal will not include covered carparking spaces and at least one of the required car park spaces cannot be located in a position where it would be possible under the rules of the Plan to erect a garage or carport with dimensions of at least 3.0m by 6.0m. Pursuant to Rule 10.3(i) consent is required as a *Limited Discretionary Activity*.

Rule 2 - Building Location: Natural Landscape Character Elements (Bush Living Chapter)

The proposed additions and alterations will be occurring on land identified as a modified sensitive ridgeline. It will increase the building coverage by more than 20m² and will be visible in front of the sea from Kauri Point Road. Pursuant to Rule 2.4, consent will be required as a *Limited Discretionary Activity*.

Rule 1 – General (Natural Hazards Chapter)

The proposed earthworks and building additions will be carried out within an area of the site that is identified as 'Stability Sensitive'. Pursuant to Rule 1.1(a) and (c), consent is required as a *Limited Discretionary Activity*.

Proposed Auckland Unitary Plan

Rule 3H.4.3.1.2 – Vegetation Alteration in a Significant Ecological Area

The proposed additions will be situated outside the Significant Ecological Area identified on the site, however works will be required within the dripline of vegetation that are situated within the Significant Ecological Area to establish landscaping and infrastructure connections. The establishment of the stormwater outfall is considered to be 'tree alteration' as it involves works (ie. depositing of materials for the rip rap) within the protected root zone of trees situated within this area. Pursuant to Rule 3H.4.3.1.2, consent is required as a *Discretionary Activity*.

Acting under delegated authority, under Sections 104, 104B, 104D this application is **GRANTED.**

Reasons

Under Section 113 of the RMA the reasons for this decision are:

- a) In terms of Section 104(1)(a) of the Resource Management Act 1991, any actual and potential effects on the environment by the proposal will be adequately avoided, remedied or mitigated by appropriate conditions of consent.
- b) The proposed location of the additions coupled with the onsite vegetation ensures that the proposed development does not have an adverse effect upon the amenity of neighbouring properties.
- c) Subject to the conditions of consent the proposal will not have an adverse effect in terms of natural hazards, specifically relating to soil subsidence.
- d) In terms of Section 104(1)(b)(vi) of the Resource Management Act 1991, the proposal is considered to be consistent with the relevant Objectives and Policies of the Auckland Council District Plan (Waitakere Section) and Proposed Auckland Unitary Plan. Regard has been had to the relevant assessment criteria.
- e) In terms of Section 104(1)(c) of the Resource Management Act 1991, other relevant matters, including monitoring, have been considered in the determination of the application.
- f) The proposal satisfies at least one of the tests under the Gateway/Threshold Test under Section 104D of the Resource Management Act 1991.
- g) The proposal will be consistent with Part 2 of the Resource Management Act 1991.

Conditions

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

GENERAL

(GEN1) The proposed additions and alterations shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the Council as LUC-2014-573.

- Application Form and Assessment of Effects prepared by Greenwood Associates Landscape Architecture Limited, January 2014.
- Specialist Reports as detailed below, and additional information.

Specialist Report Title	Prepared by	Rev	Dated
'Geotechnical Investigation: Proposed Dwelling – 58 Kauri Point Road, Laingholm'	Soil & Rock Consultants	A	12 November 2013
'On-Site Stormwater Management for Proposed Residential Addition at 58 Kauri Point Road, Laingholm'	Soil & Rock Consultants	A	11 November 2013
'58 Kauri Point Road, Laingholm – Introduction & Site Coverage; Tree Report; Landscape Plan; Visual Assessment Report & Site Works & Sediment Control'	Greenwood Associates Landscape Architecture Limited	-	January 2014 (updated September 2014)
Arboricultural Report – 58 Kauri Point Road Arboricultural Memorandum – 58 Kauri Point Road	Treescape Environmental	-	22 July 2014 5 September 2014

- Architectural Plans as referenced below:

Drawing reference number	Title	Architect / Author	Dated
Ref. 2874	<i>Topographical Survey of 58 Kauri Point Road, Laingholm (Scale 1:200)</i>	Dean Heazlewood Registered Surveyor	July 2013
Ref. 2874	<i>Topographical Survey of 58 Kauri Point</i>	Dean Heazlewood	July 2013

	<i>Road, Laingholm</i>	Registered Surveyor	
A1-01	<i>Mendez Residence – 58 Kauri Point Road - Site Survey Plan</i>	Jessop Architects Limited	28 February 2014
13656/1	<i>58 Kauri Point Road, Laingholm – On-Site Stormwater Management Plan</i>	Soil & Rock Consultants Limited	19 May 2014
A1-02 D	<i>Mendez Residence – 58 Kauri Point Road - Site Services</i>	Jessop Architects Limited	25 August 2014
A2-01	<i>Mendez Residence – 58 Kauri Point Road – Existing Lower Floor Plan</i>	Jessop Architects Limited	28 February 2014
A2-02	<i>Mendez Residence – 58 Kauri Point Road – Existing Ground Floor Plan</i>	Jessop Architects Limited	28 February 2014
A2-03 B	<i>Mendez Residence – 58 Kauri Point Road – Proposed Lower Floor Plan</i>	Jessop Architects Limited	10 June 2014
A2-04 B	<i>Mendez Residence – 58 Kauri Point Road – Proposed Ground Floor Plan</i>	Jessop Architects Limited	10 June 2014
A2-21 A	<i>Mendez Residence – 58 Kauri Point Road – Ground Floor Framing Plan</i>	Jessop Architects Limited	11 June 2014
A2-22 A	<i>Mendez Residence – 58 Kauri Point Road – Roof Framing Plan</i>	Jessop Architects Limited	11 June 2014
A3-01 A	<i>Mendez Residence – 58 Kauri Point Road – Elevations East</i>	Jessop Architects Limited	28 February 2014
A3-02 A	<i>Mendez Residence – 58 Kauri Point Road – Elevations West</i>	Jessop Architects Limited	11 June 2014
A3-03 A	<i>Mendez Residence – 58 Kauri Point Road – Elevations North South</i>	Jessop Architects Limited	10 June 2014

- Email Correspondence from Vance Bentley to Katie Round titled '1489 - Mendez - 58 Kauri Point Road - RC - Email 1' dated 18 June 2014
- Email Correspondence from Vance Bentley to Katie Round titled '1489 - Mendez - 58 Kauri Point Road - RC - Email 2' dated 18 June 2014.
- Email Correspondence from Vance Bentley to Katie Round titled 'Re. 1489 - Mendez - 58 Kauri Point Road - RC - Email 1' dated 25 June 2014.
- Email Correspondence from Vance Bentley to Katie Round titled 'Re. 1489 - Mendez - 58 Kauri Point Road - RC - Email 1' dated 27 June 2014.

- Email Correspondence from Randy Lineses to Richard Greenwood titled 'FW: 58 kauri Point Rd' dated 15 June 2014.
- Email Correspondence from Richard Greenwood to Katie Round titled 'FW: 58 kauri Point Rd' dated 25 July 2014.
- Email Correspondence from Vance Bentley to Katie Round titled 'Re. 1489 - Mendez - 58 Kauri Point Road - RC - Email 1' dated 27 June 2014.
- Email Correspondence from Vance Bentley to Katie Round titled 'Re: 58 Kauri Point Road LUC 2014-573' dated 25 August 2014.
- Letter Correspondence from Simpson & Grierson to S N Ginella and P N M Villalba 're. Construction and Maintenance Encumbrance – 58 Kauri Point Road, Laingholm, Auckland' – S N Ginella and P N M Villalba – Auckland Transport dated 4 September 2014.
- Email Correspondence from Richard Greenwood to Katie Round titled 'Re: Encroachment Licence, 58 Kauri Point Road' dated 10 September 2014.

(GEN2) This consent (or any part thereof) shall not commence until such time as the following charges, which are owing at the time the Council's decision is notified, have been paid in full:

- a) All fixed charges relating to the receiving, processing and granting of this resource consent under Section 36(1) of the Resource Management Act 1991 (RMA); and
- b) All additional charges imposed under section 36(3) of the RMA to enable the Council to recover its actual and reasonable costs in respect of this application, which are beyond challenge.
- c) All development contributions relating to the development authorised by this consent, unless the Manager Resource Consents has otherwise agreed in writing to a different payment timing or method.

(GEN3) The consent holder shall pay any subsequent further charges imposed under section 36 of the RMA relating to the receiving, processing and granting of this resource consent within 20 days of receipt of notification of a requirement to pay the same, provided that, in the case of any additional charges under section 36(3) of the RMA that are subject to challenge, the consent holder shall pay such amount as is determined by that process to be due and owing, within 20 days of receipt of the relevant decision.

(GEN4) Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:

- a. The consent is given effect to; or
- b. The Council extends the period after which the consent lapses.

(GEN5) The consent holder shall pay the Council an initial consent compliance monitoring charge of \$520.00 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Advice Note:

The initial monitoring charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice. Only after all conditions of the resource consent have been met, will Council issue a letter confirming compliance on request of the consent holder.

DEVELOPMENT ENGINEERING (DRAINAGE)

(DE1) Design, provide and install on-site stormwater management system to mitigate against adverse effects on the environment. Specific Requirements:

- (i) Manage stormwater runoff flows , volumes, and timing to permitted levels (maximum 10 % impermeable area) and discharge stormwater through an engineered dispersal device, in accordance with the report:
"On-site stormwater management for proposed residential addition at 58 Kauri Point Rd, Laingholm" by Soil & Rock Consultants Ltd, 11 November 2013.
- (ii) The discharge point is to mimic natural runoff patterns, and not to discharge directly to a watercourse, open drain or piped system. The stormwater dispersal device must be located in such a way that it will not interfere with bush, ground cover vegetation and tree roots; nor reduce the structural capacity of the existing barrier pile wall.
- (iii) Construction of private drainage requires a building consent. Provide a private drainage As-Built plan for the property, prepared by a Chartered Professional Engineer / Registered Drainlayer, showing the stormwater management device(s) for the Unit to the point of discharge.

(DE2) Pursuant to Section 108(2)(d) a covenant is to be entered into, in favour of Council, to record that to mitigate against adverse effects on the environment, an on-site stormwater management system is required on an on-going basis and must meet the following specific requirements:

- (i) Manage stormwater runoff flows , volumes, and timing to permitted levels (maximum 10 % impermeable area) and discharge stormwater through an engineered dispersal device, in accordance with the report:
- (ii) "On-site stormwater management for proposed residential addition at 58 Kauri Point Rd, Laingholm" by Soil & Rock Consultants Ltd, 11 November 2013.
- (iii) The discharge point is to mimic natural runoff patterns, and not to discharge directly to a watercourse, open drain or piped system. The stormwater dispersal device must be located in such a way that it will not interfere with bush, ground cover vegetation and tree roots; nor reduce the structural capacity of the existing barrier pile wall.
- (iv) There is a stormwater management system on the affected property.
- (v) The owner must operate, monitor and maintain the stormwater management system in accordance with the conditions below:

(a) Regular maintenance (no less than once every two years) of the detention system shall be carried out by the owner as required to ensure efficient operation.

(b) *Auckland Council* may at any time upon prior written notice by its officers, employees, agents or contractors enter the property; to inspect or test the stormwater management system and to inspect the owner's records in relation to the operation, monitoring and maintenance of the system.

(c) *Auckland Council* may, by notice in writing, instruct the owner to carry out any actions or works in relation to the operation, monitoring and maintenance of the detention system. IF the owner fails to carry out those actions or works within 7 working days of receiving *Auckland Council's* Notice, *Auckland Council* may carry out said work itself and enter the property to execute the work. Council may recover all costs of carrying out said work from the owner.

(vi) The owner must not modify or remove the stormwater management system without express written permission of *Auckland Council*.

(vii) Note: Council's Hazards and Special Features Register will be advised of the above requirements.

Covenant Instrument

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

- A copy of the consent condition;
- A recent copy of the Certificate of Title.

DEVELOPMENT ENGINEERING (EARTHWORKS)

(DE3) Prior to the commencement of the proposed development, the consent holder shall hold a pre-start meeting that:

- a. is located on the subject site
- b. is scheduled not less than 5 days before the anticipated commencement of earthworks
- c. includes *Auckland Council's* Monitoring Officer
- d. includes representation from the contractors who will undertake earthworks and any suitably qualified professionals if required by other conditions

The following information shall be made available at the pre-start meeting: Resource Consent conditions, the Erosion and Sediment Control Plan & Traffic Management Plan (if applicable).

This should be carried out in conjunction with Condition ARB5.

Advice Note:

The pre-start meeting required by Condition DE3 shall be organised by the consent holder and must be not less than 5 days before the anticipated commencement of the earthwork activity. Please contact the Team

Leader, Compliance Monitoring – West on 09 301 0101 to arrange this meeting. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided 2 days prior to the meeting.

(DE4) All earthworks activity on the subject site shall comply with the New Zealand Standard 6803:1999 for Acoustics – Construction Noise.

(DE5) The use of noise generating motorised equipment and vehicles associated with earthworks activity on the subject site shall be restricted to between the following hours:

Monday to Friday: 7:30a.m. to 7:00p.m
Saturday: 8:00a.m. to 5:30p.m

There is to be no operation of noise-generating, motorised equipment and vehicles associated with earthworks activity on the subject site on Sundays or public holidays.

(DE6) There shall be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the earthworks activity. All materials and equipment shall be stored within the subject site's boundaries.

(DE7) Vehicle movements to and from the site associated with earthworks activity shall be restricted to the following hours:

Monday to Friday: 7:30a.m. to 7:00p.m
Saturday: 8:00a.m. to 5:30p.m

There are to be no vehicle movements associated with the earthworks on Sundays or public holidays.

(DE8) There shall be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks activity. In the event that such damage does occur, the Team Leader, Compliance Monitoring – West, will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the consent holder.

(DE9) All excess soil or waste materials resulting from earthworks activity is to be removed from the subject site, it shall be deposited at an approved disposal site. Written evidence confirming this action shall be provided to the Team Leader, Compliance Monitoring – West within 10 working days of the completion of the earthworks activity. Written evidence shall be in the form of a receipt, producer statement or similar.

(DE10) All earthworks shall be managed to ensure that they do not lead to any uncontrolled instability or collapse affecting either the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it shall immediately be rectified.

(DE11) All earthworks shall be managed to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged from the subject site either to land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works shall cease immediately and

the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader, Compliance Monitoring – West.

Advice Note:

In accordance with Condition (DE 11) all earthworks shall be undertaken to ensure that all potential sediment discharges are appropriately managed.

Such means and measures may include:

- *Catchpit protection*
- *run-off diversions*
- *silt and sediment traps*
- *silt fences*

You should discuss any potential measures with Council's monitoring officer before finalising your sediment control measures. Please contact the Team Leader, Compliance Monitoring –West for more details. Also, please ensure compliance with "Auckland Council, Technical Publication No. 90, Erosion & Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region".

- (DE12) Prior to the commencement of earthworks activity, all required erosion and sediment control measures on the subject site shall be constructed and carried out in accordance with the approved Erosion and Sediment Control Management Plan and to the requirements of the Auckland Council TP90 standards.
- (DE13) The operational effectiveness and efficiency of all erosion and sediment control measures specifically required as a condition of resource consent or by the Erosion and Sediment Control Plan shall be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion.
- (DE14) The site shall be progressively stabilised against erosion at all stages of the earthwork activity.
- (DE15) To prevent discharge of sediment-laden water or other debris into any public stormwater drainage systems or watercourses and therefore into receiving waters, and to prevent nuisance and amenity impacts on users of the road reserve, there shall be no deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it shall immediately be removed.

In no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

Advice Note:

In order to prevent sediment laden water entering waterways from the road, the following methods may be adopted to prevent or address discharges should they occur:

- *provision of a stabilised entry and exit(s) point for vehicles*
- *provision of wheel wash facilities*

- *ceasing of vehicle movement until materials are removed*
- *cleaning of road surfaces using street-sweepers*
- *silt and sediment traps*
- *catchpits or environpods*

In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned.

You should discuss any potential measures with Council's monitoring officer before finalising your water quality control measures. Please contact the Team Leader, Compliance Monitoring – West for more details. Also, please ensure compliance with "Auckland Council, Technical Publication No. 90, Erosion & Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region".

DEVELOPMENT ENGINEERING (GEOTECHNICAL)

(DE16) The construction of building(s) foundations, retaining structures, on-site stormwater management system and all earthworks shall be supervised by a suitable qualified engineering professional. In supervising the works, the suitably qualified engineering professional shall ensure that they are constructed in accordance with the following reports and drawings:

- "Geotechnical Investigation: Proposed dwelling, 58 Kauri Point Rd, Laingholm" prepared by Soil & Rock Consultants Ltd, 12 November 2013.
- "On-site stormwater management for proposed residential addition at 58 Kauri Point Rd, Laingholm" prepared by Soil & Rock Consultants Ltd, 11 November 2013.
- Structural drawings "Mendez Residence, 58 Kauri Point Rd, Laingholm" by MSC Ltd, dated November 2013 – Sheets – S001, S101-S105, S 301, S401.

(DE17) Within One (1) month of completion of earthworks, a Completion Report, signed by the suitably qualified engineer who supervised the works, shall be provided to the Team Leader, Compliance & Monitoring - West. The Completion Report shall describe how the earthworks and building foundations have been carried out in accordance with the conditions of consent no.s 1 to 15 above. The Completion Report shall include a "Professional Statement" covering the extent of work inspections, review of all references and assumptions made during the investigation, assessment of the results of earthwork/geotechnical testing and a summary professional conclusion on the compliance (with all 15 consent conditions stated above) of the development.

ARBORICULTURAL

(ARB1) Prior to works commencing, the applicant shall engage a suitably qualified and experienced Council approved works arborist to manage and coordinate all site works in the drip lines of protected vegetation. The applicant shall forward details of the works arborist to Council's Environmental Monitoring Advisor (ph 3010101 - please give a minimum of 48hours notice) at least 10 working days prior to the commencement of works.

(ARB2) Prior to works commencing, a suitable wash station shall be installed on site and shall remain in place for the duration of works. The wash

station shall contain suitable quantities of Trigene (or other suitable agent to be approved by Council in advance), and any cleaning equipment which may be required to ensure that all equipment be suitably cleaned both prior to and after works taking place.

(ARB3) All equipment which is to be used as part of this project, including but not limited to, excavator buckets and tracks, shovels, picks, wheel barrows, any other ground penetrating tools or equipment, and footwear shall be thoroughly cleaned and all loose soil material removed prior to arrival on site. All equipment and footwear shall be cleaned with Trigene (or other suitable agent) to the satisfaction of the works arborist prior to works commencing, and again when works are complete. This will need to include any drilling apparatus and augurs.

(ARB4) Any soil material which is required to be removed from within 30 metres of a New Zealand kauri shall either remain on site, or otherwise be transported to a landfill site (not transfer station) and buried within the ground as a controlled bury. Where the material is to be loaded onto the back of an open top vehicle, the material shall be covered with a tarpaulin (or similar) to prevent the soil from leaving the vehicle whilst it is in motion, and the tarpaulin should be buried with the soil material at the same time. After the material has been emptied from the truck, the areas of the truck which were previously exposed to the soil material shall be washed with Trigene (or other suitable agent) in the same manner as Condition ARB3.

(ARB5) Prior to any works commencing on site the consent holder shall arrange for a pre-commencement meeting to be held between the consent holder, the site supervisor, the nominated works arborist and Council's Environmental Monitoring Advisor (ph: 301 0101 - please give a minimum of 48 hours' notice). At the pre-commencement meeting the site supervisor will confirm with Council's officer the following:

- The vegetation to be removed will be clearly identified and agreed upon.
- The proposed methodology and timing of the works to be undertaken.
- The location of site access and stockpiling/storage of equipment.
- The location of protective fencing and root protection areas.
- Biosecurity/hygiene requirements.

The consent holder shall minute this meeting and a copy of these minutes shall be forwarded to Council's environmental monitoring advisor within 5 working days' of the meeting.

This should be carried out in conjunction with Condition DE3 (Earthworks Pre-Start Meeting).

(ARB6) Except as provided for by this consent, no works on or within the root zone of vegetation, or the removal of vegetation which is protected by Council's tree protection rules, contained in the Waitakere District Plan or Proposed Auckland Unitary Plan, shall proceed without further resource consent/s.

- (ARB7) All kahili ginger within 30 metres of the existing timber retaining wall shall be brought under control. The method of control shall involve manual removal and careful treatment with a suitable herbicide. The control of the pest species shall be undertaken in accordance with the Auckland Regional Council Pest Management Strategy (ARPMS).

Note, this document is available online at:

http://www.arc.govt.nz/environment/biosecurity/search-for-regional-plants_home.cfm.

Where there is any confusion as to how to control the pest species, the consent holder is to contact Council's environmental monitoring officer.

- (ARB8) A protective fence of robust construction shall be erected around all vegetated areas of the site where works are not required to take place. In relation to the kauri on the northern boundary (tree 1 in the accompanying arborist assessment), the location of the fence shall be no closer to the tree than 5 metres. All protective fencing shall be erected to the satisfaction of Council's Environmental Monitoring Advisor prior to works commencing.
- (ARB9) No tools, vehicles or machinery are to be allowed to enter the area enclosed by the protected fence. Nothing is to be stored, emptied or disposed of in the area enclosed by the protective fence unless otherwise authorised to do so by Council's environmental monitoring officer.
- (ARB10) If at any time it becomes necessary to move the protective fence, then the area previously enclosed by the protective fence shall be regarded in the same manner as if the protective fence were still in place.
- (ARB11) If for any reason it becomes necessary to store, manoeuvre or temporarily place any vehicle, equipment or machinery within the permeable area of the root zone of protected vegetation, then those vehicles, machinery or pieces of equipment shall be supported on a temporary load bearing hard surface such as "Trak Mats", ply wood or similar.
- (ARB12) If machinery/vehicles are to be operated or stored within the root zone area on an existing or temporary load bearing surface, then the machinery/vehicle shall not cause any detrimental effect to the tree(s) through compaction, physical damage, spillage of lubricants and fuels or discharge of waste emissions.
- (ARB13) All excavations which are to take place in or around the root zone of any of the trees shall be done so in conjunction with the works arborist. The first 600mm of the excavation shall be dug by hand and at the discretion of the works arborist, may proceed with light machinery.
- (ARB14) All excavations to lay site drainage and construct the outfall structure shall be undertaken by hand only. The alignment of the site drainage along the northern boundary should follow the existing eastern

building/retaining wall edge and not pass perpendicular to the large kauri on the northern boundary until it is at least 5 metres away from the tree.

- (ARB15) The final location of the rip rap outfall structure shall be determined on site in conjunction with the works arborist. The excavation for the outfall structure shall be no closer to the base of the kauri on the southern boundary than half its height and no closer than 1 metre outside of the drip line of the large puriri on the eastern slope.
- (ARB16) Any roots which are encountered during any part of the process are to be retained where possible. Every effort shall be made to retain all roots 35mm in diameter or greater. The severance of any root less than 35mm shall be done so at the discretion of the works arborist. Where roots are to be severed, they shall be cut cleanly by the works arborist with a sharp hand saw or loppers, and the area around the root shall be backfilled with the original material.
- (ARB17) When a root greater than 35mm in diameter is impeding the construction and all other alternatives to work around the root have been exhausted, the supervising works arborist shall contact Council's environmental monitoring officer and await approval prior to severing the root.
- (ARB18) Where roots to be retained are encountered and there is need for these roots to remain exposed in order that works are not impeded, then those roots shall be covered with a suitable protective material (such as moist Hessian, or a wool mulch) in order to protect them from desiccation and/or mechanical damage, until such a time as the area around the root can be back filled with the original material. The wrapping or covering of any roots shall be undertaken by the works arborist.
- (ARB19) Where concrete is to be poured into excavations containing exposed roots, then all exposed roots shall first be covered in a layer of geotextile fabric to prevent the concrete from contacting the exposed root.
- (ARB20) If during the works, it becomes necessary to pour concrete and/or lay asphalt directly over exposed roots (for example during reinstatement, or footpath construction), then all exposed roots shall first be covered with a layer of fine sand not less than 75mm thick and a layer geotextile fabric shall be placed over the roots prior to pouring the concrete/asphalt.
- (ARB21) The consent holder is to furnish Council with a series of progress reports inclusive of photographs on a monthly basis. The progress reports shall include (but not be limited to) details on the various activities which have been undertaken around each of the trees, progress on the general site development, the numbers and sizes of any roots which have been pruned and confirmation that the hygiene provisions are being adhered to.
- (ARB22) Upon the completion of the project, the consent holder is to provide evidence to Council in the form a memo inclusive of photographs that all the conditions have been met.

- (ARB23) A copy of these conditions shall be kept on site throughout the duration of the works on site.

LANDSCAPING (EARTHWORKS)

- (LAN1) At the final stage of earthworks all earthworks areas and any areas disturbed during the works shall be manually graded (raked) to meld with adjacent hard surfaces, retaining walls or undisturbed ground and shall be stabilised against erosion with grass seed sown or "readilawn" laid down for any grass area and with a well rotted organic mulch (eg wood chips) to 40mm applied to any exposed area that would be planted.
- (LAN2) All excess excavated material (circa 273m³) shall be disposed of offsite at an approved disposal site (under the Biosecurity Act to prevent the potential spread of kauri die-back disease, PTA) removal of any material within 30m of a kauri tree must go to an approved landfill). Written evidence confirming this action shall be provided to the Team Leader, Compliance and Monitoring – West within 10 working days of the completion of the earthworks activity. Written evidence shall be in the form of a receipt, producer statement or similar. Note: Placement of the excavated material in the bush is not approved. (Refer www.kauridieback.co.nz)

LANDSCAPING (WEED MANAGEMENT)

- (LAN3) Weed management involving the removal of all environmentally damaging species (as listed in the Environmentally Damaging Plants Appendix to the Auckland Council District Plan (Waitakere Section)) shall be undertaken within the site. Weed management shall be carried out for the period of the consent, with an initial weed removal operation to occur prior to commencement of any earthworks on the site and shall occur at six monthly intervals thereafter.

Advice Note:

It is recommended environmentally damaging species in the road frontage be removed also.

Environmentally damaging species present at the site as at 20 August 2014 include the following: *Hedera canariensis*, (Algerian ivy), *Hedera helix*, (ivy), *Agapanthus orientalis*, (agapanthus), *Jasminum polyanthum*, (jasmine), *Cotoneaster harrovianus*, (cotoneaster), *Hedychium gardnerianum*, (Kahili ginger).

All weed control operations shall be undertaken in accordance with the Agrichemical Users' Code of Practice, NZS 8409 2004: The Management of Agrichemicals and any amendments to this document.

- Clearance of weeds shall be undertaken in a way that minimises damage to protected vegetation (vegetation that is protected under the Auckland Council District Plan (Waitakere Section) that is to be retained. (Manual methods are recommended).
- Where chemical means of weed control are employed appropriate care shall be taken to ensure non target vegetation (i.e. (protected) native vegetation to be retained) is not adversely affected. Chemical Sprays should not be used over water bodies. No

herbicide, except glyphosate, should be used if there is any chance of it getting into a waterbody. Cut and paint is a lower risk method to use near water. Where practicable, manual methods shall be used.

- Cut weed material shall be disposed of in a manner that does not lead to further weed spread

LANDSCAPING (RE-VEGETATION)

(LAN4) Within the first planting season (April – 7th September), following completion of earthworks, native re-vegetation planting shall be carried out in all clear areas 1.5m² or greater as a result of weed management and in those areas shown on the Planting Plan for planting. However, planting within the Protected Natural Area part of the site shall not be as per the planting plan provided, and instead shall be as per the following requirements, to the satisfaction of Council's Environmental Monitoring Advisor (EMA), Resource Consents:

- use a range of native species naturally occurring in the local ecosystem selected from the following list or from the lists for ecosystem four, warm lowlands ecosystem, of the former Waitakere City Council's re-vegetation manual, "Native to the west, a guide for planting and restoring the nature of Waitakere City" attached as appendix to this consent.
- As far as possible plants shall be eco-sourced and typical (non-variegated) examples of the species: *Alseuosmia macrophylla*, *macrophylla*, (toropapa), *Coprosma lucida*, (shining karamu), *Leionema nudum*, (mairehau), *Pomaderris kumeraho*, (kumerahou), *Geniostoma rupestre*, (hangehange), *Macropiper excelsum*, (kawakawa), *Leucopogon fasciculatus*, (mingimingi), *Corokia buddleioides*, (korokio), *Corokia buddleioides*, *Dracophyllum sinclairii*, (spiderwood), *Cordyline banksii*, (forest cabbage tree), *Hedycarya arborea*, (pigeonwood), *Myrsine australis*, (mapou), *Meliccytus ramiflorus*, (mahoe), *Rhopalostylis sapida*, (nikau), *Phormium cookianum*, (Mountain flax), *Astelia solandri*, *A trinervia*, (kauri grass), *Phymatosorus pustulatum*, (hounds tongue fern), *Libertia grandiflora* (NZ iris), *Marattia salicina*, (king fern).

Advice Note:

*Objectives and policies for the Protected Natural Area and the Waitakere Ranges Heritage Area include to strengthen the health of the natural ecosystem. Use of exotic species and native species not local to the area is inappropriate and discouraged. Many of the plants proposed for planting on the Planting Plan submitted are exotic (eg *Acacia limelight*, *Citrus*, *Lomandra little con*) or native species not naturally occurring in the local ecosystem, eg (*Astelia chathamica* "silver Spear", *Muehlenbeckia astonii*) and are therefore inappropriate. It is assumed *Rhopalostylis sapida*, *nikau* is intended and not Indian hawthorne, *Raphiolepis* included on the list).*

Attached with this document is a list of species recommended for re-vegetation planting.

- planted at Pb5 minimum grade and 1.2m spacing relative to other existing plants or plants planted.

(LAN5) The plants and planting areas shall be kept free of weeds. If deemed necessary by the EMA any losses shall be replaced the following planting season, all to the satisfaction of the Environmental Monitoring Advisor.

Advice Note:

In addition to inappropriate species choice as per Advice Note above, the Planting Plan provided shows planting in the road berm fronting the site. Any planting in this area would require approval by Auckland Transport and cannot be considered as mitigation planting or be required planting associated with this consent. However, the applicant is responsible for maintenance of the frontage road berm, weed removal is desirable in this area and this is likely to facilitate natural regeneration of native species into this area which is encouraged.

LANDSCAPING (CLADDING MATERIALS - COLOUR SCHEME)

Advice Note:

In the Bush Living Environment and Waitakere Ranges Heritage Area, development should be subservient to and harmonious with the natural environment. In this regard it is desirable to have external cladding materials fit discretely with the earth and the bush setting. Use of white and highly reflective cladding colours is inappropriate and is discouraged. Resene Paints have prepared a colour palette for use in bush sites for the Hauraki Gulf Island that applies equally to other New Zealand bush sites. It is desirable any painting of the external cladding material for the proposed additions (and existing dwelling) use colours selected from this Resene palette:

http://www.resene.co.nz/homeown/use_colr/Hauraki_Gulf.htm

Delegated decision maker:

Name:

Sonia Bury

Title:

Team Leader, Resource Consents

Signed:

[Signature]

Date:

6 October 2014

WAITAKERE CITY COUNCIL

'AS BUILT' DRAINAGE PLAN

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

Owner's Name: MRS SETFORD

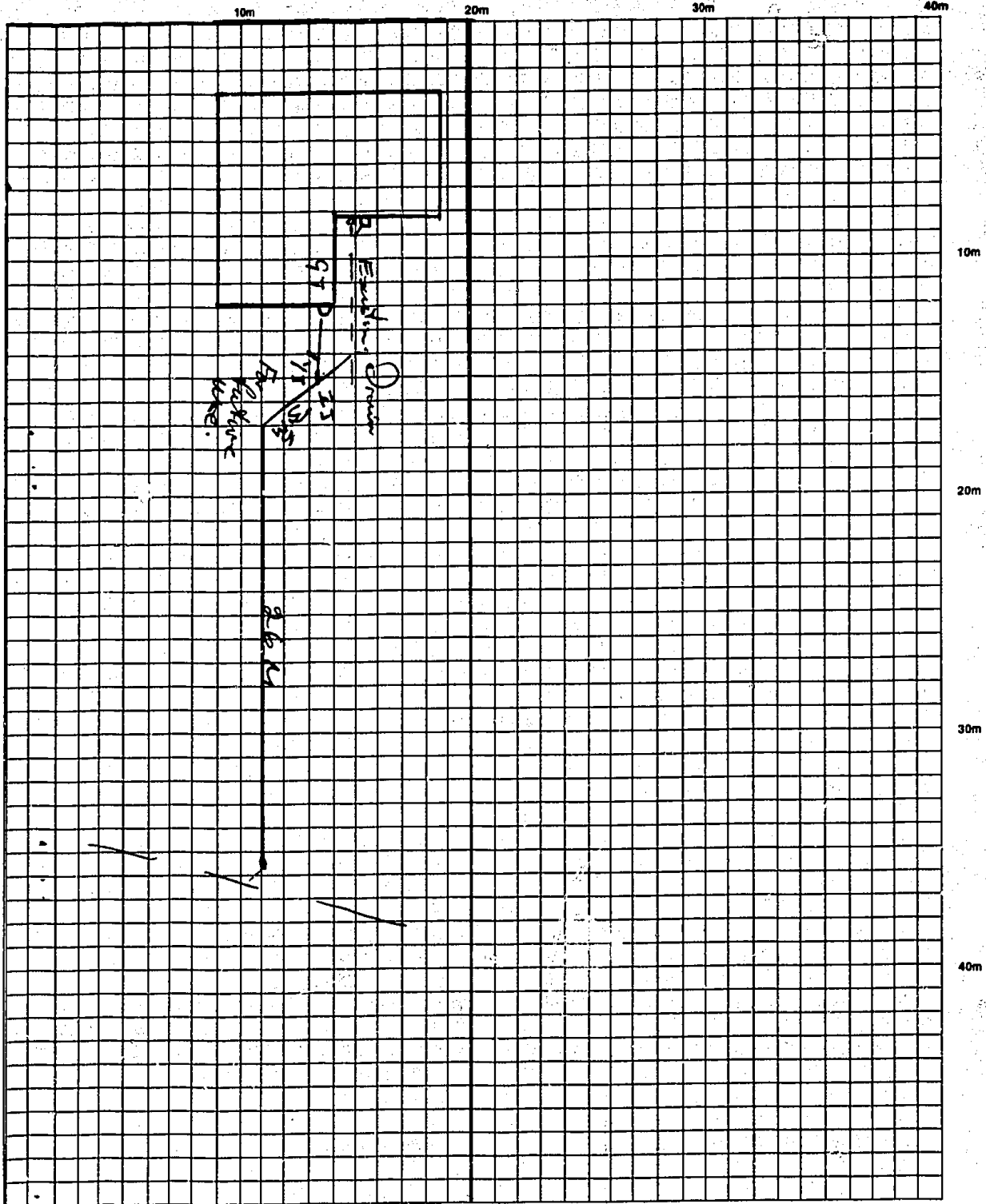
The scale of the 'As Built' Plan is to be 1:200. Please indicate on the 'As Built' plan if any other scale is used. Please refer to additional notes overleaf.

Address of Property: (No.) 58 (Street) KAURI ST. RD

Lot D.P.

Drainlayer's Name: Gary Plumpton

ROAD BOUNDARY



For Office Use Only:—

Drainage Permit No.

Date Inspected 5.6.91 Inspector G. Hawley

Building Permit No.

SEA ↑

ABA-2013-2115

58 KAWAI RD
POINT

LANGHORN

DRAIN LAYER: MARK WILSON
14030 SEPT/OCT 2015

Gen

DISPERSAL
T. (OVER-
GROUND)

12.6

SEWER
MAIN
(ASSUMED)

2.0

EXIST.
SS

IT
DP
DRG

CP

NEW
ADDITION

DP

(EXIST.)
HOUSE

CP

BDY

DRIVEWAY

DP

DP

BDY

BDY

ROAD

