

A Team First National Ltd  
322 Remuera Road  
Remuera  
AUCKLAND 1050



<b>Applicant</b>	A Team First National Ltd
<b>LIM address</b>	19 Titch Place Glen Eden
<b>Application number</b>	8270240407
<b>Customer Reference</b>	
<b>Date issued</b>	3-Aug-2020
<b>Legal Description</b>	LOT 32 DP 389289
<b>Certificates of title</b>	357075

## STATEMENT OF PASSING OVER INFORMATION:

This information has been supplied to us by a third party. Accordingly, the Vendor and A Team First National Ltd, is merely passing over the information as supplied to us by others. While we have passed on the information supplied to us by a third party, we have not checked, audited or reviewed any of the records or documents, and therefore to the maximum extent permitted by law, neither the Vendor nor A Team First National Ltd. OR any salespersons or employees accept any responsibility for the accuracy of the materials. Intending purchasers must conduct their own investigations.

### 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: Low wind speed of 32 m/s

The wind zones are based on wind speed data specific to all building sites as outlined in NZS 3604:2011. Other factors such as topographic classes, site exposure and ground roughness determine the actual wind bracing demands and bracing elements required for the building. For further information refer to NZS 3604:2011 Section 5 — Bracing Design

### Soil Issues

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

Effective Date	Description	Details
19/06/2008	Geotechnical report required	a.,,The Owner shall not carry out any development nor place, erect, construct or permit to remain any buildings on any part of the land unless the foundations of all buildings have been the subject of specific design by a registered engineer who is familiar with the content of the Geotechnical Completion Report prepared by Babbage Consultants Reference 42608/GE and dated October 2007 (held in Council's records under RMA20061078 ) (hereinafter referred to as "the said Geotechnical Completion Reports) b.,,All earthworks, development and construction on any part of the land shall be carried out in accordance with: (i),,The report referred to herein where applicable; and (ii),,All specific design requirements referred to herein where applicable; and ,(iii),,To the entire satisfaction of the Auckland City Council.

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

### Flooding

This statement entitled "Flooding" appears on all LIMs.

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

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

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

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

## Exposure Zones

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

This property is classified as: Unknown or Unassessed Corrosion Zone

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

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

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

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

### 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:**

12341537545

<b>Rates levied for the Year 2020/2021 :</b>	<b>\$2,206.30</b>
<b>Total rates to clear for the current year (including any arrears and postponed rates):</b>	<b>\$2,263.82</b>

The rates figures are provided as at 8 a.m. 03/08/2020. It is strongly advised these are not used for settlement purposes.


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## Retrofit Your Home Programme

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

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

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

 retrofit@aucklandcouncil.govt.nz

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

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

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

## Financial / development contributions

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

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

## Resource Management

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### Planning

19 Titch Place Glen Eden

Application No.	Description	Decision	Decision Date
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Application No.	Description	Decision	Decision Date
LUC-2006-1077	Tree Consent To construct 77 residential units and subdivide into 61 lots (under RMA-2006-1078) with net areas ranging from 263m <sup>2</sup> to 840m <sup>2</sup> requiring Land Use Consent for; medium density housing, shared driveway, earthworks, vegetation alteration, impermeable surfaces and building within the Riparian Margin, height in relation to boundary, and development on a flood sensitive site.	Granted	30/10/2006

### Subdivisions

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

### Engineering Approvals

19 Titch Place Glen Eden

Application No.	Description	Decision	Decision Date
SUB-2006-1078	Engineering Compliance To construct 77 residential units and subdivide into 61 lots (under RMA-2006-1078) with net areas ranging from 263m <sup>2</sup> to 840m <sup>2</sup> requiring Land Use Consent for; medium density housing, shared driveway, earthworks, vegetation alteration, impermeable surfaces and building within the Riparian Margin, height in relation to boundary, and development on a flood sensitive site. NOTE: Combo refer RMA 20061077 for LUC	Approved	25/01/2007

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

19 Titch Place Glen Eden

Application No.	Description	Issue Date	Status
COM-2009-1374	New five bedroom dwelling with attached (internal access) garage (Cat. 2).	23/10/2009	CCC Issued 16/04/2010 (See Note 2)

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

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

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

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

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

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

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

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

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

### **Licences**

There are NO current licences recorded

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

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

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

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

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

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

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

The AUP:OP can be viewed here:

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

The legacy regional and district plans can be viewed here:

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

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

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

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

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

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

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

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

### **Plan Changes and Notices of Requirement**

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

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

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

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

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

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Information on all current notices of requirement can be found on the modifications page here:  
<https://www.aucklandcouncil.govt.nz/unitaryplanmodifications>

Copies of the appeals to the Auckland Unitary Plan can be viewed online at:  
<https://www.aucklandcouncil.govt.nz/unitaryplanappeals>

## **Auckland Unitary Plan**

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

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

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

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

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

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

No information has been notified to Council.

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

Underground Services and District Plan maps are attached.

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

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



## Attachments

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

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

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

- As Built Drainage Plan : COM-2009-1374\_Drainage Plan
- Consent Conditions : LUC-2006-1077

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

### Address

19 Titch Place Glen Eden

### Legal Description

LOT 32 DP 389289

### Appeals

### Modifications

### Zones

Residential - Single House Zone

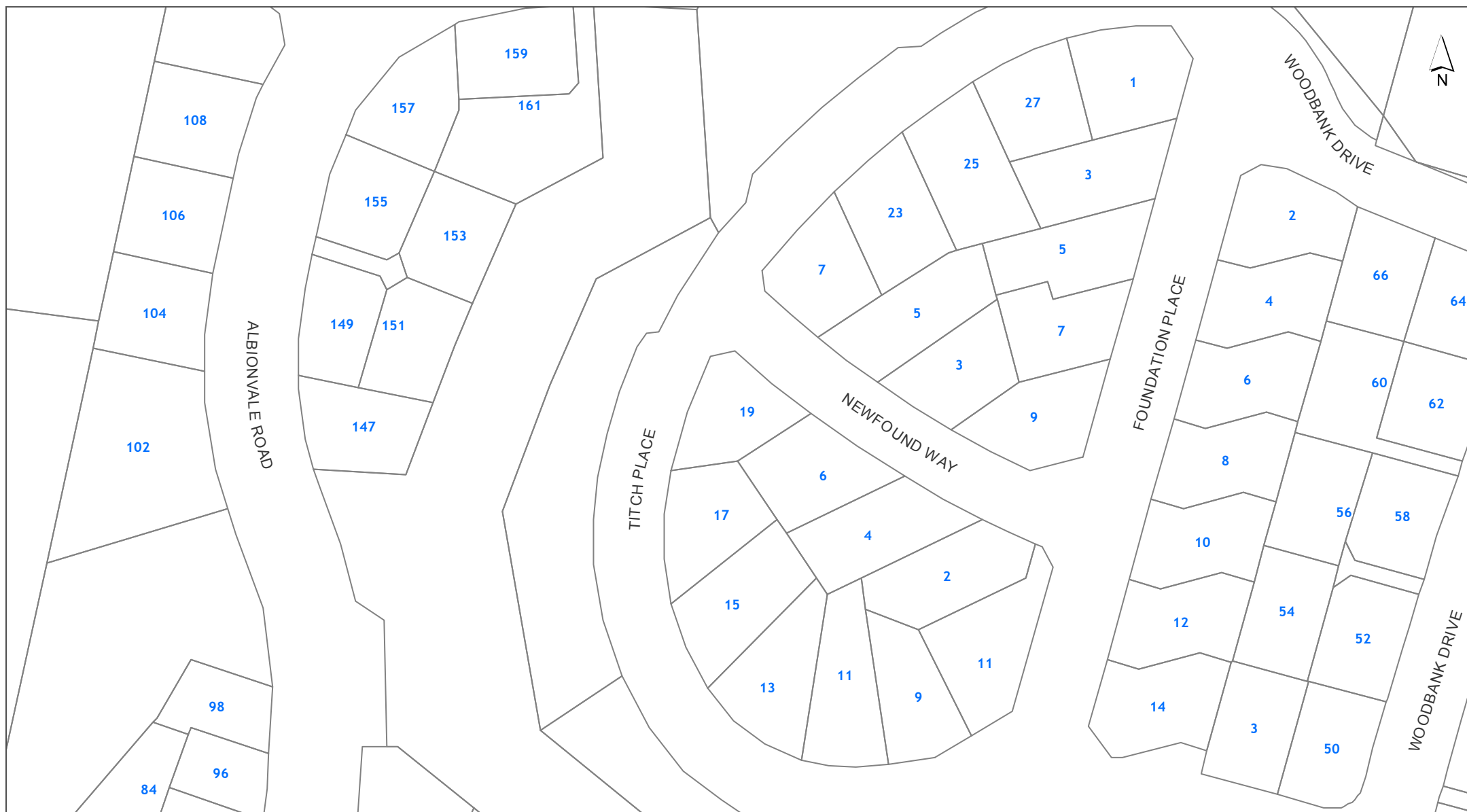
### Precinct

### Controls

Controls: Macroinvertebrate Community Index - Urban

### Overlays

### Designations

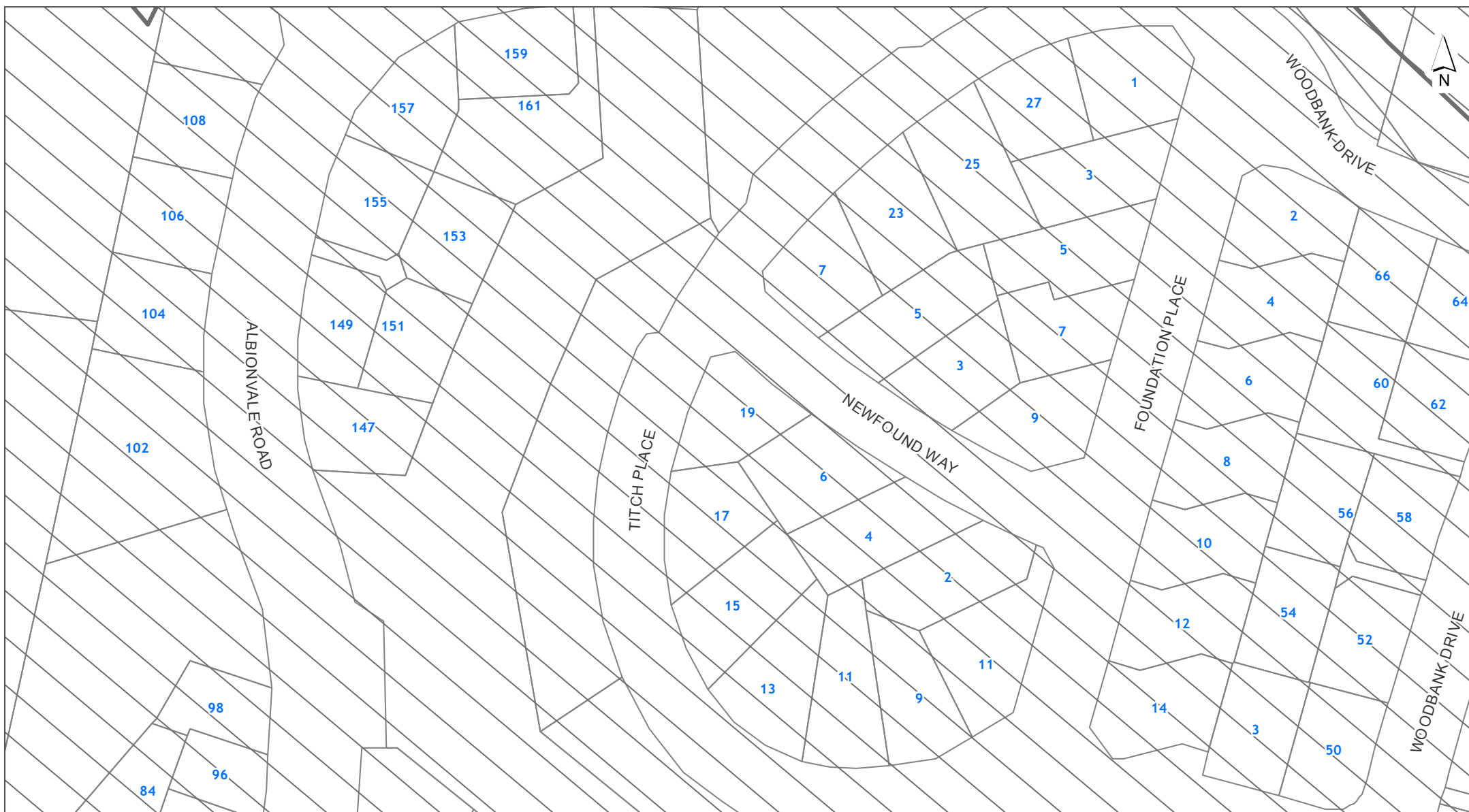
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**Built Environment****19 Titch Place Glen Eden****LOT 32 DP 389289**

Scale @ A4  
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**Controls**

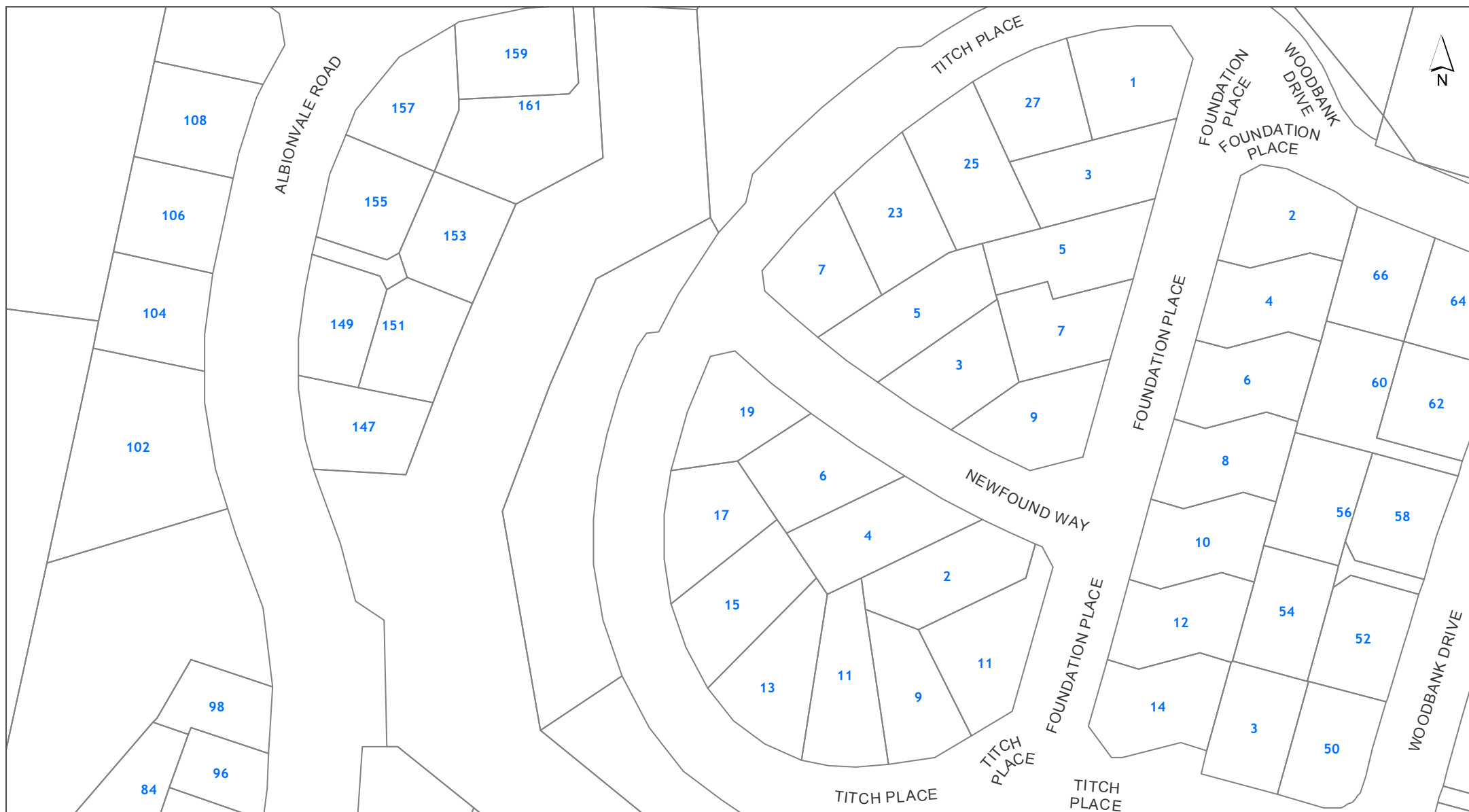
**19 Titch Place Glen Eden**

**LOT 32 DP 389289**

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Meters

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## Designations

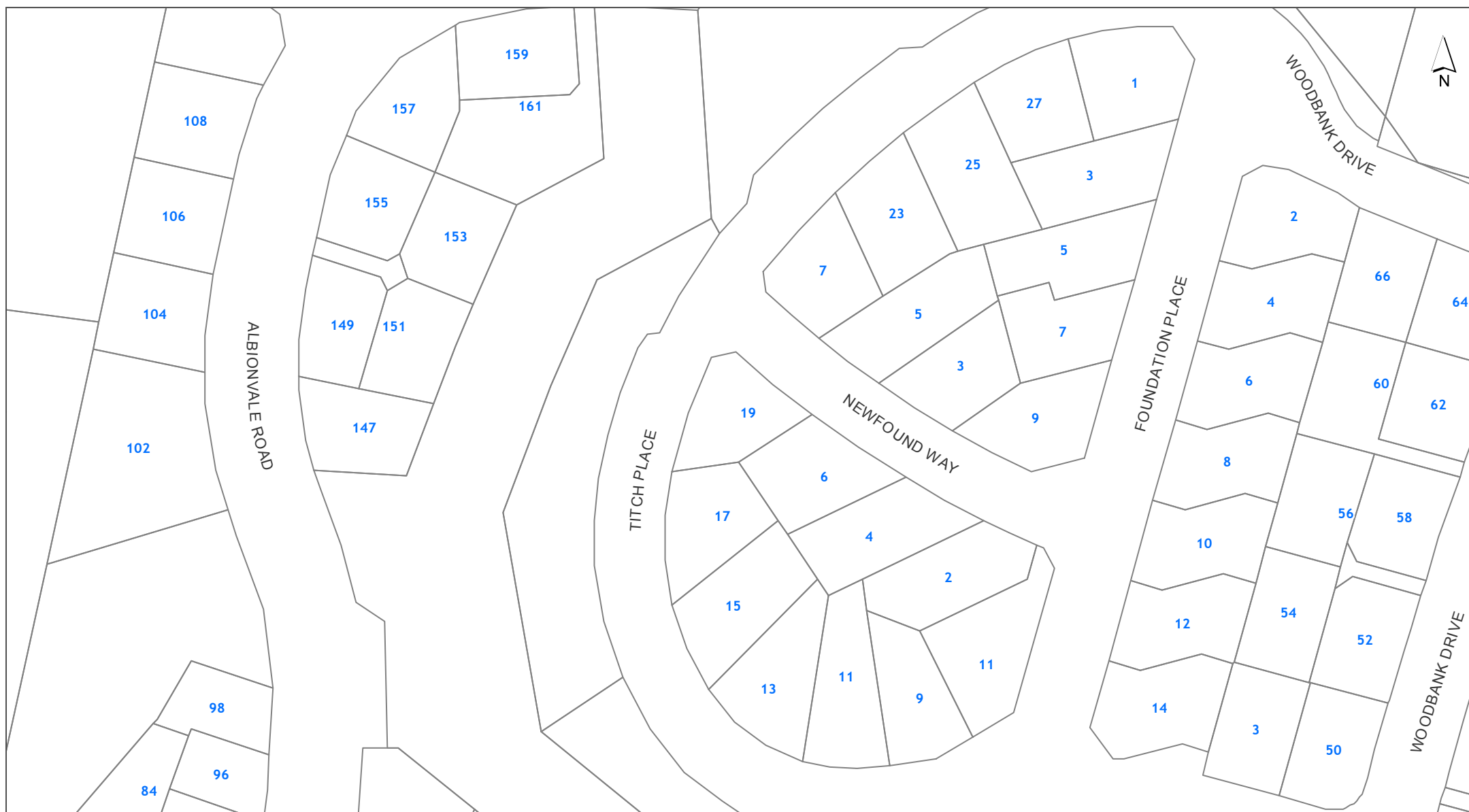
### 19 Titch Place Glen Eden

**LOT 32 DP 389289**



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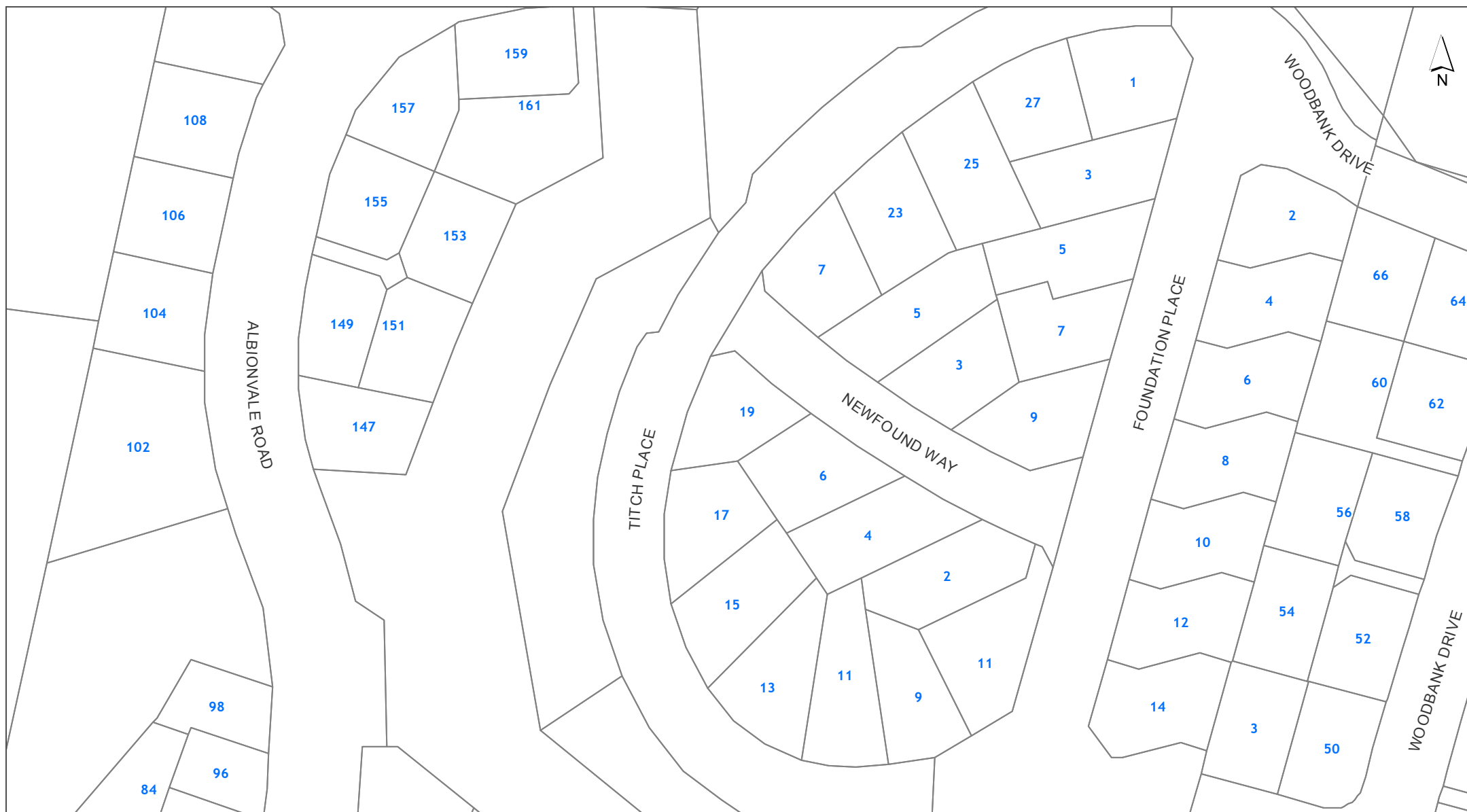
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**Historic Heritage and Special Character****19 Titch Place Glen Eden****LOT 32 DP 389289**

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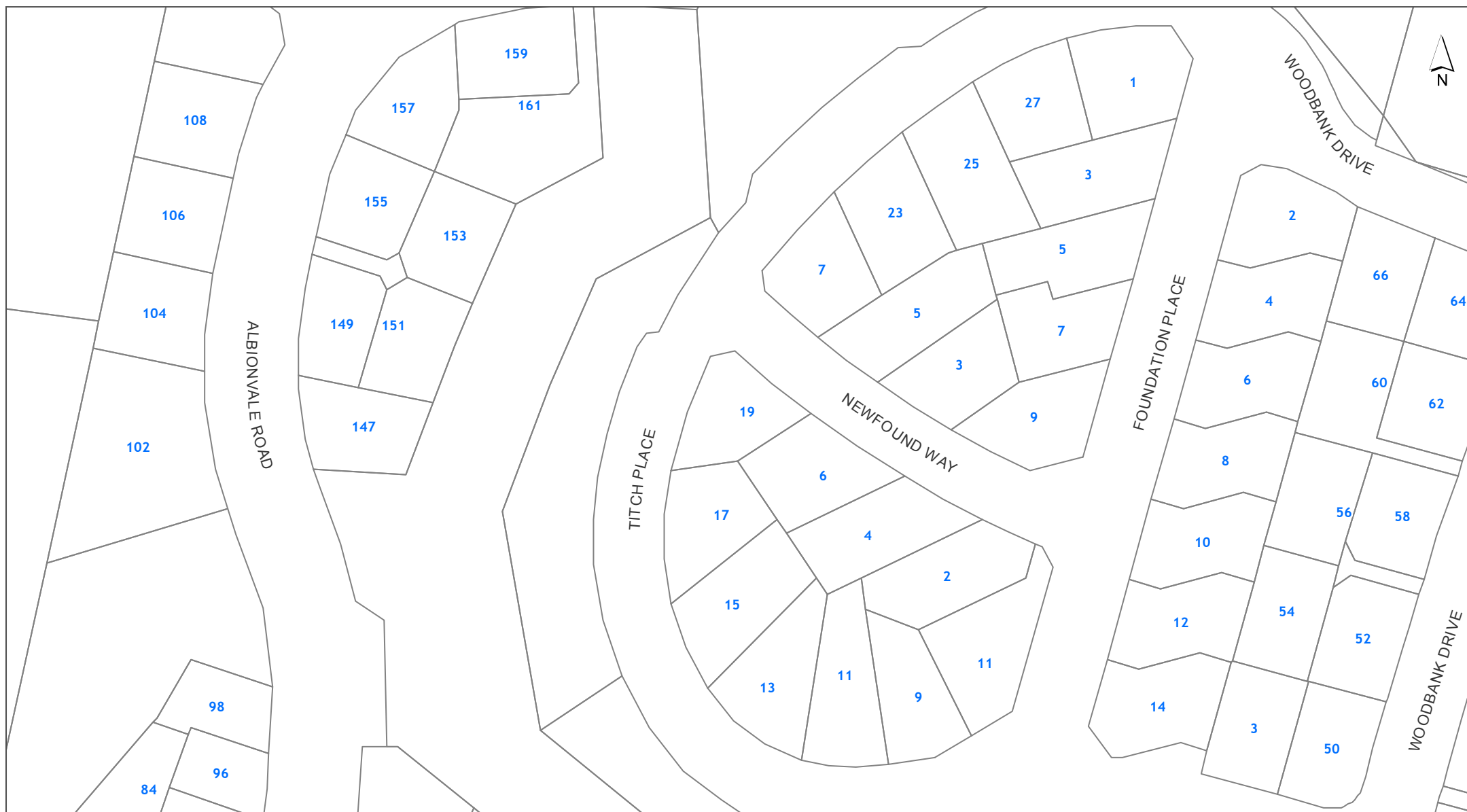
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**Infrastructure****19 Titch Place Glen Eden****LOT 32 DP 389289**

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Mana Whenua

19 Titch Place Glen Eden

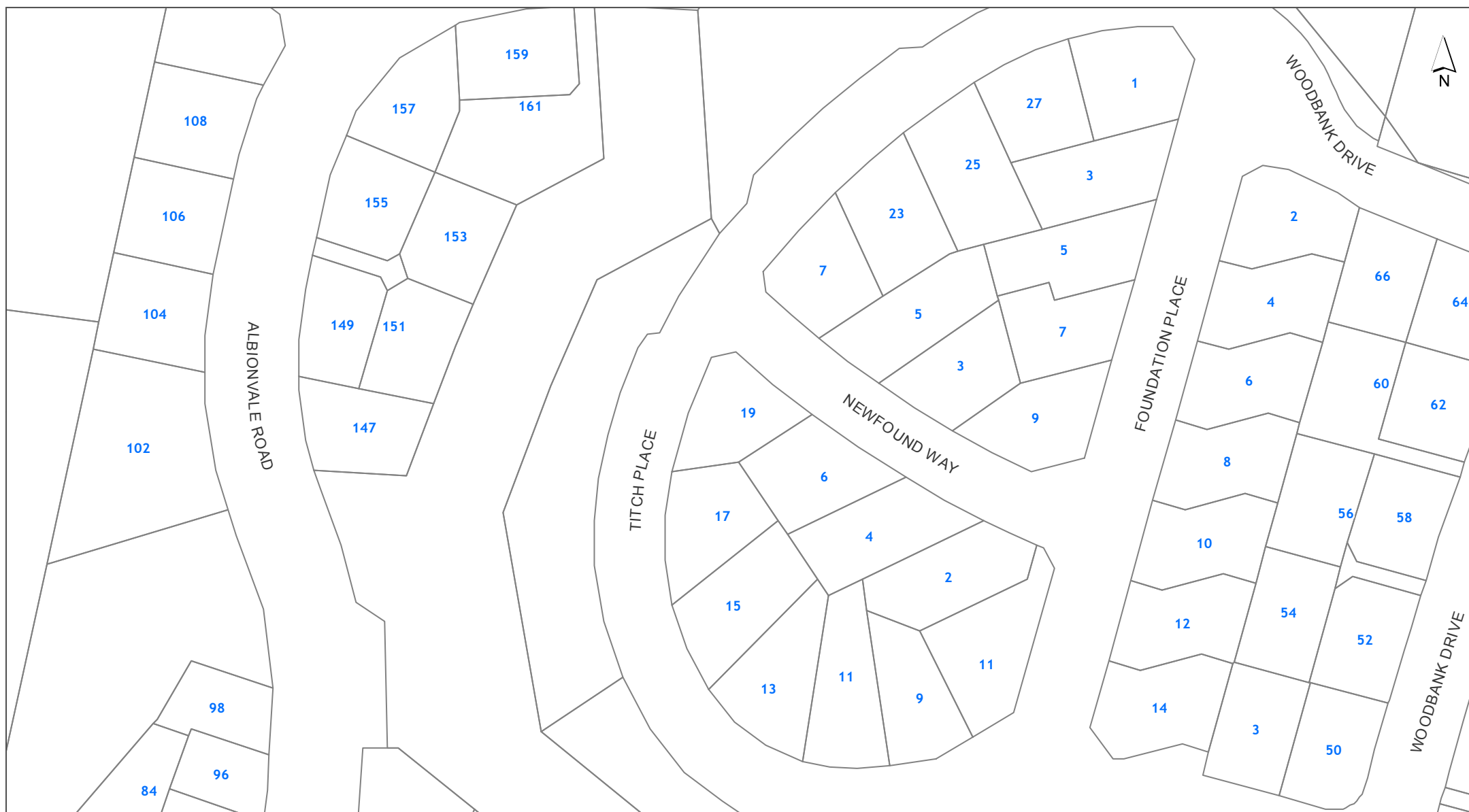
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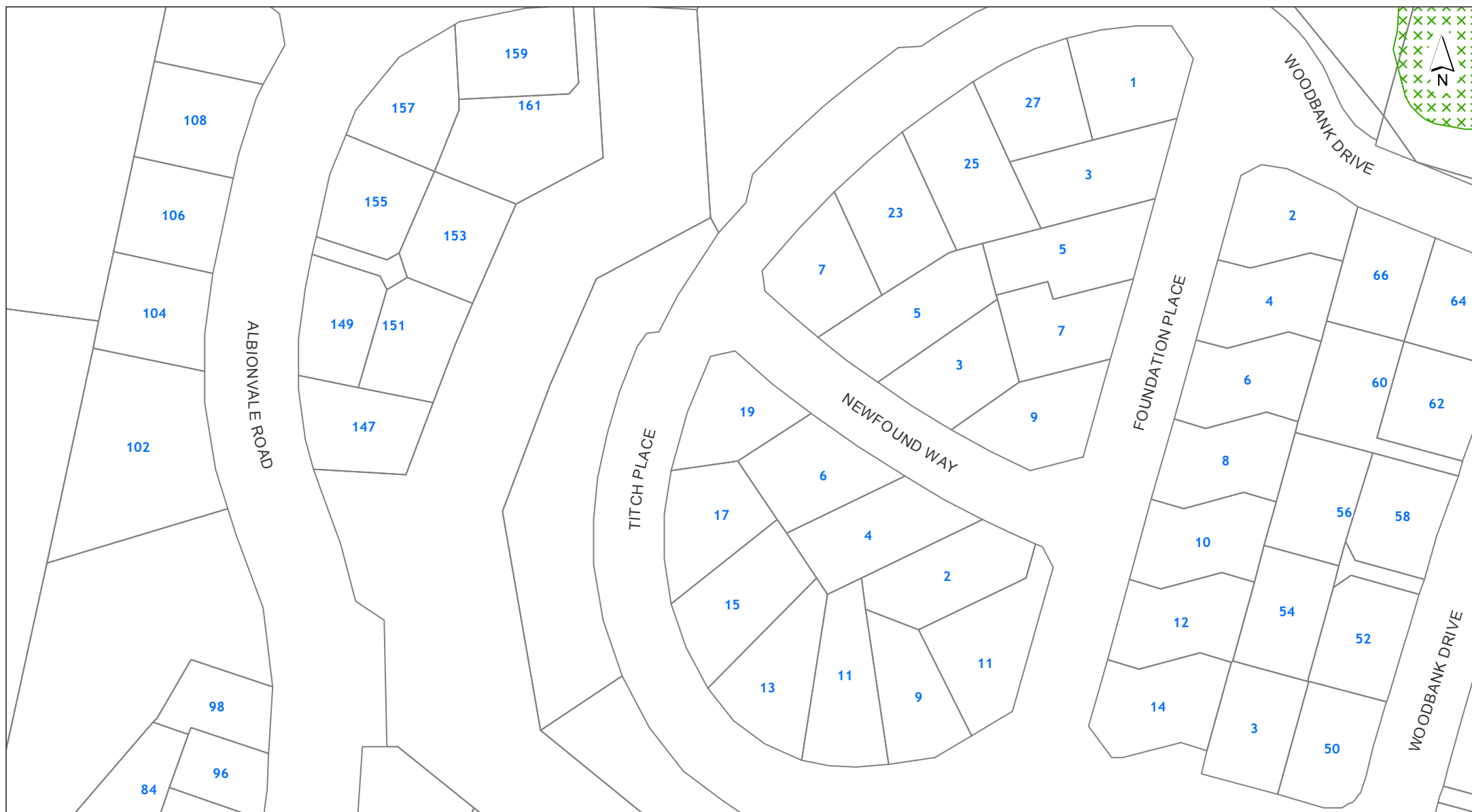
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**Natural Heritage****19 Titch Place Glen Eden****LOT 32 DP 389289**

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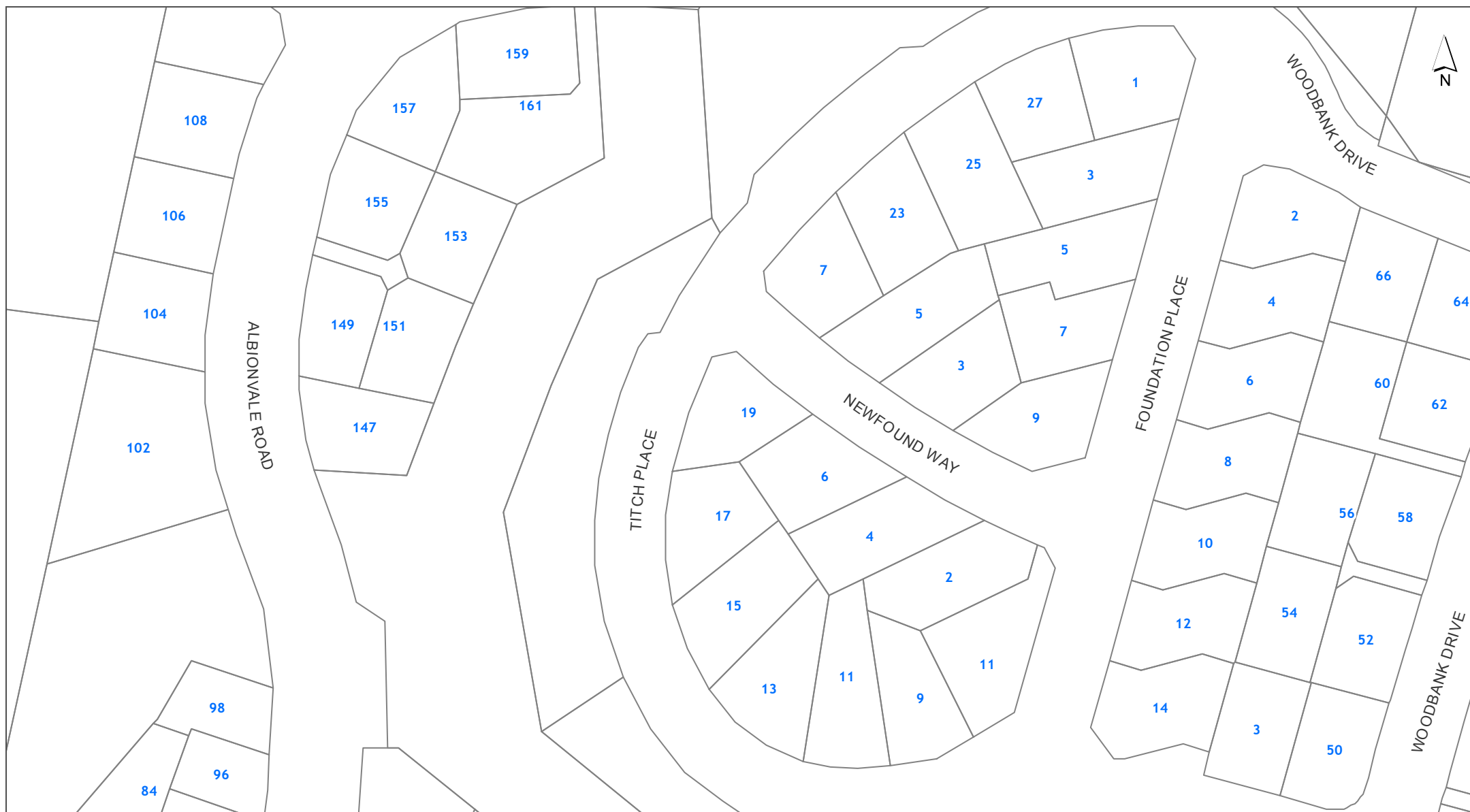
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**Natural Resources****19 Titch Place Glen Eden****LOT 32 DP 389289**

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3/08/2020

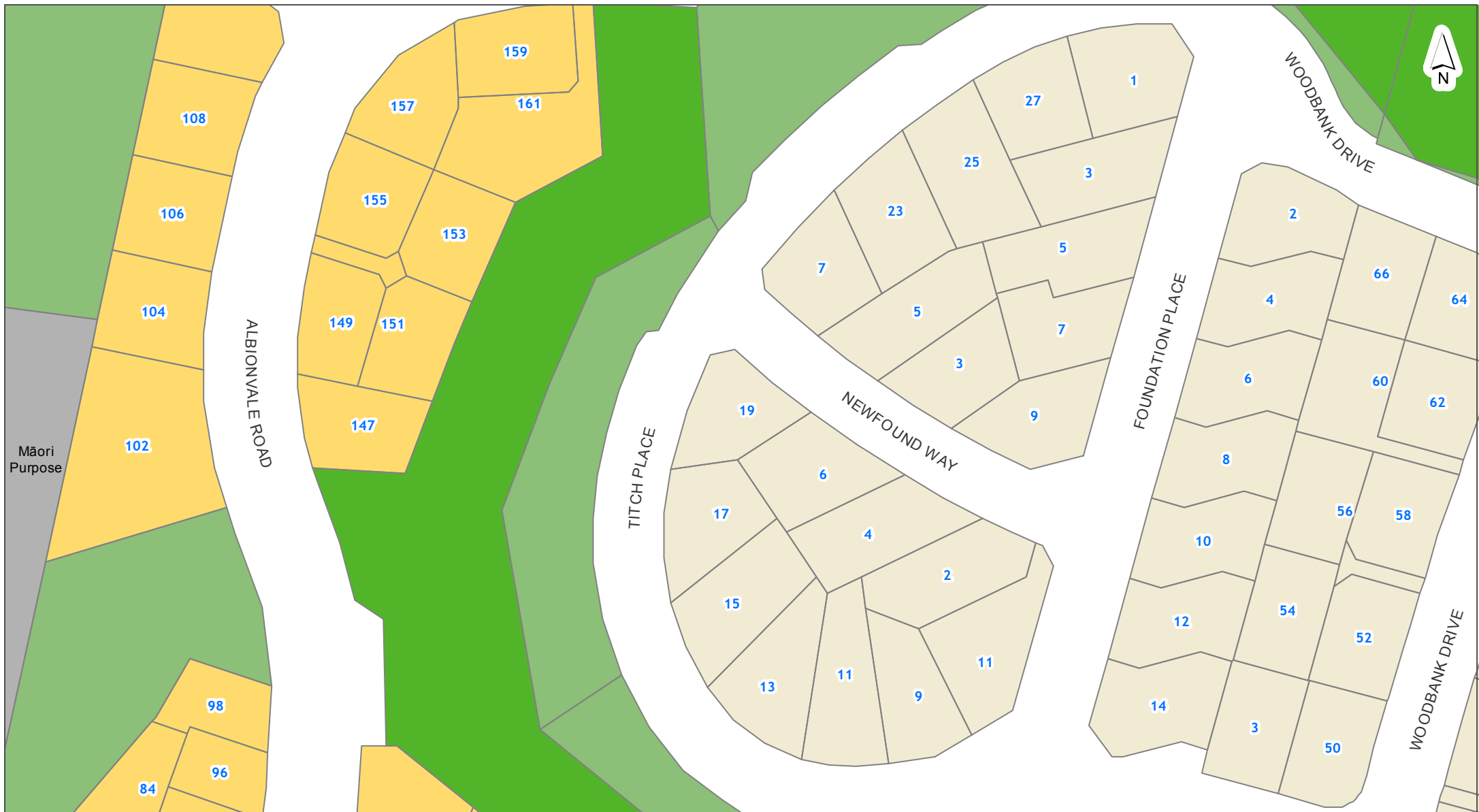
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**Precincts****19 Titch Place Glen Eden****LOT 32 DP 389289**

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#### Zones and Rural Urban Boundary

19 Titch Place Glen Eden

LOT 32 DP 389289



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Meters

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Date Printed:  
3/08/2020

## NOTATIONS

### Appeals

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

### Proposed Plan Modifications




-  Notice of Requirements
-  Plan Changes

### Tagging of Provisions:

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

## ZONING

### Residential

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








### Business

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



### Open space

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



### Rural

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

### Future Urban

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

### Infrastructure

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

### Coastal

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














Precincts

--- Rural Urban Boundary









--- Indicative Coastline [i]

## Overlays


### Natural Resources

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

### Infrastructure

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
















### Mana Whenua

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








### Built Environment

	Identified Growth Corridor Overlay
--	------------------------------------





















### Natural Heritage

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

### Historic Heritage & Special Character

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

## Controls

	Key Retail Frontage	} Building Frontage Control
	General Commercial Frontage	
	Adjacent to Level Crossings	} Vehicle Access Restriction Control
	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	
	Hazardous Facilities	} Emergency Management Area Control
	Infrastructure	
	Macroinvertebrate Community Index	
	Flow 1 [rp]	} Stormwater Management Area Control
	Flow 2 [rp]	
	Subdivision Variation Control	
	Surf Breaks [rcp]	
	Cable Protection Areas Control [rcp]	
	Coastal Inundation 1 per cent AEP Plus 1m Control	

## Designations

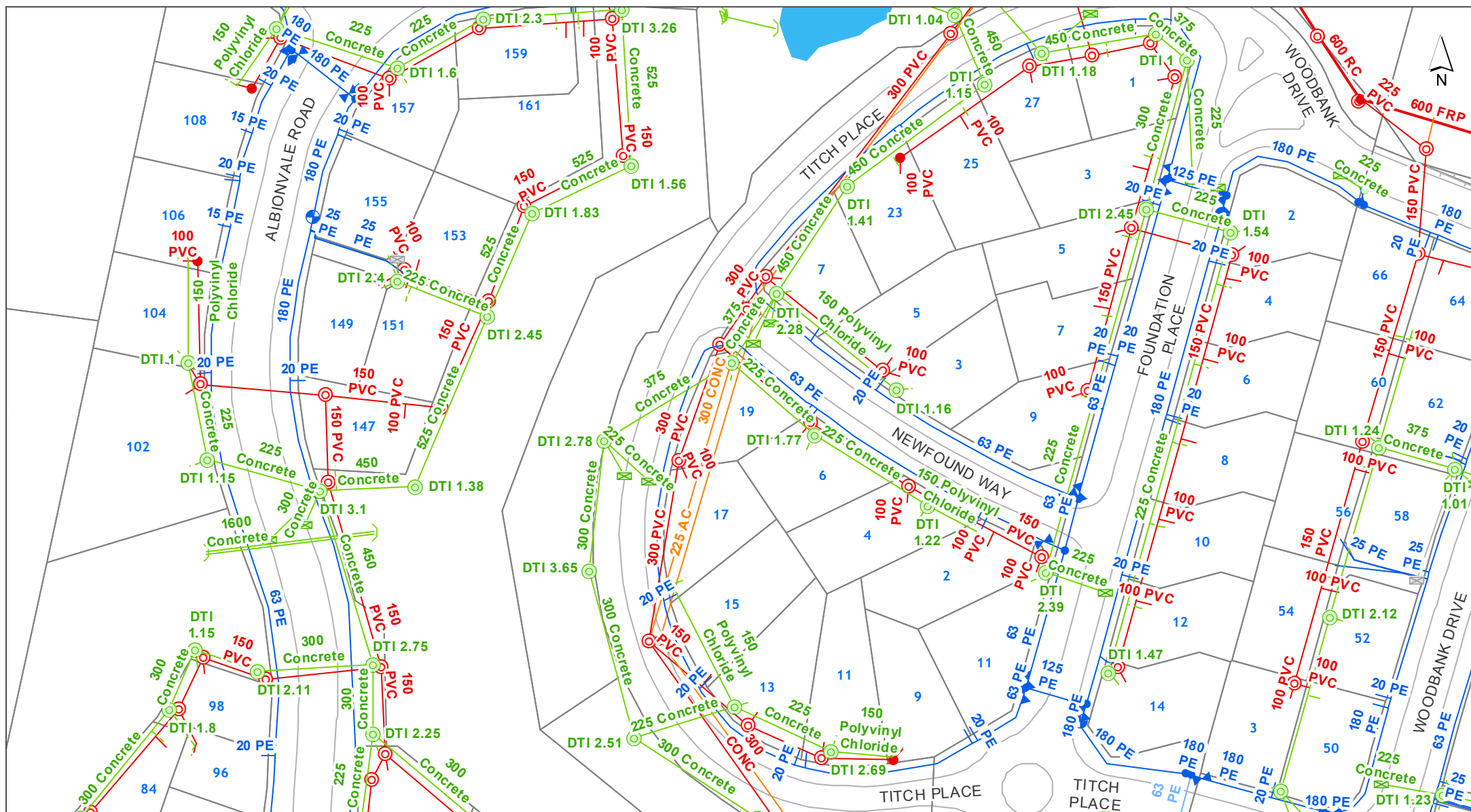


Designations



Airspace Restriction Designations



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**Underground Services**

19 Titch Place Glen Eden

LOT 32 DP 389289




























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




## Stormwater

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















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

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















## Water

	Valve
	Hydrant
	Fitting
	Other Watercare Point Asset
	Other Watercare Linear Asset
	Local Pipe (Bulk)
	Local Pipe (In Service)
	Local Pipe (Abandoned)
	Transmission Pipe (In Service)
	Transmission Pipe (Out of Service)
	Transmission Pipe (Proposed)
	Pump Station
	Reservoir
	Other Structure (Local)
	Chamber (Transmission)
	Water Source (Transmission)
	Other Watercare Structures and Areas

## Wastewater

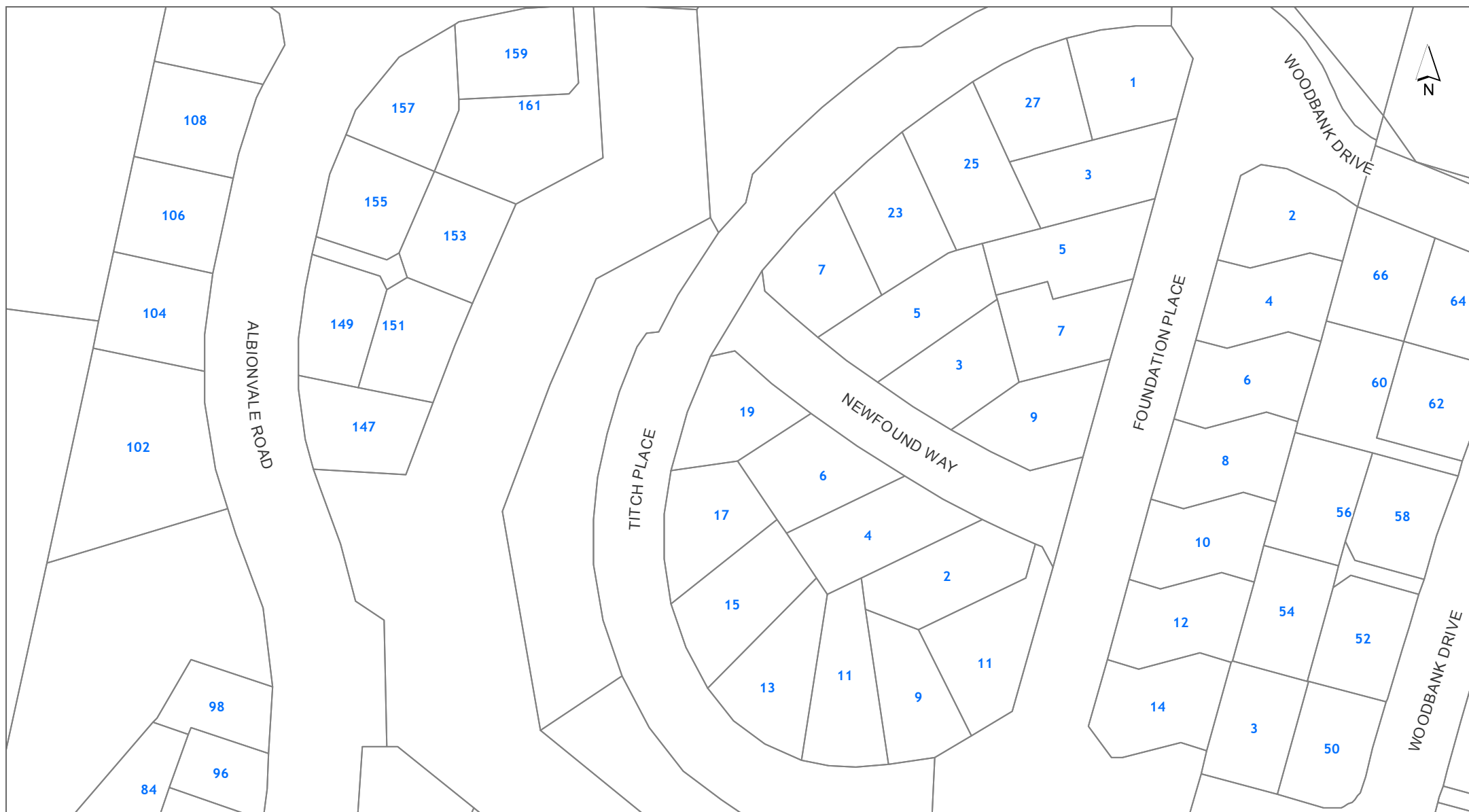
	Fitting
	Fitting (Non Watercare)
	Manhole
	Pipe (Non Watercare)
	Local Pipe (Main / Service Line)
	Local Pipe (Abandoned)
	Local Pipe (Future)
	Transmission Pipe (In Service)
	Transmission Pipe (Out Of Service)
	Transmission Pipe (Proposed)
	Chamber
	Structure (Non Watercare)
	Pump Station
	Wastewater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

## Utilities

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

Legend  
updated:  
15/08/2019



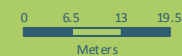
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**Hazards**

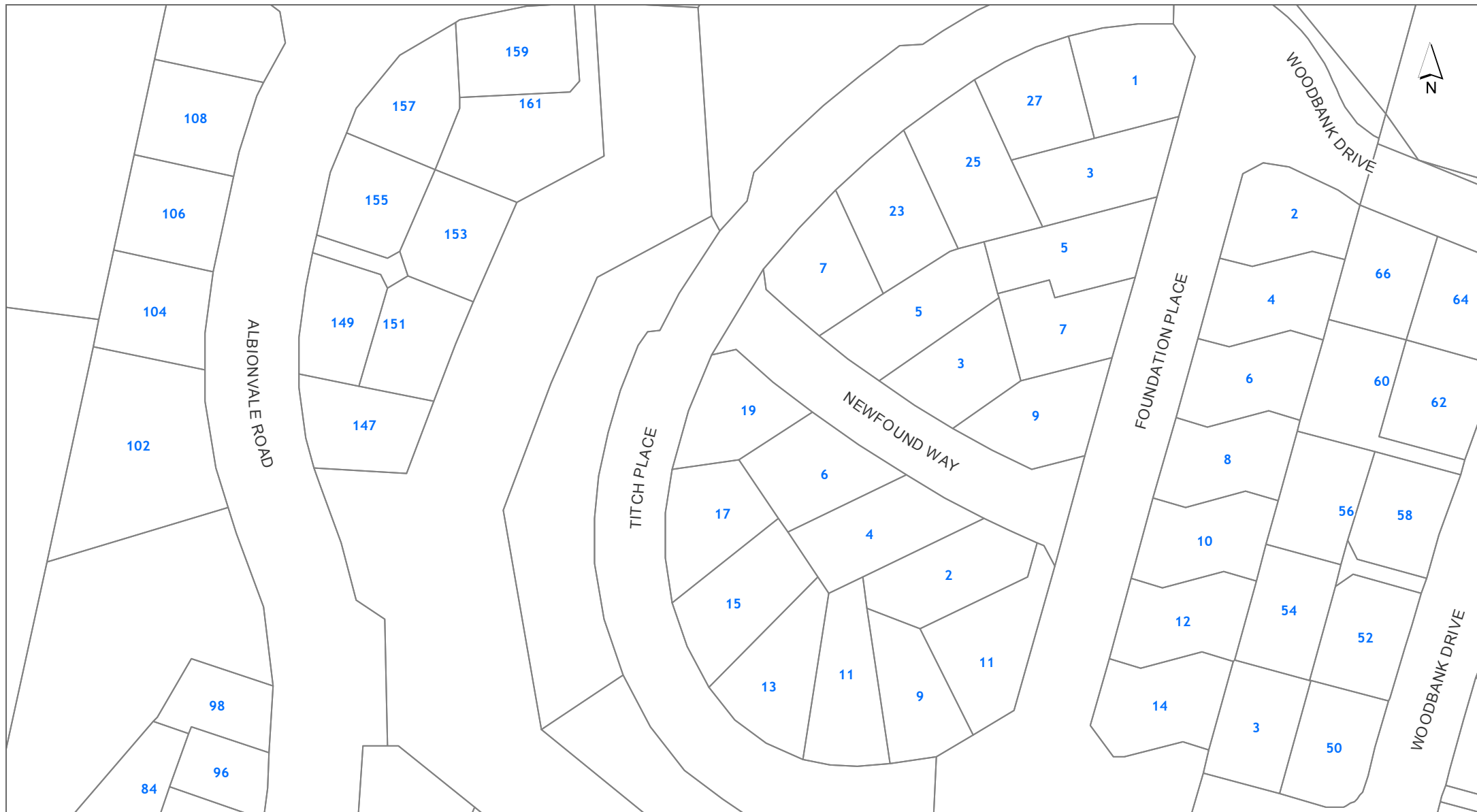
**19 Titch Place Glen Eden**

**LOT 32 DP 389289**

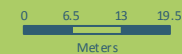


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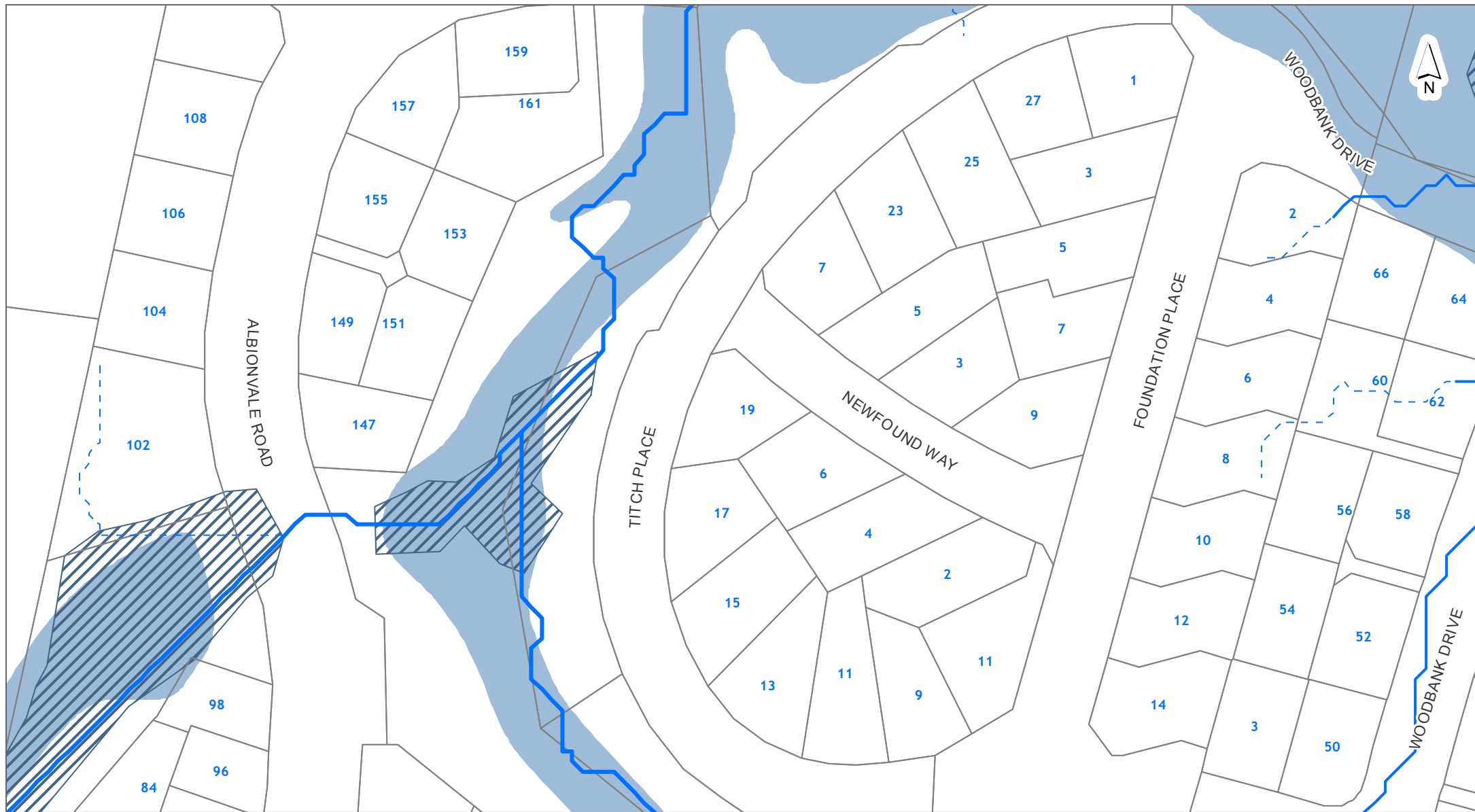
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**Natural Hazards - Coastal Inundation****19 Titch Place Glen Eden****LOT 32 DP 389289**

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**3/08/2020**

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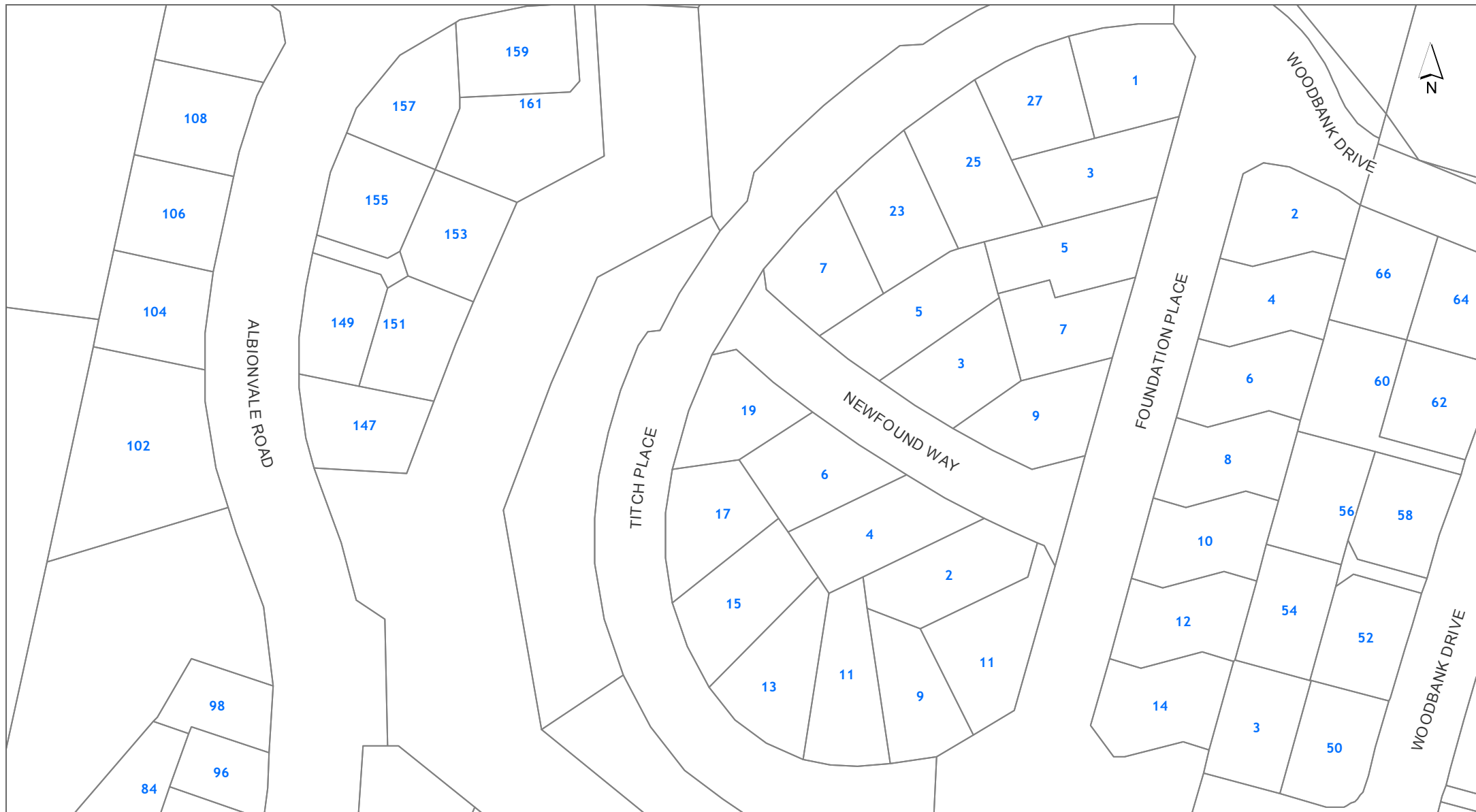
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**Natural Hazards - Flooding****19 Titch Place Glen Eden****LOT 32 DP 389289**

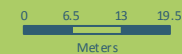
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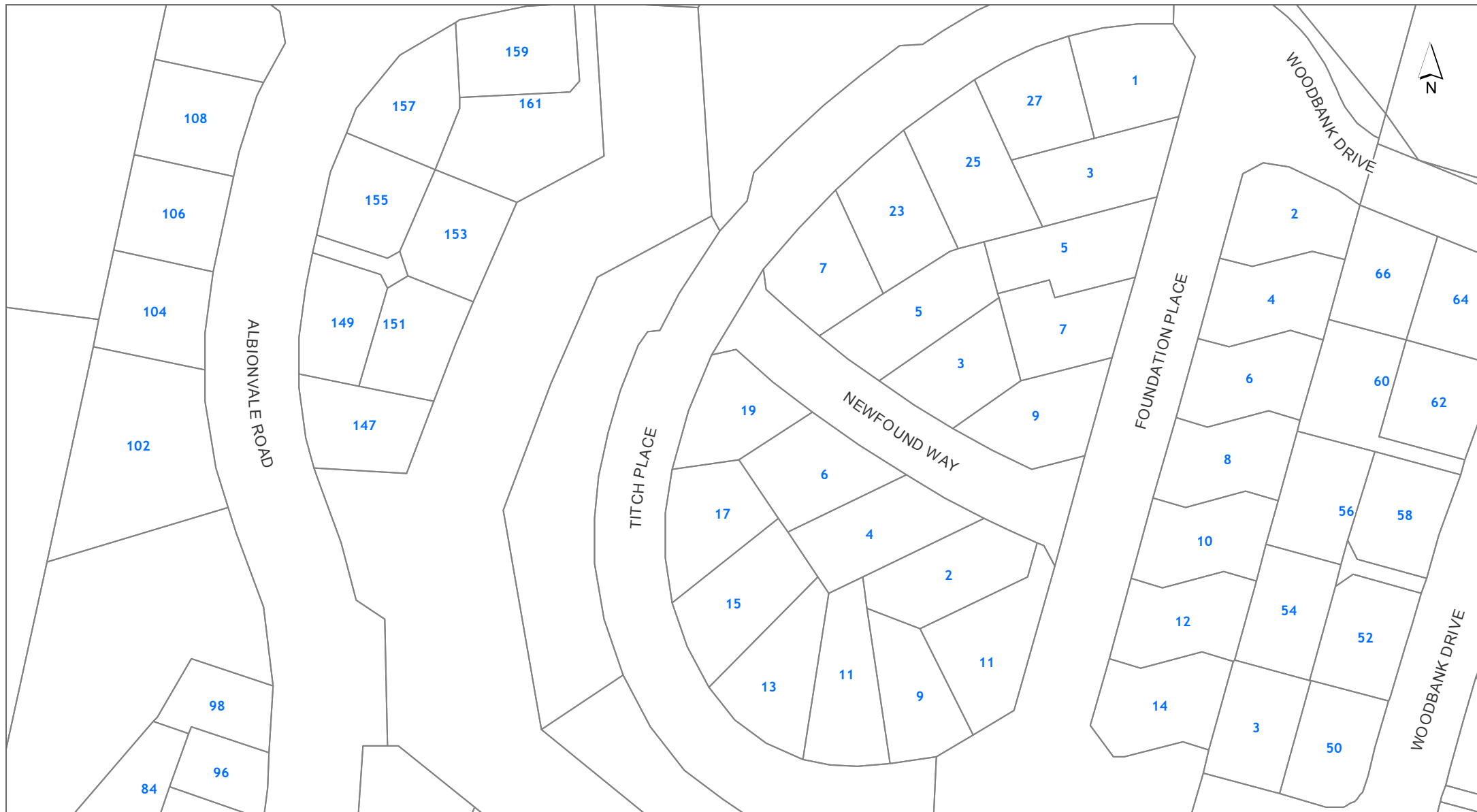
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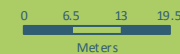
**Natural Hazards - Sea Spray****19 Titch Place Glen Eden****LOT 32 DP 389289**

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

**Date Printed:**  
**3/08/2020**

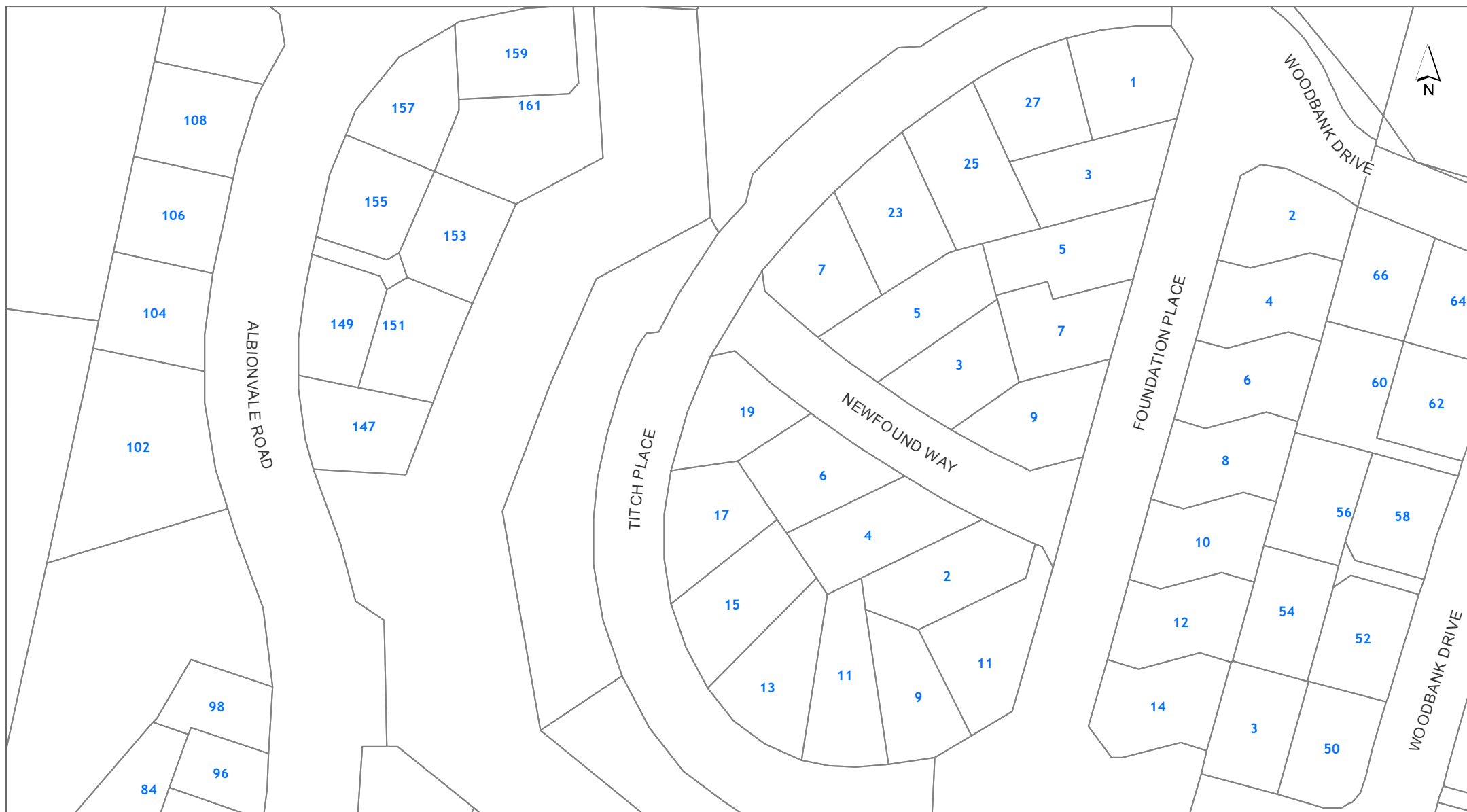
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**Natural Hazards - Volcanic Cones****19 Titch Place Glen Eden****LOT 32 DP 389289**

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**3/08/2020**

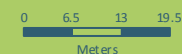
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**Other**

**19 Titch Place Glen Eden**

**LOT 32 DP 389289**





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**3/08/2020**
















## Hazards

## Soil Warning Area

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




## Hazards

## Soil Warning Area continued

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

## Natural Hazards

## Overland Flow Path

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

 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

## Other

## Cultural Heritage Index

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

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

Legend updated: 12/06/2018

## As Built Drainage Plan

## Counter Services

- 9 APR 2010



**Building Consent Number:** COM-2009-1374

Inspector: \_\_\_\_\_

Owner's Name: NEW ZEALAND HOUSING  
FOUNDATION

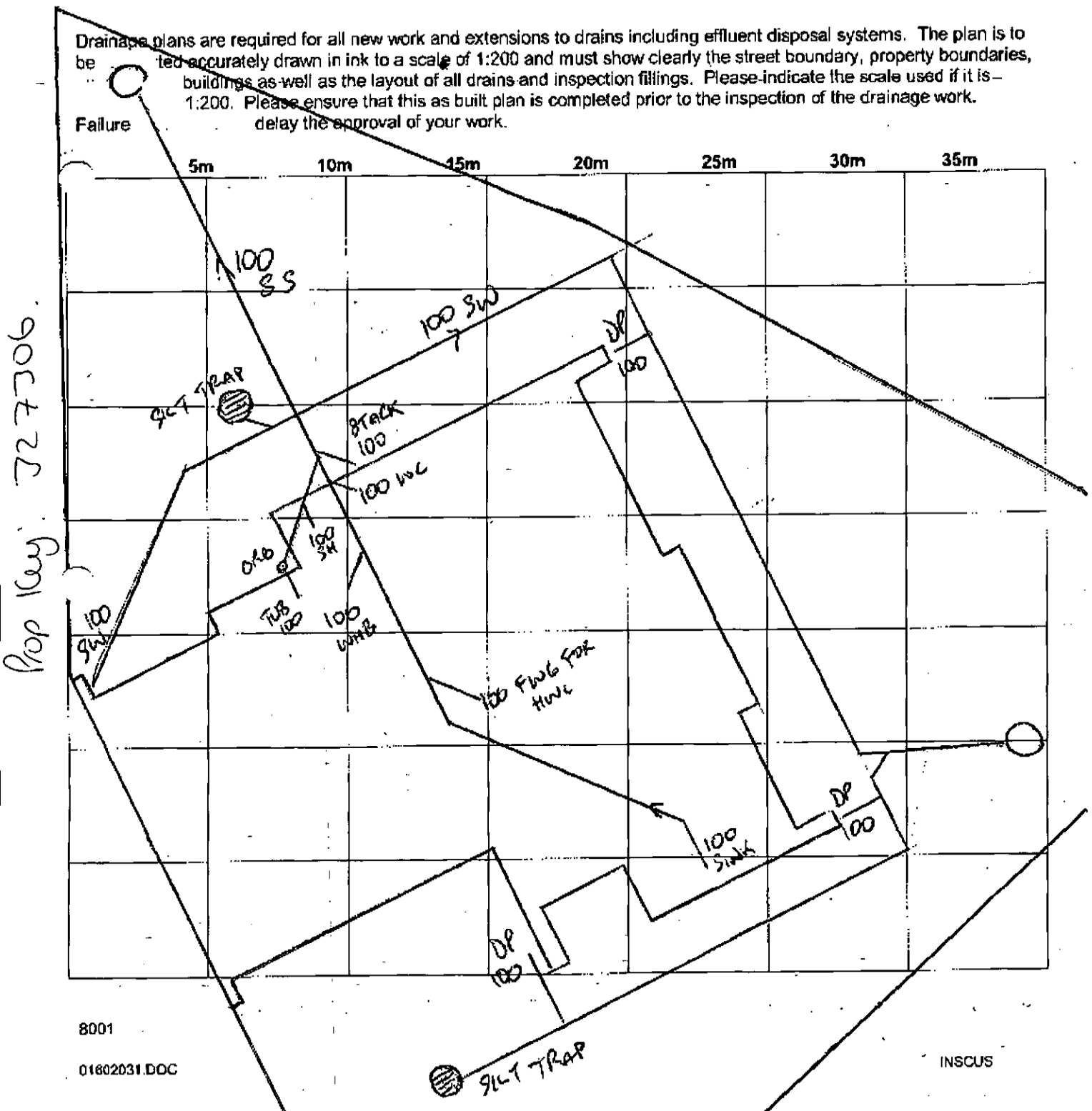
Drainlayer's Name: DRYAN CHAPMAN

**Site Address:** 19 Titch Place, Glen Eden

Lot & DP: LOT 32 DP 389289

Date Inspected: \_\_\_\_\_

~~Drainage plans are required for all new work and extensions to drains including effluent disposal systems. The plan is to be accurately drawn in ink to a scale of 1:200 and must show clearly the street boundary, property boundaries, buildings as well as the layout of all drains and inspection fillings. Please indicate the scale used if it is – 1:200. Please ensure that this as built plan is completed prior to the inspection of the drainage work.~~





30 October 2006

New Zealand Housing Foundation  
C/- Matthew Paetz  
Babbage Consultants  
PO Box 2027  
Auckland 1140

Dear Sir/Madam

**Resource Consent Application Number RMA20061077**

**Location: 423-429 West Coast Road, & 4 Pyramid Place, Glen Eden, WAITAKERE CITY**

I am pleased to advise that your Resource Consent (Planning) application has been considered and consent has been granted pursuant to sections 93, 94, 104, and 108 of the Resource Management Act 1991.

The full report considering your application and the decision which has been made is attached. The following contains the decision on your application and the conditions which must be met for your consent to be valid:

**DECISION**

Pursuant to Sections 104, 104B and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, it is recommended that **consent be granted** to the application by New Zealand Housing Foundation to undertake a medium density residential housing development, that under the Rules of the District Plan (as more accurately defined in Sections 3 and 4 of this report) requires resource consent for;

- Earthworks
- Vegetation Alteration
- Height in relation to Boundary
- Building Height
- Medium Density Housing
- Shared driveway
- Building, earthworks & vegetation alteration on land known by Council to be subject to inundation.

At 4 Pyramid Place & 423-429 West Coast Road, Glen Eden, being Lots 2 & 3 DP 339810 for the following reasons pursuant to Section 113:

- (i) It is considered that the proposal would have no more than a de minimis adverse effect on the environment as the proposed development is in keeping with the existing neighbourhood character and amenity (as described in more detail in Section 10 above). Although the proposed development exceeds the maximum height, the level of infringement is minor and due to the topography of the site and the design of the buildings, the infringement will not be clearly distinguished when viewed from neighbouring sites. The Height in Relation to boundary infringements is considered minor and is on the internal boundaries. The amount of earthworks proposed is considered to be consistent with the scale of the development and will be adequately managed through sediment and erosion control measures, in conjunction with the site Management Plan. The proposed landscape treatment will improve the overall amenity of the site.

- (ii) The proposal is considered to be consistent with the relevant assessment criteria for Discretionary Activities for earthworks, vegetation clearance and medium density housing as demonstrated in Sections 5.2 and 10.2 above.
- (iii) The proposal is generally consistent with the objectives and policies of the District Plan and Part II of the Resource Management Act 1991.

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

**General Conditions**

1. The development shall proceed in accordance with the plans titled;
  - Site Plan- West Coast Road Housing Development- Bulk and Location Study, prepared by Babbage Consultants, dated 23 June 2006 (being 1 sheet).
  - Site Plan- West Coast Road Housing Development (Bulk & Location Study)- Stage 1A & 1B- Rev A002, Stage 1C & 1D- Rev A003, Stage 2A & 2B- Rev A004, Stage 3- Rev A005, all dated June 2006.
  - Floor Plans- Type 1 House- (Sheet A101), Type 2A House- 2 Bedroom Apartment (Sheets A102-1 & A102-2), Type 2B House (Sheets A103-1 & A103-2), Type 2C House (Sheets A104-1 & A104-2), Type 3 House (Sheet A105), Type 4A House (Sheet 106), Type 4B House (Sheet A107), Type 4C (Sheet A108), Type 5A House ( Sheet A109), Type 5B House (Sheet A110), Type 5C House (Sheet A111).
  - Elevation Plans- Type 1 House- (Sheet A201), Type 2A House- (Sheets A202-1 & A202-2), Type 2B House (Sheets A203-1, A203-2 & A203-3), Type 2C House (Sheets A204-1 & A204-2), Type 3 House (Sheet A205), Type 4A House (Sheet 206), Type 4B House (Sheet A207), Type 4C (Sheet A208), Type 5A House ( Sheet A209), Type 5B House (Sheet A210-1 & A210-2), Type 5C House (Sheet A211-1).
  - Elevation Plans showing HIRB- Sections 1A (Rev A304), Sections 1B (Rev A305 & A306), Sections 1C (Rev A307 & A308), Sections Stage 1D (Rev A309), Sections Stage 2A (Rev A 310), Sections Stage 2A & 2B (Rev A311 & Rev A 312), Section stage 3 (Rev A313)
  - Area Summary, Rev A401, being 1 Sheet, dated 30 May 2006

Prepared by Babbage consultants dated June 2006.

- Roading Plan for NZ Housing Foundation, Sheet 1 (C20- Rev A) & Sheet 2 (C21- Rev A).
- Road Longitudinal Sections, sheet 1 (C22), Sheet 2 (C23), Sheet 3 (C24).
- Road Cross Sections, Sheet 1 (C25-A), Sheet 2 (C26-A).
- Topographical Plan, Sheet 1 (C01- Rev A), Sheet 2 (C02- Rev A).
- Earthworks Plan, Sheet 1 (C03- Rev B), Sheet 2 (C04- Rev B).
- Erosion and Sediment Control Plan, Sheet 1 (C05- Rev B), Sheet 2 (C06- Rev B).
- Sediment Control Details, (C07- Rev A)
- Drainage Plan, Sheet 1 (C10- Rev C), Sheet 2 (C11- Rev A)
- Stage 2 Swale Layout (C15), Stage 3 Swale Layout (C16- Rev A)
- Wetland & detention Basin 1 Layout (C17- Rev A)
- Pond Details Plan (C18- Rev B)
- Detention Basin 2 Layout (C19)
- Services Plan, Sheet 1 (C35- Rev A), Sheet 2 (C36- Rev A)
- Stormwater Catchment Plan, Sheet 1 (C45), Sheet 2 (C46)
- Retaining Wall Plan, Sheet 1 (C50), Sheet 2 (C51).

prepared by Babbage Consultants and dated June 2006.

- Typical Planting Plan House Type 4A, reference LSP-07, dated 07/08/06
- Typical Garden Layout House type 4A, reference LSP-08 dated 15/08/06
- Landscape Master Plan and Typical Garden Layout reference LSP-01 Rev C, dated 16/06/06
- Landscape Master Plan, reference LSP-02 Rev C, dated 16/06/06
- Street Tree Planting Plan 1 of 2, reference LSP-05 Rev B, dated 15/08/06
- Street tree Planting Plan 2 of 2, reference LSP-06 Rev B, dated 15/08/06

prepared by Soul Environments

and all of the information submitted with the application (including further information), all referenced by Council as **RMA20061077**.

2. Pursuant to Section 125 of the Resource Management Act 1991, if not given effect to earlier, this consent shall lapse five (5) years after the grant date of the consent.
3. A consent compliance monitoring fee of \$1, 035 has been paid to the Council. This fee is to recover the actual and reasonable costs incurred ensuring compliance with the conditions of this consent. If, on inspection all conditions have not been satisfactorily met, a reinspection shall be required at the relevant hourly rate applicable at the time the re-inspection is carried out. The resource consent holder shall be advised of any further monitoring fees if they are required.
4. All reticulated services, including power and telephone, shall be provided underground.
5. A copy of this Resource Consent and the approved Site Management Plan to which the consent relates shall be held on site at all times that the works are being carried out. All personnel working on the site shall be made aware of, and have access to this consent and accompanying documentation.
6. The carparks for the apartments on Lot 61 shall be clearly marked prior to occupation. At least one carpark shall be allocated for each unit.

#### **Surveyors Certificates**

7. A Licensed Cadastral Surveyor shall certify to Council in writing prior to work progressing beyond the pre-lining stage that the buildings are located exactly as proposed in the application and will not exceed the degree of infringement applied for in relation to the overall height and height in relation to boundary controls of the District Plan and elsewhere complies with the height in relation to boundary and overall height rules of the District Plan. No work shall proceed beyond this stage until receipt of such certification, to the satisfaction of the Manager Resource Consents.

#### **Earthworks Conditions**

8. **Before commencement of any works and until completion of exposed earth siteworks**, adequate sediment and erosion control measures shall be constructed and maintained by the consent holder. The control measures must be maintained until the site has been adequately stabilised against erosion. The construction and maintenance shall be in accordance with Appendix 3, Erosion and Sediment Control Measures Appendix to the Natural Area Rules of the Waitakere City Council District Plan (attached as appendix A to this consent).

**Please advise Council's Environmental Monitoring Officer when the controls are in place and await the approval of the monitoring officer before commencing work. The applicant should book an inspection at least 48 hours prior to the required inspection.**

9. In the event of archaeological evidence being uncovered (e.g shell, middens, hängi or ovens, pit depressions, defensive ditches, artifactual material or human bones) work shall cease in the vicinity of the discovery, the area secured, and the Council (Planning Help Desk , 839 0400) contacted. Activity on the site will remain halted until the Manager Resource Consents gives approval for operation to recommence.
10. All sediment laden runoff from the site shall be treated in accordance with the approved silt and sediment control management plan attached as appendix A to this consent. These measures are to be operational before earthworks commence, and shall be maintained until the site has been secured against erosion (whether by vegetative means, paving or otherwise). The consent holder shall notify Council's Monitoring Officer when silt and sediment control measures are in place. Work shall not commence until approval has been gained in writing from the Manager Resource Consents.
11. If the bulk earthworks are not completed within the earthworks season (1 November till April 30th) then the necessary measures shall be implemented to ensure that the erosion and sediment controls are appropriate for the winter. A written report on the progress of the earthworks and the above erosion and sediment controls from the registered engineer supervising the work shall be submitted for the approval of the Manager: Resource Consents within one month of the cessation of work.

12. All areas of exposed earth shall be top-soiled and grassed or otherwise stabilised against erosion as soon as practicable and in a progressive manner as works are complete but no later than one week following the completion of works.
13. All topsoil excavated during the course of works shall be retained on site and re-spread following the completion of earthworks.
14. All earthworks, stockpiles of earth and the storage of other construction materials/ works shall be excluded from the drip-line of all vegetation to be retained on site and from the riparian margins of streams / the coast. A protective fence shall be erected around the affected area prior to the commencement of any work on the site and shall remain in place until the completion of all works on site.
15. Stockpiles of earth shall be located as far as practicable from the stream and existing residences, to the satisfaction of the Manager Resource Consents. Approval to the landfill to be used shall be obtained from the Manager, Resource Consents prior to any work commencing.
16. All excess or unsuitable excavated material shall be removed from the site before or immediately following the completion of earthworks, to an approved disposal location and disposed of to the satisfaction of the Manager Resource Consents. Written evidence demonstrating that the excavated fill has been deposited in the approved location, should be submitted to the Manager Resource Consents in the form of producer statement, certification or similar.
17. All dirt tracked onto the surrounding roads as a result of the development covered by this consent shall be cleaned by sweeping on a daily basis at the expense of the applicant. In case of repeated non-compliance with this condition, Council may engage the road cleaning contractor nominated by the applicant to carry out the road cleaning. Council's Environmental Monitoring Officer (EMO) may engage the road sweeping contractor to carry out road cleaning if it is the EMO's opinion that the dirt on roads and/or footpath is creating an adverse effect on the environment. The road cleaning contractor shall be engaged at the cost of the applicant.
18. A full copy of the Resource Consent Conditions, Approved Plans, including site management and Erosion and Sediment Control Plans shall be kept on the site at all times. All personnel working on the site shall be made aware of and have access to the contents of this consent document and the associated Site Management and Erosion and Sediment Control Plans.
19. All necessary action shall be taken to prevent a dust nuisance to neighbouring properties; including, but not limited to, the staging of areas of works, the retention of existing shelter belts and hedgerows, the installation and maintenance of wind fences and vegetated strips, watering of all haul roads and manoeuvring areas during dry periods, spraying of load dumping operations, and suspension of all operations if necessitated by the prevailing conditions to the satisfaction of the Manager Resource Consents. The site, or parts thereof as appropriate, shall be re-grassed or otherwise protected from wind erosion immediately on the completion of bulk earthworks whether or not other works are completed.
20. A stabilised entranceway to the site shall be provided prior to the commencement of works and maintained for the duration of works. Additional measures such as wheel wash facilities shall be implemented (as) if deemed necessary by Council's Environmental Monitoring Officer to prevent the deposition of earth or other debris on the surrounding street network by vehicles entering and exiting the site. Roads, footpaths, berms and kerbs including entry and exit points to the site shall be kept free from damage and clear of mud and debris at all times. Any material deposited on the street shall be immediately removed by sweeping and any damage caused shall be immediately repaired at the expense of the consent holder. The consent holder shall notify Council's Monitoring Officer when entranceway controls are in place. Work shall not commence until approval has been gained in writing from the Manager Resource Consents.
21. **The development works associated with the subdivision are to be carried out in accordance with NZS 6803P:1984 "The Measurement and Assessment of Noise from construction, Maintenance and Demolition Work" with the exception of the hours of work, which are to be limited as follows:**

<b>Monday to Friday:</b>	<b>7.30 am to 7.00 pm</b>
<b>Saturday</b>	<b>8.00 am to 5:30 pm</b>
<b>Sunday and Public Holidays:</b>	<b>No work</b>

## **Vegetation Conditions**

22. Landscape development on private lots including framework planting shall be in general accordance with the Landscape Master Plan and Typical Garden Layout, Drawing LSP-01 Rev C and LSP-02 Rev C, both dated 16.06.06 and in accordance with the Street Tree Planting Plan 1 of 2 Drawing LSP-05 Rev B, and Street Tree Planting Plan 2 of 2 Drawing LSP-06 Rev B both dated 15.08.06 by SOUL Environments and the 'Additional information on proposed planting' Rev C, received at Council 16 October 2006, and shall be established to the satisfaction of Council's Environmental Monitoring Officer, Resource consents.
23. On site planting for each private lot shall have the framework tree planting and fencing as per the afore-cited plans and shall have lawn areas, gardens, paving and other site features, in general accordance with the 'Typical Planting Plan House Type 4A, dated 7.08.06 and 'Typical Garden Layout House Type 4B' dated 16.08.06 plans and associated planting schedule by Soul submitted with the application, and shall be to the satisfaction of Council's Environmental Monitoring Officer, Resource Consents.
24. Grassed areas shall be manually graded to be flush with adjacent paved or retained areas and, in association with garden areas, shall be prepared prior to occupation of units and establishment of any proposed fencing. Fences and gates shall be set in place following final forming of ground levels including grassed areas. Garden areas and grassed areas shall be good quality topsoil or garden mix (50:50 topsoil and compost), weed and debris free with garden areas to 300mm minimum depth and grassed areas to 200mm minimum depth and shall be to the satisfaction of Council's Environmental Monitoring Officer Resource Consents.
25. Planting shall be set in place in the first planting season (May till 7<sup>th</sup> September) following use of each dwelling unit to the satisfaction of Council's Environmental Monitoring Officer, Resource Consents. If the development is staged then the landscape development including planting shall be staged accordingly.
26. Any tree planted within a grass area shall be within a 600mm diameter weed and debris-free garden area with a woodchip mulch to 60mm depth, and with two marker stakes 50mm x 50mm x 1.2m per tree (ties not required).
27. Lawn areas and gardens shall be watered as necessary to facilitate establishment, and with gardens kept weed free on an ongoing basis for the first two years following initial planting, to the satisfaction of the Environmental Monitoring Officer, Resource Consents. Any tree or plant that dies, is removed or otherwise fails to establish shall be replaced the following planting season and shall be maintained for a further two years to the satisfaction of the Environmental Monitoring Officer, Resource Consents.
28. All vegetation works shall be undertaken in accordance with Subdivision Conditions (PK 1) – (PK 10).

## **Transport Assets**

29. All transport assets conditions shall be completed to the satisfaction of the Manager, Transport Assets and shall be in accordance with the conditions outlined in the subdivision consent (See the subdivision consent RMA 20061078 for exact requirements and detail).

## **Geotechnical Conditions**

30. A geotechnical investigation shall be completed by an experienced geotechnical engineer for the detailed design of earthworks at the site. This shall include recommendations for the batter slopes and an assessment of overall stability off site slopes (supported by limit equilibrium analysis), consolidation characteristics of the soils, fill quality and compaction requirements. All the requirements for constructing and controlling engineered fill shall be detailed. The report on this work shall accompany the earthworks construction management report.
31. Groundwater drainage measures for the development shall be designed by an experienced geotechnical engineer, taking into account existing information on shallow groundwater levels, anticipated maximum winter high and summer low groundwater levels, and potential effects on adjacent developed properties or roadways.

32. Building consents shall be required for the retaining walls which shall be no higher than 2.0 metres on all boundaries.
33. Pavement designs shall be confirmed by an experienced geotechnical engineer following the completion of earthworks.
34. A producer statement must be provided on completion of earthworks together with an earthworks completion report stating what requirements if any are necessary for the individual lots.
35. Unless there is clear evidence in the earthworks completion report to be provided by an engineer that NZS 3604 requirements have been fully met, all foundations shall require specific design.
36. Foundations of all lots shall be verified by an experienced geotechnical engineer familiar with the geotechnical report and shall take into account the potential for shrink/swell behaviour.
37. Stormwater pond construction shall be supervised by an experienced engineer familiar with the geotechnical report.
38. The proposed stormwater management systems to be used during construction shall be reviewed by an experienced engineer familiar with the geotechnical report.
39. The proposed stormwater management systems to be used during construction shall be reviewed by an experienced engineer familiar with the geotechnical report.

## **PARKS CONDITIONS**

**Please contact the Parks Assets Planning Co-ordinator on 836-8000 (extension 8768) to book an inspection.**

- (PK 1) Carry out the removal of environmentally damaging plants from all lots including the proposed esplanade reserve, as listed in the Waitakere City Council Proposed District Plan. Submit a Weed Control Programme to the satisfaction of the Manager, Resource Consents within 2 months of the issue of this consent. This Weed Control Programme shall be implemented on the site within 6 months of the date of issue of this resource consent to the satisfaction of the Manager, Resource Consents. The programme needs to include:
- a) an inventory of the weed species to be removed;
  - b) removal techniques to be utilised; weed disposal methods;
  - c) time frames for work and whether the weed removal needs to be staged (particularly relevant for sensitive areas such as coastal edges or riparian margins);
  - d) any re-vegetation programme required to prevent re infestation of weeds;
  - e) an assessment of any ecological issues around the removal of vegetation;
  - f) methods for addressing stability and erosion and sediment control methods.
- (PK 2) Enter into a registerable fencing agreement with Council in regards to Lots 23, 24, 25, and 46 – 60 to the effect that the Council will not be liable to contribute towards the cost of creating or maintaining any dividing fence between any reserve or other land vested in or administered by the Council. Also, that any fences facing the reserve shall be of visually permeable construction such as swimming pool fencing and 1.2metres maximum height in order to ensure good surveillance of the reserve, and to reduce the likelihood of graffiti.
- (PK 3) Prior to work commencing on the site, protective fencing shall be placed around the dripline of the Totara (#4), Kahikatea (#7), Cabbage (#13), Pear (#10) and groups of native revegetation (references #4 and #6) as shown on the plan titled "Housing Foundation HZ, West Coast Road Development (Part of 423-429 West Coast Road) vegetation and major features, Sheets 1 & 2", dated 12 June 2006 prepared by Willy Coenradi. The fencing shall remain in place throughout the vegetation alteration, earthworks and construction stages.
- (PK 4) Monitoring of the health of the vegetation referenced in (2) above shall be undertaken prior to the commencement of, and during the vegetation alteration, earthworks and construction stages. This monitoring shall be undertaken by an appropriately qualified arborist engaged by the applicant in conjunction with a WCC arborist to provide progressive on-site assessment of the effects of the work on the health of the Riparian vegetation.
- (PK 5) That a silt fence and dirty water diversion run-off bund as depicted on the Erosion and Sediment Control Plan prepared by Babbage Consultants dated 23/06/06 contained in Appendix 10 of the application shall

be implemented along the full length of the western side of the stream to the satisfaction of prior to Parks Consent Planner prior to earthworks or vegetation alteration commencing on the site.

(PK 6) Landscaping and street tree planting is to be established within the development to the satisfaction of the Parks Consent Planner. The landscaping and street tree plans prepared by SOUL Environments specifically:

- Landscape Master Plan dated 16/06/06 Revision C Reference LSP-01
- Street Tree Planting Plan, Plan 1 of 2 and 2 of 2, dated 15/08/06 Revision B
- Accompanying information titled "NZ Housing Foundation Babbage Consultants 423 -429 West Coast Road, Henderson. Additional information on proposed planting 13-October-06, Revision C".

are to be implemented in accordance with WCC parks guidelines and subject to the following:

- (i) That the bollards along the road frontage of the drainage reserve at the northern end shall be implemented in accordance with the WCC Code of Practice Standard Detail 7.17 and 7.71. That a 3 metre chain entry for maintenance access to the stormwater pond and wetland area shall be located in an appropriate location to the satisfaction of the Parks Consents Planner.
- (ii) Street Lighting shall be implemented in accordance with the WCC Code of Practice Section 3.3.14 and Standard Detail 7.91 attached and located so as to not conflict with street tree planting.
- (iii) In accordance with Section 7.3.7.3 of the WCC Code of Practice all footpath concrete paving in the reserve shall be 1.5 metres wide and exposed aggregate.
- (iv) That the plants along the footpath adjacent to the Stream shall be low level and set back a suitable distance so as to not restrict access or visibility along the pathway.
- (v) That the parking areas provided on the streets adjacent to footpaths shall be curbed or wheel stops implemented to the satisfaction of the Parks Consent Planner.
- (vi) All plants shall be best nursery stock, healthy vigorous and eco-sourced.

(PK 7) The street tree planting shall be implemented to the satisfaction of the Parks Consent Planner. All plantings are to be in accordance with the WCC parks guidelines, Code of Practice and the landscape specification submitted with the Landscape Plan. An option exists for the applicant to pay Council the cost of supplying, planting and staking of street trees per plan, to carry out the planting of street trees following the completion of the building works. The cost for this would be \$153 plus GST per tree (the current contract price for supply, planting, and staking of a PB95 tree as at April 2003).

(PK 8) The details of the pedestrian footpath, footbridge and boardwalk shall be finalised at the Engineering Plan stage to the satisfaction of the Parks Consent Planner. Engineering plans for the footpath, footbridge and boardwalk shall be submitted within 3 months of the issue of this consent. All works shall comply with the Waitakere City Council Code of Practice for City Infrastructure and Land Development. The developer must advise the Parks Consent Planner of when work will commence and prior to any works being carried out. Engineering plan details shall be provided at Engineering Plan stages for the following:

- (i) The exposed aggregate footpath alignment details shall be to a width of 1.5m and constructed in accordance with the Waitakere City Council Code of Practice for City Infrastructure and Land Development Standard Detail 7.102 for Parks Walkway Types attached.
- (ii) That the footbridge shall be constructed in accordance with the Waitakere City Council Code of Practice City Infrastructure and Land Development Standard Detail 7.106 for Typical Foot Bridge attached.
- (iii) The boardwalk along the stream shall be constructed in accordance with the WCC Code of Practice Standard detail 7.105 for Typical Boardwalk attached.

(PK 9) Ensure that the reserves are left in a condition suitable for maintenance and mowing in accordance with section 7.3 of the WCC Code of Practice and to the satisfaction of the Parks Asset Planner.

## Ecowater Conditions

(Eco 1) All infrastructure relating to stormwater treatment and disposal, wastewater disposal, and water supply shall be designed and completed to the satisfaction of Councils Drainage Engineer. (Compliance with the Waitakere City Council Code of Practice for City Infrastructure and Land Development is deemed to be in accordance with the above condition). (See the subdivision consent RMA 20061078 for exact requirements and detail).

### Advice Notes:

1. Where indicated in the conditions it is the consent holders' responsibility to inform the Environmental Monitoring Officer when inspection is required. Inspections can be requested through the Call Centre on 839 0400.
2. Prior to the commencement of works the resource consent holder shall obtain all consents, permits and authorisations for the work as may be required by the Auckland Regional Council.
3. A condition of consent relating to the payment of a maintenance bond for landscaping has not been included under this Land Use consent but will be a condition of subdivision. It is the applicant's responsibility to ensure that this condition is complied with before issue of 224c under the subdivision consent (RMA20061078).

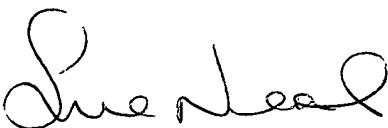
### \*End of Conditions\*

Compliance with the above conditions will be monitored by Councils Environmental Monitoring Officer in accordance with section 35(d) of the Resource Management Act. This will typically include site visits to verify compliance (or non compliance) and documentation (site notes and photographs) of the activity established under the Resource Consent. Only after all conditions of the Resource Consent have been met, will Council issue a letter of compliance on request of the applicant.

Please note also that you must complete the activity that is consented to within five (5) years including compliance with the conditions of consent. If that does not happen the consent lapses and you may need to apply for an extension or a new consent. **Note: Your consent lapses on 1<sup>st</sup> November 2011.**

Please contact Felicitas Dhliwayo (extn 8352) of the Resource Consents Section if you have any general queries about the enclosed report or decision.

Yours faithfully



 Michael Campbell  
MANAGER RESOURCE CONSENTS