

COMPANY EnviroWaste Services Ltd**DIVISION** Hampton Downs**DEPARTMENT** Landfill**PHONE** 09 6360350**DATE** 16/02/07**TIME IN** 12:01**TIME OUT** 12:49**REF. No.****ACCOUNT** 18125.000**FLEET** 002**DOCKET No.** 1039494**CUSTOMER** R J Doughty Ltd

Waste Permit 11480

GROSS (I) 24.100**TARE (I)** 15.960**NET (I)** 28.240

DESCRIPTION	UNIT	RATE	QUANTITY	VALUE (C)
20038 Sp Category 6 agricultura	IN		28.240	

DOCKET

Fleet 10

ENVIROWASTE SERVICES LIMITED

SITE	ACCOUNT
H D 0 1 8 1 2 5	

PASS	DETAIL
0 0 1	6 2 6 3 2

NAME	Permit 11480 exp
ADDRESS	RS Doughty

TE	TIME	ACCEPTED
2.03	11.50	LARISA

USE OF REFUSE FACILITY CRD 34761

QUANTITY	RATE (incl GST)	AMOUNT
	44.040	
	14.800	
	<u>28.240</u>	

ENVIROWASTE SERVICES LIMITED

SITE	ACCOUNT
H D 0 1 8 1 2 5	

PASS	DETAIL
0 0 2	6 2 6 3 8

NAME	via RS Doughty / 25
ADDRESS	Permit 11480

DATE	TIME	ACCEPTED
3.03.07	6:50	A-85

USE OF REFUSE FACILITY CRD 34703

QUANTITY	RATE (incl GST)	AMOUNT
	38.620	
	14.880	
	<u>23.740</u>	

DOUGHTY LTD
BULK TRANSPORT

102289
Docket Number

PO Box 58017, Greenmount, Auckland, New Zealand
Tel: 09 274-5123 Orders: 09 274-1013 Fax: 09 274-6681

DATE 21.2.07

CHARGE TO Fartho
FROM Titch Place. Glen Eden
DELIVERED TO Hampton Downs. Tip

ORDER No. FC 46297.

QUANTITY	TYPE	DOCKET NO.
25-820	Soil. B.	34760
31-200	"	34762

Carted by BARRE Truck No. 10

RECEIVED BY _____
(I received these goods in good order and condition)
(I authorise you to deliver these goods onto the property at my risk)

WHITE - CUSTOMERS COPY

RESOURCE CONSENT MONITORING FILE NOTE

RMA NUMBER: LUC-2006-1077	DATE: 22/8/11
ADDRESS: 423-729 West Coast Road.	

- All complete.
- SA-5E Pyramid Place now under LUC-2009-1632/SUB-2009-1633.
- Finalise. No inspection fees for this file review. New consent will have time recording.
- Planting all ok. Weed maintenance all ok.

ENTERED

FINALISED

REINSPECTION: <input checked="" type="checkbox"/>		OFFICER STAMP: <div style="text-align: center; font-weight: bold; font-size: 1.2em;">G. POPE</div>
RESULT: C	AREA: 2	
TIME RECORDING		
Date: 22/8/11	Hrs: 0.1	Comment: file review.
Date:	Hrs:	Comment:
Date:	Hrs:	Comment:

13 April 2011

NEW ZEALAND HOUSING FOUNDATION
PO Box 44018
Point Chevalier
AUCKLAND 1246

RESOURCE CONSENT: LUC-2006-1077
PROPERTY LOCATION: 427-429 West Coast Road, Glen Eden, 425A West Coast Road, Glen Eden, 425B West Coast Road, Glen Eden, 425C West Coast Road, Glen Eden, 425D West Coast Road, Glen Eden, 423 West Coast Road, Glen Eden
LEGAL DESCRIPTION: LOT 61 DP 403809, LOT 57 DP 403809, LOT 58 DP 403809, LOT 59 DP 403809, LOT 60 DP 403809, WEST COAST ROAD RESERVE
GRANTED: 30-Oct-2006

Dear Sir/Madam,

In relation to the above consent additional monitoring costs have incurred above the initial monitoring base fee paid at time of lodgement of this consent.

Please find enclosed an interim invoice (invoice # 497390) for \$1,309.83. Payment of the attached invoice is required within 14 days.

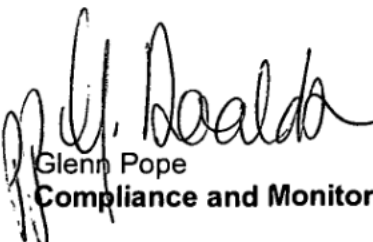
Refer consent condition:

GEN3 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.

Note: Monitoring inspections are still required in relation to this consent and therefore will incur further costs.

If you have any queries regarding your resource consent or this letter, please do not hesitate to contact Glenn Pope on 301 0101.

Yours faithfully



Glenn Pope
Compliance and Monitoring

TAX INVOICE
GST Registration Number
104-736-998

NEW ZEALAND HOUSING FOUNDATION
PO Box 44018
Point Chevalier
AUCKLAND 1246

Date: 13 April 2011
Customer No: 302176
Invoice No: 497390

Application Location: 427-429 West Coast Road, Glen Eden, 425A West Coast Road, Glen Eden, 425B West Coast Road, Glen Eden, 425C West Coast Road, Glen Eden, 425D West Coast Road, Glen Eden, 423 West Coast Road, Glen Eden

Application: LUC-2006-1077

Fee Code	Transaction Description	Amount
MONINS	Monitoring Inspection Fee	1,309.83

This account includes a total GST content of \$170.84

Invoice Total 1309.83
Invoice Due 27 April 2011

Invoice Date: 13 April 2011
Invoice Number: 497390
Name: NEW ZEALAND HOUSING FOUNDATION
Application: LUC-2006-1077

(Please Detach and return with payment)
Application: DAP
Debtor Number: 302176
Payment Reference: 221330
Invoice Total: 1309.83

Date: 13/4/11

To the property owner/occupier,

No. 22309

Dear Sir/Madam,

Council's Environmental Monitoring Officer has conducted an inspection of your property in relation to Resource Consent RMA 2006-1077 Pyramid Place, Titch Place, Foundation Place, Newland Way (Previously 423-429 West Coast Road).

As a result of the inspection, Council will:

1. contact you in writing to follow up on compliance with Resource Consent condition(s) ☐
2. re-inspect when work has progressed further. ☒
3. sign off the Resource Consent. ☐

Comments: Most houses complete. Finishing house @ 9 and 7 Pyramid. 5 Pyramid to start.
(7) HRTB - checked random selection. All provided by Kardon Consultants.
Vegetation - plenty all ok so far. Street trees + neighbouring reserves covered under SUB.
Transport - SUB. Geotech - under individual cotts. Parks - SUB. EcolWater - SUB.
2246 issued. Wait for Pyramid Place houses to be completed then finish.

If you have any queries, please phone 836 8000 ext. Glen.

G. POPE

FOR OFFICE USE ONLY

No. 22309

Comments: <u>13/4/11 - (1) inspection, travel, file review,</u>	Inspection No.:
<u>\$112/hr.</u>	Routine:
	On Request:
<u>Please bill fees over and and above those</u>	Priority Grade: <u>2</u>
<u>paid already. New Zealand Housing Foundation.</u>	Compliance Performance: <u>B</u>
<u>"Interim" invoice.</u>	Officer: <u>Glen Pope</u>
	Re-inspection Date: <u>13/8/11</u>

ENTERED

RESOURCE CONSENT MONITORING FILE NOTE

RMA NUMBER: 2006 1077	DATE: 29/04/10
ADDRESS: 423 429 West Coast Rd.	

Note: All construction at 425 + 427 ~~429~~ West Coast Road is now being undertaken under LUC-2009-431. My last inspection note 07/04/10 should also have been under this new consent. Updated file notes on LUC-2009-431 accordingly.

This consent is only now applicable for the works at Pyramid Place, Titch Place, Foundation place and Na Found way ~~and West Coast~~ which were under 423 West Coast Road. Works almost complete but requires an inspection.

ENTERED

REINSPECTION: 01/06/10		OFFICER STAMP: PAUL TYLER ENVIRONMENTAL MONITORING OFFICER
RESULT: F	AREA: 2	
TIME RECORDING		
Date: 29/04	Hrs: 0.25	Comment: Admin.
Date:	Hrs:	Comment:
Date:	Hrs:	Comment:

PAUL TYLER
ENVIRONMENTAL MONITORING
OFFICER

Private Bag 93109
Henderson 0650
Waitakere

Date: 07/04/10

To the property owner/occupier,

No. 20415

Dear Sir/Madam,

Council's Environmental Monitoring Officer has conducted an inspection of your property in relation to Resource Consent RMA 2006 1077 423 - 429 West Coast Rd

As a result of the inspection, Council will:

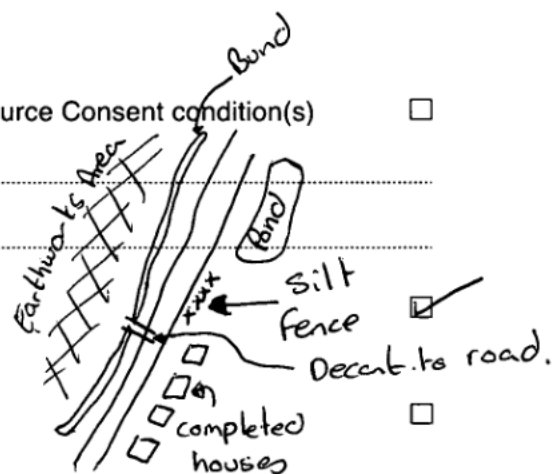
1. contact you in writing to follow up on compliance with Resource Consent condition(s) ☐

Mark McFarland 027 2840349

Earthworks + Civil

2. re-inspect when work has progressed further.

3. sign off the Resource Consent.



Comments: Prestart meeting held for the 6 remaining dwellings at 427 West Coast Rd. Mark will erect a sediment fence alongside the beside entrance to the stormwater treatment pond and construct a bund along the length of the earthworks leading to a DEB which will decant onto the road. Meanwhile works are continuing on the other side with around 50% of the dwellings at Pyramid Place complete.

If you have any queries, please phone 836 8000 ext. _____

FOR OFFICE USE ONLY

No. 20415

Comments:	Inspection No.: <u>23</u>
<u>0.75hrs - Site visit + travel</u>	Routine:
<u>0.25hrs - Admin</u>	On Request: <input checked="" type="checkbox"/> CSR
<u>1 hour total</u>	Priority Grade:
	Compliance Performance: <u>B</u>
	Officer: <u>Paul Tyler</u>
	Re-inspection Date: <u>01/05/10</u>

ENTERED

**PAUL TYLER
ENVIRONMENTAL MONITORING
OFFICER**

Waitakere City Council
Waitakere Central
6 Henderson Valley Road
Henderson 0612

Private Bag 93109
Henderson 0650
Waitakere

Telephone
09 836 8000

Facimile
09 836 8001

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

Website: www.waitakere.govt.nz

Date: 17/11/09

No. 18698

ENTERED

To the property owner/occupier,

Dear Sir/Madam,

Council's Environmental Monitoring Officer has conducted an inspection of your property in relation to Resource Consent RMA 2006 1077 423 - 429 West Coast Rd.

As a result of the inspection, Council will:

1. contact you in writing to follow up on compliance with Resource Consent condition(s) ☐
2. re-inspect when work has progressed further. ☒
3. sign off the Resource Consent. ☐

Comments: Works at Titch Place now almost complete.
Houses now underway at Pyramid Place. Site
was better than last inspections but controls could
still do with improvement. Only 2 sites open at the
moment and no discharge so decided to monitor
the situation with regular drive by checks.

If you have any queries, please phone 836 8000 ext. _____

FOR OFFICE USE ONLY

No. 18698

Comments:	Inspection No.: <u>22</u>
<u>O.S hrs - Site visit.</u>	Routine: <input checked="" type="checkbox"/>
	On Request:
	Priority Grade:
	Compliance Performance: <u>B</u>
	Officer: <u>Paul Tyler</u>
	Re-inspection Date: <u>01/01/10</u>

Paul Tyler

From: Paul Tyler
Sent: Wednesday, 14 October 2009 11:44 a.m.
To: 'Lance Goldsmith'
Cc: Joanna Nash
Subject: 423-429 West Coast Rd LUC-2006-1077. CSR#974328

Lance,

Thank you for looking into this matter. I have reviewed the file and found there to have been at least 7 previous documented incidents that mud on the road or lack of sediment controls have raised. I do however appreciate that this is a large project which is why you were first alerted to a potential issue personally so that you had an opportunity to address the matter. I also appreciate that our records go way back to the start of the development at a time when bulk earth works were being undertaken.

We obviously take into consideration the consent as a whole rather than just the period when you or anybody else has been involved for their part of the works.

We consider mud on the road to be a serious matter and it is standard practice for any field officer to raise this for investigation when encountered. There are conditions of consent that we monitor for compliance and my email was intended to draw your attention to one of these conditions rather than to be a threat.

Both myself or any one of the monitoring officers are always available to provide assistance or advice on site if it is required.

Thank you

Paul Tyler / Environmental Monitoring Officer

Waitakere City Council
 Phone 09-836 8000 ext 8927
 Mobile 021-590 522
 Facsimile 09-836 8001
 6 Henderson Valley Road, Henderson 0612
 Private Bag 93109 Henderson 0650 Waitakere

From: Lance Goldsmith [mailto:l.goldsmith@xtra.co.nz]
Sent: Saturday, 10 October 2009 10:38 a.m.
To: Paul Tyler
Subject: RE: 423-429 West Coast Rd LUC-2006-1077

Paul ,

Yes you did talk to me by phone at 5.30pm on Tuesday , but unfortunately I was unable to get a sweeper on Wednesday morning , 5 minutes notice is not enough for these type of companies , so I had my labourer on site do it the old fashioned way of a shovel and a broom . I was able to book a digger for Thursday and remove all the piles of spoil out from front of the sites , this I presume was overlooked on your part . We have been at this development for 19 months now with only one previous incident at that time I was contacted by phone by one of your staff , who was both courteous and helpful , it was followed by a follow up phone call and a short onsite meeting where all his requirements were met , there were no threatening emails and he was extremely helpful with regard to exactly what was needed onsite . I was not onsite Friday, but with a large development like this there are numerous contractors onsite , it would not be unusual for there to be a certain amount of dirt carried on to pathways and roading .I will look at it on Monday.I

14/10/2009

Regards

Lance Goldsmith

Goldsmith Developments Ltd
PO Box 272 1664, Papakura
AUCKLAND

M: 021 750 280
F: 09 299 9323
E: l.goldsmith@xtra.co.nz



From: Lance Goldsmith [mailto:goldeez@hotmail.com]
Sent: Friday, 9 October 2009 4:49 p.m.
To: me
Subject: FW: 423-429 West Coast Rd LUC-2006-1077

Regards

Lance Goldsmith

Goldsmith Developments Ltd
P.O Box 272 1664,
PAPAKURA, AUCKLAND

Mobile: 021 750 280
Email: goldeez@hotmail.com

Subject: 423-429 West Coast Rd LUC-2006-1077
Date: Fri, 9 Oct 2009 16:26:02 +1300
From: Paul.Tyler@waitakere.govt.nz
To: goldeez@hotmail.com

Hi Lance,

I spoke to you late Tuesday afternoon regarding the lack of sediment and erosion controls on site out at Titch Place and also about the mud on the road and footpaths. During our conversation you assured me that these matters would be addressed on Wednesday morning.

I am writing now to let you know that one of our other field officers drove past the site this afternoon and found that the sites still have no controls in place and that there was dirt out on the footpaths and road again.

They have raised this matter to our enforcement department for further action due to repeated non-

14/10/2009

compliance.

Please let me draw your attention to the following condition of your consent...

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.

At the pre-start meeting Porter Contractors Ltd, were nominated as your road sweeping contractor.

Please note that any further non-compliance will now lead to Council invoking this condition and we will engage Porter Contractors Ltd at the consent holders expense.

We remind you again of the requirement for each individual site to have sediment and erosion controls installed for the duration of the works as per the conditions of consent.

Thank you

Paul Tyler / Environmental Monitoring Officer

Waitakere City Council

Phone 09-836 8000 ext 8927

Mobile 021-590 522

Facsimile 09-836 8001

6 Henderson Valley Road, Henderson 0612

Private Bag 93109 Henderson 0650 Waitakere

Please consider the environment before printing this e-mail

Note:

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Any views expressed in this message are those of the individual sender, except where the message states otherwise and the sender is authorised to state them to be the views of any such entity.

Thank You.

<http://www.waitakere.govt.nz>

Windows Live: Keep your friends up to date with what you do online.

PAUL TYLER
ENVIRONMENTAL MONITORING
OFFICER

Waitakere City Council
Waitakere Central
6 Henderson Valley Road
Henderson 0612

Private Bag 93109
Henderson 0650
Waitakere

Telephone
09 836 8000

Facimile
09 836 8001

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

Website: www.waitakere.govt.nz

Date: 06/10/09

To the property owner/occupier,

No. 18661

Dear Sir/Madam,

Council's Environmental Monitoring Officer has conducted an inspection of your property in relation to Resource Consent RMA 2006 1077 427-429 West Coast Rd

As a result of the inspection, Council will:

1. contact you in writing to follow up on compliance with Resource Consent condition(s) ☐

2. re-inspect when work has progressed further. ☒

3. sign off the Resource Consent. ☐

ENTERED

Comments: Quick tour of site. Properties around Titch place have no sediment and erosion controls in place, road and footpaths very dirty. Mud trailed all the way out to West Coast Rd. Rang Lance Goldsmith who said he would address this in the morning.

09/10 - Dean drove by and noticed still no controls. CSR# 974328

If you have any queries, please phone 836 8000 ext. raised for field services

FOR OFFICE USE ONLY

No. 18661

Comments:	Inspection No.: 21
06/10 - 0.75hrs - Site visit	Routine: <input checked="" type="checkbox"/>
Phone call	On Request:
09/10 - 0.3hrs - Admin	Priority Grade:
0.3hrs - email	Compliance Performance: E
	Officer: Paul Tyler
	Re-inspection Date: 01/11/09

Dean Allen

From: Dean Allen
Sent: Tuesday, 5 May 2009 3:08 p.m.
To: 'goldeez@hotmail.com'
Subject: LUC-2006-1077 427-429 West Coast Road



img-5051451-0001.
pdf (140 KB)

Hello Lance,

Give me call to discuss if needed. Alternatively let me know when controls are in place (prior to 14 May 2009) and I will inspect again.

Kind Regards

Dean Allen
Senior Environmental Monitoring Officer
Waitakere City Council - Te Taiaro O Waitakere
6 Henderson Valley Road, Henderson 0612
Private Bag 93109, Henderson
Phone: 09-836 8000 ext 8529
Mobile: 021-275 2292
Fax: 09-836 8001 att Dean Allen



Waitakere City Council
Te Taiao o Waitakere

Waitakere City Council
Waitakere Central
6 Henderson Valley Road
Henderson 0612

Private Bag 93109
Henderson 0650
Waitakere

Telephone
09 836 8000

24Hr Call Centre
09 839 0400

Facsimile
09 836 8001

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

Website: www.waitakere.govt.nz

05 May 2009

NEW ZEALAND HOUSING FOUNDATION
C/- Lance Goldsmith
PO Box 36027
Northcote
NORTH SHORE CITY 0748

Cc: NEW ZEALAND HOUSING FOUNDATION
C/- Fiona Fier
Babbage Consultants Limited
PO Box 2027
AUCKLAND 1140

RESOURCE CONSENT: LUC-2006-1077
PROPERTY LOCATION: 427-429 West Coast Road, Glen Eden, 425A West Coast Road, Glen Eden, 425B West Coast Road, Glen Eden, 425C West Coast Road, Glen Eden, 425D West Coast Road, Glen Eden, 423 West Coast Road, Glen Eden
LEGAL DESCRIPTION: LOT 61 RMA 20061078-2, LOT 57 RMA 20061078-2, LOT 58 RMA 20061078-2, LOT 59 RMA 20061078-2, LOT 60 RMA 20061078-2, LOT 64 RMA 20061078-1, LOT 62 RMA 20061078-2
GRANTED: 30-Oct-2006

Dear Lance,

Thank you for your time during our recent phone conversation 01 May 2009.

In connection with the above Resource Consent, we have to advise that a recent inspection of the above property has revealed conditions of your resource consent either not been met, or are in need of attention. I have categorised those conditions and then addressed each of them with Councils requirements for your convenience:

Earthworks – Sediment Discharge

The non-complying conditions relating to earthworks and the generation of sediment laden discharge are:

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).*

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.

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.

Recent inspection of the above property has revealed that there are no sediment & erosion controls on the sites that are being developed. As a result, sediment laden run-off may occur during any rainfall event which may result in damage to the stormwater infrastructure, stormwater ponds or other waterways.

Council now requires that all personnel working on the site shall be made aware of and have access to the associated Site Management and Erosion and Sediment Control Plans referred in Condition 18. Further to this, we require all sites undergoing development to have appropriate controls in place by no later than 14 May 2009. Any materials deposited on the road should be swept on a daily basis in accordance with condition 17.

I note that you only have a small number of sites being developed at one time. It may therefore be in your interest to consider using a filter sock system rather than constructing silt fences on each site. The advantages in the filter sock method over silt fences are that these devices may be easily moved to another site when works are completed. They also present less of a barrier for your personnel access to the site. Filter socks are available from a number of suppliers in the industry.

With regards to the road sweeping, it did appear as though the roads were a reasonable condition leading Council to believe that road sweeping was occurring or that your site staff were very tidy. Coming into the winter months it is important that any materials deposited on the road be spaded or swept from the road at the end of each day. In event of minor spills this may be done by hand by an existing labourer or by employing someone local to complete this task at the end of each day.

I would be happy to meet to provide advice if this would help.

Street Plantings

The conditions referring to street planting include, but are not limited to:

(PK 6) *Landscaping and street tree planting is to be established within the development to the satisfaction of the Parks Consent Planner..... (continues).*

Please note that building materials were observed placed in the vicinity of, and in one case up against, the developments street trees. Please be aware that these trees are expensive and that Council may require any damaged trees to be replaced at the consent holder's expense. On that basis, please

make the site staff aware of this matter and ask that no materials are stored within the dripline of these trees by no later than 14 May 2009.

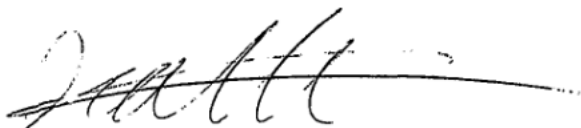
Surveyors Certificates

Certification is required for each of the lots to comply with the condition below. I am aware of a number of ways that surveyors may collate this information with a development that may progress over a number of years. Please advise if your surveyor will complete one certificate at the very end or if not that they would be able to email those certifications as they are prepared to dean.allen@waitakere.govt.nz. The condition reads as follows:

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.*

To conclude, thank you again for your time in addressing these matters. Councils Environmental Monitoring Officers have been pleased with the management of this development at all stages and make themselves available at your convenience should you require further information on the matters raised. If you have any queries regarding your resource consent or this letter, please do not hesitate to contact Dean Allen (or if unavailable Glenn Pope) on 839 0400.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Dean Allen', with a long horizontal line extending to the right.

Dean Allen
Senior Environmental Monitoring Officer



Waitakere City Council
Te Taiao o Waitakere

Waitakere City Council
Waitakere Central
6 Henderson Valley Road
Henderson 0612

Private Bag 93109
Henderson 0650
Waitakere

Telephone
09 836 8000

Facimile
09 836 8001

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

Website: www.waitakere.govt.nz

Date: 01/05/09

To the property owner/occupier,

No. 23795

Dear Sir/Madam,

Council's Environmental Monitoring Officer has conducted an inspection of your property in relation

to Resource Consent RMA 20061077 - 423-629 West Coast Road

As a result of the inspection, Council will:

1. contact you in writing to follow up on compliance with Resource Consent condition(s) ☐
2. re-inspect when work has progressed further. ☒
3. sign off the Resource Consent. ☐

Comments: Dean rang overall project manager Lance Goldsmith
021750280 goldeez@hotmail.com regarding lack of
silt controls on some sites and potential to damage
street trees. Lance to pass on info that Dean
emails him.

Planting of ponds reserves is maintained to a very good
standard at this stage.

If you have any queries, please phone 836 8000 ext. 7529 Dean

FOR OFFICE USE ONLY

No. 23795

Comments:	Inspection No.:
1/5/09 0.7 hours inspection	Routine:
	On Request:
5/5/09 letter & data entry + file review 0.75 hours	Priority Grade:
	Compliance Performance: 6
	Officer: Dean
	Re-inspection Date: June 09

RESOURCE CONSENT MONITORING FILE NOTE

RMA NUMBER: 2006/077	DATE: 4/6/8
ADDRESS:	


Stream being planted by Plant People.

Kuia confirmed that planting[✓] was accepted by Kenee plan.

Ponds are doing ok - spoke to Wynton regarding novacord needing to be covered in geotextile on one pond because was not formed correctly - is supposed to be a dry pond but was not planted and parks took over responsibility.

No other issues

Informed ARC (Graeme) re pond issue.

RE-INSPECTION	FINALISED
Charge 1.8 hour travel + chat to Wynon + Graeme 	

RESOURCE CONSENT MONITORING FILE NOTE

RMA NUMBER: 2006 1077	DATE: 25/2/8
ADDRESS:	

Silt controls working well.
site is now stabilised and grass formed on worked area.

Only area on alluvial side of stream + need management to be done. Pond to be planted also.

Dean to check with Alistair controls working well @ next visit as weather will begin to turn.

Charge 45 mins

ENTERED

RE-INSPECTION	FINALISED

Date: 7/11/07

To the property owner/occupier,

No. **6962**

Dear Sir/Madam,

Council's Environmental Monitoring Officer has conducted an inspection of your property in relation to Resource Consent RMA Woodbank Subdivision

As a result of the inspection, Council will:

1. contact you in writing to follow up on compliance with Resource Consent condition(s) ☐
2. re-inspect when work has progressed further. ☒
3. sign off the Resource Consent. ☐

Comments: Pavement and west coast road has dirt on it. Looks to be from a tractor + backhoe unit, located onsite.
Asked Peter to clean road / pavement and re-install orange mesh fence. This entrance can only be used if stabilised otherwise access from Alhambra side as

If you have any queries, please phone 836 8000 ext. Dean 8361 discussed with Alistair 7/11/07

FOR OFFICE USE ONLY

No. **6962**

Address: _____ RMA No.: _____

Comments:	Date of Inspection:	
	Property ID:	
	CCC	On request
	Routine <input checked="" type="checkbox"/>	Inspection No.
	Re-inspection date: <u>1 week</u>	

**WAITAKERE CITY
COUNCIL**

Action required by		RMA Field Services Admin Group RMADMIN
Date Received	8-October-2007 - 14:34:03	Completion due 15-October-2007 - 14:34:03

Request Reference	784375	
Request Type/Priority	N10R	Non Compliance To Resource Consent

Request from:	WAITAKERE CITY COUNCIL Private Bag 93109 Henderson WAITAKERE 0650
----------------------	--

Mob: Home: Bus:

Job location	4 Pyramid Place, Glen Eden	
	Property Owner Details	NEW ZEALAND HOUSING FOUNDATION PO Box 36027 Northcote NORTH SHORE CITY 0748

Request Notes	<p>08-Oct-2007 14:36:06 Noncompliance to condition 20 of LUC-2006-1077. Condition states that all damage to 'raods, footpaths, berms and kerbs' be repaired immediately at the cost of the consent holder. Damage to parking bay on Woodbank Drive caused by Trucks from this development.</p> <p>Has been pursued by Glenn Pope in May this year. Repair done by Contractor at that time, but not to a good enough standard and has since worsened.</p> <p>Contractor and Consultant claim that subgrade not up to standard and therefore not their fault. This does not change the fact that the parking bay was damaged by their trucks. Please pursue as appropriate. Recomend enforcement action to repair immediately and to a proper standard.</p> <p>Glenn has photos from original occurance, after 'repair' and from present.</p>
Feedback Required?	

Action taken:

Date: 3/10/07

To the property owner/occupier,

No. **19056**

Dear Sir/Madam,

Council's Environmental Monitoring Officer has conducted an inspection of your property in relation to Resource Consent RMA 20061077

As a result of the inspection, Council will:

1. contact you in writing to follow up on compliance with Resource Consent condition(s) ☐
2. re-inspect when work has progressed further. ☐
3. sign off the Resource Consent. ☐

Comments: Non-compliance condition 20. Parking bay on Woodbank Drv damaged. Not repaired properly last time. Pass to enforcement. Damage has been worsened.

- Otherwise, site in good order. No other issues.

If you have any queries, please phone 836 8000 ext: Glenn

G. POPE

FOR OFFICE USE ONLY

ENTERED

No. **19056**

Comments:	Inspection No.: <u>17</u>
	Routine:
	On Request: <input checked="" type="checkbox"/>
	Priority Grade:
	Compliance Performance: <u>OK</u>
	Officer: <u>Glenn Pope</u>
	Re-inspection Date: <u>1mth.</u>



G. POPE

[Signature]

03/10/07

Glenn Pope

From: Glenn Pope
Sent: Tuesday, 4 September 2007 4:02 p.m.
To: 'Fiona Keir'
Cc: Jeannette Ibrahim
Subject: Points from today's meeting.

Hello Fiona,

Following our meeting, we would like to confirm the following. Please add your own comments if you wish and circulate to Paddy and Brian (who's emails I don't have sorry).

1. Further consent would be needed for any extra earthworks within the riparian margin (if that is the option to be taken).
2. It seems that this would involve no more than 50 cubic metres or so of soil.
3. The two options (which would require consent) seem to be complete removal of the "bund" material from the stream OR simply cutting a relief channel through the "bund". This will be confirmed at a later stage if consent is applied for.
4. Any consent would be processed "at cost" only and no further monitoring fee would be charged. Any monitoring fees would be recovered under the current consent.
5. The question of who pays for the work will be considered by Brian as it occurs over two private holdings. Could possibly approach Tony Miguel or Housing New Zealand about cost sharing.
6. Jeannette will confirm who owns what at present on the western side of the stream.

Thanks again for coming in to see us.

Regards

Glenn Pope

Environmental Monitoring Officer

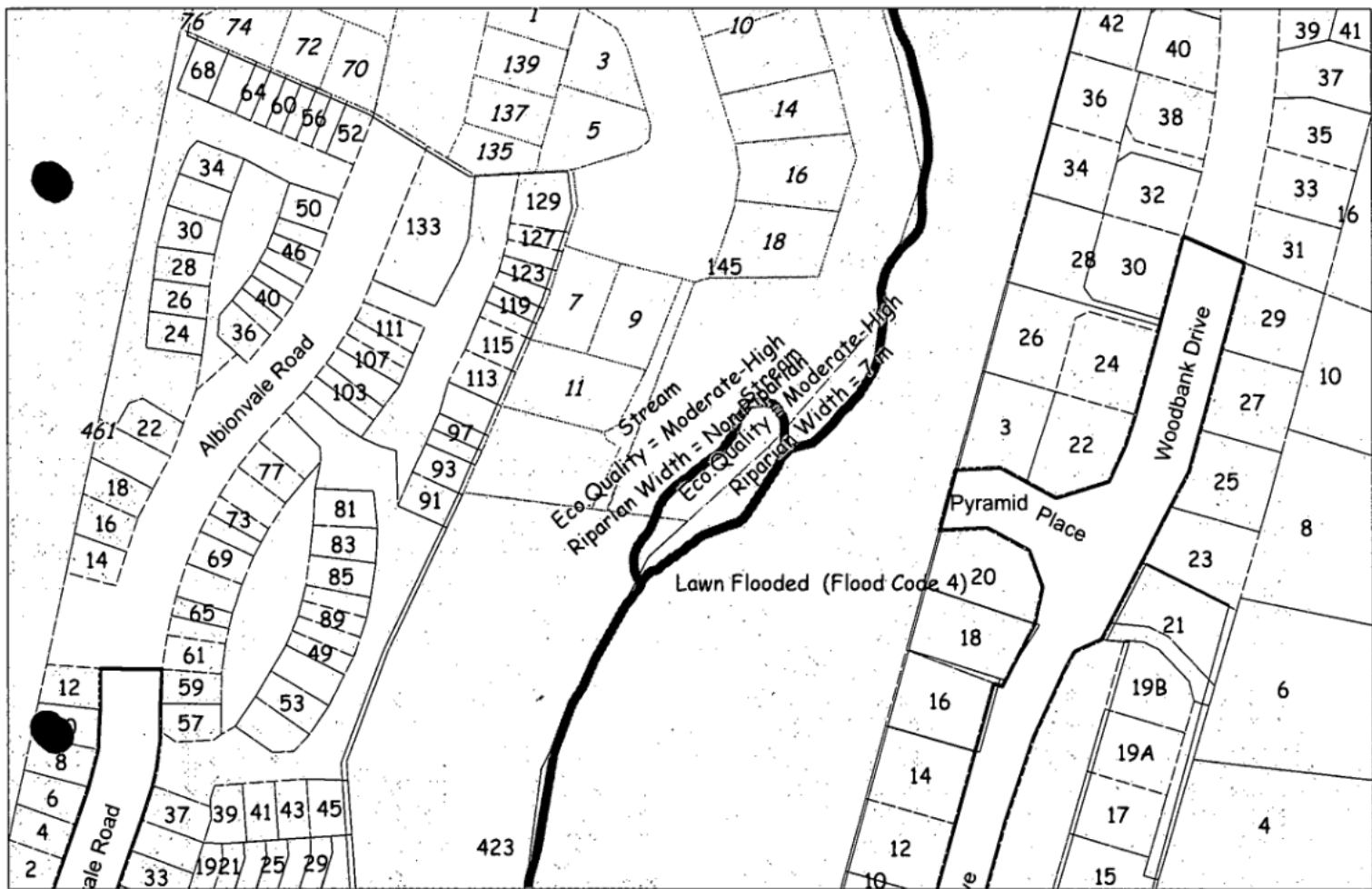
Consent Services

Waitakere City Council

Phone: (09) 836 8000 extn 8568

Cell: (021) 379 126

Fax: (09) 836 8001



Date: 17/8/07

To the property owner/occupier,

No. **16779**

Dear Sir/Madam,

Council's Environmental Monitoring Officer has conducted an inspection of your property in relation to Resource Consent RMA 20061077

As a result of the inspection, Council will:

1. contact you in writing to follow up on compliance with Resource Consent condition(s) ☐

2. re-inspect when work has progressed further. ☐

3. sign off the Resource Consent. ☐



Comments: Met on site with Paddy Lumbford & Fiona Kerr (Babbage) to discuss need for consent for proposed flood mitigation. Advised that any work in riparian margin would require further consent. Also, S+E control not maintained. In co-operation with Graeme Ridley, came up with plan to upgrade controls & place sediment loaded water to improve discharge. To monitor **G. POPE** next week.

If you have any queries, please phone 836 8000 ext. Glenn

FOR OFFICE USE ONLY

(2.0) site visit/travel, data entry, team leader follow up. No. **16779**

Comments:	Inspection No.: <u>16</u>
	Routine:
	On Request: <input checked="" type="checkbox"/>
	Priority Grade:
	Compliance Performance: <u>I</u>
	Officer: <u>Glenn Pope</u>
	Re-inspection Date: <u>1 week.</u>

Glenn Pope

From: Glenn Pope
Sent: Friday, 17 August 2007 2:10 p.m.
To: 'Fiona Keir'
Subject: West Coast Rd

Hello Fiona,

Jeanette and I are happy to meet with Paddy and yourself and possibly (if you wish) your client here at Council at your convenience regarding the work proposed at West Coast Rd. Please contact us with a time so we can make the necessary arrangements. It would be welcomed if you could provide the various options you have raised as well as a brief summary of any replies from ARC.

Kind regards

Glenn Pope

Environmental Monitoring Officer
Consent Services
Waitakere City Council
Phone: (09) 836 8000 extn 8568
Cell: (021) 379 126
Fax: (09) 836 8001

17/08/2007

Date: 7/8/07

To the property owner/occupier,

No. **16758**

Dear Sir/Madam,

Council's Environmental Monitoring Officer has conducted an inspection of your property in relation to Resource Consent RMA 2006 1077

As a result of the inspection, Council will:

1. contact you in writing to follow up on compliance with Resource Consent condition(s) ☐
2. re-inspect when work has progressed further. ☐
3. sign off the Resource Consent. ☐



Comments: Checked pond on Stage 3. Orange safety fence down. Alastair to
organise for it to be put back up. Also flume backed up where
is goes over silt fence. Needs to be remedied. Minor SFE
issues. 1x decant bund being fixed up. Also, hay to be spread
over open soil areas.

If you have any queries, please phone 836 8000-ext. Glenn **G. POPE**

FOR OFFICE USE ONLY

No. **16758**

Comments:	Inspection No.: <u>15</u>
	Routine: <input checked="" type="checkbox"/>
	On Request: <input type="checkbox"/>
	Priority Grade: <input type="checkbox"/>
	Compliance Performance: <input type="checkbox"/>
	Officer: <u>Glenn Pope</u>
	Re-inspection Date: <u>Intll.</u>

Glenn Pope

From: Glenn Pope
Sent: Friday, 17 August 2007 2:26 p.m.
To: 'Fiona Keir'
Subject: FW: West Coast Rd

Hello again,

Further to our conversation about the weed management, the Parks condition of consent required it to be started within 6 months of granting of consent. Council would reasonably expect this to be started soon, however given that approval of the plan has only just been issued and it may take time to line up a contractor, please confirm with Council when this will begin.

Thanks again
Glenn Pope

From: Glenn Pope
Sent: Friday, 17 August 2007 2:10 p.m.
To: 'Fiona Keir'
Subject: West Coast Rd

Hello Fiona,

Jeanette and I are happy to meet with Paddy and yourself and possibly (if you wish) your client here at Council at your convenience regarding the work proposed at West Coast Rd. Please contact us with a time so we can make the necessary arrangements. It would be welcomed if you could provide the various options you have raised as well as a brief summary of any replies from ARC.

Kind regards
Glenn Pope
Environmental Monitoring Officer
Consent Services
Waitakere City Council
Phone: (09) 836 8000 extn 8568
Cell: (021) 379 126
Fax: (09) 836 8001

Glenn Pope

From: Glenn Pope
Sent: Monday, 6 August 2007 8:59 a.m.
To: 'Fiona Keir'
Subject: RE: West Coast Road - Weed Management Plan

Hello Fiona,

Please accept this email as approval for the 'Weed Management Plan prepared by SOUL Environments (dated 02/07/07) for the West Coast Road housing development at 423-429 West Coast Road, Glen Eden'.

Kind Regards

Glenn Pope
Environmental Monitoring Officer
Consent Services
Waitakere City Council
Phone: (09) 836 8000 extn 8568
Cell: (021) 379 126
Fax: (09) 836 8001

-----Original Message-----

From: Fiona Keir [<mailto:fionak@babbage.co.nz>]
Sent: Monday, 2 July 2007 3:49 p.m.
To: Glenn Pope
Subject: West Coast Road - Weed Management Plan

Hi Glenn

Please find attached the revised Weed Management Plan.

Regards
Fiona Keir

=====
Fiona Keir
Babbage Consultants Limited
fionak@babbage.co.nz

CAUTION: This email message and accompanying data may contain information that is confidential and subject to legal privilege. If received in error, please notify us immediately, do not distribute the information to any party and erase all copies of the message and attachments. Thank you.

Attached: < WEED MANAGEMENT PLAN.pdf >
Ref: 42608/C : West Coast Rd (No. 423-429), Henderson

NZ HOUSING FOUNDATION

423-429 WEST COAST ROAD, HENDERSON
HOUSING DEVELOPMENT

WEED MANAGEMENT PLAN

06 AUG 2007

PLANS APPROVED

G. POPE



Introduction

All weed species listed below will be destroyed and removed from the site. Particular attention will be paid to the removals of invasive exotic woody and herbaceous weed species along the watercourse so that extensive re-vegetation with native species to form wetland and riparian communities can take place effectively.

Weeds will be removed before re-vegetation planting and follow up weed management will treat and remove any re-growth or missed areas of weed as specified in the table.

Specific methods for managing the weed species identified on the site are set out in the table below.

The re-vegetation planting species, stock sizes and densities to be used in the areas currently infested by weed are summarised in the plant schedules and located on the landscape concept plan.

TABLE OF WEED MANAGEMENT TECHNIQUES

weed scientific & common name	weed removal program			
	initial treatment	treatment after one month	treatment after five weeks	ongoing control:
Hedychium gardnerianum and H.flavescens: Gingers	Spray using Escort (5g/15L) with pulse penetrant.	Repeat initial action on any ginger still showing signs of life. Dig up rhizome after specimen is dead and dispose of to the dump.	All areas are to be covered by cambium mulch to a minimum depth of 100mm once initial spraying and weed removal is complete.	Check site after six months, twelve months, eighteen months and two years for signs of any weed regrowth or re-establishment. Any new growth to be spot sprayed using Roundup and removed by hand two weeks later. Any non-noxious minor superficial weeds to be removed by hand. Replace mulch or weed mat where it has moved or thinned out. Cover noxious weed 'flare up' sites with an extra 50mm depth of mulch.
Ulex europaeus: Gorse	Spray Roundup (1%) with pulse penetrant.	Repeat initial action on any Gorse still showing signs of life. Cut down and dispose of dead specimens to the dump.	All areas are to be covered by cambium mulch to a minimum depth of 100mm once initial spraying and weed removal is complete. Initial revegetation planting may proceed at this point if weed eradication has been successful.	
Acacia spp: Wattle	Cut down and remove to dump any specimens & paint stump with Roundup (20%).	Repeat initial action on any specimens still showing signs of life.		
Cortaderia selloana & C.jubata: Pampas Grass	Spray Roundup (1%) with pulse penetrant. Remove any seed heads carefully to rubbish dump. Ensure complete wetting of foliage. Spray after flowering.	Repeat initial action on any specimens still showing signs of life. Cut down and dispose of dead specimens to the dump.		

Ligustrum sinense & L.lucidum. Privet	Cut down and remove to dump any specimens & paint stump with Roundup (20%) or Escort (5g/10 litre + 10ml of pulse penetrant).	Repeat initial action on any specimens still showing signs of life.		
isetum clandestinum Kikuyu Grass	Spray Roundup (2%).	Repeat initial action on any specimens still showing signs of life.		
Lonicera japonica Japanese honeysuckle	Spray Roundup (2%) or Escort (35g. per 100L water) manually clear including roots removing all parts to dump.	Repeat initial action on any specimens still showing signs of life.		
Paraserianthes lophantha (syn. Albizzia lophantha) Brush wattle	Fell trees, pull up seedlings and dispose.	Repeat initial action on any missed specimens or emerging seedlings		
Solanum mauritianum	Pull out young plants including roots. Cut down large shrubs and trees. Paint stump with glyphosate at 1 part to 5 parts water plus 'Pulse' penetrant.	Repeat initial action on any missed specimens or emerging seedlings		
Salix alba, S. fragilis (crack willow) and Salix caprea/cinerea (sallow/pussy willow)	Poisoned during the willow growing season(November to February) by drilling holes every 100mm around the base of the trunk and filling each hole with undiluted (10ml) glyphosphate or similar herbicide. The dead trees should be left in place to provide shade to the replanting that will take place and to discourage invasive weeds			After 2-3 years, the dead trees may either be removed, or if they do not present a significant health and safety risk, they may be left in place to naturally rot

	from re-establishing.			
Ipomoea indica Morning glory	<p>Cut down and remove twining stems from other vegetation.</p> <p>Paint stumps and cut stems with one of the following</p> <p>Glyphosate 1 part per 4 parts of water</p> <p>Alternatively after cutting, the vines away the remaining weed foliage rooted in the ground may be sprayed with one of the mixtures:</p> <p>Glyphosate:100mls + 20mls Pulse per 10 litres of water</p> <p>Barvine:120mls per 10 litres of water</p> <p>Yates Woody weedkiller 120mls per 10 litres of water</p>			

General requirements

The weed management plan is to be read in conjunction with the planting proposals and landscape concept. All herbicides must be used strictly according to the manufacturer's instructions and with all safety fully observed. Take particular care to avoid any spillage or drift of any herbicide into the water flow. All weeds in the water must be destroyed by mechanical removal.

The aim of the weed management program is to remove and clear the weed species from the proposed planting site until such a time as the replacement planting can form a reasonable protection against re-establishment of weed species- i.e. until canopy cover is achieved.

All work shall be carried out by a competent and experienced tradesman with suitable experience for the work to be undertaken. Keep all proposed planting areas weed free, remove weeds by hand where possible with minimal disturbance to mulch. Any site rubbish and undesirable debris is to be removed from the site before planting commences.

Herbicide application

- Check local authority for the need to publicly notify intention to spray herbicides.
- Apply herbicide when the plants are actively growing. Carefully follow manufacturer's instructions and wear protective clothing.
- Do not spray in windy weather or if rain is expected in the next few hours
- Leave plants in the ground until the foliage and the roots have died off
- Make sure herbicide does not come in contact with non-target plants
- Do not apply herbicide to the water or to plants emerging from the water. These are to be removed mechanically

Any spraying shall be in accordance with NZS 8409:1999 Agrochemical Users Code Of Practice.

Mulching

A 100mm layer of cambium mulch (80-100mm when settled) shall be evenly spread over the revegetation planting areas, which must be free of debris and approved by the project engineer or their

representative prior to placement of the mulch. All mulch is to be certified free of weed material or seed. Mulch is to be kept clear of the trunks or bases of new or retained planting. Care shall be taken to ensure that no mulch enters the sea or any intertidal area. Revegetation planting should commence during the planting season and as soon as possible once the weed control has been implemented.

Replanting

Extensive re-vegetating planting is to be carried out on the site including the areas where the existing weed growth will be removed. The species to be used for re-vegetating the variety of habitats are listed in the table below. The reference letter refers to the landscape master plan.

Re-vegetation shrub and small tree pioneer mix ('C' on landscape masterplan); to be chosen from:

Riparian areas Open and higher stream bank		Typical spacing	Other areas (outside flood plain)		Typical spacing	Stock sizes
<i>Cordyline australis</i>	Ti kouka Cabbage tree	1 m	<i>Coprosma robusta</i>	karamu	1.5 m	PB3 minimum
<i>Cortaderia fulvida</i>	toetoe	1.2 m	<i>Aristotelia serrata</i>	makomako	1.2 m	
<i>Phormium tenax</i>	Harakeke flax	1 m	<i>Sophora microphylla</i>	Kowhai	0.9 m	
<i>Leptospermum scoparium</i>	Manuka Tee tree	1.2 m	<i>Coprosma lucida</i>	Shining karamu	1.2	
<i>Hoheria populnea</i>	Houhere lacebark	1.2 m	<i>Cyathea medullaris</i>	Mamaku	1.2	
<i>Carpodetus serratus</i>	Putaputaweta marbleleaf	1 m	<i>Cyathea dealbata</i>	Ponga	1.2	
<i>Shefflera digitata</i>	pate	1 m	<i>Leptospermum scoparium</i>	Manuka	1.2	
<i>Coprosma propinqua</i>	mingmingi	1 m	<i>Myrsine australis</i>	Mapou Red matipo	0.9	
<i>Hedycarya arborea</i>	Porokaiwhiri Pigeon wood	1 m	<i>Melicytus ramiflorus</i>	Mahoe Whiteywood	1.2	
			<i>Solanum aviculare</i>	poroporo	1.5 m	
			<i>Pseudopanax arboreus</i>	Fivefinger whauwhaupaku	1.2	

D: Grass like, flax like and herbaceous plants for wetland re-vegetation: for emergents, marginals and stream banks, wet ground ('D' on landscape masterplan);

Generally minimum stock size to be 1 L, typical spacing to be 750 mm apart; species to be chosen from:

Marginal emergents: marsh areas and below winter water levels		Lower stream bank: ground above common water levels but subject to flooding		Upper bank: Generally moist ground with high watertable occasional flooding	
<i>Baumea articulata</i>	Sedge tussock	<i>Blechnum novae zelandiae</i>	kiokio	<i>Dianella nigra</i>	Turutu
<i>Cyperus ustulatus</i>	Giant umbrella sedge	<i>Cyperus ustulatus</i>	Giant umbrella sedge	<i>Cyathea dealbata</i>	Ponga Silver tree fern
<i>Baumea teretifolia</i>		<i>Phormium tenax</i>	harakeke	<i>Cyatea medullaris</i>	Mamaku
<i>Carex lessoniana</i>	Rautahi	<i>Cortaderia fulvida</i>	Northern toetoe	<i>Carex flagellifera</i>	
<i>Carex virgata</i>	Small swamp sedge	<i>Carex virgata</i>	Small swamp sedge	<i>Carex lessoniana</i>	
<i>Juncus pallidus</i>	Giant rush	<i>Dicksonia squarrosa</i>	wheki	<i>Baumea tenax</i>	
<i>Carex secta</i>	purei	<i>Carex secta</i>	purei	<i>Phormium cookianum</i>	wharariki
<i>Typha orientalis</i>	raupo				

Glenn Pope

From: Graeme Ridley [graeme.ridley@emslimited.co.nz]
Sent: Friday, 29 June 2007 3:03 p.m.
To: 'Fiona Keir'; Glenn Pope; dave@earthcocivil.com
Cc: bruce@earthcocivil.com; Steven Rankin
Subject: RE: West Coast Road - Stage 3 Existing Pond Removal Methodology

Hi there,

Please note the response from ARC below with respect to the Stage 3 works. I have also discussed with WCC (Steven Rankin) and WCC are comfortable that the works be deferred until the earthworks season. Please ensure that these works are programmed for this time.

Please call with any questions regarding the above

Thanks Graeme

Re: ARC position with regard completion of the wetland swale at the West Coast Road site.

We understand that:

- . Construction of the wetland swale unfortunately was not completed before winter works restriction were in place;
- . Interim controls/structures that were constructed to minimise and control discharges to the stream during construction of the wetland swale are still in place;
- . The interim controls may not be effective in controlling potential discharges to the stream; and
- . WCC has requested completion of the wetland during winter works restriction period.

Our recommendation after talking to you would be not construct the wetland swale, because the risk to the stream as a result of earth works would be greater than leaving the interim controls. It is unfortunate that the work was not completed before the winter. We would stress that effective sediment and erosion control practices are installed and maintained to minimise discharges to the stream during the winter period.

Contact me if you have any questions.

-----Original Message-----

From: Fiona Keir [mailto:fionak@babbage.co.nz]
Sent: Wednesday, 27 June 2007 4:11 p.m.
To: graeme.ridley@emslimited.co.nz; glenn.pope@waitakere.govt.nz; steven.rankin@waitakere.govt.nz; dave@earthcocivil.com
Cc: bruce@earthcocivil.com
Subject: West Coast Road - Stage 3 Existing Pond Removal Methodology

Sorry forgot to attach.

Regards
Fiona

=====
Fiona Keir
Babbage Consultants Limited
fionak@babbage.co.nz

CAUTION: This email message and accompanying data may contain information that is confidential and subject to legal privilege. If received in error, please notify us immediately, do not distribute the information to any party and erase all copies of the message and attachments. Thank you.

Attached: < Existing Pond Removal Methodology REV B.doc >
Ref: 42608/C : West Coast Rd (No. 423-429), Henderson

Date: 27/6/07

To the property owner/occupier,

No. **7248**

Dear Sir/Madam,

Council's Environmental Monitoring Officer has conducted an inspection of your property in relation to Resource Consent RMA 2006 1077

As a result of the inspection, Council will:

1. contact you in writing to follow up on compliance with Resource Consent condition(s) ☐
2. re-inspect when work has progressed further. ☒
3. sign off the Resource Consent. ☐



Comments: Site visit regarding possibility of new consent for extra works within Persestream. See email 29/6/07.

If you have any queries, please phone 836 8000 ext. Glenn

G. POPE

FOR OFFICE USE ONLY

No. **7248**

Address: _____ RMA No.: 2006/077

Comments:	Date of Inspection: <u>27/6/07</u>	
	Property ID:	
	CCC	On request <input checked="" type="checkbox"/>
	Routine	Inspection No. <u>14</u>
	Re-inspection date: <u>1 week</u>	

G. POPE

27/6/67



- Sort of repaired but hailed again
- Earthco. Claim subgrade not up to ~~the~~ scratch.
- Gen to Investigate with Transport Assets.





Proposed works.

WEST COAST ROAD

Removal of Existing Stormwater Pond Methodology

1. A bund will be placed to cut the main pond area into approximately one half.
COMPLETED
2. The forebay and upper half of the main pond will have the zinc contaminated sludge removed off site.
COMPLETED – Sludge in upper half of pond removed off site to an approved landfill site and pond base tested to be free of contamination.
3. A 100mm Ø PVC pipe will be placed as close to the bottom of the existing stormwater manhole O2. This shall be run in a covered trench into the lower half of the main pond. The 100Ø pipeline will take the first flush of stormwater for treatment.
COMPLETED – Observations are that this pipe has generally taken most of the flow from the upstream catchment.
4. Stormwater manhole O2 will have at least one full riser removed from the top so that when there is rainfall in excess of the capacity of the 100mm outlet the manhole will fill up and top over running overland to the stream.
COMPLETED – A collapsible flume was placed in the manhole and run along the ground into the stream instead of letting the manhole fill and over top.
5. The lower end of the wetland swale will then be formed. This will include the outlet manhole and pipes into the stream. Once the end of the wetland swale has been formed the 100Ø pipe will be extended to discharge to the lower part of the formed wetland swale for first flush treatment.
6. The zinc contaminated sludge in the lower half of the remaining pond area will be excavated and removed to an approved landfill site and the cleaned area tested.
7. The top section of the wetland swale will be excavated with the excavated clay being placed in the remaining pond area to form the completed shape of the wetland swale throughout its full length.
8. The permanent stormwater reticulation from existing stormwater manhole O2 to stormwater manhole N5 will be constructed including the 225Ø pipe connection to the newly constructed wetland swale.
9. When the wetland swale has been completed the flume will be transferred from the existing stormwater manhole O2 to the outlet in stormwater manhole N5. Note: the permanent high flow stormwater discharge for manhole N5 will be completed with the Stage 3 subdivision works.

10. The excess water sitting in the bottom of manhole O2 will be pumped to discharge through the wetland swale. The first flush will go through into the swale and the high flow will be put through the flume into the stream.
11. Until the wetland planting has fully established the 225Ø wetland swale inlet pipe will have a 150Ø uPVC pipe extend from the end with novacoil attached by a T junction to disperse water evenly across the wetland swale.

REV.	DATE	DESCRIPTION	DRAWN	CHECKED
E	20.06.2007	WETLAND SWALE ADOPTED	FK	NGL
D	14.06.07	SWALE ADOPTED WITH WETLAND SWALE	FK	NGL
C	20.03.07	REPLACE INFILTRATION TRENCH WITH SWALE WITH CHECK DAMS	FK	NGL
B	16.03.07	INFILTRATION TRENCH SEE ALSO SWALE E	FK	NGL
A	20.01.07	SWALE REPLACES POND	FK	DMR
REV.	DATE	DESCRIPTION	DRAWN	CHECKED

DRAWING REVISIONS



CLIENT / PROJECT
**WEST COAST ROAD
 HOUSING DEVELOPMENT**
 FOR
NZ HOUSING FOUNDATION

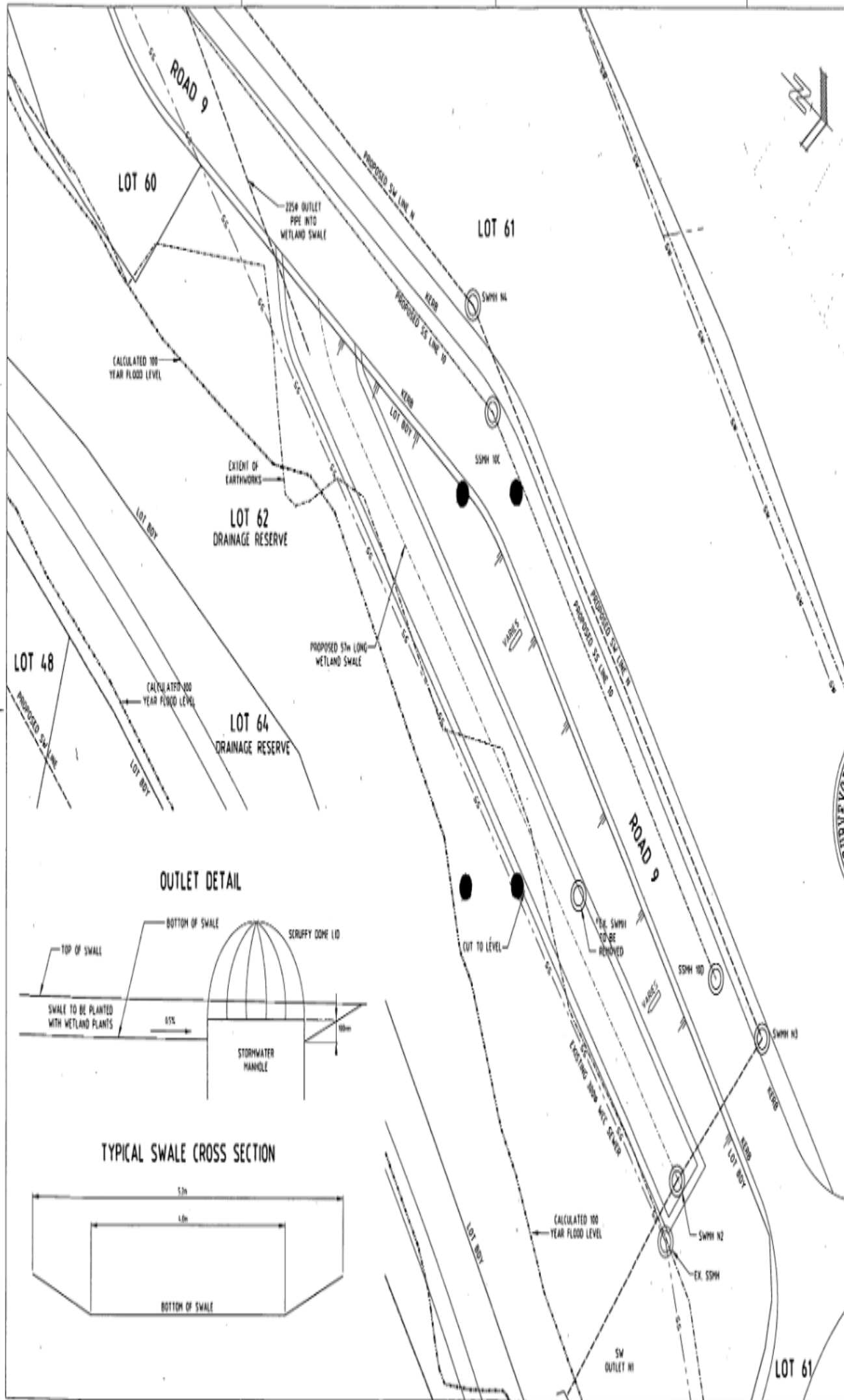
DRAWING TITLE
**STAGE 3
 SWALE LAYOUT**

DESIGNED	DATE	INITIAL
DMR	JUNE 2008	DMR
DRAWN	DATE	INITIAL
NGL	JUNE 2008	NGL
CHECKED	DATE	INITIAL
APPROVED	DATE	INITIAL

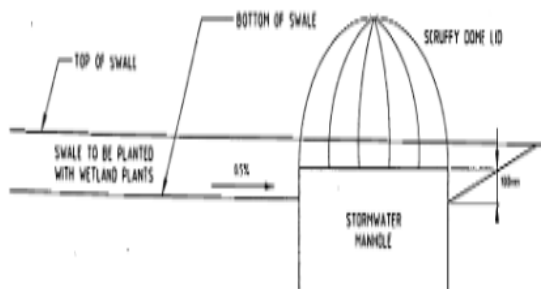
SCALE (A1)

1:125

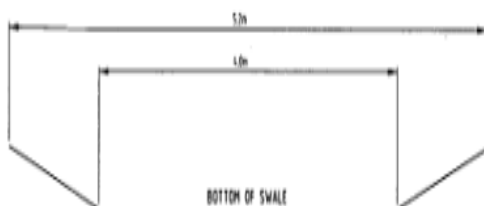
JOB NUMBER	DRAWING NUMBER	REVISION
42608	C16	E



OUTLET DETAIL



TYPICAL SWALE CROSS SECTION



- parking bay damage from trucks

G. POPE

29/5/07

off



29 May 2007

NEW ZEALAND HOUSING FOUNDATION

C/- Fiona Keir
Babbage Consultants Limited
PO Box 2027
AUCKLAND 1140

**COPY FOR YOUR
INFORMATION**

RESOURCE CONSENT: LUC-2006-1077
PROPERTY LOCATION: 423-429 West Coast Road, GLEN EDEN
LEGAL DESCRIPTION: LOT 3 DP 339810
GRANTED: 30-Oct-2006

Dear Sir/Madam

In connection with the above Resource Consent, we have to advise that a recent inspection of the above property has revealed that the following conditions of your resource consent have not been or are not being met.

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.*



As shown in the photos above, damage has already been caused to the parking bay outside no. 15 Woodbank Drive by trucks coming from your site. Additionally, trucks have driven over kerbs and onto the berms which has the potential for further damage. Council requires that the damage to the parking

**COPY FOR YOUR
INFORMATION**

bay on Wcodbank Drive be repaired immediately as required by Condition 20 above and that trucks cease to leave the Woodbank Drive carriageway to prevent further damage. Further instances of this breach may result in enforcement action.

Additionally, due to the works undertaken for the decommissioning of the existing Council Stormwater Pond on the western side of the stream adjacent to Albion Vale, the Pond is not functioning effectively. The decanting device that was installed at Council's request has either been vandalised or has been neglected and dirty water is exiting the pond (see photo below). Please reconstruct a single 90 degree bend attached to the end of the outlet pipe to the scruffy dome riser. This should include a small length (300-400mm) of pipe above to increase the depth of water in the pond to allow settlement of solids etc before the water exits the pond. If you wish meet on site to discuss this matter, please do not hesitate to call me and arrange a time to meet. This issue will need to be addressed ASAP but no later than Friday 1 June (this week).



If you have any queries regarding your resource consent or this letter, please do not hesitate to contact Glenn Pope on 839 0400.

Yours faithfully

Glenn Pope
Environmental Monitoring Officer








Glenn Pope


From: Glenn Pope
Sent: Tuesday, 29 May 2007 1:12 p.m.
To: Wynton Smith; Steven Rankin
Subject: 423-429 West Coast Rd

Hello Wynton and Steve,

 
290507 001.jpg (97 KB) 290507 002.jpg (95 KB)

Please review the attached pictures from my site visit to

      
290507 003.jpg (114 KB) 290507 005.jpg (98 KB) 290507 006.jpg (93 KB) 290507 007.jpg (76 KB) 290507 008.jpg (39 KB) 290507 009.jpg (100 KB) 290507 010.jpg (96 KB)


290507 011.jpg (88 KB)

I be writing a letter to the Consultant (Fiona Keir, Babbage Consultants) requiring that the decant in the pond be reconstructed to allow sediment to settle out before exiting the pipe. It seems that what was in place has been vandalised (see big piece of wood and old decant, minus novacoil which has been broken off). I will require this by the end of the week. Hopefully this should solve any sediment discharge issues.

As far as querying them about the Council Assets being worked on/ ripped up etc, we feel that this would be an issue better addressed by yourselves directly to the Consultant/Consent Holder as Ecowater is directly involved with that side of the development, rather than becoming a middleman in any discussions you may have with them. This would ensure effective and timely communication.

The consultants details are:

Fiona Keir
Babbage Consultants
Ph 379 9980
Fax 377 1170
Email fionak@babbage.co.nz

PO Box 2027
Auckland 1140

If you have any further feedback or comments please come and see me.

Regards
Glenn Pope
Environmental Monitoring Officer
Ext. 8568
Cell 021 379 126
glenn.pope@waitakere.govt.nz

29 May 2007

NEW ZEALAND HOUSING FOUNDATION

C/- Fiona Keir
Babbage Consultants Limited
PO Box 2027
AUCKLAND 1140

RESOURCE CONSENT: LUC-2006-1077
PROPERTY LOCATION: 423-429 West Coast Road, GLEN EDEN
LEGAL DESCRIPTION: LOT 3 DP 339810
GRANTED: 30-Oct-2006

Dear Sir/Madam

In connection with the above Resource Consent, Council would like to take this opportunity to address an issue with your Weed Management Plan submitted for approval in December 2006. Firstly, apologies for the late reply.

Overall, the plan as prepared by SOUL Environments will be approved subject to an amendment relating to the control of *Salix alba*, *Salix fragilis* (Crack Willow) and *Salix caprea/cinerea* (Sallow/Pussy Willow). The submitted method of removal involves the felling of the trees along with the removal of all parts of the tree to the dump and poisoning of the stumps, followed by repeat action on any missed specimens after one month. This would result in major disturbance and also the possibility of spreading small fragments of the willow trees which may re-sprout.

In consultation with Council's Parks Environmental Co-ordinator, Chris Ferkins, Council would advise that the preferred method is for the above mentioned species to be poisoned first during the Willow growing season (November to February) by drilling holes every 100mm around the base of the trunk and filling each hole with undiluted (10ml) glyphosphate or similar herbicide. The dead trees should be left in place to provide shade to the replanting that will take place and to discourage invasive weeds from re-establishing. After 2-3 years, the dead trees may either be removed, or if they do not present a significant health and safety risk, they may be left in place to naturally rot. This method presents the least amount of disturbance and is the preferred method. Council would ask that your Weed Management Plan be amended to reflect this procedure and submitted for re-approval. Once the amended copy is received, the plan will be approved immediately for your action.

If you have any queries regarding your resource consent or this letter, please do not hesitate to contact Glenn Pope on 839 0400.

Yours faithfully

Glenn Pope
Environmental Monitoring Officer



BABBAGE CONSULTANTS LIMITED
109 FANSHAW STREET, AUCKLAND 1010
PO BOX 2027, AUCKLAND 1140, NEW ZEALAND
PHONE: 0-9-379 9980, FAX: 0-9-377 1170
EMAIL: admin@babbage.co.nz

WAITAKERE CITY COUNCIL

- 8 DEC 2006

683836

Resource Consents Manager
Waitakere City Council
Private Bag 93 109
Henderson
Waitakere City 1231
New Zealand

Job Number: 42608/C

fk

7 December 2006

Attention: Michael Campbell

*11/12/06
Hi Glenn
Please acknowledge
Regards,
Michael*

Dear Michael Campbell

Housing Development
West Coast Rd (No. 423-429), Henderson
Weed Management Plan

Further to the preconstruction meeting for the above development, we have been requested by Glenn Pope (Waitakere City Council) to submit the Weed Management Plan to yourself.

The Weed Management Plan has been submitted to ARC within the Environmental Effects Assessment Report which was produced for the Earthworks Resource Consent which has been granted.

Yours faithfully

Fiona Keir
Babbage Consultants Limited

cc: Glenn Pope – Waitakere City Council, Environmental Monitoring Officer

Enc

Chief Executive	
Corporate Services	
City Services	
Moselle	
Consultancy Services	
ECO WATER	
Strategic Group	
Consent Services	✓
Field Services	

environments

SOUL

URBAN DESIGN
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING

PO Box 60211 Titirangi | Auckland, New Zealand
phone 64 9 817 3788 | fax 64 9 817 3789
email contact@landscapearchitecture.co.nz
www.landscapearchitecture.co.nz

NZ HOUSING FOUNDATION

423-429 WEST COAST ROAD, HENDERSON

HOUSING DEVELOPMENT

WEED MANAGEMENT PLAN

Introduction

All weed species listed below will be destroyed and removed from the site. Particular attention will be paid to the removals of invasive exotic woody and herbaceous weed species along the watercourse so that extensive re-vegetation with native species to form wetland and riparian communities can take place effectively.

Weeds will be removed before re-vegetation planting and follow up weed management will treat and remove any re-growth or missed areas of weed as specified in the table.

Specific methods for managing the weed species identified on the site are set out in the table below.

The re-vegetation planting species, stock sizes and densities to be used in the areas currently infested by weed are summarised in the plant schedules and located on the landscape concept plan.

TABLE OF WEED MANAGEMENT TECHNIQUES

weed scientific & common name	weed removal program			
	initial treatment	treatment after one month	treatment after five weeks (treatment after five weeks in summer or if applicable or treatment after two months in winter)	ongoing control: treatment after six months, treatment after twelve months, treatment after eighteen months & two years
<i>Hedychium gardnerianum</i> and <i>H. flavescens</i> : Gingers	Spray using Escort (5g/15L) with pulse penetrant.	Repeat initial action on any ginger still showing signs of life. Dig up rhizome after specimen is dead and dispose of to the dump.	All areas are to be covered by cambium mulch to a minimum depth of 100mm once initial spraying and weed removal is complete.	Check site after six months, twelve months, eighteen months and two years for signs of any weed regrowth or re-establishment. Any new growth to be spot sprayed using Roundup and removed by hand two weeks later. Any non-noxious minor superficial weeds to be removed by hand. Replace mulch or weed mat where it has moved or thinned out. Cover noxious weed 'flare up' sites with an extra 50mm depth of mulch.
<i>Ulex europaeus</i> : Gorse	Spray Roundup (1%) with pulse penetrant.	Repeat initial action on any Gorse still showing signs of life. Cut down and dispose of dead specimens to the dump.	Initial revegetation planting may proceed at this point if weed eradication has been successful.	
<i>Acacia</i> spp. Wattle	Cut down and remove to dump any specimens & paint stump with Roundup (20%).	Repeat initial action on any specimens still showing signs of life.		
<i>Cortaderia selloana</i> & <i>C. jubata</i> : Pampas Grass	Spray Roundup (1%) with pulse penetrant. Remove any seed heads carefully to rubbish dump. Ensure complete wetting of foliage. Spray after flowering.	Repeat initial action on any specimens still showing signs of life. Cut down and dispose of dead specimens to the dump.		
<i>Ligustrum sinense</i> & <i>L. lucidum</i> : Privet	Cut down and remove to dump any specimens & paint stump with Roundup (20%) or Escort (5g/10 litre + 10ml of pulse penetrant.	Repeat initial action on any specimens still showing signs of life.		

<i>Pennisetum clandestinum</i> Kikuyu Grass	Spray Roundup (2%).	Repeat initial action on any specimens still showing signs of life.		
<i>Lonicera japonica</i> Japanese honeysuckle	Spray Roundup (2%) or Escort (35g. per 100L water) manually clear including roots removing all parts to dump.	Repeat initial action on any specimens still showing signs of life.		
<i>Paraserianthes lophantha</i> (syn. <i>Albizzia lophantha</i>) Brush wattle	Fell trees, pull up seedlings and dispose.	Repeat initial action on any missed specimens or emerging seedlings		
<i>Solanum mauritianum</i>	Pull out young plants including roots. Cut down large shrubs and trees. Paint stump with glyphosate at 1 part to 5 parts water plus 'Pulse' penetrant.	Repeat initial action on any missed specimens or emerging seedlings		
<i>Salix alba</i> , <i>S. fragilis</i> (crack willow) and <i>Salix caprea/cinerea</i> (sallow/pussy willow)	Fell trees remove all parts of tree to dump & paint stump with Roundup (20%) or Escort (5g/10 litre + 10ml of pulse penetrant.) or Metsulfuron (35 g. per 100 L water).	Repeat initial action on any missed specimens or emerging seedlings		
<i>Ipomoea indica</i> Morning glory	Cut down and remove twining stems from other vegetation. Paint stumps and cut stems with one of the following Glyphosate 1 part per 4 parts of water Alternatively after cutting, the vines away the remaining weed foliage rooted in the ground may be sprayed with one of the mixtures: Glyphosate: 100mls + 20mls Pulse per 10 litres of water Banvine: 120mls per 10 litres of water Yates Woody eedkiller 120mls per 10 litres of water			

General requirements

The weed management plan is to be read in conjunction with the planting proposals and landscape concept. All herbicides must be used strictly according to the manufacturer's instructions and with all safety fully observed. Take particular care to avoid any spillage or drift of any herbicide into the water flow. All weeds in the water must be destroyed by mechanical removal.

The aim of the weed management program is to remove and clear the weed species from the proposed planting site until such a time as the replacement planting can form a reasonable protection against re-establishment of weed species- i.e. until canopy cover is achieved.

All work shall be carried out by a competent and experienced tradesman with suitable experience for the work to be undertaken.

Keep all proposed planting areas weed free, remove weeds by hand where possible with minimal disturbance to mulch. Any site rubbish and undesirable debris is to be removed from the site before planting commences.

Herbicide application

- Check local authority for the need to publicly notify intention to spray herbicides.
- Apply herbicide when the plants are actively growing. Carefully follow manufacturer's instructions and wear protective clothing.
- Do not spray in windy weather or if rain is expected in the next few hours
- Leave plants in the ground until the foliage and the roots have died off
- Make sure herbicide does not come in contact with non-target plants
- Do not apply herbicide to the water or to plants emerging from the water. These are to be removed mechanically

Any spraying shall be in accordance with NZS 8409:1999 Agrochemical Users Code Of Practice.

Mulching

A 100mm layer of cambium mulch (80-100mm when settled) shall be evenly spread over the revegetation planting areas, which must be free of debris and approved by the project engineer or their

representative prior to placement of the mulch. All mulch is to be certified free of weed material or seed. Mulch is to be kept clear of the trunks or bases of new or retained planting. Care shall be taken to ensure that no mulch enters the sea or any intertidal area. Revegetation planting should commence during the planting season and as soon as possible once the weed control has been implemented.

Replanting

Extensive re-vegetating planting is to be carried out on the site including the areas where the existing weed growth will be removed. The species to be used for re-vegetating the variety of habitats are listed in the table below. The reference letter refers to the landscape master plan.

Re-vegetation shrub and small tree pioneer mix ('C' on landscape masterplan); to be chosen from:

Riparian areas Open and higher stream bank		Typical spacing	Other areas (outside flood plain)		Typical spacing	Stock sizes
<i>Cordyline australis</i>	Ti kouka Cabbage tree	1 m	<i>Coprosma robusta</i>	karamu	1.5 m	PB3 minimum
<i>Cortaderia fulvida</i>	toetoe	1.2 m	<i>Aristotelia serrata</i>	makomako	1.2 m	
<i>Phormium tenax</i>	Harakeke flax	1 m	<i>Sophora microphylla</i>	Kowhai	0.9 m	
<i>Leptospermum scoparium</i>	Manuka Tee tree	1.2 m	<i>Coprosma lucida</i>	Shining karamu	1.2	
<i>Hoheria populnea</i>	Houhere lacebark	1.2 m	<i>Cyathea medullaris</i>	Mamaku	1.2	
<i>Carpodetus serratus</i>	Putaputaweta marbleleaf	1 m	<i>Cyathea dealbata</i>	Ponga	1.2	
<i>Shefflera digitata</i>	pate	1 m	<i>Leptospermum scoparium</i>	Manuka	1.2	
<i>Coprosma propinqua</i>	mingmingi	1 m	<i>Myrsine australis</i>	Mapou Red matipo	0.9	
<i>Hedycarya arborea</i>	Porokaiwhiri Pigeon wood	1 m	<i>Melicytus ramiflorus</i>	Mahoe Whiteywood	1.2	
			<i>Solanum aviculare</i>	poroporo	1.5 m	
			<i>Pseudopanax arboreus</i>	Fivefinger whauwhaupaku	1.2	

D: Grass like, flax like and herbaceous plants for wetland re-vegetation: for emergents, marginals and stream banks, wet ground ('D' on landscape masterplan);

Generally minimum stock size to be 1 L, typical spacing to be 750 mm apart; species to be chosen from:

Marginal emergents: marsh areas and below winter water levels		Lower stream bank: ground above common water levels but subject to flooding		Upper bank: Generally moist ground with high watertable occasional flooding	
<i>Baumea articulata</i>	Sedge tussock	<i>Blechnum novae zelandiae</i>	kiokio	<i>Dianella nigra</i>	Turutu
<i>Cyperus ustulatus</i>	Giant umbrella sedge	<i>Cyperus ustulatus</i>	Giant umbrella sedge	<i>Cyathea dealbata</i>	Ponga Silver tree fern
<i>Baumea teretifolia</i>		<i>Phormium tenax</i>	harakeke	<i>Cyathea medullaris</i>	Mamaku
<i>Carex lessoniana</i>	Rautahi	<i>Cortaderia fulvida</i>	Northern toetoe	<i>Carex flagellifera</i>	
<i>Carex virgata</i>	Small swamp sedge	<i>Carex virgata</i>	Small swamp sedge	<i>Carex lessoniana</i>	
<i>Juncus pallidus</i>	Giant rush	<i>Dicksonia squarrosa</i>	wheki	<i>Baumea tenax</i>	
<i>Carex secta</i>	purei	<i>Carex secta</i>	purei	<i>Phormium cookianum</i>	wharariki
<i>Typha orientalis</i>	raupo				

Date: 5/6/07

To the property owner/occupier,

No. **7208**

Dear Sir/Madam,

Council's Environmental Monitoring Officer has conducted an inspection of your property in relation to Resource Consent RMA 20061077

As a result of the inspection, Council will:

1. contact you in writing to follow up on compliance with Resource Consent condition(s) ☐
2. re-inspect when work has progressed further. ☒
3. sign off the Resource Consent. ☐



Comments: checked that pond decant was constructed, was in place and working. Check road and if this week or next week for any repairs.

If you have any queries, please phone 836 8000 ext. Glen

G. POPE

FOR OFFICE USE ONLY

No. **7208**

Address: _____ RMA No.: 20061077

Comments:	Date of Inspection: <u>5/6/07</u>	
	Property ID:	
	CCC	On request
	Routine <input checked="" type="checkbox"/>	Inspection No. <u>13</u>
	Re-inspection date: <u>1 week</u>	



-new decant in operation. 5/6/07 

G. POPE

Glenn Pope

From: Fiona Keir [fionak@babbage.co.nz]
Sent: Tuesday, 29 May 2007 5:00 p.m.
To: Glenn Pope
Subject: RE: Non-compliance with LUC-2006-1077 at 423-429 West Coast Rd, Glen Eden

Hi Glenn

I have forwarded your letter onto our Contractor and will follow up on your requirements.

Regards
Fiona

| - - - - - Original Message - - - - -

| Subject : Non-compliance with LUC-2006-1077 at 423-429 West Coast Rd, Glen Eden
| Sent : 29 May 2007 16:36:38
| To : fionak@babbage.co.nz
| CC :
| From: Glenn Pope, Glenn.Pope@waitakere.govt.nz

| Hello Fiona,

| Please see attached letter (hard copy being posted today) regarding
| non-compliance issues at the above site. Please feel free to call me to
| discuss any issues. I have also completed a review of the Weed
| Management Plan and have sent a reply regarding that in the post as
| well. Again, I apologise for the time it has taken to reply to that
| matter.

| Kind Regards

| Glenn Pope
| Environmental Monitoring Officer
| Consent Services
| Waitakere City Council

| Telephone: (09) 836 8000 extn 8568
| Cell: (021) 379 126
| Email: Glenn.Pope@waitakere.govt.nz
| <mailto:Glenn.Pope@waitakere.govt.nz>

| From: xerox.scanner@waitakere.govt.nz
| [mailto:xerox.scanner@waitakere.govt.nz]
| Sent: Tuesday, 29 May 2007 4:27 p.m.
| To: Glenn Pope
| Subject: Xerox Scanner

| Note:

| This message is for the named person's use only. It may contain confidential,
| proprietary
| or legally privileged information. No confidentiality or privilege is waived or
| lost by
| any mistransmission. If you receive this message in error, please immediately
| delete it
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where the
| message states otherwise and the sender is authorised to state them to be the
views of any
| such entity.
|
| Thank You.
| <http://www.waitakere.govt.nz>

=====

Fiona Keir
Babbage Consultants Limited
fionak@babbage.co.nz

CAUTION: This email message and accompanying data may contain information that is confidential and subject to legal privilege. If received in error, please notify us immediately, do not distribute the information to any party and erase all copies of the message and attachments. Thank you.

Ref: 42608/C : West Coast Rd (No. 423-429), Henderson

Date: 29/5/07

To the property owner/occupier,

No. **7202**

Dear Sir/Madam,

Council's Environmental Monitoring Officer has conducted an inspection of your property in relation to Resource Consent RMA 20061077



As a result of the inspection, Council will:

1. contact you in writing to follow up on compliance with Resource Consent condition(s) ☒

2. re-inspect when work has progressed further. ☐

3. sign off the Resource Consent. ☒

Comments: ^{Page 3} Decent on EcuWater pond ¹ has been broken off so not working. Letter to Babbage consultants to repair by Friday. Also, trucks have driven over berm and damaged parking bay on Woodbank Drive (see photo). To be repaired. See letter + photos.

If you have any queries, please phone 836 8000 ext. Glenn **G. POPE**

FOR OFFICE USE ONLY

No. **7202**

Address: _____

RMA No.: 20061077

Comments:	Date of Inspection: <u>29/5/07</u>	
	Property ID:	
	CCC	On request <input checked="" type="checkbox"/> <i>EcuWater</i>
	Routine	Inspection No. <u>12</u>
	Re-inspection date: <u>1 mth.</u>	



29/5/07

G. POPE

should be



29/5/07 G. POPE

Date: 1/5/07

To the property owner/occupier,

No. **6792**

Dear Sir/Madam,

Council's Environmental Monitoring Officer has conducted an inspection of your property in relation to Resource Consent RMA 20061077

As a result of the inspection, Council will:

1. contact you in writing to follow up on compliance with Resource Consent condition(s) ☐
2. re-inspect when work has progressed further. ☒ **ENTERED**
3. sign off the Resource Consent. ☐

Comments: Deer reported much on road. Glenn found that it was cleaned up. Advised Alastair to ensure that any more is cleaned off West Coast Rd while removing machinery from stage 3. Stage 3 to be watched by e.s. & local. No more work there for a couple of weeks.

If you have any queries, please phone 836 8000-ext. Glenn

G. POPE

FOR OFFICE USE ONLY

No. **6792**

Address:

RMA No.:

20061077

Comments:	Date of Inspection: <u>1/5/07</u>	
	Property ID:	
	CCC	On request <input checked="" type="checkbox"/>
	Routine <input checked="" type="checkbox"/>	Inspection No. <u>11</u>
	Re-inspection date:	

Glenn Pope

From: Glenn Pope
Sent: Monday, 30 April 2007 2:31 p.m.
To: 'hayley@energi.co.nz'
Subject: Development at 423-429 West Coast Rd

Hello Hayley,

Further to our telephone conversation today, any correspondence in relation to any claim of damage to your property caused by works being undertaken on the property mentioned above should be forwarded to:

New Zealand Housing Foundation
PO Box 36027
Northcote
NORTH SHORE CITY 0748

or in this case it may be better to deal through their consultant:

New Zealand Housing Foundation
C/- Fiona Keir
Babbage Consultants
PO Box 2027
AUCKLAND 1140

Unfortunately, any issues of damage caused to any private property or cross-boundary issues of damage etc can only be dealt with as Civil issues. Council has no legal mechanism to enforce, however Council is prepared to act as a mediator in any dispute process that may occur. Note that the works you refer to are covered by Resource Consent no. LUC-2006-1077, a copy of which can be viewed at Council if requested via the call centre 8390400 for a small fee (I believe this is \$45 currently). This may not help you though in this case as issues such as this are not dealt with by the Resource Management Act; it would be more for your information only.

Please feel free to contact me again if you have any further questions relating to this issue.

Glenn Pope
Environmental Monitoring Officer
Consent Services
Waitakere City Council

Telephone: (09) 836 8000 extn 8568
Cell: (021) 379 126
Email: Glenn.Pope@waitakere.govt.nz



BABBAGE CONSULTANTS LIMITED
109 FANSHAWE STREET, AUCKLAND 1010
PO BOX 2027, AUCKLAND 1140, NEW ZEALAND
PHONE: 0-9-379 9980, FAX: 0-9-377 1170
EMAIL: admin@babbage.co.nz

WAITAKERE CITY COUNCIL

8 DEC 2006

683837

Resource Consents Manager
Waitakere City Council
Private Bag 93 109
Henderson
Waitakere City 1231
New Zealand

Job Number: 42608/C
fk
7 December 2006

Attention: Michael Campbell

COPY

Dear Michael Campbell

Housing Development
West Coast Rd (No. 423-429), Henderson
Weed Management Plan

Further to the preconstruction meeting for the above development, we have been requested by Glenn Pope (Waitakere City Council) to submit the Weed Management Plan to yourself.

The Weed Management Plan has been submitted to ARC within the Environmental Effects Assessment Report which was produced for the Earthworks Resource Consent which has been granted.

Yours faithfully

Fiona Keir
Babbage Consultants Limited

cc Glenn Pope Waitakere City Council, Environmental Monitoring Officer

Enc

Chief Executive	
Corporate Services	
City Services	
Moselle	
Consultancy Services	
ECO - WATER	
Strategic Group	
Consent Services	
Field Services	

Date: 11/04/07

To the property owner/occupier,

No. **6774**

Dear Sir/Madam,

Council's Environmental Monitoring Officer has conducted an inspection of your property in relation to Resource Consent RMA 20061077

As a result of the inspection, Council will:

1. contact you in writing to follow up on compliance with Resource Consent condition(s) ☐
2. re-inspect when work has progressed further. ☒
3. sign off the Resource Consent. ☐



Comments: Checked site, no issues at present.
Topsoil being placed over bulk of stage 1 works.
* Pond on stage 2 to be drilled with in next few weeks
- 2/3 cut off, s/w piped from manhole to settle in pond
with decreased area. Ewerflow from manhole is being there
direct to stream. All ok at present.

If you have any queries, please phone 836 8000 ext. Glen

G. POPE

No. **6774**

FOR OFFICE USE ONLY

Address: _____ RMA No.: 20061077

Comments:	Date of Inspection:	<u>11/4/07</u>
	Property ID:	
	CCC	On request
	Routine <input checked="" type="checkbox"/>	Inspection No. <u>10</u>
	Re-inspection date:	<u>2 weeks</u>

Resource Consent Monitoring File Note

RMA NUMBER:	2006-1077
ADDRESS:	423-429 West Coast Rd

- Received Site Validation report. 30/3/07
- Site considered to be remediated. Copy to be placed on file.

11/4/07



Glenn Pope
Environmental Monitoring Officer
Resource Management
Waitakere City Council
PH (09) 836 8000 extn. 8568
CELL 021 379 126
FAX (09) 836 8001
glenn.pope@waitakere.govt.nz

Glenn Pope

From: Glenn Pope
Sent: Wednesday, 14 March 2007 1:42 p.m.
To: 'Fiona Keir'
Subject: RE: West Coast Road

Hello Fiona,

Thanks for that. I had talked to Bevan Cossey onsite yesterday and then confirmed this with Graeme Ridley. I am happy with this. We are monitoring the discharge from the pond each day while it is raining. Bevan had noted that the pipe inlet was turned upwards and lengthened. So even if the level drops again, we shouldn't see any muddy/dirty discharge from this. This should prove effective until the pond is to be de-commissioned and re-built.

Regards

Glenn Pope
Environmental Monitoring Officer
Resource Management
Waitakere City Council
Telephone: (09) 836 8000 extn 8568
Cell: (021) 379 126
Email: Glenn.Pope@waitakere.govt.nz

-----Original Message-----

From: Fiona Keir [mailto:fionak@babbage.co.nz]
Sent: Wednesday, 14 March 2007 1:33 p.m.
To: Glenn Pope
Subject: West Coast Road

Hi Glenn

Please be informed that we have removed the cap in the stormwater pond manhole on the instruction of Graeme Riddley of ARC.

Regards
Fiona

=====

Fiona Keir
Babbage Consultants Limited
fionak@babbage.co.nz

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Ref: 42608/C : West Coast Rd (No. 423-429), Henderson

Olivia Harvey (owner & Titch Pl on behalf of tenants)

- Dust, height of topsoil stockpiles.
- 021 300 696 or 9775178 until end of week.

Glenn Pope

From: Glenn Pope
Sent: Friday, 9 March 2007 10:40 a.m.
To: 'mike.martindale@arc.govt.nz'
Cc: Wynton Smith; 'fionak@babbage.co.nz'
Subject: Regarding 423-429 West Coast Rd; Titch PI and Pryamid PI (all one site)

Hello Mike,

I believe we have not met yet. My name is Glenn Pope. I am currently the Environmental Monitoring Officer from Waitakere City Council monitoring the Land Use Consent for the above site. A couple of issues had arisen on this site in the last couple of days which you may or may not be aware of.

Firstly, a wastewater pipe overflowed directly to the Stream from the site however I believe this issue was dealt with by ARC (Rhianna Boone) yesterday.

Secondly, the stormwater pond on the western side of the stream that services stormwater from the existing inhabited houses on Albion Vale Rd had a clay discharge coming from it. This was brought to mine and Dean Allen's (who I believe you know already) attention yesterday by Wynton Smith of Ecowater. Dean and I inspected the site together. There was a discharge from the outfall from the pond to the stream. Subsequent to this, I have instructed the consultant (Fiona Keir, Babbage Consultants) to shut off the pipe at the bottom of the pond that allows this water to escape. Wynton, Fiona and I agree that this is a good temporary measure to contain discharge in this pond.

Dean and I believe that the reason this water in the pond has become cloudy is not from the 'clean' water coming from the Albion Vale development but instead from the disturbance of the surrounding ground due to earthworks activities. How?, we are not sure as we are not familiar with how subsoil conditions work. However we know that the water going in to the pond is clear while at the other end it is very cloudy (grey clayey look to it). The likelihood of the pond filling to the scruffy dome level is not very high at the moment and even if it did it would then overspill in to that outfall as designed. Do you think we should require a decant design of some sort or could we leave it with the pipe that is currently draining the bottom of the pond closed and rely on the sediment settling in the pond? Bearing in mind that eventually this pond will be replaced and a new treatment device put in place.

Thanks for your input.

Regards

Glenn Pope
Environmental Monitoring Officer
Resource Management
Waitakere City Council
Telephone: (09) 836 8000 extn 8568
Cell: (021) 379 126
Email: Glenn.Pope@waitakere.govt.nz

9/03/2007

Date: 08/03/2007

To the property owner/occupier,

No. **7990**

Dear Sir/Madam,

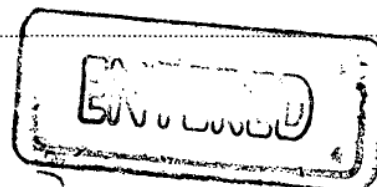
Council's Environmental Monitoring Officer has conducted an inspection of your property in relation to Resource Consent RMA 20061077

As a result of the inspection, Council will:

1. contact you in writing to follow up on compliance with Resource Consent condition(s) ☐

2. re-inspect when work has progressed further. ☒

3. sign off the Resource Consent. Site until to Dec. ☐



Comments: Checked discharge from existing WCC sediment pond below inhabited Albion Vale units. Clean water entering ponds, muddy water exiting. Have called Fina Kiri to advise that pipe is blocked and we can look at it tomorrow. Low to no chance of flooding especially as existing dams in place also silt/erosion controls below pond by stream. Mud on Titchell Woodbank Dr., to be cleaned today or tomorrow.

If you have any queries, please phone 836 8000 ext. Gleam

G. POPE

FOR OFFICE USE ONLY

No. **7990**

Address: _____ RMA No.: 20061077

Comments:	Date of Inspection: 2006 8/3/07	
	Property ID:	
	CCC	On request
	Routine <input checked="" type="checkbox"/>	Inspection No. <u>8</u>
	Re-inspection date:	

Resource Consent Monitoring File Note

RMA NUMBER:	20061077
ADDRESS:	423-429 West Coast Road

* Decommissioning of WCC stormwater pond on Western side of stream servicing Albionvale.

- Steve Rankin advises that EcoWater have not given permission to decommission pond yet. New design has not been finalised.
- We need to ensure that no sediment enters pond as any discharge to stream then becomes WCC's responsibility.
- Steve has asked me to monitor closely and ensure that Sediment + erosion controls surrounding pond are adequate.
- During construction of new pond/swale, additional measures may be needed to treat slw from Albionvale. While construction of new treatment device takes place, responsibility for stormwater from existing pipe should be with Consent Holder.
- Will contact Mike Martindale @ ARC if further sediment + erosion control measures are needed to ensure unified approach.

Mike.martindale@arc.govt.nz

021 340 413

366 2000 ext. 8332.

G. POPE

28/2/07



Glenn Pope
Environmental Monitoring Officer
Resource Management
Waitakere City Council
PH (09) 836 8000 extn. 8568
CELL 021 379 126
FAX (09) 836 8001
glenn.pope@waitakere.govt.nz

Date: 20/2/07

To the property owner/occupier,

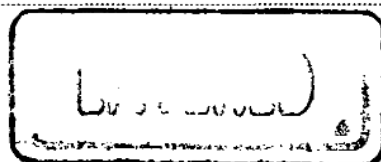
No. **8178**

Dear Sir/Madam,

Council's Environmental Monitoring Officer has conducted an inspection of your property in relation to Resource Consent RMA 20061077

As a result of the inspection, Council will:

1. contact you in writing to follow up on compliance with Resource Consent condition(s) ☐
2. re-inspect when work has progressed further. ☐
3. sign off the Resource Consent. ☐



Comments: Works on other side (western) side of stream. Controls good. Stormwater pond being mulched around the sides. Large topsoil stockpile at northern end of western side of stream. Seems ok at present. West Coast Rd mud on road ok now. Footpath to be removed as new road going through. Check on existing s/s pond and contamination. Have rung Dave Huxford (Earthcare) and asked that if you have any queries, please phone 836 8000 ext. Glenn entrance of W/c road be stabilised it used again. He may ~~not~~ organise over next few days.

If you have any queries, please phone 836 8000 ext. Glenn

FOR OFFICE USE ONLY

G. POPE

No. **8178**

Address: _____ RMA No.: 20061077

Comments:	Date of Inspection: <u>20/2/07</u>
	Property ID:
	CCC On request
	Routine <input checked="" type="checkbox"/> Inspection No. <u>7</u>
	Re-inspection date: <u>1 week</u>

Date: 12/2/07

To the property owner/occupier,

No. **7962**

Dear Sir/Madam,

Council's Environmental Monitoring Officer has conducted an inspection of your property in relation to Resource Consent RMA 20061077

As a result of the inspection, Council will:

1. contact you in writing to follow up on compliance with Resource Consent condition(s) ☐
2. re-inspect when work has progressed further. ☒
3. sign off the Resource Consent. ☐



Comments: - only minor drainage work ongoing. Bulk earthworks have come to a halt due to Engineering mis-calculation in CUT/FILL. no Issues.

If you have any queries, please phone 836 8000 ext. Glenn

FOR OFFICE USE ONLY

G. POPE
No. **7962**

Address: RMA No.: 20061077

Comments:	Date of Inspection:	<u>12/2/07</u>
	Property ID:	
	CCC	On request
	Routine <input checked="" type="checkbox"/>	Inspection No. <u>6</u>
	Re-inspection date:	<u>2 weeks.</u>

Date: 5/2/07

To the property owner/occupier,

No. **7952**

Dear Sir/Madam,

Council's Environmental Monitoring Officer has conducted an inspection of your property in relation to Resource Consent RMA 20061077

As a result of the inspection, Council will:

1. contact you in writing to follow up on compliance with Resource Consent condition(s) ☐
2. re-inspect when work has progressed further. ☒ **ENTERED**
3. sign off the Resource Consent. ☐

Comments: No work other than 1 digger operating. Stabilised entrance good. No dust coming off site. Road clean. Talked to some residents (3 xitch place). Dust has been better.

0.5

G. POPE

If you have any queries, please phone 836 8000 ext. Glenn

FOR OFFICE USE ONLY

No. **7952**

Address: _____ RMA No.: 20061077

Comments:	Date of Inspection: <u>5/2/07</u>
	Property ID:
	CCC On request
	Routine <input checked="" type="checkbox"/> Inspection No. <u>5</u>
	Re-inspection date: <u>1 week.</u>

Date: 31/1/07

To the property owner/occupier,

No. **7744**

Dear Sir/Madam,

Council's Environmental Monitoring Officer has conducted an inspection of your property in relation to Resource Consent RMA 20061077

As a result of the inspection, Council will:

1. contact you in writing to follow up on compliance with Resource Consent condition(s) ☐



2. re-inspect when work has progressed further. ☐

G. POPE

3. sign off the Resource Consent. ☐

Comments:

~~stabilised~~ - stabilised entranceway improved, much better, a lot less dust. Topsoil heaps have been chopped down to approx. 2-3m high. OK for moment. Have asked Warwick Smith for water truck to be on site ASAP and to water areas if they get dusty including entrance. Road cleaned off. Have also advised of possible 'stop-work' if dust is ongoing bad issue.

If you have any queries, please phone 836 8000 ext. Gleenn

FOR OFFICE USE ONLY

No. **7744**

Address:

RMA No.: 20061077

Comments: <u>also met with occupier</u>	Date of Inspection: <u>31/1/07</u>
<u>or L Titch place re: dust</u>	Property ID:
<u>complaint to ARC.</u>	CCC <input type="checkbox"/> On request
	Routine <input checked="" type="checkbox"/> Inspection No. <u>4</u>
	Re-inspection date: <u>Fridy</u>

Topsoil being removed from site.

Glenn Pope

From: Jeannette Ibrahim
Sent: Wednesday, 31 January 2007 4:43 p.m.
To: Matthew Paetz
Cc: Glenn Pope
Subject: RE: West Coast Rd

Hi Matthew

Have already discussed with Glenn - he's very comfortable with what is being done on the site so far and removal of excess topsoil should also have the benefit of reducing the dust nuisance currently being experienced by the adjoining property owners in Woodbank Drive.

I approve this arrangement subject to Glenn being kept fully informed and every effort made to reduce adverse effects.
Obviously this does not otherwise negate the conditions of consent.

Jeannette Ibrahim
Team Leader - Consents

Tel: 836 8000 ext 8535
jeannette.ibrahim@waitakere.govt.nz
Fax: 836 8001

Level 2 Waitakere Central
Private Bag 93109
Henderson 0650

-----Original Message-----

From: Matthew Paetz [mailto:matthew.paetz@babbage.co.nz]
Sent: Wednesday, 31 January 2007 4:25 p.m.
To: Jeannette Ibrahim
Cc: Glenn Pope; ian.petty@babbage.co.nz; fionak@babbage.co.nz; nsl@babbage.co.nz
Subject: West Coast Rd

Hi Jeannette
Last week Ian Petty and I talked to you about the land use condition preventing topsoil being removed from the site.

As discussed, the condition is not practical as there is simply too much excess soil on the site beyond that which can be reused.

When we spoke to you, you informally indicated that you would be comfortable with topsoil being removed from the site where it cannot be practically reused.

Could you please discuss with Glenn Pope, who is cc'ed into this email, and come back with some confirmation that this approach will be acceptable.

Regards

Matthew Paetz

Matthew Paetz
Babbage Consultants Limited
Ph +64 9 379 9980 Fax +64 9 377 1170
E-mail; matthew.paetz@babbage.co.nz
Web; www.babbage.co.nz

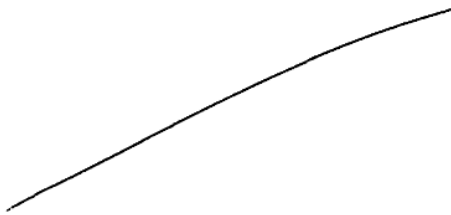
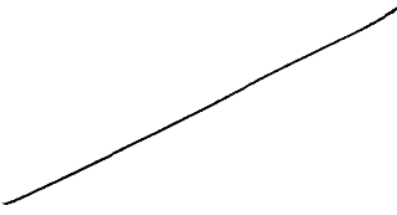
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Ref: 42608 : West Coast Rd (No. 423-429), Henderson

RESOURCE CONSENT MONITORING FILE NOTE

RMA NUMBER: 20061077	DATE: 26/01/07
ADDRESS: 423-429 West Coast Rd + 4 Pyramid Place.	

Meeting on site with Alastair Baker (Earthco Civil) and Rob McCrone (Field Services) + myself (Glenn Pope). I asked Alastair to clean road off by end of today. I also asked Alastair to construct wheel wash + fully stabilised entranceway to Titch Place to stop dust problem. Alastair agreed to stabilise entranceway with Gap 65 (big Gap) right into the site to end of ^{proposed} road 4 (roundabout approximately). This was agreed to be satisfactory by Rob + Myself but I noted that I would like to leave the option of a wheel wash open if it was needed. Rob and I asked Alastair to reduce height of topsoil stockpiles to around about fence level to reduce dust from these as well. Alastair agreed. Alastair had also agreed to have road cleaned off by end of day. Any more dirt on road issues should invoke condition (17) of consent if environmental damage imminent.

RE-INSPECTION	FINALISED
	
(1 week)	

Glenn also made Alastair aware of noise complaints and reminded of condition for hours of work. Made Alastair aware that if further complaints are made, Council may choose to undertake a noise assessment. Alastair is aware of neighbouring residents concerns and has stated that bulk

... earthworks may be finished in as little as 4 weeks.
We left the site with the assurance from Alastair that the
guys would get on to it straight away and that the
stabilised entrance would be finished by Tues/Weds next
week.



G. POPE

26 January 2007

NEW ZEALAND HOUSING FOUNDATION
C/- Babbage Consultants Limited
PO Box 2027
Shortland Street
AUCKLAND 1020

RESOURCE CONSENT: LUC-2006-1077
PROPERTY LOCATION: 423-429 West Coast Road, GLEN EDEN
LEGAL DESCRIPTION: LOT 3 DP 339810
GRANTED: 30-Oct-2006

Dear Sir/Madam

In connection with the above Resource Consent, we have to advise that a recent inspection of the above property has revealed conditions 17, 19 and 20 of your resource consent have not been met. These relate in particular to dust generated by the site and also to mud/dirt that has been tracked onto Woodbank Drive, Titch Place and Pyramid Place.

With regards to the dust issue, condition 19 of your consent states:

" 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."

A dust nuisance has been caused by earthworks activities relating to the above consent. In particular, the grading of topsoil and vehicle movements (trucks etc) through the entranceway at Titch Place have created an unacceptable amount of dust being blown on to surrounding properties.

With regards to the tracking of mud/dirt onto surrounding roads, condition 17 and 20 of your consent state:

" 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."

" 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."


I have undertaken a site meeting with Alastair Baker of Earthco Civil and Robert McCrone of our Field Services Department. We have come to an agreement over what measures need to be taken to ensure that these issues are dealt with. These are:

1. Road to be swept off by the end of Friday 26/01/07 to Council's satisfaction. Further to this, the entranceway at Titch Place shall be fully stabilised with a larger Gap rock than is currently in place. This entranceway will also be extended into the development for a distance of approximately 20-30m as agreed with Alastair. Council reserves the right to ask for a wheel wash facility to be constructed should these works prove insufficient as detailed in the above conditions. This entranceway shall be finished by the end of the day on Wednesday 31 January 2007.
2. The topsoil stockpiles currently onsite shall be lessened to the extent agreed upon which shall be roughly at the height of the fenceline running along the edge of the site. This shall also be completed by Wednesday 31 January 2007.
3. If necessary, water will be used to wet down vehicle manoeuvring areas to decrease the amount of dust coming off the site.
4. Council's Monitoring Officers reserve the right to use condition 17 as outlined above if and when a serious environmental problem arises due to dirt/mud being tracked on to the surrounding roads.

Council appreciates your ongoing cooperation in assuring that the effects on the surrounding residents from the development are lessened as far as is practicable and that all conditions of consent are complied with.

If you have any queries regarding your resource consent or this letter, please do not hesitate to contact Glenn Pope on 839 0400.

Yours faithfully



Glenn Pope
Environmental Monitoring Officer

CC: Earthco Civil Limited
PO Box 112295
Penrose
Auckland
Attention: Alastair Baker and Dave Husband

Date: 23/1/07

To the property owner/occupier,

No. 7735

Dear Sir/Madam,

Council's Environmental Monitoring Officer has conducted an inspection of your property in relation to Resource Consent RMA 20061077

As a result of the inspection, Council will:

1. contact you in writing to follow up on compliance with Resource Consent condition(s) ☐
2. re-inspect when work has progressed further. ☒
3. sign off the Resource Consent. ☐



G. POPE

Comments: Reinspection: Sed-erosion control measures very good. Major dust problem at entrance off Titch Place. Talked to Bevan Cossey. He is going to scrape off top layer to remove dust. Reluctant to use water as will just track to road. Explained to him that it has to be addressed ongoing basis. He will have under control to best he can by Thursday at latest. Otherwise ok.

If you have any queries, please phone 836 8000 ext. ~~836~~ Glenn

FOR OFFICE USE ONLY

No. 7735

Address: _____ RMA No.: 20061077

Comments:	Date of Inspection: <u>23/1/07</u>
	Property ID:
	CCC On request
	Routine <input checked="" type="checkbox"/> Inspection No. <u>2</u>
	Re-inspection date: <u>2 days</u>

Date: 11/12/06

To the property owner/occupier,

No. **8370**

Dear Sir/Madam,

Council's Environmental Monitoring Officer has conducted an inspection of your property in relation to Resource Consent RMA 2006.1077

As a result of the inspection, Council will:

1. contact you in writing to follow up on compliance with Resource Consent condition(s) ☐
2. re-inspect when work has progressed further. ☒
3. sign off the Resource Consent. ☐

Comments: Pre-start Meeting. (Earthworks stage 1 only).
See pre-start form.

- * ARC present as well.
- * F/w to start once site cleared. Work only on stage 1 at this point in time.

If you have any queries, please phone 836 8000 ext. Glenn

FOR OFFICE USE ONLY

No. **8370**

Address: _____ RMA No.: 2006.1077

Comments:	Date of Inspection: <u>11/12/06</u>	
	Property ID:	
	CCC	On request <input checked="" type="checkbox"/>
	Routine	Inspection No. <u>1</u>
	Re-inspection date: <u>Mid December, 06</u>	

Jeanette - Topsoil Condition.

PRE-START MEETING RECORDS ENVIRONMENTAL MONITORING

Property Address: 423-429 West Coast Rd RMA No. 20061077 Date:

Name	Title	Organisation
Dave Husband Bus 579 7100 Fax 579 7101	Earth Co. Contractor Alastair	
Fiona Keir		Babbage Consultants
Colm 0272753192 Mike 0272804444		Treescape

Conditions Read Out and Discussed: Conditions (1-5)(8-21) PK1, PK3, PK5 All ☐

Issues raised in relation to condition(s):

- (13) - asked to have it removed - check w Jeanette ?? - Babbage Consultants have replied and wish to change again to remove topsoil site.
- Weed management plan - willows. - Fiona to send copy to us in next couple of weeks.
- Check Kahikatea. - there is no kahikatea (possibly mixed up with - no stumps either so not cut down since granted. a black wattle).
- Another meeting to be held prior to house construction.

~~Porters Rd Sweepers (Tahurangi)~~

Nominated Road Sweeper

- Porter Contractors Ltd, 77 Boundary Rd, Papakura
- EQ 298 4571

Issues raised in relation to condition(s) continued:

No further vegetation clearance into future esplanade reserve other than minor trimming of privet/gorse etc. Agreed with Treescape.

Any other issues raised:

Rec22 - 3rd Sun Break.

Signed:.....

Name:.....

Date:.....

Signed:.....

Name:.....

Date:.....

Signed:.....

Name:.....

Date:.....

Signed:.....

Name:.....

Date:.....

Signed:.....

Name:.....

Date:.....

Signed:.....

Name:.....

Date:.....

Felicitas Dhliwayo

From: David Boersen [david.boersen@babbage.co.nz]
Sent: Thursday, 27 March 2008 4:53 p.m.
To: Felicitas Dhliwayo
Subject: RE: New Zealand Housing Foundation

Hi Felicitas,

Thanks for coming back to me on that.

Whilst 223c has been issued, we have not lodged title plan with LINZ yet. Can we get the 223c reissued prior to lodging title plan with LINZ?

With regard the walkway, it is proposed it will just become part of the adjacent reserve (no new titles required), with easement in gross being extended across the site.

Cheers
David

- - - - - Original Message - - - - -

Subject : RE: New Zealand Housing Foundation
Sent : 26 Mar 2008 15:57:36
From: Felicitas Dhliwayo, Felicitas.Dhliwayo@waitakere.govt.nz

Hi David

In response to your enquiry, we noted that 223c has already been approved, therefore the changes cannot be made through a variation.

A new subdivision application for Stage 3 would be required.

Please check the existing easements in gross to ensure that they are still applicable as these would fall onto the new titles. An easement in gross may be required over the walkway for pedestrian access- or the walkway would be vested in Council?.

Jeannette (my Team Leader) mentioned that Matthew Paetz indicated there would be possible changes to the dwelling typologies in Lot 61. You may want to tie in the landuse consent with the subdivision for Stage 3.

If you have any queries please do not hesitate to contact me.

Regards,

Felicitas.

-----Original Message-----

From: David Boersen [mailto:david.boersen@babbage.co.nz]
Sent: Tuesday, 25 March 2008 5:06 p.m.
To: Felicitas Dhliwayo
Subject: New Zealand Housing Foundation

Hi Felicitas,

Please find attached overview of proposed change.

Hard copy to follow by post.

Cheers
David

David Boersen

| Babbage Consultants Limited
| Ph +64 9 379 9980 Fax +64 9 377 1170
| E-mail; david.boersen@babbage.co.nz
| Web; www.babbage.co.nz

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| Attached: < 1886_001.pdf >
| Ref: 42608/OS : West Coast Road (No. 423-429), Henderson
| Please consider the environment before printing this e-mail

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where the

| message states otherwise and the sender is authorised to state them to be the
views of any

| such entity.

| Thank You.

| <http://www.waitakere.govt.nz>

David Boersen
Babbage Consultants Limited
Ph +64 9 379 9980 Fax +64 9 377 1170
E-mail; david.boersen@babbage.co.nz
Web; www.babbage.co.nz

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Ref: 42608/OS : West Coast Road (No. 423-429), Henderson

Astrid Caldwell

From: Huia Kingi
Sent: Thursday, 6 March 2008 10:48 a.m.
To: 224c Clearances
Subject: 224c Release Parks 423-429 West Coast Road.doc
Attachments: 224c Release Parks 423-429 West Coast Road.doc

Hi, I have an updated release form for the above and we won't bond at this stage.

cheers

Huia

6/03/2008

Subdivision Consent

224c Release

To: Astrid Caldwell

Subdivision: RMA 2006 1077 Sub 1078

Address: 423-429 West Coast Road

Owner/Contact: New Zealand Housing Federation

Telephone No: Facsimile No:

Consultant:

Address:

Telephone No: Facsimile No:

The following comments relate to the Park development within the above subdivision. Incomplete work will be rectified or a bond held prior to issue of a section 224c.

Consultant/Owner Notified Yes

Bond Required	Uncompleted Works	\$0
	Maintenance	\$0
	Total	<u>\$0</u>

Comments

The following are Parks Plannings conditions of consent together with our comments regarding the satisfaction of the conditions.

Note that bond shall be held for a period of two years. Bond will be released subject to the satisfaction of the conditions as below. Site visits will be required to ensure works have been completed to parks satisfaction.

PK1. Removal of environmentally damaging plants and provide a weed control programme for all lots and the proposed esplanade reserve. Parks Planning is satisfied with the weed management proposed in the landscape master plan prepared by Soul dated 24/8/2007 revision E. NZ Housing is to commence weed removal as per the weed control proposal in order to commence planting for stage 1 and 2 in autumn 2008.

PK2. Enter into a registrable fencing agreement. NZ Housing agrees to register fencing covenants in respect of lots 23, 24, 25 and 46-60 and will provide proposed wording of covenant to the Parks Consent Planner.

PK3. Protective fencing around specified trees. NZ Housing has installed fencing around the trees and this condition has been satisfied.

PK4. Monitor the health of protected trees. Parks Planning will arrange for the Park's arborist to carry out progressive on-site inspections. A written report is not required from NZ Housing.

PK5. Implement silt fence etc. Parks Planning is satisfied as to this condition.

PK6. Landscaping and street tree planting for stage 1. Parks Planning has agreed that this will commence in the next planting season between April/May/June 2008 alongside stage 2 planting. NZ Housing has agreed that Parks Planning will require a bond in respect of this. In terms of the planting required within the stormwater ponds, NZ Housing will carry out wetland planting of the pond slopes during the next planting season. In terms of the planting required around the top area between the ponds, Ecowater and Parks Planning have agreed that planting can commence during stage 2 of the development in the next planting season and NZ Housing agrees that a bond will be required in this respect for Stage2.

PK7. Street tree planting to be implemented to the satisfaction of the Parks Consent Planner. Parks Planning is satisfied in principle with the street tree planting provided in the landscape master plan referred to above. The street tree planting will be undertaken in stage 2 planting in the next planting season.

PK8. Maintenance of all planting for two year period. This condition has not yet been satisfied as planting has not been undertaken. Parks Planning considers that this does not prevent the issues of the section 224(c) certificate as a bond can be taken for maintenance as part of the release for Stage 2.

PK9. Details of Pedestrian footpath etc. Parks Planning has reviewed the reserve boardwalk plan sheet 2 dated December 2007 drawing number c63. Parks Planning is happy with the revised drawing excepting that we require the concrete footpath and the footbridge to be 2m wide. We are happy with the 3m wide access way between lots 59 and 60 as well as the elevated footbridge. In terms of the fencing along the access way between lots 59 and 60 we require open fencing together with planting. The details of this still need to be agreed through the detailed design phase during Stage 2.

PK10. Ensure the reserves are left in a condition suitable for maintenance. This condition will not be satisfied until the completion of Stage 2 of the development. Parks Planning will therefore assess this during Stage 2.

Uncompleted Works Bond

PK 6. Planting

Street Trees - supply, plant and mulch 107 street trees

To be determined at Stage 2.

Storm water planting and landscaping – supply, plant and mulch 2000m2

To be determined at Stage 2.

Total for Uncompleted Works Bond \$0

8174 - Huiz

✓ refer
com
2008
0905

Maintenance Bond

PK 6.

Street Trees

To be determined at Stage 2.

Storm water planting and landscaping

To be determined at Stage 2.

Comment: [HK1]

Total for Maintenance Bond \$0

The consent holder is required to keep the reserve areas in a neat and tidy condition during the maintenance period including regular mowing and rubbish collection.

Signed: Huia Kingi
Parks Planning

Date: 7 February 2008

Huia Kingi

From: Huia Kingi
Sent: Wednesday, 7 November 2007 4:51 p.m.
To: 'fionak@babbage.co.nz'
Cc: Renee Davies; Peter Joyce
Subject: Revised Walkway Plan and Fencing - SUB 2006 1078
Attachments: img-Y071524-0001.pdf; img-Y071524-0001.pdf

Dear Fiona

Following our meeting on site this morning we have re-drawn the walkway and fencing area around the stormwater ponds as shown on the attached marked plans. The plans shows the two proposed footbridges and connections as well as indicating the area of the pathway to be removed.

In terms of the stormwater ponds / fencing we note that:

- the fencing is to go around the ponds as shown on the Wetland and Detention Basin 1 Layout Drawing prepared by Babbage drawing no. C17;
- the fencing around the footpath side of the storwater ponds will be relocated approximately 2 / 3 metres from the edge of the footpath - this will be carried out by the Council;
- the area inside of the fence will be planted as shown on the attached plan (no. 2 of 7) - the planting must be outside of the access areas / turning areas - and the planting plan is yet to be approved;
- the re-located fence line along the footpath will also be planted to soften this area.

We would like to mark out the fence area on site - so you could please give us a call prior to installation (say two days before) so that we can come out and do this.

Can you please also forward this on to Louis Dunn.

Cheers

Huia

7/11/2007

KEY

	EXISTING BOUNDARY
	CALCULATED 100 YEAR FLOOD LEVEL
	PROPOSED STORMWATER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING STORMWATER LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED CESSPIT/DOUBLE CESSPIT
	EXISTING CESSPIT/DOUBLE CESSPIT

PRELIMINARY

ALBION VALE DRIVE

WEST COAST RD

WOODBANK DRIVE

PYRAMID PLACE

COPYRIGHT BABBAGE CONSULTANTS LIMITED
UNAUTHORISED COPYING PROHIBITED
DO NOT SCALE THIS DRAWING
PLEASE REFER ALL QUERIES TO
BABBAGE CONSULTANTS LIMITED
DRAWING NOTES

REV	DATE	DESCRIPTION	DRAWN	CHECK



130 PANDORA STREET
POTTERY 2007
AUCKLAND 1 • NEW ZEALAND
PHONE 09 371 1000 • FAX 09 371 1070
www.babbage.co.nz

CLIENT / PROJECT
**WEST COAST ROAD
HOUSING DEVELOPMENT**
FOR
NZ HOUSING FOUNDATION

DRAWING TITLE
**RESERVE
BOARDWALK PLAN
(SHEET 2)**

	DATE	INITIAL
DESIGNED	DEC 2007	FK
DRAWN	DEC 2007	FK
CHECKED		
APPROVED		

SCALE (A1)
1:500

JOB NUMBER	DRAWING NUMBER	REVISION
42608	063	

Resource Consent Monitoring File Note

RMA NUMBER:	2006-1077
ADDRESS:	423-429 West Coast Rd

- Received Site Validation report. 30/3/07

- Site considered to be remediated. Copy to be placed on file.

11/4/07



Glenn Pope
Environmental Monitoring Officer
Resource Management
Waitakere City Council
PH (09) 836 8000 extn. 8568
CELL 021 379 126
FAX (09) 836 8001
glenn.pope@waitakere.govt.nz

✓



BABBAGE CONSULTANTS LIMITED
109 FANSHAW STREET, AUCKLAND 1010
PO BOX 2027, AUCKLAND 1140, NEW ZEALAND
PHONE: 0-9-379 9980, FAX: 0-9-377 1170
EMAIL: admin@babbage.co.nz

WAIKARE CITY COUNCIL

02 APR 2007

695073

Auckland Regional Council
Private Bag 92012
Auckland Mail Centre
Auckland 1142, New Zealand

Job Number: 42608/GE
SO
30 March 2007

Attention: Roger Bannister

Dear Roger

**West Coast Rd (No. 423-429) Henderson
Site Validation Report**

Please find enclosed a copy of the Site Validation Report for remediation works undertaken at 423-429 West Coast Road. These works have been undertaken in accordance with the Remedial Action Plan for the site (BDOC03223013) to satisfy Condition 26 of the Resource Consent (Permit No. 32791) authorising earthworks at the site.

If you require further information regarding these works, please contact Lotta Hagström on 09 3674 939.

Yours faithfully

**Sandra O'Brien
Babbage Consultants Limited**

C.C. Rebecca Cleghorn (ARC) – Letter Only
Michael Campbell (WCC) ✓
Jeannette Ibrahim (WCC) – Letter Only
Brian Donnelly (NZHF)

Chief Executive	
Corporate Services	
City Services Moselle	
Consultancy Services	
ECO - WATER	
Strategic Group	
Consent Services	✓
Field Services	

29 November 2006

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

Dear Sir/Madam

RE: **VARIATION TO RESOURCE CONSENT 20061077**

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

Further to Paddy Luxford's telephone conversation with Jeanette Ibrahim requesting a minor change to the wording of Condition (13) I confirm that pursuant to s133A: *A consent authority that grants a consent may, within 15 working days of the grant, issue an amended consent that corrects minor mistakes or defects in the consent.* I can therefore make the minor change you have requested.

The amended wording for Condition (13) (highlighted) should provide clearer guidance to enable compliance.

AMENDED SECTION 127 DECISION

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.

The changed condition imposed on the consent is as follows:

- 13. All topsoil excavated during the course of works shall be retained on site and re-spread following the completion of earthworks except for those areas identified as being contaminated. All contaminated top soil is to be managed as per the Remedial Action Plan, reference 42608/GE and dated November 2006.

- All other conditions of RMA20061077 shall remain unchanged.
-

I believe the amended wording will provide the necessary flexibility to ensure that Condition (13) can now be fully complied with.

Please contact Felicitas Dhlwayo (extn 8352) of the Resource Consents Section should you have any queries.

Yours faithfully



Felicitas Dhlwayo
Resource Planner

Refer: Helen Fleming: Consent Services
Extension No. 8970 : Civic Centre

7 May 2008

NEW ZEALAND HOUSING FOUNDATION
C/- Matthew Paetz - Babbage Consultants Ltd
PO Box 2027
Shortland Street
AUCKLAND 1140

Your Ref: 42608

Dear Sir/Madam

CERTIFICATE RELATING TO SCHEME PLAN
ADDRESS: 423-429 West Coast Road, GLEN EDEN
Owner: NEW ZEALAND HOUSING FOUNDATION

SUB-2006-1078

I am pleased to advise that your Section 224 Certificate for STAGE 1 has been approved by Council, and is enclosed with this letter.

Please ensure that the original of each of the documents enclosed is delivered to the solicitor acting for the subdivider as they will have to be registered at the Land Titles Office to allow new certificates of title to issue for the lots shown on the survey plan.

Yours faithfully



Helen Fleming
SENIOR TECHNICAL SUBDIVISIONS OFFICER

LAND TRANSFER PLAN CERTIFICATION

IN THE MATTER

Stage 1
of Land Transfer Plan Number 389289 and
Application Number SUB-2006-1078 and pursuant
to Section 224(c) of the Resource Management
Act 1991.

I HEREBY CERTIFY that some of the conditions of the subdivision consent have been complied with to
the satisfaction of THE WAITAKERE CITY COUNCIL and that a consent notice has been issued in
respect of those conditions that have not been complied with.

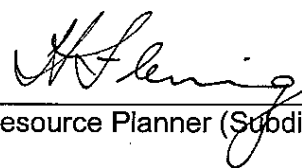
DATED at Waitakere this

7th

day of

May

2008



Resource Planner (Subdivisions)

The Waitakere City Council

IN THE MATTER of a Plan lodged for
Deposit under
Number 389289

Pursuant to Section 221 of the Resource Management Act 1991 the **WAITAKERE CITY COUNCIL HEREBY GIVES NOTICE** that its subdivision consent given in respect of Land Transfer Plan 389289 is conditional inter alia upon the compliance on a continuing basis by the Subdivider and the subsequent owners of the land in the Second Schedule hereto with the condition/s set forth in the First Schedule hereto.

FIRST SCHEDULE

1. The Owner shall not carry out any development nor place, erect, construct or permit to remain any buildings on any part of the land described in the Second Schedule hereto 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)
2. All earthworks, development and construction on any part of the land described in the Second Schedule hereto shall be carried out in accordance with:
 - (a) The report referred to herein where applicable; and
 - (b) All specific design requirements referred to herein where applicable; and
 - (c) To the entire satisfaction of the Waitakere City Council.

SECOND SCHEDULE

An estate in fee simple in all those parcels of land situated in the North Auckland Registry described as follows:

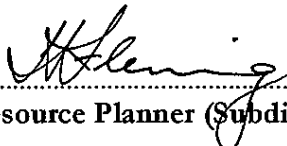
Lot	D.P.	C.T.
1	389289	357044
2	389289	357045
3	389289	357046
4	389289	357047
5	389289	357048
6	389289	357049
7	389289	357050
8	389289	357051
9	389289	357052
10	389289	357053
11	389289	357054
12	389289	357055
13	389289	357056
14	389289	357057
15	389289	357058
16	389289	357059
17	389289	357060
18	389289	357061
19	389289	357062
20	389289	357063
21	389289	357064
22	389289	357065
23	389289	357066
24	389289	357067
25	389289	357068
26	389289	357069
27	389289	357070
28	389289	357071

SECOND SCHEDULE (continued)

Lot	D.P.	C.T.
29	389289	357072
30	389289	357073
31	389289	357074
32	389289	357075
33	389289	357076
34	389289	357077
35	389289	357078

DATED this 7th day of May 2008

SIGNED for and on behalf of
the **WAITAKERE CITY COUNCIL**


.....
Resource Planner (Subdivisions)

WCC Ref: RMA 20061078 - stg 1

AN AGREEMENT made this day of 2008

BETWEEN NEW ZEALAND HOUSING FOUNDATION (hereinafter called "the Subdivider")

A N D WAITAKERE CITY COUNCIL (hereinafter called "the City")

WHEREAS

- I **THE** Subdivider is registered as proprietor of an estate in fee simple in (inter alia) all the land comprised in 163628.

- II **AS** a condition of its approval of subdivision pursuant to the Local Government Act 1974 and/or the Resource Management Act 1991 of the above described land the City required (inter alia) that prior to deposit of the Survey Plans proposed in respect of that subdivision the Subdivider enter into a registrable agreement with the City binding on the successors in title of the Subdivider that the City would not be liable to contribute towards the cost of creating or maintaining any dividing fence between any reserve or other land vested to be vested in or occupied by the City as a consequence of such subdivision and the balance of the land shown on the said Survey Plans.

- III **THE** Subdivider has or is about to submit to the City for its approval in terms of the approval of the aforesaid subdivision survey plans of subdivision approved by the Chief Surveyor under No. 389289 and intended to be deposited in the Land Transfer Office ("the survey plan").

RMA 20061078

20441500\Fencing Agreement



IV ALL those parcels of land described in the Schedule hereto being lots on the survey plan have common boundaries with land vested, or to be vested in or occupied by the City upon the deposit of the survey plan.

NOW THIS AGREEMENT WITNESSETH that IN CONSIDERATION OF THE PREMISES and in satisfaction of the conditions imposed by the City on its approval of the aforesaid subdivision the Subdivider for itself and its successors in title hereby agrees with the City as follows:-

1. THE Subdivider will not call upon the City and the City will not be liable for any contribution towards the costs of creating or maintaining any dividing fence between:

(a) Any public reserve; or

(b) Any other land vested or to be vested in or occupied by the City;

and the land shown on the survey plan as adjoining such public reserves or other land the allotments on the survey plan which are to be subject to this agreement being those listed in the Schedule hereto all of which adjoin public reserves or other land vested or to be vested in or administered by the City.

2. The Subdivider will not erect or permit to be erected any dividing fence or replace any existing fence on any part of the abovementioned boundaries unless the fence or replacement fence is constructed with visually permeable materials.

DATED this

day of

2008



EXECUTED by NEW
ZEALAND HOUSING
FOUNDATION by two of its
~~directors~~ TRUSTEES:



[Signature] (Trustee)
.....
[Signature]
.....

THE COMMON SEAL of the
WAITAKERE CITY
COUNCIL was hereunto
affixed in the presence of:



[Signature]
.....
~~Mayor/Deputy Mayor~~

[Signature]
.....
Chief Executive Officer

THE SCHEDULE

An estate in fee simple in all those parcels of land situated in the North Auckland Land Registry described as follows:-

Lot	Deposited Plan	CT Reference
23	389289	357066
24	389289	357067
25	389289	357068

[Handwritten mark]

ANNEXURE SCHEDULE – CONSENT FORM

Land Transfer Act 1952 section 238(2)

Page 1 of 1 Pages

Fencing Agreement

Person giving consent

Surname must be underlined

Capacity and interest of Person giving consent

(eg Caveator under Caveat no)

HOUSING NEW ZEALAND CORPORATION

Mortgagee under Mortgage No. 6551320.5

Consent

Delete words in [] if inconsistent with the consent

State full details of the matter for which consent is required

[Without prejudice to the rights and powers existing under the interest of the person giving consent.]


the Person giving consent hereby consents to registration of the within Fencing Agreement

Dated this 5th day of

May

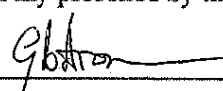
2008

Attestation



Signature (Common seal)
of Person giving consent

Signed in my presence by the Person giving consent



Signature of witness

Witness to complete in BLOCK letters (unless legibly printed)

Witness name

Occupation

Address

Gwenda Aronson
Administration Officer
Housing New Zealand
National Office Auckland

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration of the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

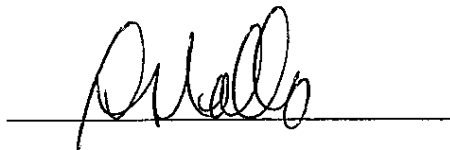
CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, Graeme Rollo of Auckland holding the office of Administration Co-ordinator in Housing New Zealand Corporation:

HEREBY CERTIFY:

1. **THAT** by Deed dated 30 June 2006 a copy of which is deposited in the Land Registry Office at Wellington under number 6934797.1 each of Housing New Zealand Corporation, Housing New Zealand Limited, Community Housing Limited, Property Lease (No 1) Limited, Property Lease (No 13) Limited, and HNZC Property Developments Limited appointed me as its attorney on the terms and subject to the conditions set out in the said Deed and the attached document is executed by me under the powers thereby conferred.
2. **THAT** at the date hereof I hold the position of Administration Co-ordinator in Housing New Zealand Corporation.
3. **THAT** at the date hereof I have not received any notice of the revocation of that appointment.

SIGNED this 5th day of May 2008

A handwritten signature in dark ink, appearing to read 'Graeme Rollo', is written over a horizontal line.

By Graeme Rollo

2. 2. 2. 2. 2.

**REPORT FOR APPLICATION TO CHANGE OR CANCEL
CONDITIONS OF A RESOURCE CONSENT IN ACCORDANCE WITH
SECTION 127 OF THE RESOURCE MANAGEMENT ACT 1991**

1.0 SUMMARY OF PROPOSAL

Section 127 request to amend conditions for Stage 3 of the subdivision RMA-2006-1078 at 423 West Coast Road, Glen Eden

2.0 APPLICATION DETAILS

Planner:	Jeannette Ibrahim
Resource Consent No:	LUC-2009-0046
Site Address:	423 West Coast Road, Glen Eden
Applicant:	New Zealand Housing Foundation
Date Received:	19 January 2009
Legal Description:	Lot 3 DP 339810 held in CT 163629
Address for Service:	P O Box 36027 Northcote North Shore City 0748
Ward:	New Lynn
Site Area:	7948m ²
Waitakere Ranges Heritage Area:	No
Previous RMA:	SUB-2006-1078
Further Information Requested:	No
Date Requested:	N/A
Date Received:	N/A
Any Affected Persons:	No
Approval Given:	N/A



3.0 BACKGROUND

On 25 January 2007, a non-notified combined land-use and subdivision resource consent application was granted to construct 77 residential units and subdivide into 61 lots (under RMA20061078) with net areas ranging from 263m² to 840m² requiring land-use consent for; medium density housing, shared driveway, earthworks, vegetation alteration, impermeable surfaces & building within the Riparian Margin, height, height in relation to boundary, and development on a flood sensitive site on a site at 423 West Coast Road, Glen Eden (refer RMA-2006-1077 and RMA-2006-1078). This consent was granted subject to a number of conditions.

In accordance with section 127 the applicant has applied to change the following condition of the subdivision decision granted under RMA-2006-1078:

2: SECTION 223 REQUIREMENTS

- (a) A survey plan of the subdivision shall be in accordance with the Subdivision Scheme Plans titled, Proposed Subdivision of Lots 2 and 3 DP 339810 Stage 1 (Sheet ST01), Stage 2 (Sheet ST02) & Stage 3 (Sheet ST03), Job No. 42608, dated October 2006 and Roding Plan for NZ Housing Foundation Sheet 1 (C20- Rev A), dated June 2006 all drawn by Babbage Consultants and will be approved pursuant to Section 223 of the Act provided that the survey plan signing fee has been paid and that the following conditions have been complied with to the satisfaction of Council.

The consent holder has requested that the condition/s reads as follows:

- (a) Stage 3: A survey plan of the subdivision shall be in accordance with the Subdivision Scheme Plan titled, Proposed Subdivision of Lot 3 DP 339810 (Stage 3) (Sheet SP03)

A), Job No. 42608, dated October 14.02.08 West Coast Road Housing Development for NZ Housing Foundation drawn by Babbage Consultants and will be approved pursuant to Section 223 of the Act provided that the survey plan signing fee has been paid and that the following conditions have been complied with to the satisfaction of Council.

4.0 SECTION 127

Section 127 of the Resource Management Act 1991, as amended by the Resource Management Amendment Act 2003, allows the holder of a resource consent to apply at any time (other than once a survey plan has been deposited in relation to a subdivision consent) to change any condition of the resource consent (except any condition relating to the duration of a consent) without specifying a reason for such a change. It is no longer necessary to show that there has been a change in circumstances if the consent itself does not provide for such an application to be made.

Section 127 also provides that the application for a change or cancellation is to be treated as a discretionary activity and processed in accordance with sections 88-121 of the Resource Management Act 1991. It clarifies that the effects to be considered in terms of the notification assessment are the effects of the change or cancellation only.

For the purposes of determining who is adversely affected by the change or cancellation, Council must consider every person who made a submission to the original application and every person who may be affected by the change or cancellation.

5.0 SECTION 93 AND 94 DETERMINATION

5.1 STATUTORY CONSIDERATIONS

As a discretionary activity, the application to change or cancel conditions of RMA should be publicly notified in accordance with section 93 of the Resource Management Act 1991, unless it can be demonstrated that the requirements of sections 93 and 94 of the Act can be satisfied. Applications must be notified (either publicly or in a limited manner) if the adverse effects on the environment are more than minor or all affected parties have not given their consent.

Section 93 provides that applications for resource consent need not be notified where:

“(a) The application is for a controlled activity :or

(b) The consent authority is satisfied that the adverse effect of the activity on the environment will be minor.

Section 94 also provides for limited notification if not all adversely affected persons have given their consent, whereby all affected persons will be notified (but not the public at large) and have the opportunity to make a submission and be heard. Section 94(2) also provides for an application to proceed on a non-notified basis *“if all persons who in the opinion of the consent authority, may be adversely affected by the activity have given their written approval to the activity.”*

Recent case law has indicated that consent authorities should give careful consideration to the question of notification, and should publicly notify applications for resource consent unless it can be clearly demonstrated that the criteria of sections 93 and 94(2) are met. A comprehensive assessment of any potential adverse effects is required. It should be noted that in terms of an application to change or cancel conditions of consent only the effects arising from the change or cancellation should be considered. In determining whether or not an adverse effect on the environment arising from the change or cancellation will be minor,

Council shall take no account of the effect of the activity on the environment or any person if the Plan permits an activity with that effect (Sections 94A and 94B).

In relation to potentially affected persons Council must particularly consider the effects of the change or cancellation on every person who made a submission to the original application and every person who may be adversely affected by the change or cancellation. Case law has established that the Council is only able to disregard adverse effects arising from the change or cancellation that would be 'de minimis' (Bayley CA 115/98). This concept can be taken to describe effects that are negligible or whose likelihood of occurrence would be remote. In the case of the current application, this threshold has been adopted as the correct basis for assessing whether any person may be adversely affected by the (change or cancel) of conditions.

In terms of determining adverse effects on the environment arising from the (change or cancel) of conditions and whether a person would be adversely affected by the proposed (change or cancel) of conditions, Sections 94A and 94B gives Council the discretion to make permitted baseline comparisons i.e. a comparison between the environment (which includes both the subject site and the neighbouring environment) as it exists at the time the application is considered and the effects of activities that are permitted by the Plan even if hypothetical, as compared with the effects of the proposed (change or cancel). Case law has established that any such hypothetical developments must be not be "fanciful" in terms of what could reasonably be expected to establish there.

When considering effects under Section 94A and 94B, regard may be had to any condition which, if imposed under any decision to grant consent would eliminate or reduce the adverse effect to one which would be no more than minor for the purposes of section 94A or to a point where it would be de minimis or only a remote possibility for the purposes of section 94B.

5.2 ADVERSE EFFECTS ON THE ENVIRONMENT

The change is required to better facilitate public access into Lot 62 a proposed Local Purpose (Access and Drainage) Reserve from Pyramid Place to the east and the bridge over Parrs Stream. The revised site layout would provide more direct and better public access and connectivity.

A survey plan of the original site layout has been approved by Council but not yet approved as to survey by the land registrar. The new site layout proposes a 3.26 metre access strip into Lot 62 from Lot 61 to the immediate west and would lie between Lots 59 and 60. This would provide the connection to the right-of-way easement in gross over Lot 61 that provides public access to West Coast Road.

The consequential changes to the allotment sizes are minor and are as follows:
Lot 58 would change from 263m² to 261m²; Lot 60 would change from 318m² to 327m²; and Lot 62 would change from 3005m² to 3008m².

The proposed change is in relation to survey plan approval only and would result in no, or insignificant, adverse effects on the environment that have not already been addressed under the associated land use approval RMA2006-1077.

Any consequential changes arising from the change to the survey plan would only impact on EcoWater conditions and/or Parks conditions. These have been reviewed by Ravinesh Chand of EcoWater and Huia Kingi of Parks and Green Assets, both of whom are satisfied that no adverse effects would arise from the change of condition. They have revised their conditions accordingly to make them specific for Stage 3 of the subdivision.

5.2.1 Conclusion in relation to Sections 93(1)(b) and 94 A:

Overall the adverse effect on the environment from the proposed change of condition would be nil for the reasons stated above as the change affects only the proposed survey lines.

5.3 Sections 94 and 94B - Adversely Affected Persons

There are no persons considered to be adversely affected by the proposed change because:

- The proposed change is only for a change to the site layout and survey plan and would not result in any adverse effects.

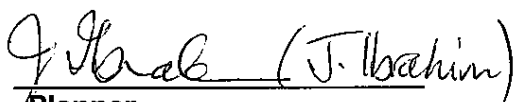
5.4 Special Circumstances

In accordance with section 94C(2) of the RMA it is considered that there are no special circumstances that warrant notification of the (change or cancel).

6.0 SECTIONS 93 AND 94 RECOMMENDATION

Pursuant to Sections 93 and 94 of the Resource Management Act 1991, it is recommended that this application RMA20090046 for a change to conditions of RMA 2006-1078 be processed without being publicly notified for the following reasons:


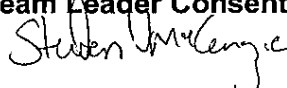
- The adverse effect on the environment of the change to condition 2 (a) of SUB-2006-1078 for which consent is sought will be insignificant because it relates to minor changes to site layout of Stage 3 of the subdivision approved under RMA20061078 and there are no consequential changes that would generate adverse effects that have not already been addressed in the underlying land use and subdivision approval for the development of the site.
- There are no persons considered to be adversely affected by the granting of this consent to change conditions of RMA-2006-1078.
- There are no special circumstances to warrant notification of this application.

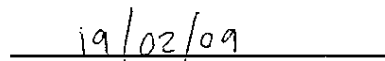

Planner


Date:

7.0 SECTIONS 93 and 94 DETERMINATION

Acting under delegated authority and for the reasons set out in the above assessment this application LUC-2009-0046 for Section 127 request to amend conditions of RMA 2006-1078 shall be non-notified as recommended in Section 6.0 above.


Team Leader Consents



Date:

ASSESSMENT OF NON-NOTIFIED RESOURCE CONSENT APPLICATION UNDER SECTION 104 OF THE RESOURCE MANAGEMENT ACT 1991

8.0 STATUTORY ASSESSMENT

As noted, the proposal to change or cancel conditions of RMA requires consideration as a discretionary activity under the provisions of section 127 (3)(a) of the Resource Management Act 1991. In considering the application, the Council shall have regard to the matters specified in Section 104 which is subject to Part II of the Act. The relevant matters include a consideration of actual and potential effects on the environment, together with an assessment of the extent to which the proposed change(s)/cancellation is consistent with the objectives, policies and rules of the District Plan.

9.0 ENVIRONMENTAL ASSESSMENT

- 9.1** In order to make a decision in terms of Section 104B of the Act it is necessary to undertake an analysis and assessment to determine whether the purpose and principles of the Act are being met (Part II) having regard to the matters set out in Section 104, the Fourth Schedule and any other statutory considerations.

Section 104(1) of the Act requires that the consent authority have regard to any actual or potential effects on the environment arising from the proposed change or cancellation of conditions, any relevant objectives, policies, rules or other provisions of a plan or proposed plan and any relevant regional policy statement and regional plan or proposed plan, and any other matters the consent authority considers relevant and reasonably necessary to determine the application.

9.2 SECTION 104 ASSESSMENT

9.2.1 Actual and Potential Effects on the Environment

As a discretionary activity a variety of issues are relevant when determining the nature and scale of adverse effects on the environment arising from the proposed change. There would be no adverse effects arising from the proposed change as discussed previously in Section 5.0, the accompanying Sections 93 and 94 Assessment and Determination Report.

9.2.2 Other Matters (Section 104(1)(c))

There are no other matters relevant to this application.

10.0 POLICIES AND OBJECTIVES

It is considered that the proposed change of conditions of RMA-2006-1078 would be consistent with the objectives and policies of the District Plan. The District Plan is "effects-based" in its approach to natural and physical resources and it has been demonstrated in the previous environmental assessment of effects that there would be no adverse effects arising from this proposal to change the proposed site layout. The new site layout would provide straightforward, easier and better access to the main right of way through the site from Pyramid Place to West Coast Road.

The underlying land-use and subdivision application report demonstrated that the proposal was consistent with the relevant objectives and policies of the District Plan, particularly in promoting the Council's strategic objective of intensifying housing around town centres and transport nodes whilst also providing a range of housing

choice within the urban environment. The proposed change to the site layout would be consistent with this objective.

11.0 PART II OF THE RESOURCE MANAGEMENT ACT 1991- PURPOSE AND PRINCIPLES

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

It is considered that the change of condition is consistent with sustainable resource management. In particular the changes proposed are concerned with the sustainable management of the Living Environment in such a way that the communities' social and cultural aspirations are realised whilst the quality of the environment and amenity values of the neighbourhood are maintained. The proposal would allow for the establishment of a better site layout of a proposed subdivision that would improve access and connectivity within and between sites, would be appropriate within the environment and would be able to establish and operate in such a way that the amenities of the neighbourhood would not be adversely affected.

The change of conditions of RMA2006-1078 is not considered to adversely affect any matters of national importance. It is considered that the adverse effects arising from the proposed changes and the proposed mitigation are limited in significance to the surrounding urban neighbourhood.

There would be no matters arising from the change that would impact on Treaty of Waitangi matters.

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

The potential effects of the proposal on the amenity and character of the area have been discussed in detail in the effects assessment contained in Section 8 of this report. Subject to conditions such as compliance with the new site layout it is concluded that the proposed changes would be compatible with the surrounding built and natural environment and the existing amenity of the area would not be reduced.

12.0 MONITORING

The proposal would continue to be monitored in accordance with the conditions specified in RMA20061077 and RMA20061078, and the requirements contained in the District Plan.

13.0 RECOMMENDED 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 is granted to the application by New Zealand Housing Foundation to change condition 2 (a) of SUB-2006-1078 (as more accurately defined in Sections 3 and 4 of this report) at 423 West Coast Road, Glen Eden being Lot 3 DP 339810 for the following reasons:

- (i) There would be no adverse effects arising from the change to condition
- (ii) The proposal would remain consistent with the relevant assessment criteria, objectives and policies of the District Plan
- (iii) The change would not be contrary to Part II of the Act

For completeness conditions imposed on the consent are as follows (including all subdivision conditions) with deletions struck through and changes underlined as applied to:

Stage 3: Comprising Lots 57-61, Drainage reserve to vest (Lot 62).

2: SECTION 223 REQUIREMENTS

A survey plan of the subdivision will be approved pursuant to Section 223 of the Act provided that the survey plan signing fee has been paid and that the following conditions have been complied with to the satisfaction of Council.

- (a) **Stage 3:** A survey plan of the subdivision shall be in accordance with the Subdivision Scheme Plan titled, Proposed Subdivision of Lot 3 DP 339810 (Stage 3) (Sheet SP03 A), Job No. 42608, dated October 14.02.08 West Coast Road Housing Development for NZ Housing Foundation drawn by Babbage Consultants and identified as SUB-2009-46 will be approved pursuant to Section 223 of the Act provided that the survey plan signing fee has been paid and that the following conditions have been complied with to the satisfaction of Council.
- (b) As required by Condition (EW 6) below, define the 1 in 100 year overland flow path and provide a drainage easement(s) in gross in favour of Council in a Memorandum of Easements endorsed on the survey plan. Include in the Section 223 approval on the plan, "subject to the granting or reserving of the easement(s) set out in the Memorandum hereon." Notes:
 - (i) The easement document will be prepared by Council's Solicitor at the applicant's cost.
 - (ii) Prior to submitting the survey plan for Section 223 certification, obtain EcoWater's approval to the drainage easement.
- (c) Provide drainage and services easements (for the services through Lots to Lots to protect the existing or proposed connections) in a Memorandum of Easements endorsed on the survey plan. Include in the Section 223 approval on the plan, "subject to the granting or reserving of the easement(s) set out in the Memorandum hereon."
- (c) Provide for the right of way easement lettered A over Lot 61 in favour of Lots 57, 58, 59 and 60.
- (d) Take note that street numbers for the lots on the survey plan will be allocated by Council subsequent to Section 223 approval, and these numbers must be used for future applications for building consent. A copy of the survey plan with the Council allocated numbers will be provided.

3: SECTION 224C REQUIREMENTS

Prior to the release by the Council of the Section 224(c) compliance certificate for this subdivision the applicant shall comply with the following conditions to the satisfaction of Council:-

Note: The application requesting the 224 release shall be in writing, shall include the advertised processing fee, shall address how each of the following conditions have been satisfied, and shall be accompanied with Compliance Certificates from each of Council section(s) named below.

ECOWATER CONDITIONS (PUBLIC DRAINAGE)

- (EW 1) Before the commencement of any work, obtain the approval of Council to engineering plans and specifications prepared in accordance with Council's "Code of Practice for City Infrastructure and Land Development" detailing the nature and extent of any proposed work. The engineering plans submitted will be processed separately and any amendments required will be advised in the engineering approval.
- (EW 2) Design, provide and install a complete public wastewater reticulation system to serve all Lots in compliance with Council's Code of Practice for City Infrastructure and Land Development (Refer Section 5.0). Specific requirements:
- (i) Under specific engineering approval extend the public wastewater system from the existing points within the site to serve each residential Lot within a separate connection to the public system. Specific requirements:
 - (ii) At the stage of engineering approval provide the written consent from Water Care Services Ltd to build over their sanitary sewer line.
 - (iii) No storm water treatment devices are permitted to be build above the public sewer lines.
 - (iv) Re-route the existing public drainage lines passing through Lot(s) 31-32 to provide more adequate building sites for those Lots. At the stage of engineering approval a quote will be obtained from Council's contractor for the proposed re - location of the reticulation system and new manholes required on the existing wastewater network.
 - (ii) Design and install the new reticulation system clear from the proposed building platforms. Locate all drainage lines in the front on Lots where possible to provide ease of access for future maintenance requirements.
- (EW 3) Design, provide and install a complete public storm water drainage system to serve all Lots in compliance with Council's Code of Practice for City Infrastructure and Land Development (Refer section 4.0). Specific requirements:
- (i) Under specific engineering approval install the public storm water system to serve each residential Lot within a separate connection to the public system. Specific requirements:
 - (ii) Extend storm water line from the upstream properties 32, 34, 36 and 38 Wood Bank Drive.
 - (iii) Collect all existing discharge points. The system shall include connection to down pipes or drainage from any proposed buildings/paved areas.
 - (iv) Design the storm water network clear from the proposed building platforms.
 - (v) Obtain the written consent of the owner(s) if necessary prior to the commencement of work and obtain written evidence of their satisfaction with the restoration.

- (EW 4) All new buildings shall be constructed at least 500mm above the 1% AEP flood plain or the level of any downstream hydraulic control (500 mm above the crest of any road embankment), whichever is higher.
- (EW 5) Provide a catchment analysis, define and form the 1 in 100 year overland flow path. Provide an As Built plan of the overland flowpath showing a long section and cross section for inclusion in Council's Hazards and Special Features Register.
- (EW 6) To prevent increasing downstream flooding and increased channel erosion on the Opanuku Stream, stormwater disposal is required to comply with the Parrs Stream Management Plan (Consent number 23006).

A consent notice is to be issued and registered on the new title(s) for Lot(s) stating that the stormwater disposal system from any development on the site shall be designed to incorporate the following requirements to the satisfaction of EcoWater:

- (i) The proposed development must comply with the Parrs Stream Management Plan (Consent number 23006).
 - (ii) That new developments should incorporate storm water management measures to restrict their post-development 50% AEP flows to their pre-development levels.
 - (iii) Mimic natural runoff patterns, and not to discharge directly to a watercourse, open drain or piped system.
 - (iv) To allow 20m average riparian margins from the centreline of the stream channel, and 4.5m above stream bed level.
 - (v) The proposed storm water treatment devices must be capable of 75% sediment removal (as per the ARC Technical Publication No 10).
 - (vi) Open channels within the site must be monitored for channel erosion, and appropriate mitigation works implemented as and when necessary.
 - (vi) Note: Council's Hazards and Special Features Register will be advised of the above requirements.
- (EW 7) Provide attenuation and treatment devices to serve the development as per the Waitakere City Council Comprehensive Discharge Consent for the Parrs Cross Catchment and WCC Code of Practice for City Infrastructure and Land Development (refer Section 4).
- (i) The proposed swale will be replaced the exiting pond to serve the Stage 3 of the development and upstream properties (Albion Vale catchments). At the stage engineering approval application provide a methodology of the relocation of the excising storm water device (pond).
 - (ii) Provide calculation for each treatment device to comply with ARC TP 10 requirements.
 - (iii) The approved access to treatment device(s) must remain available at all times for the design lifetime of the pond.
 - (iv) Mechanism to drain the main pond and the forebay without the necessity for pumping (over pumping). In other words, wherever practical, it should be possible to drain the main pond and the forebay by gravity flow.
 - (v) Provide maintenance manual and procedures for the removal and disposal of sediment including frequency.
 - (vi) The need for armoured spillways when the discharge velocity is greater than 2m/s for more than one-hour duration.
 - (vii) Provide engineering plans and calculations to EcoWater for approval prior to commencing works.
 - (viii) Provide a planting plan, including species list, quantities, and methodology to EcoWater and Parks for approval prior to commencing planting.
 - (ix) Provide a surveyed as-built plan of the device showing all lid and invert levels, permanent water level, and contours at 200mm intervals below water level.
 - (x) Provide a geotechnical completion report certifying construction of the pond.
 - (xi) Provide a maintenance manual for the treatment device.

(EW 8) All ponds shall be operated and regularly maintained by the developer, or his agent, for a period of one year with the planting being maintained for two growing seasons. At the end of the two growing season period a final inspection and handover to Council's Storm water Operations department shall take place. The following activities and procedures shall be completed to Council's satisfaction prior to final acceptance of the pond(s):

- (i) During building operations on individual lots, a significant amount of sediment is likely to enter the pond(s). Accordingly, the developer shall ensure that the pond(s) are cleaned and de-silted and sediment disposed of to the developer's own approved site.
- (ii) Any rubbish collected and disposed of appropriately.
- (iii) Planting well established and maintained for the two growing seasons. Grass cut regularly and dead plants replaced with the same or similar or bonding arrangements suitable to the Development Engineer arranged.

(EW 9) Design, provide and install a complete public water supply reticulation system and fire fighting services to serve all Lots in compliance with Council's Code of Practice for City Infrastructure and Land Development (Refer section 6). Specific requirements:

- (i) Under specific engineering approval install the public water supply system from within the site to serve each residential Lot within a separate connection to the public system. Specific requirements:
- (ii) Provide and install a private water service pipe to the body of each Lot as specified in WCC COP Section 6.3.12 Case 1.
- (iii) Pay to the Council the cost of supervising the shut down of Council's water supply mains. This service includes Council providing written advice to all affected property owners/tenants.
- (iv) Provide a detail showing the proposed connection to the existing Council watermain/s. The detail is to include all flanges, joints and applicable details. In addition any water reticulation plan is to show all necessary design details to inform construction (eg. thrust blocks etc).
- (v) Provide and install a fire hydrant within 135 metres of the farthest point of fire risk and within 65m of the end of a cul-de-sac. Note: The hydrant is to be on a direct traffic route to the property. The distance specified above may not be measured as a radius.
- (vi) Where the required public system is on private property, easements over the course of such system in favour of Council will be necessary.

(EW 10) Provide in the design of services for the reticulation of the upstream catchment and install such reticulation to the boundary of the upstream properties.

(EW 11) Contact EcoWater's Subdivisions Assistant (ph 8368000ext8248) to arrange a pre-start meeting. Plans are required to be submitted and Engineering Approval obtained before requesting a pre-start meeting.

(EW 12) Provide an As-Built drainage plan prepared by a Licensed Cadastral Surveyor and cctv video inspection of the new public drainage, in accordance with WCC COP.

GEOTECHNICAL CONDITIONS

(GT 1) Arising from **GEOTECHNICAL CONDITIONS 30-39** in **Part A of LUC-2006-1075** further foundation design conditions may be applicable on receipt of the earthworks completion report. A **consent notice** pursuant to Section 221 of the Act may be required to be issued and registered on the new titles to be issued for any affected lots.

TRANSPORT ASSETS CONDITIONS

Please contact the Transportation Engineer on 836-8000 (extension 8793) to book an inspection.

- (TA 1) Before commencement of work, obtain the approval of Council to engineering plans and specifications prepared in accordance with Council's "Code of Practice for City Infrastructure and Land Development" detailing the nature and extent of any proposed work; and pay the Engineering Approval Fee.

SHARED DRIVEWAYS & VEHICLE CROSSINGS

- (SD 1) Form the shared driveway (ROW) Lot 61, lettered A & B and construct thereon a carriageway and storm water controls in accordance with Council's Code of Practice for City Infrastructure and Land Development, and to the satisfaction of Council.

Notes:

1. The construction shall include the vehicle crossing with storm water control, using standard detail SD 3.11 Heavy Commercial Vehicle Crossing and refer to SD 3.14 High Volume / Speed Vehicle Crossing for the left turn-in flare details; and for which a vehicle crossing forms shall be completed and returned to Council.
2. The construction shall include the vehicle crossing with storm water control, using standard detail SD 3.11 Heavy Commercial Vehicle Crossing at distance 70 on Road 1 for service access to the storm water ponds; and for which a vehicle crossing forms shall be completed and returned to Council.
3. Inspection of the shared driveway and vehicle crossing subgrade prior to pavement construction (or boxing prior to pouring) is required. Contact phone 836 8000 Ext. 8725 at least 48-hours prior to inspection being required.
4. Ensure that the longitudinal section of the driveway and the vehicle crossing comply with standard detail SD 3.15 Maximum Vehicle Crossing Profile.
5. All bends shall have a minimum inside radius of not less than 6.5m.
6. The minimum width carriageway on shared driveways is specified in council's District Plan and the construction details are given in the Code of Practice. Provide a carriageway width for 6-10 lots/dwellings, 3.5m wide with passing bay and 1.5m services strip. All to the satisfaction of Council.

- (SD 2) Ensure a hard stand area for solid waste bins complies with standard detail SD 3.07 Urban Private Way Details.

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~~ Lots 57 - 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.~~ **Not applicable to Stage 3**

(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.~~ **Not applicable to Stage 3**

(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.~~ **Not applicable to Stage 3**

(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 to be implemented are:

- 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".

in relation to Stage 3 are to be implemented in accordance with WCC parks guidelines and must include design and landscaping in relation to the footbridge and access ways, and subject to the following any changes to the plans referred to in Condition 6 must be approved by the Parks Consent Planner:

- (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). **Not required for Stage 3**~~
- (PK 8) The consent holder is to be responsible for the maintenance of all street trees and reserve landscaping for a period of two years (from the date of its certified establishment from Council) including the replacement of any dead or dying vegetation, to the satisfaction of the Parks Consent Planner. A bond, based on \$7 per sq metre per annum for gardens/shrubbery, and \$75 per tree per annum, will be required to ensure the satisfaction of this condition. The consent applicant is to advise the Parks Consent Planner of a maintenance schedule and the name of the qualified person/company responsible for the planting maintenance. Alternatively, a maintenance cash contribution may be paid, and the maintenance will be undertaken by Council. The contribution will be calculated at a rate of \$75 per tree per annum and \$7 per square metre of garden per annum.
- (PK 9) The details of the pedestrian footpath and footbridge and boardwalk shall be finalised at the Engineering Plan stage to the satisfaction of the Parks Consent Planner. Final 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.~~ **Not Stage 3**

(PK 10) 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.

LEGAL DOCUMENTATION

These conditions will be signed off by Consent Services.

(LD 1) Take note that:

- (a) The consent notices required by Conditions (EW 7) and (GT 1) above; and
- (b) The drainage easement in gross required by Condition 2 (a) above; and
- (c) The fencing agreement required by condition (PK 2) above.

will be prepared by the City Solicitor at the applicants cost when the following information has been received:

- (i) All necessary technical information.
 - (ii) A copy of the Land Transfer plan showing the Deposited Plan and Certificate(s) of Title numbers allocated by Land Information New Zealand, and
 - (iii) The name and address of the solicitor acting for the owner.
- (LD 2) Where any condition imposed upon this consent to subdivision is to be complied with on an ongoing basis by the subdividing owner and subsequent owners after the deposit of a survey plan (not being a condition in respect of which a Bond is required to be entered into by the subdividing owner of a completion certificate is capable of being or has been issued) the subdividing owner shall pay the Council's Solicitors legal costs and disbursements relating to the preparation and registration of a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, and shall do all acts and things necessary to enable registration of such Notice to be completed.
- (LD 3) Council will agree to a partial cancellation pursuant to section 243(e) & (f) of the Resource Management Act in respect of Right of way easement 607022.1 in so far as it relates to all Lots except Lot 61.
- (LD 4) Council will agree to a cancellation pursuant to section 243(e) & (f) of the Resource Management Act in respect of Stormwater Detention and Drainage easements 607022.1.2 and 6135712.4 in so far as it relates to all Lots.

FEES, BONDS & CONTRIBUTIONS

Invoices will be prepared by Consent Services. If paying by personal/company cheque the standard 5 days clearance will apply. If you require the 224C certificate immediately, you must provide a bank cheque.

- (FC 1) Pay to Council any engineering, works supervision, monitoring, 224(c) processing and administrative fees as incurred which will be charged at Council's advertised schedule of fees.
- (FC 2) Pay to Council a street damage bond of \$5000 prior to the commencement of work. This bond shall be refunded in full after inspection by Council's Construction Supervisor

confirms no damage to Council's roading assets has occurred. The inspection is to take place once all work is completed.

- (FC 3) Pay a 2½% maintenance deposit on the value of works being taken over by Council which is refundable upon final acceptance of the works at the end of the maintenance period.
- (FC 4) ~~Pay to the Council pursuant to Section 407 of the Act the sum of \$207,492.01 (incl. GST at 12.5%). This includes \$30,071.34 for 18 units and \$177,420.67 for 59 dwellings (incl. GST at 12.5%) towards the mitigation of downstream flooding through the Twin Streams Project (Oratia / Opanuku Stream Catchment) necessary to serve the subdivision. (\$1,670.63 per additional unit or \$3,007.13 per additional Lot).~~

(FC 4) Pursuant to Sections 407 of the Resource Management Act, the following financial contribution has been assessed for the proposed development:

- (i) Twin Streams Contribution (Oratia Catchment) - calculation based on additional Lots created @ \$3007.13 (incl. GST) per additional lot

Note: The total sum will be calculated when 224(c) is ready for uplift.

- (FC 5) In accordance with sections 108(2)(b) and 108A a cash or bank guaranteed bond shall be required prior to the release of the Section 224(c) compliance certificate for any uncompleted works or maintenance required to ensure the performance of conditions (6), (7) and (8). The amount of the bond will be twice the GST inclusive estimated cost of completing or maintaining the works for the maintenance period. The bond will be prepared by the Council's solicitor at the applicant's cost and will provide, inter alia, that the liability of the holder of the resource consent will not be limited to the amount of the bond.
- (FC 6) Pay to the Council a financial contribution equal to 6% (plus GST at 12.5%) of Quotable New Zealand's market values, to be obtained for Lots 3 - 61 as of the date of issue of this subdivision consent (or as at the date of any subsequent re-approval of subdivision consent or at intervals of not greater than three years) for reserve purposes.

GENERAL

These conditions are to be signed off by Consent Services, fees will be charged on an hourly basis.

- (GL 1) Advise Council of the Land Transfer plan number allocated by Land Information New Zealand.
- (GL 2) Satisfy all requirements of the Inland Revenue Department in respect of Goods and Services Tax including any requirements that may be made in respect of proposed public services and land to vest in and be transferred to the Council.
- (GL 3) Advise Council the name of the Consultant and/or person/s who will be the developers representative fulfilling engineering responsibilities as detailed in section 1.4.1 of Councils Code of Practice for City Infrastructure and Land Development. A résumé stating the qualifications and experience of the nominated representative may be required at the Council's discretion.
Note: WCC COP requires the developer to appoint a suitably qualified and experienced person for any projects that involve development works for which standards are specified in the COP. On larger projects (those with public roading) a Registered Engineer or Registered Surveyor will be deemed to meet these criteria.

The developer's representative shall have insurance liability and indemnity cover as appropriate, and be responsible for the following:

- (i) Investigating, designing and obtaining approvals for the works.
 - (ii) Providing contract administration and engineering supervision of the works.
 - (iii) Co-ordination of specialist responses e.g. geotechnical, hydrology, structural reporting.
 - (iv) Certification of the works upon completion.
- (GL 4) Obtain the reticulation of electric power to all Lots by underground methods and provide to the Council satisfactory confirmation that the completed installation has been installed in compliance with the requirements of the Electrical Network Operator (including the requirements of the Operator of the network to which the subdivision network is to be connected).
- (GL 5) Obtain the reticulation of telephone services to all Lots by underground methods and provide to the Council satisfactory confirmation that the completed installation has been installed in compliance with the requirements of the Network Operator.
- (GL 6) Provide confirmation that the relevant network utility operators are satisfied with the electric power and telephone connections to each allotment; or, if necessary, carry out any remedial work required.
- (GL 7) Before commencement of any works, adequate sediment and erosion measures shall be constructed and maintained in accordance with Erosion and Sediment Control Measures Appendix to the Natural Area Rules of the Waitakere City Council District Plan.
- (GL 8) 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.

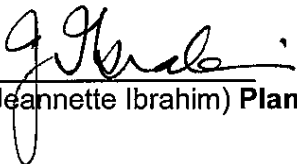
ADVICE NOTES

1. A Development Contribution of \$613, 657.09 (incl. GST) was estimated at lodgement for this subdivision. This development contribution has been paid. Please note that remissions for the development contribution can be obtained through using TUSC tool. Please visit www.tusc.org.nz for more information.
2. Upon the applicant's request, Council will agree to a partial cancellation according to Section 243(e) & (f) of the Resource Management Act in respect of the Oil and Gas easement B344219.1 in so far as it relates to all lots except Lot 67(drainage reserve).
3. EcoWater policy requires any wastewater manholes or line connections to be constructed by EcoWater Solutions maintenance contractor. Wastewater manhole connections may be constructed by the applicant's contractor with engineering plan approval and under EcoWater's Quality Assurance supervision or by EcoWater Solutions maintenance contractor.
4. Take note that the existing public sanitary sewer passing through Lots may need to be re-laid at the owners expense (for that length below and one metre either side of the new dwelling) at the time application is made for building consent on this Lot. The building consent application shall include a cctv video inspection of the wastewater drain and foundation bridging details.
5. Where drainage work is required to be carried out on land outside the subdivision, obtain the written consent of the owner(s) of that land prior to the approval of the

drainage plans. After construction and prior to Section 224 release, obtain the written acknowledgement of the owner(s) that the property has been satisfactorily reinstated.

Advice Notes:

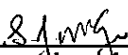
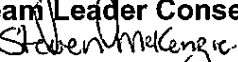
1. Where indicated in the conditions it is the consent holders responsibility to inform the Environmental Monitoring Officer when inspection is required. Inspections can be requested through the Call Centre on 839 0400.


(Jeannette Ibrahim) Planner

19 Feb 2009
Date:

12.0 CONSENT GRANTED AS RECOMMENDED

Acting under delegated authority and for the reasons set out in the above assessment this application LUC-2009-0046 to Section 127 request to amend conditions of RMA 20061078 shall be granted as recommended in Section 13.0 above.


Team Leader Consents


19/02/2009
Date:

Please contact Jeannette Ibrahim (Ph 839 0400) if you have any queries about this resource consent and associated report.

WEST COAST RD

LEGAL ROAD
120.72m WIDE

22

ALBION VALE DRIVE

PURPOSE	SHOWN	SEMENT	DOMINANT
RIGHT OF WAY	(A)	TECHNICAL	TECHNICAL
RIGHT TO SUPPLY	(A)	HERON	LOTS 57, 58, 59
ELECTRICITY AND GAS	(A)	HERON	AND 60 HERON

PROPOSED EASEMENTS IN GROSS

PURPOSE	SHOWN	GRANTEE
RIGHT OF WAY	(A) (B)	WATKINS CITY COUNCIL

EXISTING EASEMENTS IN GROSS

PURPOSE	SEMENT	CREATED BY	GRANTEE
DRAINAGE	LOTS 2 AND 3	6155712.4	
STORMWATER	LOT 3 DP 339810	60702212	WATKINS CITY COUNCIL
DRAINAGE	LOT 3 DP 339810	60702211	

AREA SCHEDULE

LOTS 57 - 61 INCL.	0.6392ha
LOCAL PURPOSE (DRAINAGE)	0.300ha
RESERVE TO WEST	
TOTAL	0.7392ha

KEY

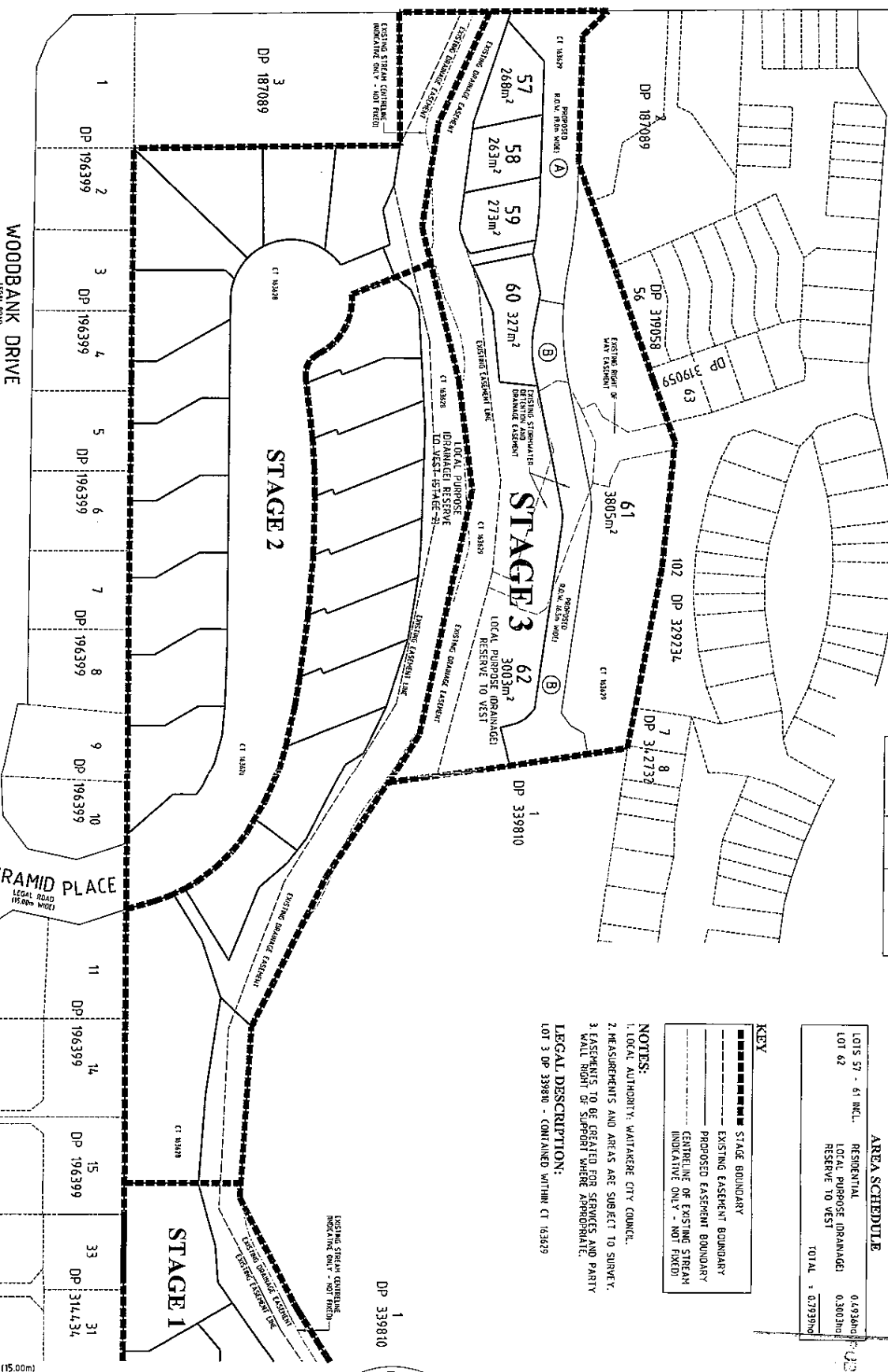
STAGE BOUNDARY
EXISTING EASEMENT BOUNDARY
PROPOSED EASEMENT BOUNDARY
CENTRELINE OF EXISTING STREAM
INDICATIVE ONLY - NOT FIXED

NOTES:

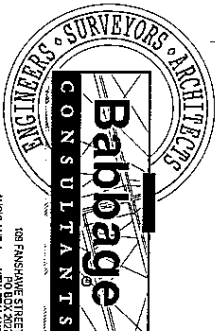
1. LOCAL AUTHORITY, WATKINS CITY COUNCIL.
2. MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.
3. EASEMENTS TO BE CREATED FOR SERVICES AND PARTY WALL RIGHT OF SUPPORT WHERE APPROPRIATE.

LEGAL DESCRIPTION:

LOT 3 DP 339810 - CONTAINED WITHIN CT 163629



SEE DRAWING SP01



CLIENT PROJECT

WEST COAST ROAD
HOUSING DEVELOPMENT
FOR
NZ HOUSING FOUNDATION
PROPOSED SUBDIVISION
OF LOT 3 DP 339810
(STAGE 3)

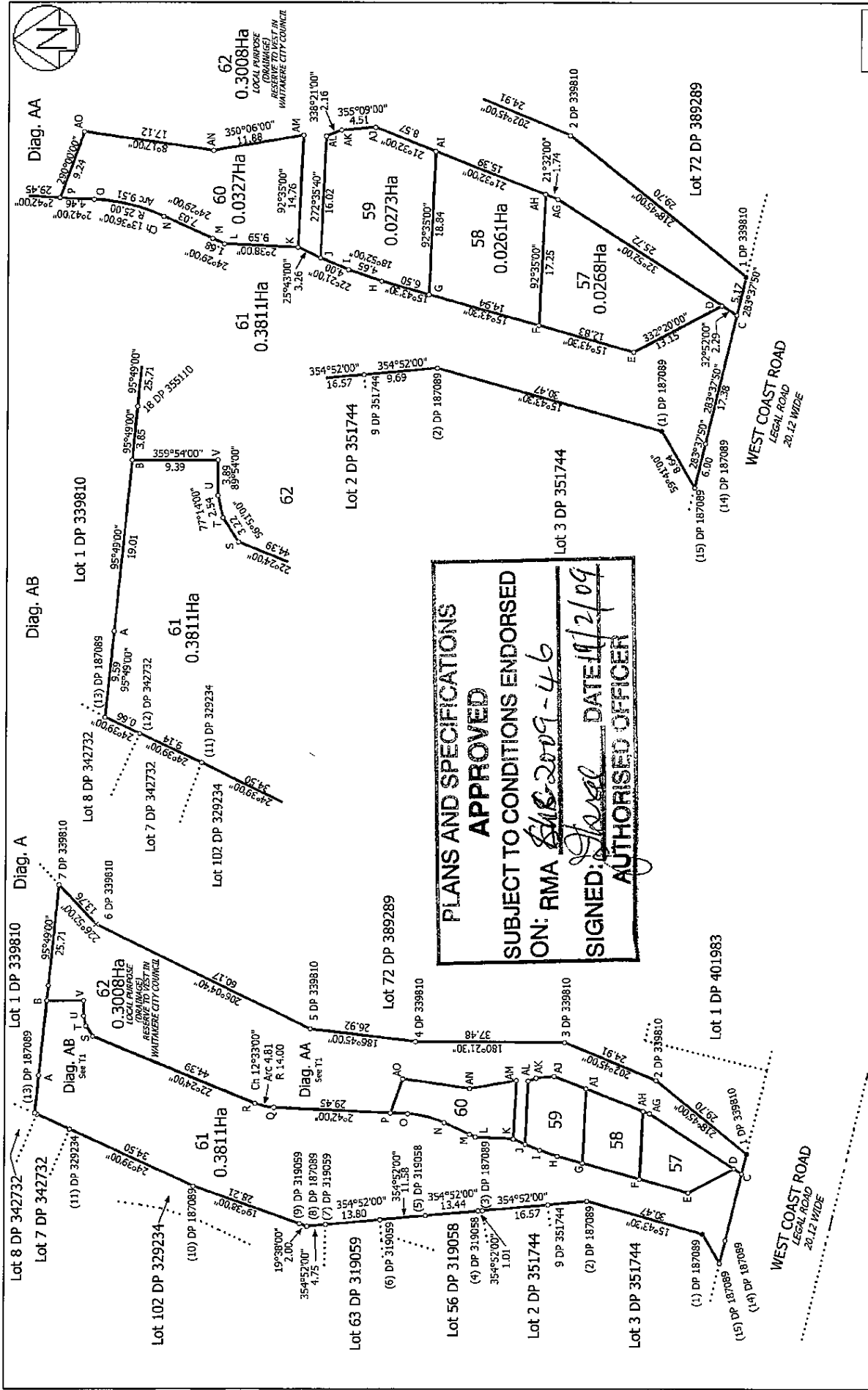
DATE	INITIALS
DRAWN	JK
CHECKED	WJD
APPROVED	

SCALE (A3)
1:500



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DRAWING NOTES

APPROVED
SUBJECT TO CONDITIONS AND/ORSE
DATE 26/01/2014
HORN
DATE 26/01/2014



T1/2			
	Digital Survey Plan LT 403809	Surveyor: Kevin Raymond Meikle Firm: Babbage Consultants Ltd	Lots 57 - 62 being a subdivision of Lot 3 DP 339810
			Land District: North Auckland
			Digitally Generated Plan Generated on: 09/12/2008 12:42am Page 1 of 2

City of Waitakere District Plan

REPORT FOR DISCRETIONARY ACTIVITY APPLICATION SECTION 94 AND 104 ASSESSMENT AND DETERMINATION IN ACCORDANCE WITH THE RESOURCE MANAGEMENT ACT 1991

1.0 SUMMARY OF PROPOSAL

To subdivide a 5.7284 hectare site into 61 residential lots with net site areas ranging from 263m² to 840m², with reserves and roads to vest.

2.0 APPLICATION DETAILS

Resource Planner:	Felicitas Dhliwayo
Site Address:	423-429 West Coast Road & 4 Pyramid Place, Glen Eden
Applicant:	New Zealand Housing Foundation
Date Received:	26 June 2006
Resource Consent No:	RMA20061078
Scheme Plan No:	SPW 22816
Ward:	Waitakere
Legal Description:	Lot 2 DP 339810 (CT 163628) & Lot 3 DP339810 (CT 163629).
Address for Service:	Matthew Paetz Babbage Consultants P O Box 2027 Auckland.
Total Area:	Lot 2- 4.9336 hectares Lot 3- 7948m ²
Lot Areas (Net Areas):	Net unit areas vary from 263m ² to 840m ² (see table One below)
Operative Plan:	<div>Human Environment: Living</div> <div>Natural Area: General / Riparian/ Restoration</div> <div>Landscape Elements: Riparian Margin - 7metres</div> <div>Hazards: Lot 3 DP 339810 Special Feature Nos: 7762 (Flooding); 11689 (drainage easement); 11690 (ROW easement); 12074 (natural flowpath); 12077(overland flowpath) Lot 2 DP 339810 High Pressure Natural Gas Pipeline Special Feature Nos: 12071 (replanting of reserve); 12073 (natural flowpath); 12076 (overland flowpath); 12087 (flooding)</div>
Roading Hierarchy:	District
Further Information Required:	Tree Planting Plan, Ecowater requirements, Revised Landscaping Plan.
Date Requested:	24/07/06, 03/08/06, 25/08/06

Date Received: 17/08/06, 29/09/06, 16/10/06

Any Affected Persons: No

Approval Given: NA

TABLE ONE- LOT SIZES

Lot No	Area m ²	Lot No	Area m ²	Lot No	Area m ²	Lot No	Area m ²
1	415*	16	395*	31	371*	46	377*
2	380*	17	475**	32	349	47	372*
3	380*	18	353*	33	383*	48	361*
4	380*	19	405*	34	411*	49	369*
5	380*	20	434*	35	415*	50	363*
6	380*	21	397*	36	446*	51	366*
7	381*	22	405*	37	426*	52	364*
8	403*	23	840**	38	439*	53	354*
9	402*	24	404*	39	439*	54	469**
10	388*	25	506**	40	439*	55	370*
11	353*	26	451**	41	370*	56	1416*
12	374*	27	354*	42	431*	57	268
13	350*	28	413*	43	444*	58	263
14	433*	29	412*	44	459**	59	273
15	363*	30	438*	45	370*	60	318
						61	3743
62 (Drainage Reserve to vest)	3005	66	1511 (Drainage reserve to vest)				
63 (Road to vest)	3302	67	7012 (Drainage reserve to vest)			70 (road to vest)	997
64 (Drainage Reserve to vest)	2556	68	1289 (Road to vest)			71 (Road to vest)	3684
65 (Drainage reserve to vest)	1956	69	3177 (Road to vest)				

** Site areas > permitted activity density of 450m²

* Site areas > limited discretionary activity density of 350m²

Locality Diagrams

Figure 1- View of the subject site(s) as shown on Colour Orthography Map (March 2000)



Figure 2- Location of subject site(s) as shown on Natural Environment Map.



- 2.1 Documents considered for this report include the application documentation and the site visit checklist completed on 10/07/2006. Specialists reports provided included;
- Landscape/Visual Assessment/ Arborist Report prepared by SOUL Environments.
 - Traffic Assessment Report prepared by Traffic Design Group.
 - Geotechnical Assessment Report prepared by Babbage Consultants.

2.2 BACKGROUND

The landuse part of this application, being RMA20061077 was granted by Council on 30 October 2006. RMA20061077 covered a comprehensive development of the site into 77 unit medium density development and consent was granted for medium density housing, shared driveway, earthworks, vegetation alteration, impermeable surfaces & building within the Riparian Margin, height, height in relation to boundary, and development on a flood sensitive site. Please refer to RMA20061077 for details.

3.0 REASON FOR APPLICATION- RELEVANT DISTRICT PLAN RULES Extent Of Infringement And Type Of Activity Proposed

3.1 Subdivision - Operative Plan - March 2003

SUBDIVISION- GREENFIELDS

Rule 4.2- Greenfields Subdivision

Discretionary Activity consent is required for subdivision of an existing site 3 hectares or more in net site area, comprising the net unit area specified in a resource consent and meeting the specified performance standards for driveways and provision of infrastructure (drainage, telecommunications, gas electricity).

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

4.0 SITE AND PROPOSAL

4.1 Site Description

The subject site comprises two properties (being 423-429 West Coast Road and 4 Pyramid Place), each on separate certificates of title, with a combined site area of 5.7284 hectares. The site is described in the application as follows; "The development site is located on West Coast Road, Glen Eden, in close proximity to the intersection of that road with Woodbank Drive. The site has legal frontage to four roads – West Coast Road, Pyramid Place, Titch Place and Woodbank Drive."

The site is of an irregular shape, which is largely a result of the topographical characteristics of the locality, in particular the location and route of the watercourse (Parrs Stream) running through the site roughly in a meandering north-south direction. To the south of Pyramid Place there is a row of mature pine trees running from east to west.

In the southern portions of the site the land is gently sloping downwards from east to west, towards the stream channel and associated riparian margins, before sloping upwards from the stream channel to the western site boundary. The land to the north of Pyramid Place on the site becomes steeper as part of the site drops quite steeply into a gully towards the stream. The west side of the site is moderately steep.

The larger area at the north end of the site is relatively flat with a gentle slope down to the stream. The site is presently covered in overgrown grass, weeds, gorse and trees. There is a mixture of native and exotic trees, predominantly located around the edge of the stream and at the northern boundary.

The area has a new subdivision on its western boundary which has the roading network laid and the construction of some houses has commenced. A more mature subdivision borders the site on the eastern side. There are no structures currently on the site.

The neighbourhood character is varied containing a mix of land use activities within 400 metres of the site, including developed and undeveloped residential land, open space developed for active and passive recreation, undeveloped open space, Marae, school, dairy and fruit and vegetable shops.

The surrounding neighbourhood contains a mix of housing styles, including medium density terraced housing, free-standing town houses on sites generally ranging between 350m² and 450m² (i.e. Woodbank Drive development), and conventional house and garden development where the site areas are in excess of 600m² (i.e. West Coast Road)".



Figure 3- View of subject site looking North from West Coast Road.

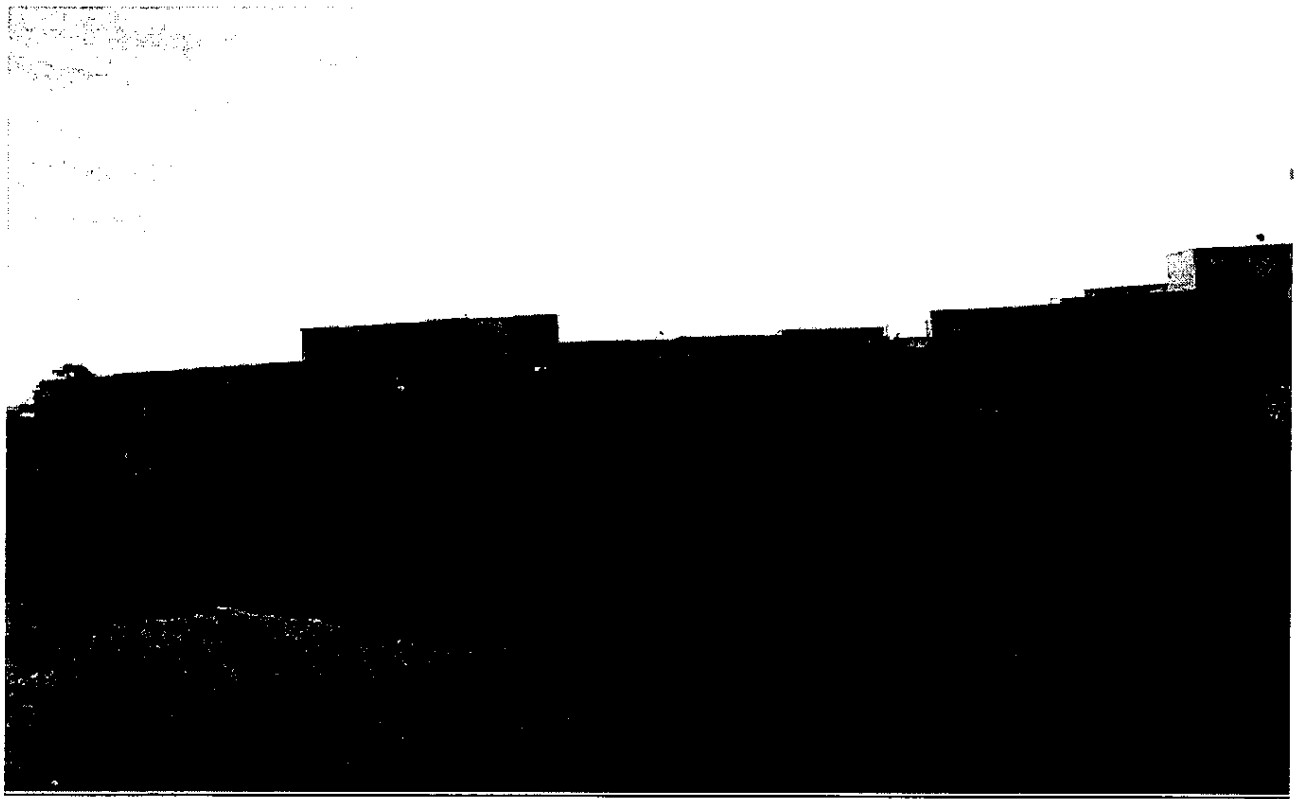


Figure 4- Looking west from Pyramid Place- Note the existing neighbouring Albionvale development.

4.2 Proposal

The proposal is for a 3-stage 61 lot subdivision around 77 units as outlined in detailed under RMA20061077. Roads and drainage reserves are proposed and these will be vested in Waitakere City Council.

The 3-staged development will be carried out as follows;

Stage 1 (Subdivision of Lot 2 DP339810)

Lots 1-35, Drainage reserves to vest (Lots 65-67) and Roads to vest (Lots 68-71) and a balance lot from Lot 2 DP339810.

Stage 2 (Subdivision of balance of Lot 2 DP 339810)

Lots 36-56, Road to vest (Lot 63), Drainage reserve to vest (Lot 64).

Stage 3 (Subdivision of Lot 3 DP 339810)

Lots 57-61, Drainage reserve to vest (Lot 62).

5.0 SECTION 94 ASSESSMENT

5.1 Statutory Context

As a Discretionary Activity, the application for resource consent should be publicly notified in accordance with section 93 of the Resource Management Act, unless it can be demonstrated that the requirements of sections 93 and 94 of the Act can be satisfied. Applications must be notified (either publicly or in a limited manner) if the adverse effects of the activity on the environment are more than minor or all affected persons have not given their written approval.

Section 93 provides that applications for resource consent need not be notified where:

- “(a) The application is for a controlled activity ;or
- (b) The consent authority is satisfied that the adverse effects of the activity on the environment will be minor.

Section 94 provides for limited notification if not all adversely affected persons have given their written approval, whereby all affected persons will be notified (but not the public at large) and have the opportunity to make a submission and be heard. Section 94(2) also provides for an application to proceed on a non-notified basis without notice being served, “if all persons who in the opinion of the consent authority, may be adversely affected by the activity have given their written approval to the activity.”

Recent case law has indicated that consent authorities should give careful consideration to the question of notification, and should publicly notify applications for resource consent unless it can be clearly demonstrated that the criteria of sections 93 and 94(2) are met. A comprehensive assessment of any potential adverse effects is required. This conservative approach is underscored by the relatively wide definitions of “environment” and “effects” that are set out respectively in sections 2 and 3 of the Act. In determining whether or not an adverse effect on the environment of any activity will be minor, Council may take no account of the adverse effect of an activity on the environment or any person if the Plan permits an activity with that effect (sections 94A and 94B).

In relation to adversely affected persons, case law has established that the Council is only able to disregard adverse effects that would be ‘de minimis’ (Bayley CA 115/98). This concept can be taken to describe effects that are negligible or whose occurrence would be remote. In the case of the current application, this threshold has been adopted as the correct basis for assessing whether any person may be adversely affected by the activity.

In terms of determining adverse effects on the environment and whether a person would be adversely affected by the proposed activity, Section 94A and 94B gives Council the discretion to make permitted baseline comparisons i.e. a comparison between the environment (which includes both the subject site and the neighbouring environment) as it exists at the time the application is considered and (the effects) of activities that are permitted by the Plan even if hypothetical, as compared with the effects of the proposed activity. Case law has established that any such hypothetical developments must be not be “fanciful” in terms of what could reasonably be expected to establish there.

When considering effects under Section 94A and 94B, regard may be had to any condition which, if imposed under any decision to grant consent would eliminate or reduce the adverse effect to one which would be minor for the purposes of section 94A or to a point where it would be de minimis or only a remote possibility for the purposes of section 94B.

5.2 ADVERSE EFFECTS ASSESSMENT

The adverse effects of the proposal on water quality and quantity, vegetation, land, soil and amenity of the area was addressed under the landuse consent that will be comprehensively developed under RMA20061077 granted on 30 October 2006.

The proposed subdivision would result in 61 lots with net areas ranging from 263m² to 840m². It is considered that the proposed development would be in keeping with the character of the existing residential environment, and is a development that could reasonably be expected in the area. All the lots will allow for adequate open space for the future residents and the proposed reserves will also be used as passive recreation.

The proposal has been assessed by Council's Subdivision Engineer, Lucy Lunevich with regard to infrastructural issues, such as stormwater, water supply and wastewater (refer to memorandum dated 6 October 2006). Ms Lunevich has made a number of recommendations with respect to the proposed subdivision. It is concluded that subject to the implementation of her recommendations any adverse effect of the development on the existing sanitary sewer system would be no more than de minimis.

The proposal has also been reviewed by council's Transport Assets Engineer, Mr John Carroll who supports the proposal and has recommended the inclusion of conditions of consent (in the event that consent is granted) to ensure that the proposal complies with Council's Code of Practice, payment of bonds, road signs and the vesting of the roads in Council.

5.3 Conclusion in relation to Sections 93(1)(b) and 94 A:

Overall the adverse effect on the environment of the activity for which consent is sought would be no more than minor for the reasons stated above.

5.4 Sections 94 and 94B - Adversely Affected Persons

There are no persons considered to be adversely affected by the proposed activity because:

As stated before a landuse consent has already been granted for this application. The proposed subdivision will be in keeping with the existing character as the area is characterised by a variety of lot sizes similar to the ones being proposed. The proposed roading network will fit in well with the existing neighbourhood amenity and will be designed to provide safe and efficient movement of people, vehicles and goods. The proposal will be provided with adequate infrastructure and any adverse effects on existing infrastructure will be adequately mitigated through conditions of consent.

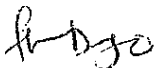
5.5 Special Circumstances

In accordance with section 94C(2) of the RMA it is considered that there are no special circumstances that warrant notification of the proposal.

6.0 SECTIONS 93 AND 94 RECOMMENDATION

Pursuant to Sections 93 and 94 of the Resource Management Act 1991, it is recommended that this application be processed without being publicly notified for the following reasons:

- The adverse effect on the environment of the activity for which consent is sought will be no more than minor because the proposal is in keeping with existing neighbourhood character and amenity and is one which could reasonably be expected on such a site close to a town centre and which has been anticipated by the provisions of the District Plan.
- There are no persons considered to be adversely affected by the activity.
- There are no special circumstances to warrant notification of this application.


Reporting Planner:.....
Felicitas Dhlwayo

27/01/2007
Date:.....

7.0 SECTION 94 DETERMINATION

Acting under delegated authority and for the reasons set out in the above assessment this application for resource consent shall be non-notified as recommended.

.....
Jeannette Ibrahim/ Sonya McCall
Team Leader Consents

Date:.....

ASSESSMENT OF NON-NOTIFIED RESOURCE CONSENT APPLICATION UNDER SECTIONS 104 AND 105 OF THE RESOURCE MANAGEMENT ACT 1991

8.0 STATUTORY ASSESSMENT

9.0 ENVIRONMENTAL ASSESSMENT

In order to make a decision in terms of Section 104B of the Act it is necessary to undertake an analysis and assessment to determine whether the purpose and principles of the Act are being met (Part II) having regard to the matters set out in Section 104, the Fourth Schedule and any other statutory considerations.

Section 104(1) of the Act requires that Council have regard to any actual or potential effects on the environment, any relevant objectives, policies, rules or other provisions of a plan or proposed plan and any relevant regional policy statement and regional plan or proposed plan, and any other matters the consent authority considers relevant and reasonably necessary to determine the application.

When considering an application Council must not have regard to any effect on a person who has given their written approval to the application (section 104 (3)(a)).

9.1 SECTION 104 ASSESSMENT

9.2 Actual and Potential Effects on the Environment

As a Discretionary Activity a variety of issues are relevant when determining the nature and scale of adverse effects on the environment including effects on visual amenity, privacy, aural amenity, traffic generation, infrastructural capacity and construction effects. These aspects have been discussed previously in Section 5.2 of the accompanying Sections 93 and 94 Assessment and Determination Report. The assessment of effects concluded that there would be adverse effects from bulk earthworks and vegetation alteration but these would be short term, largely confined to the subject site and managed through proposed conditions of consent and that medium to long term effects would be mitigated or remedied through the sealing or re-grassing of exposed surfaces and through landscaping and restoration planting. The proposed medium density housing development is of a scale, intensity and design that has been anticipated by the District Plan and is a development that could reasonably be expected to occur on this site given its Living Environment zoning.

In addition the Plan has been prepared with a clear "effects-based" emphasis. Consideration of the proposed development in relation to each of the Plan's assessment criteria would ensure that all the relevant matters contained in Section 104 of the Act have been addressed. The relevant assessment criteria from the Operative District Plan, together with comments as to whether each criterion can be satisfied are as follows:

9.3 SUBDIVISION – GREENFIELDS

- a) The extent to which the subdivision design and likely future development made possible by the subdivision will adversely affect the overall resilience, biodiversity and integrity of the Green Network.*
- (b) The extent to which the subdivision design recognises the natural qualities of the land and encourages strong and positive amenity values and neighbourhood character through: • responding to landmarks and views • providing continuity, coherence and focal points through the use of road and open space networks.*
- (e) The extent to which proposed sites enable efficient provision of infrastructure.*
- (f) The extent to which site orientation and site dimension facilitates the siting and design of 'dwellings' which can maximise use of passive solar energy.*
- (g) The extent to which the subdivision design minimises necessity for earthworks, avoids development on flood plains and encourages on-site water retention.*
- (h) The extent to which the design and location of roads and driveways minimises alteration to landform, avoids visible scars on the landscape and takes advantage of natural drainage systems*
- (i) The extent to which the subdivision design takes account of personal safety concerns.*
- (j) The extent to which open space is provided in convenient locations, having considered: • the accessibility and adequacy of the scale and linkages between open space for intended users • having sites and roads facing toward open space rather than backing on to open space • the quality of the*

open space in terms of protecting or linking natural features • the quality of the open space for passive or active recreational use • the relationship of the open space to the road, such that personal safety, amenity and ease of use is encouraged • the ease of maintenance of open space • the presence of other open space in the vicinity (ie if there is sufficient open space already a cash contribution rather than land may be preferred) • any Parks Strategy adopted by the Council.

(t) The extent to which sufficient lighting is provided to provide light for safety purposes on public pedestrian accessways, open space entrances and pathways, road intersections and road junctions and all roads.

(u) The extent to which provision is made for vehicle turning, particularly on no-through roads.

(v) The extent to which provision is made for retaining existing trees, and incorporation of prominent trees as features within the subdivision.

(ad) The extent to which the design of stormwater systems incorporates measures to reduce runoff rates where there may be damage caused to natural waterway systems.

(ae) The extent to which, where a connection is proposed or required to a public stormwater system, there is sufficient capacity within that system to accommodate the proposed and future planned development.

(af) The extent to which sufficient secondary flow paths are provided to avoid adverse effects from damage in flood conditions, and, if over private land, are protected by appropriate easements and consent notices.

(ag) The extent to which the design and capacity of the wastewater treatment and disposal system give regard to the upstream catchment and effect on the downstream catchment, including likely future development.

(ai) The extent to which gravity systems are utilised to dispose of wastewater.

(al) The extent to which more than minor adverse effects can be adequately avoided, remedied, mitigated or offset through provision works and services on or off the site and/ through payment or provision of a financial contribution on-site or, if this is not possible, can be adequately remedied, mitigated offset by a financial contribution off-site.

As discussed previously, the higher density development is concentrated towards the western end of the subject site where it adjoins a similar medium density housing development. It is acknowledged that Medium Density style living can offer only limited on-site amenity by its very nature and is therefore reliant on proximity to community facilities to provide a range of amenities normally experienced within suburban residential development. Public open space is provided by the esplanade reserve and drainage reserves within the proposed development. In addition, Parrs Park located further to the west of the subject site can also be used by residents as a public open space.

Communal facilities available within reasonable walking distance include the Glen Eden shops, Library and Playhouse theatre. The Glen Eden and Sunnyvale railway stations would also be reasonably accessible from the development though access to them would most likely be by car. A range of parks, playing fields and nature walks are also available slightly further afield.

As discussed in previous sections of this report, the proposed development will adjoin a recently established medium density development to the west, also accessed from West coast Road, and hence will be easily identified. A recently completed single level housing development is also located to the east, along Woodbank Road. The proposed roading network will connect into the existing developments to the east and west and hence the proposed development will fit in well with existing neighbourhood character and amenity. The proposed roading network has been designed to provide safe and efficient movement of people, vehicles and goods and will complement the existing roading network. Adequate visitor car parks and pedestrian footpaths will also be provided on site. Therefore it is considered that there would be no conflict between pedestrians and vehicles and the safety of both within and beyond the site will be ensured.

Infrastructure requirements have been assessed by Council's EcoWater Subdivision Engineer (Ms Lucy Lunevich) and would be required to meet Council's Code of Practice requirements for infrastructure – see Ms Lunevich's Memorandum of 6 October 2006. Conditions have been recommended to ensure all units can be properly serviced and the impact of existing and future infrastructure is minimised. Financial contributions would also be required to offset the cost of upgrading and/or installing new services and this would become a condition of consent.

The proposal would therefore meet the relevant assessment criteria by providing appropriate amenities, safe exit and entry for pedestrians and vehicles, infrastructure that meets the necessary standards and financial contributions that would offset the cost of providing upgrade or renewal of services.

9.4 Other Matters (Section 104(1(c)))

- (a) The proposal also requires the following resource consent from the Auckland Regional Council:
- Land Use Consent: Sediment Control for land disturbing activities over more than 1.0 hectare of land;
 - Land Use Consent : Section 13 (RMA) for works within a watercourse for the construction of a road crossing and culvert.

The above consents have been granted.

- (b) A high pressure gas pipeline cuts across the proposed drainage reserve to the northern end of the subject site. The Scheme Plan shows an existing easement through the site to accommodate this. The proposed residential lots will be outside of this easement. A portion of the proposed road will be within the easement. The applicants have confirmed that prior to the works being carried out an inspection will be carried out and a permit issued by Vector Gas Limited.
- (c) Potential contamination: The site is large and has had a pastoral use in the past. It has **not** been identified on the Auckland Regional Council contamination maps and there is no indication of any contamination sources. Soil testing has therefore not been required.

9.5 Long Term Council Community Plan

It is noted that the creation of a 59 new additional Lots and 77 new residential units including medium density development attracts a development contribution in accordance with the Waitakere City Council LTCCP.

A Development Contribution of \$613, 657.09 (incl. GST) was estimated at lodgement for this application. This development contribution has already been paid.

There are no other matters relevant to this application.

9.6 POLICIES AND OBJECTIVES

It is considered that the proposed development would be consistent with the objectives and policies of the District Plan. The District Plan is "effects-based" in its approach to natural and physical resources and it has been demonstrated in the previous environmental assessment of effects that subject to conditions any adverse effects arising from the proposal would be no more than minor.

The District Plan Assessment Criteria, developed to address the issues covered in the objectives and policies, have already been discussed in section 9.3.

The proposed development is considered to be consistent with these assessment criteria. For this reason the proposed development is also considered to be consistent with the relevant Objectives and Policies. The relevant objectives and policies have been discussed in detail under the landuse consent (RMA20061077).

10.0 PART II OF THE ACT- PURPOSE AND PRINCIPLES

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

It is considered that the proposal is consistent with sustainable resource management. In particular this proposal is concerned with the sustainable management of the Living Environment, General Natural area and Riparian Margins in such a way that the communities' social and cultural well being are enhanced through maintaining the existing neighbourhood character and amenity. The proposal would allow for the establishment of Medium Density Housing with unit areas ranging from 263m² - 840m² that would be appropriate within the environment and would be able to establish and operate in such a way that the amenities of the neighbourhood would not be adversely affected.

The proposal is not considered to adversely affect any matters of national importance nor affect Council's obligations under the Treaty of Waitangi. It is considered that the adverse effects arising from the proposal and the proposed mitigation are limited in significance to the surrounding urban neighbourhood.

Council's iwi partners, Ngati Whatua and Te Kawerau a Maki have been given the opportunity to discuss this proposal and no issues have arisen in regard to the Treaty of Waitangi.

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

The potential effects of the proposal on the amenity and character of the area have been discussed in detail in the effects assessment contained in Section 8 of this report. Subject to conditions such as compliance with Council's Code of Practice for infrastructure (drainage and roading), it is concluded that the proposed development would be compatible with the surrounding built and natural environment and the existing amenity of the area would not be reduced.

11.0 TIME PERIOD IN WHICH TO IMPLEMENT THE CONSENT

Under section 125 of the Resource Management Act 1991, a consent lapses either on the date that is specified in the consent or if no date is specified, 5 years after the date of commencement of the consent. A 5 year lapse period has been granted for this consent.

12.0 MONITORING

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

13.0 RESERVE CONTRIBUTION

The reserve contribution has been considered in accordance with the Resource Management Act 1991. The sum to be paid in lieu of reserves will be computed from the gross realisation value of Lots 3 – 61 based on the average site value for the new lots created (supplied by QV Valuations), as shown on the plans submitted with the application at the time of survey plan approval. A condition requiring payment of this contribution is recommended.

14.0 RECOMMENDED DECISION

That Subdivision Consent Application **RMA20061078** (SPW 22816) being a Discretionary Activity and being a 61 Lot subdivision for Lot 2 DP 339810 (CT 163628) and Lot 3 DP 339810 (CT 163628) situated at 4 Pyramid Place and 423-429 West Coast Road, Glen Eden, by New Zealand Housing Foundation be granted subdivision consent pursuant to Sections 104, 104B, 108 and 220 of the Resource Management Act 1991.

Pursuant to Section 113 of the Resource Management Act, the reasons for granting consent are as follows;

- 1) No persons may be adversely affected by the proposal.
- 2) The proposal has been considered in terms of the relevant assessment criteria, meets the relevant policies and objectives of the District Plan, and would create no more than minor adverse effects on the environment.

Conditions imposed on the consent are as follows:

1: STAGING REQUIREMENTS

(a) Consent is hereby given to carry out the subdivision of this property in stages as follows:-

Stage 1: Comprising Lots 1-35, Roads to Vest (Lots 68, 69, 70 & 71), Drainage reserves to vest (Lots 65, 66 & 67) and balance lot.

Stage 2: Comprising Lots 36-56, Road to vest (Lot 63), Drainage reserve to vest (Lot 64).

Stage 3: Comprising Lots 57-61, Drainage reserve to vest (Lot 62).

(b) The conditions listed in the Section 223 and 224 requirements below shall be applied as appropriate to each stage.

(c) Separate 223C and 224C certificates will be issued at each stage.

2: SECTION 223 REQUIREMENTS

(a) A survey plan of the subdivision shall be in accordance with the Subdivision Scheme Plans titled, Proposed Subdivision of Lots 2 and 3 DP 339810 Stage 1 (Sheet ST01), Stage 2 (Sheet ST02) & Stage 3 (Sheet ST03), Job No. 42608, dated October 2006 and Roding Plan for NZ Housing Foundation Sheet 1 (C20- Rev A), dated June 2006 all drawn by Babbage Consultants and will be approved pursuant to Section 223 of the Act provided that the survey plan signing fee has been paid and that the following conditions have been complied with to the satisfaction of Council.

(b) Provide drainage and services easements (for the services through Lots to Lots to protect the existing or proposed connections) in a Memorandum of Easements endorsed on the survey plan. Include in the Section 223 approval on the plan, "subject to the granting or reserving of the easement(s) set out in the Memorandum hereon."

(c) Provide for the right of way easement lettered A over Lot 61 in favour of Lots 57, 58, 59 and 60.

(d) Provide for right of way easements A & B in gross in favour of Council over proposed Lot 61 in a Memorandum of Easements endorsed on the survey plan. Include in the Section 223 approval on the plan, "subject to the granting or reserving of the easement(s) set out in the Memorandum hereon." Notes:

(i) The easement document will be prepared by Council's Solicitor at the applicant's cost.

(e) Define the 1 in 100 year flood plain of the Parrs Stream, and the areas required for the stormwater quality treatment ponds and provide separate Lot(s) to vest in Council as drainage reserve. Specific requirements:

(i) Prior to submitting the survey plan for Section 223 certification, obtain EcoWater's approval to the drainage reserve boundaries.

(ii) The existing drainage easement(s) on Lot 2 DP 339810 can be surrendered once the drainage reserve(s) vests in Council under each Stage as required above.

(iii) The existing drainage easement(s) on Lot 3 DP 339810 can be surrendered once the existing pond has been replaced with an alternative treatment device and the drainage reserve vests in Council under stage 3 as required above.

(f) Define the 1 in 100 year overland flowpath and provide a drainage easement(s) in gross in favour of Council in a Memorandum of Easements endorsed on the survey plan. Include in the Section 223 approval on the plan, "subject to the granting or reserving of the easement(s) set out in the Memorandum hereon." Specific requirements:

(i) The easement document will be prepared by Council's Solicitor at the applicant's cost.

(ii) The easement document shall advise the owner of their responsibility to maintain the overland flowpath in its approved state, and to keep it unobstructed by buildings, earthworks, solid walls or fences, or any other impediments to the free flow of water through the easement area.

- (iii) Prior to submitting the survey plan for Section 223 certification, obtain EcoWater's approval to the drainage easement.
- (g) Provide for water supply easement(s) in gross in favour of Council over the ROW serving Lots 57-62 under Stage 3 in a Memorandum of Easements endorsed on the survey Plan. Include in the Section 223 approval on the plan, "subject to the granting or reserving of the easement(s) set out in the Memorandum hereon." Specific requirements:
 - (i) The easement document will be prepared by Council's Solicitor at the applicant's cost.
 - (ii) Prior to submitting the survey plan for Section 223 certification, obtain EcoWater's approval to the drainage easement.

Take note that street numbers for the lots on the survey plan will be allocated by Council subsequent to Section 223 approval, and these numbers must be used for future applications for building consent. A copy of the survey plan with the Council allocated numbers will be provided.

3. SECTION 224C REQUIREMENTS

Prior to the release by the Council of the Section 224(c) compliance certificate for this subdivision the applicant shall comply with the following conditions to the satisfaction of Council:-

Note: The application requesting the 224 release shall be in writing, shall include the advertised processing fee, shall address how each of the following conditions have been satisfied, and shall be accompanied with Compliance Certificates from each of Council section(s) named below.

ECOWATER CONDITIONS (PUBLIC DRAINAGE)

- (EW 1) Provide a catchment analysis detailing any 1 in 100 year overland flowpaths that will exist through the proposed residential lots upon completion of earthworks, including a possible overland flowpath occurring over proposed Lots 44-46. Wherever possible, keep all overland flowpaths contained within the legal road reserve and discharge to the drainage reserve with a minimum of nuisance. Provide an As-Built plan, long section and cross sections, prepared by a Licenced Cadastral Surveyor to demonstrate that completed overland flowpath(s) meets the design requirements. Provide a drainage easement in favour of Council over all areas required to maintain unobstructed overland flow. All buildings are required to be located entirely outside the 1 in 100 year overland flowpath area, and with a finished floor level not less than 500mm above the 1 in 100 year overland flowpath level for catchments over 2 hectares (200mm for catchments less than 2 hectares). This information will be recorded on Council's Hazards and Special Features register.
- (EW 2) Design, provide and install a complete public wastewater reticulation system to serve all Lots in compliance with Council's Code of Practice for City Infrastructure and Land Development (Refer Section 5.0). Provide engineering plans and calculations to council for approval prior to commencing works. Specific requirements:
 - (i) Provide each Lot with a separate public connection at the lowest point within the boundary.
 - (ii) Provide in the design of services for the reticulation of the upstream catchment and install such reticulation to the boundary of the upstream properties.
 - (iii) Locate all drainage lines in the front Lots where possible to provide ease of access for future maintenance requirements.
 - (iv) Re-route the existing public drainage lines passing through Lot(s) 31-32 to provide more adequate building sites for those Lots. At the stage of engineering approval a quote will be obtained from Council's contractor for the new manholes required on the existing wastewater network.
- (EW 3) Design, provide and install a complete public storm water drainage system to serve all Lots in compliance with Council's Code of Practice for City Infrastructure and Land Development (Refer section 4.0). Provide engineering plans and calculations to council for approval prior to commencing works. Specific requirements:
 - (i) Provide each Lot with a separate public connection at the lowest point within the boundary.
 - (ii) Provide in the design of services for the reticulation of the upstream catchment and install such reticulation to the boundary of the upstream properties.

- (iii) Collect all existing stormwater discharges onto the land and provide for these catchments in the capacity of the new systems. This includes the existing public stormwater drains discharging at proposed Lots 44 and 23, and any others encountered during construction.
 - (iv) Clearance between the proposed stormwater pipes and the existing Watercare Services Ltd trunk wastewater drain is required to be a minimum of 0.5 m, and no pipe points area permitted above the trunk wastewater drain, in accordance with the conditions of Watercare Services Ltd consent number D1415/06.
 - (v) Abandoned public drainage is required to be either removed and backfilled with certified engineered fill, or grout filled. If grout filled, then foundations of future buildings will need to bridge over the trench and abandoned pipes.
 - (vi) New stormwater outlets to the stream are required to discharge in the direction of flow to minimise erosion on the opposite bank.
- (EW 4) Design, provide and install a complete storm water quality treatment system for the site in accordance with the Auckland Regional Council's TP10 "*Stormwater Management Devices Design Guideline Manual*", and WCC Code of Practice for City Infrastructure and Land Development (Refer section 4.0). Provide a copy of the engineering plans and calculations to Council for approval prior to commencing works. Specific requirements:
- (i) All stormwater treatment and detention devices are required to be located clear of existing or proposed public drainage lines.
 - (ii) Comply with all conditions of the approval from Watercare Services Ltd for working close to their trunk wastewater drain. This includes provision of a 0.5m thick impermeable compacted clay liner under the pond base, embankment and spillway to avoid seepage of pond water into the trenching material surround the drain. Provide evidence that this has been completed in the geotechnical completion report. Heavy machinery is required to be kept 2m clear of the watercare Services Ltd trunk wastewater drain at all times during construction.
 - (iii) Provide in the design of the device for treatment of a fully developed upstream catchment. Detain the 2 year storm event and discharge at pre-development levels as required by the Parrs Stream Catchment Management Plan.
 - (iv) The existing pond on Lot 3 DP 339810 can be replaced by a quality treatment device that provides the equivalent level of treatment. Provide engineering plans and calculations to demonstrate that the proposed swale can achieve this, or alternatively provide written confirmation from ARC that the proposed swale is an acceptable form of treatment in this situation.
 - (v) Provide a planting plan, including species list, quantities, and methodology to Ecowater and Parks for approval prior to commencing planting.
 - (vi) Provide a surveyed as-built plan of the device showing all lid and invert levels, permanent water level, and contours at 200mm intervals below water level.
 - (vii) Provide a geotechnical completion report certifying construction of the pond.
 - (viii) Provide a maintenance manual for the treatment device.
 - (vii) Provide a drainage reserve over the entire area occupied by the treatment device, associated maximum flood water levels, and all areas necessary to access and maintain the treatment device.
- (EW 5) Design, provide and install a complete public water supply reticulation system and fire fighting services to serve all Lots/Units in compliance with Council's Code of Practice for City Infrastructure and Land Development (refer section 6). Provide engineering plans and calculations to Council for approval prior to commencing works. Specific requirements:
- (i) All Lots/Units are to be individually metered at the road reserve boundary. Ducting of private lines is recommended where they cross driveways.
 - (ii) Locate all water connections at the same position as the power and telephone connection to each Lot/ Unit.
 - (iii) Provide in the design of services for the reticulation of the upstream catchment and install such reticulation to the boundary of the upstream properties.
 - (iv) Pay to the Council the cost of supervising the shut down of Council's water supply mains. This service includes Council providing written advice to all affected property owners and tenants.
 - (v) Provide fire hydrants within 135m of the furthest point on any property, and within 65m of the end of a cul-de-sac.
 - (vi) Where the required public system is on private property, easements over the course of such a system in favour of council will be necessary.

- (EW 6) Design, provide and install a complete ICT Network along all new public roads for the future provision of ICT services within the development in compliance with council's Code of Practice for City Infrastructure and Land Development (Refer section 8). Provide engineering plans to Council for approval prior to commencing works.

GEOTECHNICAL CONDITIONS

Arising from the geotechnical conditions (GT 1- GT 10) listed below, further foundation design conditions may be applicable on receipt of the earthworks completion report. A **consent notice** pursuant to Section 221 of the Act may be required to be issued and registered on the new titles to be issued for any affected lots.

- (GT 1) 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.
- (GT 2) 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.
- (GT 3) Building consents shall be required for the retaining walls which shall be no higher than 2.0 metres on all boundaries.
- (GT 4) Pavement designs shall be confirmed by an experienced geotechnical engineer following the completion of earthworks.
- (GT 5) 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.
- (GT 6) 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.
- (GT 7) 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.
- (GT 8) Stormwater pond construction shall be supervised by an experienced engineer familiar with the geotechnical report.
- (GT 9) The proposed stormwater management systems to be used during construction shall be reviewed by an experienced engineer familiar with the geotechnical report.
- (GT 10) The proposed stormwater management systems to be used during construction shall be reviewed by an experienced engineer familiar with the geotechnical report.

TRANSPORT ASSETS CONDITIONS

Please contact the Transportation Engineer on 836-8000 (extension 8793) to book an inspection.

- (TA 1) Before commencement of work, obtain the approval of Council to engineering plans and specifications prepared in accordance with Council's "Code of Practice for City Infrastructure and Land Development" detailing the nature and extent of any proposed work; and pay the Engineering Approval Fee.
- (TA 2) The roads (Lots 63 & 68 to 71) vested to Council shall be designated as a Local road.

ROADING CONDITIONS

- (RD 1) Take note that the street intersection geometry, street furniture and safety features will be finalised through the engineering plan approval process, and this may result in minor amendments to lot boundaries at these locations to accommodate necessary design details. Lot areas shall not be altered.
- (RD 2) Design, form and completely construct the proposed roads (Lots 63 & 68 to 71) in accordance to Council's Code of Practice for City Infrastructure and Land Development to the satisfaction of the Council.
- Notes:
- (1) Street tree planting shall be carried out (subject to prior approval of a plan showing the location and the species to be used) to the satisfaction of the Service Manager: Parks Green Assets (refer to PK 16 below).
 - (2) The intersection geometry, street furniture and safety features will be finalised through the engineering plan approval process.
 - (3) Footpaths shall be provided full length on both sides of the road.
 - (4) Provide indented on-street parking (normally at a ratio of one parking space per three dwellings).
 - (5) Access to properties that have indented parking bays on the frontage will not be permitted to locate a driveway that intersects or interferes with the operation of the parking bay. A consent notice pursuant to section 221 of the Act is required to be issued and registered on the new title for the lots affected, restricting access to the lots to the locations clear of the parking bay.
- (RD 3) Ensure, where practicable, that not less than a 150mm deep layer of topsoil free of deleterious material is replaced on all allotments to the satisfaction of the Council.

SHARED DRIVEWAYS & VEHICLE CROSSINGS

- (SD 1) Form the shared driveway (ROW) Lot 61, lettered A & B and construct thereon a carriageway and storm water controls in accordance with Council's Code of Practice for City Infrastructure and Land Development, and to the satisfaction of Council.
- Notes:
1. The construction shall include the vehicle crossing with storm water control, using standard detail SD 3.11 Heavy Commercial Vehicle Crossing and refer to SD 3.14 High Volume / Speed Vehicle Crossing for the left turn-in flare details; and for which a vehicle crossing forms shall be completed and returned to Council.
 2. The construction shall include the vehicle crossing with storm water control, using standard detail SD 3.11 Heavy Commercial Vehicle Crossing at distance 70 on Road 1 for service access to the storm water ponds; and for which a vehicle crossing forms shall be completed and returned to Council.
 3. Inspection of the shared driveway and vehicle crossing subgrade prior to pavement construction (or boxing prior to pouring) is required. Contact phone 836 8000 Ext. 8725 at least 48-hours prior to inspection being required.
 4. Ensure that the longitudinal section of the driveway and the vehicle crossing comply with standard detail SD 3.15 Maximum Vehicle Crossing Profile.
 5. All bends shall have a minimum inside radius of not less than 6.5m.
 6. The minimum width carriageway on shared driveways is specified in council's District Plan and the construction details are given in the Code of Practice. Provide a carriageway width for 6-10 lots/dwellings, 3.5m wide with passing bay and 1.5m services strip. All to the satisfaction of Council.
- (SD 2) Ensure a hard stand area for solid waste bins complies with standard detail SD 3.07 Urban Private Way Details.

ROAD TO VEST

- (RV 1) Take note that Lots 63 & 68 to 71 shall vest in the Waitakere City Council as road pursuant to Section 238 of the Act.

- (RV 2) Provide to Council prior to the release of the 224 Certificate, all RAMM as built data and as built plans of the new roads formed (electronic and compatible with WCC GIS system). This will be inclusive of kerb lines, cesspits, street lighting, footpaths, parking bays, intersection control devices, pavement markings and signs, street furniture, landscaping, vehicle crossings, and property boundaries.

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 reserves, 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 (PK3) 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:*
- (ii) *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.

- (iii) *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.*
 - (iv) *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.*
 - (v) *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.*
 - (vi) *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.*
 - (vii) *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 consent holder is to be responsible for the maintenance of all street trees and reserve landscaping for a period of two years (from the date of its certified establishment from Council) including the replacement of any dead or dying vegetation, to the satisfaction of the Parks Consent Planner. A bond, based on \$7 per sq metre per annum for gardens/shrubbery, and \$75 per tree per annum, will be required to ensure the satisfaction of this condition. The consent applicant is to advise the Parks Consent Planner of a maintenance schedule and the name of the qualified person/company responsible for the planting maintenance. Alternatively, a maintenance cash contribution may be paid, and the maintenance will be undertaken by Council. The contribution will be calculated at a rate of \$75 per tree per annum and \$7 per square metre of garden per annum.
- (PK 9) 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:
- a. 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.
 - b. 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.
 - c. 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 10) 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.

LEGAL DOCUMENTATION

These conditions will be signed off by Consent Services.

(LD 1) Take note that:

- (a) The consent notices required by Condition (GT 1) above; and
- (b) The drainage easement in gross required by Condition 2 (f) above;

- (c) The right of way easement in gross required by Condition 2 (d) above;
- (d) The water supply easement in gross; and
- (c) The fencing agreement required by condition (PK 2) above.

will be prepared by the City Solicitor at the applicants cost when the following information has been received:

- (i) All necessary technical information.
 - (ii) A copy of the Land Transfer plan showing the Deposited Plan and Certificate(s) of Title numbers allocated by Land Information New Zealand, and
 - (iii) The name and address of the solicitor acting for the owner.
- (LD 2) Where any condition imposed upon this consent to subdivision is to be complied with on an ongoing basis by the subdividing owner and subsequent owners after the deposit of a survey plan (not being a condition in respect of which a Bond is required to be entered into by the subdividing owner of a completion certificate is capable of being or has been issued) the subdividing owner shall pay the Council's Solicitors legal costs and disbursements relating to the preparation and registration of a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, and shall do all acts and things necessary to enable registration of such Notice to be completed.
- (LD 3) Council will agree to a partial cancellation pursuant to section 243(e) & (f) of the Resource Management Act in respect of Right of way easement 607022.1 in so far as it relates to all Lots except Lot 61.
- (LD 4) Council will agree to a cancellation pursuant to section 243(e) & (f) of the Resource Management Act in respect of Stormwater Detention and Drainage easements 607022.2 and 6135712.4 in so far as it relates to all Lots.

FEES, BONDS & CONTRIBUTIONS

Invoices will be prepared by Consent Services. If paying by personal/company cheque the standard 5 days clearance will apply. If you require the 224C certificate immediately, you must provide a bank cheque.

- (FC 1) Pay to Council any engineering, works supervision, monitoring, 224(c) processing and administrative fees as incurred which will be charged at Councils advertised schedule of fees.
- (FC 2) Pay to Council a street damage bond of \$5000 prior to the commencement of work. This bond shall be refunded in full after inspection by Council's Construction Supervisor confirms no damage to Council's roading assets has occurred. The inspection is to take place once all work is completed.
- (FC 3) Pursuant to Sections 407 of the Resource Management Act, the following financial contributions have been assessed for the proposed development, and are required to be paid in full prior to the issue to the 224c:
- (i) Twin Streams Contribution (Oratia catchment) totalling \$207,492.01 inclusive of GST-calculated based on 59 residential Lots @ \$3,007.13 (incl. GST) per additional Lot.
- (FC 4) Pursuant to Section 108(2)(b) and 108A and in accordance with Council's Code of Practice for City Infrastructure and Land Development, the applicant is required to provide a maintenance bond to Council, equivalent to 2½% (minimum \$500.00) of the value of works being taken over by Council. This maintenance bond will be held for six months from the date of 224c issue, or until 31 October, whichever is longer. Maintenance of these assets are the responsibility of the developer during the maintenance period. At the end of the maintenance period the QA Supervisor will undertake a maintenance inspection to ascertain whether the assets are still in satisfactory condition and if so, will instruct the bond to be released, and Council will take over maintenance responsibilities from that time forward. Where defects occur during the developer's maintenance liability period, the costs of repairing such defects are the full responsibility of the developer. Where the developer does not repair the defects, Council will retain the bond monies for use in repairing the defects, and refund any residual monies held to the developer. The developer's liability is not limited to the amount of the maintenance bond, and any additional costs will be invoiced to the developer and will become a debt due to the Council.
- (FC 6) Pay to the Council a financial contribution equal to 6% (plus GST at 12.5%) of Quotable New Zealand's market values, to be obtained for Lots 1 – 55, and 57-60 as of the date of issue of this subdivision

consent (or as at the date of any subsequent re-approval of subdivision consent or at intervals of not greater than three years) for reserve purposes.

On stage 1 payment will be required for Lots 1-35 inclusive;
On stage 2 payment will be required for Lots 36-55 inclusive; and
On stage 3 payment will be required for Lots 57-60 inclusive.

GENERAL

These conditions are to be signed off by Consent Services, fees will be charged on an hourly basis.

- (GL 1) Advise Council of the Land Transfer plan number allocated by Land Information New Zealand.
- (GL 2) Satisfy all requirements of the Inland Revenue Department in respect of Goods and Services Tax including any requirements that may be made in respect of proposed public services and land to vest in and be transferred to the Council.
- (GL 3) Advise Council the name of the Consultant and/or person/s who will be the developers representative fulfilling engineering responsibilities as detailed in section 1.4.1 of Councils Code of Practice for City Infrastructure and Land Development.
A résumé stating the qualifications and experience of the nominated representative may be required at the Council's discretion.
Note: WCC COP requires the developer to appoint a suitably qualified and experienced person for any projects that involve development works for which standards are specified in the COP. On larger projects (those with public roading) a Registered Engineer or Registered Surveyor will be deemed to meet these criteria. The developer's representative shall have insurance liability and indemnity cover as appropriate, and be responsible for the following:
- (i) Investigating, designing and obtaining approvals for the works.
 - (ii) Providing contract administration and engineering supervision of the works.
 - (iii) Co-ordination of specialist responses e.g. geotechnical, hydrology, structural reporting.
 - (iv) Certification of the works upon completion.
- (GL 4) Obtain the reticulation of electric power to all Lots by underground methods and provide to the Council satisfactory confirmation that the completed installation has been installed in compliance with the requirements of the Electrical Network Operator (including the requirements of the Operator of the network to which the subdivision network is to be connected).
- (GL 5) Obtain the reticulation of telephone services to all Lots by underground methods and provide to the Council satisfactory confirmation that the completed installation has been installed in compliance with the requirements of the Network Operator.
- (GL 6) Provide confirmation that the relevant network utility operators are satisfied with the electric power and telephone connections to each allotment; or, if necessary, carry out any remedial work required.
- (GL 7) Before commencement of any works, adequate sediment and erosion measures shall be constructed and maintained in accordance with Erosion and Sediment Control Measures Appendix to the Natural Area Rules of the Waitakere City Council District Plan.
- (GL 8) 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.

ADVICE NOTES

1. A Development Contribution of \$613, 657.09 (incl. GST) was estimated at lodgement for this subdivision. This development contribution has been paid.
2. Upon the applicant's request, Council will agree to a partial cancellation according to Section 243(e) & (f) of the Resource Management Act in respect of the Oil and Gas easement B344219.1 in so far as it relates to all lots except Lot 67(drainage reserve).
3. Waitakere City Council holds a Comprehensive discharge Consent from the ARC for the Parrs Stream catchment, and this proposal meets the recommendations of the Parrs Stream Catchment

Management Plan subject to these conditions being met. It is the applicant's responsibility to obtain all other necessary consents, or evidence of dispensation, from the Auckland Regional Council, pay all associated costs and comply with any conditions imposed by the regional Council.

4. **Engineering Approval and Quality Assurance Process:** Public infrastructure works, as conditioned above, require Council's approval of engineering plans and specifications prepared by the applicant's engineer in accordance with Council's Code of Practice for City Infrastructure and Land Development.
- (i) Submit full engineering plans, long sections and calculations, prepared in accordance with Council's Code of Practice, to Council for approval.
 - (ii) Comply with all conditions of the approval from Watercare Service Ltd for working close to their trunk wastewater drain.
 - (iii) Advise the name of the appointed developer's representative fulfilling engineering responsibilities as detailed in section 1.4.1 of the Code of Practice.
 - (iv) After engineering approval has been given and prior to commencing construction, contact Council's Call Centre on 839 0400 to arrange a QA Pre-Start Meeting. Allow 3 working days for the QA Pre-Start Meeting to be booked.
 - (v) The applicant is required to ensure that the contracted drainlayer and developer's representative attend the QA Pre-Start Meeting, and that construction materials are on-site for inspection.
 - (vi) EcoWater's QA Supervisor will then undertake random site inspections throughout the construction process.
 - (vii) Upon completion of construction the applicant's surveyor is required to prepare As-Built plans in accordance with the Code of Practice, and CCTV inspection of the drains are to be carried out.
 - (viii) The developer's representative is required to fully inspect the drainage including overseeing the drainage tests, view the cctv's and check against the as-builts, and ensure that any remedial works are completed.
 - (ix) When the developer's representative is satisfied that all works meet Council standards, they are required to complete the 'QA Final Inspection Request Form' and lodge this at Council together with As-Builts, CCTV (all footage on one DVD), log sheets, chlorination certificate for watermain, and inspection reports.
 - (x) EcoWater's QA Supervisor will check all information against the approved design and Code of Practice, then undertake a field check and testing of the new drainage systems in conjunction with Council's approved maintenance contractor.
 - (xi) When all public works and documentation are completed to Council's satisfaction the QA Completion Certificate will be issued to the applicant.
 - (xii) Submit a copy of the QA Completion Certificate with the application for s224c Certificate as evidence of compliance with the conditions of consent requiring construction of infrastructure to public standards.
 - (xiii) Pay all of Council's engineering fees and costs associated with engineering approvals, quality assurance site inspections, as-built & cctv approvals, final inspections, testing and bond management.
5. Regarding the proposed road being within the existing gas and oil easement, the applicants have provided evidence of confirmation from Vector that an inspection and issuing of a permit will be required prior to works commencing. It was further confirmed that Vector is aware that once the road is constructed, the easement will be cancelled where it falls under the road.

Reporting Planner: Felicitas Dhlwayo
Felicitas Dhlwayo

Date: 25/01/2007

Ted
Ted Barwell
Resource Planner (Subdivisions)

Date: 25 January 2007

14.0 CONSENT GRANTED AS RECOMMENDED

Sonya McCall
Jeannette Ibrahim/ Sonya McCall
Team Leader Consents

Date: 25/01/07

Manager, Resource Consents

Please contact Council (Ph 839 0400) if you have any queries about this resource consent and associated report.

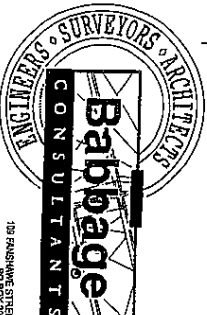
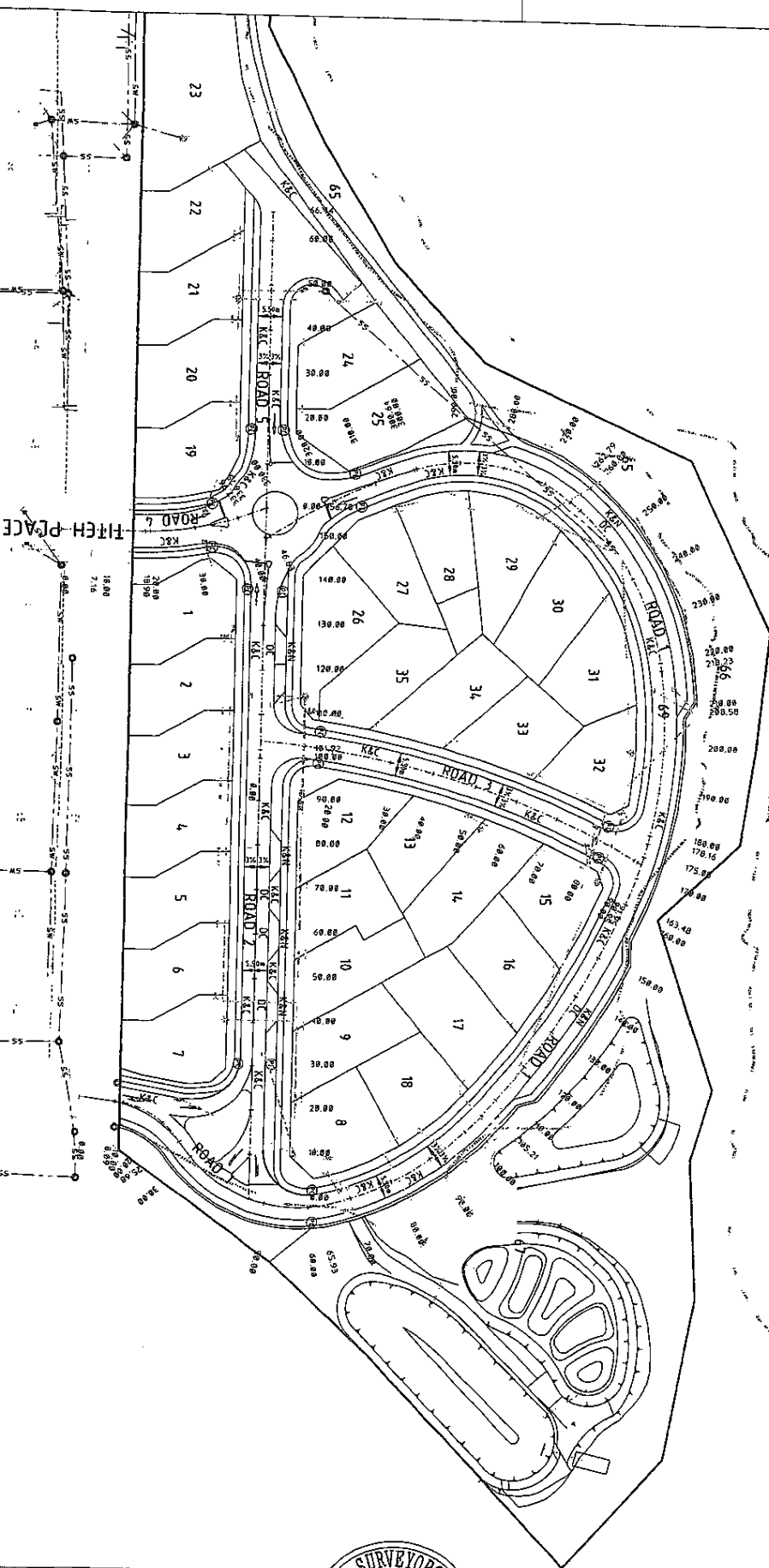
KEY

- EXISTING BOUNDARY
- CALCULATED 100 YEAR FLOOD LEVEL
- PROPOSED STORMWATER LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING STORMWATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED CESSPI/DOUBLE CESSPI
- EXISTING CESSPI/DOUBLE CESSPI
- PROPOSED PLAIN CROSSING
- K&C VERTICAL KERB & CHANNEL
- K&N VERTICAL KERB & NIB
- DC DISH CHANNEL
- 31 LOT NUMBER

APPROVED
subject to conditions endorsed
on : RMA 2006 10 75
signed: [Signature] date: 12/01/07
authorised officer

APPROVED
subject to conditions endorsed
on : RMA 2006 10 75
signed: [Signature] date: 19/11/07
authorised officer

CONSULTING ENGINEERS
DO NOT SCALE THIS DRAWING
FOR ANY PURPOSES
RABBIT CONSULTANTS LTD
DRAWING NOTES



CLIENT / PROJECT
WEST COAST ROAD
HOUSING DEVELOPMENT
FOR
NZ HOUSING FOUNDATION
DRAWING TITLE
ROADING PLAN
(SHEET 1)

DATE	INITIAL
DESIGNED	JUNE 2006
DRAWN	JUNE 2006
CHECKED	JUNE 2006
APPROVED	GW

SCALE (M)
1:500

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PLEASE REFER ALL QUERIES TO
BABBAGE CONSULTANTS LTD
DRAWING NOTES

EXISTING EASEMENTS IN GROSS

PURPOSE	SERVIENT TENEMENT	CREATED BY	GRANTEE
OIL AND GAS SUPPLY	LOT 2 DP 339810	634426.1	NATURAL GAS CORPORATION OF NEW ZEALAND LTD.
DRAINAGE	LOTS 2 AND 3 DP 339810	6195712.4	WAITAKERE CITY COUNCIL
STORMWATER DETENTION AND DRAINAGE	LOT 3 DP 339810	6070221.2	WAITAKERE CITY COUNCIL
RIGHT OF WAY	LOT 3 DP 339810	6070221.1	

AREA SCHEDULE

LOTS 36 - 56 INCL.	RESIDENTIAL	0.9444ha
LOT 63	ROAD TO WEST	0.3302ha
LOT 64	LOCAL PURPOSE (DRAINAGE) RESERVE TO WEST	0.2556ha
	TOTAL	1.5302ha

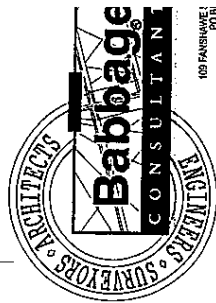
KEY

- STAGE BOUNDARY
- EXISTING EASEMENT BOUNDARY
- CENTRELINE OF EXISTING STREAM (INDICATIVE ONLY - NOT FIXED)

NOTES:

- LOCAL AUTHORITY: WAITAKERE CITY COUNCIL.
- MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.
- EASEMENTS TO BE CREATED FOR SERVICES AND PARTY WALL. RIGHT OF SUPPORT WHERE APPROPRIATE.

APPROVED
subject to conditions endorsed
on : RMA 2006 10 78
signed: *Ar Dye* date: 12/06/07
authorised officer



109 FAIRVIEW
ALOK AND 1 - NEW ZEALAND
PHONE 09-379 8800

CLIENT / PROJECT

WEST COAST ROAD
HOUSING DEVELOPMENT

FOR

NZ HOUSING FOUNDATION

DRAWING TITLE

PROPOSED SUBDIVISION
OF LOTS 2 AND 3 DP 339810

STAGE 2

(LOTS 36 - 56 INCL., 63 AND 64)

DATE

DESIGNED

DRAWN

CHECKED

APPROVED

SCALE (A1)

1:500

REVISIONS



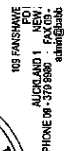
WEST COAST RD

LOCAL ROAD
(10.0m WIDE)

WOODBANK DRIVE
LOCAL ROAD
(12.5m WIDE)

WOODBANK DRIVE
LOCAL ROAD

PYRAMID PLACE
LOCAL ROAD
(15.0m WIDE)



CLIENT / PROJECT

WEST COAST ROAD
HOUSING DEVELOPMENT

FOR

NZ HOUSING FOUNDAT

DRAWING TITLE
PROPOSED SUBMISSION

PROPOSED SUBDIVISION
OF LOTS 2 AND 3 DP 33981

STAGE 1
(LOTS 1 - 35 INCL.,

65 - 67 INCL. AND 68 - 71 INC

DESIGNED	DATE	INIT
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DRAWN	OCT. 2006	M.
CHECKED		

APPROVED |

SCALE (A1)
1-1000

1.1000

Drawing Number

APPROVED
subject to conditions endorsed
on : RMA 20061078
date: 12/01/11
authorised officer

NOTES:

1. LOCAL AUTHORITY: WAITAKERE CITY COUNCIL.
2. MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.
3. EASEMENTS TO BE CREATED FOR SERVICES AND PARTY WALL RIGHT OF SUPPORT WHERE APPROPRIATE.

NOTES:

1. LOCAL AUTHORITY: WAIKARE CITY COUNCIL.
2. MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.
3. EASEMENTS TO BE CREATED FOR SERVICES AND PARTY WALL RIGHT OF SUPPORT WHERE APPROPRIATE.

EXISTING EASEMENTS IN GROSS

PURPOSE	SEQUENT TENDER	CREATED BY	GRANTEE
OIL AND GAS SUPPLY	LOT 2 DP 339810	63142991	NATURAL GAS COMPANIES OF NEW ZEALAND LTD.
DRAINAGE	LOTS 2 AND 3 DP 339810	61957124	WAITAKERE CITY COUNCIL
STORMWATER RETENTION AND DRAINAGE	LOT 3 DP 339810	60702212	
RIGHT OF WAY	LOT 3 DP 339810	60702211	

AREA SCHEDULE - STAGE ONE

LOTS 1 - 35 INCL.	RESIDENTIAL	1.4,373ha
LOTS 65 - 67 INCL.	LOCAL PURPOSE (DRAINAGE)	1,04,79ha
	RESERVE TO VEST	
LOTS 68 - 71 INCL.	ROAD TO VEST	0,91,7ha
	TOTAL :	3,39,99ha

WEST COAST RD

DO NOT SCALE THIS DRAWING
UNLESS SPECIFICALLY NOTED
DRAWING NOTES

EXISTING EASEMENTS IN GROSS

PURPOSE	SERVIENT TENEMENT	CREATED BY	GRANTEE
OIL AND GAS SUPPLY	LOT 2 DP 339810	B342191	NATURAL GAS CORPORATION OF NEW ZEALAND LTD.
DRAINAGE	LOTS 2 AND 3 DP 339810	61357124	WAITAKERE CITY COUNCIL
STORMWATER DETENTION AND DRAINAGE	LOT 3 DP 339810	60702212	WAITAKERE CITY COUNCIL
RIGHT OF WAY	LOT 3 DP 339810	60702211	

AREA SCHEDULE

LOTS 57 - 61 INCL.	RESIDENTIAL	4865m ²
LOCAL PURPOSE (DRAINAGE)		3005m ²
RESERVE TO WEST		7870m ²
TOTAL		15740m ²

KEY

- STAGE BOUNDARY
- EXISTING EASEMENT BOUNDARY
- PROPOSED EASEMENT BOUNDARY
- CENTRELINE OF EXISTING STREAM
- INDICATIVE ONLY - NOT FIXED

NOTES:

- LOCAL AUTHORITY: WAITAKERE CITY COUNCIL.
- MEASUREMENTS AND AREAS ARE SUBJECT TO SURVEY.
- EASEMENTS TO BE CREATED FOR SERVICES AND PARTY WALL RIGHT OF SUPPORT WHERE APPROPRIATE.

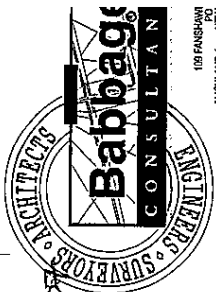
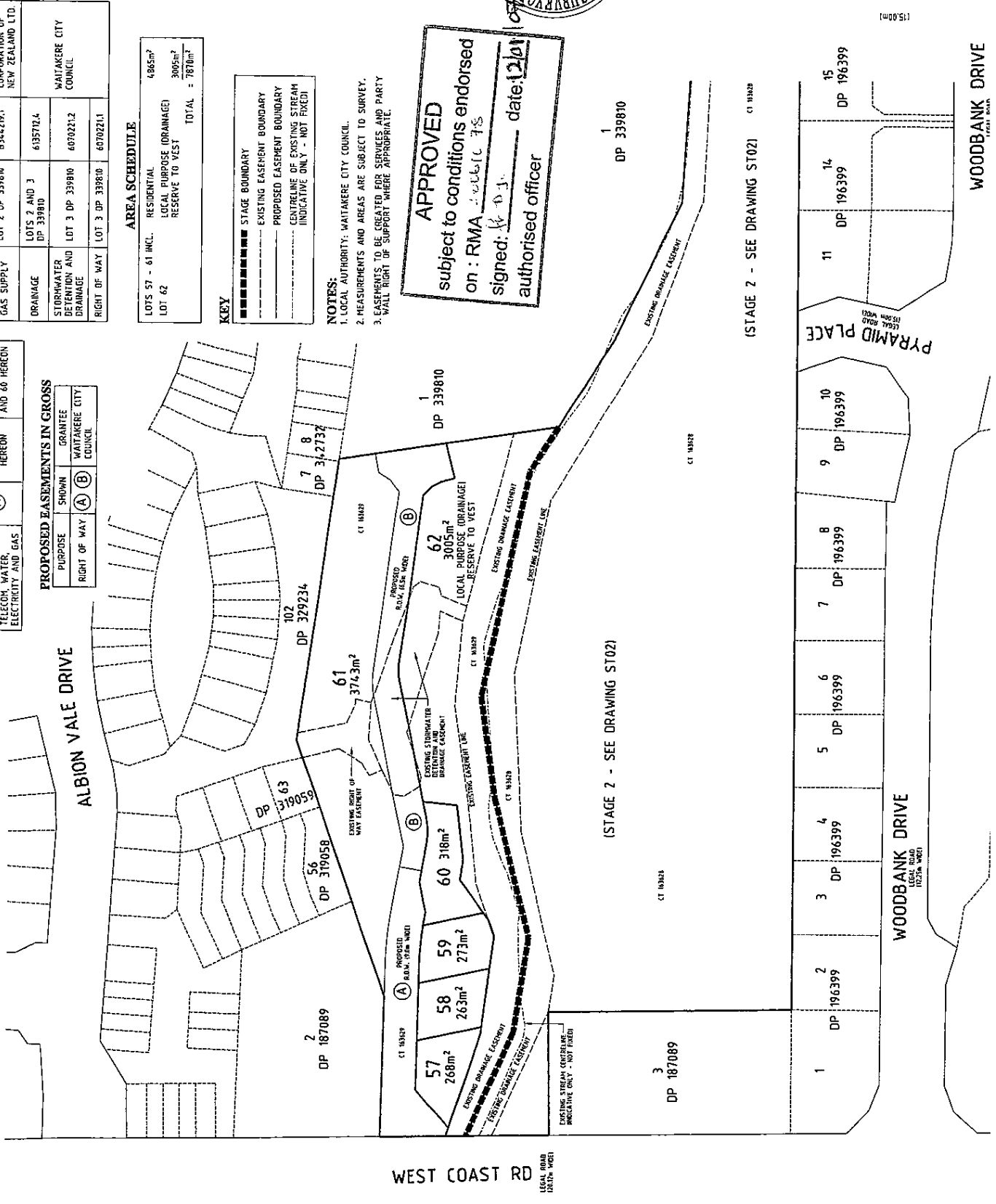
APPROVED
subject to conditions endorsed
on : RMA 1000110 75
signed: *[Signature]* date: 12/01/08
authorised officer

PROPOSED EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY RIGHT TO SUPPLY TELECOM WATER ELECTRICITY AND GAS	(A)	LOT 61 HEREON AND 60 HEREON	LOTS 57, 58, 59 AND 60 HEREON

PROPOSED EASEMENTS IN GROSS

PURPOSE	SHOWN	GRANTEE
RIGHT OF WAY	(A) (B)	WAITAKERE CITY COUNCIL



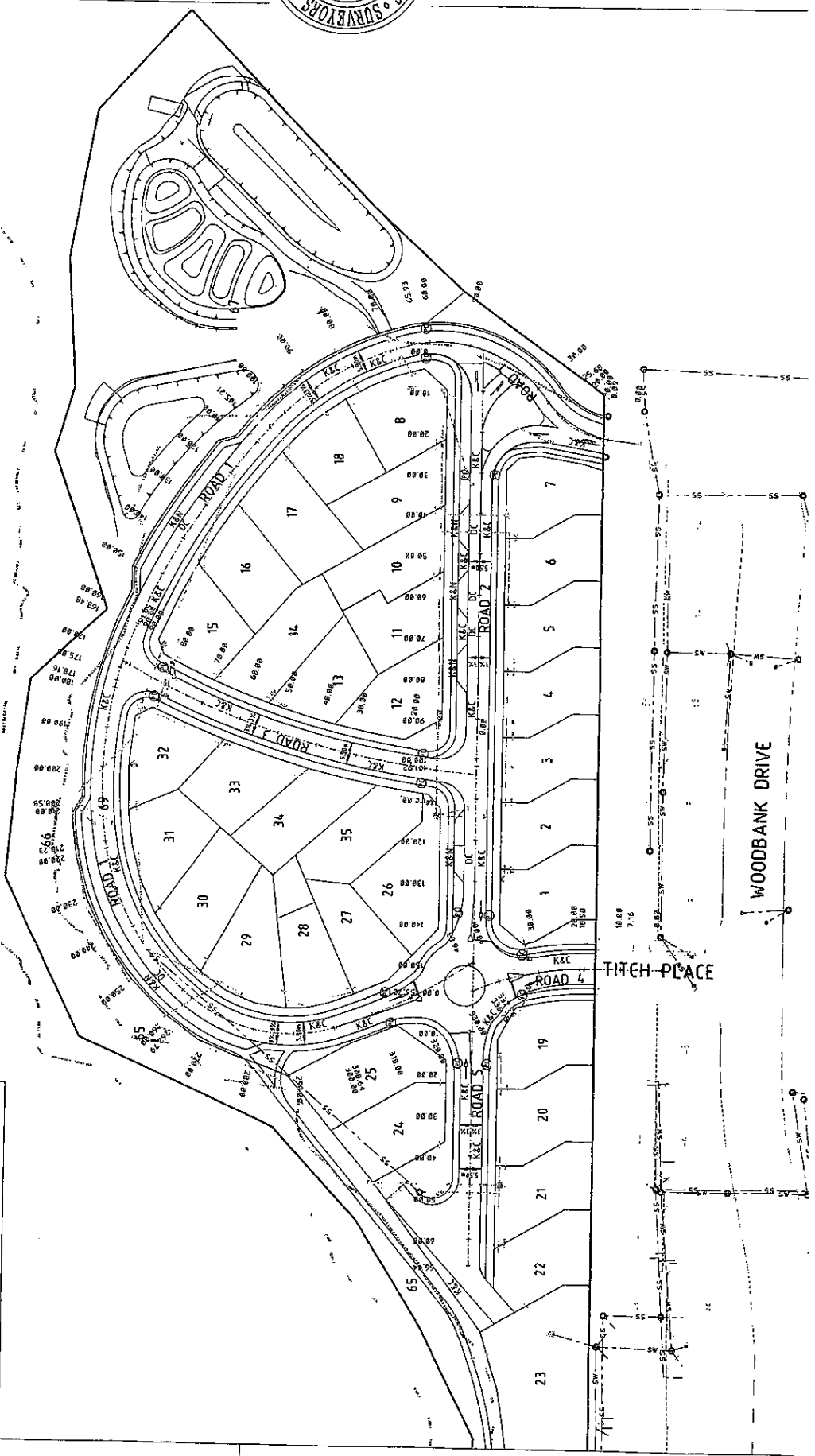
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APPROVED
 subject to conditions endorsed
 on : RMA 2006 1078
 signed: AD date: 12/10/07
 authorised officer

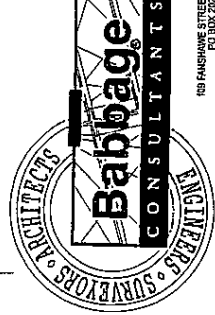
APPROVED
 subject to conditions endorsed
 on : RMA 2006 1078
 signed: AD date: 12/10/07
 authorised officer

KEY

—	EXISTING BOUNDARY
—	CALCULATED 100 YEAR FLOOD LEVEL
—	PROPOSED STORMWATER LINE
—	PROPOSED SANITARY SEWER LINE
—	EXISTING STORMWATER LINE
—	EXISTING SANITARY SEWER LINE
—	PROPOSED CESSPIT/DOUBLE CESSPIT
—	EXISTING CESSPIT/DOUBLE CESSPIT
—	PROPOSED PRAM CROSSING
—	VERTICAL KERB & CHANNEL
—	VERTICAL KERB & NIB
—	DISH CHANNEL
31	LOT NUMBER



REV	DATE	DESCRIPTION	BY	CHKD
1	12/10/07	ISSUED FOR PERMIT	AD	AD



CLIENT PROJECT
WEST COAST ROAD HOUSING DEVELOPMENT
 FOR
NZ HOUSING FOUNDATION

DRAWING TITLE
ROADING PLAN (SHEET 1)

DATE	INITIAL
DESIGNED	JUNE 2006
DRAWN	DEAN
CHECKED	JUNE 2006
APPROVED	GW

SCALE (A1)
1:500
 JOB NUMBER
 DRAWING NUMBER
 REVISION



TA Approvals

Territorial Authority	Waitakere City Council TA Certification Division	TA Reference	SUB2006-1078 (W22816)
Survey Number	LT 389289	Survey Purpose	LT Subdivision
Surveyor Reference	42608	Land District	North Auckland
Surveyor	Kevin Raymond Meikle		
Surveyor Firm	Babbage Consultants Ltd		
Dataset Description	Lots 1 - 35 and 65 - 72 being a Subdivision of Lot 2 DP 339810		

TA Certificates

I hereby certify that plan 389289 was approved by the Waitakere City Council pursuant to section 223 of the Resource Management Act 1991 on the 24th day of September 2007.



The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easements set out in the Memorandum of Easements attached as a supporting document to plan 389289.



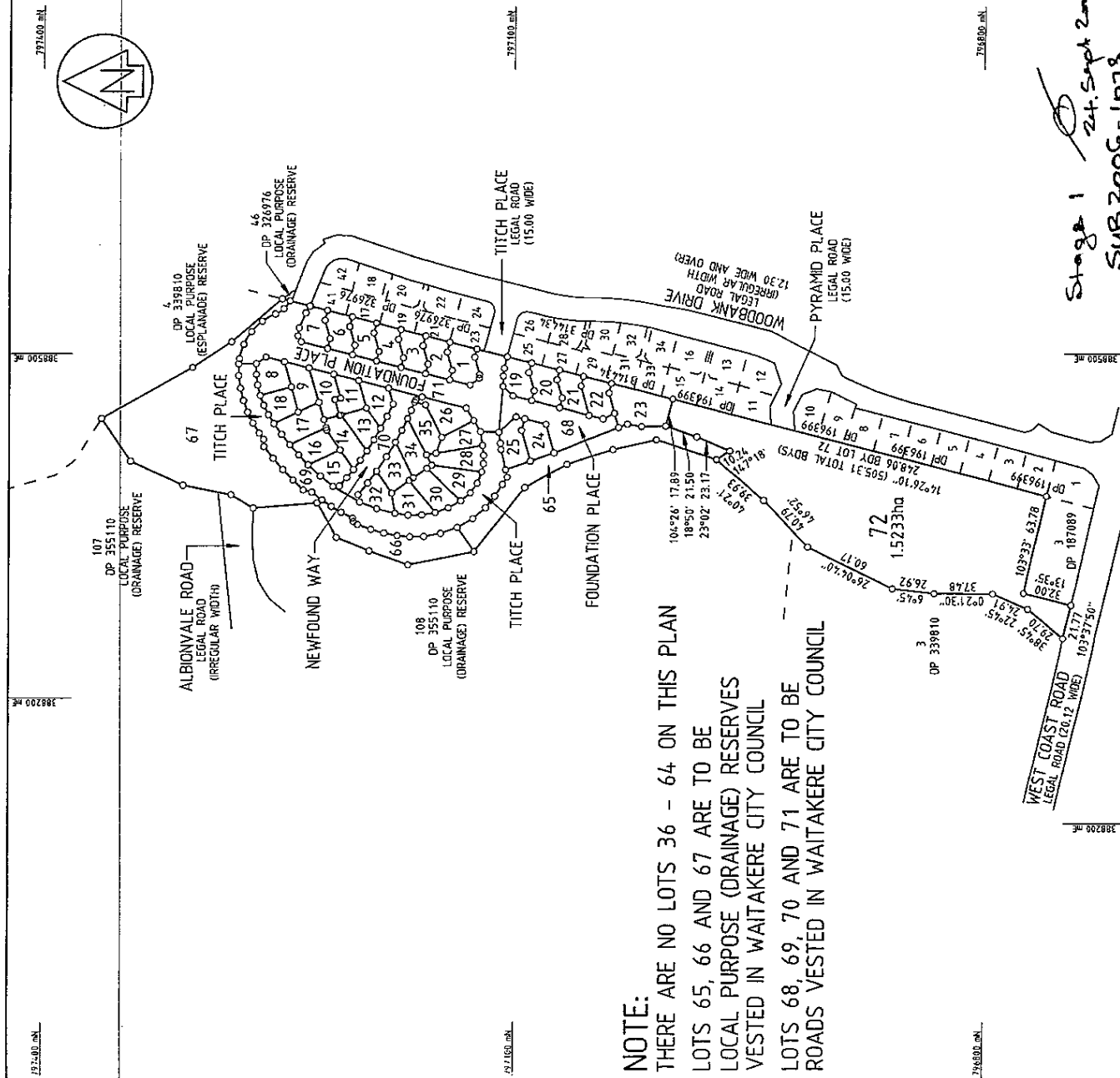
Signature

Signed by Edward John Barwell, Authorised Officer, on 24/09/2007 03:07 PM

Receipt Information

Transaction Receipt Number	2926267
Signing Certificate (Distinguished Name)	Barwell, Edward John
Signing Certificate (Serial Number)	1019542736
Signature Date	24/09/2007

*** End of Report ***



NOTE:

THERE ARE NO LOTS 36 - 64 ON THIS PLAN

LOTS 65, 66 AND 67 ARE TO BE
LOCAL PURPOSE (DRAINAGE) RESERVES
VESTED IN WAITAKERE CITY COUNCIL

LOTS 68, 69, 70 AND 71 ARE TO BE
ROADS VESTED IN WAITAKERE CITY COUNCIL

Stage 1 24. Sept 2007
SUB 2006-1078

LAND DISTRICT NORTH AUCKLAND

LOTS 1 - 35 AND 65 - 72 BEING A
SUBDIVISION OF LOT 2 DP 339810

TERRITORIAL AUTHORITY WAITAKERE CITY
Surveyed by ⁴²⁶⁰⁸BABBAGE CONSULTANTS LTD.

Scale 1 : 2000 Date MAY 2007

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF SUPPORT	(A)	LOT 1	LOT 2
	(B)	LOT 2	LOT 3
	(C)	LOT 3	LOT 4
	(D)	LOT 4	LOT 5
	(E)	LOT 5	LOT 6
	(F)	LOT 6	LOT 7
RIGHT OF SUPPORT	(G)	LOT 8	LOT 18
	(H)	LOT 9	LOT 8
	(I)	LOT 10	LOT 9
	(J)	LOT 11	LOT 10
	(K)	LOT 12	LOT 11
	(L)	LOT 12	LOT 13
	(M)	LOT 13	LOT 14
	(N)	LOT 14	LOT 15
	(O)	LOT 17	LOT 16
	(P)	LOT 18	LOT 17
	(Q)	LOT 9	LOT 17
	(R)	LOT 27	LOT 28
	(S)	LOT 28	LOT 27
	(T)	LOT 28	LOT 29
	(U)	LOT 29	LOT 30
	(V)	LOT 30	LOT 31
	(W)	LOT 33	LOT 32
	(X)	LOT 33	LOT 34
	(Y)	LOT 34	LOT 33
	(Z)	LOT 35	LOT 34
RIGHT OF SUPPORT	(AA)	LOT 20	LOT 19
	(AB)	LOT 21	LOT 20
	(AC)	LOT 22	LOT 21
	(AD)	LOT 23	LOT 22
	(AE)	LOT 24	LOT 25
EXISTING EASEMENTS IN GROSS			
PURPOSE	SHOWN	CREATED BY	
OIL AND GAS SUPPLY	(AF) (AG) (AH)	B34/219.1	
. AUTHORITY WAITAKERE CITY 42608 y BABBAGE CONSULTANTS LTD. : 2000 Date MAY 2007			

NOTES:
1. FOR EASEMENT SCHEDULE
SEE SHEET 1

SHEET 2 OF 5

CLASS OF SURVEY: 1

Total Area

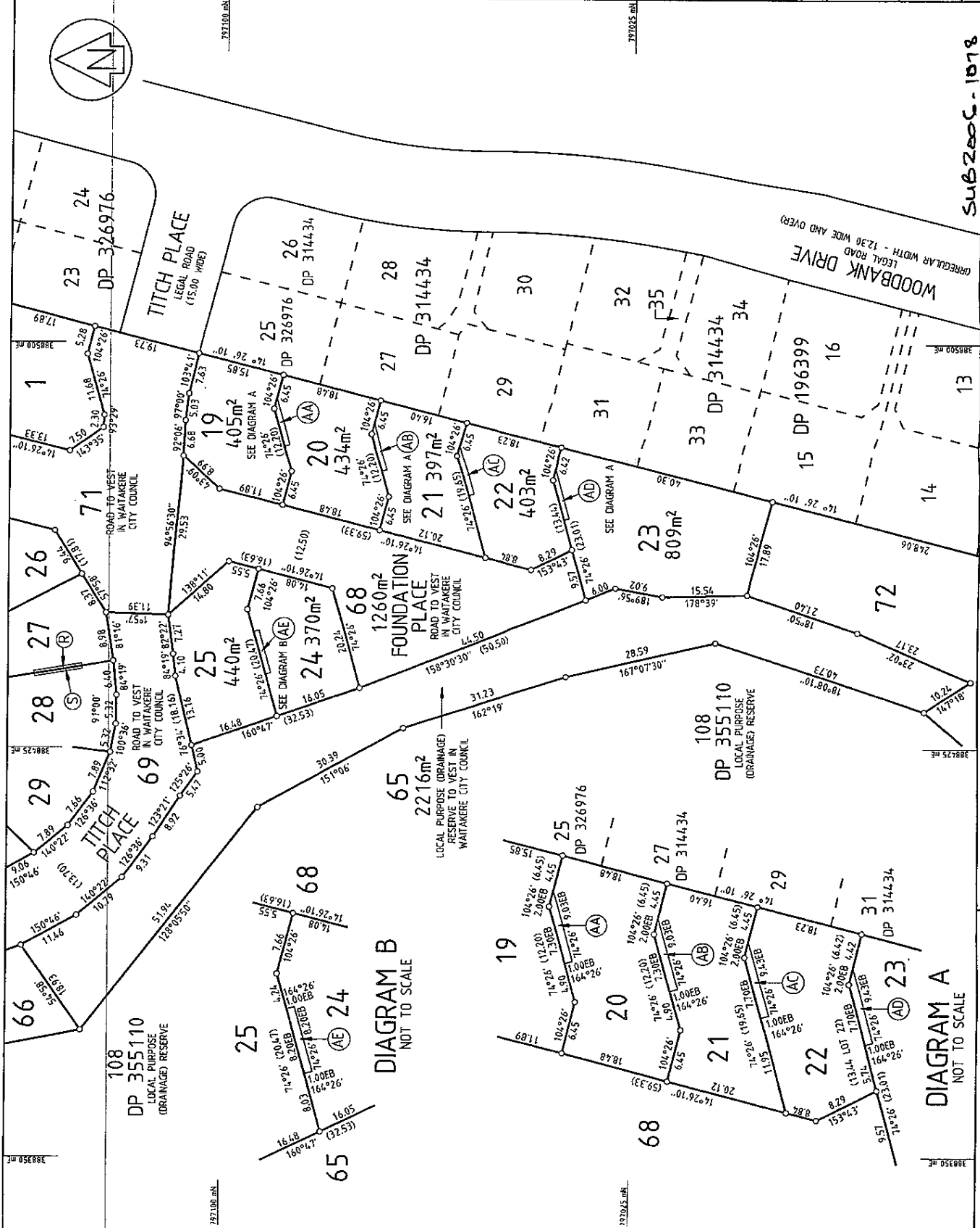
Comprised in

I, KEVIN RAYMOND MEKLE,
Being a person entitled to practice as a licensed cadastral surveyor,
do hereby certify that the surveys to which this document relates are accurate, and were
undertaken by me or under my direction in accordance with the
Cadastral Survey Act 2002 and the Surveyor-General's Rules
for Cadastral Survey 2002/2.
This document is accurate, and has been created in accordance with
that Act and those Rules.

Signed
Field Book
Reference Plans
Examined
Approved as to Survey by Land
Information NZ on ---/---/---

Deposited by Land Information NZ on
---/---/---

DP389289



Sub 2006-1078

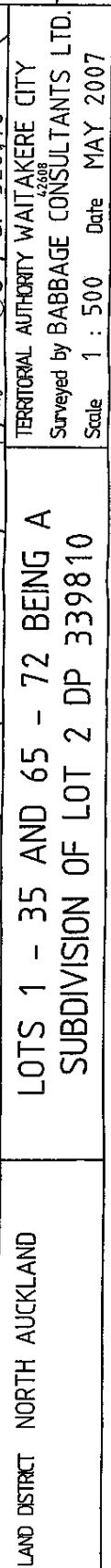
TERRITORIAL AUTHORITY WAITAKERE CITY
Surveyed by BABBAGE CONSULTANTS LTD.
Scale 1 : 500 Date MAY 2007

LOTS 1 - 35 AND 65 - 72 BEING A
SUBDIVISION OF LOT 2 DP 339810

LAND DISTRICT NORTH AUCKLAND

DIAGRAM A
NOT TO SCALE

DIAGRAM B
NOT TO SCALE



	SCHEDULE
1. FOR EASEMENT SEE SHEET 1	
2. FOR EASEMENT SEE SHEET 5	

CLASS OF SURVEY: I

Composed in

By signing this document, I certify that _____

a) I am a person entitled to practise as a licensed coastal surveyor,

b) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Coastal Survey Act 2002 and the Surveyor-General's Rules for Coastal Survey 2002/2.

c) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Field Book	D.	Transverse Book
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99		
100		

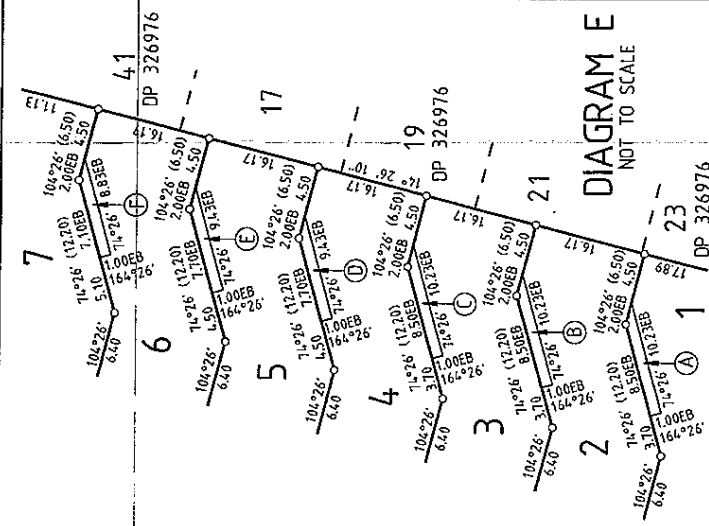
Approved as to Survey by

Approved as to Survey by Land
Information NZ on --/--/---

Deposited by Land Information NZ on

Received

DP389289



NOTE:
FOR EASEMENT SCHEDULE
SEE SHEET 1

CLASS OF SURVEY: I

Total Area

Comprised in

(KEVIN RAYMOND MEKLE

Being a person entitled to practice as a licensed cadastral surveyor,
I do hereby certify that the survey to which this dataset relates was carried out in accordance with the provisions of the Land Information Act 2002 and the Survey Act 1980.
This dataset is accurate, and has been created in accordance with the Land Information Act and those Rules.

Signed _____ Date _____

Field Book _____ Traverse Book _____

Reference Plans _____

Examined _____ Correct _____

Approved as to Survey by Land

Information NZ on ---/---/---

Deposited by Land Information NZ on

---/---/---

File

Instructions

DP389289

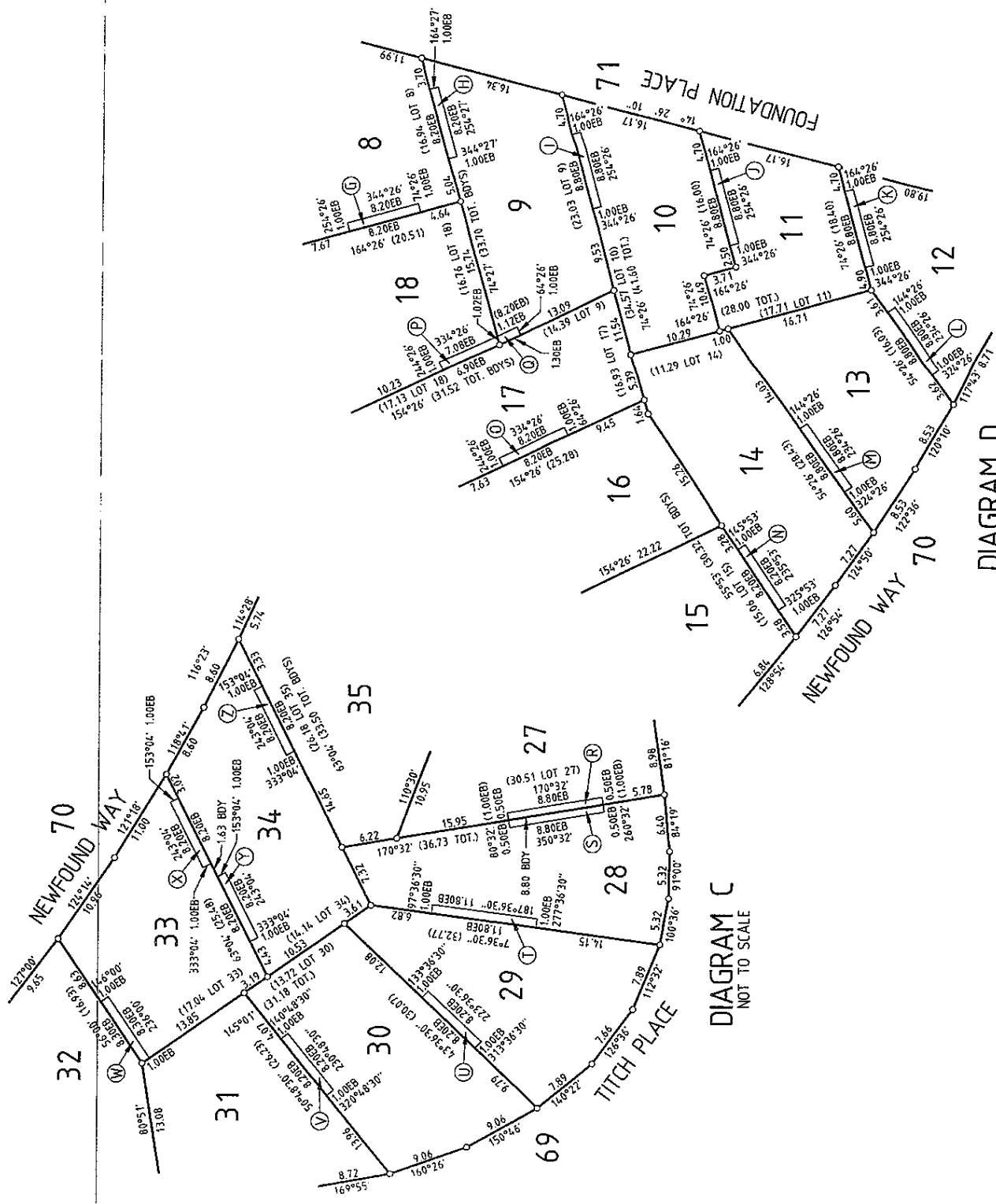


DIAGRAM D
NOT TO SCALE

SHEET 5 OF 5

SUB 2006-1078

TERRITORIAL AUTHORITY WAITAKERE CITY
Surveyed by BARBAGE CONSULTANTS LTD.
Scale 1 : 500 Date MAY 2007

LOTS 1 - 35 AND 65 - 72 BEING A
SUBDIVISION OF LOT 2 DP 339810

LAND DISTRICT NORTH AUCKLAND

Refer: Helen Fleming: Consent Services
Extension No. 8970 : Civic Centre

24 September 2009

NEW ZEALAND HOUSING FOUNDATION
C/- M Paetz - Babbage Consultants
PO Box 2027
Shortland Street
AUCKLAND 1140

Dear Sir/Madam

CERTIFICATE RELATING TO SCHEME PLAN
ADDRESS: 423-429 West Coast Road, GLEN EDEN

SUB-2006-1078
Stage 2 and 3

I am pleased to advise that your Section 224 Certificates for Stage 2 and 3 have been approved by Council, and is enclosed with this letter. Also enclosed are A&I forms, consent notices, easement documents and fencing agreements.

Please ensure that the original of each of the documents enclosed is delivered to the solicitor acting for the subdivider as they will have to be registered at the Land Titles Office to allow new certificates of title to issue for the lots shown on the survey plan.

Yours faithfully



Helen Fleming
AUTHORISED OFFICER (SUBDIVISIONS)

LAND TRANSFER PLAN CERTIFICATION

IN THE MATTER

of Land Transfer Plan Number 390735 (stage 2)
Application Number SUB-2006-1078 and pursuant
to Section 224(c) of the Resource Management
Act 1991.


I HEREBY CERTIFY that some of the conditions of the subdivision consent have been complied with to the satisfaction of **THE WAITAKERE CITY COUNCIL** and that a consent notice has been issued in respect of those conditions that have not been complied with.

DATED at Waitakere this

24th

day of

September 2009



Authorised Officer (Subdivisions)

The Waitakere City Council

IN THE MATTER of a Plan lodged for
Deposit under
Number 390735

Pursuant to Section 221 of the Resource Management Act 1991 the **WAITAKERE CITY COUNCIL HEREBY GIVES NOTICE** that its subdivision consent given in respect of Land Transfer Plan 390735 is conditional inter alia upon the compliance on a continuing basis by the Subdivider and the subsequent owners of the land in the Second Schedule hereto with the condition/s set forth in the First Schedule hereto.

FIRST SCHEDULE

The owner shall not place, erect, construct or permit to remain on any part of the land described in the Second Schedule hereto any residential buildings unless:

- (a) The foundations of such residential buildings have been the subject of investigation and design by a registered engineer experienced in geo-mechanics having regard to the contents of the Babbage Consultants Ltd earthworks completion report dated March 2008, Ref 42608/GE (held in Council's records under RMA 20061078); and
- (b) All such construction is carried out in accordance with that design to the satisfaction of the Waitakere City Council.

SECOND SCHEDULE

An estate in fee simple in all those parcels of land situated in the North Auckland Registry described as follows:

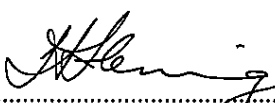
Lot	D.P.	C.T.
36	390735	364340
37	390735	364341
38	390735	364342

SECOND SCHEDULE (continued)

Lot	D.P.	C.T.
39	390735	364343
40	390735	364344
41	390735	364345
42	390735	364346
43	390735	364347
44	390735	364348
45	390735	364349
46	390735	364350
47	390735	364351
48	390735	364352
49	390735	364353
50	390735	364354
51	390735	364355
52	390735	364356
53	390735	364357
54	390735	364358
55	390735	364359
56	390735	364360

DATED this 23rd day of September 2009

SIGNED for and on behalf of
the **WAITAKERE CITY COUNCIL**


.....
Authorised Officer (Subdivisions)

WCC Ref: RMA 20061078

AN AGREEMENT made this 24th day of June 2009

BETWEEN NEW ZEALAND HOUSING FOUNDATION (hereinafter called "the Subdivider")

AND WAITAKERE CITY COUNCIL (hereinafter called "the City")

WHEREAS

- I **THE** Subdivider is registered as proprietor of an estate in fee simple in (inter alia) all the land comprised in 357079.
- II The City is or will be registered as proprietor of an estate in fee simple of all that land comprised in Lot 64 Deposited Plan 390735.
- III **AS** a condition of its approval of subdivision pursuant to the Local Government Act 1974 and/or the Resource Management Act 1991 of the above described land the City required (inter alia) that prior to deposit of the Survey Plans proposed in respect of that subdivision the Subdivider enter into a registrable agreement with the City binding on the successors in title of the Subdivider that the City would not be liable to contribute towards the cost of creating or maintaining any dividing fence between any reserve or other land vested to be vested in or occupied by the City as a consequence of such subdivision and the balance of the land shown on the said Survey Plans.
- IV **THE** Subdivider has or is about to submit to the City for its approval in terms of the approval of the aforesaid subdivision survey plans of subdivision approved by the Chief Surveyor under No. 390735 and intended to be deposited in the Land Transfer Office ("the survey plan").
- V **ALL** those parcels of land described in the Schedule hereto being lots on the survey plan have common boundaries with land vested, or to be vested in or occupied by the City upon the deposit of the survey plan.

NOW THIS AGREEMENT WITNESSETH that **IN CONSIDERATION OF THE PREMISES** and in satisfaction of the conditions imposed by the City on its approval of the aforesaid subdivision the Subdivider for itself and its successors in title hereby agrees with the City as follows:-

1. **THE** Subdivider will not call upon the City and the City will not be liable for any contribution towards the costs of creating or maintaining any dividing fence between:

(a) Any public reserve; or

(b) Any other land vested or to be vested in or occupied by the City;

and the land shown on the survey plan as adjoining such public reserves or other land the allotments on the survey plan which are to be subject to this agreement being those listed in the Schedule hereto all of which adjoin public reserves or other land vested or to be vested in or administered by the City.

2. The Subdivider will not erect or permit to be erected any dividing fence or replace any existing fence on any part of the abovementioned boundaries unless the fence or replacement fence is constructed with visually permeable materials.

DATED this 24^A day of June 2009

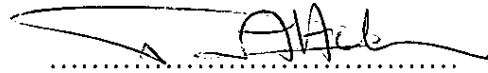
EXECUTED by **NEW ZEALAND HOUSING FOUNDATION** by its

Authorised Signatories in the presence of:-


Gregory Simon
Solicitor
Auckland

THE COMMON SEAL of the
WAITAKERE CITY COUNCIL was
hereunto affixed in the presence of:





Mayor/Deputy Mayor



Chief Executive Officer

Ading

LAND TO BE VESTED IN, ADMINISTERED OR OCCUPIED BY THE CITY
AS AT THE DATE OF THIS AGREEMENT

Lot	Deposited Plan	CT Reference
64	390735	

THE SCHEDULE

An estate in fee simple in all those parcels of land situated in the North Auckland Land Registry described as follows:-

Lot	Deposited Plan	CT Reference
46	390735	364350
47	390735	364351
48	390735	364352
49	390735	364353
50	390735	364354
51	390735	364355
52	390735	364356
53	390735	364357
54	390735	364358
55	390735	364359
56	390735	364360

ANNEXURE SCHEDULE – CONSENT FORM

Land Transfer Act 1952 section 238(2)

Page 1 of 1 Pages

Fencing Agreement

Person giving consent

Surname must be underlined

Capacity and interest of Person giving consent

(eg Caveator under Caveat no)

Housing New Zealand Corporation	Mortgagee under Mortgage No. 6551320.5
---------------------------------	--

Consent

Delete words in [] if inconsistent with the consent

State full details of the matter for which consent is required

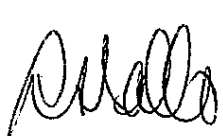
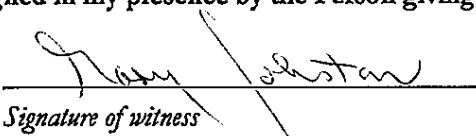
Without prejudice to the rights and powers existing under the interest of the person giving consent the Person giving consent hereby consents to registration of the within Fencing Agreement

Dated this 24th day of

June

2009

Attestation

 Signature (Common seal) of Person giving consent	<p>Signed in my presence by the Person giving consent</p>  Signature of witness
	<p>Witness to complete in BLOCK letters (unless legibly printed)</p> <p>Witness name Mary Johnston Occupation Administration Officer Address Housing New Zealand National Office Auckland</p>

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

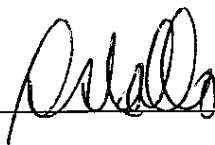
**CERTIFICATE OF NON-REVOCATION
OF POWER OF ATTORNEY**

I, Graeme Douglas Rollo of Auckland holding the office of Administration
Co-ordinator in Housing New Zealand Corporation:

HEREBY CERTIFY:

1. **THAT** by Deed dated 30 June 2006 a copy of which is deposited in the Land Registry Office at Wellington under number 6934797.1 each of Housing New Zealand Corporation, Housing New Zealand Limited, Community Housing Limited, Property Lease (No 1) Limited, Property Lease (No 13) Limited, and HNZC Property Developments Limited appointed me as its attorney on the terms and subject to the conditions set out in the said Deed and the attached document is executed by me under the powers thereby conferred.
2. **THAT** at the date hereof I hold the position of Administration Co-ordinator in Housing New Zealand Corporation.
3. **THAT** at the date hereof I have not received any notice of the revocation of that appointment.

SIGNED this 24th day of June 2009



By Graeme Douglas Rollo

**BETWEEN NEW ZEALAND HOUSING
FOUNDATION**

**A N D WAITAKERE CITY
COUNCIL**

AGREEMENT AS TO FENCING

Correct for the purposes of
The Land Transfer Act 1952

Solicitor for the City

**CORBAN REVELL
SOLICITORS
HENDERSON**

Form B**Easement instrument to grant easement or profit à prendre, or create land covenant**

(Sections 90A and 90F Land Transfer Act 1952)

Grantor

NEW ZEALAND HOUSING FOUNDATION

Grantee

WAITAKERE CITY COUNCIL

Grant of Easement or Profit à prendre or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or profit(s) à prendre set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A*Annexure Schedule, if required**Continue in additional*

Purpose (Nature and extent) of easement; profit or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Overland Flowpath	Area "X" on DP 390735	364348	in gross
	Area "Y" on DP 390735	364349	
	Area "Z" on DP 390735	364350	

Easements or profits à prendre rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby **[varied] [negatived] [added to] or [substituted]** by:

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]

the provisions set out in Form B as continued below

Covenant provisions

Delete phrases in [] and insert Memorandum number as require; continue in additional Annexure Schedule, if required

The provisions applying to the specified covenants are those set out in:

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]

in Form B as continued below

Rights and Powers

1. Unless otherwise provided below, the rights and powers implied for Overland Flowpath are those for a Right to Drain Water prescribed by the Land Transfer Regulations 2002.
2. The Grantee shall have the right to carry convey lead drain and discharge water whether rain spring soakage or seepage water in any quantities on to through or over those parts of the land in Certificate(s) of Title 364348, 364349 and 364350 marked "X", "Y" and "Z" on DP 390735 (such part(s) of the Grantor's land referred to in this schedule as "the easement land") together with the additional rights and powers incidental thereto set out in the following clauses.
3. The right to collect and concentrate at such place or places on any of the roads shown on the said plan as the Grantee shall think fit all water which shall fall upon or otherwise make its way on to or be directed or diverted on to the said roads or any of them and to carry convey lead drain discharge or allow to escape in any quantities the said water from such roads or any of them on to the easement land or any part or parts thereof.
4. For any of the purposes aforesaid and from time to time the right to construct dig lay extend maintain alter repair renew and cleanse open drains pipes or conduits through over along or under the easement land or any part or parts thereof.
5. The full power and authority for the Grantee its surveyors engineers workmen contractors agents and servants with or without vehicles and ~~machinery plant and equipment from time to time and at all times to~~ enter and remain for any of the purposes aforesaid upon the Grantor's land or any part or parts thereof as shall be necessary for such purposes and generally to do and perform such acts and things in or upon the easement land as may be necessary or proper for or in relation to any of the purposes aforesaid.

Covenant Provisions

1. All works authorised to be carried out hereunder shall be carried out as expeditiously as possible and with as little disturbance as possible to the surface of the Grantor's land and in the case of the installation or maintenance of drainage pipes, that the surface of such land be restored as nearly as practicable to its condition immediately before the commencement of such works; and upon the further condition that any damage done to any other part of the Grantor's land or any improvements thereon shall be repaired at the expense of the Grantee if such damage occurs as a consequence of the Grantee undertaking works authorised hereunder.

2. Except as provided in subclause 1 of this proviso the Grantee shall not be responsible for any damage caused by the exercise by it of the rights hereinbefore conferred on it or by the deposit of silt or debris on the easement land or any part or parts thereof.
3. Nothing herein contained or implied shall compel or be deemed to compel the Grantee to carry lead convey conduct drain or discharge water through open drains pipes or conduits on the easement land or any part or parts thereof.
4. The Grantee may discontinue such drainage and recommence such drainage at will.
5. Nothing herein contained or implied shall abrogate limit restrict or abridge or be deemed to abrogate limit restrict or abridge any of the rights powers and remedies vested in the Grantee at common law or by statute.
6. The Grantor will not at any time hereafter do or permit the doing of any act which will in any way whatsoever interfere with the enjoyment by the Grantee of the rights and privileges vested in or conferred on it by virtue of these presents.
7. The Grantor will not at any time place erect construct or permit to remain on any part of the easement land any solid structure, fill or other impediment which may inhibit the natural flowpath of water nor carry out any reshaping, excavation, filling or cutting of the easement land in such a way that will result in a change in the direction or position of the natural flowpath of surface water;
8. ~~If any damage is caused or any repair is necessary to the said drains,~~ pipes or conduits through the act or neglect of the registered proprietors of the easement land or their servants, tenants, agents, workmen, licensees or invitees or should the registered proprietors or their servants, tenants, agents, workmen, licensees, invitees of the easement land be in breach of any of the covenants contained herein then the cost of making good such damage, repairs or compliance with the covenants contained herein shall be borne entirely by the registered proprietor who shall carry out such work necessary to make good such damage, repair or compliance within 28 days after being requested to do so in writing by the Grantee and if the registered proprietor fails to make good such damage, repair or compliance the Grantee or its servants, tenants, agents, workmen, licensees or invitees with or without vehicles machinery plant and equipment may enter upon the easement land for the purposes of making good, repairing or carrying out such works necessary to comply with the covenants contained herein and recover the cost thereof from the registered proprietor in default and failure to pay such costs by the registered proprietor shall entitle the Grantee to register a charge against the land herein owned by the registered proprietor.

ANNEXURE SCHEDULE – CONSENT FORM

Land Transfer Act 1952 section 238(2)

Easement Instrument

**Person giving consent
giving consent**

Surname must be underlined

Capacity and interest of Person

(eg Caveator under Caveat no)

Housing New Zealand Corporation

Mortgagee under and by virtue of
Mortgage No. 6551320.5

Consent

Delete words in [] if inconsistent with the consent

State full details of the matter for which consent is required

Without prejudice to the rights and powers existing under the interest of the person giving consent the Person giving consent hereby consents to the creation of the within easement

Dated this _____ day of _____, 20____

Attestation

Signature (Common seal)
of Person giving consent

Signed in my presence by the Person giving consent

Signature of witness

*Witness to complete in BLOCK letters
(unless legibly printed)*

Witness name

Occupation

Address

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.



TA Approvals

Territorial Authority	Waitakere City Council TA Certification Division	TA Reference	SUB2006-1078 (W22816)
Survey Number	LT 390735	Survey Purpose	LT Subdivision
Surveyor Reference	42608	Land District	North Auckland
Surveyor	Kevin Raymond Meikle		
Surveyor Firm	Babbage Consultants Ltd		
Dataset Description	Lots 36 - 56, 63 and 64 being a Subdivision of Lot 72 DP 389289		

TA Certificates

I hereby certify that plan 390735 was approved by the Waitakere City Council pursuant to section 223 of the Resource Management Act 1991 on the 24th day of September 2007.



The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easements set out in the Memorandum of Easements attached as a supporting document to plan 390735.



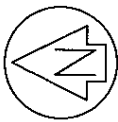
Signature

Signed by Edward John Barwell, Authorised Officer, on 24/09/2007 03:43 PM

Receipt Information

Transaction Receipt Number	2926435
Signing Certificate (Distinguished Name)	Barwell, Edward John
Signing Certificate (Serial Number)	1019542736
Signature Date	24/09/2007

*** End of Report ***



I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE
WAITAKERE CITY COUNCIL PURSUANT TO SECTION 223
OF THE RESOURCE MANAGEMENT ACT 1991

ON THE _____ DAY OF _____ 2007
SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENTS
SET OUT IN THE MEMORANDUM HEREON

AUTHORISED OFFICER

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF SUPPORT	(A)	LOT 38	LOT 37
	(B)	LOT 39	LOT 38
	(C)	LOT 40	LOT 39
	(D)	LOT 41	LOT 40
	(E)	LOT 42	LOT 41
	(F)	LOT 43	LOT 42
	(G)	LOT 43	LOT 44
	(H)	LOT 44	LOT 43
	(I)	LOT 44	LOT 45
	(J)	LOT 45	LOT 46
	(K)	LOT 47	LOT 48
	(L)	LOT 48	LOT 49
	(M)	LOT 49	LOT 48
	(N)	LOT 49	LOT 50
	(O)	LOT 50	LOT 49
	(P)	LOT 50	LOT 51
RIGHT OF SUPPORT	(Q)	LOT 51	LOT 50
	(R)	LOT 51	LOT 52
	(S)	LOT 52	LOT 51
	(T)	LOT 52	LOT 53
	(U)	LOT 53	LOT 52
	(V)	LOT 53	LOT 54
	(W)	LOT 54	LOT 53

NEW CT ALLOCATED

LOT 36 - 364351
LOT 37 - 364341
LOT 38 - 364352
LOT 39 - 364353
LOT 40 - 364354
LOT 41 - 364355
LOT 42 - 364356
LOT 43 - 364357
LOT 44 - 364358
LOT 45 - 364359
LOT 46 - 364360

NOTES

1. FOR LOT AND EASEMENT BOUNDARY
DIMENSIONS SEE SHEETS 2 AND 3.

SHEET 1 OF 3

CLASS OF SURVEY: I

Total Area 1.5233ha

Comprised in CT 357078

PETER BRIAN REED

1. KEVIN RAYMOND MEKLE

Being a person entitled to practise as a licensed cadastral surveyor,
I, KEVIN RAYMOND MEKLE, certify that:
(a) The surveys to which this dataset relates are accurate, and were
undertaken by me or under my direction in accordance with the
Cadastral Survey Act 2002 and the Surveyor-General's Rules
for Cadastral Survey 2002/2;
(b) This dataset is accurate, and has been created in accordance with
the Surveyor-General's Rules.

Signed *[Signature]* Date 25 June '07

Field Book p. Traverse Book p.

Reference Plans

Examined Correct

Approved as to Survey by Land

Information NZ on ---/---/---

Deposited by Land Information NZ on

---/---/---

File

DP390735

MEMORANDUM OF EASEMENTS IN GROSS

PURPOSE	SHOWN	SERVIENT TENEMENT	GRANTEE
OVERLAND FLOWPATH	(X)	LOT 44	WAITAKERE CITY COUNCIL
	(Y)	LOT 45	
	(Z)	LOT 46	

24 Sept 07

Sub 2006-1078

Stage 2

NOTE:

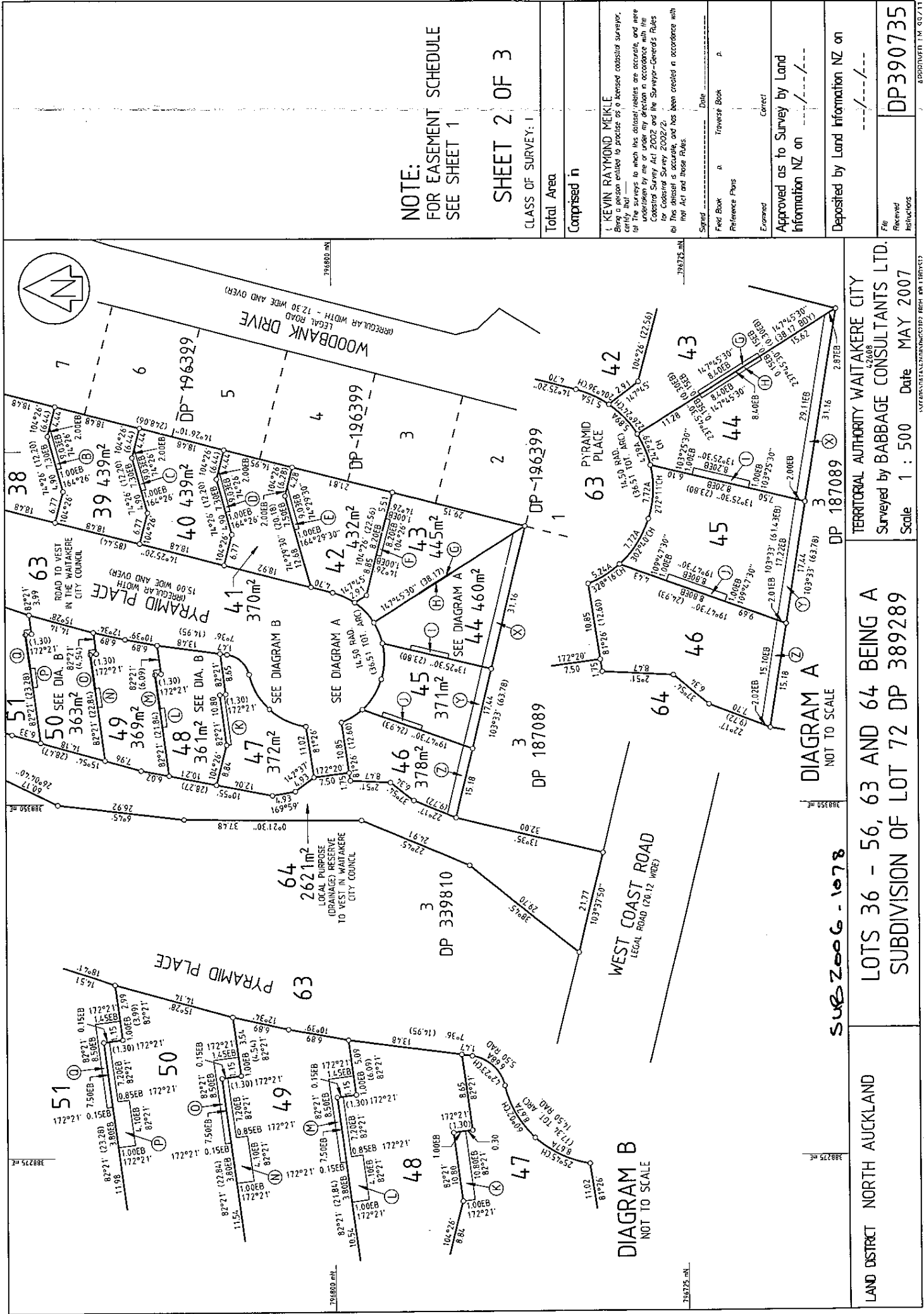
THERE ARE NO LOTS 1 - 35
AND 57 - 62 ON THIS PLAN

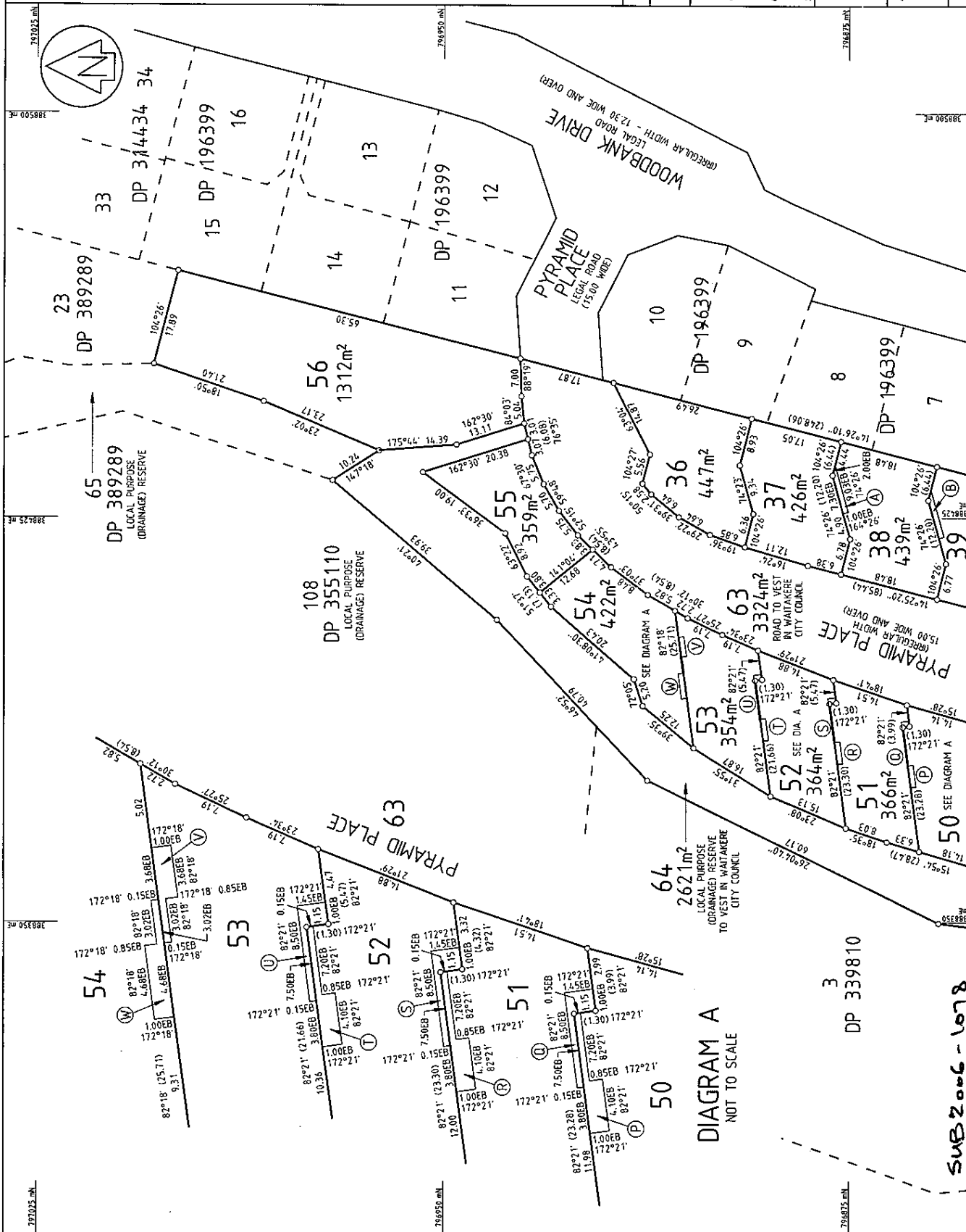
LAND DISTRICT NORTH AUCKLAND

LOTS 36 - 56, 63 AND 64 BEING A
SUBDIVISION OF LOT 72 DP 389289

TERRITORIAL AUTHORITY WAITAKERE CITY
42608
Surveyed by BABBAGE CONSULTANTS LTD.

Scale 1 : 1000 Date MAY 2007





NOTE:
FOR EASEMENT SCHEDULE
SEE SHEET 1

SHEET 3 OF 3

CLASS OF SURVEY: I

Comprising in

1. **KEVIN RAYMOND MEKLE**
Being a person entitled to practice as a licensed Colorado Surveyor,
I certify that:
a) The surveys to which this dataset relates are accurate, and were undertaken by me or under my direction in accordance with the Colorado Survey Act 2002 and the Surveyor-General's Rules for Colorado Survey 2002/2;
b) This dataset is accurate, and has been created in accordance with that Act and those Rules.

Signed	Date
Field Book p.	Traverse Book p.
Reference Plans	

Examined	Correct
Approved as to Survey by Land Information NZ on	/

Deposited by Land Information NZ on

File	DP390735
Received	
Instructions	

TERRITORIAL AUTHORITY WAITAKERE CITY
 12008
 Surveyed by BABBAGE CONSULTANTS LTD.
 Scale 1 : 500 Date MAY 2007

LOTS 36 - 55, 63 AND 64 BEING A
SUBDIVISION OF LOT 72 DP 389289

LAND DISTRICT NORTH AUCKLAND

SUB 2006-1078

Refer: Helen Fleming: Consent Services
Extension No. 8970 : Civic Centre

24 September 2009

NEW ZEALAND HOUSING FOUNDATION
C/- M Paetz - Babbage Consultants
PO Box 2027
Shortland Street
AUCKLAND 1140

Dear Sir/Madam

CERTIFICATE RELATING TO SCHEME PLAN
ADDRESS: 423-429 West Coast Road, GLEN EDEN

SUB-2006-1078
Stage 2 and 3

I am pleased to advise that your Section 224 Certificates for Stage 2 and 3 have been approved by Council, and is enclosed with this letter. Also enclosed are A&I forms, consent notices, easement documents and fencing agreements.

Please ensure that the original of each of the documents enclosed is delivered to the solicitor acting for the subdivider as they will have to be registered at the Land Titles Office to allow new certificates of title to issue for the lots shown on the survey plan.

Yours faithfully



Helen Fleming
AUTHORISED OFFICER (SUBDIVISIONS)

LAND TRANSFER PLAN CERTIFICATION

IN THE MATTER

of Land Transfer Plan Number 403809 (stage 3)
Application Number SUB-2006-1078 and pursuant
to Section 224(c) of the Resource Management
Act 1991.

I HEREBY CERTIFY that some of the conditions of the subdivision consent have been complied with to the satisfaction of THE WAITAKERE CITY COUNCIL and that a consent notice has been issued in respect of those conditions that have not been complied with.

DATED at Waitakere this

24th

day of

September

2009



Authorised Officer (Subdivisions)

The Waitakere City Council

IN THE MATTER of a Plan lodged for
Deposit under
Number 403809

Pursuant to Section 221 of the Resource Management Act 1991 the **WAITAKERE CITY COUNCIL HEREBY GIVES NOTICE** that its subdivision consent given in respect of Land Transfer Plan 403809 is conditional inter alia upon the compliance on a continuing basis by the Subdivider and the subsequent owners of the land in the Second Schedule hereto with the condition/s set forth in the First Schedule hereto.

FIRST SCHEDULE

The owner shall not place, erect, construct or permit to remain on any part of the land described in the Second Schedule hereto any residential buildings unless:

- (a) The foundations of such residential buildings have been the subject of investigation and design by a registered engineer experienced in geo-mechanics having regard to the contents of the Babbage Consultants Ltd earthworks completion report dated March 2008, Ref 42608/GE (held in Council's records under RMA 20061078); and
- (b) All such construction is carried out in accordance with that design to the satisfaction of the Waitakere City Council.

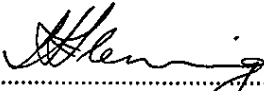
SECOND SCHEDULE

An estate in fee simple in all those parcels of land situated in the North Auckland Registry described as follows:

Lot	D.P.	C.T.
57	403809	412679
58	403809	412680
59	403809	412681
60	403809	412682

DATED this 23rd day of September 2009

SIGNED for and on behalf of
the WAITAKERE CITY COUNCIL


.....
Authorised Officer (Subdivisions)

WCC Ref: RMA 20061078

AN AGREEMENT made this

day of

2009

BETWEEN NEW ZEALAND HOUSING FOUNDATION (hereinafter called
"the Subdivider")

AND WAITAKERE CITY COUNCIL (hereinafter called "the City")

WHEREAS

- I **THE** Subdivider is registered as proprietor of an estate in fee simple in (inter alia) all the land comprised in 163629.
- II The City is or will be registered as proprietor of an estate in fee simple of all that land comprised in Lot 62 Deposited Plan 403809.
- III **AS** a condition of its approval of subdivision pursuant to the Local Government Act 1974 and/or the Resource Management Act 1991 of the above described land the City required (inter alia) that prior to deposit of the Survey Plans proposed in respect of that subdivision the Subdivider enter into a registrable agreement with the City binding on the successors in title of the Subdivider that the City would not be liable to contribute towards the cost of creating or maintaining any dividing fence between any reserve or other land vested to be vested in or occupied by the City as a consequence of such subdivision and the balance of the land shown on the said Survey Plans.
- IV **THE** Subdivider has or is about to submit to the City for its approval in terms of the approval of the aforesaid subdivision survey plans of subdivision approved by the Chief Surveyor under No. 403809 and intended to be deposited in the Land Transfer Office ("the survey plan").
- V **ALL** those parcels of land described in the Schedule hereto being lots on the survey plan have common boundaries with land vested, or to be vested in or occupied by the City upon the deposit of the survey plan.

NOW THIS AGREEMENT WITNESSETH that **IN CONSIDERATION OF THE PREMISES** and in satisfaction of the conditions imposed by the City on its approval of the aforesaid subdivision the Subdivider for itself and its successors in title hereby agrees with the City as follows:-

1. **THE** Subdivider will not call upon the City and the City will not be liable for any contribution towards the costs of creating or maintaining any dividing fence between:

(a) Any public reserve; or

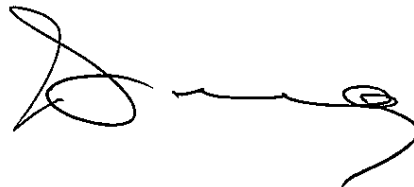
(b) Any other land vested or to be vested in or occupied by the City;

and the land shown on the survey plan as adjoining such public reserves or other land the allotments on the survey plan which are to be subject to this agreement being those listed in the Schedule hereto all of which adjoin public reserves or other land vested or to be vested in or administered by the City.

2. The Subdivider will not erect or permit to be erected any dividing fence or replace any existing fence on any part of the abovementioned boundaries unless the fence or replacement fence is constructed with visually permeable materials.

DATED this day of 2009

EXECUTED by **NEW**
ZEALAND **HOUSING**
FOUNDATION by its
Authorised Signatories in the
presence of:-



Gregory Simon
Solicitor
Auckland

THE COMMON SEAL of
the WAITAKERE CITY
COUNCIL was hereunto
affixed in the presence of:



Mayor/Deputy Mayor

Acting Chief Executive Officer

**LAND TO BE VESTED IN OR OCCUPIED BY THE CITY AS AT THE
DATE OF THIS AGREEMENT**

Lot	Deposited Plan	CT Reference
62	403809	

THE SCHEDULE

An estate in fee simple in all those parcels of land situated in the North Auckland Land
Registry described as follows:-

Lot	Deposited Plan	CT Reference
57	403809	412679
58	403809	412680
59	403809	412681
60	4036809	412683


CERTIFICATE OF NON-REVOCATION OF POWER OF ATTORNEY

I, Graeme Douglas Rollo of Auckland holding the office of Administration
Co-ordinator in Housing New Zealand Corporation:

HEREBY CERTIFY:

1. **THAT** by Deed dated 30 June 2006 a copy of which is deposited in the Land Registry Office at Wellington under number 6934797.1 each of Housing New Zealand Corporation, Housing New Zealand Limited, Community Housing Limited, Property Lease (No 1) Limited, Property Lease (No 13) Limited, and HNZC Property Developments Limited appointed me as its attorney on the terms and subject to the conditions set out in the said Deed and the attached document is executed by me under the powers thereby conferred.
2. **THAT** at the date hereof I hold the position of Administration Co-ordinator in Housing New Zealand Corporation.
3. **THAT** at the date hereof I have not received any notice of the revocation of that appointment.

SIGNED this 24th day of June 2009



By Graeme Douglas Rollo

Form B**Easement instrument to grant easement or *profit à prendre*, or create land covenant**

(Sections 90A and 90F Land Transfer Act 1952)

Grantor

NEW ZEALAND HOUSING FOUNDATION

COPY

Grantee

WAITAKERE CITY COUNCIL

Grant of Easement or *Profit à prendre* or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A

Continue in additional

Annexure Schedule, if required

Purpose (Nature and extent) of easement; <i>profit</i> or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Right of Way	Area "A" and "B" on DP 403809	412683	in gross

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby **[varied] [negatived] [added to] or [substituted]** by:

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]

the provisions set out in Form B as continued below

Covenant provisions

Delete phrases in [] and insert Memorandum number as require; continue in additional Annexure Schedule, if required

The provisions applying to the specified covenants are those set out in:

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]

in Form B as continued below

Rights and Powers

1. The Grantee shall have the right from time to time and at all times hereafter by day and night to go pass and repass over that part of the land in Certificate(s) of Title 412683 marked "A" and "B" on Deposited Plan 403809 (such part of the Grantor's land hereinafter referred to in this Schedule as "the easement land") and to remain there for any reasonable time together with the additional rights and powers incidental thereto set out in the following clauses.
2. To exercise such right by itself its surveyors engineers workmen contractors agents and servants on foot or with motor vehicles and machinery, and if the Grantee so resolves by permitting members of the general public to exercise that right but on foot only.
3. The right to have the easement land kept clear at all times of obstructions whether caused by parked vehicles, deposit of materials or unreasonable impediment to the use and enjoyment of the easement land.
4. The right to recover from the Grantor the cost of construction of and/or repairs to the footpath, driveway, paving or other improvements located on the easement land whether due to breach of the provisions of clause 1 above or occasioned by the Grantor, their, his or her agents, servants, contractors, permitted occupants, residents or invitees.

Covenant Provisions

1. Nothing herein contained or implied shall abrogate limit restrict or abridge any of the rights powers and remedies vested in the Grantee at law or by statute.
-
2. The Grantee is under no compulsion to exercise the Right-of-Way Easement hereby created.
 3. The Grantee may at will discontinue from time to time the use of the rights contained herein and at will recommence the use of the same.
 4. The Grantor will at its own expense maintain the footpath, driveway, paving or other improvements located on the easement land to the satisfaction of the Grantee.
 5. The Grantor will not at any time hereafter do or permit to be done any act or allow any omission which will in any way whatsoever interfere with the enjoyment of the Grantee of the rights and privileges vested in or conferred on the Grantee by the easement hereinbefore recited.
 6. The Grantor shall indemnify and keep indemnified the Grantee in respect of any liability to any third party as a result of the Grantor's failure to maintain the easement land or its failure to keep the easement land clear of parked vehicles or other impediments.

ANNEXURE SCHEDULE – CONSENT FORM

Land Transfer Act 1952 section 238(2)

Easement Instrument

**Person giving consent
giving consent**

Surname must be underlined

Capacity and interest of Person

(eg Caveator under Caveat no)

Housing New Zealand Corporation	Mortgagee under and by virtue of Mortgage No. 6551320.5
---------------------------------	---

Consent

Delete words in [] if inconsistent with the consent

State full details of the matter for which consent is required

Without prejudice to the rights and powers existing under the interest of the person giving consent the Person giving consent hereby consents to the creation of the within easement

Dated this _____ day of _____, 20____

Attestation

	<p>Signed in my presence by the Person giving consent</p> <hr/> <p><i>Signature of witness</i></p> <p><i>Witness to complete in BLOCK letters (unless legibly printed)</i></p> <p>Witness name</p> <p>Occupation</p> <p>Address</p>
<hr/> <p>Signature (Common seal) of Person giving consent</p>	

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

Form B

Easement instrument to grant easement or *profit à prendre*, or create land covenant

(Sections 90A and 90F Land Transfer Act 1952)

Grantor

NEW ZEALAND HOUSING FOUNDATION

Grantee

WAITAKERE CITY COUNCIL

Grant of Easement or *Profit à prendre* or Creation of Covenant

The Grantor being the registered proprietor of the servient tenement(s) set out in Schedule A **grants to the Grantee** (and, if so stated, in gross) the easement(s) or *profit(s) à prendre* set out in Schedule A, **or creates** the covenant(s) **set out** in Schedule A, with the rights and powers or provisions set out in the Annexure Schedule(s)

Schedule A

Continue in additional Annexure Schedule, if required

Purpose (Nature and extent) of easement; <i>profit</i> or covenant	Shown (plan reference)	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Water Supply	Area(s) "A" and "B" on DP 403809	412683	In gross

Form B - continued

Easements or *profits à prendre* rights and powers (including terms, covenants and conditions)

Delete phrases in [] and insert memorandum number as required; continue in additional Annexure Schedule, if required

Unless otherwise provided below, the rights and powers implied in specified classes of easement are those prescribed by the Land Transfer Regulations 2002 and/or Schedule Five of the Property Law Act 2007

The implied rights and powers are hereby **[varied]** **[negatived]** **[added to]** or **[substituted]** by:

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]

the provisions set out in Form B herein

Covenant provisions

Delete phrases in [] and insert Memorandum number as require; continue in additional Annexure Schedule, if required

The provisions applying to the specified covenants are those set out in:

[Memorandum number _____, registered under section 155A of the Land Transfer Act 1952]

Form B herein

Rights and Powers

1. Unless otherwise provided below, the rights and powers implied for Water Supply are those for a Right to Convey Water prescribed by the Land Transfer Regulations 2002.
2. The Grantee shall have the right to take convey and lead water in any quantities on to through or over those parts of the land in Certificate(s) of Title 412683 marked "A" and "B" on Deposited Plan 403809 (such part(s) of the Grantor's land hereinafter referred to in this Schedule as "the easement land") together with the additional rights and powers incidental thereto set out in the following clauses.
3. The full and free right liberty and licence from time to time and at all times hereafter to take convey and lead water in free and unimpeded flow (except when the flow is halted for any period necessary for repair or for any other reason) and in any quantity on to, through or under the easement land and for that purpose to lay pipes or to make use of the pipes now laid beneath the surface of the easement land with full power from time to time and at all times for the Grantee its surveyors engineers workmen contractors agents and servants with any tools implements machinery vehicles or equipment of whatsoever nature necessary for the purpose to enter upon the Grantor's land and to remain there for any reasonable time for the purpose of laying inspecting cleansing repairing maintaining and replacing any pipe or pipes and to open up the soil of the easement land to such extent as may be necessary and reasonable in that regard.

Covenant Provisions

1. All works authorised to be carried out hereunder shall be carried out as expeditiously as possible and with as little disturbance as possible to the surface of the easement land and that such surface shall be restored as nearly as practicable to its condition immediately before the commencement of such works and upon the further condition that any damage done in exercising the aforesaid powers is repaired at the expense of the Grantee.
2. Nothing herein contained or implied shall abrogate limit restrict or abridge, any of the rights powers and remedies vested in the Grantee at law or by statute.
3. The Grantee is under no compulsion to exercise the easement hereby created and that the Grantee may at will discontinue from time to time the use of some or all of the said water pipes and at will again recommence the use of the same.
4. The Grantor will not at any time hereafter do or permit to be done any act or allow any omission which will in any way whatsoever interfere with the enjoyment of the Grantee of the rights and privileges vested in or conferred on the Grantee by these presents.

ANNEXURE SCHEDULE – CONSENT FORM

Land Transfer Act 1952 section 238(2)

Page 3 of 3 Pages

Easement Instrument

Person giving consent

Surname must be underlined

Capacity and interest of Person giving

(eg Caveator under Caveat no)

Housing New Zealand Limited	Mortgagee under and by virtue of Mortgage No. 6551320.5
-----------------------------	---

Consent

Delete words in [] if inconsistent with the consent

State full details of the matter for which consent is required

Without prejudice to the rights and powers existing under the interest of the person giving consent the Person giving consent hereby consents to the creation of the within easement

Dated this _____ day of _____ 20____

Attestation

Signature (Common seal) of Person giving consent	Signed in my presence by the Person giving consent
	_____ <i>Signature of witness</i>
	<i>Witness to complete in BLOCK letters (unless legibly printed)</i>
	Witness name
	Occupation
	Address

An Annexure Schedule in this form may be attached to the relevant instrument, where consent is required to enable registration under the Land Transfer Act 1952, or other enactments, under which no form is prescribed.

COPY

Form C

Easement instrument to surrender Easement or Profit à prendre or Land Covenant

(Sections 90A and 90F Land Transfer Act 1952)

Grantor

NEW ZEALAND HOUSING FOUNDATION

Grantee

WAITAKERE CITY COUNCIL

Surrender of Easement, Profit à prendre or Covenant

The Grantee, being the registered proprietor of the Dominant Tenement(s) set out in Schedule A, or being the Grantee in gross, hereby surrenders to the Grantor the easement(s), *profit(s) à prendre* or covenant(s) set out in Schedule A and the Grantor accepts the surrender of those easement(s), *profit(s) à prendre* or covenant(s)

Schedule A

Continue in additional Annexure Schedule, if required

Purpose of Easement; <i>Profit or Covenant</i>	Creating Instrument number	Servient Tenement (Computer Register)	Dominant Tenement (Computer Register) or in gross
Right of Way	6070221.1, as to the part marked "N" on Deposited Plan 339810	163629	In Gross
Stormwater Detention and Drainage	6070221.2, as to the part marked "M" on Deposited Plan 339810		
Drainage	6135712.4, as to the part marked "L" on Deposited Plan 339810		

COPY

Annexure Schedule

Page of Pages

*Insert instrument type***Surrender of Easement***Continue in additional Annexure Schedule, if required***Continuation of 'Operative Clause'**

PROVIDED HOWEVER that nothing herein contained shall prejudice, release or affect the said easement and other rights created by and contained in Transfers 6070221.1, 6070221.2 and/or 6135712.4 as to the remainder of the land(s) thereby affected.

Pursuant to Section 243(f)(ii) of the Resource Management Act 1991 the Waitakere City Council hereby certifies that it has cancelled the condition requiring creation of the said Right of Way easement in favour of the Waitakere City Council over the land lettered "N" on DP 339810.

Pursuant to Section 243(f)(ii) of the Resource Management Act 1991 the Waitakere City Council hereby certifies that it has cancelled the condition requiring creation of the said Stormwater Detention and Drainage easements in favour of the Waitakere City Council over the land lettered "M" on DP 339810.

Pursuant to Section 243(f)(ii) of the Resource Management Act 1991 the Waitakere City Council hereby certifies that it has cancelled the condition requiring creation of the said Drainage easements in favour of the Waitakere City Council over the land lettered "L" on DP 339810.

TA Approvals

Territorial Authority	Waitakere City Council TA Certification Division	TA Reference	SUB2006-1078 (W22816)
Survey Number	LT 390736	Survey Purpose	LT Subdivision
Surveyor Reference	42608	Land District	North Auckland
Surveyor	Kevin Raymond Meikle		
Surveyor Firm	Babbage Consultants Ltd		
Dataset Description	Lots 57 - 62 being a Subdivision of Lot 3 DP 339810		

TA Certificates

I hereby certify that plan 390736 was approved by the Waitakere City Council pursuant to section 223 of the Resource Management Act 1991 on the 24th day of September 2007. ☒

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easements set out in the Memorandum of Easements attached as a supporting document to plan 390736. ☒

Signature

Signed by Edward John Barwell, Authorised Officer, on 24/09/2007 04:24 PM

Receipt Information

Transaction Receipt Number	2926579
Signing Certificate (Distinguished Name)	Barwell, Edward John
Signing Certificate (Serial Number)	1019542736
Signature Date	24/09/2007

*** End of Report ***

I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE
 WAITAKERE CITY COUNCIL PURSUANT TO SECTION 223
 OF THE RESOURCE MANAGEMENT ACT 1991
 ON THE _____ DAY OF _____ 2007
 SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENTS
 SET OUT IN THE MEMORANDUM HEREON

AUTHORIZED OFFICER _____

MEMORANDUM OF EASEMENTS IN GROSS	
PURPOSE	SERVIENT TENEMENT
RIGHT OF WAY	LOT 61 HEREON
WATER SUPPLY	LOT 61 HEREON

WAITAKERE CITY COUNCIL

PROPOSED EASEMENTS	
PURPOSE	SHOWN SERVIENT TENEMENT
RIGHT OF WAY	LOT 61 HEREON
GAS, TELECOM, WATER AND ELECTRICITY SUPPLY	LOT 61 HEREON

NEW CT ALLOCATED
 LOT 57 - 364361
 LOT 58 - 364362
 LOT 59 - 364363
 LOT 60 - 364364
 LOT 61 - 364365

CLASS OF SURVEY: I
 Total Area 794.8m²
 Comprised in CT 163629

I, KEVIN RAYMOND MEKLE
 Being a person entitled to practice as a licensed cadastral surveyor,
 certify that the survey in which this plan is made is accurate, and was
 undertaken by me or under my direction in accordance with the
 Cadastral Survey Act 2002 and the Survey-General's Rules
 for Cadastral Survey 2002/2.
 This plan is accurate, and has been created in accordance with
 that Act and those Rules.

Signed _____ Date 25 June '07
 Field Book _____ Traverse Book _____
 Reference Plans _____
 Examined _____ Correct

Approved as to Survey by Land Information NZ on ---/---/---
 Deposited by Land Information NZ on ---/---/---

File _____
 Received _____
 Instructions _____

DP390736

