

Barfoot & Thompson Epsom  
280 Manukau Road  
Epsom  
AUCKLAND 1023



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<b>Applicant</b>	Barfoot & Thompson Epsom
<b>LIM address</b>	19 Arney Crescent Remuera Auckland 1050
<b>Application number</b>	8270352468
<b>Customer Reference</b>	
<b>Date issued</b>	16-Nov-2021
<b>Legal Description</b>	Lot 5 DP 30133
<b>Certificates of title</b>	69762

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### Disclaimer

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

The LIM includes information which:

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

This LIM does not include other information:

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

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

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

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

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

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

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

### Site Contamination

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

### Wind Zones

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

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

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

### Soil Issues

The Auckland Council is not aware of any soil issues in relation to this land. If any soil information/reports have been prepared in relation to this property, they will be available for viewing at an Auckland Council Service Centre or via the property file product services.

### Flooding

This statement entitled "Flooding" appears on all LIMs.

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

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

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

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

### Exposure Zones

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

This property is classified as: Zone C

Medium — Inland coastal areas with medium risk from wind-blown sea-spray salt deposits. This zone covers mainly coastal areas with relatively low salinity. The extent of the affected area varies significantly with factors such as winds, topography and vegetation. Within each of the zones there are different environmental locations that require fittings and fixtures appropriate to its designation as outlined Tables 4.1 to 4.3 in NZS 3604:2011 being either "closed", "sheltered" or "exposed".

For further information refer to NZS 3604:2011 Section 4 — Durability.

## Coastal Erosion

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

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

Coastal erosion is the wearing away of land due to coastal processes such as waves and currents. Coastal instability is the movement of land (typically as a landslide) resulting from the loss of support caused by coastal erosion.

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

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

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

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

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

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

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

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

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

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

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

No Information has been notified to Council.

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

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

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

<b>Billing Number/ Rate Account:</b>	12342634379
<b>Rates levied for the Year 2021/2022 :</b>	\$13,803.58
<b>Total rates to clear for the current year (including any arrears and postponed rates):</b>	\$10,352.67

The rates figures are provided as at 8 a.m. 16/11/2021. It is strongly advised these are not used for settlement purposes.


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### Retrofit Your Home Programme

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

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

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

 retrofit@aucklandcouncil.govt.nz

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

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

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

## Financial / development contributions

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

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

## Resource Management

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### Planning

19 Arney Crescent Remuera Auckland 1050

Application No.	Description	Decision	Decision Date
AO/01/09057	Land Use Consent New dwelling front yard ladns caping hirtb trees earthwro sk and scz	Granted	25/10/2001

### Subdivisions

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

### Engineering Approvals

There are **NO** Engineering approvals recorded.

If there are any conditions, then only that portion of the consent will be included in the attachments section. The applicant should satisfy themselves as to whether all conditions of resource consents for this property have been met.

### Further Information

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The Council may hold additional information for this property, for example concerning resource consents for discharges to air, land or water issued by the former Auckland Regional Council prior to 1 November 2010. If you would like Auckland Council to search for this type of information, please contact us.

### Building

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19 Arney Crescent Remuera Auckland 1050

Application No.	Description	Issue Date	Status
AC/01/13731 AC/01/17373	Erect a dwelling with garage. Amend ac/01/13731 - swimming pool.	16/08/2001	CCC Issued 28/04/2004 (See Note 2)
BLD20052231401 BLD20052231403 BLD20052231402	Demolition to upper floor Amendment for drainage to garage RE CLAD - Amendment reclad external wall	05/10/2005	CCC Issued 13/12/2007 (See Note 2)

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

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

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

### Compliance Schedules (Building Warrant of Fitness)

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

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

### Swimming/Spa Pool Barriers

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

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

### Licences

There are NO current licences recorded

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

The Council has been notified of the following information under Section 124 of the Weathertight Homes Resolution Services Act 2006:

Effective Date	Description	Details
29/11/2008	Weathertightness claim	This information is disclosed pursuant to section 44A(3) of the Local Government Official Information and Meetings Act 1987: This property was the subject of a building/weathertight defects claim which was resolved 9/5/12. Councils holds information on consented building work on its Property File, but cannot provide details of claims for privacy reasons, nor express any view as to the scope of remediation (if any) as scope of building work is determined by the Owner.

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

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

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

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

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

The AUP:OP can be viewed here:

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

The legacy regional and district plans can be viewed here:

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

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

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

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

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

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

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

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

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

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

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

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

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Information relating to any proposed Plan Changes to DP:HGI can be found here:  
<https://www.aucklandcouncil.govt.nz/aurakigulfislands>

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

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

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

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

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

## **Auckland Unitary Plan**

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

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

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

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

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

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

No information has been notified to Council.

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

Underground Services and District Plan maps are attached.

Please note: Height restrictions apply where overhead power lines cross the site. Works near water services utilities may require approval. Works near high-pressure Gas, Oil or LPG pipelines create risk of damage



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and must first be approved. Please contact the relevant Utility provider in your area for further information.

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

## Attachments

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

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

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

- Consent Conditions : 0000-04515481 - R/LUC/2001/5709057 - LAND USE CONSENT consent co
- Consent Conditions : AO.01.09057
- As Built Drainage Plan : BCO30365525 - As Built Drainage Plan

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

### Address

19 Arney Crescent Remuera Auckland 1050

### Legal Description

Lot 5 DP 30133

### Appeals

### Modifications

### Zones

Residential - Mixed Housing Suburban Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index - Urban

### Overlays

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - E13 - Mount Eden - Viewshafts

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - H2 - Mount Hobson - Viewshafts

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - H3 - Mount Hobson - Viewshafts

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - H6 - Mount Hobson - Viewshafts

Natural Heritage: Regionally Significant Volcanic Viewshafts Overlay Contours [i]

### Designations

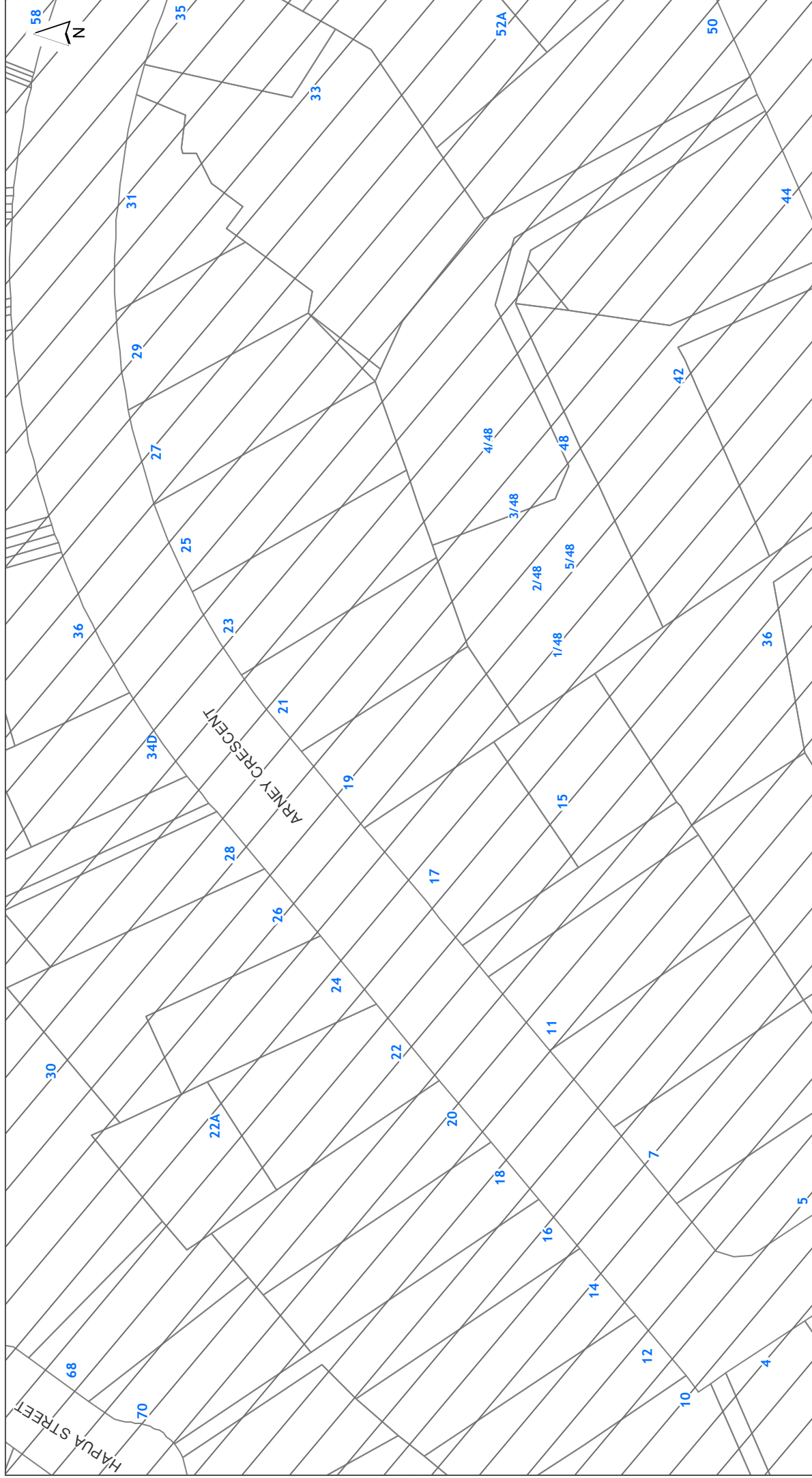


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**Built Environment**  
 19 Arney Crescent Remuera Auckland 1050  
 Lot 5 DP 30133

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 Meters  
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 Date Printed:  
 16/11/2021





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**Controls**

**19 Arney Crescent Remuera Auckland 1050**

**Lot 5 DP 30133**

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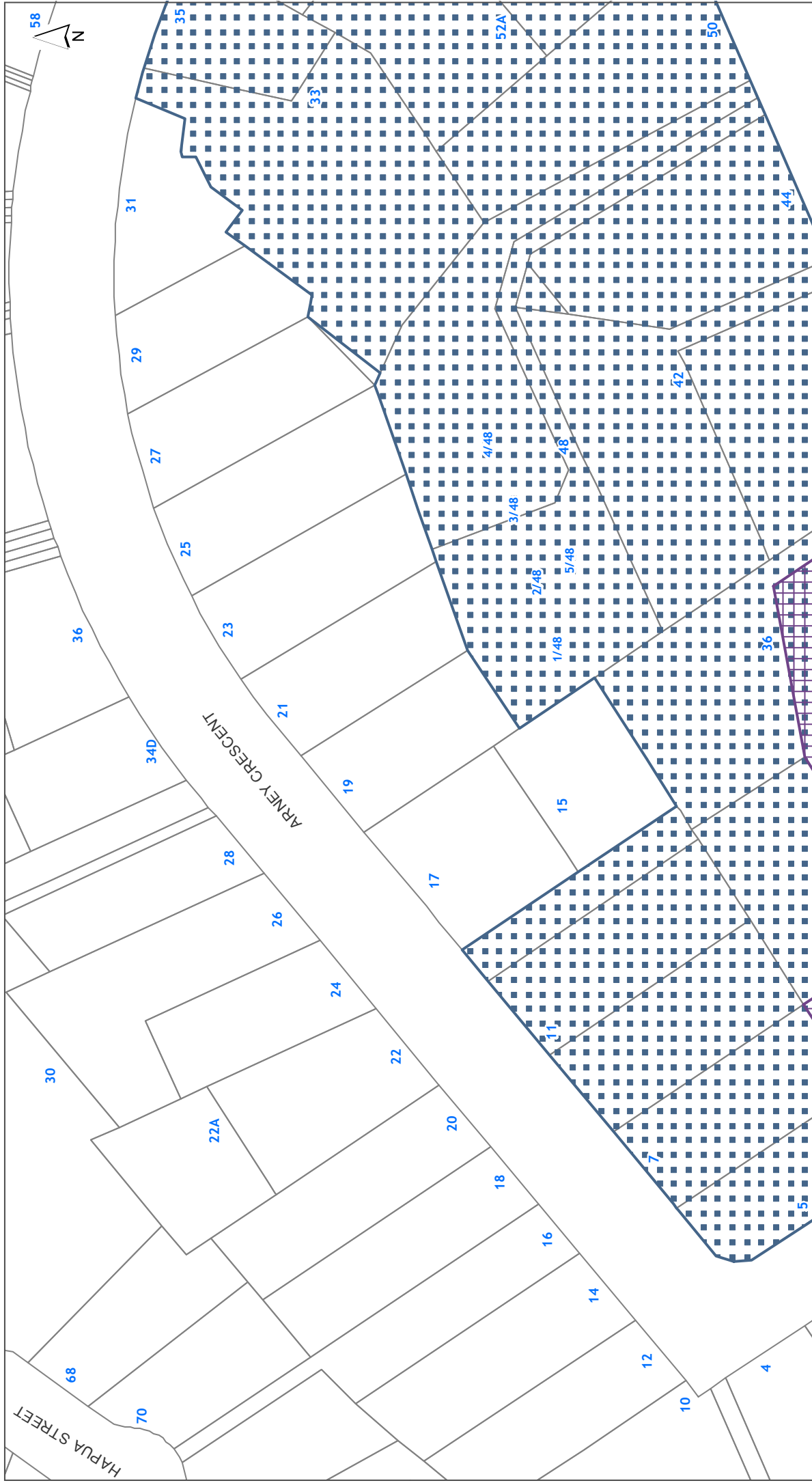
**Designations**

19 Arney Crescent Remuera Auckland 1050

Lot 5 DP 30133

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**Historic Heritage and Special Character**  
**19 Arney Crescent Remuera Auckland 1050**  
**Lot 5 DP 30133**

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**Infrastructure**  
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 Lot 5 DP 30133

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 16/11/2021





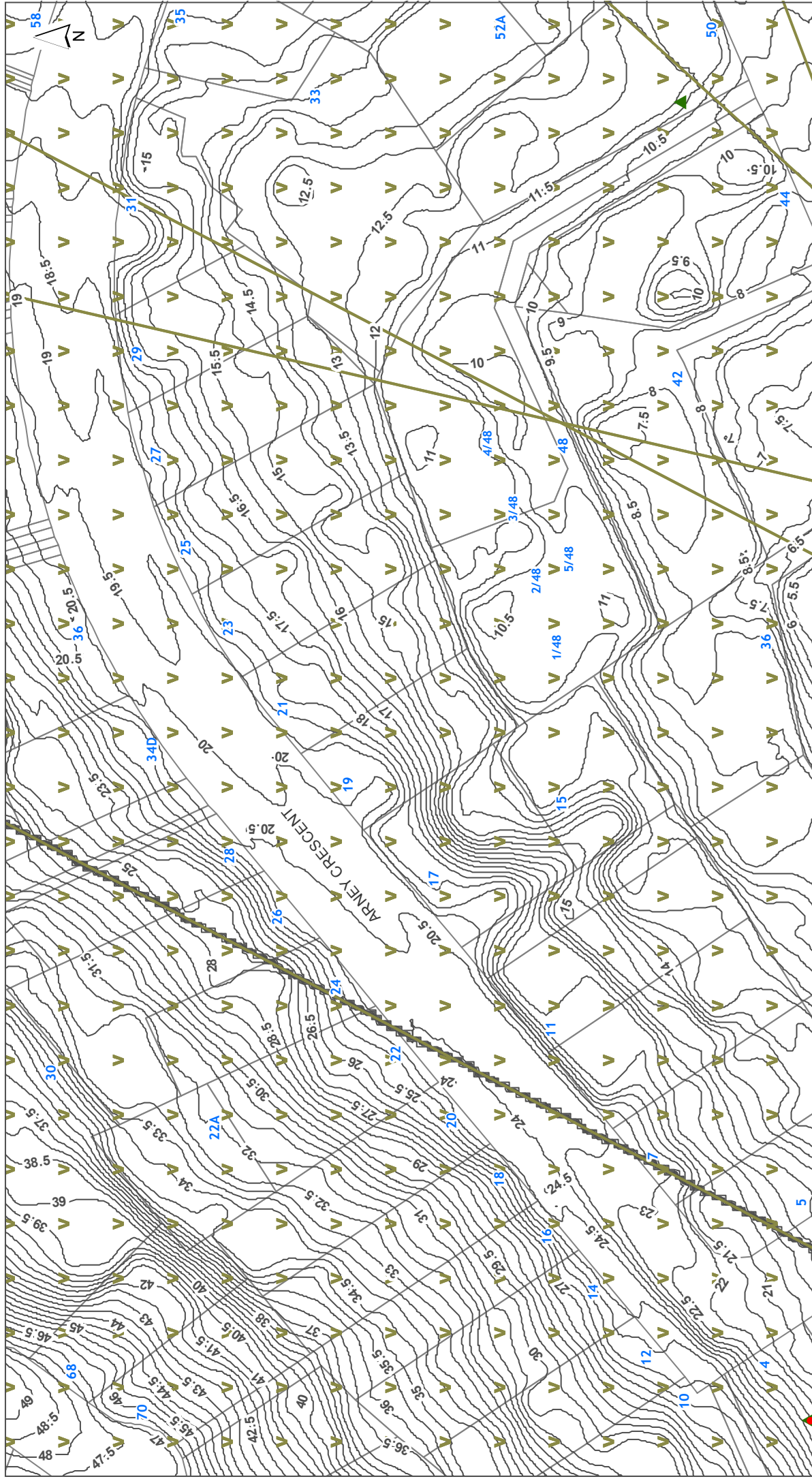


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**Mana Whenua**  
**19 Arney Crescent Remuera Auckland 1050**  
**Lot 5 DP 30133**

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**Natural Heritage**  
19 Arney Crescent Remuera Auckland 1050  
Lot 5 DP 30133

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**Natural Resources**  
19 Arney Crescent Remuera Auckland 1050  
Lot 5 DP 30133

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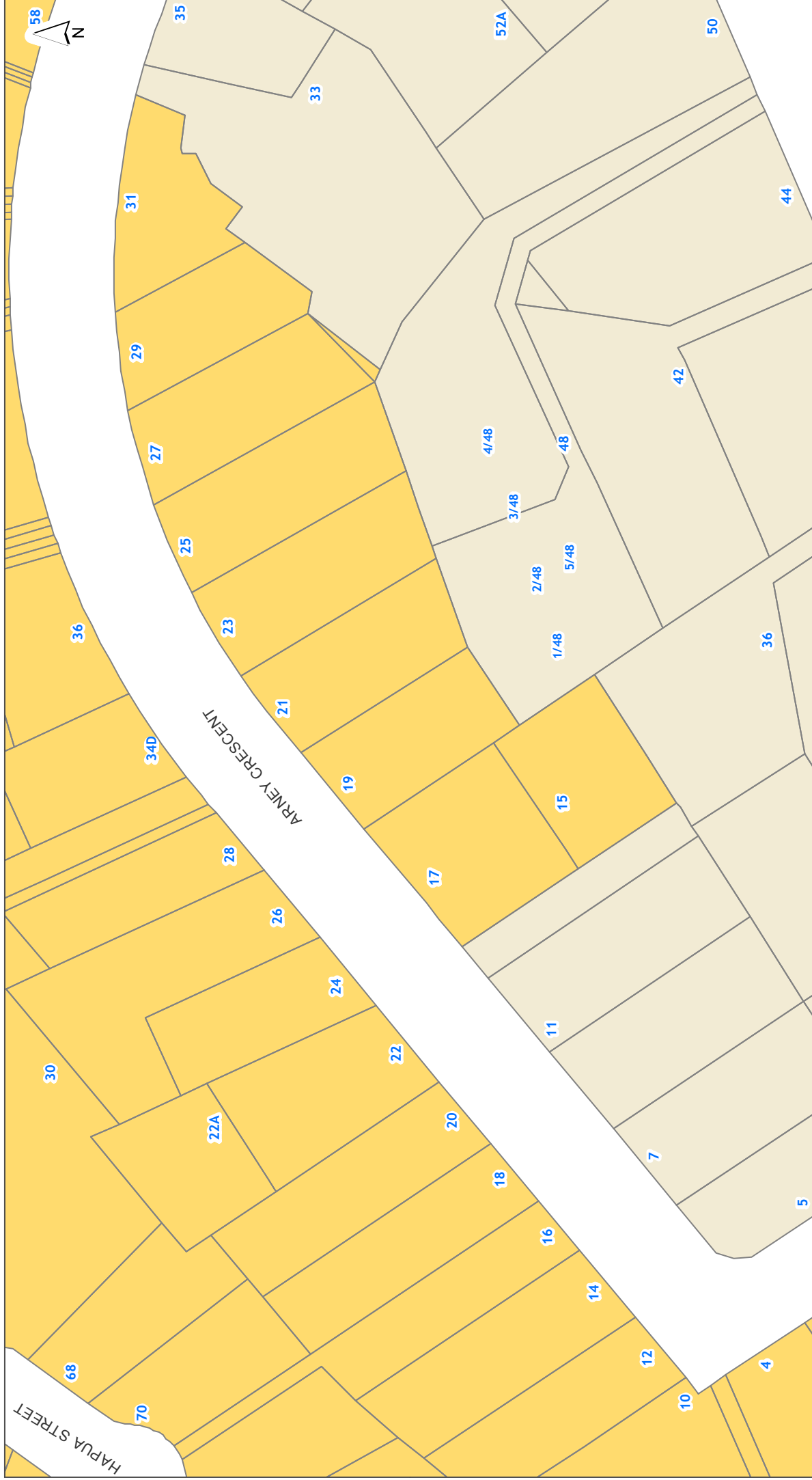


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**Precincts**  
 19 Arney Crescent Remuera Auckland 1050  
 Lot 5 DP 30133

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**Zones and Rural Urban Boundary**  
**19 Arney Crescent Remuera Auckland 1050**  
**Lot 5 DP 30133**

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## NOTATIONS

### Appeals to the Proposed Plan

 Appeals seeking changes to zones or management layers

### Proposed Plan Modifications to Operative in part Plan

 Notice of Requirements

 Proposed Plan Changes

### Tagging of Provisions:

[ i ] = Information only

[ rp ] = Regional Plan



[ rcp ] = Regional Coastal Plan

[ rps ] = Regional Policy Statement

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

## ZONING

### Residential

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








### Business

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

### Open space

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



### Rural

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

### Future Urban

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

### Infrastructure

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

### Coastal

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



Precincts

--- Rural Urban Boundary

--- Indicative Coastline [i]

# Overlays

## Natural Resources

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

## Natural Heritage

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

## Infrastructure

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

## Historic Heritage & Special Character

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

## Mana Whenua

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

## Built Environment

- Identified Growth Corridor Overlay

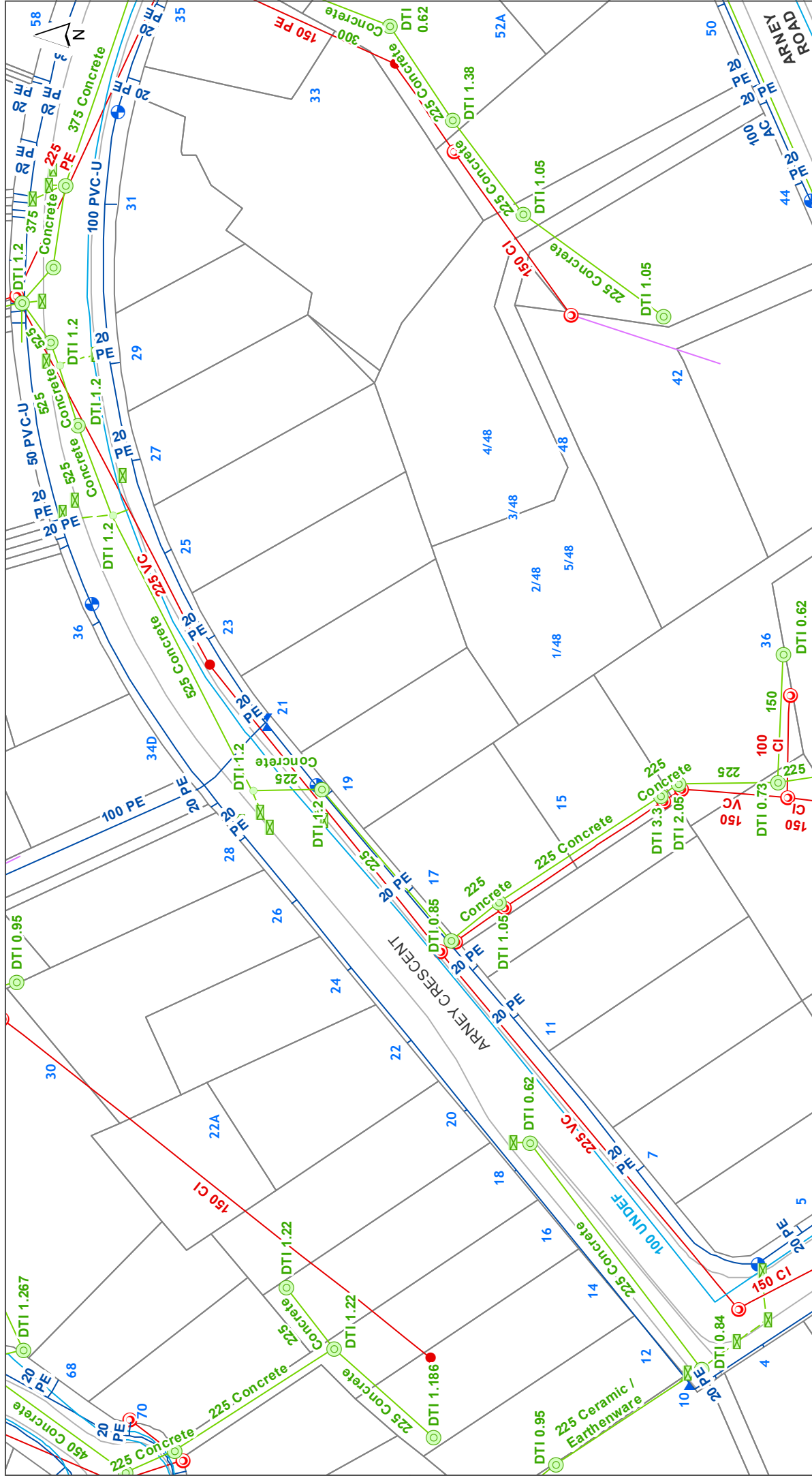
# Controls

- Key Retail Frontage
  - General Commercial Frontage
  - Adjacent to Level Crossings
  - General
  - Motorway Interchange Control
  - Centre Fringe Office Control
  - Height Variation Control
  - Parking Variation Control
  - Level Crossings With Sightlines Control
  - Arterial Roads
  - Business Park Zone Office Control
  - Hazardous Facilities
  - Infrastructure
  - Macroinvertebrate Community Index
  - Flow 1 [rp]
  - Flow 2 [rp]
  - Subdivision Variation Control
  - Indigenous Vegetation 749.7 ha
  - Freshwater Wetland 14.6 ha
  - Surf Breaks [rcp]
  - Cable Protection Areas Control [rcp]
  - Coastal Inundation 1 per cent AEP Plus 1m Control
- } Building Frontage Control
- } Vehicle Access Restriction Control
- } Emergency Management Area Control
- } Stormwater Management Area Control
- } Kawau Island Rural Subdivision SEAs Control

# Designations

- Designations

- Airspace Restriction Designations



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**Underground Services**

**19 Arney Crescent Remuera Auckland 1050**

**Lot 5 DP 30133**



Scale @ A4 = 1:1,000

Date Printed: 16/11/2021





Stormwater

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

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

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

Water

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

Wastewater

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

Utilities

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

Legend updated: 21/09/2020





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**Hazards**  
 19 Arney Crescent Remuera Auckland 1050  
 Lot 5 DP 30133

0 6.5 13 19.5  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
 16/11/2021



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**Natural Hazards - Coastal Erosion ASCIE**  
**19 Arney Crescent Remuera Auckland 1050**  
**Lot 5 DP 30133**

0 6.5 13 19.5  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
 16/11/2021





0 6.5 13 19.5  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
16/11/2021

Natural Hazards - Coastal Inundation

19 Arney Crescent Remuera Auckland 1050

Lot 5 DP 30133

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**Natural Hazards - Flooding**  
 19 Arney Crescent Remuera Auckland 1050  
 Lot 5 DP 30133

0 6.5 13 19.5  
 Meters  
**Scale @ A4**  
 = 1:1,000  
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**Natural Hazards - Sea Spray**  
**19 Arney Crescent Remuera Auckland 1050**  
**Lot 5 DP 30133**

0 6.5 13 19.5  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
 16/11/2021





0 6.5 13 19.5  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
16/11/2021

Natural Hazards - Volcanic Cones

19 Arney Crescent Remuera Auckland 1050

Lot 5 DP 30133

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**Other**  
 19 Arney Crescent Remuera Auckland 1050  
 Lot 5 DP 30133

0 6.5 13 19.5  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
 16/11/2021























**Hazards**

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

**Hazards**

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

**Natural Hazards**

- Overland Flow Path**
-  Catchment area 100 Ha and above
-  Catchment area 3 Ha to 100 Ha
-  Catchment area 1 Ha and 3 Ha
-  Catchment area 4000 m² to 1 Ha
-  Catchment area 2000 m² to 4000 m²
-  1% AEP Flood Plain
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Sea Spray
-  Volcanic Cones
- Coastal Inundation**
-  1% AEP
-  1% AEP plus 1m sea level rise
-  1% AEP plus 2m sea level rise
- Areas Susceptible to Coastal Instability and Erosion (ASCIE)**
-  ASCIE 2050 (RCP8.5)
-  ASCIE 2080 (RCP8.5)
-  ASCIE 2130 (RCP8.5)
-  ASCIE 2130 (RCP8.5+)
-  Marine Area (Based on MHWS10, from Unitary Plan)

**Other**

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

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

25 October 2001

Childs  
Mr J. Childs  
P O Box 52077  
Kingsland  
Auckland 1030

Dear Sir/Madam,

**APPLICATION FOR RESOURCE CONSENT AT 19 Arney Crescent, Remuera BY Carmel Properties Ltd (TCS REF: AO/01/09057)**

This is to advise you that resource consent was granted under delegated authority by the Team Coordinator on 25-10-2001

The full text of the decision is as follows.

Pursuant to Section 105 of the Resource Management Act 1991, the discretionary activity land use application by Carmel Properties Ltd to construct a new three level dwelling and re-landscaping of the site that:

- Infringes the 2m+45° building in relation to eastern boundary control for a maximum vertical height of 6.0m over a maximum horizontal length of 14.5m.
- Infringes the 2m+45° building in relation to western boundary control for a maximum vertical height of 5.5m over a maximum horizontal length of 12.2m.
- Infringes the required 60% front yard landscaping control by 15% or 17m<sup>2</sup>, thus resulting in the total front yard landscaping control being 45% or 52m<sup>2</sup>.
- Involves removing a generally protected Michaleia tree and a generally protected bottlebrush tree located on the subject site.
- Involves excavations which will infringe the 1V:2H excavation control plane as it relates to the eastern boundary, by a maximum vertical depth of 3.2m over a maximum horizontal length of 17.2m.

- Involves excavations which will infringe the 1V:2H excavation control plane as it relates to the western boundary, by a maximum vertical depth of 4.5 m over a maximum horizontal length of 14.5m.
- Involves 1970m<sup>3</sup> of earthworks, which exceeds the 25m<sup>3</sup> of earthworks permitted on the site.
- Involves the construction of a new dwelling on a site zoned Residential 2b.

at 19 Arney Crescent, Remuera described as LOT 5 DP 30133, CA / be **granted consent**.

Pursuant to Section 113 of the Resource Management Act 1991, the reasons for this discretionary activity consent are as follows:

- (a) The granting of consent to the applicant's proposal will have no more than minor effects on the environment. In particular, the form, mass, proportion and materials of the new dwelling are compatible with the original architectural style predominant in the street, which has a diversity of building styles.
- (b) The granting of consent to the applicant's proposal is consistent with the relevant assessment criteria for the removal of generally protected trees, and in particular the removal of two generally protected trees is necessary in order to construct a level and safe building platform, access and outdoor living area for the proposed new dwelling. The applicant has proposed suitable mitigation measures including extensive landscaping of the front yard of the site.
- (c) The granting of consent to the applicant's proposal is consistent with the relevant assessment criteria for discretionary activities, and in particular have minor effects on the surrounding environment, with specific reference to neighbouring properties. All adversely affected persons approvals have are obtained.
- (d) The imposition of the following conditions will ensure that the effects of the applicant's proposal are mitigated, and in particular all conditions relating to the proposed earthworks and excavations.
- (e) The applicant's proposal is consistent with the objectives and policies of the Operative District Plan, and the sustainable management purpose of the Resource Management Act 1991.

Pursuant to Section 108 of the Resource Management Act 1991, this consent is subject to the following conditions:

**Activity in Accordance with Plans**

- (1) The proposed activity shall be carried out in accordance with the plans and all information submitted with the application, being described as Plans 1 – 3, drawn by Paterson, Cullen Irwin Ltd, titled '*Proposed New House 19 Arney Cres, Remuera*', dated May 2001 and and Engineering Report by Moss Engineering Consultants Ltd titled '*19 Arney Crescent, Remuera*', dated 25<sup>th</sup> June 2001 referenced by Council as AO/01/09057.

### **Monitoring**

- (2) The consent holder shall pay the Council a consent compliance monitoring charge of \$180 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent. (This charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent).

The \$180 (inclusive of GST) charge shall be paid as part of the resource consent fee and the consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

### **Trees**

- (3) The landscaping shall be implemented and maintained in accordance with the approved landscaping plan prepared by Encompass Design Ltd titled '*19 Arney Crescent, Remuera – Landscape Proposal*', dated August 2001 and referenced by Council as A0/01/9057. This shall be implemented within the next planting season (ie Autumn to Spring) immediately following the removal of the bottlebrush and Michaelia. In particular the replacement planting shall also include two native replacement trees within the front yard of the site. The trees shall have a minimum root ball size of Pb 95 (or equivalent) and a minimum height of two metres at the time of planting. The replacement trees shall be maintained thereafter.

### **Heritage**

- (4) The proposed new dwelling shall be painted in a colour scheme that is compatible with the surrounding environment.

### **Construction / Excavations / Earthworks**

- (5) That the consent holder shall implement suitable sediment control measures during all earthworks to ensure that all stormwater run off from the site is managed and controlled to ensure that no silt, sediment or water containing silt or sediment is discharged into stormwater pipes, drains, channels or soakage systems in accordance with the Auckland City Operative District Plan 1999 (Isthmus) Annexure 14 Guidelines for sediment control. In the event that material is deposited on the street, the consent holder shall take immediate action at their own expense, to clean the street. These measures shall remain in place until the completion of the development.
- (6) That all demolition, earthworks and construction works shall be restricted to the hours between 7.30am to 6.00pm Monday to Friday and 8am to 1.00pm Saturday. No such work shall occur on Sundays or public holidays. The intent of such a condition is to ensure residential amenity is maintained for the surrounding neighbours.
- (7) Prior to commencement of any works on the site, the consent holder shall submit a Construction Management Plan to the satisfaction of the Team Leader, Compliance Monitoring, Auckland City Environments. The Construction Management Plan shall include specific details relating to the demolition, construction and management of all works associated with this development.
  - (i) Details of the site manager, including their contact details (phone, facsimile, postal address);

- (ii) The location of a large noticeboard on the site that clearly identifies the name, telephone number and address for service of the site manager;
- (iii) Any means, such as a restriction on the size of construction vehicles and machinery accessing the site, required to ensure that no damage occurs to street trees throughout the construction period;
- (iv) Any means of protection of services such as pipes and watermains within the road reserve.
- Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities;
- (v) Measures to be adopted to ensure that pedestrian access past the site on the public footpaths is safe and not obstructed during construction works.
- (vi) Location of workers conveniences (e.g. portaloos).
- (vii) Ingress and egress to and from the site for vehicles during site works period.
- (viii) Proposed numbers and timing of truck movements throughout the day and the proposed routes.
- (ix) Procedures for controlling sediment runoff, dust and the removal of soil, debris and demolition and construction materials from public roads or places.
- (x) Proposed hours of work on the site.
- (xi) Location of vehicle and construction machinery access during the period of site works.

The approved Construction Management Plan shall be implemented and maintained throughout the entire demolition and construction period.

- (8) No building or excavation shall take place behind a line 2.5 metres from the rear boundary wall, without specific design by a registered geotechnical or structural engineer.
- (9) All retaining walls, fills, foundations and earthworks shall be specifically designed by a registered structural or geotechnical engineer who is familiar with the geotechnical report by Moss Engineering Consultants Ltd titled '19 Arney Crescent, Remuera', dated 25<sup>th</sup> June 2001.
- (10) All temporary excavations shall be limited to an open face of not more than 3 metres horizontal distance, at any one time and shall be limited to an unsupported gradient of 1 vertical to 2 horizontal.
- (11) All excavations that intercept a line 1 vertical to 2 horizontal from an adjacent boundary shall be retained with a suitable retaining structure designed for at rest conditions.
- (12) Normal supervision of the excavations for the foundations and floor slabs shall be undertaken by an engineer and provision shall be made for over-deepening of any foundations where soft or weak soils are encountered. In addition, the engineer shall certify in writing to the satisfaction of Team Leader, Compliance Monitoring, Auckland City Environments, following the completion of earthworks that the stability of the site has not been compromised.

- (13) All excavations in soils, for foundations shall be protected from the weather. Excavations shall only be carried out in dry weather conditions only and unless concreting follows on the same day, the exposed subgrade and cut faces shall be temporarily protected using site concrete, polythene or a layer of basecourse.
- (14) All spread foundations shall be founded a minimum of 450mm below cleared ground level and into natural ground or engineering made ground. If non-engineered made ground exists at this level, then the excavation shall be deepened to penetrate through made ground and into natural materials. For made ground greater than 1 metre in depth, specific design of foundations shall be required.
- (15) Piled or trenched foundations, shall penetrate through any non-engineered made ground and into natural materials below. Such foundations shall require specific design in accordance with the geotechnical report by Moss Engineering Consultants Ltd titled '19 Arney Crescent, Remuera', dated 25<sup>th</sup> June 2001.
- (16) All stormwater from any new hard surface (roofs, patios, driveways etc), any groundwater collected from behind retaining walls shall be collected and disposed of into an appropriate reticulated system.

#### ADVICE NOTES

- (1) *The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws.*
- (2) *This resource consent will expire two years after the date of commencement of consent unless: (a) It is given effect to before the end of that period; or, (b) Upon an application made up to 3 months after the expiry of that period (or such longer period as is fixed under section 37 of the Resource Management Act), the Council fixes a longer period. The statutory considerations, which apply to extensions, are set out in section 125(1)(b) of the Resource Management Act 1991.*
- (3) *A copy of this consent should be held on site at all times during the establishment and construction phase of the activity.*
- (4) *The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Team Leader, Compliance Monitoring and include the following details:*
  - *- name and telephone number of the project manager and site owner*
  - *- site address to which the consent relates*
  - *- activity to which the consent relate*
  - *- expected duration of works.*
- (5) *This consent does not constitute building consent approval. Please check as to whether or not a building consent is required under the Building Act 1991. If a building consent application is already lodged with Council or has already been obtained you are advised that unless otherwise stated, the use shall not commence until conditions of this resource consent have been met.*
- (6) *If this consent and its conditions alter or affect a previously approved building consent for the same project you are advised that a new building consent may need to be applied for.*
- (7) *If you disagree with any of the above conditions (except any condition that requires the payment of a financial contribution) or with any additional charges relating to the processing*

*of the application, you have a right of objection pursuant to Section 357 of the Resource Management Act 1991 which shall be made in writing to Council within 15 working days of notification of the decision. Council will as soon as practicable consider the objection at a hearing.*

*It is noted that a compliance monitoring fee of \$180 (inclusive of GST) was paid at the time of lodging this resource consent application. Accordingly the monitoring condition (2) is deemed to be satisfied in so far as the payment of the \$180 fee. The applicant is also advised that additional charges may be incurred on this resource consent as a result of additional monitoring in accordance with the monitoring condition (2).*

Yours faithfully,

**Snezana Davidovic-Serafin  
SENIOR ADMINISTRATION OFFICER  
CUSTOMER ADVICE & CONSENTS**

25 October 2001

Childs  
Mr J. Childs  
P O Box 52077  
Kingsland  
Auckland 1030

Dear Sir/Madam,

**APPLICATION FOR RESOURCE CONSENT AT 19 Arney Crescent, Remuera BY Carmel Properties Ltd (TCS REF: AO/01/09057)**

This is to advise you that resource consent was granted under delegated authority by the Team Coordinator on 25-10-2001

The full text of the decision is as follows.

Pursuant to Section 105 of the Resource Management Act 1991, the discretionary activity land use application by Carmel Properties Ltd to construct a new three level dwelling and re-landscaping of the site that:

- Infringes the 2m+45° building in relation to eastern boundary control for a maximum vertical height of 6.0m over a maximum horizontal length of 14.5m.
- Infringes the 2m+45° building in relation to western boundary control for a maximum vertical height of 5.5m over a maximum horizontal length of 12.2m.
- Infringes the required 60% front yard landscaping control by 15% or 17m<sup>2</sup>, thus resulting in the total front yard landscaping control being 45% or 52m<sup>2</sup>.
- Involves removing a generally protected Michaleia tree and a generally protected bottlebrush tree located on the subject site.
- Involves excavations which will infringe the 1V:2H excavation control plane as it relates to the eastern boundary, by a maximum vertical depth of 3.2m over a maximum horizontal length of 17.2m.



- Involves excavations which will infringe the 1V:2H excavation control plane as it relates to the western boundary, by a maximum vertical depth of 4.5 m over a maximum horizontal length of 14.5m.
- Involves 1970m<sup>3</sup> of earthworks, which exceeds the 25m<sup>3</sup> of earthworks permitted on the site.
- Involves the construction of a new dwelling on a site zoned Residential 2b.

at 19 Arney Crescent, Remuera described as LOT 5 DP 30133, CA / be **granted consent**.

Pursuant to Section 113 of the Resource Management Act 1991, the reasons for this discretionary activity consent are as follows:

- (a) The granting of consent to the applicant's proposal will have no more than minor effects on the environment. In particular, the form, mass, proportion and materials of the new dwelling are compatible with the original architectural style predominant in the street, which has a diversity of building styles.
- (b) The granting of consent to the applicant's proposal is consistent with the relevant assessment criteria for the removal of generally protected trees, and in particular the removal of two generally protected trees is necessary in order to construct a level and safe building platform, access and outdoor living area for the proposed new dwelling. The applicant has proposed suitable mitigation measures including extensive landscaping of the front yard of the site.
- (c) The granting of consent to the applicant's proposal is consistent with the relevant assessment criteria for discretionary activities, and in particular have minor effects on the surrounding environment, with specific reference to neighbouring properties. All adversely affected persons approvals have are obtained.
- (d) The imposition of the following conditions will ensure that the effects of the applicant's proposal are mitigated, and in particular all conditions relating to the proposed earthworks and excavations.
- (e) The applicant's proposal is consistent with the objectives and policies of the Operative District Plan, and the sustainable management purpose of the Resource Management Act 1991.

Pursuant to Section 108 of the Resource Management Act 1991, this consent is subject to the following conditions:

**Activity in Accordance with Plans**

- (1) The proposed activity shall be carried out in accordance with the plans and all information submitted with the application, being described as Plans 1 – 3, drawn by Paterson, Cullen Irwin Ltd, titled '*Proposed New House 19 Arney Cres, Remuera*', dated May 2001 and and Engineering Report by Moss Engineering Consultants Ltd titled '*19 Arney Crescent, Remuera*', dated 25<sup>th</sup> June 2001 referenced by Council as AO/01/09057.

### **Monitoring**

- (2) The consent holder shall pay the Council a consent compliance monitoring charge of \$180 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent. (This charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent).

The \$180 (inclusive of GST) charge shall be paid as part of the resource consent fee and the consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

### **Trees**

- (3) The landscaping shall be implemented and maintained in accordance with the approved landscaping plan prepared by Encompass Design Ltd titled '*19 Arney Crescent, Remuera – Landscape Proposal*', dated August 2001 and referenced by Council as A0/01/9057. This shall be implemented within the next planting season (ie Autumn to Spring) immediately following the removal of the bottlebrush and Michaelia. In particular the replacement planting shall also include two native replacement trees within the front yard of the site. The trees shall have a minimum root ball size of Pb 95 (or equivalent) and a minimum height of two metres at the time of planting. The replacement trees shall be maintained thereafter.

### **Heritage**

- (4) The proposed new dwelling shall be painted in a colour scheme that is compatible with the surrounding environment.

### **Construction / Excavations / Earthworks**

- (5) That the consent holder shall implement suitable sediment control measures during all earthworks to ensure that all stormwater run off from the site is managed and controlled to ensure that no silt, sediment or water containing silt or sediment is discharged into stormwater pipes, drains, channels or soakage systems in accordance with the Auckland City Operative District Plan 1999 (Isthmus) Annexure 14 Guidelines for sediment control. In the event that material is deposited on the street, the consent holder shall take immediate action at their own expense, to clean the street. These measures shall remain in place until the completion of the development.
- (6) That all demolition, earthworks and construction works shall be restricted to the hours between 7.30am to 6.00pm Monday to Friday and 8am to 1.00pm Saturday. No such work shall occur on Sundays or public holidays. The intent of such a condition is to ensure residential amenity is maintained for the surrounding neighbours.
- (7) Prior to commencement of any works on the site, the consent holder shall submit a Construction Management Plan to the satisfaction of the Team Leader, Compliance Monitoring, Auckland City Environments. The Construction Management Plan shall include specific details relating to the demolition, construction and management of all works associated with this development.

- (i) Details of the site manager, including their contact details (phone, facsimile, postal address);

- (ii) The location of a large noticeboard on the site that clearly identifies the name, telephone number and address for service of the site manager;
- (iii) Any means, such as a restriction on the size of construction vehicles and machinery accessing the site, required to ensure that no damage occurs to street trees throughout the construction period;
- (iv) Any means of protection of services such as pipes and watermains within the road reserve.
- Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities;
- (v) Measures to be adopted to ensure that pedestrian access past the site on the public footpaths is safe and not obstructed during construction works.
- (vi) Location of workers conveniences (e.g. portaloos).
- (vii) Ingress and egress to and from the site for vehicles during site works period.
- (viii) Proposed numbers and timing of truck movements throughout the day and the proposed routes.
- (ix) Procedures for controlling sediment runoff, dust and the removal of soil, debris and demolition and construction materials from public roads or places.
- (x) Proposed hours of work on the site.
- (xi) Location of vehicle and construction machinery access during the period of site works.

The approved Construction Management Plan shall be implemented and maintained throughout the entire demolition and construction period.

- (8) No building or excavation shall take place behind a line 2.5 metres from the rear boundary wall, without specific design by a registered geotechnical or structural engineer.
- (9) All retaining walls, fills, foundations and earthworks shall be specifically designed by a registered structural or geotechnical engineer who is familiar with the geotechnical report by Moss Engineering Consultants Ltd titled '19 Arney Crescent, Remuera', dated 25<sup>th</sup> June 2001.
- (10) All temporary excavations shall be limited to an open face of not more than 3 metres horizontal distance, at any one time and shall be limited to an unsupported gradient of 1 vertical to 2 horizontal.
- (11) All excavations that intercept a line 1 vertical to 2 horizontal from an adjacent boundary shall be retained with a suitable retaining structure designed for at rest conditions.
- (12) Normal supervision of the excavations for the foundations and floor slabs shall be undertaken by an engineer and provision shall be made for over-deepening of any foundations where soft or weak soils are encountered. In addition, the engineer shall certify in writing to the satisfaction of Team Leader, Compliance Monitoring, Auckland City Environments, following the completion of earthworks that the stability of the site has not been compromised.

- (13) All excavations in soils, for foundations shall be protected from the weather. Excavations shall only be carried out in dry weather conditions only and unless concreting follows on the same day, the exposed subgrade and cut faces shall be temporarily protected using site concrete, polythene or a layer of basecourse.
- (14) All spread foundations shall be founded a minimum of 450mm below cleared ground level and into natural ground or engineering made ground. If non-engineered made ground exists at this level, then the excavation shall be deepened to penetrate through made ground and into natural materials. For made ground greater than 1 metre in depth, specific design of foundations shall be required.
- (15) Piled or trenched foundations, shall penetrate through any non-engineered made ground and into natural materials below. Such foundations shall require specific design in accordance with the geotechnical report by Moss Engineering Consultants Ltd titled '19 Arney Crescent, Remuera', dated 25<sup>th</sup> June 2001.
- (16) All stormwater from any new hard surface (roofs, patios, driveways etc), any groundwater collected from behind retaining walls shall be collected and disposed of into an appropriate reticulated system.

#### ADVICE NOTES

- (1) *The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws.*
- (2) *This resource consent will expire two years after the date of commencement of consent unless: (a) It is given effect to before the end of that period; or, (b) Upon an application made up to 3 months after the expiry of that period (or such longer period as is fixed under section 37 of the Resource Management Act), the Council fixes a longer period. The statutory considerations, which apply to extensions, are set out in section 125(1)(b) of the Resource Management Act 1991.*
- (3) *A copy of this consent should be held on site at all times during the establishment and construction phase of the activity.*
- (4) *The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Team Leader, Compliance Monitoring and include the following details:*
  - *- name and telephone number of the project manager and site owner*
  - *- site address to which the consent relates*
  - *- activity to which the consent relate*
  - *- expected duration of works.*
- (5) *This consent does not constitute building consent approval. Please check as to whether or not a building consent is required under the Building Act 1991. If a building consent application is already lodged with Council or has already been obtained you are advised that unless otherwise stated, the use shall not commence until conditions of this resource consent have been met.*
- (6) *If this consent and its conditions alter or affect a previously approved building consent for the same project you are advised that a new building consent may need to be applied for.*
- (7) *If you disagree with any of the above conditions (except any condition that requires the payment of a financial contribution) or with any additional charges relating to the processing*

*of the application, you have a right of objection pursuant to Section 357 of the Resource Management Act 1991 which shall be made in writing to Council within 15 working days of notification of the decision. Council will as soon as practicable consider the objection at a hearing.*

*It is noted that a compliance monitoring fee of \$180 (inclusive of GST) was paid at the time of lodging this resource consent application. Accordingly the monitoring condition (2) is deemed to be satisfied in so far as the payment of the \$180 fee. The applicant is also advised that additional charges may be incurred on this resource consent as a result of additional monitoring in accordance with the monitoring condition (2).*

Yours faithfully,

**Snezana Davidovic-Serafin  
SENIOR ADMINISTRATION OFFICER  
CUSTOMER ADVICE & CONSENTS**

BCP-009

Issue 3

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DC-71

Auckland City.

Compass Centre -

CITY OF <del>MANNING</del> - DRAINAGE PLAN	Street Code: 10725
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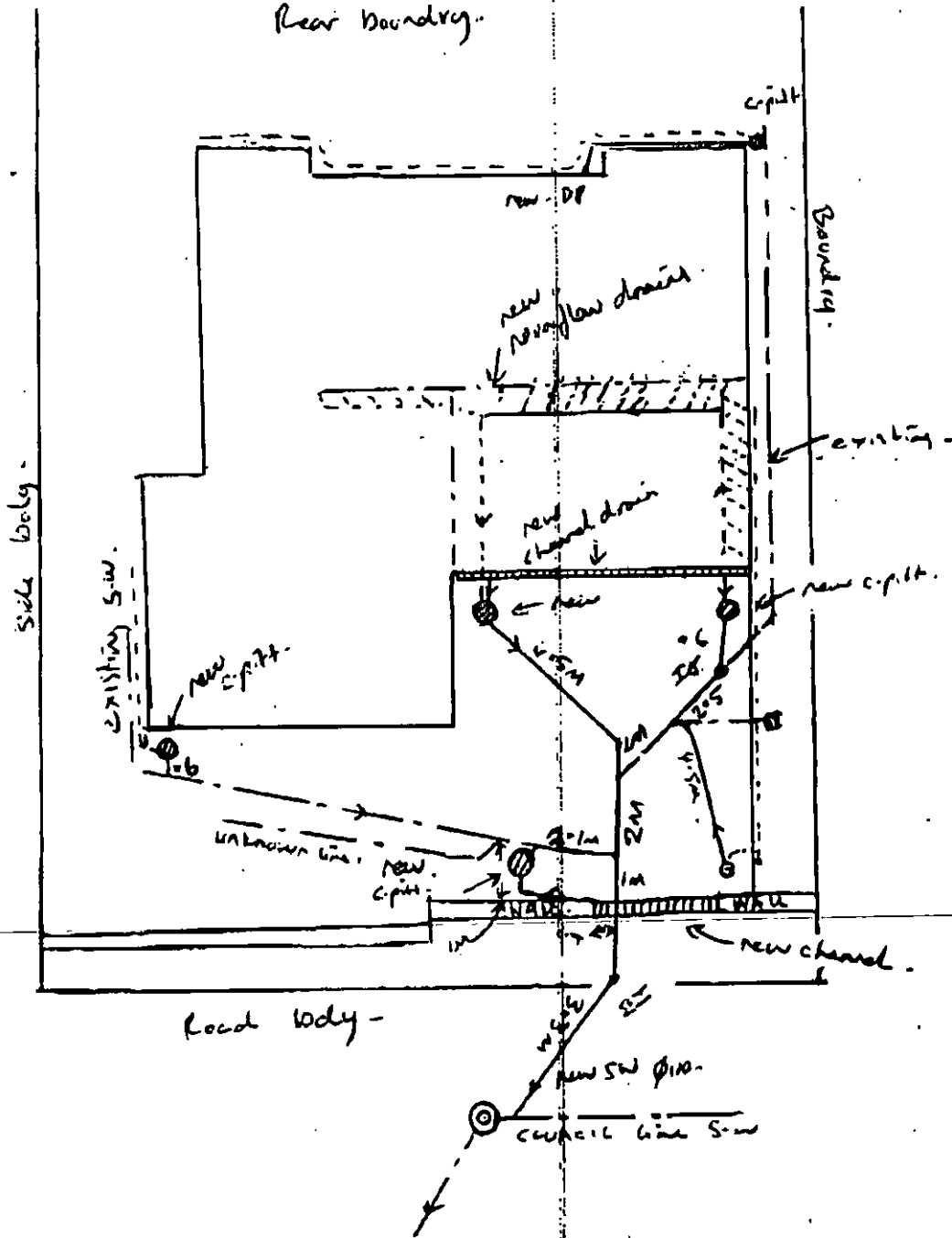
DLID-2231401

Lot: 5 DP: 66778 Consent No: Reg No: 12370-

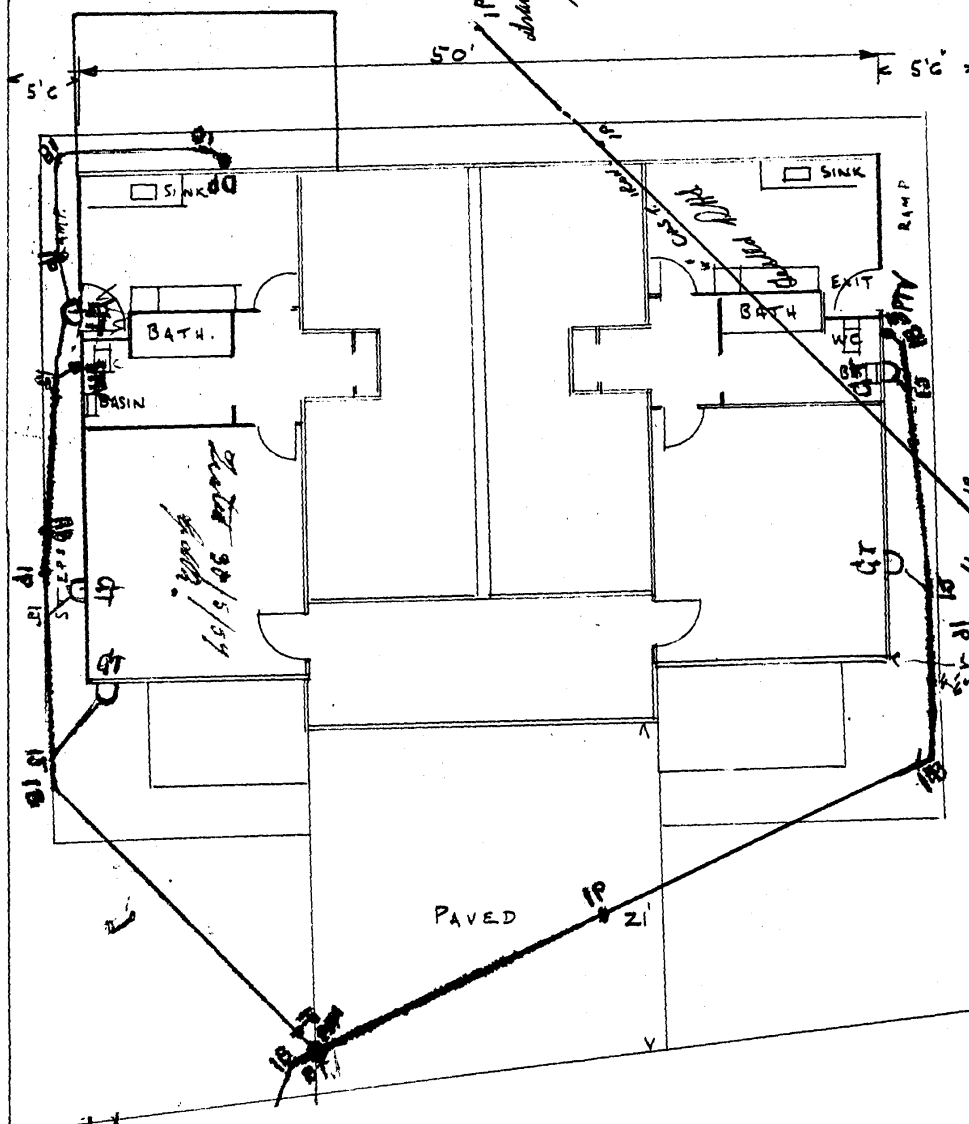
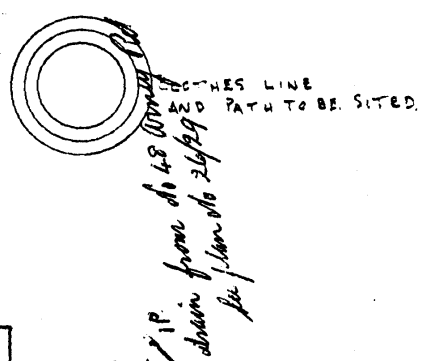
Street No & Name: 19 Arney Creek Lane -

Owner: Drainlayer: Booker Drainage.

Note: Please provide figured measurements from a defined point of reference in black ink.



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19. ARNEY CRESCENT LOT 5 DP 30133.  
SCALE 8" = 1"  
A. Arnold.

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