

Barfoot & Thompson Epsom
C/O CDM Ltd
Hayden Pirie
PO Box 100180
North Shore
AUCKLAND 0745



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Applicant	Barfoot & Thompson Epsom
LIM address	48 Rawene Road Birkenhead 0626
Application number	8270394779
Customer Reference	
Date issued	27-May-2022
Legal Description	Lot 36 DP 2731
Certificates of title	NA151/186

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: High wind speed of 44 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, 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 D

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

Coastal Erosion

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

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

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

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

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

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

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

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

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

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

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

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

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

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

No Information has been notified to Council.

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

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

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


Billing Number/ Rate Account:	12341053143
Rates levied for the Year 2021/2022 :	\$2,593.80
Total rates to clear for the current year (including any arrears and postponed rates):	\$648.39

The rates figures are provided as at 8 a.m. 27/05/2022. It is strongly advised these are not used for settlement purposes.

Retrofit Your Home Programme

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

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

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

 retrofit@aucklandcouncil.govt.nz

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

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

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

Financial / development contributions

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

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

Resource Management

Planning

48 Rawene Road Birkenhead 0626

Application No.	Description	Decision	Decision Date
LUC60331062	Land Use Consent Demolish existing single level house, build 2 story house (4x bed, 2x living, dbl garage, 2x decks). The remaining land will contain driveway and landscaping	Granted(Construction Monitoring Underway)	11/03/2019

Subdivisions

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

Engineering Approvals

There are **NO** Engineering approvals recorded.

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

Further Information

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

Building

48 Rawene Road Birkenhead 0626

Application No.	Description	Issue Date	Status
26056	Carport	28/08/1973	Issued (See Note 1)

Application No.	Description	Issue Date	Status
BCO10285362 BCO10285362-A	RBW - New two story timber frame house with bevelback cladding and profile metal roofing + Fireplace Amendment to Building Consent No: BCO10285362 - Two small retaining walls (less than 1.5m high) was added on site for landscape purpose. A soak pit is proposed for discharging water from retaining wal	27/06/2019	CCC Issued 09/12/2021 (See Note 2)

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

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

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

Compliance Schedules (Building Warrant of Fitness)

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

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

Vehicle Crossing

48 Rawene Road Birkenhead 0626

Application No.	Description	Decision
VXG21453358	Application to construct a Vehicle Crossing. 48 Rawene Road, Birkenhead	Completion Certificate Issued (See Note 2)

Note	Description
2	Certificate of Completion issued by Auckland Transport. This confirms that Final Inspection has occurred and certifies that the Vehicle Crossing has been constructed in accordance with the guidelines and specifications detailed in the Approval.

The installation and maintenance of vehicle crossings is the responsibility of the owner of the land. The standard required is set out in by-laws for your area, these are available to view at: <https://at.govt.nz/about->

Swimming/Spa Pool Barriers

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

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

Licences

There are NO current licences recorded

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

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

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

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

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

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

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

The AUP:OP can be viewed here:

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

The legacy regional and district plans can be viewed here:

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

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

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

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

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

While the regional provisions in the AUP:OP apply to the Hauraki Gulf Islands, and are set out in the

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

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

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

Plan Changes and Notices of Requirement

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

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

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

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

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

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

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

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

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

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

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

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

Auckland Unitary Plan

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

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

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

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

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

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

No information has been notified to Council.

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

Underground Services and District Plan maps are attached.

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

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

Attachments

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

- 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 : LUC60331062 Decision

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

Address

48 Rawene Road Birkenhead 0626

Legal Description

Lot 36 DP 2731

Appeals

Modifications

Zones

Residential - Single House Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Urban

Controls: Stormwater Management Area Control - DUCK CREEK (NORTHSHORE) - Flow 2

Overlays

Historic Heritage and Special Character: Special Character Areas Overlay Residential and Business - - Residential North Shore Birkenhead Point

Designations



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= 1:1,000

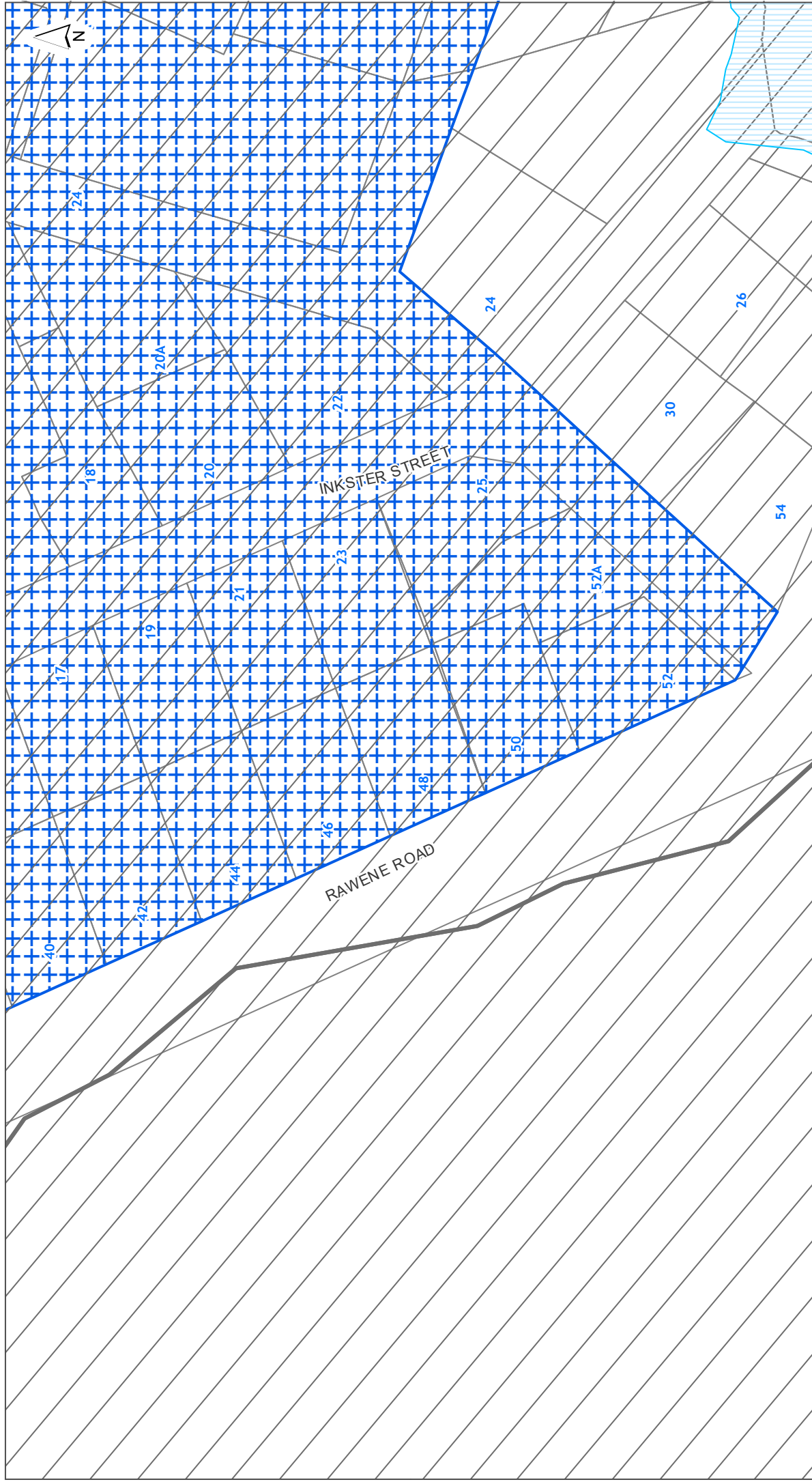
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Built Environment

48 Rawene Road Birkenhead 0626

Lot 36 DP 2731

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Meters

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Controls

48 Rawene Road Birkenhead 0626

Lot 36 DP 2731

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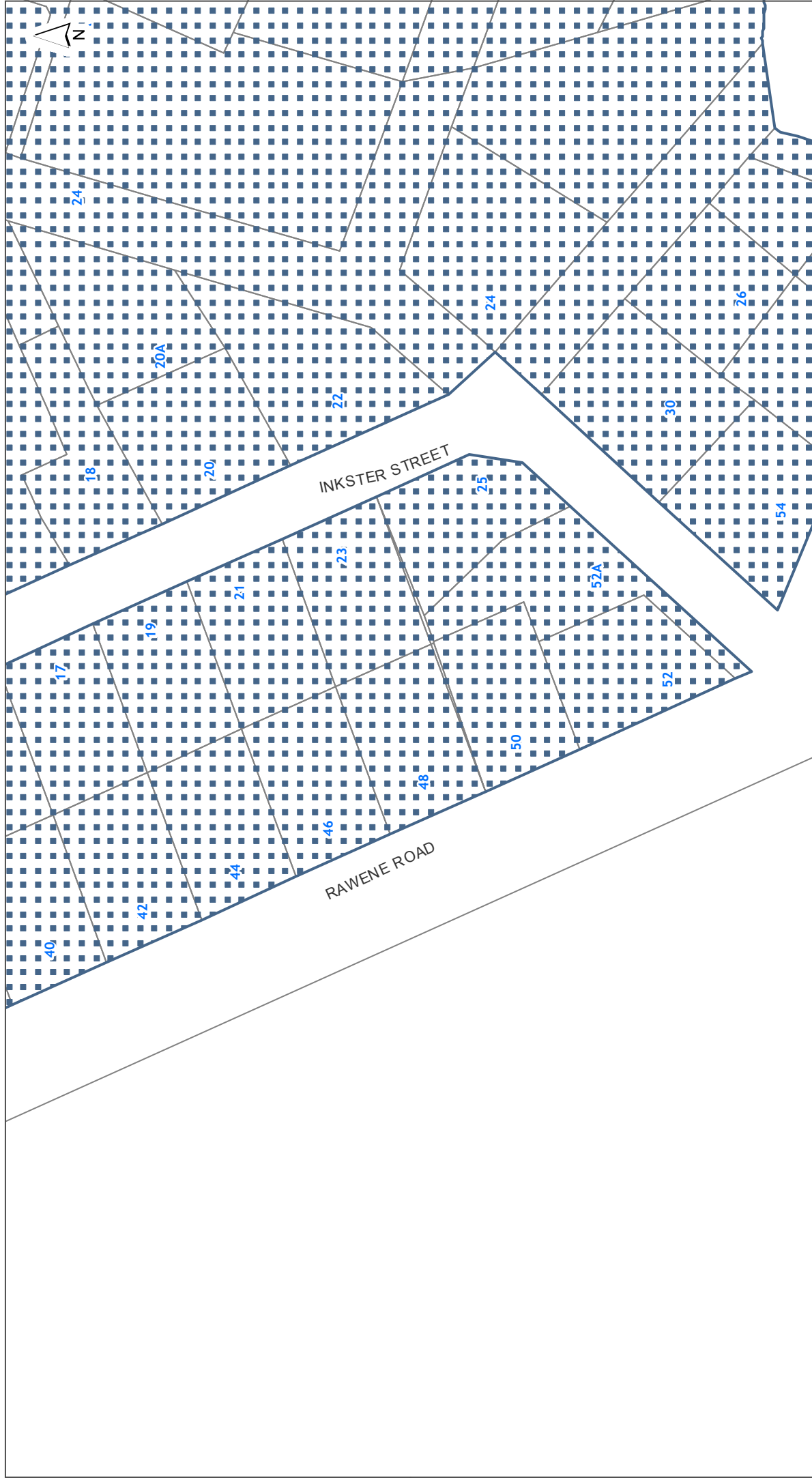


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Designations
 48 Rawene Road Birkenhead 0626
 Lot 36 DP 2731

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Historic Heritage and Special Character
48 Rawene Road Birkenhead 0626
Lot 36 DP 2731

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Infrastructure
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 Lot 36 DP 2731

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Mana Whenua
48 Rawene Road Birkenhead 0626
Lot 36 DP 2731

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Natural Heritage
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 Lot 36 DP 2731

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27/05/2022

Natural Resources

48 Rawene Road Birkenhead 0626

Lot 36 DP 2731

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Precincts
 48 Rawene Road Birkenhead 0626
 Lot 36 DP 2731

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Zones and Rural Urban Boundary

48 Rawene Road Birkenhead 0626

Lot 36 DP 2731




**Scale @ A4
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**Date Printed:
 27/05/2022**


NOTATIONS

Appeals to the Proposed Plan

 Appeals seeking changes to zones or management layers

Proposed Plan Modifications to Operative in part Plan

 Notice of Requirements

 Proposed Plan Changes

Tagging of Provisions:

[i] = Information only

[rp] = Regional Plan



[rcp] = Regional Coastal Plan

[rps] = Regional Policy Statement

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

ZONING

Residential

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








Business

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

Open space

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



Rural

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

Future Urban

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

Infrastructure

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

Coastal

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



Precincts

--- Rural Urban Boundary

--- Indicative Coastline [i]

Overlays

Natural Resources

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

Natural Heritage

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

Infrastructure

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

Historic Heritage & Special Character

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

Mana Whenua

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

Built Environment

- Identified Growth Corridor Overlay

Controls

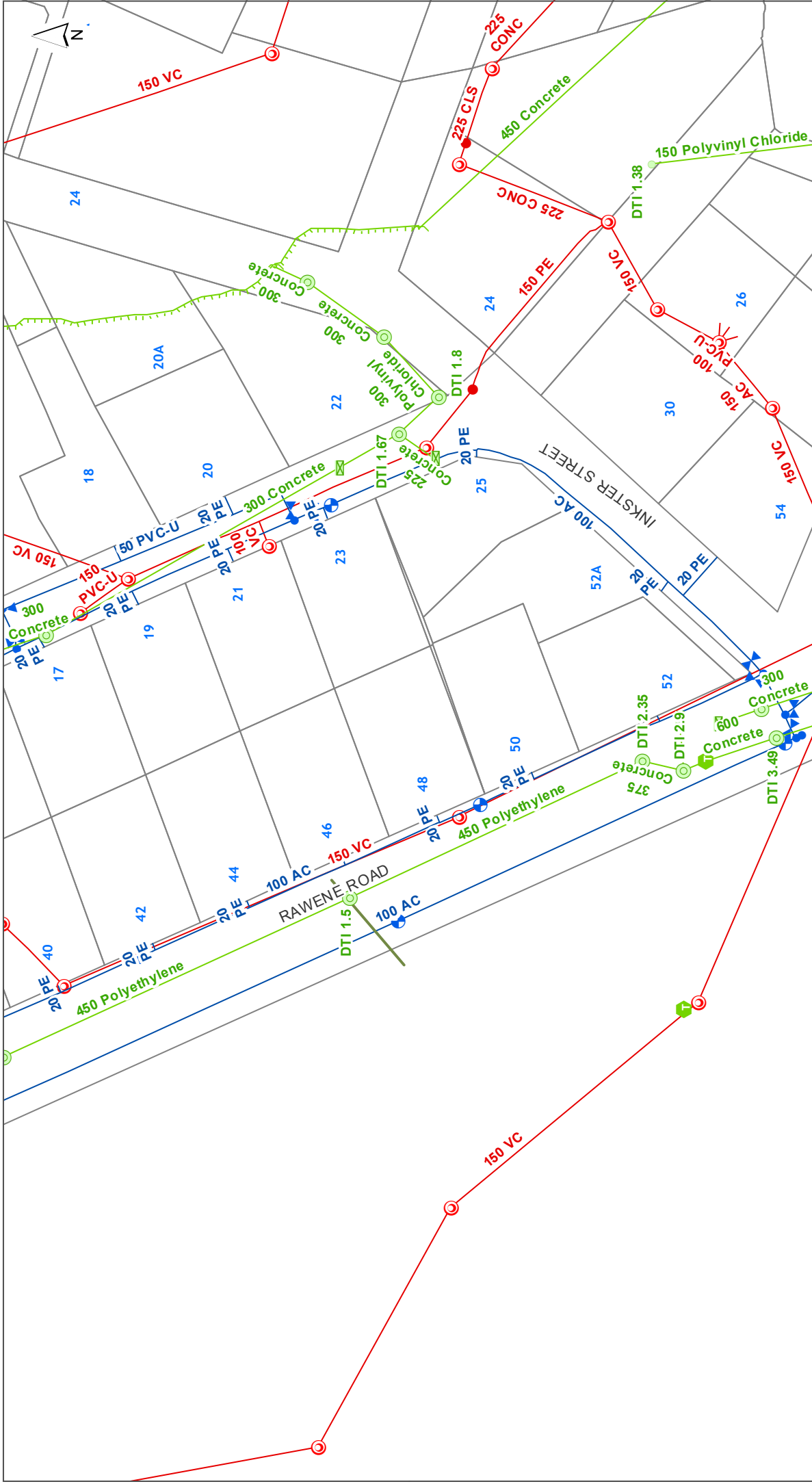
- Key Retail Frontage
 - General Commercial Frontage
 - Adjacent to Level Crossings
 - General
 - Motorway Interchange Control
 - Centre Fringe Office Control
 - Height Variation Control
 - Parking Variation Control
 - Level Crossings With Sightlines Control
 - Arterial Roads
 - Business Park Zone Office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

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

Designations

- Designations

- Airspace Restriction Designations



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Underground Services
 48 Rawene Road Birkenhead 0626
 Lot 36 DP 2731

0 7 14 21
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 27/05/2022



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

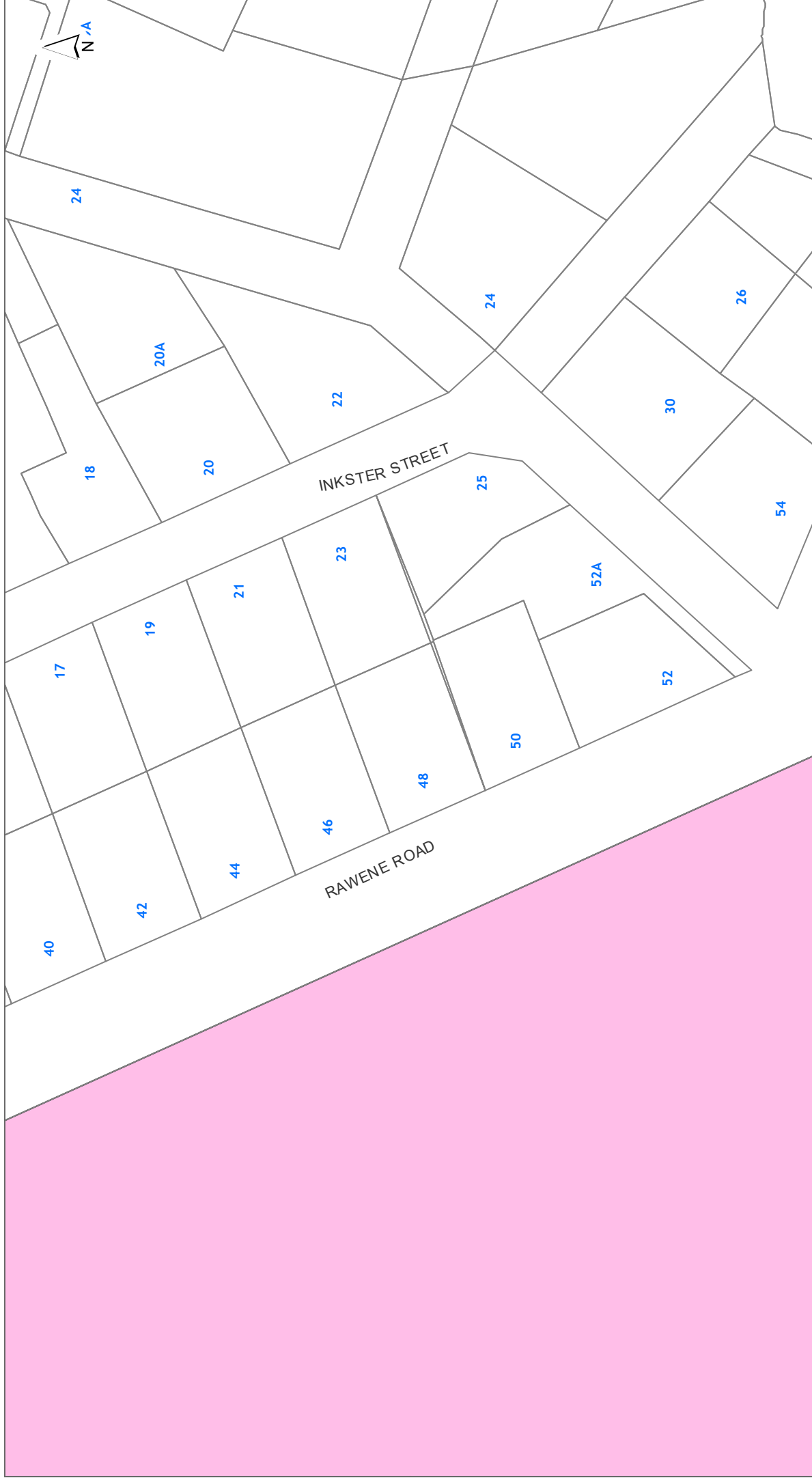
	Fitting
	Fitting (Non Watercare)
	Manhole
	Pipe (Non Watercare)
	Local Pipe (Operational)
	Local Pipe (Operational Not Vested)
	Local Pipe (Abandoned / Not Operational)
	Transmission Pipe (Operational)
	Transmission Pipe (Not Operational)
	Transmission Pipe (Proposed)
	Chamber
	Structure (Non Watercare)
	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
 48 Rawene Road Birkenhead 0626
 Lot 36 DP 2731

0 6.5 13 19.5
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 27/05/2022





0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
27/05/2022

Natural Hazards - Coastal Erosion ASCIE
48 Rawene Road Birkenhead 0626
Lot 36 DP 2731

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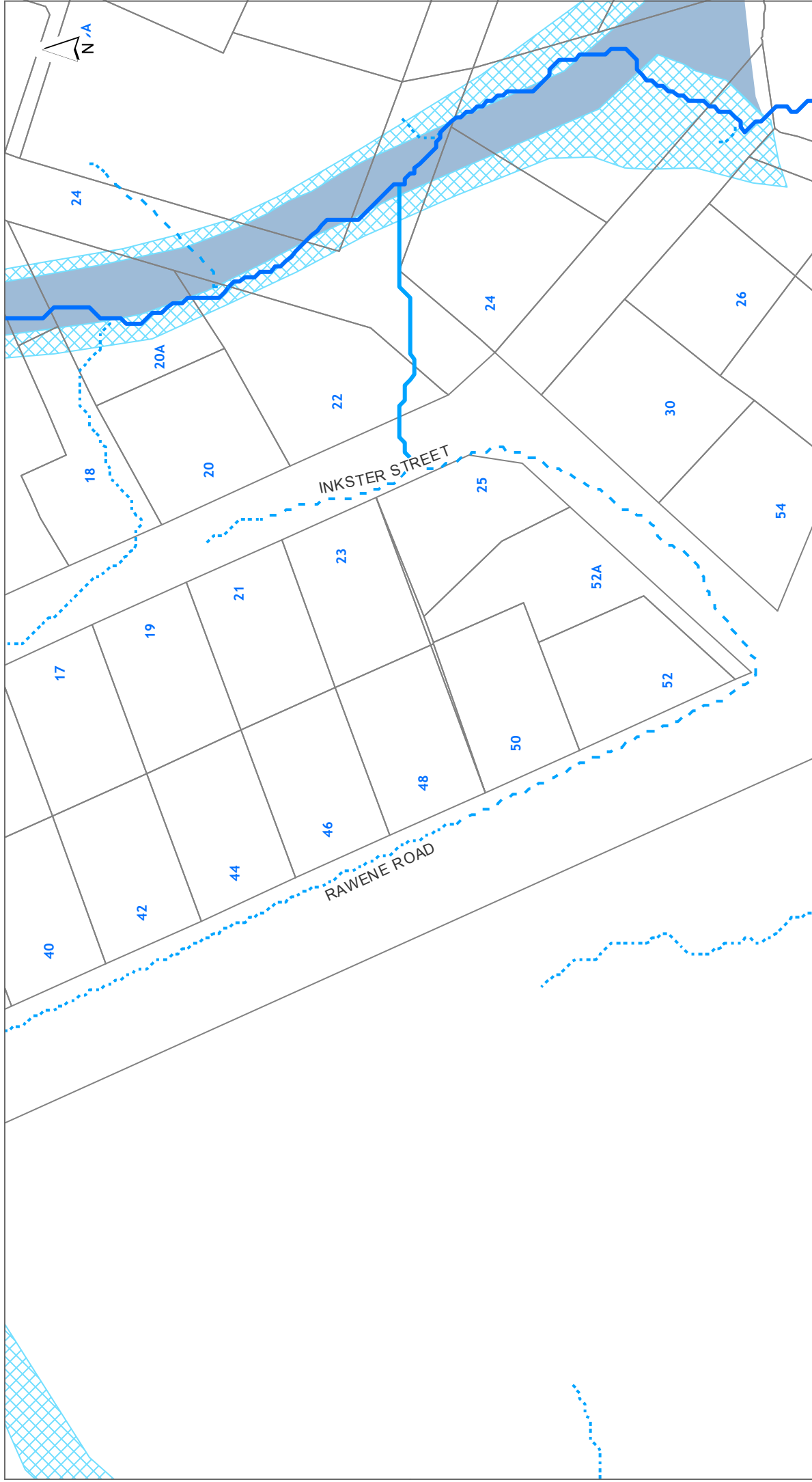
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Date Printed:
27/05/2022

Natural Hazards - Coastal Inundation
48 Rawene Road Birkenhead 0626
Lot 36 DP 2731

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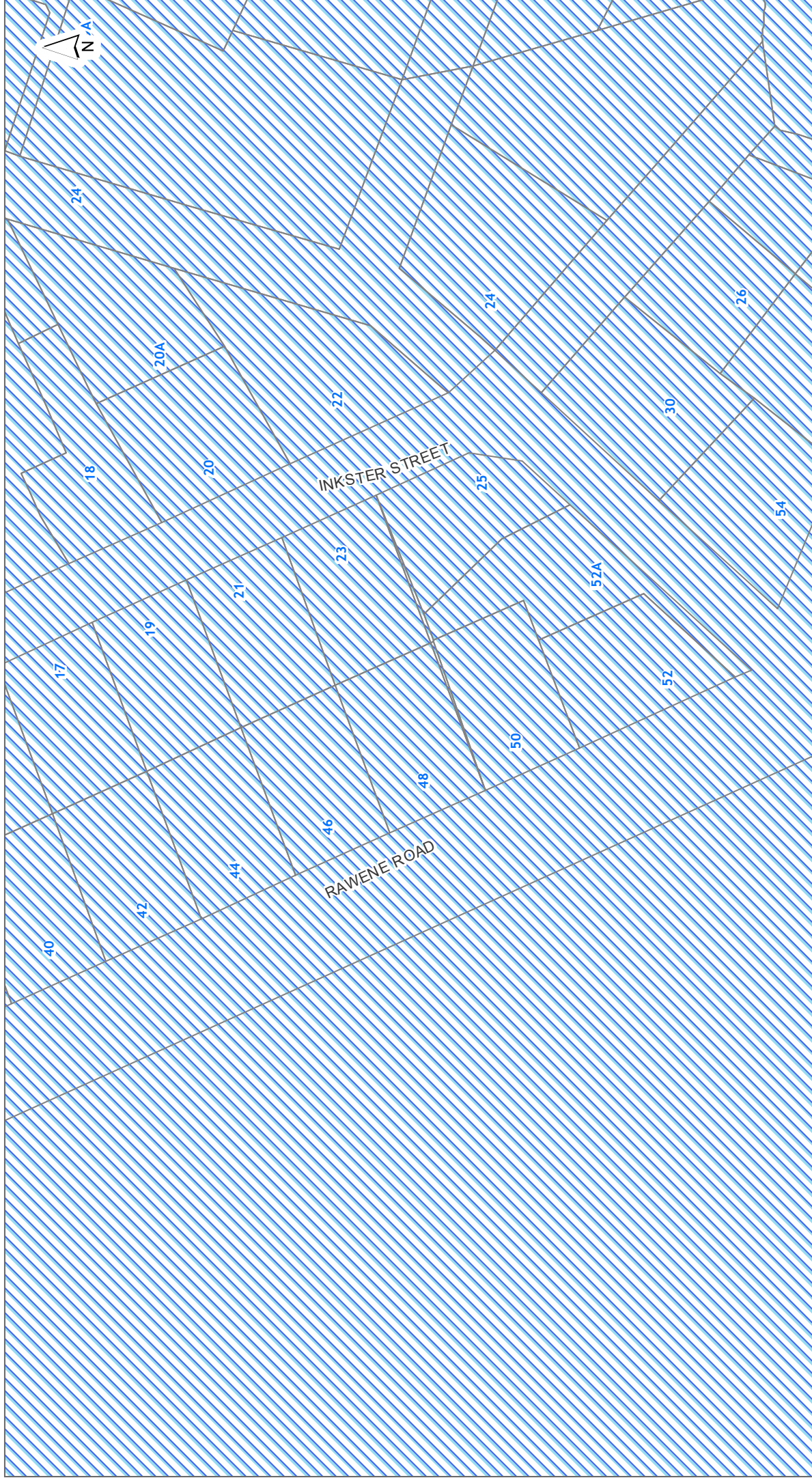
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Meters

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Date Printed:
27/05/2022

Natural Hazards - Flooding
48 Rawene Road Birkenhead 0626
Lot 36 DP 2731

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Scale @ A4
= 1:1,000
Date Printed:
27/05/2022

Natural Hazards - Sea Spray
48 Rawene Road Birkenhead 0626
Lot 36 DP 2731

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0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
27/05/2022

Natural Hazards - Volcanic Cones
48 Rawene Road Birkenhead 0626
Lot 36 DP 2731

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Other
48 Rawene Road Birkenhead 0626
Lot 36 DP 2731

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 Meters
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Date Printed:
27/05/2022





















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.

11 March 2019

OPA Architects
C/- Joy Zhang

Email: joy198282@hotmail.com

Dear Joy

RESOURCE CONSENT APPLICATION – ADVICE OF DECISION

Application Number:	LUC60331062
Proposal:	Demolish existing single level house, build 2 story house. The remaining land will contain driveway and landscaping
Address:	48 Rawene Road Birkenhead 0626

Following an assessment of your resource consent application under the Resource Management Act 1991 (RMA) and with reference to the Auckland Council District Plan North Shore Section and the Proposed Auckland Unitary Plan, a decision has been made to **approve your application with conditions**

Please take the time to read and understand the conditions of consent. Council officers will undertake inspections of your project to check compliance with this resource consent. For your reference, a copy of the decision is attached. It outlines the basis for the decision and the conditions.

If you disagree with the decision, or parts of it including the conditions, you can lodge an objection with us or file an appeal with the Environment Court within 15 working days of receiving this decision.

Objections should be addressed to the Principal Planner Hearings and Resolutions, Takapuna Service Centre, 1 The Strand, Takapuna. Information on the objection process can be found on our website www.aucklandcouncil.govt.nz (type “objection process” in the search field).

Information on the appeal process can be found on the Environment Court website. www.justice.govt.nz/courts/environment-court

A final invoice will be sent shortly.

If you have any queries, please contact Kylie Brayshaw via email at kylieb@catobolam.co.nz and quote the application number above.

Yours sincerely



Carmen Lottering
Regulatory Support Officer

Resource Consent Notice of Works Starting

Please email this form to monitoring@aucklandcouncil.govt.nz at least 14 days prior to work starting on your development or post it to the address at the bottom of the page.

Site address:				
AREA (please tick the box)	Auckland CBD <input type="checkbox"/>	Auckland Isthmus <input type="checkbox"/>	Hauraki Gulf Islands <input type="checkbox"/>	Waitakere <input type="checkbox"/>
Manukau <input type="checkbox"/>	Rodney <input type="checkbox"/>	North Shore <input type="checkbox"/>	Papakura <input type="checkbox"/>	Franklin <input type="checkbox"/>
Resource consent number:			Associated building consent:	
Expected start date of work:			Expected duration of work:	

Primary contact	Name	Mobile / Landline	Address	Email address
Owner				
Project manager				
Builder				
Earthmover				
Arborist				
Other (specify)				

Signature: Owner / Project Manager (indicate which)	Date:
--	--------------

Once you have been contacted by the monitoring inspector, all correspondence should be sent directly to them.

SAVE \$\$\$ minimise monitoring costs!

The council will review your property for start of works every three months from the date of issue of the resource consent and charge for the time spent. You can contact your Resource Consent monitoring inspector on 09 301 0101 to discuss a likely timetable of works before the inspection is carried out and to avoid incurring this cost.

Decision on an application for resource consent under the Resource Management Act 1991



Restricted discretionary activity for a residential activity

Application number: LUC60331062
Applicant: Aiping Hua
Site address: 48 Rawene Road, Birkenhead
Legal description: Lot 36 DP 2731

Proposal:

To demolish the existing dwelling and construct a new residential dwelling on a site within a special character area overlay. The proposal involves construction of a new 3m wide vehicle crossing with a 1:8 safety platform, a 0.7m retaining wall (cut) within the front yard and establishment of more than 50m² of impervious surfaces within a SMAF Flow 2 overlay.

The resource consents required are:

Land use consents (s9) – LUC60331062

Auckland Unitary Plan (Operative in part)

District land use (operative plan provisions)

Special Character Areas Overlay

- To demolish a building within a site shown on the Special Character Areas Overlay – Residential as a restricted discretionary under D18.4.1(A3).
- To construct a new building within a site shown on the Special Character Areas Overlay – Residential as a restricted discretionary under D18.4.1(A5).
- The proposal involves use and development that fails to meet the following core standards and is a restricted discretionary activity under rule C.1.9(2):
 - The 0.7m retaining wall (cut) will be located in the north-west and south-west corners of the site, within the front yard which does not comply with standard D18.6.1.3.

Residential – Single House Zone

- The proposal involves use and development that fails to meet the following core standards and is a restricted discretionary activity under rule C.1.9(2):
 - The 0.7m retaining wall (cut) will be located in the north-west and south-west corners of the site, within the front yard which does not comply with standard H3.6.8(1).

Transport

- The proposal involves accessory parking and access that does not meet the following parking and access standards and is a restricted discretionary activity under rule E27.4.1(A2).

- The platform for the vehicle access where it adjoins the road is 1:8 and cannot meet a gradient of 1:20 for the first 4m as required under standard E27.6.4.4(3).

Stormwater Management Area

- The proposal involves impervious areas exceeding 50m² (262.84m²) within the Stormwater management Area Flow 2, and is a restricted discretionary activity under rule E10.4.1(A3).

Decision

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

Acting under delegated authority, under sections 104, 104C and Part 2 of the RMA, the resource consent is **GRANTED**.

Reasons

The reasons for this decision are:

1. The application is for restricted discretionary resource consent, and as such under s104C only those matters over which council has restricted its discretion have been considered. Those matters are listed at E10.8.1(1), E27.8.1(9), D18.8.1.1(1 and 3) and H3.8.1(2) and include:
 - Maintaining the identified special character of the area, particularly as it relates to the streetscape;
 - Effects of the infringement on the Single House zone standards and in particular on the amenity of neighbouring sites, as well as the combined effects of all infringements;
 - Effects on the safe and efficient operation of the transport network, and effects on pedestrian amenity and streetscape;
 - Potential adverse effects including cumulative effects of increased stormwater flows on freshwater systems including effects on stream channels and stream health, natural character, biodiversity, erosion and stability and community and Mana Whenua values;
 - The best practicable options for reducing existing adverse effects;
 - The processes proposed for the management of stormwater flow onsite or the availability of an authorised stormwater management device or system in the catchment designed and sized to accommodate the stormwater runoff from the new and redeveloped impervious area, road, motorway or state highway and achieve appropriate hydrology mitigation.
2. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA the actual and potential effects from the proposal will be acceptable as:
 - a. The existing bungalow is not in a good condition, and renovation would likely result in a large amount of existing building fabric being replaced at a greater cost than a replacement dwelling. When considering the character of the immediate streetscape, and wider character statement for Birkenhead, along with the condition of the bungalow, its

removal will not result in any adverse effects on the special character values or general amenity of the neighbourhood.

- b. The proposed dwelling will appear compatible in the streetscape and the identified special character of Birkenhead. The materiality and finishes proposed are generally in keeping with the character values of the area. The garage will be stepped back from the streetscape, allowing good visibility of the house and will not appear as a dominant or visually intrusive element. The landscaping within the site is further expected to enhance the amenity values and streetscape.
 - c. The extent of cut retaining within the front yard will set the development down below the natural ground level and will not result in any visual dominance effects to the streetscape. The front yard will continue to be suitably landscaped, maintaining a sense of spaciousness which will maintain the areas suburban built character.
 - d. The bulk and scale of the new dwelling will be in keeping with the anticipated residential character of the area. The building will not appear dominant, overshadow or compromise the privacy or amenity values of the surrounding residential environment.
 - e. The layout and design of the access and parking area will function appropriately, and the design, width and grade of the vehicle crossing is afforded with good levels of visibility thereby ensuring that vehicles can access the site in a manner that will not compromise traffic or pedestrian safety.
 - f. The quality of the receiving environment will be protected through appropriate land and on-site stormwater management techniques.
 - g. The proposal results in positive effects in that a new reasonable scaled dwelling, able to accommodate the requirements of the applicants family will be constructed, in place of a smaller deteriorated dwelling.
 - h. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.
3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is not considered contrary to the objectives and policies of the Auckland Unitary Plan (OP), specifically, the sections set out below, for the following reasons:
- a. Objective E10.2 and Policies E10.3 and Assessment Criteria E10.8.2(1) which seeks to protect and enhance identified valued streams and associated aquatic biodiversity. The proposal includes hydrological mitigation in accordance with the standard requirements, and which has been confirmed by the Council's Development Engineer as an appropriate option. There will be no adverse effects from the changes in flow from the impervious area on the receiving freshwater bodies in terms of the adverse effects identified under matter of discretion E10.8.1(1)(a).
 - b. Objective E27.2(4) and (5) and Policies E27.3(20) and Assessment Criteria E12.8.2(8) which seek to manage effects on the safe and efficient operation of the adjacent transport network. Rawene Road is a local road and the new 3m wide crossing and driveway access, with a 1:8 entrance grade will not compromise pedestrian safety, with sufficient distances and clear visibility from the driveway to and from the footpath. Overall access

to and from the property can be achieved in a safe, efficient manner having no adverse effects on the safe and efficient operation of the local road network.

- c. Objectives D18.2(1), (2) and (3) and Policies D18.3(1), (2), (3), (4), (5), (6) and (7) and Assessment Criteria D18.8.2.1(1 and 3) which seek to ensure that the special character values of the area, as identified in the special character area statement are maintained and enhanced. While demolition of authentic period dwellings does not usually align with the objectives of the special character overlay, in this instance, because the existing building does not contribute significantly to the continuity or coherence of the special character values of Birkenhead and the form and style of the new development is appropriate, the proposal overall is considered to meet the objectives and policies. The existing dwelling is in a very poor condition and the assessments provided note that it will cost more to restore the house than it would be to construct a new identical house in matching materials.
 - d. The special character schedule Birkenhead is found at section 15.1.7.5 and the site is included in Area C. The overlay area is noted as demonstrating in its built fabric a significant period of residential development that occurred in this part of the North Shore from around the 1890s to 1940s. The built fabric includes the houses, street layouts, and urban form. The house in this case is not part of a cohesive group, and does not contribute significantly to the local streetscape character. The removal of the bungalow which has been found to be not in a good condition will not erode the special character values of the area nor will it disrupt the character and rhythm of the streetscape.
 - e. The design and appearance of the proposed house fits with the identified special character as set out in the character statement. The form, mass, proportion, finishes and scale of the building will be compatible with the general character of pre-1940 built form in the area, and is respectful of and compatible with that character. The design references bungalow elements including a hipped roof, timber painted weatherboard, with a simple and orderly arrangement of openings. It is proposed to use aluminium joinery, finished with timber trims. The front yard will be well landscaped with low boundary treatment that will provide a sense of openness and interactivity between the dwelling and the street. The location of the dwelling is in line with neighbouring houses and the garages are stepped back so as to not appear as a dominant or visually intrusive element in the streetscape. The wall to window ratio which will be visible to the street will be similar to other pre-1940 houses and the new house is located on an original site, maintaining the original 'grain' of the area in terms of size, spacing and street frontage rhythm.
 - f. Overall, the proposed dwelling will be sympathetic to the character of Birkenhead, and will contribute to the visual coherence of the area as set out in the character statement.
 - g. Objective H3.2(1), (2) and (3) and Policies H3.3(1), (2), (4), (5) and (6) and Assessment Criteria H3.8.2(4) of the Single House Zone which seek to maintain and enhance the amenity values of established residential neighbourhoods. The extent of retaining within the front yard will not alter the suburban built character of the streetscape, being set below natural ground level with a suitable level of spaciousness and landscaping presenting to the street.
4. As a restricted discretionary activity no other matters can be considered under s104(1)(c) of the RMA.

5. Overall the proposal is considered to meet the relevant provisions of Part 2 of the RMA as the proposal achieves the purpose of the RMA being the sustainable management of natural and physical resources by allowing the applicant to develop their residentially zoned site in a manner that meets their daily living requirements without unacceptably adversely affecting the special character and amenity values of the surrounding environment.

Conditions

Under sections 108 and 108AA of the RMA, this consent is subject to the following conditions:

1. The dwelling demolition and new dwelling construction shall be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent number LUC60331062
 - Application Form and Assessment of Environmental Effects prepared by Jake Larson, OPA Architects, Rev 1 – 12/2018, dated September 2018;
 - Response to request for further information, prepared by Jake Larson, OPA Architects, dated 19/12/2018
 - Special Character Assessment, prepared by Plan.Heritage, dated November 2018;
 - House Pre-Purchase Inspection, prepared by Joel Zwart, Licensed Building Practitioner, job 0188, dated 21/09/2018;
 - Assessment Report for Detention/Retention Tank Design, dated August 2018;
 - Plans as follows:

Drawing No.	Title	Prepared by	Dated
A0-000	Cover Sheet	OPA Architects	27/02/2019
A0-010	Location Plan	OPA Architects	27/02/2019
A0-011, Rev A	Streetscape	OPA Architects	27/02/2019
A0-100	Existing Site Plan	OPA Architects	27/02/2019
A0-101, Rev A	Site Plan	OPA Architects	04/03/2019
A0-102, Rev C	Planning Information	OPA Architects	04/03/2019
A0-103, Rev C	Earthworks Plan	OPA Architects	06/03/2019
A0-104	Site Services Plan	OPA Architects	27/02/2019
A0-105	Mean Ground Level	OPA Architects	27/02/2019
A1-101, Rev C	Ground Floor Plan	OPA Architects	04/03/2019
A1-102, Rev C	First Floor Plan	OPA Architects	04/03/2019
A1-103, Rev A	Roof Plan	OPA Architects	04/03/2019
A2-100	Elevation	OPA Architects	04/03/2019
A2-101, Rev A	Elevation	OPA Architects	04/03/2019

2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. The consent is given effect to; or
 - b. The council extends the period after which the consent lapses.
3. The consent holder shall pay the council an initial consent compliance monitoring charge of \$660.00 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this consent.
4. The consent holder shall ensure that all aluminium joinery is to be powder coated.

Before Construction

Notification that Earthworks will begin

5. North-West Monitoring (1) shall be notified at least five (5) working days prior to earthwork activities commencing on the subject site.

During Construction

Vehicle Crossing

6. The new vehicle crossing must be designed and formed in accordance with the Auckland Transport Code of Practice 2013. The new crossing must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, pavings, patterns and finish as the footpath on each side of the crossing.

Advice Notes:

The existing vehicle crossing must be fully reinstated in accordance with Council and Auckland Transport standards.

Works within the road reserve require prior approval from Auckland Transport. A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works. Please visit the Auckland Transport website or contact Auckland Transport RCA administration on Ph 09 447 4435 or 09 447 4462 for requirement and standards.

Following Completion of Construction

7. North-West Monitoring (1) shall be advised in writing at the completion of the development.

Advice Notes

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
2. *For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring inspector unless otherwise specified. Please contact Takapuna Resource Consent Compliance and Monitoring Team, by Email Takapuna.RCCCompliance@aucklandcouncil.govt.nz, Fax (09) 301 0100 or post Private Bag 92300, Auckland 1142 to identify your allocated officer.*

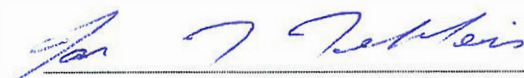
3. *For more information on the resource consent process with Auckland Council see the council's website www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.*
4. *If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.*
5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety in Employment Act 1992), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004*
6. *A copy of this consent shall be held on site at all times during the establishment and construction phase of the activity.*
7. *The initial monitoring charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.*
8. *All earthworks on site shall adhere to accidental discovery protocols.*
9. *The consent holder is advised that prior to the commencement of earthworks activity, all required erosion and sediment control measures on the subject site shall be constructed and carried out in accordance with the approved Earthworks Plan A0.103, Rev C prepared by OPA Architects Ltd.*
10. *The consent holder is advised that all earthworks activity on the subject site shall comply with the New Zealand Standard 6803:1999 for Acoustics – Construction Noise at all times.*
11. *The consent holder is advised that there shall be no obstruction of access to public footpaths, berms, private properties, public services/utilities, or public reserves resulting from the earthworks activity. All materials and equipment shall be stored within the subject site's boundaries.*
12. *The consent holder is advised that there shall be no airborne or deposited dust beyond the subject site as a result of the earthworks activity, that is noxious, offensive or objectionable.*
13. *The consent holder is advised that there shall be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks activity. In the event that such damage does occur, North-West Monitoring (1) shall be notified within*

24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the consent holder.

14. The consent holder is advised that all earthworks shall be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water from the subject site either to land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works shall cease immediately and the discharge shall be mitigated and/or rectified to the satisfaction of North-West Monitoring (1).
15. The consent holder is advised that an operation and maintenance manual will be required for all stormwater management devices as part of building consent or Engineering approval conditions and an entry in the Property Information Register of Council will be made regarding the stormwater device and the manual.

Delegated decision maker:

Name: Ian Jefferis
Title: Senior Planner, Resource Consents
Signed:



Date: 11/03/2019