

City South Investments 2019
Limited
75 Hingaia Road
Papakura
PAPAKURA 2580



Applicant	City South Investments 2019 Limited
LIM address	5 Sagra Way Bombay Auckland 2675
Application number	8270377540
Customer Reference	
Date issued	7-Mar-2022
Legal Description	Lot 5 DP 479831
Certificates of title	669443

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: Unknown or unassessed wind zone

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.

Overland Flow Path

This site (property parcel) spatially intersects with one or more Overland Flow Paths, as displayed on the map attached to this LIM entitled "Special Land Features – Natural Hazards - Flooding".

Overland Flow Paths are lines representing the predicted route of overland flow, based on analysis of a Digital Terrain Model (derived from aerial laser survey). Overland Flow Paths do not show the width or extent of flow.

Overland Flow Paths are based solely on the terrain and are indicative only.

Overland Flow Paths may flood depending on the amount of rain.

The Auckland Unitary Plan contains policies and rules relating to development and/or works within or adjacent to Overland Flow Paths.

Note: The terms “Flow Path” and “Flowpath” are used interchangeably.

Exposure Zones

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

This property is classified as: Unknown or Unassessed Corrosion Zone

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

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:	12343993321
Rates levied for the Year 2021/2022 :	\$1,641.91
Total rates to clear for the current year (including any arrears and postponed rates):	\$410.47

The rates figures are provided as at 8 a.m. 07/03/2022. 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

5 Sagra Way Bombay Auckland 2675

Application No.	Description	Decision	Decision Date
R/JSL/2013/5092	Land Use Consent Joint Subdivison / Landuse consent for 7 lot subdivision in 2 lots	Granted	30/01/2014
R/VCC/2013/5092/1	Change of Condition (s127) Change of conditions for Joint Subdivison / Landuse consent for 7 lot subdivision in 2 lots	Granted	15/08/2014

Subdivisions

5 Sagra Way Bombay Auckland 2675

Application No.	Description	Decision	Decision Date
R/JSL/2013/5092	Subdivision Consent Joint Subdivison / Landuse consent for 7 lot subdivision in 2 lots	Granted	30/01/2014
R/224C/2013/5092/1	Subdivision completion cert ((s)224C) 224 applicaiton Stage 1 <(>&<)> 2 for Joint Subdivison / Landuse consent for 7 lot subdivision in 2 lots	Approved	16/01/2015
R/223/2013/5092/1	Subdivision survey plan ((s)223) 223 Survey Plan - Stages 1 and 2	Granted	16/01/2015

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

There is **NO** Building Work recorded.

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

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

Compliance Schedules (Building Warrant of Fitness)

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

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

Swimming/Spa Pool Barriers

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

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

Licences

There are **NO** current licences recorded

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

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

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

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

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

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

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

The AUP:OP can be viewed here:

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

The legacy regional and district plans can be viewed here:

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

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

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

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

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

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

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

<https://www.aucklandcouncil.govt.nz/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 : R-JSL-2013-5092 - decision

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

Address

5 Sagra Way Bombay Auckland 2675

Legal Description

Lot 5 DP 479831

Appeals

Modifications

Zones

Residential - Rural and Coastal Settlement Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Rural

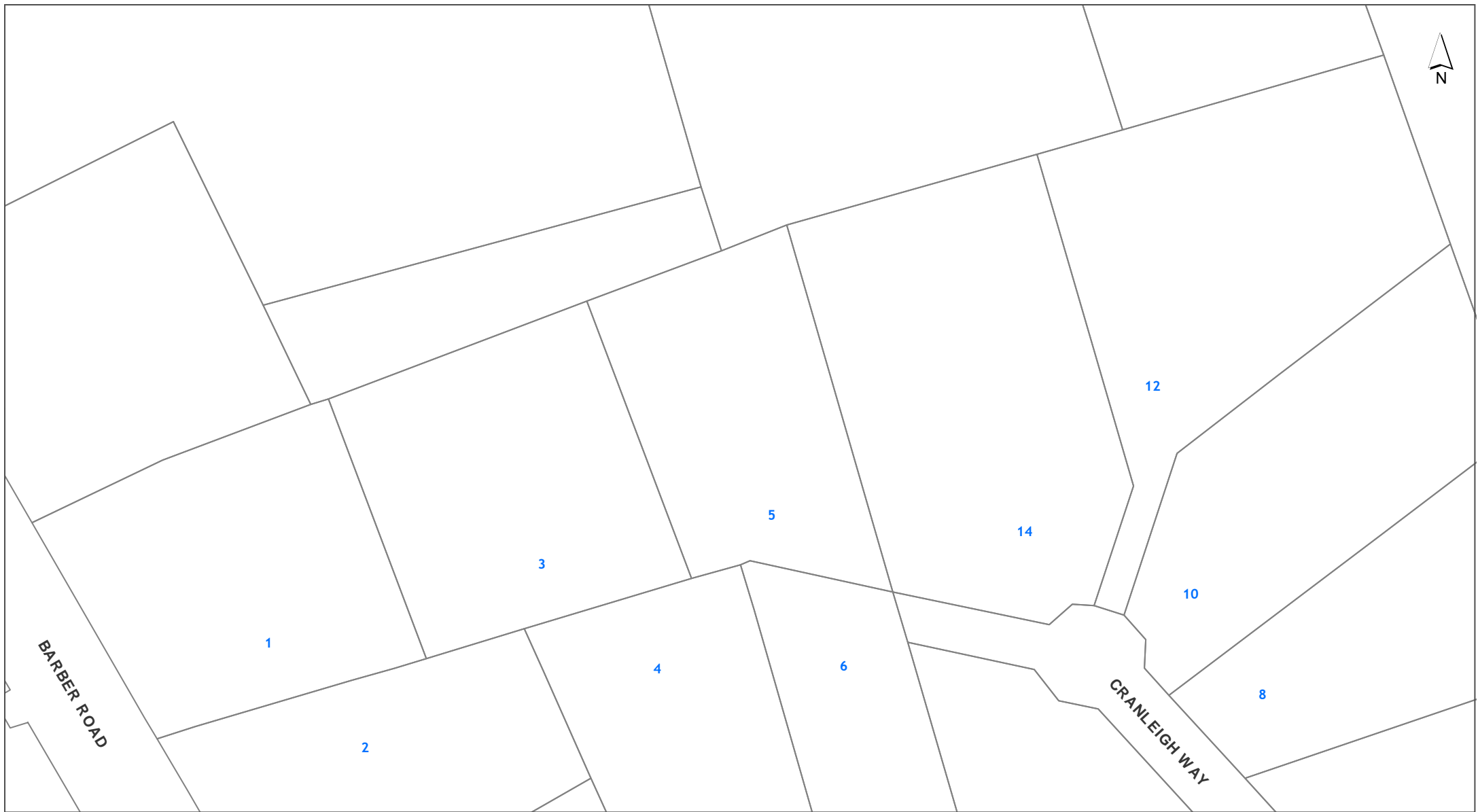
Controls: Subdivision Variation Control - Urban - Bombay 800m2 serviced / 2500m2 unserved

Overlays

Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Bombay Volcanic

Natural Resources: Quality-Sensitive Aquifer Management Areas Overlay [rp] - Franklin Volcanic Aquifer

Designations

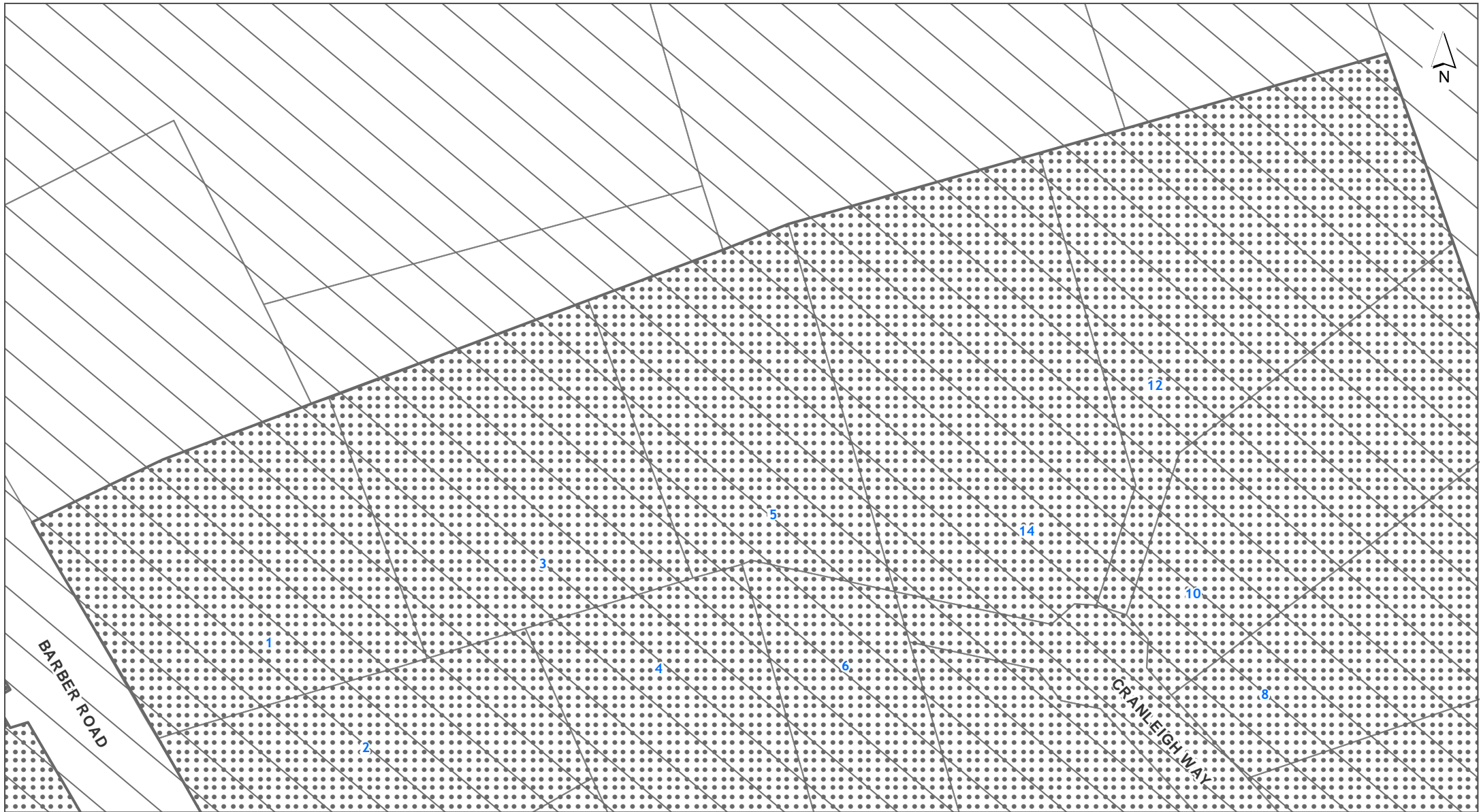


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Built Environment
5 Sagra Way Bombay Auckland 2675
Lot 5 DP 479831

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Date Printed:
7/03/2022



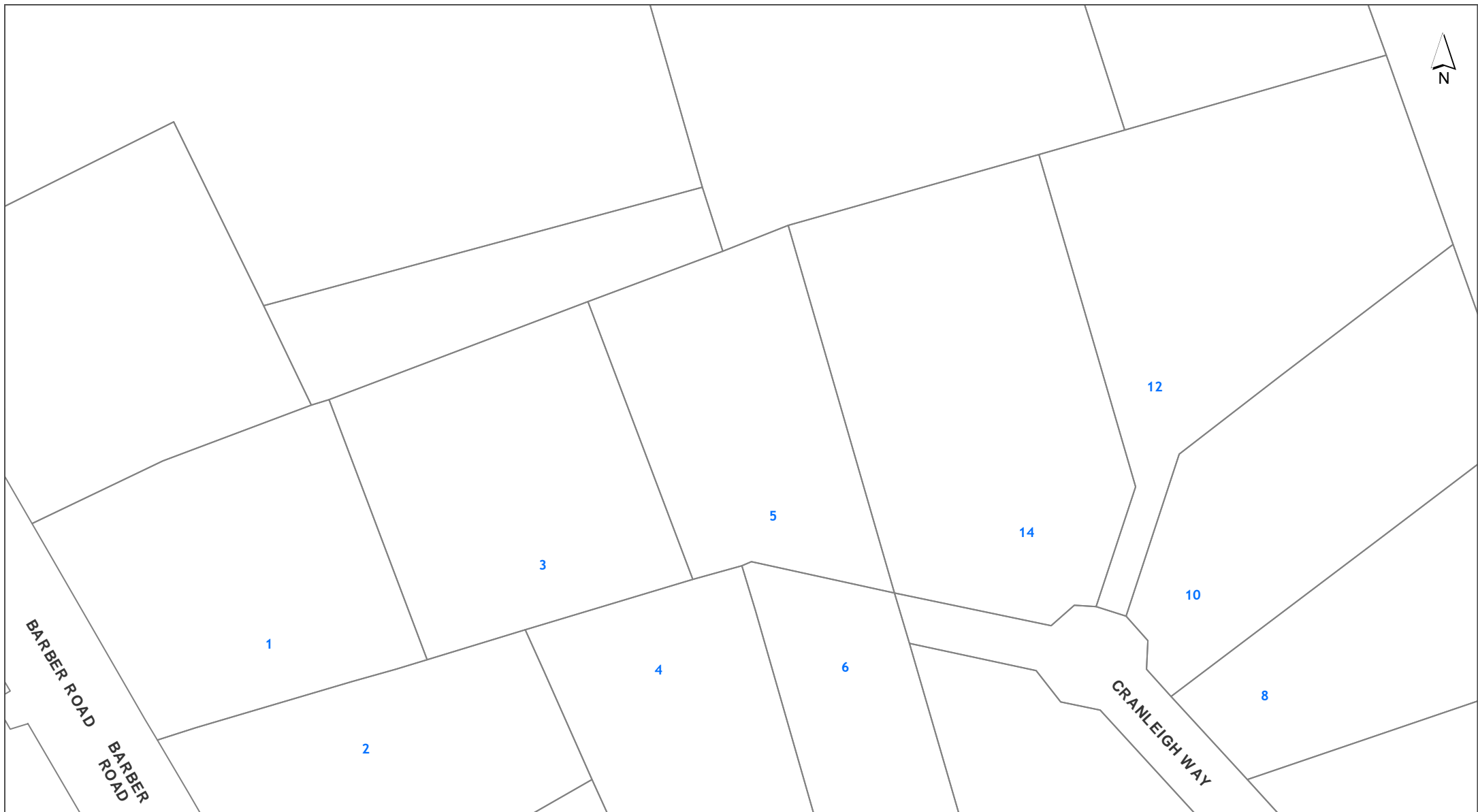


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Controls
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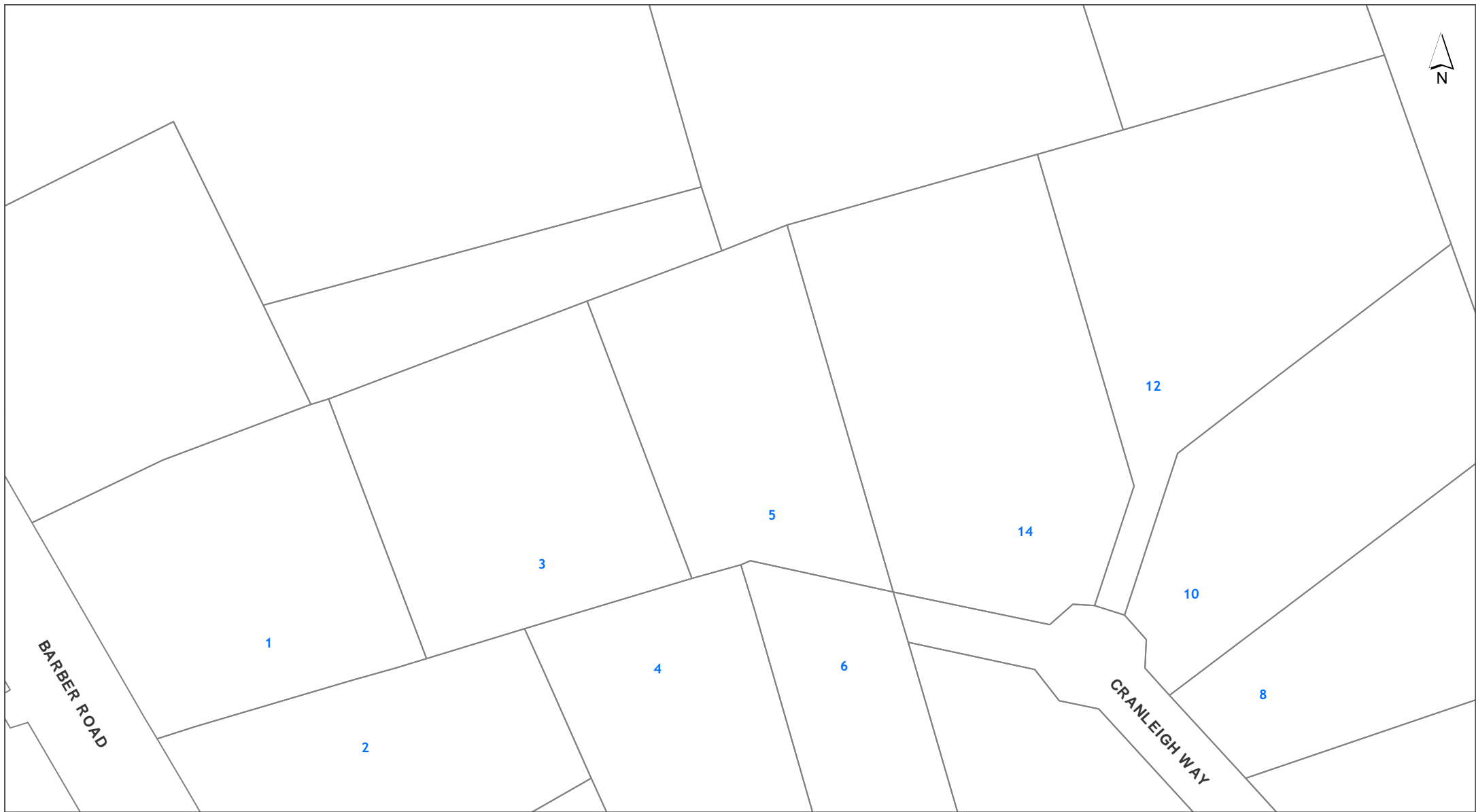


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Designations
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Historic Heritage and Special Character

5 Sagra Way Bombay Auckland 2675

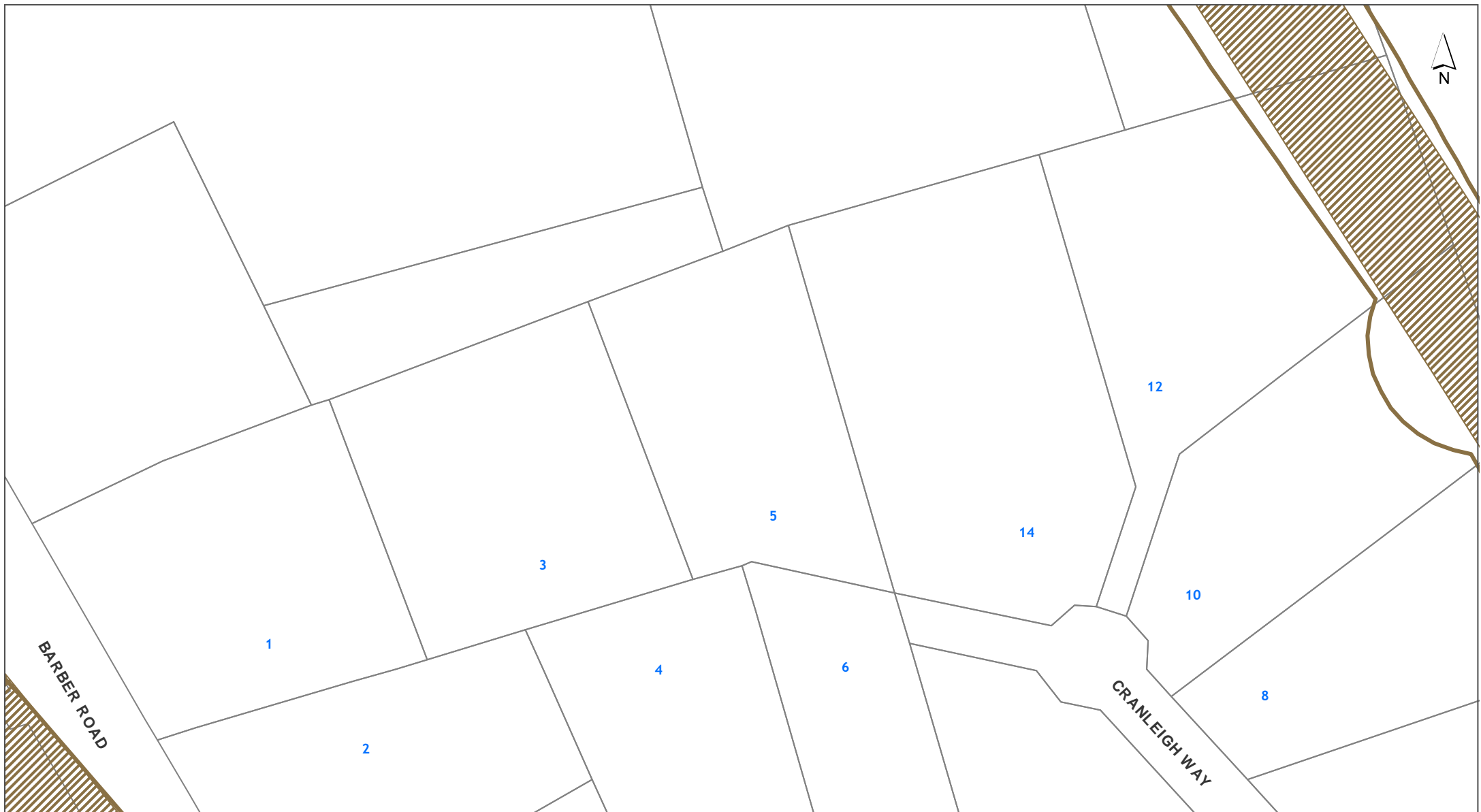
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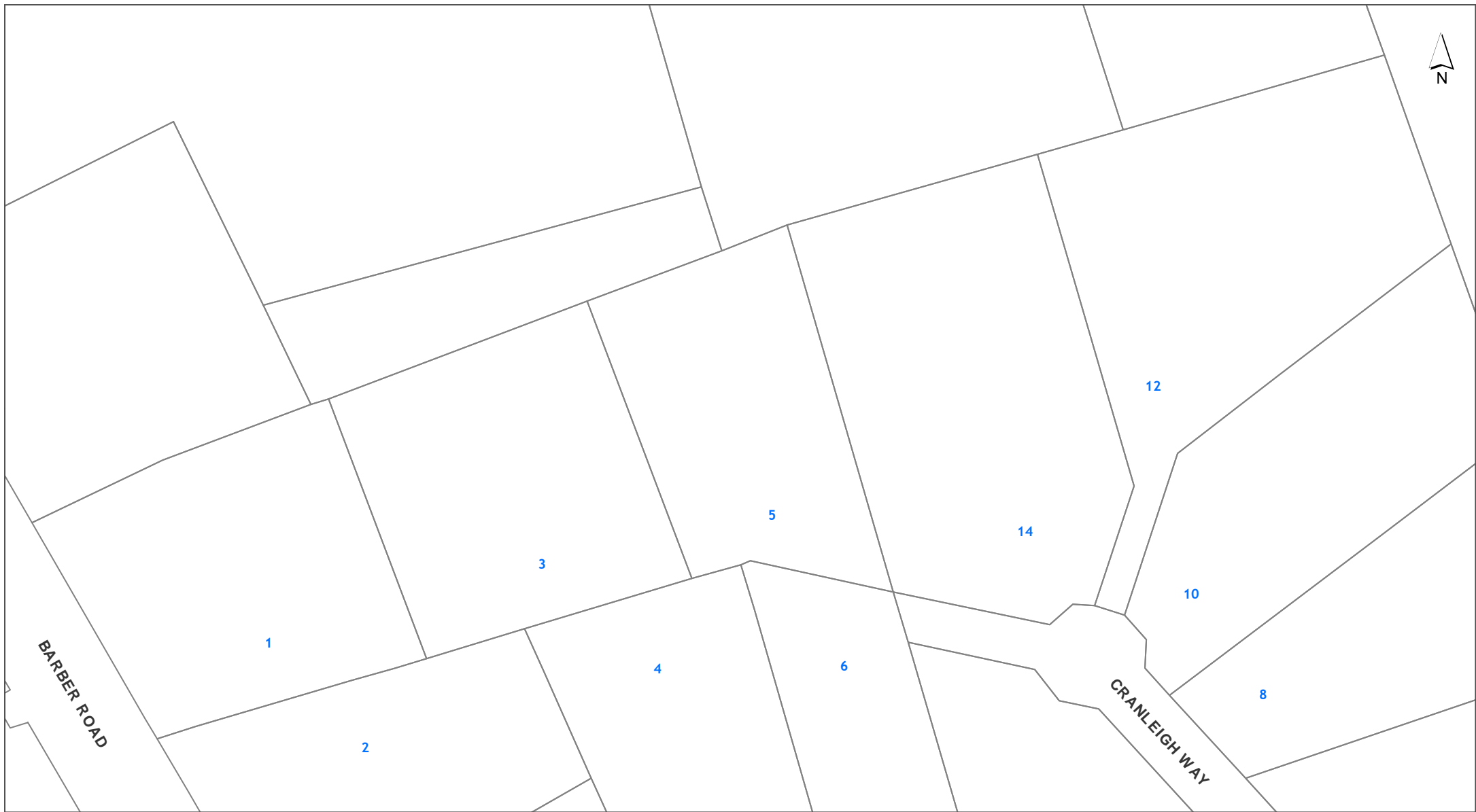


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Infrastructure
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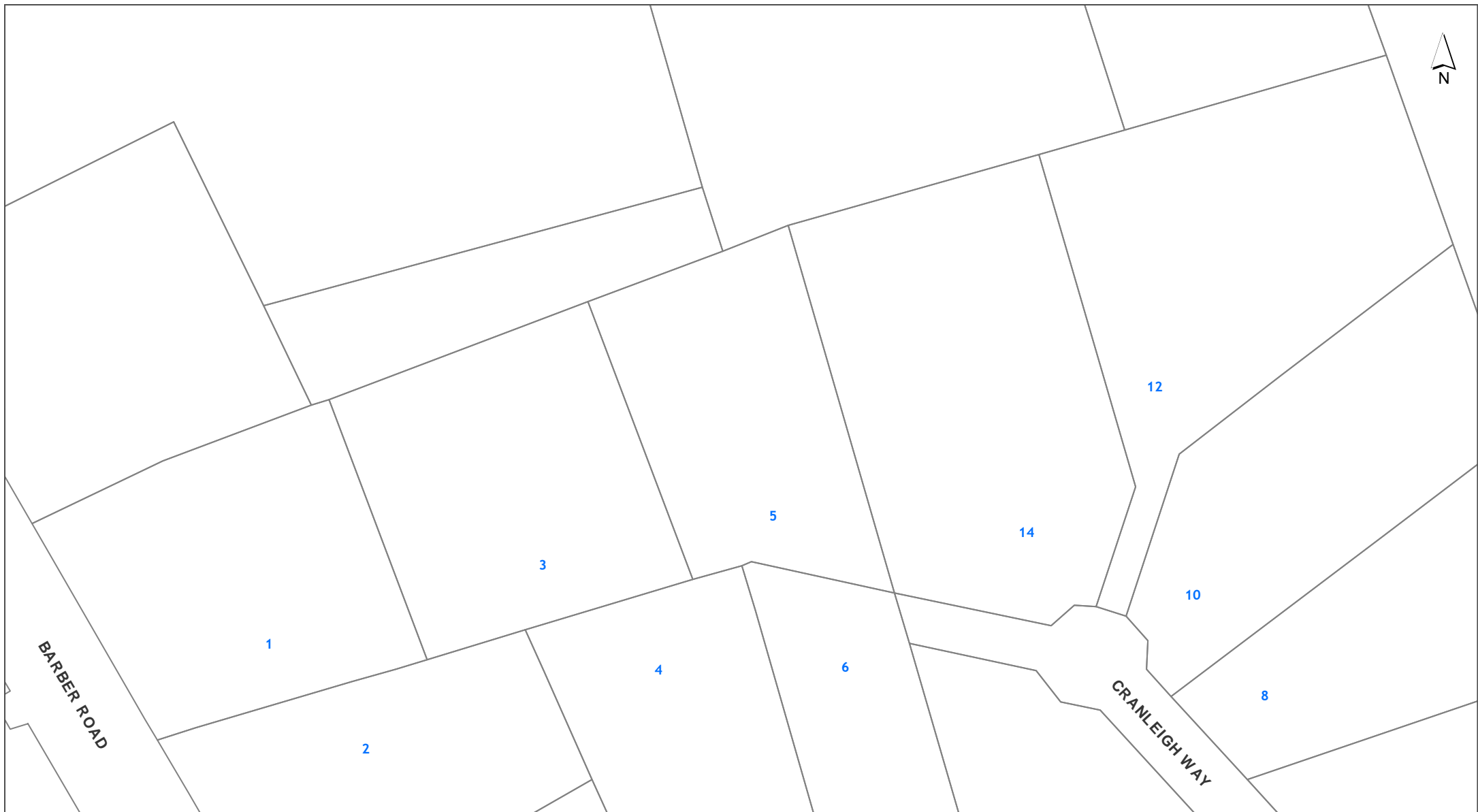


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Mana Whenua
5 Sagra Way Bombay Auckland 2675
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Natural Heritage
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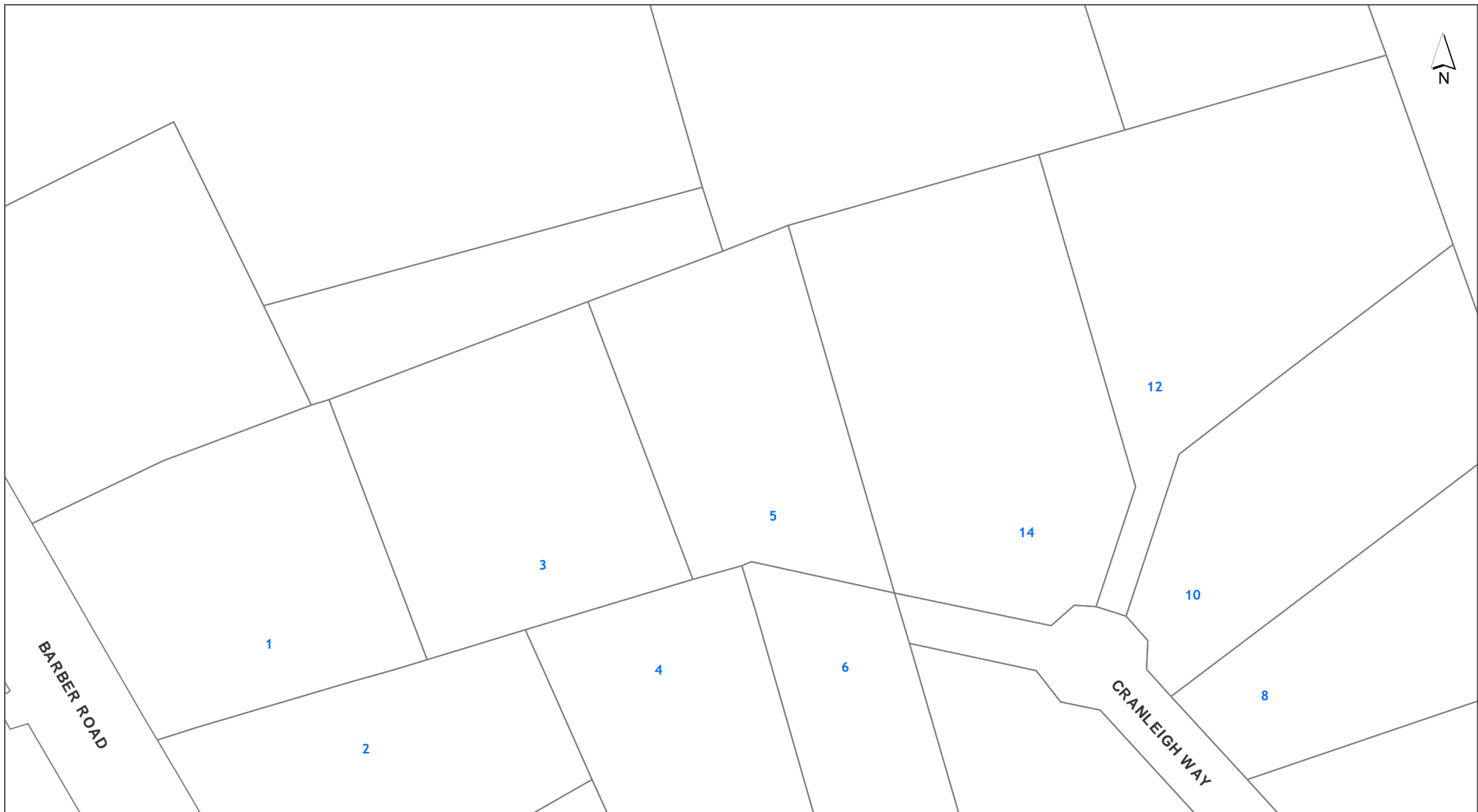


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Natural Resources
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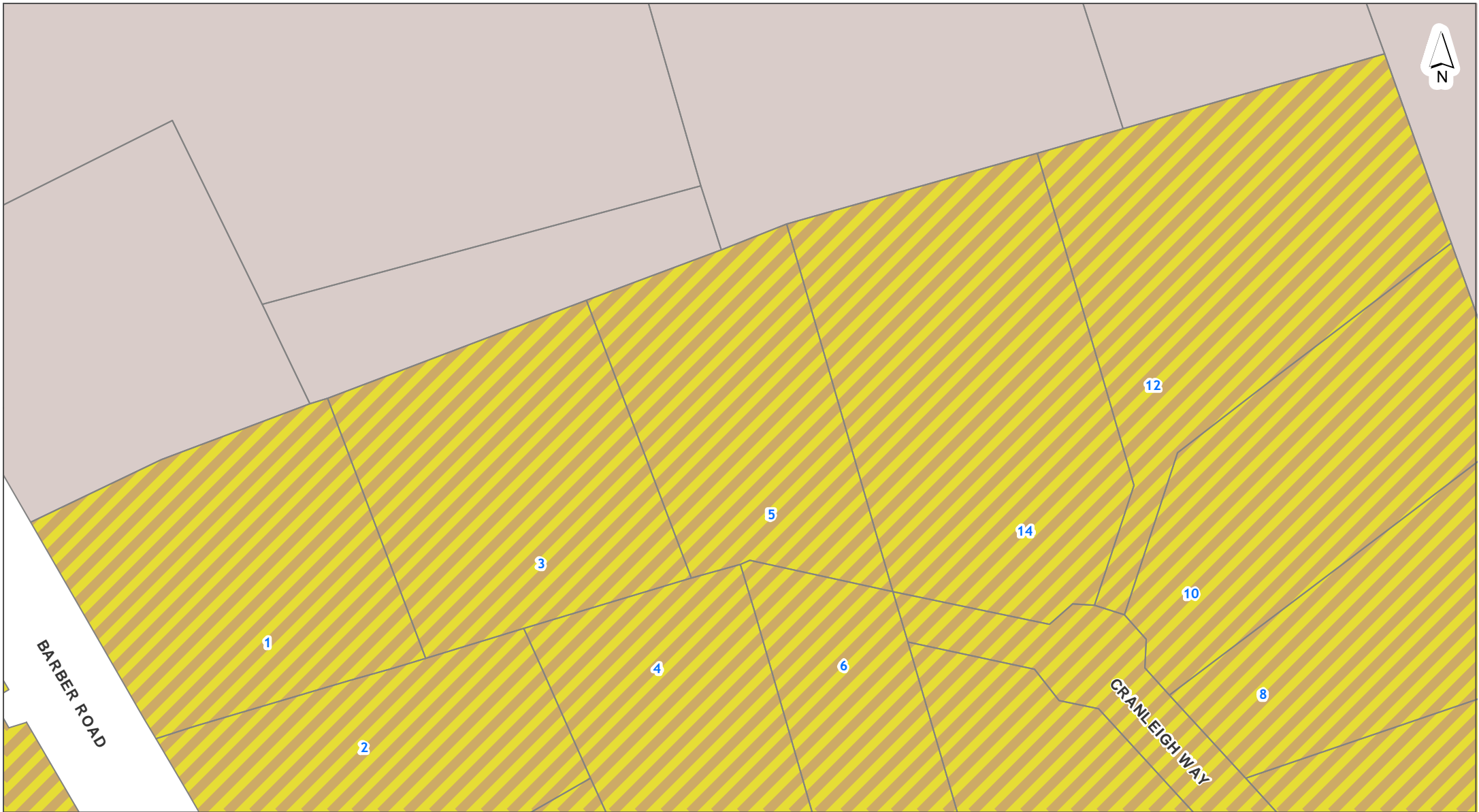


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Precincts
 5 Sagra Way Bombay Auckland 2675
 Lot 5 DP 479831

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Zones and Rural Urban Boundary
5 Sagra Way Bombay Auckland 2675
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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

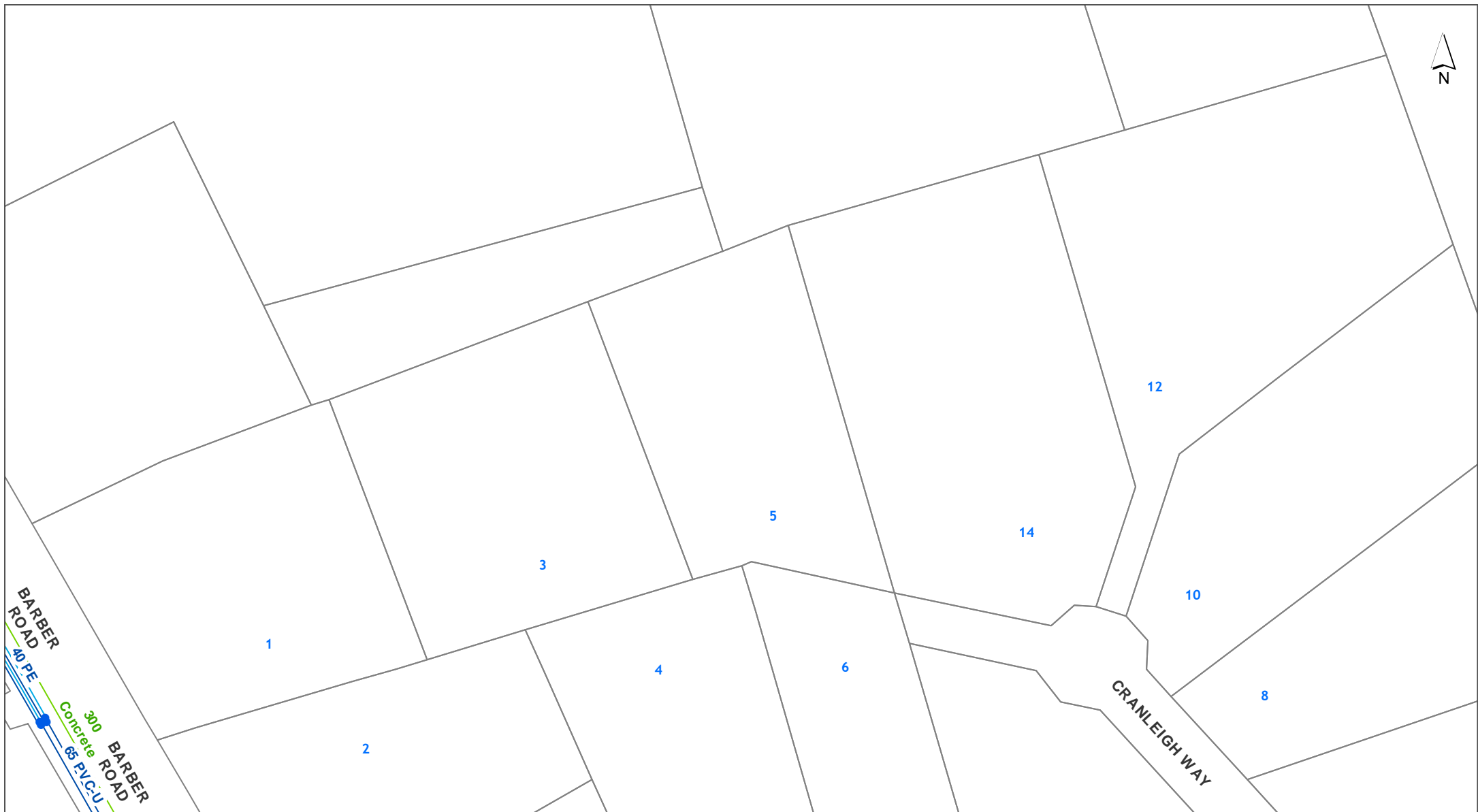
- Key Retail Frontage
 - General Commercial Frontage
 - Adjacent to Level Crossings
 - General
 - Motorway Interchange Control
 - Centre Fringe Office Control
 - Height Variation Control
 - Parking Variation Control
 - Level Crossings With Sightlines Control
 - Arterial Roads
 - Business Park Zone Office Control
- } 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
5 Sagra Way Bombay Auckland 2675
Lot 5 DP 479831

0 7 14 21
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 7/03/2022



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-NonPotable) |
| | Local Pipe (Operational-Potable) |
| | Local Pipe (Operational Not Vested) |
| | Local Pipe (Abandoned / Not Operational) |
| | Transmission Pipe (Operational-NonPotable) |
| | Transmission Pipe (Operational-Potable) |
| | Transmission Pipe (Not Operational) |
| | Transmission Pipe (Proposed) |
| | Pump Station |
| | Reservoir |
| | Other Structure (Local) |
| | Chamber (Transmission) |
| | Water Source (Transmission) |
| | Other Watercare Structures and Areas |

Wastewater

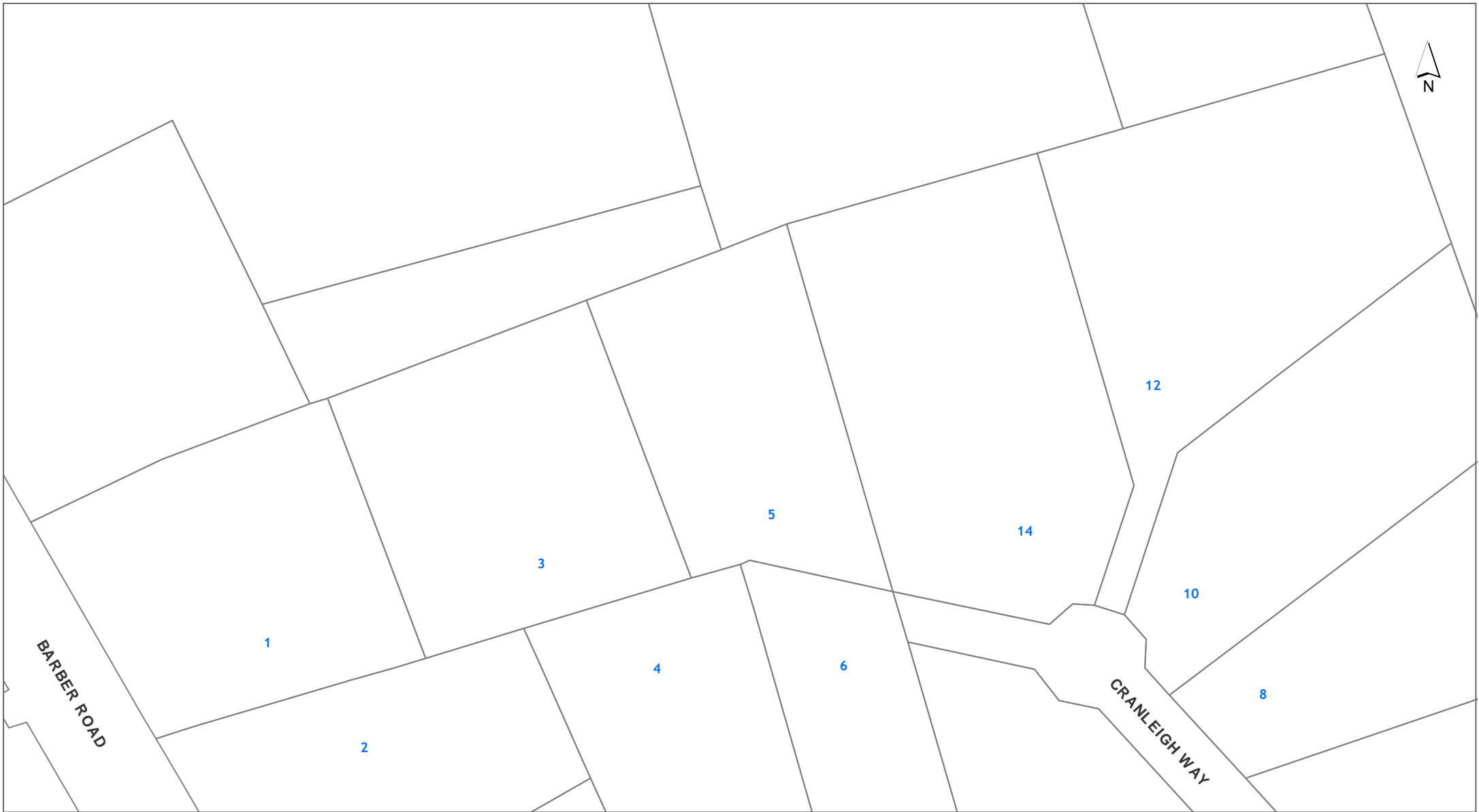
- | | |
|--|--|
| | Fitting |
| | Fitting (Non Watercare) |
| | Manhole |
| | Pipe (Non Watercare) |
| | Local Pipe (Operational) |
| | Local Pipe (Operational Not Vested) |
| | Local Pipe (Abandoned / Not Operational) |
| | Transmission Pipe (Operational) |
| | Transmission Pipe (Not Operational) |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

Utilities

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

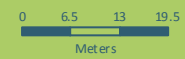
Legend updated: 21/09/2020





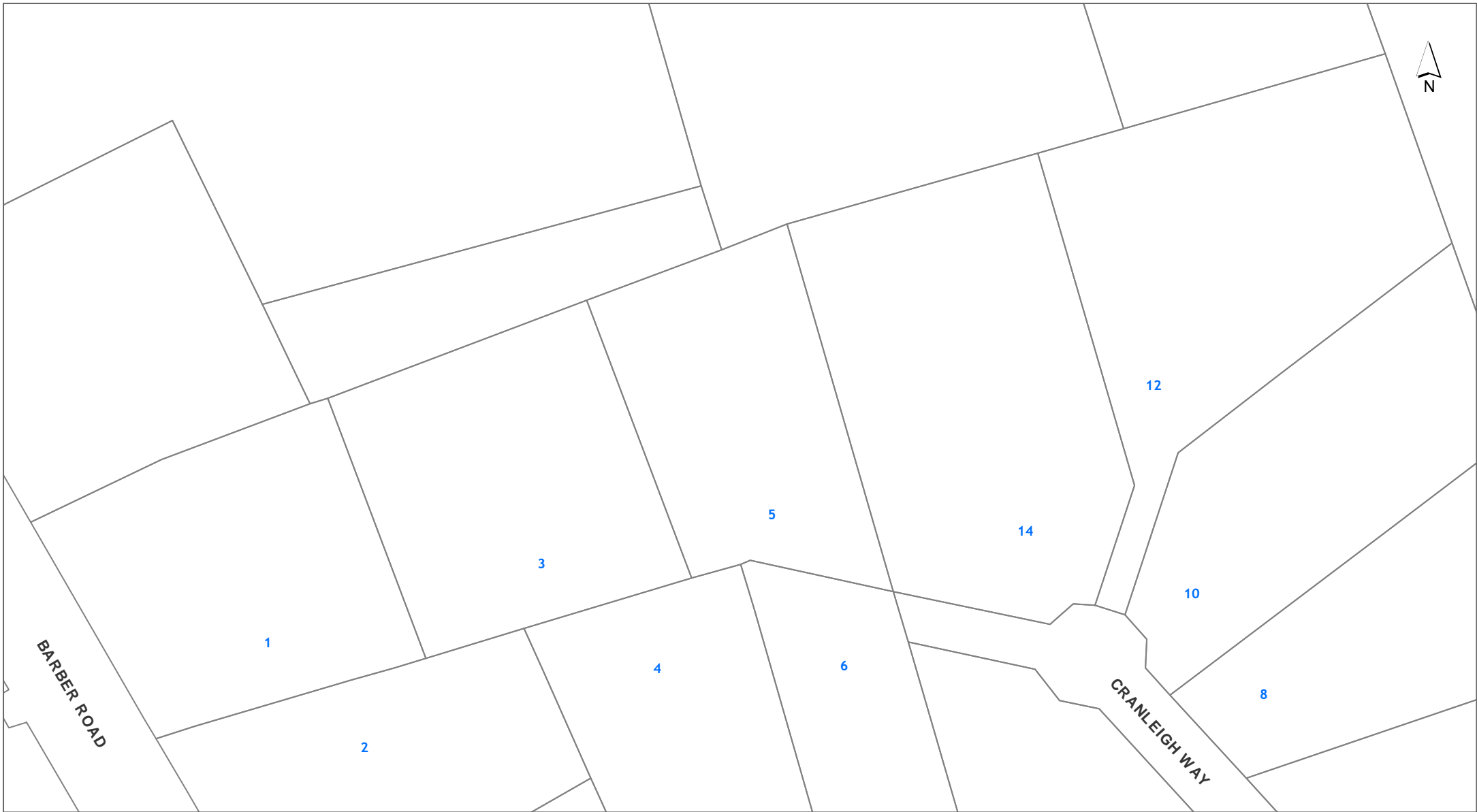
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Hazards
5 Sagra Way Bombay Auckland 2675
Lot 5 DP 479831



Scale @ A4
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Date Printed:
7/03/2022



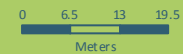


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Natural Hazards - Coastal Erosion ASCIE

5 Sagra Way Bombay Auckland 2675

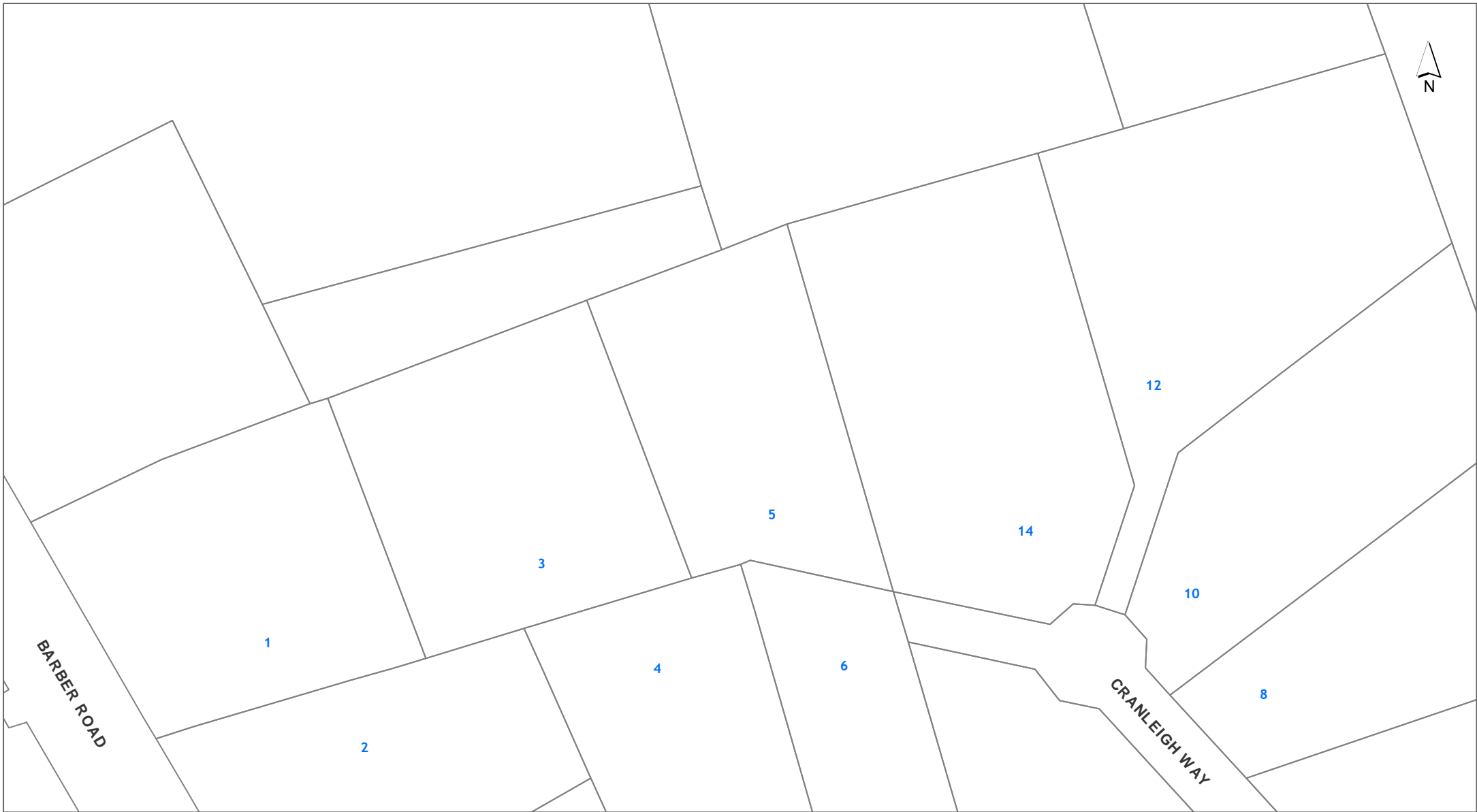
Lot 5 DP 479831



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Date Printed:
7/03/2022



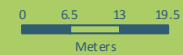


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Natural Hazards - Coastal Inundation

5 Sagra Way Bombay Auckland 2675

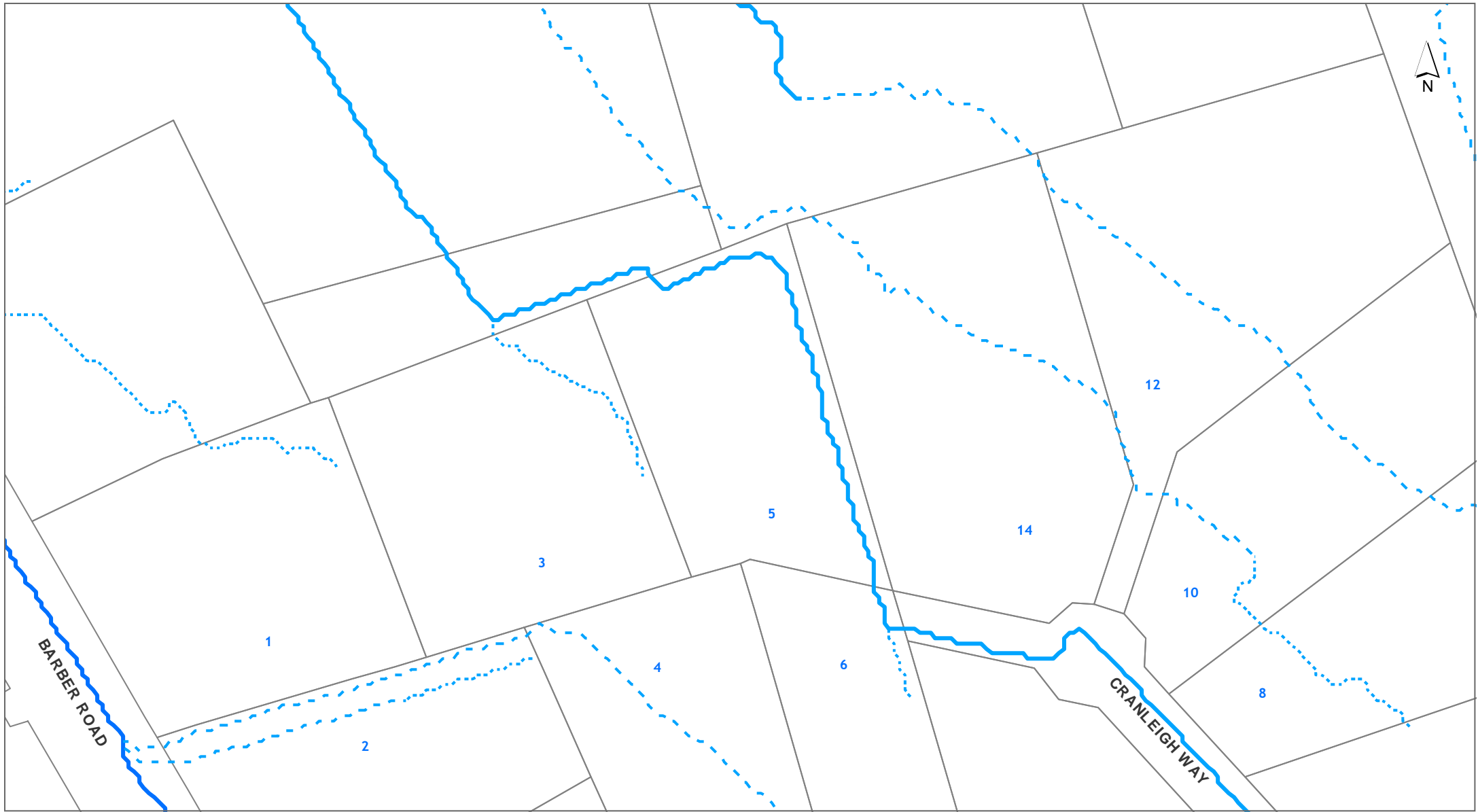
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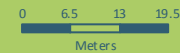
Date Printed:
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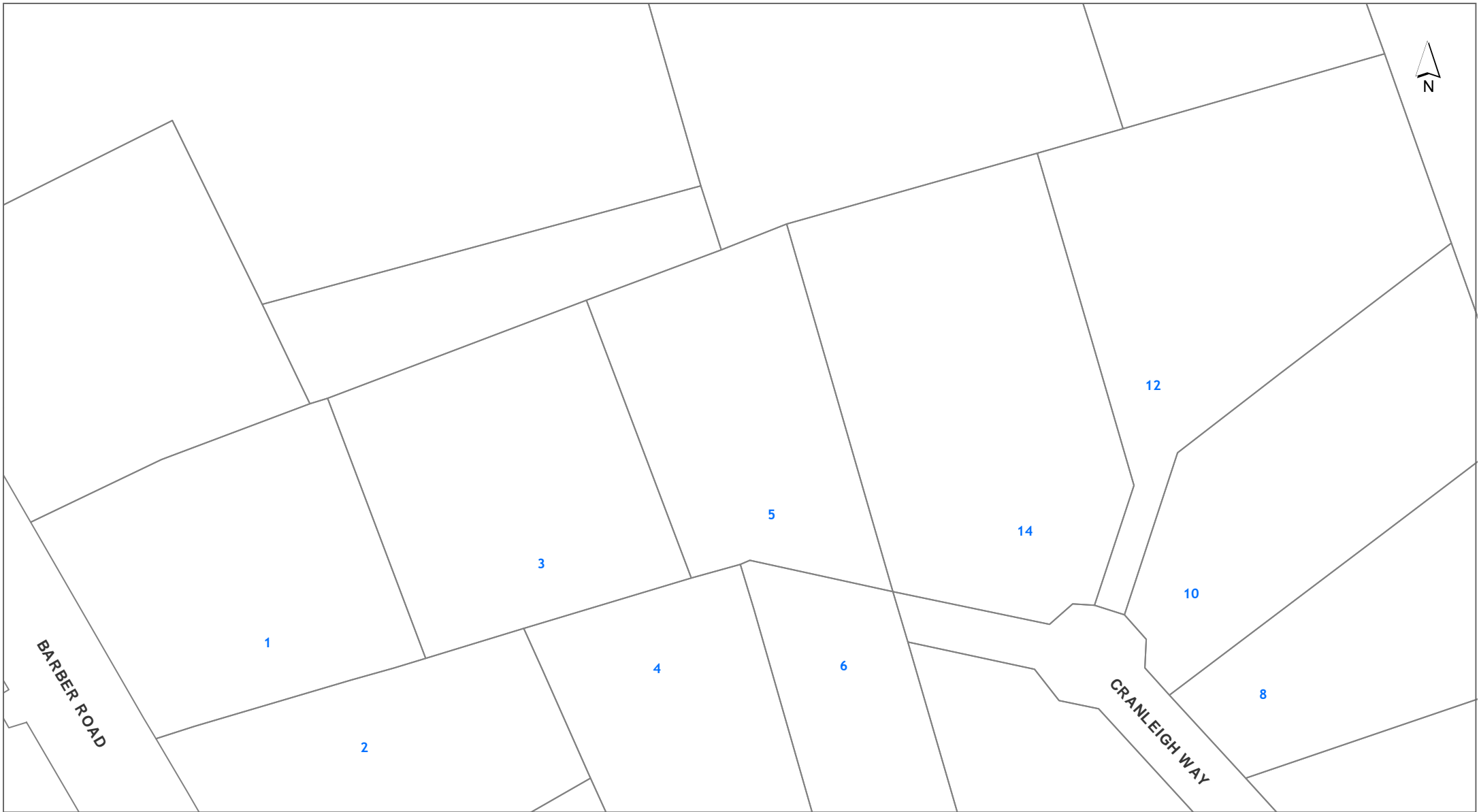
Natural Hazards - Flooding
5 Sagra Way Bombay Auckland 2675
Lot 5 DP 479831



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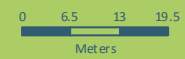
Date Printed:
 7/03/2022





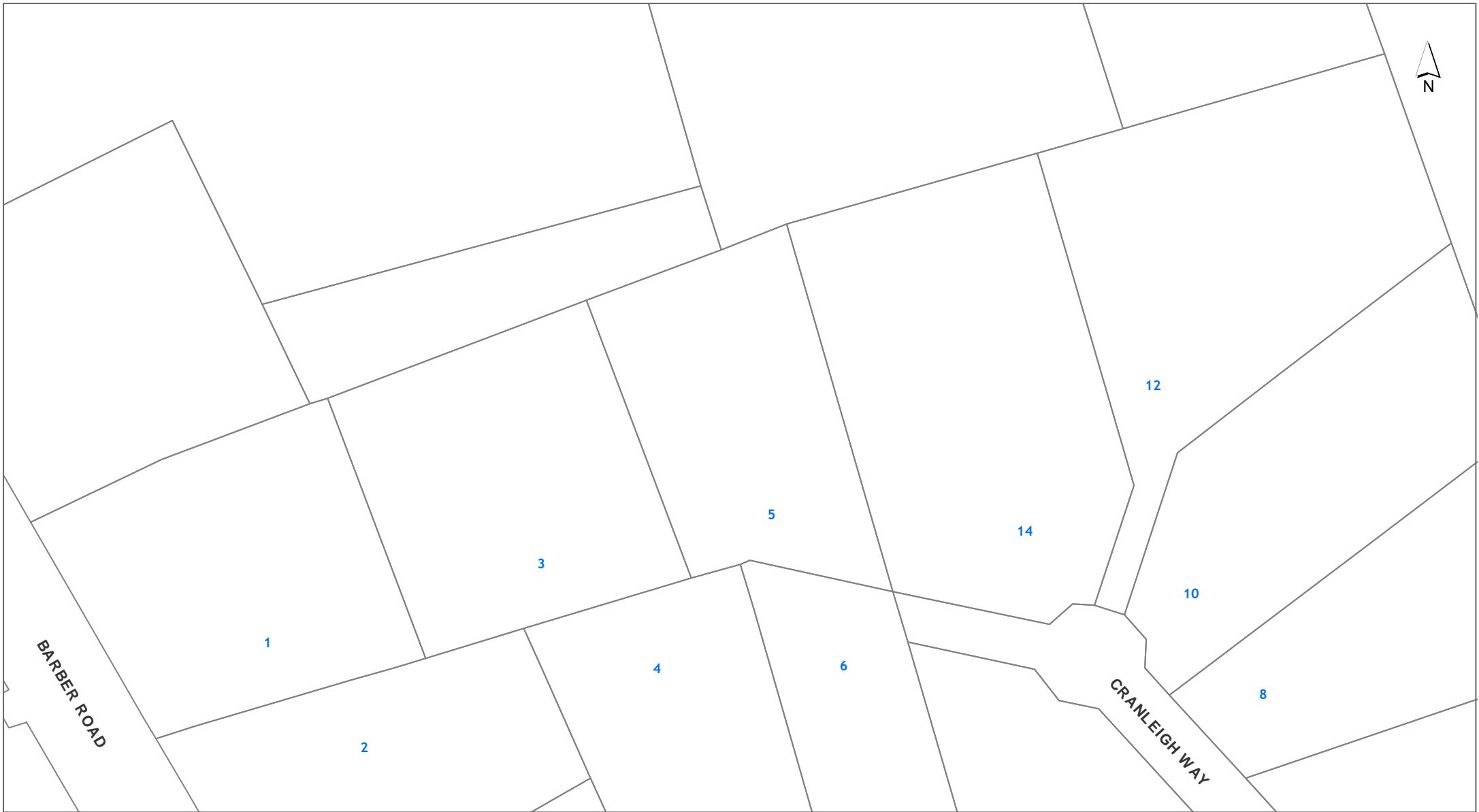
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Natural Hazards - Sea Spray
5 Sagra Way Bombay Auckland 2675
Lot 5 DP 479831



Scale @ A4
= 1:1,000
Date Printed:
7/03/2022



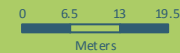


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Natural Hazards - Volcanic Cones

5 Sagra Way Bombay Auckland 2675

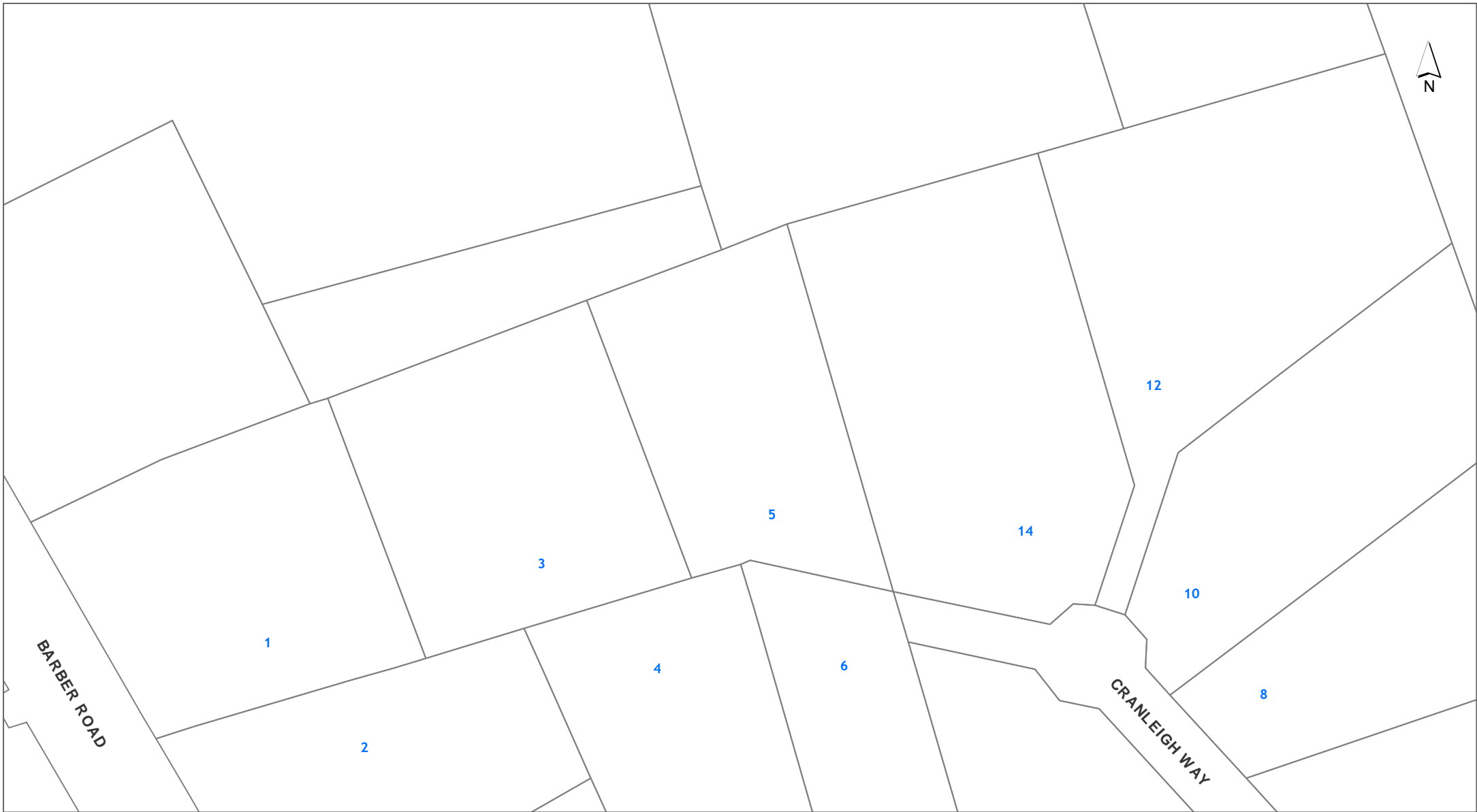
Lot 5 DP 479831



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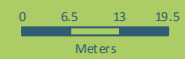
**Date Printed:
7/03/2022**





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Other
5 Sagra Way Bombay Auckland 2675
Lot 5 DP 479831



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Date Printed:
7/03/2022














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

Legend updated: 22/07/2021



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



Application Number(s): R/JSL/2013/5092

Applicant's Name: M & K Ranchhod

Site Address: 97 Barber Road, Bombay

Legal Description: Part Lot 1 Deposited Plan 57090 (CFRNA31A/818)

Subdivision Consent is sought to create seven (7) village zone Lots in two stages at 97 Barber Road, Bombay.

Proposal: Land use consent is sought to undertake associated earthworks for the construction of the Right of Way for the subdivision, with a total volume of 850m³ over an area of 2500m².

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

This requires resource consent for the following reasons:

Operative Plan

Subdivision:

Restricted Discretionary Activity subdivision within the Village Zone pursuant to Rule 22D.3 of the District Plan, provided compliance with Rule 22D.6 – General Performance Standards and Rule 22D.8 – Assessment of Restricted Discretionary Activities and any relevant matters in Part 55 Village Overlay Plans.

Land Use:

Restricted Discretionary Activity for earthworks requiring a volume in excess of 100m³ over an area in excess of 1000m² in the Village zone under Rules 15.5.2.3 i. a) and 15.5.2.3 i. c) respectively. The application seeks consent for earthworks up to approximately 850m³ over an area of 2500m² as part of the construction of Right of Ways.

Acting under delegated authority, and pursuant to sections 104, 104C, and 106 of the RMA, this application for subdivision is a **GRANTED** consent.

Reasons

Under section 113 of the RMA the reasons for this restricted discretionary activity consent decision are:

- The existing rural character of the site will be altered as a result of the subdivision, however the proposed development has been designed in accordance with the provisions of the District Plan and complies with densities, safe and stable building platforms, access, and servicing.
- The site will be visible from surrounding properties, however these views will be limited given the topography of the site sloping to the north-west. As discussed above, the proposal is in keeping with the zoning provisions and is an anticipated outcome of development for this location. As such, adverse effects on landscape, amenity and character are considered to be less than minor.
- The proposed development will not adversely affect the privacy of the adjoining properties as the proposed lots are large enough to comply with the District Plan land use provisions without the need for further consents.
- The proposed earthworks will be for a temporary period and the applicant will carry out appropriate sediment control protection measures and ensure the works are in line with TP90 best practice standards which will mitigate any nuisance effects associated with the activity. The majority of the material will be taken off site, requiring approximately 8 truck loads per day over a two – three week period. The extent of earthworks whilst being over the permitted volumes will be for a temporary period and while there will be some disruption such as noise and vehicle movements, the majority of the works will be localised and restricted to the hours of operation.
- The proposed development can be adequately serviced for lots in excess of 2500m². The lots will connect to the public water system located along the western side of Barber Road. Conditions of consent will require the extension of this line to the development. Likewise each lot will require individual connections to electricity and telecommunications. Adequate provisions have been made for private stormwater and sewage disposal for each lot, all of which can be contained within the proposed lot boundaries.
- A pedestrian easement is proposed between the subject site and the property to the east providing pedestrian linkage through the properties. It is considered that this proposed easement will benefit the community, particularly given the location of the Primary School being located to the south west of the subject site.
- The proposal is considered to be consistent with the relevant objectives and policies of the Auckland Council District Plan (Franklin Section) as the applicant proposes to undertake the development of the site in the manner generally intended by the District Plan and in a manner which minimises the adverse effects on the surrounding environment.

- Further to the above, the proposal demonstrates a high level of consistency with the assessment criteria and requirements of Rule 22D of the Auckland Council District Plan (Franklin Section) which are considered the most highly relevant in this particular circumstance.
- The proposal is consistent with the Proposed Auckland Unitary Plan (PAUP) as the proposed subdivision development appropriately aligns with the anticipated outcomes of the Single House Zone.
- The proposal will meet Part 2 of the Resource Management Act 1991 as it is consistent with the planning provisions for the Village Zone, the development can adequately provide for services given size of the lots, and the amenity values of adjacent properties and the surrounding area as a whole will be maintained.

Conditions

Part A – Subdivision Consent

Under section 108 and 220 of the RMA, this consent is subject to the following conditions:

Stage 1: Proposed Lot 1 and Lot 200

1. **Survey Plan and Engineering Approval Conditions**

Prior to the signing of the Survey Plan pursuant to section 223 of the Resource Management Act 1991 and the commencement of any works on site the consent holder shall complete the following to the approval of the Manager Southern Resource Consents and Compliance:

a. In Accordance with Application Plan

The proposed subdivision be carried out in general accordance with the Subdivision Consent Plan titled *Proposed Subdivision of Part Lot 1 DP 57090 (M. & R.K. Ranchhod): Subdivision Concept Plan*, prepared by the The Surveying Company Limited, sheet 1 of 2, reference number 314733, and dated Dec 2013.

b. All Charges Paid

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

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

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

c. Overland Flow Path

Show the location of the existing overland flow paths within Lot 200 for the passage of any stormwater from a 1% AEP storm unable, for any reason, to pass through the stormwater drainage system.

Calculations are required to demonstrate the estimated volume of stormwater along this path with the calculation area including the total developed upstream catchment.

2. Completion Conditions

Prior to the release of the 'Completion Certificate' pursuant to Section 224(c) of the Resource Management Act 1991 the applicant shall carry out the following to the approval of the Manager Southern Resource Consents and Compliance:

a. Vehicle Entrance Upgrade

Upgrade the existing vehicle entrance to Lot 1, in accordance with drawing R5 of the Franklin District Council Code of Practice for Subdivision and Development.

b. Compliance Certificate

Provide a compliance certificate prepared by a Chartered Professional Engineer or Registered Surveyor to confirm that the Lot 1 vehicle crossing has been upgraded in accordance Franklin District Council Code of Practice for Subdivision and Development. The standard format for Compliance Certificates as shown in the Franklin District Council Code of Practice is to be used.

c. Consent Notice - Overland flow

Register on the title of such Lot 200 a Consent Notice detailing the extent of the 1% AEP storm overland flow path through the property and restricting the construction of any building, fence, hedge or other like structure that may inhibit this flow within the overland flow path. Such a Consent Notice shall be prepared by Council's Solicitor at the consent holder's expense.

Stage 2: Proposed Lots 2 – 7 (inclusive)

1. Survey Plan and Engineering Approval Conditions

Prior to the signing of the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, and to the commencement of any works on site, the consent holder shall provide design plans and specifications detailing the following works required in respect to this subdivision, to the approval of the Manager Southern Resource Consents and Compliance:

a. In Accordance with Application Plan

The proposed subdivision be carried out in general accordance with the Subdivision Consent Plan titled 'Proposed Subdivision of Part Lot 1 DP 57090 (M. & R.K. Ranchhod): Subdivision Concept Plan', prepared by the The Surveying Company Limited, sheet 2 of 2, reference number 314733, and dated Dec 2013.

b. Memorandum of Easements

That proposed easements 'A' and 'B' be created and shown as a Memorandum of Easements on the Survey Plan and shall be duly granted or reserved.

c. Counties Power Construction and Management Plan

Before construction the consent holder shall submit to Council written acceptance from Counties Power of a Construction and Management Plan demonstrating compliance with the relevant safe distances as stated in NZECP 34.2001.

d. Right of Way Construction

The formation and construction of Right/s of Way A and B, including the control and disposal of stormwater, (and a double vehicle entrance to allow passing) to the following minimum standards:

ROW A

Legal Width	Formation Width
8.0 metres	5.0 metres

ROW B

Legal Width	Formation Width
3.5 metres	2.7 metres

The ROW is to include widening of the Barber Rd carriageway

Minimum Construction standard:

100mm of 17MPa concrete on 100mm compacted GAP 40, with 66Bmesh; or

An alternative standard of construction supported by design calculations may be approved by the Group Manager: Environmental Services, prior to the commencement of the works.

e. Extension of Public Water Supply

The extension of the public water supply network to provide a point of supply at the road frontage of the subdivision.

Note: Only contractors from Council's current Approved Water Works Contractors List will be granted consent to undertake any works on existing reticulation, and they will need to notify Council's Contracts Officer Water and Wastewater, prior to commencing any works.

f. Earthworks

The nature, extent and detail of any earthworks proposed in relation to the subdivision.

g. Road Frontage

The Barber Road road frontage shall be upgraded to include kerb and channel.

h. Overland Flow Path

Show the location of the existing overland flow path for the passage of any stormwater from a 1% AEP storm unable, for any reason, to pass through the stormwater drainage system.

Calculations are required to demonstrate the estimated volume of stormwater along this path with the calculation area including the total developed upstream catchment.

i. Minimum Floor Levels (MFL)

Provide a statement of minimum floor levels (MFL) required to be maintained for habitable buildings by reason of overland flow of stormwater, height in relation to sea level, or for any other reason.

Note: It is recommended the designer discuss these issues with the Development Engineer prior to submitting engineering plans for approval.

j. Power and Telecommunication Plans

Make provision for power and telecommunication reticulation for the subdivision and provide plans to show that underground services can be provided for each Lot.

2. Completion Conditions

Prior to the release of the 'Completion Certificate' pursuant to Section 224(c) of the Resource Management Act 1991 the applicant shall carry out the following to the approval of the Manager Southern Resource Consents and Compliance:

a. Construction

Arrange for the construction of all the engineering works as detailed in the approved plans submitted in accordance the above.

b. As Built Plans

Submit two sets of prints and one electronic data file (CD or email) of As Built Plans in accordance with the requirements of the Franklin District Development Code, detailing all engineering works completed. Also provide completed Construction Monitoring and Assets to Vest sheets.

Note: It will be appreciated if level and co-ordinate information is also supplied for existing Council assets not forming part of the construction works. Such additional information given in good faith is deemed not to be included in the Compliance Certificate.

c. Compliance Certificate

Provide a compliance certificate prepared by a Chartered Professional Engineer or Registered Surveyor to confirm that all works in terms of Condition 2(b) has been carried out in accordance with the approved plans and in accordance Franklin District Council Code of Practice for Subdivision and Development. The standard format for Compliance Certificates as shown in the Franklin District Council Code of Practice is to be used.

d. Consent Notice - Overland flow

Register on the title of such Lots as applicable a Consent Notice detailing the extent of the 1% AEP storm overland flow path through the property and restricting the construction of any building, fence, hedge or other like structure that may inhibit this flow within the overland flow path. Such a Consent Notice shall be prepared by Council's Solicitor at the consent holder's expense.

e. Consent Notice - Minimum Floor Level (MFL)

Register on the title of such Lots as applicable a Consent Notice detailing minimum floor level required for habitable dwellings to ensure sufficient clearance to overland flow of stormwater, or for any other reason. The Council's Solicitor will prepare the Consent Notice at the consent holder's expense.

Note. In the case of MFL required by reason of the depth of the sanitary sewer connection, the MFL requirement may be disregarded if the Council agrees to accept connection by means of a [private] sewage pump.

f. Consent Notice - Counties Power Requirements

Register on the title of Lots 2, 3 and 6 a Consent Notice stating that no building, structure or effluent field shall be constructed within a 6m wide corridor either side of the pole running parallel to the Bombay-Ramarama L2 sub-transmission line.

Prior to the construction of any building, structure or effluent field the property owner shall consult with Counties Power and provide construction drawings, details of building and roofing materials, earthworks (filling and excavation) and measures to ensure that adequate clearances between mobile plant and the conductors on the overhead sub-transmission line are maintained at all times during construction.

g. Provide for Telephone and Electric Power

Provide written confirmation from appropriate network utility authorities that the provision of underground (unless otherwise approved or required) telephone and power reticulation network connection points are able to be made available to the boundary of all Lots in the subdivision and that all requirements for having such services available have been met including obtaining road opening consents, for works to be carried out on existing road reserves

Advice notes

1. This resource consent will lapse five years after the date of this decision unless:
 - a) it is given effect to before the end of that period. To give effect to this consent, the Survey Plan for the subdivision must have been approved by the Auckland Council pursuant to section 223 of the Resource Management Act 1991,
 - b) or an application is made and granted prior to the expiry of that period for a time extension. The statutory considerations that apply to extensions are set out in section 125 of the Resource Management Act 1991.
2. Development Contributions levied under the Local Government Act 2002 are payable in relation to this application. The consent holder will be advised of the development contributions payable separately from this resource consent decision. Further information about development contributions may be found on the Auckland Council website at www.aucklandcouncil.govt.nz.
3. Infrastructure Growth Charge

From 1 July 2011 onwards, development contributions for Water and Wastewater are being replaced by an Infrastructure Growth Charge (IGC) administered by Watercare. For more information about Infrastructure Growth Charges please go to www.watercare.co.nz
4. The consent holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and the Historic Places Act 1993. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007), 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. If not all resource consents have been applied for and Council has not required these consents be sought as part of the consent applications for this proposal, it remains the responsibility of the consent holder to obtain any and all necessary resource consents required under the relevant requirements of the Resource Management Act 1991.
6. Prior to carrying out any works within the legal road corridor (boundary to boundary) the consent holder will need to obtain a 'Corridor Access Request' ('CAR') from Auckland Transport. A copy of the 'CAR' approval is to be brought to the pre-construction meeting for the subdivision/development.

A 'CAR' is required for both open cut trenching and trenchless techniques for utility installations. The application for a 'CAR' is to be made online to www.beforeudig.co.nz. The application form requires relevant background details including resource consent details, traffic management plans, and the location and nature of the works. Please note that a 'CAR' may take up to 15 days to process and construction hours may be restricted on Level 2 or 3 roads, as defined in the Code of Practice for Temporary Traffic Management, ("COPTTM" of NZTA). A charge may apply.

7. 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 Council within 15 working days of notification of the decision.

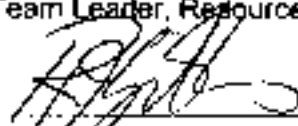
Delegated decision maker:

Name: Richard Gibbs

Title: Team Leader, Resource Consents (Pukekohe)

Signed:

Date:


29 January 2014

Part B – Land Use Consent

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

1. General Conditions

a. In Accordance with Application and Plans

The proposed subdivision be carried out in general accordance with the Subdivision Consent Plan titled *Proposed Subdivision of Part Lot 1 DP 57090 (M. & R.K. Ranchhod): Subdivision Concept Plan*, prepared by The Surveying Company Limited, sheet 2 of 2, reference number 314733, and dated Dec 2013.

b. Commencement of Consent

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

- i. All fixed charges relating to the receiving, processing and granting of this resource consent under section 36(1) of the Resource Management Act 1991 (RMA); and
- ii. All additional charges imposed under section 36(3) of the RMA to enable the council to recover its actual and reasonable costs in respect of this application, which are beyond challenge.

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

c. Monitoring Charges

The consent holder shall pay the Council an initial consent compliance monitoring charge of \$260.00 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

The \$260.00 (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.

Note:

Compliance with the consent conditions will be monitored by Council (in accordance with section 35(d) of the RMA). 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. Only after all conditions of the resource consent have been met, will Council issue a letter on request of the consent holder.

2. Earthworks Conditions

- a. The Team Leader, Compliance Monitoring Southern, shall be notified at least five (5) working days prior to earthwork activities commencing on the subject site.

Advice Note:

Condition 2a requires the consent holder to notify the Council of their intention to begin earthworks a minimum of five working days prior to commencement. Please contact the Team Leader, Compliance Monitoring Southern on Ph 09 3010101 to advise of the start of works

- b. 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.
- c. There shall be no airborne or deposited dust beyond the subject site as a result of the earthworks activity, that in the opinion of the Team Leader Compliance and Monitoring (South) is noxious, offensive or objectionable.

- d. All earthworks shall be managed to ensure that they do not lead to any uncontrolled instability or collapse affecting either the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it shall immediately be rectified.
- e. The use of noise generating motorised equipment and vehicles associated with earthworks activity on the subject site shall be restricted to between the following hours:

Monday to Saturday. 7a.m. to 7p.m.

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

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

Note:

In order to prevent damage occurring during the earthwork activity, the consent holder should consider placing protective plates over footpaths, kerbs, and drains. Where necessary, prior to works commencing, photographing or video recording of roads, paths and drains may be appropriate. If you would like further details or suggestions on how to protect public assets during the earthwork phase, please contact the Team Leader Compliance and Monitoring (South) on Ph 3010101.

- g. All earthworks shall be managed to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged from the subject site either to land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works shall cease immediately and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader Compliance and Monitoring (South).

Note:

In accordance with Condition f all earthworks shall be undertaken to ensure that all potential sediment discharges are appropriately managed. Such means and measures may include:

- run-off diversions
- silt and sediment traps
- silt fences

It is recommended that you discuss any potential measures with Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader Compliance and Monitoring (South) on rca@aucklandcouncil.govt.nz for more details. Alternatively, please refer to "Auckland Regional Council, Technical Publication No. 90, Erosion & Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region"

- h. To prevent discharge of sediment-laden water or other debris into any public stormwater drainage systems or watercourses and therefore into receiving waters, and to prevent nuisance and amenity impacts on users of the road reserve, there shall be no deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it shall immediately be removed. In no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

Note:

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

- ceasing of vehicle movement until materials are removed
- cleaning of road surfaces using street-sweepers
- In no circumstances should the washing of deposited materials into drains be advised or otherwise condoned.

It is recommended that you discuss any potential measures with Council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader Compliance and Monitoring (South) on rca@aucklandcouncil.govt.nz for more details. Alternatively, please refer to Auckland Regional Council, Technical Publication No. 90, Erosion & Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region.

- i. Within one month following the completion or abandonment of earthworks on the subject site, all areas of bare earth shall be re-grassed to the satisfaction of the Team Leader Compliance and Monitoring (South).
- j. The consent holder shall contact, local iwi organisation, Ngati Tamaoho at least five (5) working days prior to any earthworks being undertaken on the site. No earthworks shall begin until a Ngati Tamaoho cultural monitor representative has been contacted and is present for the initial earthworks for the construction of the Right of Way. The Ngati Tamaoho cultural monitor representative will advise whether further monitoring is required until the works are complete.

Note: Prior to undertaken any earthworks please contact Ngati Tamaoho at Lucierutherford@gmail.com.

Advice notes

1. Please read the conditions of this resource consent carefully and make sure that you understand all the conditions that have been imposed before commencing the development.
2. This resource consent will lapse five years after the date of this decision unless:
 - a) it is given effect to before the end of that period. To give effect to this consent, the Survey Plan for the subdivision must have been approved by the Auckland Council pursuant to section 223 of the Resource Management Act 1991,
 - b) or an application is made and granted prior to the expiry of that period for a time extension. The statutory considerations that apply to extensions are set out in section 125 of the Resource Management Act 1991.
3. If any archaeological features are uncovered on the site, it is recommended that works cease and council's representative monitoring your application is notified immediately. For guidance and advice on managing the discovery of archaeological features contact the Team Leader Cultural Heritage Implementation on 09 301 0101. Archaeological features may in practice include shell middens, hangi or ovens, pit depressions, defensive ditches, artefacts, or kolwi tangata (human skeletal remains). Please note in the event of a discovery, contacting New Zealand Historic Places Trust (on 09 307 9920), as well as the local iwi (Ngati Tamaho at lucierutherford@gmail.com) is recommended.
4. The consent holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and the Historic Places Act 1993. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007), 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. If not all resource consents have been applied for and Council has not required these consents be sought as part of the consent applications for this proposal, it remains the responsibility of the consent holder to obtain any and all necessary resource consents required under the relevant requirements of the Resource Management Act 1991.
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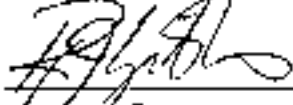
Delegated decision maker:

Name: Richard Gibbs

Title: Team Leader, Resource Consents (Pukekohe)

Signed:

Date:


.....
29 January 2014



STAGE 1

Pt Allotment 1
Sub Sec 3
Psh of Opaheke

Lot 2
DP 103378

Lot 1
DP 67359

Lot 109
LT 470109

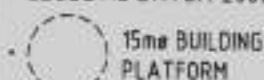
R AUCKLAND COUNCIL
APPROVED PLANS FOR:

JOB REF No: *R/JSC/2013/5092*

DATE: *29 January 2014*

NOTE

- CONTOUR INTERVAL = 1.0m
- LEVELS ARE IN TERMS OF AN ASSUMED DATUM
- COORDINATES ARE IN TERMS OF GEODETIC DATUM 2000



15m BUILDING PLATFORM

LOCAL AUTHORITY : AUCKLAND COUNCIL
 ZONING : VILLAGE
 TOTAL AREA : 1.9323ha
 COMPRISED IN : CFR.NA31A/818
 REGISTERED OWNERS : M. & R.K. RANCHHOD

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THE SURVEYING COMPANY
 LAND DEVELOPMENT CONSULTANTS

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 Phone: 0800 TO SURVEY (0800 84 78 78)
 E-mail: info@subdivision.co.nz
 Web: www.subdivision.co.nz

M. & R.K. RANCHHOD

PROPOSED SUBDIVISION OF PART LOT 1 DP 57090

SUBDIVISION CONSENT PLAN

Drawn By: *M.F.*

SUBCON1-3

Scale: 1:750

DEC 2013

314733

SHEET 1 OF 2

LOT 200
1.68ha

LOT 1
2500m²

Lot 1
DP 73992

Lot 4
DP 445055

Lot 9
LT 470109

Lot 105
LT 470109

BARBER ROAD
Legal (2012 Kield) Stated

Existing Entrance
Conduit

Existing Entrance
Conduit

Boundary in fence 58.5

Boundary in fence

excavation 1
L: 45.41
E: 44.62

garage

house 837

water tank

water meter

septic tank

excavation 2

excavation 3

excavation 4

excavation 5

excavation 6

excavation 7

excavation 8

excavation 9

excavation 10

excavation 11

excavation 12

excavation 13

excavation 14

excavation 15

excavation 16

excavation 17

excavation 18

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excavation 221

excavation 222

excavation 223

excavation 224

excavation 225

excavation 226

excavation 227

excavation 228

excavation 229

excavation 230

MEMORANDUM OF EASEMENTS

PURPOSE	SERVIENT TENEMENT	SHOWN	DOMINANT TENEMENT
RIGHT OF WAY RIGHT TO CONVEY WATER, ELECTRICITY, TELECOMMUNICATIONS AND COMPUTER MEDIA RIGHT TO DRAIN WATER AND WASTEWATER	LOT 2	(A)	LOTS 3-7
	LOT 3	(B)	LOTS 4-6

PROPOSED EASEMENTS

PURPOSE	SERVIENT TENEMENT	SHOWN	DOMINANT TENEMENT
PEDESTRIAN RIGHT OF WAY RIGHT TO CONVEY WATER, ELECTRICITY, TELECOMMUNICATIONS AND COMPUTER MEDIA RIGHT TO DRAIN WATER AND WASTEWATER	LOT 2	(A)	LOT 9 LT 470109
	LOT 3	(B)	
	LOT 4	(C)	

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○ 15m BUILDING PLATFORM

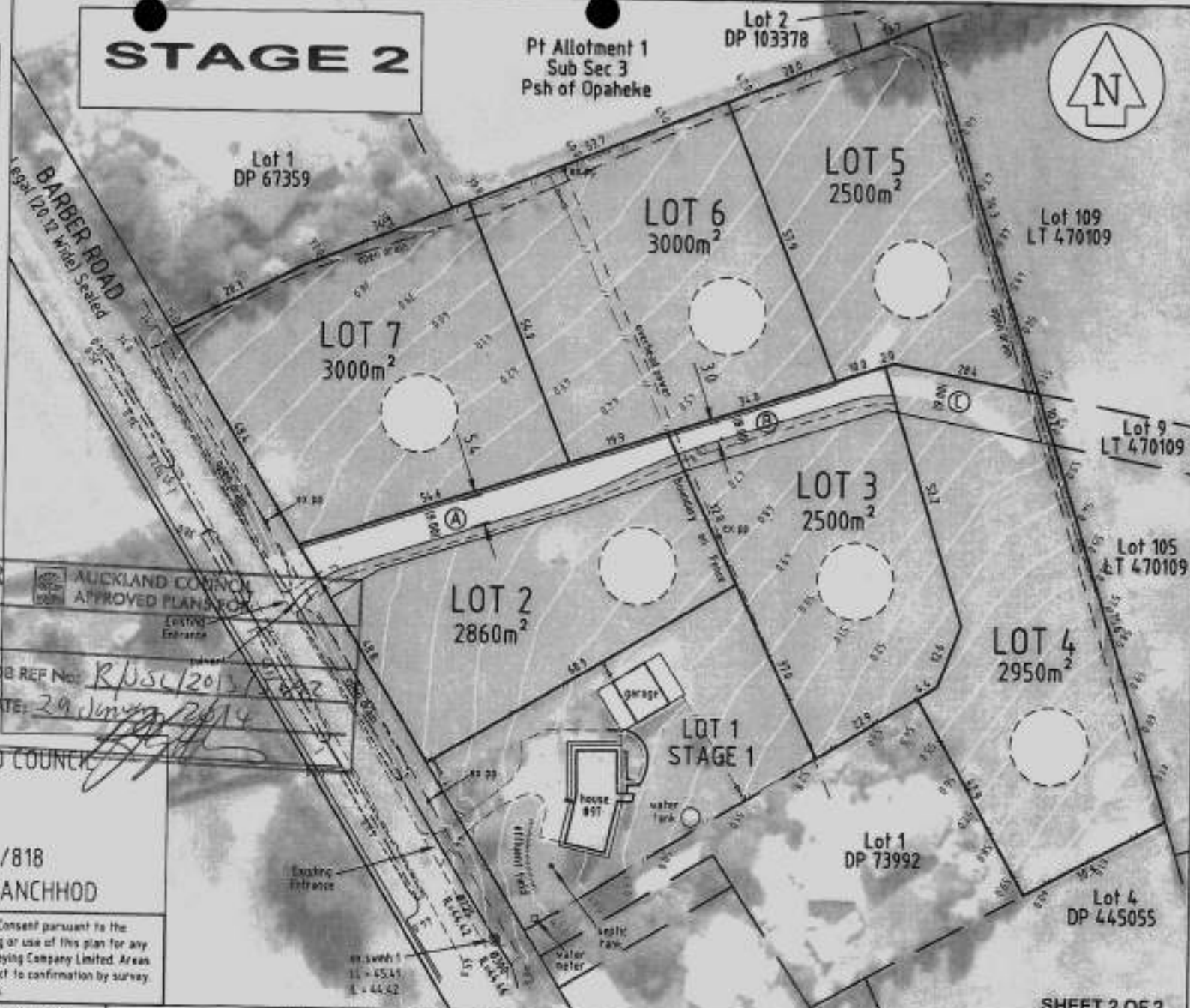
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THE SURVEYING COMPANY
 YOUR LAND DEVELOPMENT CONSULTANTS

STAGE 2



AUCKLAND COUNCIL
 APPROVED PLAN FOR
 JOB REF No: R/NSC/2013/282
 DATE: 29 June 2014

M. & R.K. RANCHHOD

PROPOSED SUBDIVISION OF PART LOT 1 DP 57090 (LOT 200 STAGE 1)

SUBDIVISION CONSENT PLAN

Drawn By: H.P.
 Scale: 1:750
 DATE: DEC 2013
 SUBCONS: 314733