

**Applicant:** RHONDA G EVANS - SOLICITOR  
DX DP96502  
Avondale  
AUCKLAND 1026

**LIM address:** 16 La Rosa Street, GREEN BAY

**Application number:** LIM-2016-261

**Date issued:** 05 February 2016

**Legal Description:** LOT 14 DP 54161

**Certificate of title:** CT-5B/1415

#### **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 of section 44A of 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 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.

## Part 1. Rating Information – Section 44A(c)

### LAND RATES

Legal Description	LOT 14 DP 54161
Rate Account Number	52542/ 8
Financial Year	01-Jul-2015 to 30-Jun-2016
Balance B/Fwd	0.00
01-Jul-2015	
Annual Levy	1,994.15
Penalties / Adjustments	0.0
Less Paid	-996.00
Balance to clear to 30 June 2016 as at 05/02/2016	998.15

Note: Rates have been levied on the basis of 4 instalments per year. The rates figures provided are as at 05 February 2016. It is strongly advised that these are not used for settlement purposes.

 Auckland Council (09) 301 0101, for up-to-date outstanding information on settlement date.

### 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.

**Note:** This LIM does not contain information as to whether this property is subject to a targeted rate under the Retrofit Your Home Programme. To find out if any outstanding rates owing in relation to this programme, please contact Auckland Council (09) 301 0101 or email [retrofit@aucklandcouncil.govt.nz](mailto:retrofit@aucklandcouncil.govt.nz) for more information.

### WATER RATES

 Please contact Watercare (09) 442 2222 for all water rates and wastewater services

## Part 2. Requisitions and Notices – Section 44A(2) (d)

### Status of Requisition or Notice

As long as the Council has no evidence that the request relating to the Requisition or Notice has been met, the status of the Requisition or Notice will be shown as being **'current'**. The Council reserves the right to initiate appropriate enforcement action in relation to the Requisition or Notice.

In some instances Council has no detailed records in relation to 'historic' Requisitions or Notices. The status of those Requisitions or Notices will be shown as being **'dormant'**. The Council will take no further action in relation to the Requisition or Notice unless the records are recovered and the circumstances warrant further action.

**According to Council database there are no requisitions or notices outstanding on this property.**

 [Auckland Council \(09\) 301 0101](tel:093010101) if you require further information.

## Part 3. Special Features – Section 44A (2) (a)

### (a) Other special features (not included in the District Plan)

#### Note:

**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.**

#### **Special Feature Code: SSP - Waste Water Sewer**

A 225mm diameter Auckland Council Trunk Sanitary Sewer crosses the property. Permission to build over this sewer must be obtained from the Drainage Assets Engineer.

#### **(b) Proximity to electricity transmission lines and towers**

If there are high-tension electricity transmission lines over or adjacent to the property or there are transmission towers/pylons on or adjacent to the property the applicant must ensure that any proposed building complies with the line clearances and/or the requirements for excavation in the vicinity of towers/pylons prescribed in the New Zealand Electrical Code of Practice for Electrical Safe Distances. Contact Transpower on 0800 843474 for further information.

This information is provided pursuant to section 44A (3) of the Land Government Official Information and Meetings Act 1987.

#### **(c) Reported Incidence(s) of flooding / stormwater issues**

Council holds no records of reported incidence(s) of flooding / stormwater issues

#### **(d) Potential risk of flooding / Overland Flowpath**

A Council stormwater study has indicated that this property is potentially at risk of flooding during heavy rainfall events. Any proposed development on this site may require

a detailed flood risk report to be completed by a qualified drainage engineer. This will confirm the extent of the flood risk and action required. Any proposed development must have regard for established flood levels and must ensure that flood plains and flow paths are not impeded.

## Part 4. Planning – Section 44A (2) (a) (ii)

### (a) Land Use Consents under the Resource Management Act

The following Land Use Consents have been lodged on this property.

Note: if there are any conditions, then only that portion of the consent will be included in the attachments section. It is the owners responsibility to ensure that all conditions of resource consents are complied with and continue to be complied with.

 For information on any outstanding conditions or ongoing monitoring contact Auckland Council 301 0101, ask for Duty Planner

Number	Description	Status
LUC-2011-717	Proposed Stormwater System Upgrade - Works Within The Dripline Of Protected Trees In The General Natural Area	Issued

### (b) Operative Zoning

See attached maps for Operative District Plan Zoning

### (c) Known Special Features/Characteristics of Land

The Council knows the following special features or characteristics of this land.

Note:

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.

#### (i) Other Planning Features:

- Road Hierarchy – Local Road
- The property is within an Ecological Linkage Opportunity
- Property contains a Non Riparian Stream (Avondale Stream)

 For information on any outstanding conditions or ongoing monitoring contact Auckland Council 301 0101, ask for Duty Planner

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 and by Auckland Council prior to November 2013. If you would like the Council to search for this type of information, please call 301 0101.

#### **(d) Proposed Unitary Plan**

Please note that the Proposed Auckland Unitary Plan applies to this property. This LIM report does not contain specific information about the Proposed Auckland Unitary Plan. The Proposed Auckland Unitary Plan should be carefully reviewed and considered, as it may have implications for how this property can be developed or used. The Proposed Auckland 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>

#### **Special Housing Area (SHA)**

Special Housing Areas are now in operation around Auckland. Being in a SHA enables land owners/developers to develop under the provisions of the Proposed Auckland Unitary Plan, which may be significantly different to the current 'operative' District Plans, and to access a fast-track development process.

Until 16 September 2016, the Council and Central Government may establish SHAs in accordance with the Housing Accords and Special Housing Areas Act 2013 and the Auckland Housing Accord for the purpose of accelerating Auckland's housing supply.

Maps and other information on SHAs can be found on the following internet page:

<http://www.aucklandcouncil.govt.nz/EN/RATESBUILDINGPROPERTY/HOUSINGSUPPLY/Pages/specialhousingareas.aspx>

Contact the Housing Project Office (09) 373 6292 or [specialhousingarea@aucklandcouncil.govt.nz](mailto:specialhousingarea@aucklandcouncil.govt.nz) for further information.

## **Part 5. Subdivision and Development**

**There is no record of a Scheme Plan on this property.**

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.

## **Part 6. Building – Section 44A (d)**

The following consents and permits have been applied for and/or issued.

Note that consents and permits for other addresses will be included. For cross lease it may be important to consider these for site coverage issues.

If the land has been subdivided there may be consents and permits included that relate to the original property.

#### (a) Building, plumbing and drainage consents and permits



##### Status notes:

- Building Permit Issued - Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.
- Construction Review - Consent approved but a final Code Compliance Certificate (CCC) for this consent has not been issued.

The following Building Permit and Consents have been lodged on this property.

Permit/Consent	Number	Type of Work	Status
Building permits pre 1/07/1992	BPM-1964-7753	Dwelling	Complete
Building permits pre 1/07/1992	BPM-1966-13858	Garage	Complete
Building permits pre 1/07/1992	BPM-1977-7709	Addition to Dwelling Terrace	Issued

##### Building Act note:

While Auckland Council has always endeavoured to maintain full pre-Building Act records, Councils were not legally obliged to do so. It is recognised that 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 Council records are viewed and compared with the actual building and activities on site to identify any illegal or unauthorised building works or activities.

 **Auckland Council (09) 301 0101** if you require further information, ask for Building Control team

#### (b) Swimming/spa pools

There is no record of a swimming / spa pool on this property.

 **Auckland Council (09) 301 0101** if you require further information

 **Pool fencing information** is available for viewing – <http://www.aucklandcouncil.govt.nz>

#### (c) Compliance Schedule – Section 108 of the Building Act 2004

In accordance with Section 438(1)(b) of the Building Act 2004 this compliance schedule issued under Section 44 of the Building Act 1991 has effect as if it had been issued under Section 102 of the Building Act 2004.

Where the use of the building is going to change or any alterations are going to be made so as to trigger the issue of a new compliance schedule, this compliance schedule will be invalid and a new one will need to be obtained in accordance with Sections 100 to 107 of the Building Act 2004.

#### 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, if none present, an application to Council for a Compliance Schedule is required.

 [Auckland Council \(09\) 301 0101 if you require further information](#)

## **Part 7. Licences – Section 44A (d)**

No Health licences currently apply to this property.

No Liquor licences currently apply to this property.

 [Auckland Council \(09\) 301 0101 if you require further information](#)

## **Part 8. Attachments**

- Copy of Private Drainage Plan
- Copy of Public Service Plan attached? YES  
As the siting of the house on the attached plan of services is based on aerial photography we cannot guarantee the accuracy. A formal survey will indicate the exact location of the boundaries.
- Resource Consent conditions
- Planning maps

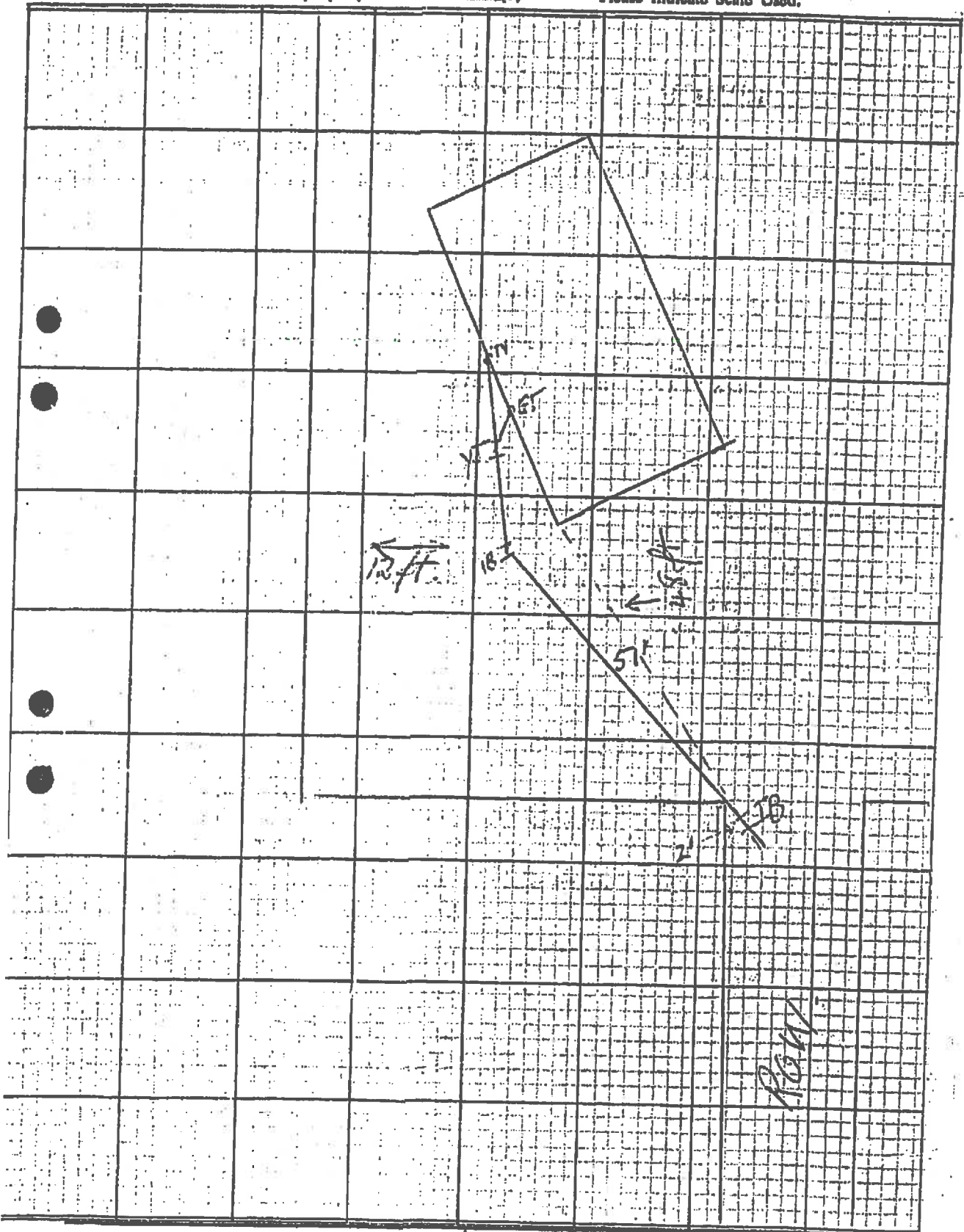
Where drainage plans are necessary (see page 2) the graph below is to be completed accurately to scale in ink, and must show clearly street boundary, property boundaries, outline of buildings as well as layout of ALL drains & inspection fittings.

**Scale:**

Where possible use  $\frac{1}{2}" = 1$  foot

Otherwise use:  $K_b = 1$  foot

**Please Indicate Scale Used.**



Drainage Permit No. 10822-~~11663~~ 11663 4

Building Permit No.

**Remarks:**

Date inspected 2/4/65 Inspector \_\_\_\_\_





## UNDERGROUND SERVICES

Scale = 1:612

### 16 La Rosa Street GREEN BAY LOT 14 DP 54161

Print Date: 26/01/2016

This Map / Plan is illustrative only and all information should be independently verified on site before taking any action. Copyrights Auckland Council. Cadastral information from LINZ (Crown Copyright Reserved). Water and Wastewater services are supplied from WaterCare Services Limited. Services shown on public amenity land are not public drains unless used as through drains. While Council endeavours to provide accurate spatial data no guarantee as to the completeness and accuracy of the data shown on this plan can be given. All information, including levels and locations, are not of survey grade accuracy and should be verified on site. For enquiries about the information shown please phone the call centre (09) 301 0101.

# UNDERGROUND SERVICES LEGEND

<p><b>Water</b></p> <p><u>Water Retail Fitting</u></p> <ul style="list-style-type: none"> <li>Node</li> <li>Nodal Change</li> <li>Cross Junction</li> <li>End Cap</li> <li>Horizontal Bend</li> <li>Vertical Bend</li> <li>T-Junction</li> <li>Reducer</li> <li>Test Point Pressure</li> <li>Test Point WQ</li> </ul> <p><u>Water Retail Valve</u></p> <ul style="list-style-type: none"> <li>Unknown</li> <li>Air Valve</li> <li>Butterfly Valve</li> <li>Ball Valve</li> <li>Peet Valve</li> <li>Sluice Valve</li> <li>Non Return Valve</li> <li>Control Valve</li> </ul> <p><u>Water Retail Hydrant</u></p> <ul style="list-style-type: none"> <li>Water Retail Hydrant</li> </ul> <p><u>Water Retail Structure</u></p> <ul style="list-style-type: none"> <li>Pump Station</li> <li>Reservoir</li> <li>Treatment Plant</li> <li>Water Source</li> </ul> <p><u>Water Retail Pipe</u></p> <ul style="list-style-type: none"> <li>Water Retail Pipe</li> </ul> <p><u>Water Wholesale Fitting</u></p> <ul style="list-style-type: none"> <li>Access Hole Bolt Down</li> <li>Access Hole Weld Down</li> <li>End Cap</li> <li>Joint</li> <li>Probe Flow Point</li> <li>Pump</li> <li>Sample Point</li> <li>Strainer</li> </ul> <p><u>Water Wholesale Valve</u></p> <ul style="list-style-type: none"> <li>Tap</li> <li>Hydrant Air</li> <li>Hydrant Scour</li> <li>Air Valve</li> <li>Butterfly Valve</li> <li>Control Valve</li> <li>Gate Valve</li> <li>Reflux Valve</li> </ul> <p><u>Water Wholesale Meter</u></p> <ul style="list-style-type: none"> <li>Water Wholesale Meter</li> </ul> <p><u>Water Wholesale Other</u></p> <ul style="list-style-type: none"> <li>Water Wholesale Pump Station</li> <li>Water Wholesale Source</li> <li>Water Wholesale Reservoir</li> <li>Water Wholesale Chamber</li> </ul> <p><u>Water Wholesale Watermain</u></p> <ul style="list-style-type: none"> <li>Treated Built</li> <li>Raw Built</li> <li>Proposed</li> <li>Out of Service</li> <li>Tunnel</li> </ul>	<p><b>Wastewater</b></p> <p><u>Wastewater Retail Fitting</u></p> <ul style="list-style-type: none"> <li>Node</li> <li>Nodal Change</li> <li>Horizontal Bend</li> <li>Vertical Bend</li> <li>Reducer</li> <li>Anti Vacuum</li> <li>Scour Valve</li> <li>Air Control Valve</li> <li>Backflow Preventor</li> <li>Online Valve</li> <li>Air Vent</li> </ul> <p><u>Wastewater Retail Manhole</u></p> <ul style="list-style-type: none"> <li>Wastewater Retail Manhole</li> </ul> <p><u>Wastewater Retail Structure</u></p> <ul style="list-style-type: none"> <li>Retail Pump Station</li> <li>Septic Tank</li> <li>Other</li> </ul> <p><u>Wastewater Retail Pipe</u></p> <ul style="list-style-type: none"> <li>Wastewater Retail Pipe</li> </ul> <p><u>Wastewater Wholesale Fitting</u></p> <ul style="list-style-type: none"> <li>Connection</li> <li>Joint</li> <li>Lamp Hole</li> <li>Meter</li> <li>Strainer</li> <li>Air Valve</li> <li>Control Valve</li> <li>Gate Valve</li> <li>Reflux Valve</li> </ul> <p><u>Wastewater Wholesale Manhole</u></p> <ul style="list-style-type: none"> <li>Wastewater Wholesale Manhole</li> </ul> <p><u>Wastewater Wholesale Other</u></p> <ul style="list-style-type: none"> <li>Wholesale Chamber</li> <li>Wholesale Pumping Station</li> </ul> <p><u>Wastewater Wholesale Pipe</u></p> <ul style="list-style-type: none"> <li>Built</li> <li>Out of Service</li> <li>Proposed</li> </ul>	<p><b>Stormwater</b></p> <p><u>Stormwater Node</u></p> <ul style="list-style-type: none"> <li>End Point / Outlet Point / Trap</li> </ul> <p><u>Stormwater Manhole</u></p> <ul style="list-style-type: none"> <li>Catchpit Manhole</li> <li>Drop Manhole</li> <li>Standard Manhole</li> <li>Inspection Chamber</li> </ul> <p><u>Stormwater Inlet</u></p> <ul style="list-style-type: none"> <li>Catchpit - Super</li> <li>Catchpit - Double</li> <li>Catchpit - Single</li> <li>Culvert / Pipe Inlet / Outlet / Wingwall</li> <li>Open Pipe End</li> <li>Debris Control Structure</li> </ul> <p><u>Stormwater Miscellaneous</u></p> <ul style="list-style-type: none"> <li>Overflow Path</li> </ul> <p><u>Stormwater Storage Basin</u></p> <ul style="list-style-type: none"> <li>Stormwater Pond</li> <li>Low Impact Devices</li> <li>Filtration Devices</li> <li>Detention Device</li> </ul> <p><u>Stormwater Main Line</u></p> <ul style="list-style-type: none"> <li>Subsoil Drain</li> <li>Stormwater Main Line</li> <li>Abandoned Assets</li> <li>Private Assets</li> </ul> <p><u>Stormwater Service Line</u></p> <ul style="list-style-type: none"> <li>Stormwater Service Line</li> <li>Abandoned Assets</li> <li>Private Assets</li> </ul> <p><u>Stormwater Channel</u></p> <ul style="list-style-type: none"> <li>Stormwater Channel</li> </ul> <p><b>Information Communication Technology</b></p> <p><u>ICT Node</u></p> <ul style="list-style-type: none"> <li>ICT Node</li> </ul> <p><u>ICT Manhole</u></p> <ul style="list-style-type: none"> <li>ICT Inspection Chamber</li> <li>ICT Manhole</li> <li>ICT Traffic Chamber</li> </ul> <p><u>ICT Duct</u></p> <ul style="list-style-type: none"> <li>ICT Duct</li> <li>ICT Fibre Optic Duct</li> <li>ICT Traffic Cable Duct</li> </ul> <p><u>Miscellaneous</u></p> <ul style="list-style-type: none"> <li>Error in Unit Type</li> <li>Error in Unit Type</li> </ul> <p><u>Gas Petroleum</u></p> <ul style="list-style-type: none"> <li>High Pressure Gas Pipeline</li> </ul> <p><u>Contour</u></p> <ul style="list-style-type: none"> <li>2 metre</li> </ul>
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## 17.0 RECOMMENDED DECISION

Pursuant to Sections, 104, 104A and 108 of the Resource Management Act 1991, **consent is granted** to the application by **Auckland Council to undertake works within the dripline of protected vegetation** (as listed in the attached Arborist report) within residential properties at **66, 65, 59 Lantana Road, 138 Golf Road, 12 Verena Place, Road Reverse Verena Place, Road Reserve Lantana Road and 16 La Rosa Street Green Bay, at various addresses** for the following reasons:

- (i) The proposal has been considered in terms of the relevant assessment criteria and meets the relevant policies and objectives of the District Plan and would create no more than minor adverse effects on the environment.
- (ii) In view of the installation method and depth of the works within the driplines of protected vegetation, which is below the generally accepted depth of significant root growth, the works will not be detrimental to vegetation health and therefore the visual amenity and neighbourhood character of the local areas.
- (iii) Works carried out under the supervision of a suitably experienced Works Arborist and in accordance with the working methodologies will ensure any actual or potential effects on the environment are no more than minor and any adverse effects adequately avoided, remedied or mitigated by the conditions of consent.
- (iv) The work in the dripline will only affect a small portion of the overall driplines of the subject trees.
- (v) The proposal is considered to be consistent with the relevant policies and objectives of the District Plan
- (vi) The proposal allows for enhanced reticulated systems to ensure the health and well-being of people and their communities.
- (vii) The proposal is consistent with Part II of the Act

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

1. Subject to the conditions outlined below, the vegetation alteration shall proceed in accordance with the information submitted with the application, dated 4<sup>th</sup> July 2011 and referenced by Council as LUC 2011-0717. The only vegetation to be subject to works within the dripline shall be that identified this report and the Arborist Report by Willy Coenradi for Wilcon Sylvan Parks and Landscape Management, dated 30<sup>th</sup> May 2011.
2. All works beneath the dripline of protected vegetation shall be undertaken in accordance with best arboricultural practices.
3. Prior to any works commencing on site the consent holder shall arrange for a pre-commencement meeting to be held between the consent holder, the site supervisor and appointed Works Arborist.
4. At the pre commencement meeting the site supervisor will confirm the proposed methodology and anticipated time for undertaking the works, including a description of the equipment required.  
Jointly the site supervisor and appointed works Arborist shall confirm the approximate location of where temporary tree protection measures shall be implemented. A string line or equivalent shall be strung temporarily to illustrate the extent of fencing. Additionally the location of site access routes, material storage and/or stockpiling areas to be required on site shall be agreed and demarcated.

The consent holder shall minute this meeting and a copy of these shall be forwarded to Council's Environmental Monitoring Advisor within 5 working days of the meeting.

5. Prior to the undertaking of any construction works all surrounding protected vegetation being retained, shall have temporary protective fences erected on the periphery of the dripline (or within 750mm where this is not possible). The temporary protection fences must be strong and appropriate to the degree of construction works taking place on the site. The temporary tree protection fences can be constructed using orange plastic mesh, but this must be supported by waratahs (or equivalent) placed firmly into the ground at 4 meter centres. The waratahs will have two stands of wire attached to them (top and bottom) and the orange plastic mesh must be fastened to the wires every 1 meter (top and bottom).
6. At no time shall any tracking of any machinery, storage of materials, stockpiling of spoil, excessive foot traffic, or other contamination occur beneath or adjacent to the dripline of protected vegetation unless it is approved by the appointed works Arborist and is on an existing hard surface or a temporarily constructed hard surface consisting of 200mm of well composted mulch over laid with strong matting and 200mm x 50mm planking that is securely held together over the matting.
7. Washings from concrete trucks and/or associated machinery, such as concrete pumps, shall not contaminate any area within or alongside protection vegetation or areas deemed for planting (or which is likely to result in overland flows contaminating protected vegetation).
8. Where concrete is to be poured in excavations in/near to the dripline of any protected vegetation the area shall be covered with heavy grade polythene sheeting (or equivalent waterproof membrane) in order to prevent any contaminants contacting the roots or soil within the root zone.
9. Pruning of roots shall be undertaken in accordance with documented arboricultural standards. Immediately following the root pruning it shall be the responsibility of the resource consent holder to ensure that the disturbed area is covered with damp hessian sacking until the excavated area can be backfilled.
10. Pruning of roots, less than 35mm, shall be undertaken in accordance with documented arboricultural standards. Immediately following the root pruning it shall be the responsibility of the resource consent holder to ensure that the disturbed area is covered with damp hessian sacking until the excavated area can be backfilled.
11. All roots to be pruned, greater than 35mm, whose removal is required only in order to affect reasonable access to an excavated area, and is approved by the appointed works Arborist to not have a detrimental affect to the tree, shall be clean cut back to the edge of excavations with a sharp implement such as a handsaw or a pair of secateurs.
12. Except as provided for by this consent, no works on or within the dripline of vegetation, or the removal of vegetation which is protected by Council's tree protection rules, contained in the Waitakere District Plan, shall proceed without further resource consent/s.
13. The works Arborist shall submit a final completion report to the Council's Environmental Monitoring Advisor within one month of completion of the works. The arboricultural report will include a statement on effects of the development on the tree/trees; that works were carried out in accordance with the provided methodology, including photographic evidence, and recommendations for any further remedial work to remedy any detrimental effects.

14. If during excavations and/or activities within or adjacent to the dripline of protected vegetation which in the opinion of the Works Arborist may generate more than minor adverse effects to the health and well being of the tree, all work shall cease and Council's Environmental Monitoring Advisor shall be contacted immediately.
15. Pursuant to Section 125 of the Resource Management Act 1991, this consent shall lapse after a period of two years from the commencement of the consent. The vegetation clearance shall be undertaken within two years of the issue of this consent. If this does not happen the consent lapses and a new consent will need to be applied for.

**Advice Notes:**

1. 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 RMA. Any objection must be made in writing to Council within 15 working days of notification of the decision.
2. 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.
3. The consent holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and the Historic Places Trust 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. Please note that the approval of this resource consent, including consent conditions specified above, may affect a previously issued building consent for the same project, in which case a new building consent may be required.
4. A copy of this consent should be held on site at all times during the works.
5. Compliance with the consent conditions will be monitored by Council in accordance with section 35(d) of the Resource Management Act. This will typically include site visits to verify compliance (or non compliance) and documentation (site notes and photographs) of the activity established under the Resource Consent. Only after all conditions of the Resource Consent have been met, will Council issue a letter on request of the consent holder.

## 18.0 DECISION UNDER DELEGATED AUTHORITY

It is considered that the information submitted with the application is sufficiently comprehensive to enable the consideration of the above matters on an informed basis:

- a) The level of information provides a reasonable understanding of the nature and scope of the proposed activity as it relates to the Waitakere District Plan
- b) The extent and scale of any adverse effects on the environment are able to be assessed.

Report Prepared by: Zeke Fiske

Title: Arborist

Signed: \_\_\_\_\_

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

*[Signature]*  
28/7/2011

## 18.1 Decision

Acting under delegated authority and as recommended in section 17 Consent Number LUC 2011-0717 shall be granted subject to the conditions of consent

Team Leader:

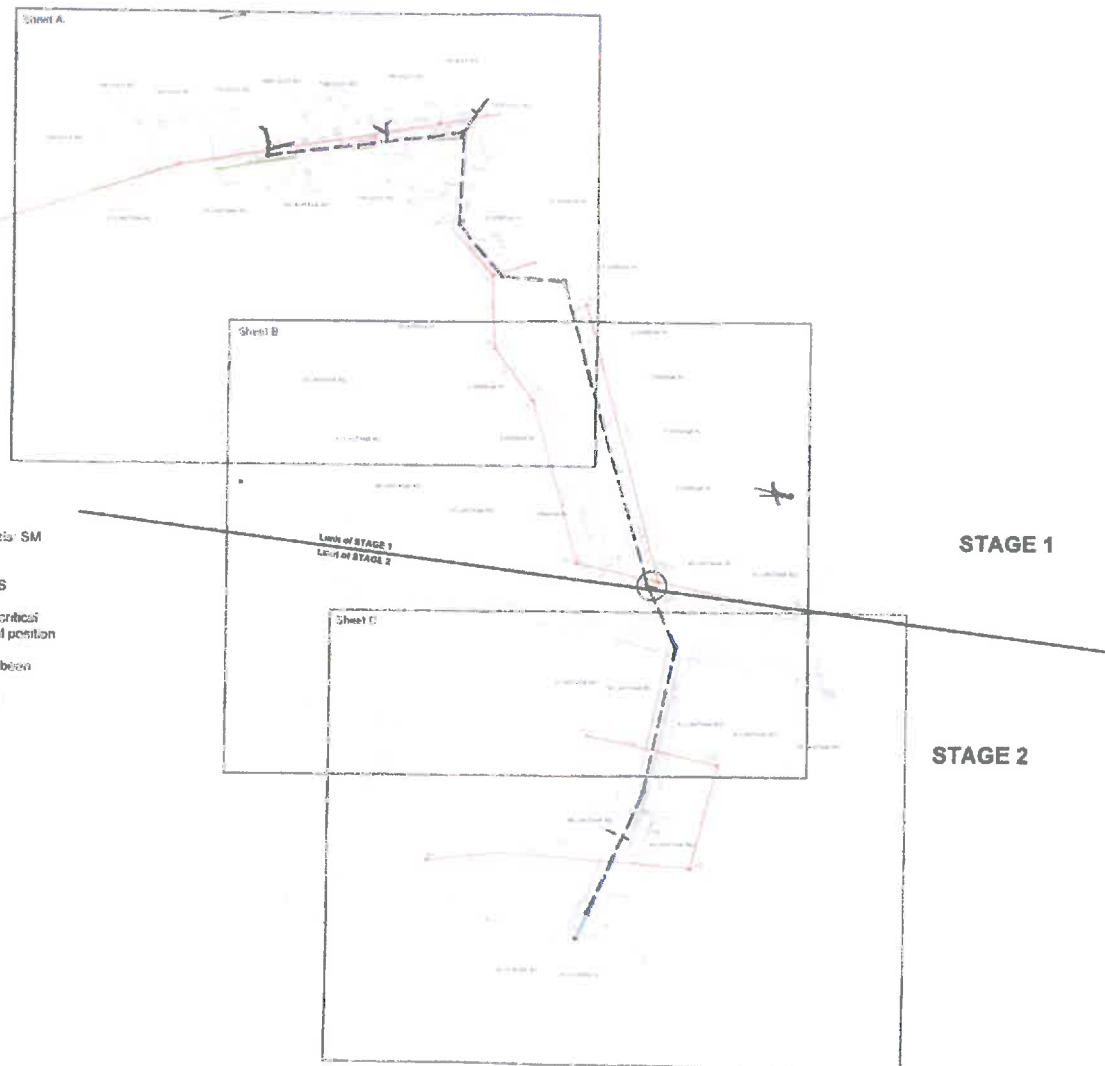
Title:

Signed: \_\_\_\_\_

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

*Steven McKenzie*  
Team Leader  
*[Signature]*  
26/07/2011





#### NOTES

1. Levels are in terms of Lands 3 Survey Datum, Auckland 1948, Origin of Levels: SM 69 SO 49276 RL 49.830, Site Datum: Ex SW MH 28.07.
2. Bearing and Coordinate Datum: Mount Eden 2000.
3. Cadastral Boundaries & Services data have been derived from Council's GIS records.
4. Where the relationship of proposed buildings to boundary control becomes critical further ground levels should be taken at the boundary adjacent to the critical position if not provided on this plan.
5. Any public drainage and water services information shown on this plan has been scaled from Public Drainage Record unless shown as observed.
6. All works to comply with Waitakere City Council's "Code of Practice for City Infrastructure and Land Development".

#### Legend:

- New concrete SW manhole
- New SW catchpit
- New PER0 SW pipeline (drilling)
- New PVC SW pipeline
- New RCRRJ SW pipeline
- 100mm subsoil drain
- Ex SS reticulation



PAPER SIZE:	SCALE:
A3	1:1500
SHEET	DATE
T001	22/06/2011
JOB NO	REVISION NO
TCEC0905190	

DRAWING TITLE  
**SW Site Plan Overall**  
**Public SW Upgrade at 59**  
**Lantana Road**  
**(FOR TENDER)**

CLIENT

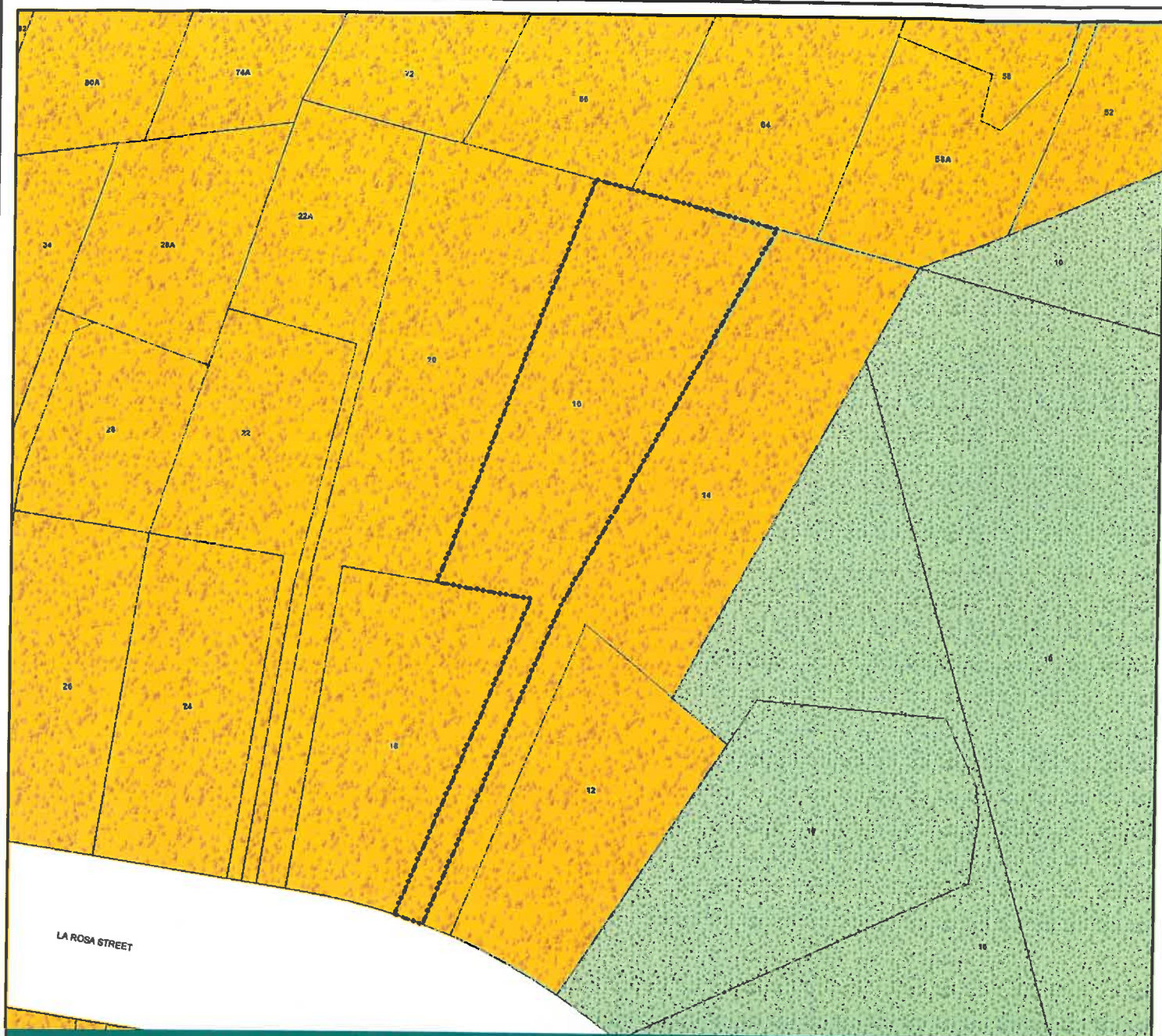


	NAME	DATE
SUPERVISOR	Thornley	13/04/2011
DRAWN	B C	26/04/2011
CHECKED	J Z	16/05/2011
CHECKED	B H	22/06/2011
APPROVED	P R	22/06/2011



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REVISIONS DESCRIPTION	
#	DATE DESCRIPTION



## HUMAN ENVIRONMENT

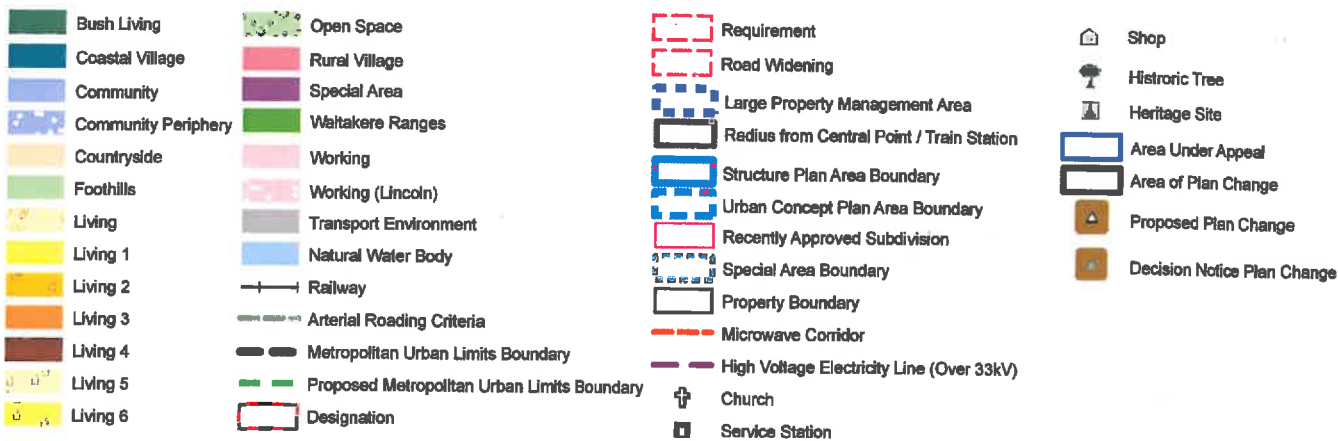
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### 16 La Rosa Street GREEN BAY

Print Date: 26/01/2016

LOT 14 DP 54161



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## NATURAL AREA

Scale = 1:720



### 16 La Rosa Street GREEN BAY

LOT 14 DP 54161

Print Date: 26/01/2016

General	Riparian Margin (20m)	Ecological Linkage Opportunity
Managed	Riparian Margin (30m)	Headland, Scarp or Cliff
Protected	5 metre Coastal Edge	Structure Plan Area Boundary
Restoration	10 metre Coastal Edge	Urban Concept Plan Area Boundary
Coastal	15 metre Coastal Edge	Area Under Appeal
Natural Water Body	20 metre Coastal Edge	Protected Point
Non Riparian Stream	Natural Ridge Centreline	Adjacent Territorial Local Authority
Riparian Margin (5m)	Modified Ridge Centreline	Coastal Marine Area
Riparian Margin (7m)	Sensitive Ridge - Steep (25m)	Area of Plan Change
Riparian Margin (10m)	Sensitive Ridge - Moderate (65m)	Proposed District Plan
Riparian Margin (15m)	Sensitive Ridge - Broad (100m)	Decision Notice

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