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Elysium Realty Limited recommends that this document is viewed by your Solicitor to ascertain any/all implications to you of the information contained herein.

Elysium Realty Limited
530 Te Atatu Road
Te Atatu Peninsula
AUCKLAND 0610



Applicant	Elysium Realty Limited
LIM address	15A Spinnaker Drive Te Atatu Peninsula
Application number	8270222245
Customer Reference	
Date issued	16-Apr-2020
Legal Description	LOT 2 DP 430172
Certificates of title	517403

Disclaimer

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

The LIM includes information which:

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

This LIM does not include other information:

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

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

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

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

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

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

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

Site Contamination

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

Wind Zones

Wind Zone(s) for this property: High wind speed of 44 m/s

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

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

Soil Issues

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

Flooding

This statement entitled "Flooding" appears on all LIMs.

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

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

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

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

Exposure Zones

New Zealand Standard 3604:2011E 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.

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:	12341996455
Rates levied for the Year 2019/2020 :	\$2,668.44
Total rates to clear for the current year (including any arrears):	\$667.11

The rates figures are provided as at 8 a.m. 16/04/2020. 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

15A Spinnaker Drive Te Atatu Peninsula

Application No.	Description	Decision	Decision Date
LUC-2009-1264	Land Use Consent density (also refer SUB 2009-1269) Proposed new dwelling - onsite turning, earthworks within 1m of adjoining boundary, and works within dripline of protected tree and	Granted	25/02/2010

Subdivisions

15A Spinnaker Drive Te Atatu Peninsula

Application No.	Description	Decision	Decision Date
SUB-2009-1269	Subdivision Consent Proposed 2 lot subdivision (also refer LUC 2009-1264)	Granted	14/10/2009
SUB-2009-1269	Subdivision survey plan ((s)223) Proposed 2 lot subdivision (also refer LUC 2009-1264)	Granted	01/11/2010
SUB-2009-1269	Subdivision completion cert ((s)224C) LT430172	Approved	23/12/2010

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

15A Spinnaker Drive Te Atatu Peninsula

Application No.	Description	Issue Date	Status
ABA-2009-1363 ABA-2009-1363/A	RES 2 - New two level residential dwelling and associated driveways. Amendment: move house 200mm to south; widen garage door by 200mm to 5.4m- engineering calculations already supplied to cover this change; rotate location of tub for washing machine, move laundry door	26/02/2010	CCC Issued 21/12/2010 (See Note 2)

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

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

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

Compliance Schedules (Building Warrant of Fitness)

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

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

Swimming/Spa Pool Barriers

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

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

Licences

There are NO current licences recorded

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

The Council has 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/haurakigulfislands>

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/haurakigulfislands>

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>

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.

- As Built Drainage Plan : ABA-2009-1363
- Consent Conditions : LUC-2009-1264

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

Address

15A Spinnaker Drive Te Atatu Peninsula

Legal Description

LOT 2 DP 430172

Appeals

Modifications

Zones

Residential - Mixed Housing Suburban Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Urban

Overlays

Designations

Designations: Airspace Restriction Designations - ID 4311 - Defence purposes - protection of approach and departure paths (Whenuapai Air Base) - Minister of Defence

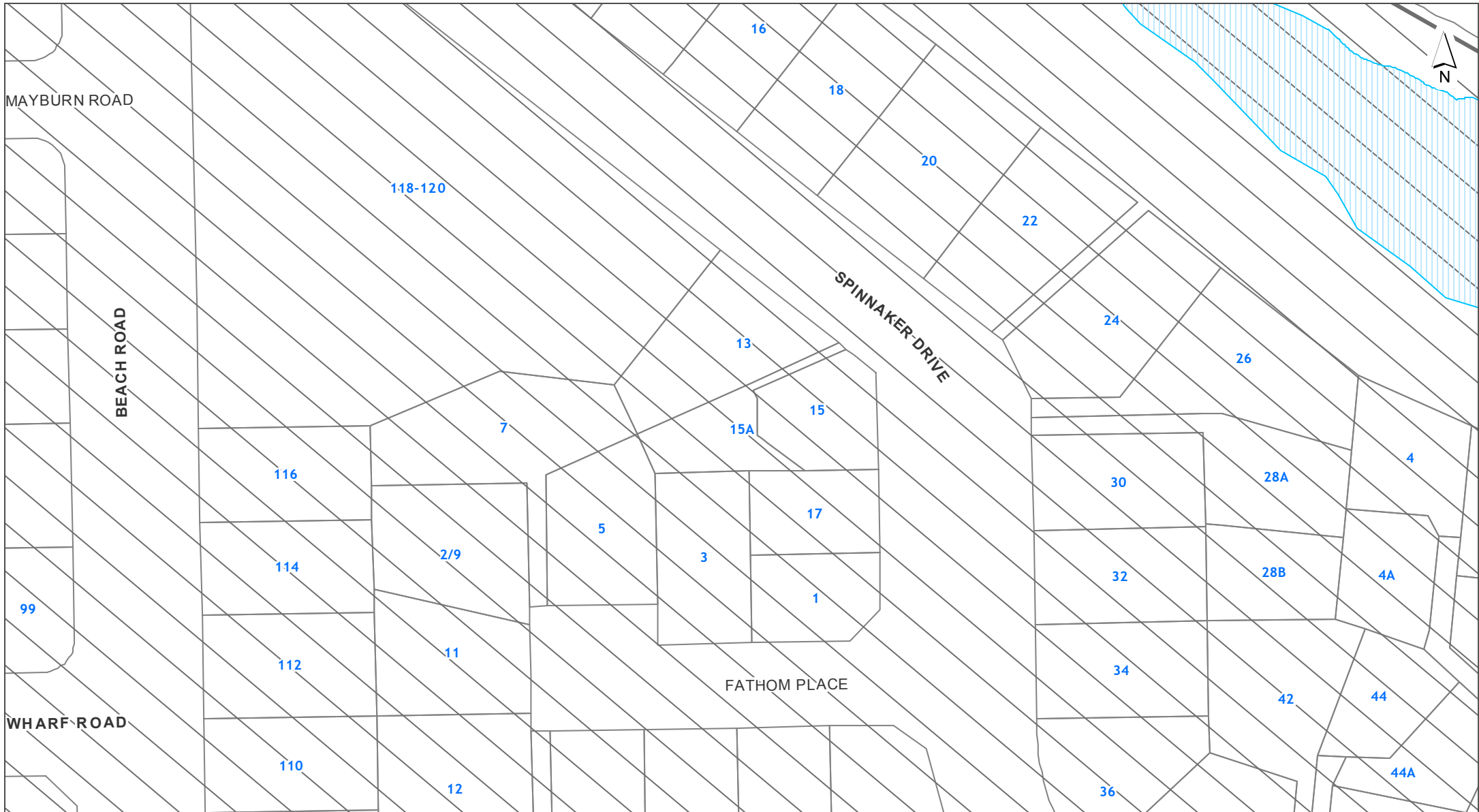


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Built Environment
15A Spinnaker Drive Te Atatu Peninsula
LOT 2 DP 430172

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 16/04/2020



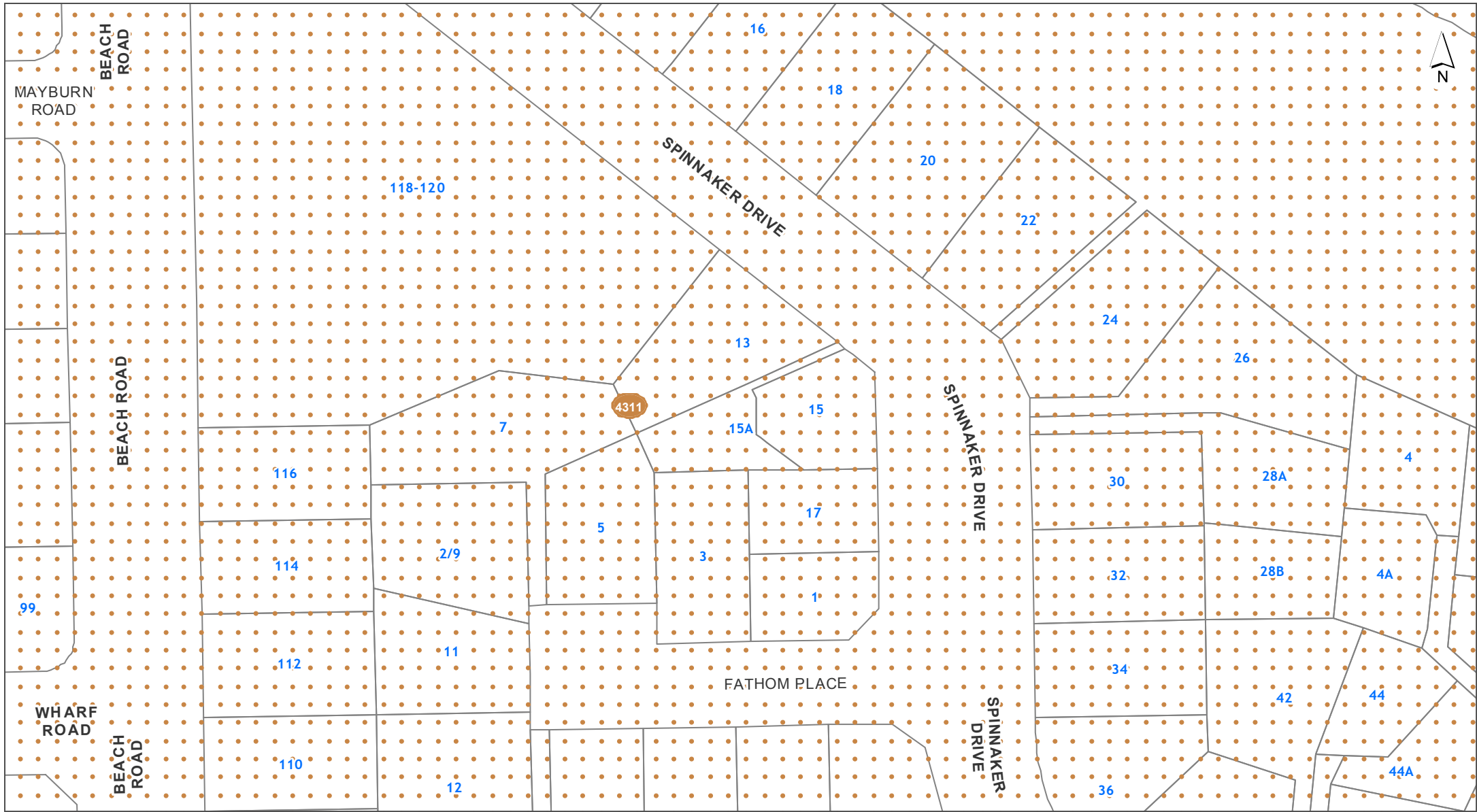


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Controls
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Designations
 15A Spinnaker Drive Te Atatu Peninsula
 LOT 2 DP 430172

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Historic Heritage and Special Character
15A Spinnaker Drive Te Atatu Peninsula
LOT 2 DP 430172

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Infrastructure
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Mana Whenua
15A Spinnaker Drive Te Atatu Peninsula
LOT 2 DP 430172

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Natural Heritage
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Natural Resources
 15A Spinnaker Drive Te Atatu Peninsula
 LOT 2 DP 430172



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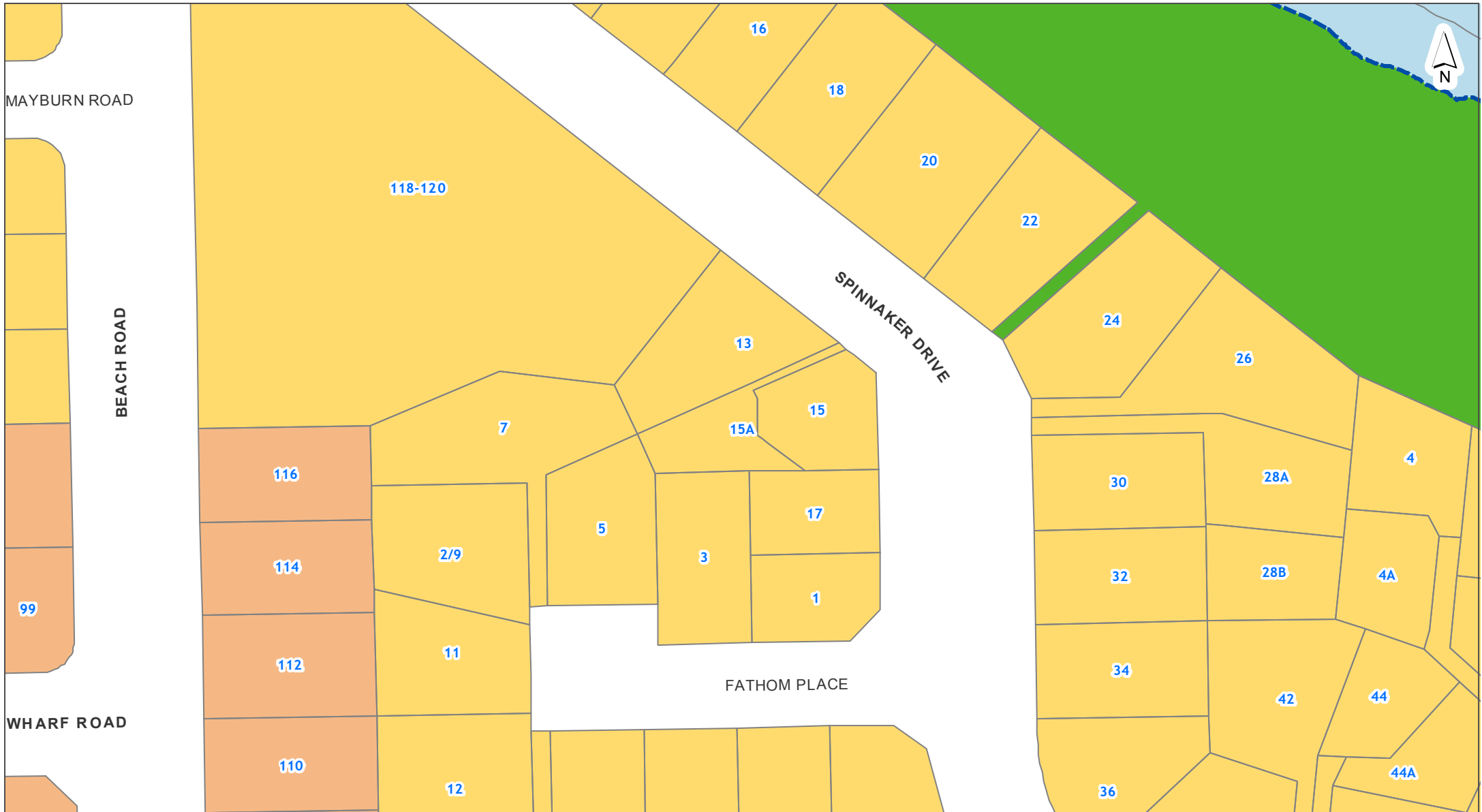


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Precincts
15A Spinnaker Drive Te Atatu Peninsula
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Zones and Rural Urban Boundary
15A Spinnaker Drive Te Atatu Peninsula
LOT 2 DP 430172

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NOTATIONS

Appeals

-  Properties affected by Appeals seeking change to zones or management layers
-  Properties affected by Appeals seeking reinstatement of management layers

Proposed Plan Modifications



-  Notice of Requirements
-  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 } Lake Management Areas Overlay (Natural Lake and Urban Lake)
- Urban }
- High-Use Aquifer Management Areas Overlay [rp]
- Quality-Sensitive Aquifer Management Areas Overlay [rp]
- Wetland Management Areas Overlay [rp]

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

Mana Whenua

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

Built Environment

- Identified Growth Corridor Overlay

Natural Heritage

- Notable Trees Overlay
- 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 & Height Sensitive Areas Overlay [rcp/dp]
- Regionally Significant Volcanic Viewshafts Overlay Contours [i]
- Locally Significant Volcanic Viewshafts Overlay [rcp/dp]
- Locally Significant Volcanic Viewshafts Overlay Contours [i]
- Modified
- Natural
- Ridgeline Protection Overlay
- Local Public Views Overlay [rcp/dp]
- Extent of Overlay
- Subdivision Schedule
- Waitakere Ranges Heritage Area 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]

Controls

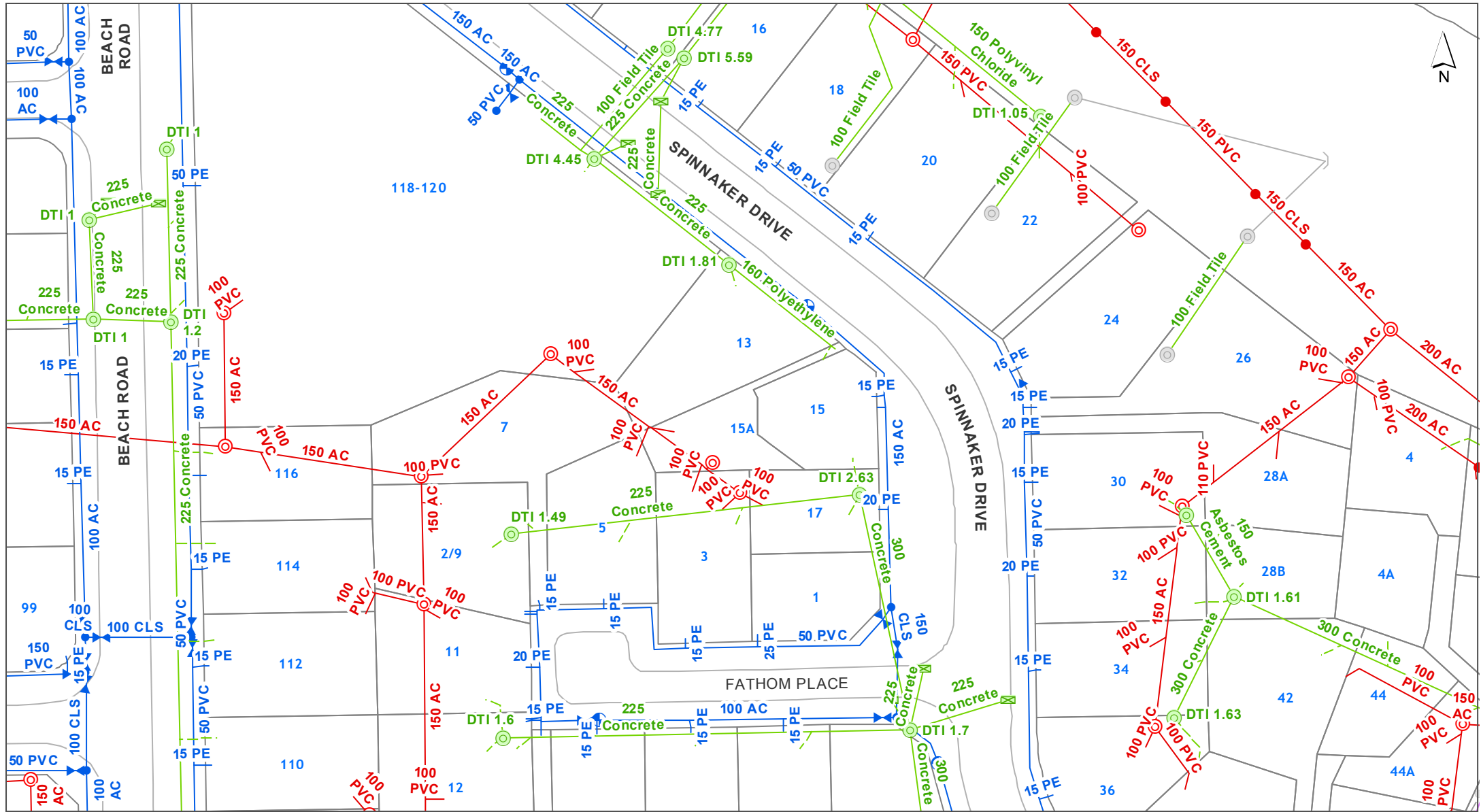
- Key Retail Frontage
 - General Commercial Frontage
 - Adjacent to Level Crossings
 - General
 - Motorway Interchange Control
 - Centre Fringe Office Control
 - Height Variation Control
 - Parking Variation Control
 - Level Crossings With Sightlines Control
 - Arterial Roads
- } Building Frontage Control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

- Business Park Zone Office Control
 - Hazardous Facilities
 - Infrastructure
 - Macroinvertebrate Community Index
 - Flow 1 [rp]
 - Flow 2 [rp]
 - Subdivision Variation Control
 - 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

Designations

- Designations

- Airspace Restriction Designations



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Underground Services
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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 (Bulk) |
| | Local Pipe (In Service) |
| | Local Pipe (Abandoned) |
| | Transmission Pipe (In Service) |
| | Transmission Pipe (Out of Service) |
| | Transmission Pipe (Proposed) |
| | Pump Station |
| | Reservoir |
| | Other Structure (Local) |
| | Chamber (Transmission) |
| | Water Source (Transmission) |
| | Other Watercare Structures and Areas |

Wastewater

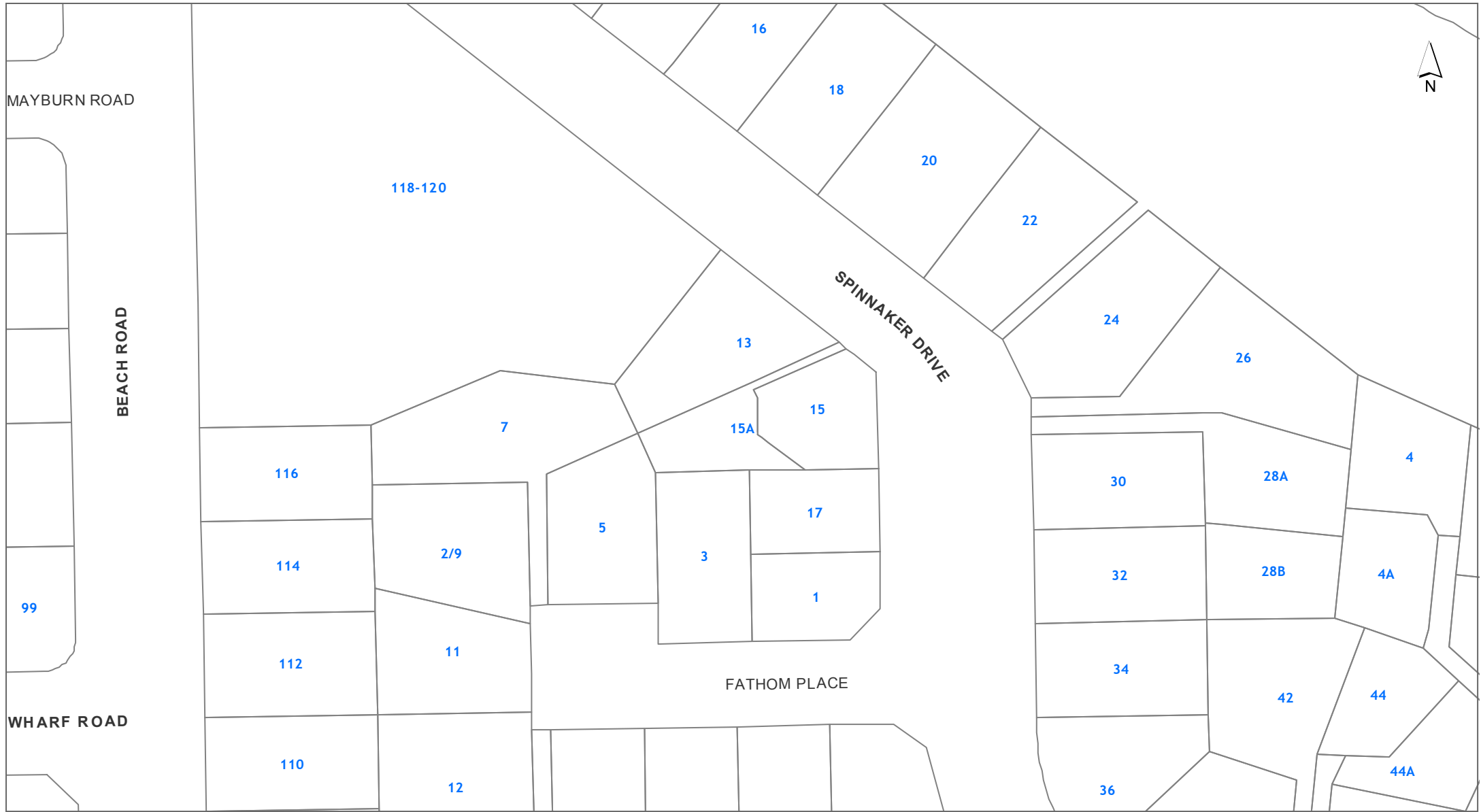
- | | |
|--|------------------------------------|
| | Fitting |
| | Fitting (Non Watercare) |
| | Manhole |
| | Pipe (Non Watercare) |
| | Local Pipe (Main / Service Line) |
| | Local Pipe (Abandoned) |
| | Local Pipe (Future) |
| | Transmission Pipe (In Service) |
| | Transmission Pipe (Out Of Service) |
| | 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 |

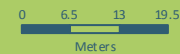
Legend updated: 15/08/2019





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Hazards
15A Spinnaker Drive Te Atatu Peninsula
LOT 2 DP 430172



Scale @ A4
 = 1:1,000

Date Printed:
 16/04/2020



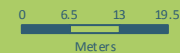


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Natural Hazards - Coastal Inundation

15A Spinnaker Drive Te Atatu Peninsula

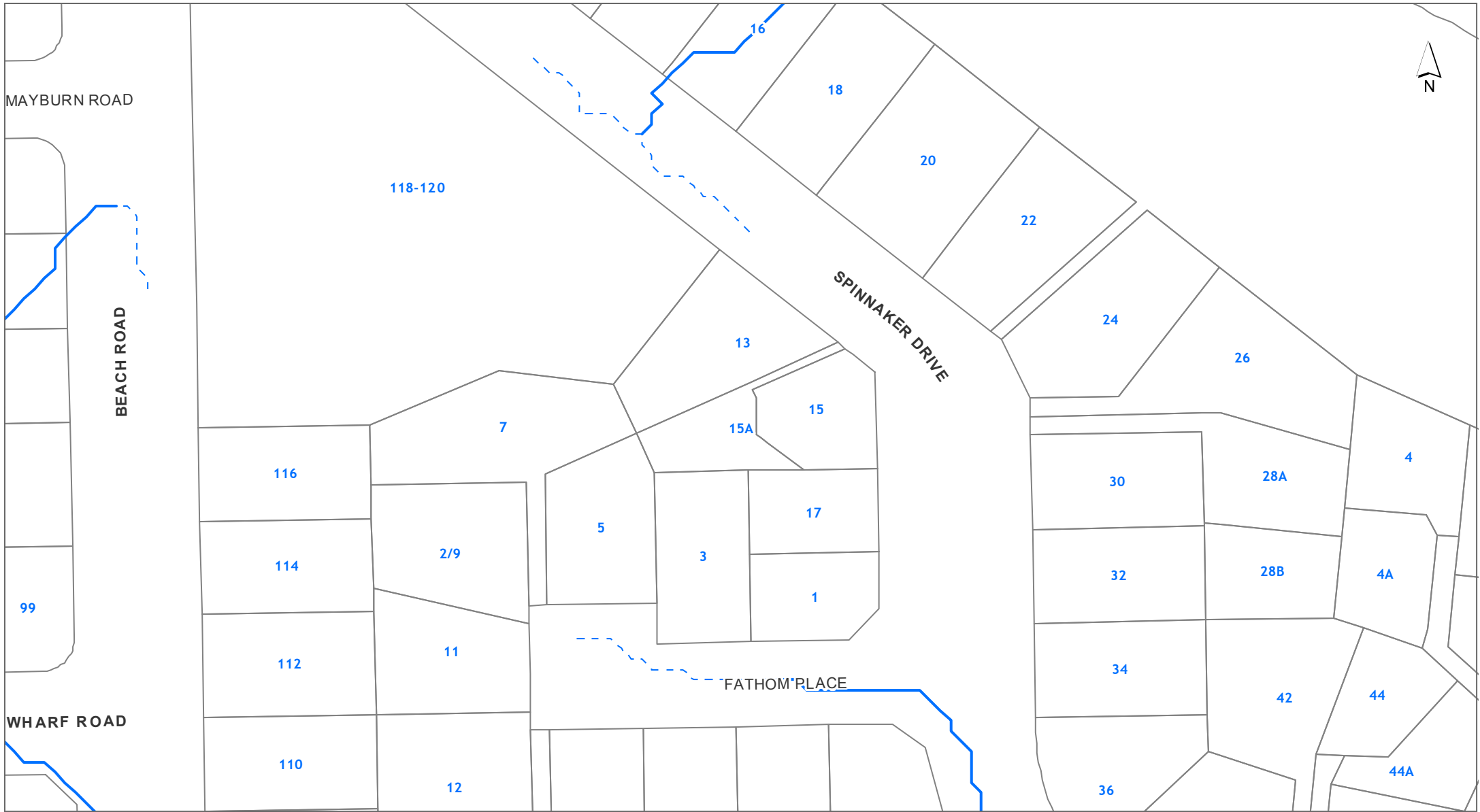
LOT 2 DP 430172



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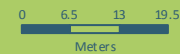
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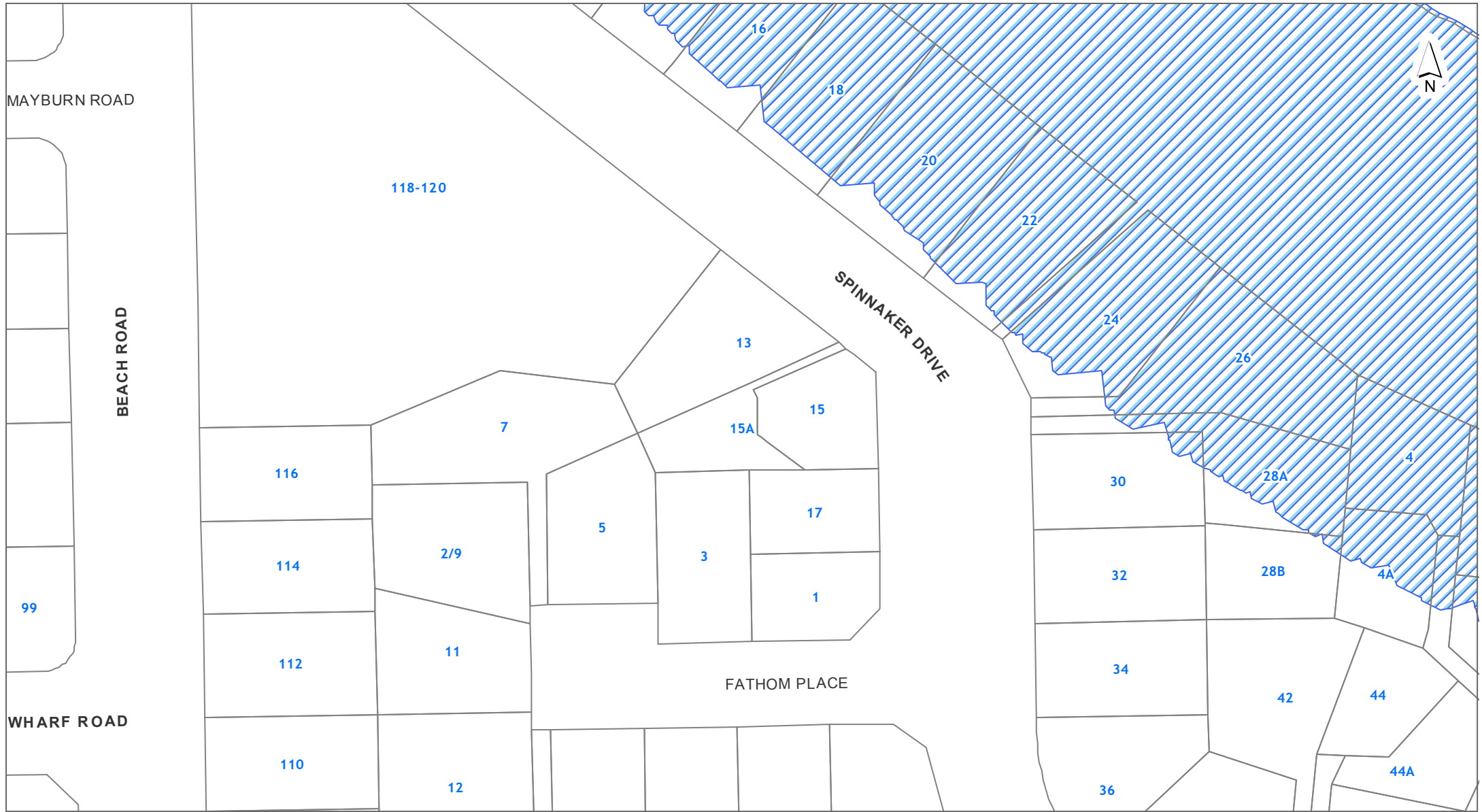
Natural Hazards - Flooding
15A Spinnaker Drive Te Atatu Peninsula
LOT 2 DP 430172



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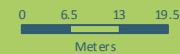
Date Printed:
 16/04/2020





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Natural Hazards - Sea Spray
15A Spinnaker Drive Te Atatu Peninsula
LOT 2 DP 430172



Scale @ A4
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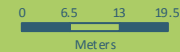
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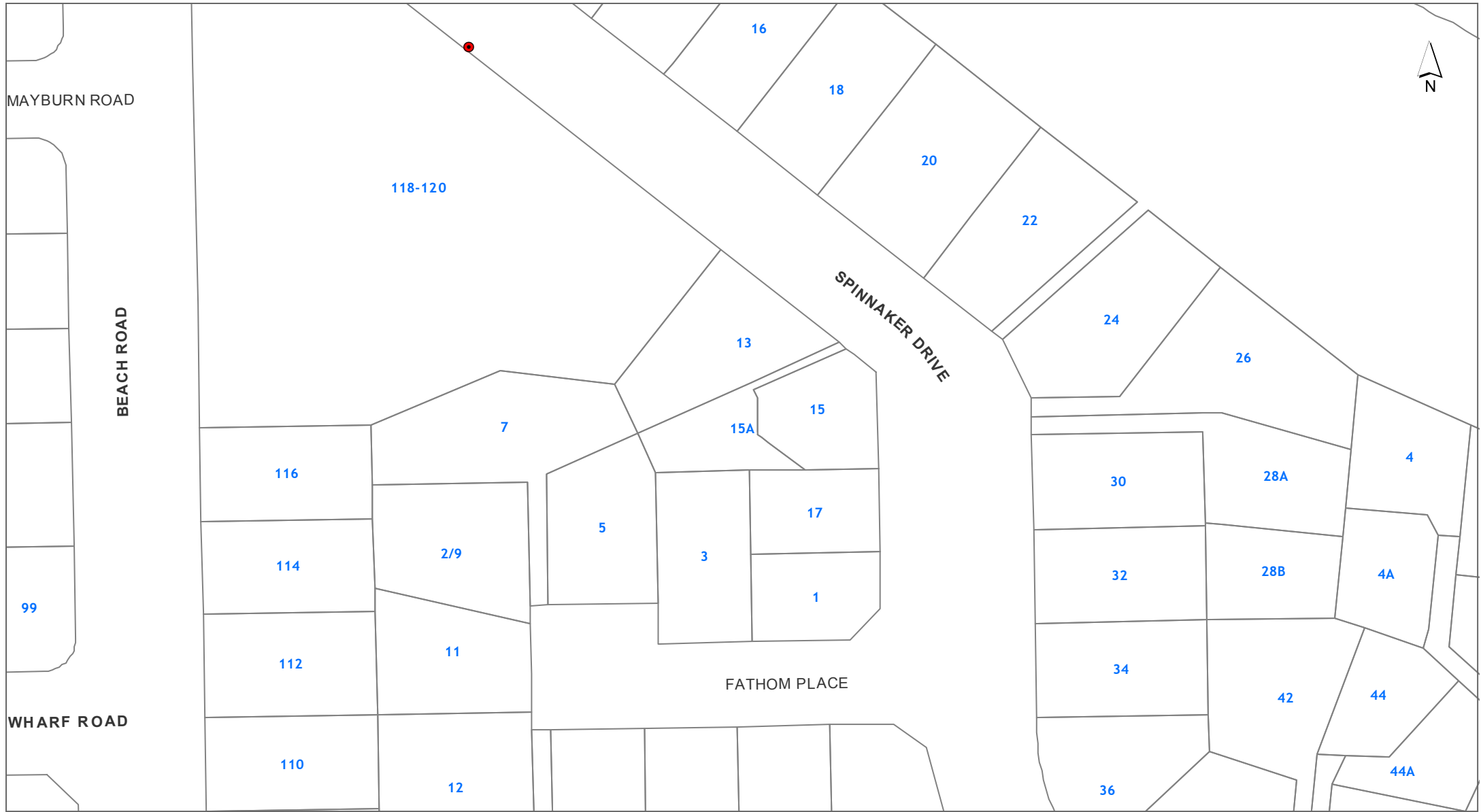
Natural Hazards - Volcanic Cones
15A Spinnaker Drive Te Atatu Peninsula
LOT 2 DP 430172



Scale @ A4
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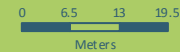
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Other
15A Spinnaker Drive Te Atatu Peninsula
LOT 2 DP 430172



Scale @ A4
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Date Printed:
 16/04/2020


















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 2000m² to 3999 m²
-  Catchment area 4000 m² to 3 Ha
-  Catchment area 3 Ha and above








Coastal Inundation

-  1% AEP
-  1% AEP plus 1m sea level rise
-  1% AEP plus 2m sea level rise

-  1% AEP Flood Plain
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Sea Spray
-  Volcanic Cones

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: 12/06/2018

Entered
S Cooke

BCN 074
Issue 1

CITY OF Waitakere - DRAINAGE PLAN

STREET CODE:

LOT: 37 DP: 90237 CONSENT NO: 20091363 REG NO 15615

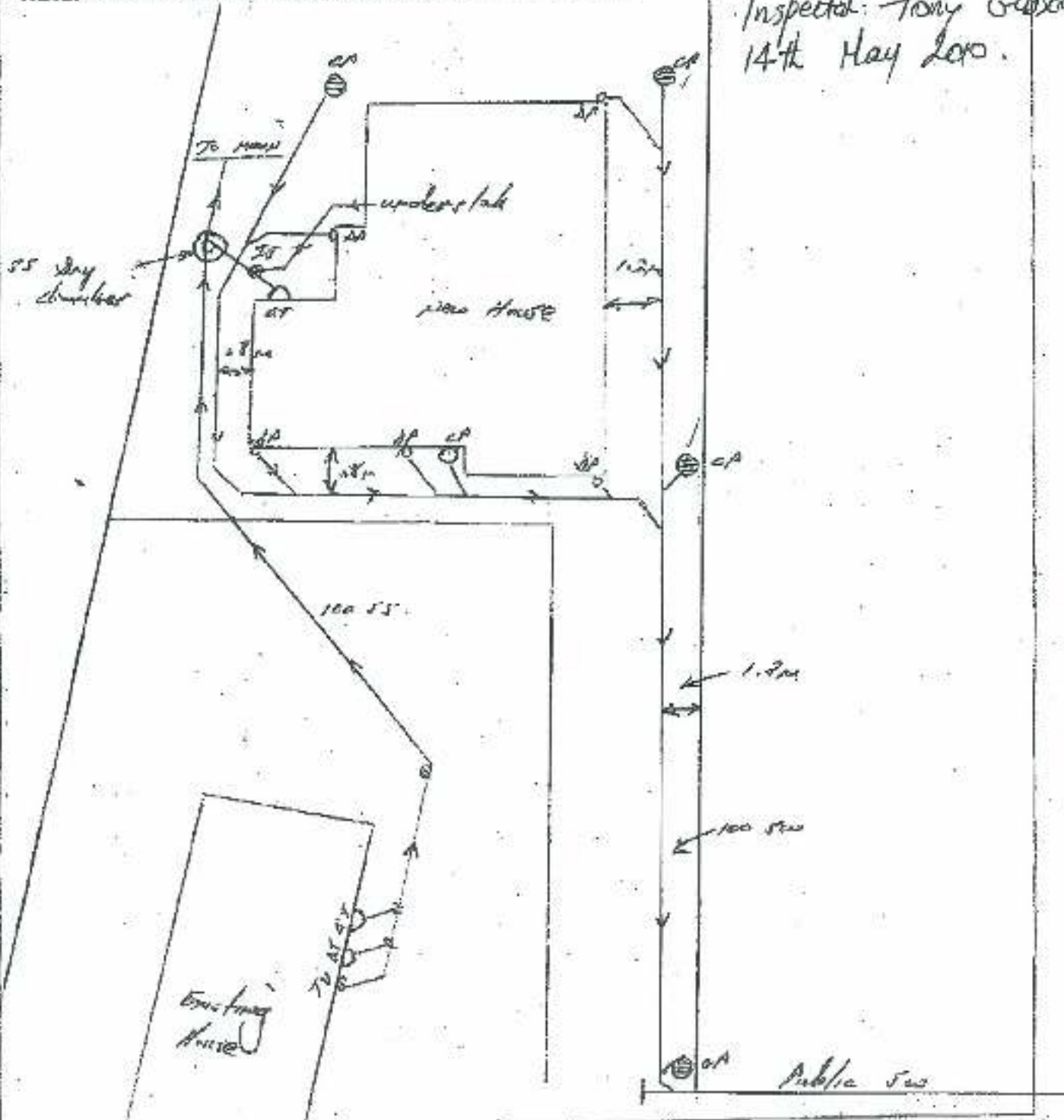
STREET NO & NAME: 151 Spinaker Avenue, Te Atatu, Waitakere

OWNER: N. Haqani DRAINLAYER: Dion Erceg

NOTE: PLEASE PROVIDE FIGURED MEASUREMENTS FROM A DEFINED POINT OF REFERENCE IN BLACK INK

Inspected: Tony Gibson
14th May 2010

Prop ID: 304257



COPY

19.0 RECOMMENDED DECISION

Pursuant to Sections, 104, 104B and 108 of the Resource Management Act 1991, being satisfied that all persons adversely affected have given their written consent to the activity, **consent is granted** to the application by N Maganlal to construct a dwelling (as more accurately defined in Sections 3 and 4 of this report) at 15 Spinnaker Drive being LOT 37 DP 90237 for the following reasons:

- (i) The proposed development would not detract from the visual or landscape amenities of the site or cause detriment to nearby residential amenity in terms of loss of privacy, daylight, traffic or increased intrusion as the proposal is of a scale, design and location that is deemed suitable in its surroundings.
- (ii) Conditions of consent would ensure that any adverse effects would be adequately avoided, remedied or mitigated.
- (iii) The proposal is considered to be consistent with the relevant assessment criteria.
- (iv) The proposal is consistent with the objectives and policies of the District Plan and is not contrary to Part II of the Resource Management Act (1991).

Conditions imposed on the consent are as follows:

GENERAL

- (GN 1) The development shall proceed in accordance with the following plans:
- Floor Plan and Elevation Drawings entitled "New House for Maganlal Nikhil & Kamini at 15A Spinnaker Drive, Te Atatu Peninsula" prepared by Tarzan Design and dated 23rd November 2009 sheets 3, 7 & 8.
 - Scheme Plan entitled "Proposed new dwelling & proposed subdivision Lot 37 DP 90237 1/15 & 15 Spinnaker Drive Te Atatu Peninsula" prepared by Axis Consultants dated 30th September 2009 drawing no RC01 REV D.
 - Arboricultural Report prepared by Tree Fellas Limited entitled "Arboricultural Report 15A Spinnaker Drive Te Atatu Peninsula" dated 26th August 2009.
- and all referenced by Council as LUC 2009-1264 and the information, including further information, submitted with the application.
- (GN 2) A copy of this Resource Consent shall be held on site throughout the period of work. Prior to works commencing, it shall be the responsibility of the consent holder to explain the Conditions of Consent to all contractors, sub-contractors and work site supervisory staff who are carrying out any works associated with the project.
- (GN 3) A consent compliance monitoring fee of \$751.00 (inclusive of G.S.T.) has been paid to the Council. This fee is to recover the actual and reasonable costs incurred ensuring compliance with the conditions of this consent. If, on inspection all conditions have not been satisfactorily met, a re-inspection shall be required at the relevant hourly rate applicable at the time the re-inspection is carried out.

PUBLIC DRAINAGE INFRASTRUCTURE – ECOWATER CONDITIONS

- (DE 1) Provide separate private wastewater drainage systems to each Unit, with connection to the public system as specified below:
- (i) Provide, install a wastewater dry chamber at the end of the existing wastewater public connection serving the existing house (Unit1) and provide two separate connections to serve each Unit.
 - (ii) Locate and relay the existing private drainage serving the existing dwelling to a position clear of the building platform for Unit 2. Either grout fill, or remove, the abandoned private drainage under Council's supervision.
 - (iii) Construction of private drainage requires a building consent. Provide a copy of the private drainage As-Built plan for the property, prepared by a Registered Drainlayer, showing the separate private drains from each Unit to the point of connection to the chamber.
 - (iv) Provide a surveyed As-Built plan prepared by a Licensed Cadastral Surveyor, showing lid and invert levels in terms of LINZ datum, and two boundary offsets to each dry chamber.
- (DE 2) Design, provide and install a complete public stormwater drainage system to serve all Lots/Units in compliance with Council's Code of Practice for City Infrastructure and Land Development (Refer section 4.0). Provide engineering plans and calculations to Council for approval prior to commencing works. Specific requirements; provide each Unit with a separate public connection at the lowest point within the boundary.
- (DE 3) Provide separate private stormwater drainage systems to each Unit, with connection to the public system as specified below:
- (i) Unit 1 will be served the existing stormwater connection.
 - (ii) Unit 2 will be connected to the proposed stormwater branch line by London Junction.
 - (iii) Locate and relay the existing private drainage serving the existing dwelling to a position clear of the building platform for Unit 2. Either grout fill, or remove, the abandoned private drainage under Council's supervision.
 - (iv) Construction of private drainage requires a building consent. Provide a private drainage As-Built plan for the property, prepared by a Registered Drainlayer, showing the separate private drains from each Unit to the point of connection to the public drains.
- (DE 4) Provide a private water supply reticulation system to serve each Unit in compliance with Council's Code of Practice for City Infrastructure and Land Development (Refer section 6). Specific requirements:
- (i) All Units are to be individually metered at the road reserve boundary. Note that meters will be installed when a building consent is applied for.
 - (ii) Locate all water connections at the same position as the power and telephone connection to each Unit.
 - (iii) Any existing water meter serving an existing house must remain the meter serving that house.
 - (iv) Where the driveway is to be constructed prior to 224c, provide and install a 20mm (25mmOD PE80) private water service pipe to each rear Unit as specified in WCC COP Section 6.3.12 Case 1. The pipe is to be laid in the services easement, from the proposed meter location to 300mm within the body of the Lot, terminating with an AcuFlow Valve. Mark both ends of each pipe with the Lot number it serves. Provide an As-Built plan of the water supply service lines.
- (DE 5) **Engineering Approval and Quality Assurance Process:** Public infrastructure works, as conditioned above, require Council's approval of engineering plans and specifications prepared by the applicant's engineer in accordance with Council's Code of Practice for City Infrastructure and Land Development.
- (i) Submit full engineering plans, long sections and calculations, prepared in accordance with Council's Code of Practice, to Council for approval.
 - (ii) Advise the name of the appointed developer's representative fulfilling engineering responsibilities as detailed in section 1.4.1 of the Code of Practice.
 - (iii) After engineering approval has been given and prior to commencing construction, contact Council's Call Centre on 839 0400 to arrange a QA Pre-Start Meeting. Allow 3 working days for the QA Pre-Start Meeting to be booked.

- (iv) The applicant is required to ensure that the contracted drainlayer and developer's representative attend the QA Pre-Start Meeting, and that construction materials are on-site for inspection.
- (v) EcoWater's QA Supervisor will then undertake random site inspections throughout the construction process.
- (vi) Upon completion of construction the applicant's surveyor is required to prepare As-Built plans in accordance with the Code of Practice, and CCTV inspection of the drains are to be carried out.
- (vii) The developer's representative is required to fully inspect the drainage including overseeing the drainage tests, view the cctv's and check against the as-builts, and ensure that any remedial works are completed.
- (viii) When the developer's representative is satisfied that all works meet Council standards, they are required to complete the 'QA Final Inspection Request Form' and lodge this at Council together with As-Builts, CCTV (all footage on one DVD), log sheets, chlorination certificate for watermains, and inspection reports.
- (ix) EcoWater's QA Supervisor will check all information against the approved design and Code of Practice, then undertake a field check and testing of the new drainage systems in conjunction with Council's approved maintenance contractor.
- (x) When all public works and documentation are completed to Council's satisfaction the QA Completion Certificate will be issued to the applicant.
- (xi) Submit a copy of the QA Completion Certificate with the application for s224c Certificate as evidence of compliance with the conditions of consent requiring construction of infrastructure to public standards.
- (xii) Pay all of Council's engineering fees and costs associated with engineering approvals, quality assurance site inspections, as-built & cctv approvals, final inspections, testing and bond management.

DRIVEWAY / SHARED DRIVEWAY

- (SD1) Form the shared driveway over parts of Lot 37 DP 90237, lettered A & B, and construct thereon a carriageway with storm water controls in accordance to Council's Code of Practice for City Infrastructure and Land Development and to the satisfaction of the Council. Notes:
1. The construction will include upgrading/widening the existing vehicle crossing on Spinnaker Drive, using specifications in standard details SD 3.10 Residential Vehicle Crossing (Kerbed Roads); and for which a vehicle crossing detail form shall be completed and returned to Council.
 2. Inspection of the boxing prior to concrete pouring for the vehicle crossing and shared driveway is required. Contact phone 836-8000 ext. 8725, at least 48-hours prior to the inspection being required.
 3. All bends shall have a minimum inside turning radius of not less than 6.5m
 4. The minimum width of the carriageway on shared driveways is specified in Council's Code of Practice for City Infrastructure and Land Development. Provide a carriageway width for 2-lots, 2.5 metres wide plus a 0.7 metres wide services strip.
 5. All to the satisfaction of Council.

EARTHWORKS

- (EW 1) Before commencement of any works and until completion of exposed site works, adequate sediment and erosion control measures shall be constructed and maintained by the consent holder. The consent holder shall notify Council's Monitoring Officer – Resource Management (ph 8390400) when controls are in place. Work shall not commence until approval has been gained in writing from the Manager Resource Consents. The control measures must be maintained until the site has been adequately stabilised against erosion and sediment laden run-off. The construction and maintenance shall be in accordance with the Erosion / Sediment Control Measures Appendix to the Natural Area rules of the Waitakere City Council District Plan (attached as Appendix A to this consent).

- (EW 2) All earthworks, stockpiles of earth and the storage of other construction materials / works shall be excluded from the drip-line of all vegetation to be retained on site and from the riparian margins of streams / the coast. A protective fence shall be erected around the affected area prior to the commencement of any work on the site and shall remain in place until the completion of all works on site.
- (EW 3) Footpaths, berms and kerbs shall be protected from damage by crossing or parking vehicles to that satisfaction of the Manager Resource Consents. Any damage which is attributed to the earthworks operation shall be rectified at the cost of the consent holder and at the direction of the Council.
- (EW 4) All dirt tracked onto the surrounding roads as result of the development covered by this consent shall be cleaned by spade/sweeping on a daily basis at the expense of the applicant. In case of repeated non-compliance with this condition, Council may engage the road cleaning contractor nominated by the applicant to carry out the road cleaning. Council's Environmental Monitoring Officer (EMO) may engage the road sweeping contractor to carry out road cleaning if it is the EMO's opinion that the dirt on roads and/or footpath is creating an adverse effect on the environment. The road cleaning contractor shall be engaged at the cost of the applicant. At no stage shall roads be washed down with water.
- (EW 5) All necessary action shall be taken to prevent a dust nuisance to neighbouring properties to the satisfaction of the Manager Resource Consents. Should these measures not prove satisfactory on any particular occasion due to prevailing soil or wind conditions, the contractor shall cease the work until conditions are suitable for the recommencement of the works.
- (EW 6) All sediment and erosion controls shall remain in place until the completion of the earthworks. Express permission of Council Environmental Monitoring Officer shall be gained before any controls can be removed.

VEGETATION ALTERATION

- (VG 1) The works shall be undertaken in accordance with the following conditions of consent and the recommendations of the Arboricultural Assessment by Seth Thompson of Tree Fellas Ltd., which is titled Arboricultural Report 15a Spinnaker Drive, Te Atatu Peninsula and dated 26th August 2009.
- (VG 2) **Prior to the commencement of any site works**, the consent holder shall submit to Council's Environmental Monitoring Officer for approval the design detail of the intended 'bridging of the driveway' over the kermadec pohutukawa roots as stated in the Arborist report submitted with the application. The design detail shall be presented in the form a scaled drawing and include the approval of a suitably experienced and qualified Arborist.
- (VG 3) **The consent holder shall engage a** suitably experienced and qualified Arborist to direct and supervise the locating and erection of tree protection fencing (see condition below) and any works within the dripline of exotic and native vegetation greater than 6m in height and/or 600mm in girth, as measured 1.4m off the ground.
- (VG 4) Temporary protective fencing shall be erected around vegetation which has been designated for retention. The fences shall be placed at the edge of the dripline of protected vegetation, or as far from the trunk face as is practical. The final position of the protective fences shall be approved by Council's Environmental Monitoring Officer prior to the commencement of any site works. The temporary protective fences shall be strong and appropriate to the degree of construction works taking place on the site.

- (VG 5) No works, storage of materials, cement/concrete washings and leaching of chemicals, trenching or alteration of soil grade shall occur within those areas demarcated by a temporary protective fence. The temporary protective fences shall remain in place throughout the duration of the construction works. The position of the protective fence shall not be altered without the prior consent of Council's Environmental Monitoring Officer.
- (VG 6) The routing of the power, water & telecom infrastructure servicing the new dwelling on Lot 2 shall take place on the eastern side of the proposed new driveway.
- (VG 7) Where excavation work is required beneath the dripline of retained protected vegetation the works shall be undertaken in the best interest of the physiological and structural welfare of the protected vegetation and carried out under the supervision of the Works Arborist. All roots measuring 35mm or greater in diameter are to be retained, carefully worked around and protected. All roots less than 35mm diameter exposed in the course of excavation works, shall be pruned back cleanly using a sharp saw or a pair of secateurs past any point of fracture or damage. All retained and or cut roots shall be protected from drying out by a covering of hessian or similar material that is to be kept damp until the excavated area can be backfilled.
- In any instance where the above condition cannot be met, approval for the removal of tree roots measuring 35mm or greater in diameter located within the dripline of any protected vegetation shall be obtained from an independent, suitably experienced and qualified Arborist (Works Arborist), prior to works commencing or continuing. The Works Arborist may carry out the removal of such roots only when he/she is satisfied that the health and safety of the subject vegetation will not be compromised.
- Where an independent, suitably experienced and qualified Arborist (Works Arborist) has been engaged / used the consent holder via the Works Arborist shall submit a producers certificate or brief end of project report detailing the subject vegetation, what works were undertaken, when and by whom. This information shall also state how the works have had no more than a minor adverse affect on the said trees.
- (VG 8) Any pruning of exotic and native vegetation greater than 6m in height and/or 600mm in girth, as measured 1.4m off the ground shall be undertaken in accordance with modern arboricultural practices and result in no more than 20% of any one tree being removed.
- (VG 9) The consent holder shall submit to Council's Environmental Monitoring Officer prior to the start of any works detail of how the intended bridging of the Kemadec Pohutukawa shall be built. This information shall be presented via a scaled drawing illustrating a plan and side elevation view and be accompanied by a 'producers statement' or 'note of approval' by the consent holders arborist.


Advice Notes:

1. Where indicated in the conditions it is the consent holders responsibility to inform the Environmental Monitoring Officer when inspection is required. Inspections can be requested through the Call Centre on 839 0400.
2. The resource consent lapses on the expiry of **five years** after the commencement of this consent, unless the consent is given effect to by the end of that period. To give effect to this consent, the activity allowed by this consent must be established and the conditions contained in the consent complied with. Please note that there must be compliance with all of the consent conditions once the land use has been established.

3. Compliance with the consent conditions will be monitored by Councils Environmental Monitoring Officer 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. 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.
4. The granting of this resource consent does not in any way allow the applicant to enter and construct drainage within neighbouring property, without first obtaining the agreement of all owners and occupiers of said land to undertake the proposed works. Any negotiation or agreement is the full responsibility of the applicant, and is a private agreement that does not involve Council. Should any disputes arise between the private parties, these are civil matters which can be taken to independent mediation or disputes tribunal for resolution. It is recommended that the private agreement be legally documented to avoid disputes arising. To obtain sign-off for the resource consent, the services described by the conditions below are required to be in place to the satisfaction of Council.
5. If you are not satisfied with the decision and/or any of the conditions of consent you may lodge an objection in writing to the decision and / or conditions pursuant to S.357A of the Resource Management Act.

Objections must be in writing and addressed to the Principal Planner, Resource Management, Waitakere City Council, Private Bag 93109, Henderson 0650.

6. A Development Contribution is payable for this land use consent. This Development Contribution must be paid prior to the grant of the building consent. The Development Contribution will be assessed at the time of payment. The estimate of the amount payable at the date of this consent is \$10,941.83 incl GST


 Reporting Officer

25/2/10
 Date:

20.0 CONSENT GRANTED AS RECOMMENDED

Acting under delegated authority and for the reasons set out in the above recommendation to LUC 2009-1264 shall be granted subject to the conditions set out in Section 19.0 above.


 Team Leader Consents

25/2/10
 Date:

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