

LIM DISCLAIMER This LIM report has been obtained on behalf of the Vendor and copies have been made available to prospective purchasers and interested parties for general information purposes only. However, neither the Vendor nor Piha Real Estate warrant the accuracy of this copy and they accept no liability for any errors or omissions in the report. It is recommended to all prospective purchasers and interested parties that they obtain and rely on their own LIM reports for due diligence purposes.

Sandra Bluck c/o Piha Real Estate
Limited
32 Seaview Road
Piha
AUCKLAND 0772



Applicant	Sandra Bluck c/o Piha Real Estate Limited
LIM address	43 North Piha Road Piha
Application number	8270400046
Customer Reference	
Date issued	4-Jul-2022
Legal Description	LOT 72 DP 33135
Certificates of title	NA878/268

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: Specific engineering design (not covered by NZS 3604:2011)

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

This property is classified as: Zone D

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

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

Coastal Erosion

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

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

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

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

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

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

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

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

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

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

Information on private and public stormwater and sewerage drains is shown on the [underground services map](#) attached.

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

Effective Date	Description	Details
31/12/1999	Long drop - RUR	This waste water system is scheduled for pump out every 3 years by a Council contractor. For further information on pump outs please phone (09)301 0101.

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.

Effective Date	Description	Details
01/07/2008	North Piha water supply	This property is supplied with drinking water by the North Piha Water Supply Society Incorporated ('the Society'). To view the conditions attached to this supply, visit the Auckland Council Website or contact the Society direct.

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: 12341928638

Rates levied for the Year 2021/2022 : \$2,789.91

Total rates to clear for the current year (including any arrears and postponed rates): \$-0.09


The rates figures are provided as at 8 a.m. 04/07/2022. 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

43 North Piha Road Piha

Application No.	Description	Decision	Decision Date
REG-2016-829	Discharge Consent To authorise the discharge of up to 0.9m3 per day of advanced secondary treated domestic wastewater from a three-bedroom dwelling to ground on site at 43 North Piha Road, Piha.	Granted	29/03/2011
LUC-2015-2458	Change of Condition (s127) S127 variation to conditions of LUC-2010-495	Granted	03/02/2016
LUC-2015-2459	Land Use Consent S125 Extension of time on LUC-2010-495	Granted	03/02/2016

Application No.	Description	Decision	Decision Date
LUC-2015-2459	Extension of lapse date S125 Extension of time on LUC-2010-495	Granted	03/02/2016
LUC-2016-596	Discharge Consent To authorise the discharge of up to 0.9m3 per day of advanced secondary treated domestic wastewater from a three-bedroom dwelling to ground on site at 43 North Piha Road, Piha.Application for s125 extension to Discharge Permit 38976 to 30.03.2018 Granted	Granted (Ongoing Monitoring)	13/04/2016
LUC-2016-596	Extension of lapse date Application for s125 extension to Discharge Permit 38976	Granted	13/04/2016
LUC-2016-596	Extension of lapse date Application for extension of lapsing period for resource consent.	Granted	01/06/2018
LUC-2010-495	Extension of lapse date Extension of time Application.	Granted	01/06/2018
LUC-2010-495	Land Use Consent Proposed new dwelling to replace existing dwelling on site - yards, building coverage, vegetation, earthworks	Lapsed	17/08/2018

Subdivisions

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

Engineering Approvals

There are **NO** Engineering approvals recorded.

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

Further Information

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

Building

43 North Piha Road Piha

Application No.	Description	Issue Date	Status
ABA-2011-852	Res.3 Demolish existing dwelling and construct a new 3 bedrooms residence.	24/05/2012	Lapsed (See Note 8)

Note	Description
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Note	Description
8	No building work should have been carried out under this consent.

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>

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

Waitākere Ranges Heritage Area

This property is located within the Waitākere Ranges Heritage Area as defined in the Waitākere Ranges Heritage Area Act 2008. A link to the Act and further information on the heritage area can be found on the council's website at:

<https://www.aucklandcouncil.govt.nz/arts-culture-heritage/heritage-walks-places/Pages/waitakere-ranges-heritage-area.aspx>

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 : REG-2016-829 - LUC-2016-596
- Consent Conditions : LUC-2010-495
- Consent Conditions : LUC-2004-2459
- Consent Conditions : LUC-2015-2458

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

Address

43 North Piha Road Piha

Legal Description

LOT 72 DP 33135

Appeals

Modifications

Zones

Residential - Rural and Coastal Settlement Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Native

Controls: Subdivision Variation Control - Urban - Piha 4000m2

Overlays

Natural Heritage: Waitakere Ranges Heritage Area Overlay - Extent of Overlay

Natural Resources: Significant Ecological Areas Overlay - SEA_T_5539 - Terrestrial

Designations

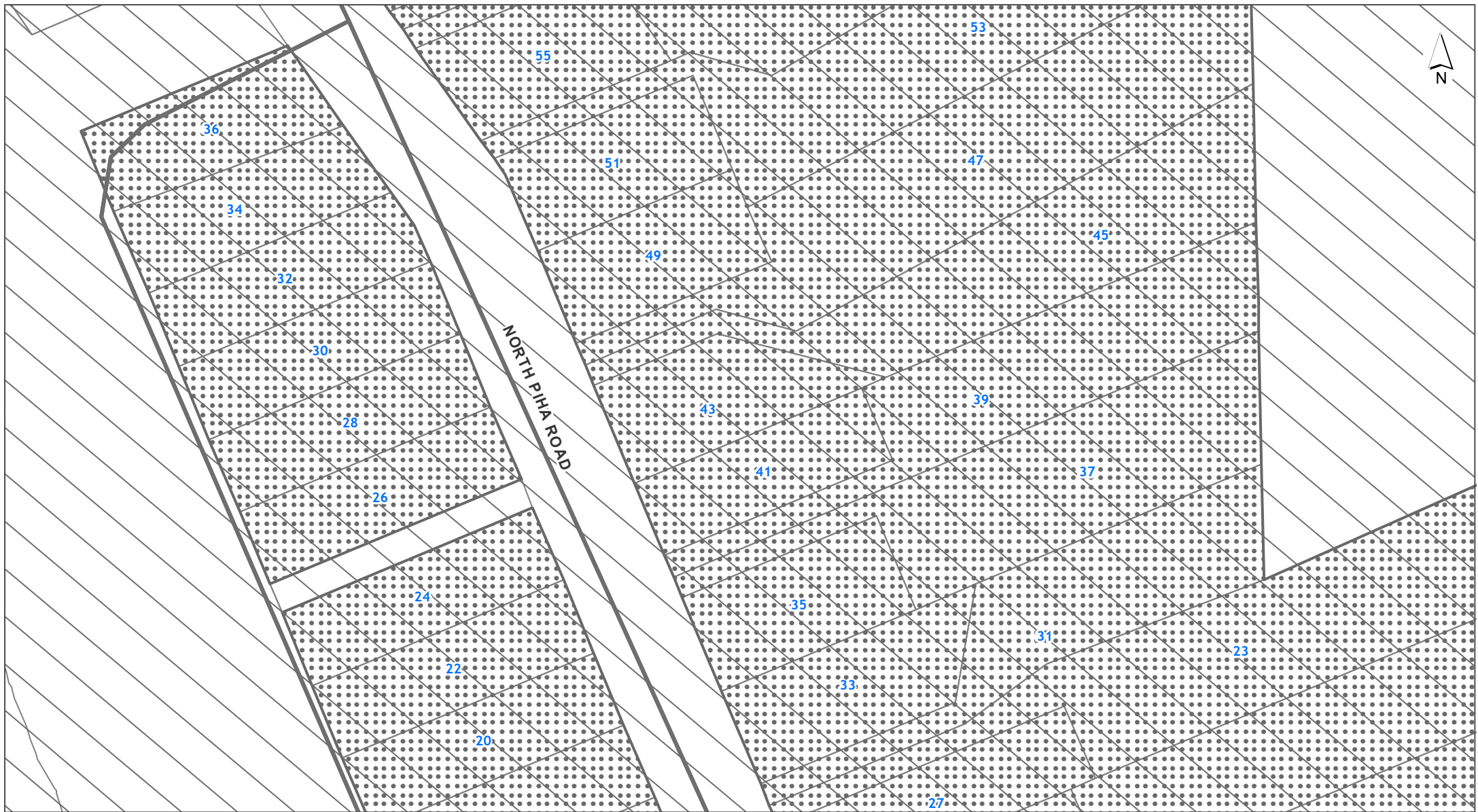


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Built Environment
43 North Piha Road Piha
LOT 72 DP 33135

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Meters
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= 1:1,000
Date Printed:
4/07/2022





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Controls
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Designations
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 LOT 72 DP 33135

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Historic Heritage and Special Character
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Infrastructure
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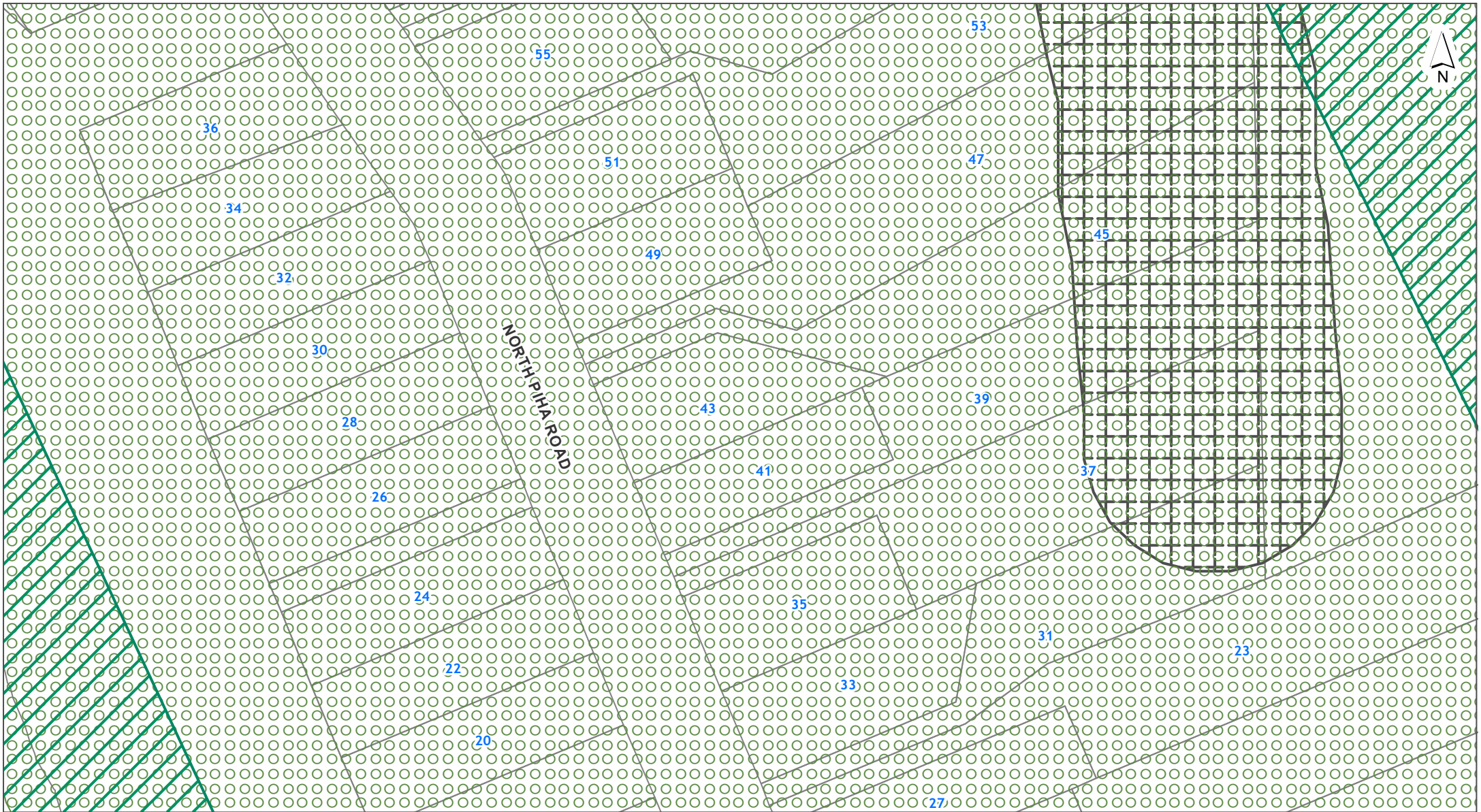


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Mana Whenua
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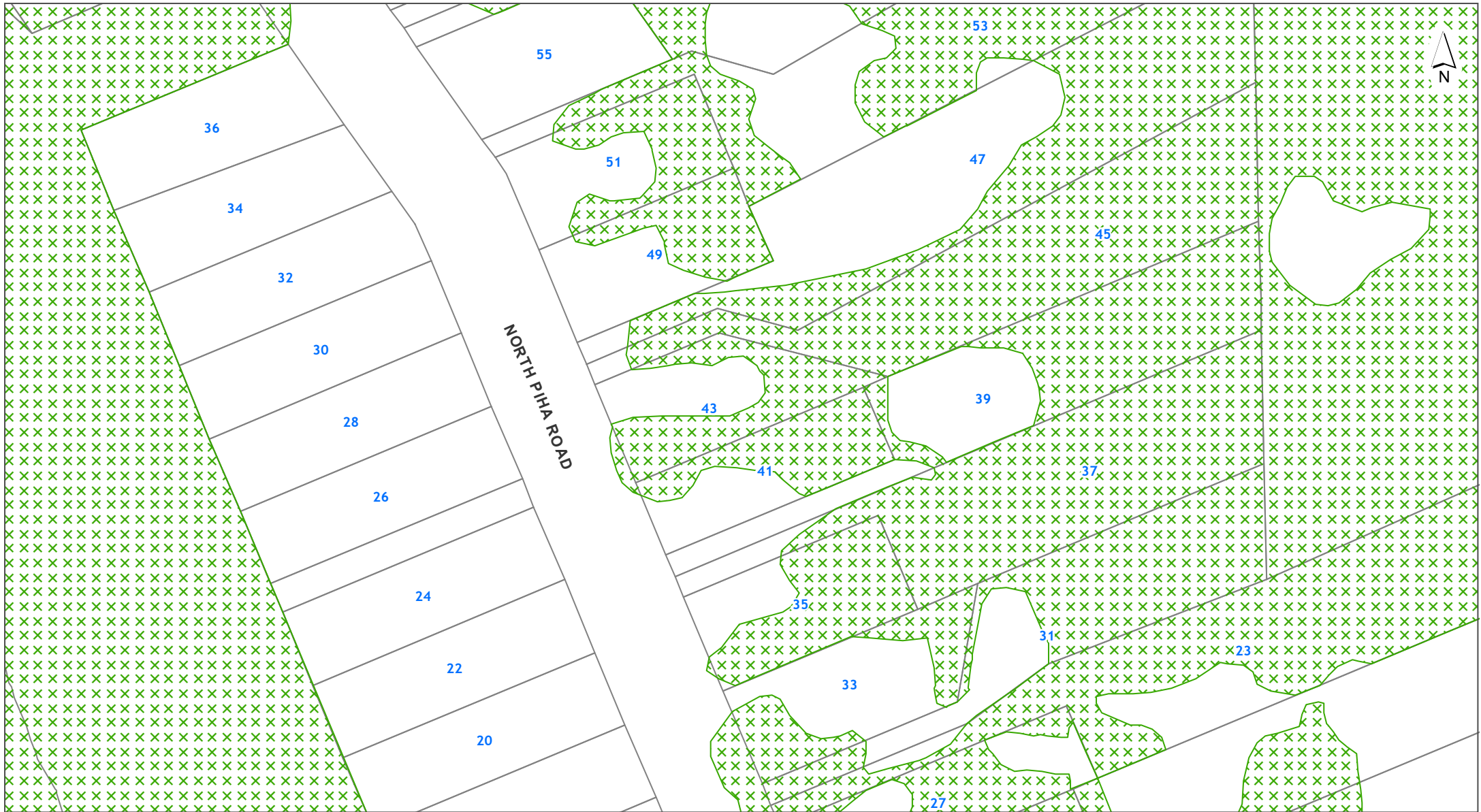


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Natural Heritage
43 North Piha Road Piha
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Natural Resources
43 North Piha Road Piha
LOT 72 DP 33135



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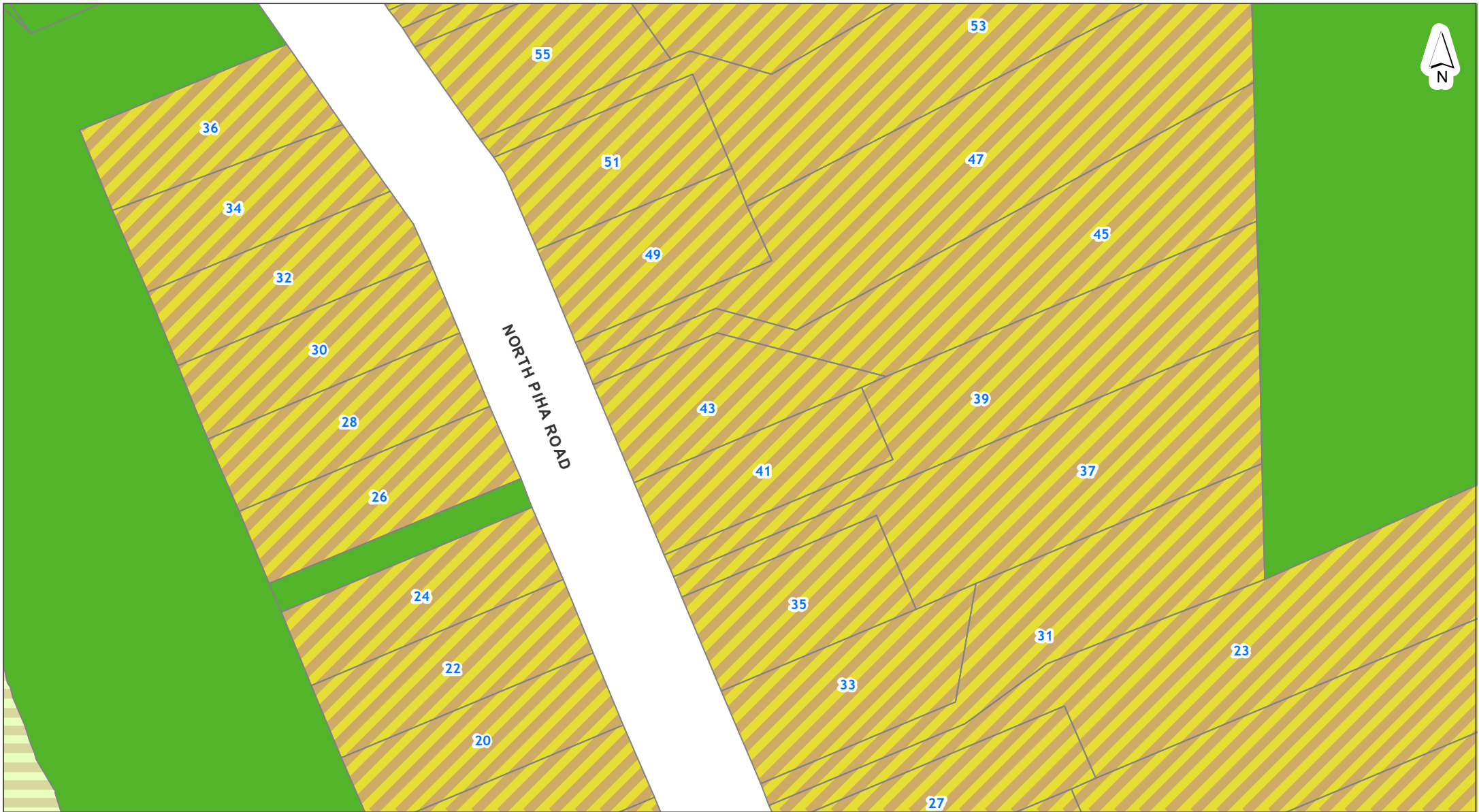


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Precincts
43 North Piha Road Piha
LOT 72 DP 33135

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Zones and Rural Urban Boundary
43 North Piha Road Piha
LOT 72 DP 33135

0 7 14 21
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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
- } Ridgeline Protection 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
43 North Piha Road Piha
LOT 72 DP 33135

0 7 14 21
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 4/07/2022



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

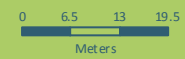
- | | |
|--|---|
| | Transpower Site |
| | Pylon (Transpower) |
| | 110 kv - Electricity Transmission |
| | 220 kv - Electricity Transmission |
| | 400 kv - Electricity Transmission |
| | Aviation Jet A1 Fuel Pipeline |
| | Liquid Fuels Pipeline [Marsden to Wiri] |
| | Gas Transmission Pipeline |
| | 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
43 North Piha Road Piha
LOT 72 DP 33135



Scale @ A4
= 1:1,000
Date Printed:
4/07/2022



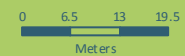


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Natural Hazards - Coastal Erosion ASCIE

43 North Piha Road Piha

LOT 72 DP 33135



**Scale @ A4
= 1:1,000**

**Date Printed:
4/07/2022**



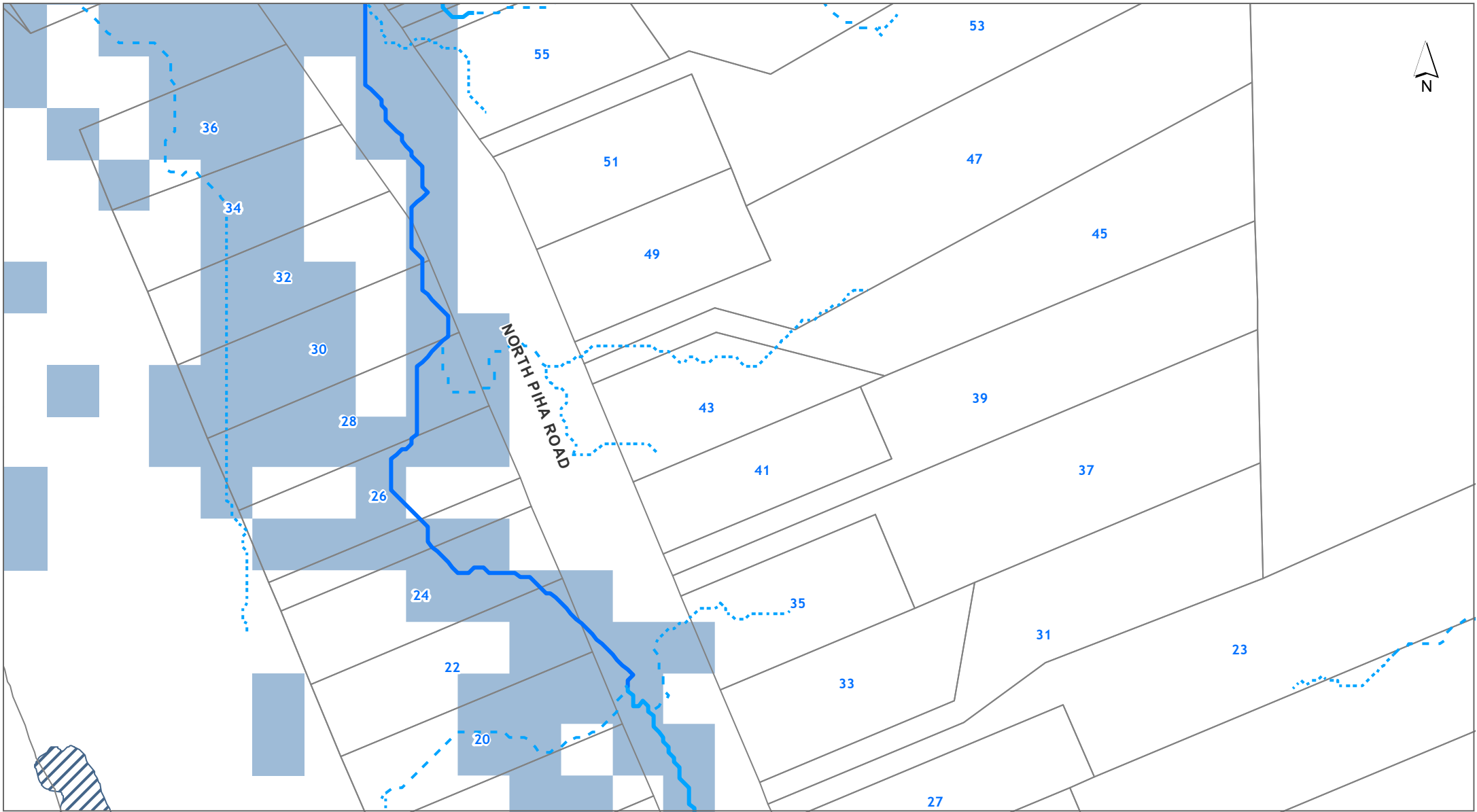


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Natural Hazards - Coastal Inundation
43 North Piha Road Piha
LOT 72 DP 33135

0 6.5 13 19.5
Meters
Scale @ A4 = 1:1,000
Date Printed: 4/07/2022



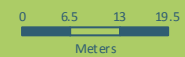


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Natural Hazards - Flooding

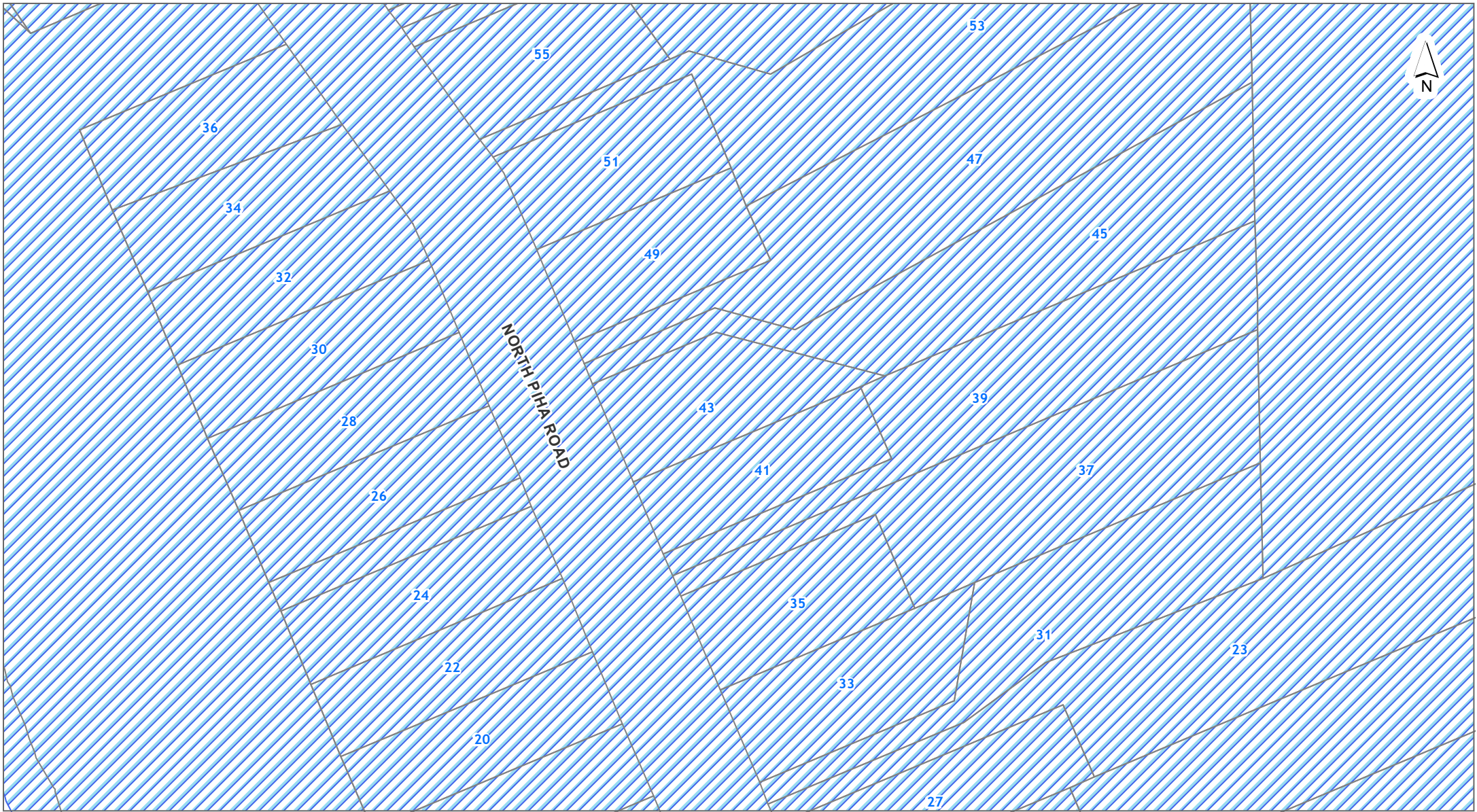
43 North Piha Road Piha

LOT 72 DP 33135



Scale @ A4
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Date Printed:
4/07/2022

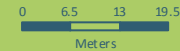


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Natural Hazards - Sea Spray

43 North Piha Road Piha

LOT 72 DP 33135



Scale @ A4
= 1:1,000

Date Printed:
4/07/2022



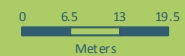


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Natural Hazards - Volcanic Cones

43 North Piha Road Piha

LOT 72 DP 33135



Scale @ A4
= 1:1,000

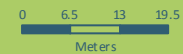
Date Printed:
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Other
43 North Piha Road Piha
LOT 72 DP 33135



Scale @ A4
= 1:1,000

Date Printed:
4/07/2022







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

MINOR CORRECTIONS TO RESOURCE CONSENT (s133A)

Resource Consent Number	LUC-2016-596 / REG-2016-829
Granted Date	13 April 2016
Date of Request (also specify number of working days)	15 April 2016
Who initiated request	Sally Esnouf, Consent Coordinator Resource Consents, Natural Resources and Specialist Input
Nature of Request	Amendment to consent to include Regional number REG-2016-829 requested by Resource Consents, Natural Resources and Specialist Input to be lodged for administration purposes.
Request Approved / Rejected	Approved
Was Section 37 Utilised	No
Date of Re-Issue	15 April 2016

Section 133A Corrections prepared by:

Carol Le Mamea
Planner

Western Resource Consenting

Signed:



Dated: 15 April 2016

Section 133A Corrections authorised by:

Sunny Kan
Senior Planner

Western Resource Consenting

Signed:



Dated: 18/4/2016

Report on a section 125 application to extend a lapse period under the Resource Management Act 1991 (RMA)



1. Application description

Application number:	LUC-2016-596 / REG-2016-829
Applicant's name:	Daniel John Simmonds
Original consent number:	Discharge Permit 38976 (File number – 22340)
Site address:	43 North Piha Road, PIHA
Legal description:	LOT 72 DP 33135 (CT identifier: NA878/268)
Site area:	812m ²
Operative plan(s):	Auckland Council District Plan (Waitakere Section)
Zoning:	Coastal Village Environment Coastal Natural Area
Special features, overlays etc:	Waitakere Ranges Heritage Area North Piha Water Supply
Proposed Auckland Unitary Plan (“PAUP”) Zoning and Precinct:	Rural Conservation Waitakere Ranges Heritage Area sub-Precinct D, Sub-precinct
Special features, overlays etc:	Natural Resource: Significant Ecological Areas – SEA_T_5539

Locality Plan



Figure 1: Locality Plan showing the subject site and surrounding environment.

Application documents

The following information has been provided:

- Application Form, and Assessment of Environmental Effects prepared by Daniel Simmonds, dated March 2016 titled:
 - i) Report: Extension of Lapsing Discharge Consent, 43 North Piha Road, Supporting Information.
 - ii) Report No:2: Extension of Lapsing Discharge Consent 22340, 43 North Piha Road, Supporting Information.

Report title and reference	Author	Rev	Dated
Domestic Wastewater Design Discharge Consent Application 43 North Piha Road, Piha (Reference: 10165-A)	Grant Fleming – Riley Consultants	3	7 March 2011

2. The proposal, site and locality description

Background

Wastewater Permit Number 38976 was issued on 30th March 2011, with a lapse date under s125 of 30th March 2016.

Proposal

The consent holder wishes to extend the period after which the consent lapses by two years to 30th March 2016.

This application was lodged on 18th March 2016 prior to the lapse date of 30th March 2016.

The applicant seeks the extension on the basis that every effort has been made to start construction of the consented consent. The timeline below illustrates the progress undertaken by the applicant.

1. Resource Consent LUC-2010-495 granted March 2011.
2. Discharge Consent File 22340 granted 30 March 2011
3. Building Consent ABA-2011-852 granted November 2011.
4. Tenders received May 2012. Note: Tenders were 70% higher than Architect's Estimate.
5. Value Engineering and Tender Negotiation May 2012 to October 2012. Note: process failed to reduce tender prices to within Architect's Estimate.
6. Herbst Architects engaged to concept design within consent parameters, November 2012.
7. Notified Auckland Council of delay to build and Herbst concept design under development, August 2013.
8. Herbst Architects delivered concept design within consent parameters, November 2013. Note: Architect estimate was 40% higher than budget and both parties agreed it was not possible to build Herbst concept design within budget due to the high construction prices likely to be experienced in 2014.
9. Put development on hold for 2014 to monitor building prices, January – December 2014.
10. Agreed with Herbst Architects to terminate engagement and that concept design would be able to be used in value engineering with a building company, April 2015.

11. Engaged Palladium Homes to value engineer Herbst Architects design to within agreed budget and resource consent parameters, June 2015.
12. Notified Auckland Council of delay to build and intent to seek extension to resource consent, October 2015.
13. Palladium Homes delivered resource consent design that captures the Herbst Architects concept design, is within budget and meets all existing resource consent conditions except earthworks volume increase but still remain less than 100m³ and potable water supply via storage tank is replaced by reticulated supply, November 2015.
14. Applications to Auckland Council for (i) extension of existing resource consent and (ii) change of conditions of resource consent, December 2015.
15. Receipt of Extension of Land-Use Consent under section 125, ref Council LUC-2015-2459, 3 February 2016.
16. Receipt of Variation of Conditions to Land-Use Consent under section 127, ref Council LUC-2015-2458, 3 February 2016.

The proposed new three-bedroom dwelling as consented by s127 variation LUC-2015-2458 has the same number of bedrooms, living areas and expected occupancy as the three-bedroom dwelling originally consented by Land use consent LUC-2010-495.

The new three bedroom dwelling will have an occupancy rate of 5 persons and generate wastewater production of 900 litres per day as consented by Discharge Permit 38976 (File number – 22340).

Wastewater treatment and wastewater disposal systems will be constructed in accordance with the original approved report by Riley Consultants titled: "Domestic Wastewater Design Discharge Consent Application 43 North Piha Road, Piha (Reference: 10165-A. Issue 3) dated 7 March 2011."

The location of all wastewater facilities on site will remain in accordance with the granted discharge permit 38976. Therefore, no proposed changes to the conditions are proposed.

I agree with the analysis provided as part of the application that substantial effort /progress has been made and continues to be made towards giving effect to the consent. I also consider the following relevant:

- Vegetation pruning has been undertaken to accommodate the construction of the proposed dwelling. Council's Environmental Monitoring Inspectors have visited the site and undertaken a pre-start meeting and inspected pruning works.
- As the processing planner who granted the s127 and s125 consents (LUC-2015-2458/LUC-2015-2459) for the original consent, I have sighted the email correspondence between the applicant and their suppliers as illustrated above in the progress outline.
- The applicant has provided correspondence from Wastewater Team Leader Alan Moore confirming that an s127 to Discharge Permit 38976 is not required. I have also contacted Mr Moore through telephone conversations and email correspondence for confirmation.

Site and surrounding environment description

The 812m² irregular rectangular site is located on the eastern side of North Piha Road, about 150m from Piha Beach. The existing rundown single storey Bach is centrally located on the site surrounded by mature Pohutakawa canopy and native undergrowth which have been pruned as originally consented.

The site slopes in the east to west direction. The eastern corner of the site has a moderate to steep gradient while the site is relatively flat around the building platform, gently sloping towards the road.

The site is not connected to the reticulated wastewater and stormwater systems. However, is supplied with drinking water by the North Piha Water Supply Society Incorporated.

Formal carparking has not yet been established on site.

3. Consideration of the application

Statutory considerations

In considering any application for an extension to a lapse period under s125, the council must take the following into account:

- Whether substantial progress or effort has been made, and continues to be made, towards giving effect to the consent; and
- Whether the applicant has obtained approval from persons who may be adversely affected by the granting of an extension; and
- The effect of the extension on the policies and objectives of any plan or proposed plan.

Whether substantial progress or effort has and continues to be made (s125(1A)(b)(i))

The applicant has detailed (with evidence) what substantial progress and effort has been made and continues to be made. In summary these are:

- Progress timeline supported by email correspondence detailing the applicant's efforts to obtain tenders within their budget and consent constraints. The design of the dwelling was subsequently altered to ensure budget was met.
- The applicant has obtained all relevant consents including the variation original consent LUC-2010-495 and extension to the consent timeframe (LUC-2015-2458 / LUC-2015-2459).
- Vegetation pruning has been undertaken to accommodate the construction of the proposed dwelling. Council's Environmental Monitoring Inspectors have visited the site and undertaken a pre-start meeting and inspected pruning works.
- The applicant has provided correspondence from Alan Moore, Team Leader Coastal confirming that a variation to the approved Discharge Permit 38976 is not required.

I agree with the analysis provided as part of the application that substantial effort / progress has been made and continues to be made towards giving effect to the consent.

Persons adversely affected by the granting of the extension (s125(1A)(b)(ii))

No person is considered potentially adversely affected by the activities authorised by the granting of this extension. This finding is on the basis no written approvals were sought in the original consent and no new effects other than those approved will be introduced to the site or environment as a result of this extension.

Effect of the extension on the policies and objectives of any plan or proposed plan (s125(1A)(b)(iii))

The applicant has provided an assessment of the policies and objectives of the following plans and proposed plans:

- Auckland Council Regional Plan: Air, Land and Water Plan,
- Auckland Council Regional Plan: Coastal, and
- Proposed Auckland Unitary Plan.

This can be found on pages 1 – 3 of the report prepared by Daniel Simmonds titled: “Report No: 2: Extension of Lapsing Discharge Consent 22340, 43 North Piha Road, Supporting Information”.

Council’s Development Engineer Matthew Revill has assessed and supports the application and provided the following assessment:

In terms of the extension of the discharge of wastewater consent for 42 North Piha Road, the increase in size of the dwelling footprint, the submitted calculations do not alter. TP 58 volume calculations are based on the number of bedrooms (and habitable areas such as offices that could be converted to a bedroom with a change of furniture.)

The number of bedrooms remains the same and therefore so would the calculations.

The TP58 calculation utilises the lower value (180l/person/per day) of the daily flow for a non-reticulated (water tank) site.

Potentially the site is actually served by the private community water supply and could potentially be classed as reticulated.

If reticulated / or the upper value of daily flow is used (200l per person/per day) the discharge from the site will be 100/ per day as opposed to the 900l applied for (and was previously granted based on 3 bedrooms and 5 people.)

Mr Revill assessment is based on the s127 variation LUC-2015-2458 which proposed that water would be supplied by the North Piha Water Supply Society Incorporated instead of the water tank originally consented.

The application was referred to Alan Moore, Team Leader Coastal for comment on the issue raised by Mr Revill. Mr Moore advised the water supply scheme provided by the North Piha Water Supply Society Incorporated was referred to in the discharge consent and the proposed daily flow rates would’ve been considered in relation to this. Given that there is no change to occupancy rate, daily flow rates, method of wastewater treatment and disposal as well as the

location of all wastewater facilities, a variation to the approved discharge permit 38976 is not considered necessary.

I accept the assessment and advice provided by Council's specialists Mr Matthew Reville and Mr Alan Moore. I agree with the applicant's conclusion that the policies and objectives of the relevant Regional Plans assessed in the underlying discharge consent are relevant and will not change as a result of the time extension. The underlying Discharge Permit was granted before the Proposed Auckland Unitary Plan was notified. As no changes are proposed to the consented wastewater system, it is considered no assessment in relation to the Proposed Auckland Unitary Plan is required.

Conclusion

I consider that the effect of the proposed extension of the lapse period on the policies and objectives are acceptable.

I have considered all the relevant subsections of s125(1A) above.

Overall, the proposed extension to the lapse period of Discharge Permit 38976 by **TWO YEARS** is appropriate.

4. Recommendation

Under section s125(1A) of the RMA, I recommend that this application to extend the lapse period is **GRANTED**.

The reasons for this recommendation are detailed in the attached draft decision.

This report and recommendation prepared by:

Name: Carol Le Mamea
Title: Planner, Resource Consents

Signed:



Date:

15/4/2016

Decision on a section 125 application to extend a lapse period under the Resource Management Act 1991



Application number:	LUC-2016-596 / REG-2016-829
Original consent number:	Daniel John Simmonds
Applicant's name:	Discharge Permit 38976 (File number – 22340)
Site address:	43 North Piha Road, PIHA
Legal description:	LOT 72 DP 33135 (CT identifier: NA878/268)

To extend the lapse period 30th March 2016 by two years for Discharge Permit 38976 (File number – 22340). The lapse date is now 30th March 2018.

Decision

I have read the application, supporting documents, and the report and recommendations on the section 125 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.

Acting under delegated authority, under section 125(1A)(b) this application to extend the lapse period is **GRANTED**, and under section 125 discharge permit 38976 lapses seven years after the date it was granted.

Reasons

The reasons for this decision are:

- Substantial effort has been made and continues to be made, towards giving effect to the consent. The applicant has provided a timeline outlining the progress undertaken over the last five years. This includes the application and approval of variation to the underlying landuse consent to reflect amended design plans to the approved dwelling (LUC-2015-2458). The lapse period of the underlying land use consent has also been extended as part of this process (LUC-2015-2459). In addition to this, physical works such as pruning of native vegetation approved under the original consent has been undertaken to facilitate the development of the proposed dwelling.
- No written approvals have been sought from persons that may be adversely affected by the extension of the lapse period. This is on the basis that written approvals were not sought in the underlying consent and the extension does not introduce effects that would require the applicant to seek approvals from affected persons.
- No changes to the approved occupancy rate, daily flow rates, method of wastewater treatment and disposal as well as the location of all wastewater facilities are proposed as part of this extension of lapse period. Thus, the proposal will continue to be in keeping with the policies and objectives of Auckland Council Regional Plan: Air, Land and Water Plan, Auckland Council Regional Plan: Coastal assessed in the underlying consent.

Acting under delegated authority, LUC-2016-596 / REG-2016-829 (s125 extension) to Discharge Permit 38976 is **GRANTED**.

Delegated decision maker:

Name: Sunny Kan

Title: Senior Planner, Resource Consents

Signed: 

Date: 15/4/16

10.0 RECOMMENDATION

10.1 Recommendation

It is recommended that pursuant to sections 104, 104B, 104D, and 108 of the RMA, consent is **granted** to the non-complying activity application by Daniel and Lisa Simmonds to authorise resource consent for removal of an existing bach and construction of a new three bedroom dwelling that would exceed 15% building coverage, involve a parking area exceeding a 1:16 gradient, in a location where a covered parking space could not be constructed as a permitted activity and that requires vegetation clearance, work within the dripline of protected vegetation, would create a total cleared area that would exceed 300m² and require earthworks (less than 50m³) outside the building footprint at 43 North Piha Road being Lot 72 DP 33135 (Consent Application LUC 2010-495).

The reasons for this decision are as follows:

- (i) The proposal is considered to generate no more than minor adverse effects on the environment because;
- Natural values associated with the Coastal Natural Area and placement within the coastal pohutukawa forest to the rear of the coastal dunes, would be maintained: The building would utilise natural colours for its cladding materials, (natural concrete, distressed cedar and dark grey roofing), would not be visually obtrusive or out of scale relative to its native vegetation cover, proposed earthworks would be small in scale, would not alter the underlying landform, the parking area would be grassed and of low visual impact appropriate to the informal neighbourhood character, and there would be a timber boardwalk access beneath the pohutukawas, befitting of the informal Coastal Villages character.
 - Potential adverse effects associated with earthworks would be mitigated by conditions of consent.
 - The building would comply with building height, height in relation to boundary and yard requirements, would have good amenity, and would fit with the local Coastal Villages Environment neighbourhood character. A complying building could have comparable bulk and height and visual impact relative to adjacent sites.
 - Although the parking area would be in a location where a covered car parking space could not be built without requiring a resource consent, there is no current intention to construct a covered car parking space and potential adverse effects would be addressed at the time of any future application.
 - Although the total cleared area would exceed the 300m² threshold, there would be native planting required by condition of consent that would include beneath the canopy south of the dwelling and board walk and planting of a 14m² area within the proposed cleared area of the site to bring the total cleared area down to not exceed 300m². Arborist's conditions of consent would safeguard the health and amenity of the pohutukawas associated with work in their driplines and proposed pruning of these trees to ensure potentially adverse effects during the period of works are avoided or minimized.

- Provisions for parking (and manoeuvring within the road berm or to the road) have been accepted by Council's Traffic Engineer.
 - Council's drainage engineer has accepted provisions for stormwater detention and reuse.
- (ii) The proposal is consistent with the objectives and policies of the District Plan
- (iii) The proposal is not contrary to Part II of the Act
- (iv) The application is considered to be consistent with the purpose and objectives of the Waitakere Ranges Heritage Area Act 2008 because:
- The scale and design of the proposed development would be appropriate to the Coastal Villages neighbourhood character and together with arborist's conditions of consent set to protect native vegetation growing near the works area, for weed management and for native planting, natural values would be strengthened and the natural environment would remain dominant over the developed.

Pursuant to section 108 of the RMA, this consent is subject to the following conditions:

ACTIVITY IN ACCORDANCE WITH THE PLANS

- (GEN 1) The proposed dwelling, car park, boardwalk access and associated infrastructure development shall be carried out in accordance with the plans and all information submitted with the application, being:

Drawings

- Simmonds residence by Replica (Replica Homes Auckland Ltd) all plans unless otherwise stated, dated January 2011
- Drawing RHA-005-RC-0001 Site Plan Existing
- Drawing RHA-005-RC-0002 Site Plan Proposed Revision A, dated March 2011
- Drawing RHA-005-RC-0003 Floor Plans
- Drawing RHA-005-RC-0005 Revision D Earthworks Plan dated March 2011
- Drawing RHA-005-RC-0006 Elevations 1 Revision A, dated March 2011
- Drawing RHA-005-RC-0007 Elevations 2 Revision A, dated March 2011
- Drawing RHA-005-RC-0008 Sections Revision A, dated March 2011

and referenced by Council as LUC 2010-495.

Note: the consent holder shall meet the re-vegetation planting conditions Veg 1 and Veg 2 below. Implementation of the following plan is not appropriate and is not required.

- Drawing RHA-005-RC-0004 Landscape Plan

MONITORING CHARGES

- (MON 1) The consent holder has paid the Council a consent compliance monitoring charge of \$751.00 (inclusive of GST). (This charge is to cover the cost of inspecting the site, carrying

out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent).

- (MON 2) The consent holder shall pay to the Council 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 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.

PRE-START MEETING

- (PS 1) **Prior to the commencement of any works on site**, the consent holder shall organise a pre-start meeting with Council's Environmental Monitoring Advisor (EMA), the consent holder, the consent holder's works foreman, arborist and all contractor's representatives, to discuss the conditions of consent on site.

The applicant must book an inspection at least 5 working days prior to the required inspection. Inspections must be requested by phoning Council's Call Centre (839-0400) and requesting a Monitoring Inspection. Please note that Council's response time can be up to five (5) working days.

The pre-start meeting will address the following:

- The site supervisor will confirm the proposed methodology and anticipated time for undertaking the works, including the description of equipment required.
- Jointly the site supervisor, and Environmental Monitoring Advisor shall confirm the approximate location of where any temporary tree protection measures shall be implemented. A string line or equivalent shall be strung temporarily to illustrate the extent of fencing.
- The Works Arborist shall also mark the tree (nikau) which is to be removed (as approved under this resource consent) and identify the trees which are to be pruned and the proposed extent of pruning.
- The location of site access routes, any material storage and/or temporary stockpile areas proposed on site shall be agreed and demarcated.
- discuss the location and nature of sediment and erosion control measures to be constructed as required by condition of consent. (In accordance with Auckland Regional Council Technical Publication No. 90 "*Erosion and Sediment Control Guideline for Earthworks*," (latest edition)).

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

SURVEYOR'S CERTIFICATE

A licensed Cadastral Surveyor shall set out the foundations of the proposed building and shall certify to Council prior to work progressing beyond the foundation stage that the building will not exceed the building height and shall be as per that approved with this consent. (Refer to

- Drawing RHA-005-RC-0006 Elevations 1 Revision A, dated March 2011
- Drawing RHA-005-RC-0007 Elevations 2 Revision A, dated March 2011).

No work shall proceed beyond this stage until receipt of such certification, to the satisfaction of the Planning Manager, Western Resource Consents and Compliance Monitoring.

EARTHWORKS

- (EW1) 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 Environmental Monitoring Advisor, Resource Consents (ph 8390400), when controls are in place. 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).
- (EW2) Roof storm-water system connections shall be made prior to the laying of the roof or otherwise as soon as roof construction is complete to ensure storm-water is not able to discharge in a manner that causes soil erosion or sediment-laden run off. If this is not practicable a temporary connection shall be made until such time as the storm-water system can be connected. (For example nova coil can be used as a temporary down-pipe and discharged in an appropriate manner which does not cause soil erosion or silt laden run - off.)
- (EW3) All excavated material shall be removed from the site as earthworks proceed and disposed of at an approved dumping site to the satisfaction of the Manager Resource Consents. Written evidence demonstrating that the excavated material has been deposited in an approved location, shall be submitted to the Manager Resource Consents in the form of producer statement, certification or similar.
- (EW4) Roads and berms including the entry / exit point to the site shall be kept free from damage and clear of mud and debris at all times. Any material deposited on the ROW or the road shall be immediately removed by sweeping and any damage caused shall be immediately repaired at the expense of the consent holder.
- (EW 5) Noise from construction, maintenance, demolition and earthworks on the site shall not exceed the relevant noise levels as specified in NZS 6801: 1999 Acoustics – Measurement of Sound and NZS 6802: 1999 Acoustics – Assessment of Environmental Sound.

All construction, maintenance, demolition and earthworks on the site shall be undertaken between the following hours only:-

Monday to Friday:	7.30am to 7.00pm
Saturday:	8.00am to 5.30pm
Sunday and Public Holidays:	NO WORK

VEGETATION ALTERATION

- Arb 1 All works associated with the development within the subject site are to be in accordance with all information pertaining to the site including the Arborist Report with associated conditions by Simon Miller for *Peers Brown Miller Arboricultural Consultants* and dated 20/1/11, except where superseded by the following conditions:
- Arb 2 Any necessary crown pruning shall be undertaken:
- by the appropriately skilled professionals;
 - in accordance with natural target pruning and best arboricultural practices;
 - so as to avoid adversely affecting the health, form or structure of the vegetation and;
 - within permitted levels.
- The exception to these parameters shall be for the Pohutukawa adjacent to the southern side of the existing and proposed dwelling and growing horizontally adjacent to ground level which will require (and has consent to) prune beyond these limits.
- Where such pruning will encroach upon these parameters it shall be subject to the approval of the Works Arborist/Council's Consents Arborist, as appropriate.
- Arb 3 Hand grubbing out of all environmentally damaging species (weed species) as per The Environmentally Damaging Plants Appendix of the Waitakere Plan shall be undertaken to maintain the works area of the site as weed free, for a minimum period of 2 years from the date of completion of site works, and this shall be to the satisfaction of Council's Environmental Monitoring Advisor, Western Resource Consents and Compliance Monitoring (EMA).
- Arb 4 All work and activities where within the dripline of protected vegetation shall be on existing contours as much as practicable, avoiding grade changes and thus minimising adverse effects experienced by protected vegetation.
- Arb 5 Where drip field lines and infrastructure is to be installed within the dripline of any protected vegetation: it shall be placed above ground; pinned in place; and undertaken in accordance with all other conditions within this consent. Subsequent to this operation the exposed pipes can be either left for natural leaf litter to cover these over time, or covered in a leaf litter or mulch to circa 35mm depth (with care not to bury existing understorey native species), in order to stabilise the surface and suppress weeds.
- Arb 6 Surface cut-off drains shall be located and constructed so as to minimise vegetation clearance and root disturbance, and undertaken in accordance with all other conditions within this consent. The design of such drains shall avoid scouring/erosion and adverse effects on surrounding vegetation. Furthermore smaller plants within the footprint of such development that require removal shall be temporarily stored and replanted to revegetate cleared areas as appropriate.
- Arb 7 Machinery access is not permitted within the boundaries of the native bush stand that occupies the eastern corner of 43 North Piha Road. All excavations to construct the proposed cut off drains must be undertaken by hand using hand operated tools (eg spade) and under the supervision of the works arborist.

RE-VEGETATION

Veg 1 Native re-vegetation planting shall be carried out in the locations identified below in the first planting season (May until 7th September) following construction of the dwelling. Plants shall be at Pb3 minimum grade and where planted into an open area, at 1m to 1.2m maximum spacing between plants (or relative to existing native plants nearby).

- The area beneath the pohutukawa canopy south of the dwelling and boardwalk. (The Plan permits a cleared area within 3m of the dwelling). (This planting is to increase vegetative screening via use of under-storey species).
- Where deemed necessary in the opinion of council's EMA to re-vegetate areas cleared during the works,
- A 14m² area of native planting is to be planted within the area identified (on the Site Plan Proposed) as the cleared area of the site, desirably in the frontage area, potentially within the north boundary area between the car park and tree 'trunk 1' and in the area adjacent to and south of the car park. Any plant planted within a grass area shall be planted within a 400mm diameter weed free garden area with a wood chip mulch.

All re-vegetation planting shall be undertaken to the satisfaction of the EMA. using a range of native species local to the area selected from the lists for ecosystem 1, exposed coastal ecosystem, of Council's re-vegetation manual, 'Native to the West, a guide for planting and restoring the nature of Waitakere City', or from the list following:

Coprosma lucida (shining karamu), Coprosma macrocarpa (coastal coprosma), Geniostoma rupestre (hangehange), Macropiper excelsum, (kawakawa), Olearia furfuracea, (akepiro), Pittosporum crassifolium, (karo), Pseudopanax lessonii, (houpara), Rhopalostylis sapida, (nikau), Sophora fulvida, (West Coast kowhai), Muehlenbeckia axillaris, (pohuehue), Asplenium northlandicum (cut leaf asplenium), Phymatosorus diversifolius (hounds tongue fern), Arthropodium cirratum (rengarenga).

Veg 2 The plants and planting areas shall be maintained for the first three years following planting with planting areas kept weed-free and with plants watered in the first two summers as necessary to facilitate establishment. Any plant that dies, is removed or otherwise fails to establish shall be replaced the following planting season and maintained for a further two years, all to the satisfaction of the EMA.

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. This resource consent will lapse five years after the date of Council's decision **unless**:
 - (a) it is given effect to before 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, or
 - (b) 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 RMA.

N.B – all charges owing at the time council's decision is notified must be paid before a consent can commence.

4. 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.
5. A copy of this consent should be held on site at all times during the establishment and construction phase of the activity. The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Planning Manager, Western Resource Consents and Compliance Monitoring, Auckland Council, Henderson Service Centre, 6 Henderson Valley Road, Private Bag 92300, Auckland 1142 and include the following details:
 - name and telephone number of the project manager and the site owner;
 - site address to which the consent relates;
 - activity to which the consent relates; and
 - expected duration of works.
6. The granting of this resource consent does not in any way allow the consent holder to enter and undertake works within neighbouring properties, 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 consent holder, 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 above are required to be in place to the satisfaction of Council.
7. 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. 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.
8. Please Note: In the Coastal Natural Area the Plan seeks to maintain the natural Coastal ecosystem. Where this is in a healthy state, planting is generally not needed, may be inappropriate and may lead to genetic pollution. Planting of native species local to the area and local ecosystem may be

appropriate in existing cleared areas. Drawing includes a number of native species not local to the Piha area and includes planting within areas that already have a healthy native plant association (notably at the rear of the site). Hence this plan is considered inappropriate, generally undesirable and it's implementation is not required.

The consent holder shall meet the re-vegetation planting conditions Veg 1 and Veg 2 above. Implementation of the following plan is not appropriate and is not required: Drawing RHA-005-RC-0004 Landscape Plan submitted with the application.

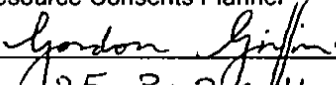
9. Please note an on-site waste water discharge consent is required from the Consents and Compliance Advisor Rural & Wastewater, Natural Resources and Specialist Input of the Auckland Council (Graham Street). It is recommended that this consent be obtained prior to lodging of the Building Consent application. If approval of the waste water discharge consent requires changes to the layout of the proposed development then this land use consent, LUC 2010-495, would have to be revisited to ensure ongoing compliance. ie Section 127 variation under the RMA.

11.0 DECISION UNDER DELEGATED AUTHORITY

11.1 Adequacy of Information

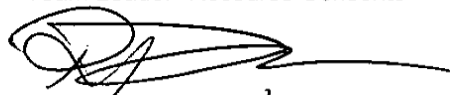
It is considered that the information submitted with the application is sufficiently comprehensive to enable the consideration of the above matters on an informed basis:

- 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.
- c) Persons who may be adversely affected are able to be identified.

Report Prepared by: Gordon Griffin
Title: Resource Consents Planner
Signed: 
Date: 25.3.2011

11.2 Decision

Acting under delegated authority and as recommended in section 10.1 Consent Number LUC 2010-495 shall be granted subject to the conditions of consent specified.

Team Leader: Rachel Dimery
Title: Team Leader- Resource Consents
Signed: 
Date: 25/3/2011

9.0 MONITORING

The proposal will be monitored in accordance with the conditions specified in this report, and the requirements contained in the District Plan.

10.0 DECISION

Pursuant to Sections 93, 94, 94A – 94D, 104, 104A, 104B, 104C and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, **consent is granted** to the application by **Fred & Jean Chang** to **remove four protected trees** (as more accurately defined in Sections 1 and 3 of this report) at **20A Pomaria Road, Henderson** being **Lot 7 DP No. 44329** for the following reasons:

- (i) No persons may be adversely affected by the proposal
- (ii) The proposal has been considered in terms of the relevant assessment criteria, meets the relevant policies and objectives of the District Plan, and would create no more than minor adverse effects on the environment.

Conditions imposed on the consent are as follows:

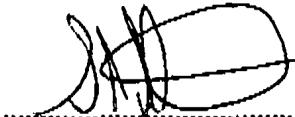
1. The removal of the four Peppermint Gum trees shall be carried out by a competent Arborist in accordance with acceptable arboricultural practices.
2. Within the planting season (typically Apr – Sept) immediately following all subject tree removal works, the resource consent holder shall plant within this property one replacement tree of PB 95 Grade* (or equivalent) selected from the Waitakere City Council's 'A Guide For Planting And Restoring'. It shall be the responsibility of the resource consent holder to provide evidence of this replacement planting to Council's Environmental Monitoring Officer in the form of an invoice or similar if called upon to do so.

*[*This is a horticultural term referring to the pint bag size the tree has been grown in. A tree nursery or garden centre will be able to advise you with respect to fulfilling the outlined requirements].*

3. The replacement tree shall be of good quality nursery stock and maintained to the satisfaction of Council for a period of 2 years from the date of planting. If the replacement tree dies within this period, it shall be replaced and maintained as per the stated conditions.
4. 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 2 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. 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. A copy of this consent shall be held on site throughout the removal process.


..... Date: 07/02/05

Shane Potter
ArborSolutions Ltd - Consultant Arborist

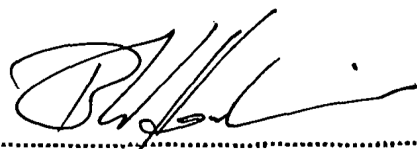
For 20A Pomaria Rd, Henderson (LUC 20042459)

Proposal –

**to fell and remove four Peppermint Gum trees located in the
back yard of the property**

11.0 CONSENT GRANTED AS RECOMMENDED

Acting under delegated authority and for the reasons set out in the above recommendation this application (RMA [LUC20042459]), shall be granted subject to the conditions set out in Section 10.0 above.


..... Date: 07/02/2005.
~~Bronwyn Allerby / Bruce Hawkins / Hamish Anderson / Jeannette Ibrahim~~
Team Leader, Consents

**Please contact Shane Potter (Ph 0800 508 508) if you have any
queries about this resource consent and associated report.**

Report for a s127 application to vary conditions of consent under the Resource Management Act 1991 (RMA)



Discretionary activity under section 127(3)

1. Application description

Application number:	LUC-2015-2458
Applicant's name:	Daniel John Simmonds
Original consent number:	LUC-2010-495
Site address:	43 North Piha Road, PIHA
Legal description:	LOT 72 DP 33135 (CT identifier: NA878/268)
Site area:	812m ²
Operative plan(s):	Auckland Council District Plan (Waitakere Section)
Zoning:	Coastal Village Environment Coastal Natural Area
Special features, overlays etc:	Waitakere Ranges Heritage Area North Piha Water Supply
Proposed Auckland Unitary Plan ("PAUP") Zoning & Precinct:	Rural Conservation Waitakere Ranges Heritage Area sub-Precinct D, Sub-precinct
Special features, overlays etc:	Natural Resource: Significant Ecological Areas – SEA_T_5539



Figure 1: Locality Plan showing the subject site and surrounding environment.

2. The proposal, site and locality description

Background

Resource consent to construct a new three bedroom dwelling on this 812m² site was granted 25th March 2011. The proposal involved the following:

- Uncovered parking pad constructed of Surepave permeable surfaces and at 1:7 gradient.
- Boardwalk access from parking area to the dwelling.
- Two wastewater treatment tanks.
- A 25,000 Litre water reuse tank to augment water supply.
- The dwelling is split into two compartments consisting of a single storey living areas to the front (west elevation) and two storey bedroom quarters to the east.
- Terrace (decking) area with balustrade.
- Earthworks outside the building platform totalling 35.47m³.
- Clearance, pruning and works within the dripline of native vegetation.

Consent was required for the following matters:

Coastal Villages Environment

- Rule 7.3 Building Coverage: **Non-complying activity** for building coverage that would exceed 15% of the net site area. The proposed building coverage is 141.45m² or 17.4%.
- Rule 10.3 Car Parking and Driveways: **Limited discretionary activity** for an activity not meeting the standards in Rule 10.1 or 10.2. A garage or carport could not be built as a permitted activity in the proposed car parking location. The car park space is proposed at 1:7 gradient.

Coastal Natural Area

- Rule 2.4 Vegetation Alteration: **Discretionary activity** for clearance of vegetation that would be slightly over 300m² being estimated (by planimeter) as 314m².
- Rule 2.3(a) Vegetation Alteration: **Limited discretionary activity** for the clearance of one native Nikau tree.
- Rule 2.2(c) Vegetation Alteration: **Controlled activity** for works within the dripline of native vegetation and for pruning of one pohutukawa adjacent to the southern side of the dwelling to provide clearance for the development. Construction works for the dwelling, boardwalk access, for the tanks, for placement of the waste treatment dripper lines and for the bunds (cut-off drains) would involve works within the driplines of protected vegetation (mostly a number of pohutukawas).

- Rule 3.3 Earthworks: **Discretionary activity** for earthworks outside the building platform and that would exceed 30m³ but not exceed 100m³. Earthworks outside the building platform for driveway or infrastructure construction total 35.47m³. Earthworks within the building platform would involve an approximate balance of cut to fill; 4.36m³ cut and 4.36m³ fill.

Proposal

The consent holder wishes to vary the conditions of resource consent LUC-2010-495 as a result of the following changes:

- Proposed building coverage 141.65m² (including provision for carport or garage) will exceed the approved building coverage of 141.45m² by 0.23m².
- The proposed earthworks outside the building platform will be 55.03m³ over an area of 130.15m². This will result in a net increase over the approved 51.65m³ / 96.24m² earthworks of 3.38m³ over 33.81m².
- The 25,000 Litre water tank is no longer proposed. Stormwater runoff will discharge directly into the 6.3m³ stormwater trench located at the top of the parking pad. The parking pad will be paved with Surepave, a permeable paving which supports the growth of grass on the surface.
- Re-vegetation of the site to be in accordance with new landscape plan titled: "Site plan layout – landscaping. Proposed new three bedroom home at 43 North Piha Road, Piha for D. Simmonds. Sheet 5 of 6. Job 2015-58. Date: 24.11.2015" prepared by Palladium Homes. The plan has been developed with regard to condition VEG 1 which specifies location for replanting.

The following conditions will be varied:

- GEN 1 amended to reference the new plans.
- PS 1 wording amended to bullet point 3 which references trees to be pruned. Approved pruning has been undertaken.
- Surveyor's certificate condition amended to reference new elevation plans prepared by Palladium Homes. Include reference to Council's Environmental Monitoring Inspector instead of Planning Manager Resource Consents.
- EW 1 update Council's phone number and reference to Auckland Council's TP90 sediment and erosion control standards.
- EW 3 amend to reference Council's Environmental Monitoring Inspector instead of Manager Resource Consents.
- ARB 2 delete condition as pruning works have been undertaken. This will result in renumbering of existing Arb conditions 2 to 7.
- VEG 1 update to reference new landscape plan.
- Amend Advice Note 8 to remove reference to landscape plan that was not approved.

Site and surrounding environment description

The 812m² irregular rectangular site is located on the eastern side of North Piha Road, about 150m from Piha Beach. A single storey Bach is located in the middle of the site, surrounded by mature Pohutakawa and native undergrowth. Council's environmental monitoring records show pruning of the vegetation as approved by resource consent LUC-2010-495 has been undertaken. It was noted by the monitoring inspector that a few other branches were removed but did not exceed the 20% threshold. A site visit undertaken on 15th January 2015 confirmed a Pohutakawa trunk (lateral trunk #8) only to be pruned under the original consent was removed by the applicant.

The site slopes in an east to west direction; where the eastern corner of the site has a moderate to steep gradient. The topography of the site becomes relatively flat around the building platform, gently sloping towards the road.

Council GIS records show the site is subject to a minor overland flowpath. The site is not connected to the reticulated wastewater and stormwater systems. This property is supplied with drinking water by the North Piha Water Supply Society Incorporated.

3. Status of the application

Application to vary resource consent condition(s) – LUC-2015-2458.

The proposed changes are considered to fall within the scope of the original resource consent to construct a three bedroom dwelling on an existing developed site.

As an application for a variation to conditions under s127, it is treated as if it is a discretionary activity.

Sections 88 to 121 apply, though all references to resource consent and activity are replaced with reference to the change or cancellation of the condition, and the resultant effects.

4. Public notification assessment (sections 95A, 95C-95D)

Section 95A gives the council discretion in deciding whether to publicly notify an application or not. However an application must be publicly notified if (a) the variation will have or is likely to have adverse effects on the environment that are more than minor; (b) the applicant requests public notification of the application.

The applicant has not requested public notification.

All further information requested (under s92) has been provided by the due date.

As a section 127 application no rules in any plan or NES that preclude or require notification are relevant to this application.

The following assessment addresses the adverse effects of the variation on the environment. The council must decide whether the variation will have, or is likely to have, adverse effects on the environment that are more than minor.

Adverse effects assessment (sections 95A and 95D)

Effects that must be disregarded

Effects on adjacent land

Under section 95D the council is to disregard any effects on persons who own or occupy any adjacent land (and any owners or occupiers of the subject site). The land adjacent to the subject site consists of those properties that directly adjoin or are located directly across from the site:

- 24 North Piha Road – LOT 12 DP 33135
- 26 North Piha Road – LOT 14 DP 33135
- 28 North Piha Road – LOT 15 DP 33135
- 36A North Piha Road – LOT 20 DP 33135 (NORTH PIHA ESPLANADE)
- 39 North Piha Road – LOT 2 DP 146067
- 41 North Piha Road – LOT 1 DP 146067
- 45 North Piha Road – LOT 71 DP 33135
- 47 North Piha Road – LOT 70 DP 33135
- 49 North Piha Road – LOT 69 DP 33135

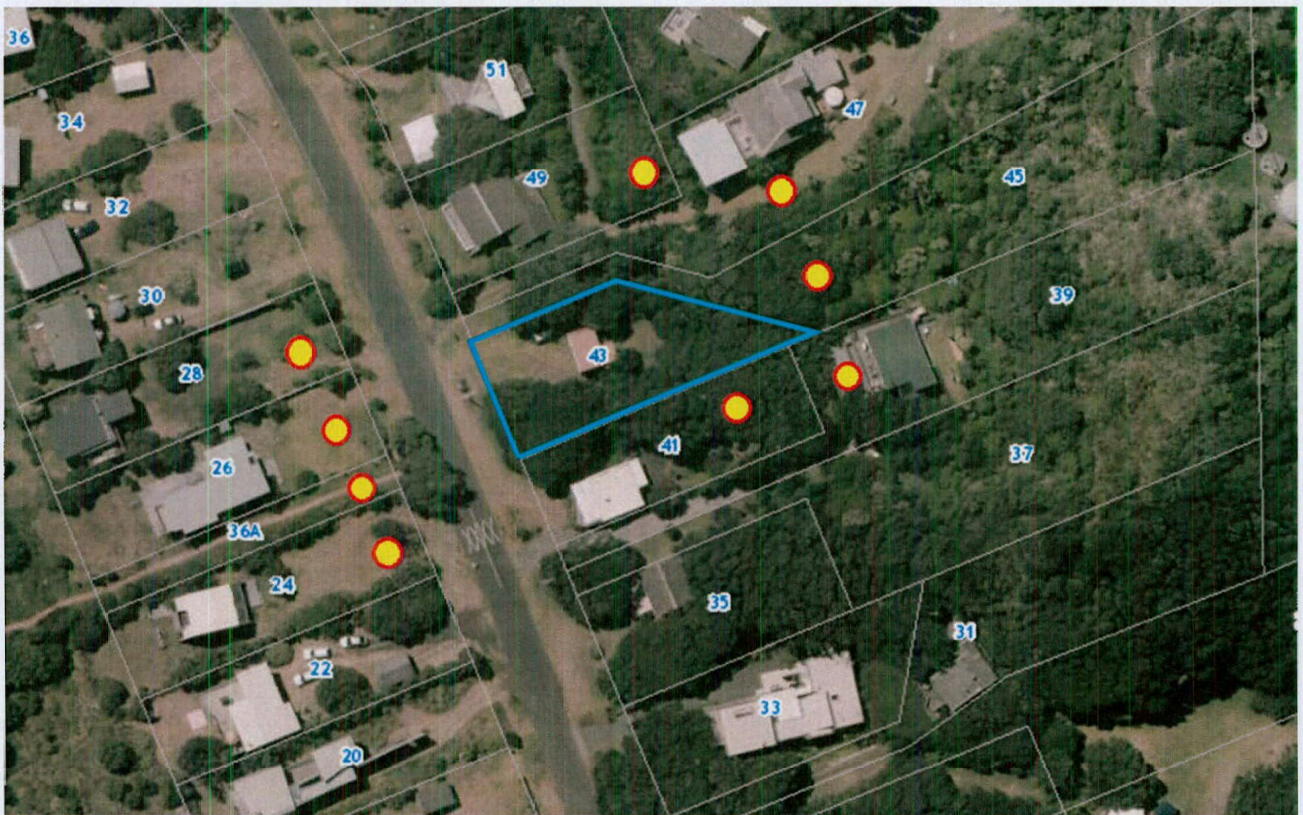


Figure 2: Aerial Plan showing the adjacent lands to the subject site.

Any effect on a person who has given written approval to the application

No written approvals have been provided as part of this variation nor were any approvals obtained in the original consent LUC-2010-495.

Effects of trade competition

The effects of trade competition are not relevant to this application.

Effects that may be disregarded

Permitted baseline

The permitted baseline may be taken into account and the council has the discretion to disregard those effects. As this application involves the variation of conditions of existing resource consent LUC-2010-495, the permitted baseline is not considered relevant in determining the adverse effects.

Receiving Environment

The receiving environment beyond the subject site includes permitted activities under the relevant plans, lawfully established activities (via existing use rights or resource consent), and any unimplemented resource consents that are likely to be implemented. The effects of any unimplemented consents on the subject site that are likely to be implemented (and which are not being replaced by the current proposal) also form part of this reasonably foreseeable receiving environment. This is the environment within which the adverse effects of this variation must be assessed.

A search of council records show that all resource consents granted in the area have been implemented.

Assessment

This application can be processed without public notification for the following reasons:

- Adverse effects are considered to be less than minor because:
 - Stormwater runoff from the proposed development will discharge directly into the onsite soakage trench. The 25,000 Litre reuse tank is no longer proposed. The 6.3m³ soakage trench has been designed to accommodate up to a 20% AEP storm event. Furthermore, it is proposed to construct the parking pad with Surepave permeable paving panels which would have grass surface. Council's Development Engineer Mr Matthew Revill has reviewed the application and is satisfied stormwater runoff from the development will be appropriately attenuated by the proposed soakage system and surepaving. I accept this assessment. Thus, it is considered that the proposal will not generate adverse effects associated with the additional stormwater runoff and generation.
 - The proposed dwelling will be located on existing cleared areas of the site which avoids further clearance of native vegetation. Pruning of native vegetation as proposed in the original consent has been undertaken. Works to relocate a Nikau tree within the proposed building platform to another location within the site will be undertaken prior to the earthworks and construction stages of this development. All works within the dripline and root zones of native trees will be undertaken in accordance with the tree protection measures outlined in the arboricultural report prepared by Simon Miller for Peers Brown Miller Ltd. Overall, potential adverse effects associated with vegetation

pruning and clearance will be localised and will not generate adverse effects on native vegetation, vegetation and fauna habitat within the wider environment.

- Earthworks outside the building platform increases under this application for variation. The total volume being 55.03m³ to be undertaken over an area of 130.15m². Despite the net increase of 51.65m³ in volume, it is considered the scale of earthworks will not change the overall landform of the site. Appropriate sediment and erosion control measures will be in place throughout the duration of physical works. All excavated soils will be transported to an approved disposal site. Given, the minor scale and temporary nature of works, it is considered vehicular movements associated with transportation of soils and construction will not adversely affect the safe operation of the road network.
- The proposed development will contribute to the enhancement of amenity in the Piha area in particular along North Piha Road. The dwelling will be positioned under the dripline of mature Pohutakawa that surround the property on its northern, eastern and western boundaries. This serves to soften the development and ensures the built environment continues to be subservient to the coastal natural area. The removal of the 25,000L reuse tank will avoid further dominance of the built form on the environment.
- There are no special circumstances nor any reason to exercise the general discretion under s95A(1) in respect of s127 variation.

In summary, it is considered that the variation will have or is likely to have adverse effects on the environment that are less than minor. Therefore, it is recommended that this variation be processed without public notification.

5. Limited notification assessment (sections 95B, 95E-95G, s127(4))

If the application(s) are is not publicly notified the council must decide if there are any affected persons, or customary rights or title groups. These persons must then be notified.

In considering the variation to condition(s) of an existing resource consent, the council in particular must also consider every person who made a submission on the original application and who may be affected by the change or cancellation of that consent.

In deciding if a person is affected:

- A person is affected if the adverse effects of the variation on that person are minor or more than minor (but not less than minor).
- Adverse effects permitted by a rule in a plan (the permitted baseline) may be disregarded.
- The adverse effects on those persons who have provided their written approval must be disregarded.
- The council must have regard to any statutory acknowledgement under schedule 11. Within the Auckland region the following are relevant:
 - Te Uri o Hau Claims Settlement Act 2002
 - Ngāti Manuhiri Claims Settlement Act 2012
 - Ngāti Whātua Ōrākei Claims Settlement Act 2012

- Ngāti Whātua o Kaipara Claims Settlement Act 2013
- Te Kawerau ā Maki Claims Settlement Act 2015

Adversely affected persons assessment (Section 95E)

No persons made a submission on the original application.

No persons are considered to be adversely affected by the variation because:

- The proposed 6.3m³ stormwater soakage trench has the capacity to accommodate flood waters for up to a 20% AEP storm event. Paved areas will be constructed of Surepave permeable paving which will not exacerbate or generate stormwater runoff.
- The proposal will only require the relocation of one Nikau within the site. Mature Pohutakawa and other native vegetation within the site provides vegetation screening of the built form.
- Earthworks are at a scale that is consistent with the scale of development and will not significantly change the topography of the site. Sediment and Erosion measures will be implemented throughout the duration of works.
- The applicant has advised they have no intention in constructing a garage or carport in the future. With this in mind, the dwelling has been designed within the parameters of the permitted building envelope. Visually the dwelling will have a similar form to the single storey existing bach when viewed from the road side. The proposed second storey is located at the rear of the dwelling and is not considered to dominate adjacent lands due to being surrounded by Pohutakawa located onsite. The Pohutakawa screening also ensures the natural character of the site and surrounding area is not dominated by the built form.
- The proposal is not be located in or impact on land or a resource contained in any statutory acknowledgment area.

Therefore, it is recommended that this application be processed without limited notification because there are no affected persons under s95E and s127(4).

6. Notification recommendation

Non-notification

For the above reasons under section 95A these applications may be processed without public notification. In addition under sections 95B and 127(4) limited notification is not required.

Accordingly I recommend that this application is processed non-notified.


Carol Le Mamea

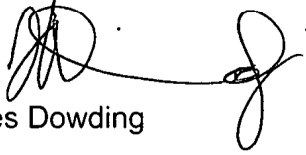
Planner

Resource Consents

Date 3/2/2016

7. Notification determination (LUC-2015-2458)

Acting under delegated authority, and for the reasons set out in the above assessment and recommendation, under sections 95A and 95C to 95D, and 95B, 127(4) and 95E to 95G of the RMA this application shall be processed non-notified.



James Dowding

Team Leader

Resource Consents

Date 03/02/16

Decision on an application to change / cancel consent condition(s) under the Resource Management Act 1991



Application number: LUC-2015-2458
Applicant's name: Daniel John Simmonds
Site address: 43 North Piha Road, PIHA
Legal description: LOT 72 DP 33135 (CT identifier: NA878/268)

Proposal:

To amend General Condition (GEN 1), Pre-Start Condition (PS 1), Surveyor's Certificate condition, Earthworks Conditions (EW 1) and (EW 3), and Re-Vegetation condition (VEG 1). In addition, re-number Vegetation Alteration conditions (ARB 3 – 7) as a result of deleting condition ARB 2 which is no longer required.

The discretionary activity under s127 of the Resource Management Act (RMA) is for the following changes and cancellation of condition(s) of consent LUC-2010-495 involving the following changes (with ~~strikethrough~~ for deletion, underline for insertions):

Land use consent (s9) – [LUC-2010-495]

Changes to conditions:

ACTIVITY IN ACCORDANCE WITH THE PLANS

(GEN 1) The proposed dwelling, car park, boardwalk access and associated infrastructure development shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the Council as consent numbers LUC-2010-495 and LUC-2015-2458.

- Application Form, and Assessment of Effects prepared by Daniel Simmonds, dated 15 December 2015.

Report title and reference	Author	Rev	Dated
<u>Stormwater drainage and water supply for site re-development 43 North Piha Road, Piha (Reference 10165-C)</u>	<u>William Stringer – Riley Consultants Ltd.</u>	<u>1.0</u>	<u>7 March 2011</u>
<u>Arborist Report</u>	<u>Simon Miller – Peers Brown Miller Ltd</u>		<u>20 January 2011</u>

Plan title and reference	Author	Rev	Dated
<u>Proposed Elevations: Proposed New Three Bedroom Home at 43 North Piha Road, Piha for D. Simmonds (Job No:</u>	<u>Palladium Homes / Insignia Design &</u>		<u>27.01.16</u>

<u>2015-58) Sheet 01 of 07.</u>	<u>Architecture</u>	
<u>Proposed Elevations: Proposed New Three Bedroom Home at 43 North Piha Road, Piha for D. Simmonds (Job No: 2015-58) Sheet 02 of 07.</u>	<u>Palladium Homes / Insignia Design & Architecture</u>	<u>27.01.16</u>
<u>Site Plan Layout – Earthworks: Proposed New Three Bedroom Home at 43 North Piha Road, Piha for D. Simmonds (Job No: 2015-58) Sheet 03 of 07.</u>	<u>Palladium Homes / Insignia Design & Architecture</u>	<u>27.01.16</u>
<u>Site Plan Layout – site cover, daylight and management: Proposed New Three Bedroom Home at 43 North Piha Road, Piha for D. Simmonds (Job No: 2015-58) Sheet 04 of 07.</u>	<u>Palladium Homes / Insignia Design & Architecture</u>	<u>27.01.16</u>
<u>Site Plan Layout – landscaping: Proposed New Three Bedroom Home at 43 North Piha Road, Piha for D. Simmonds (Job No: 2015-58) Sheet 05 of 07.</u>	<u>Palladium Homes / Insignia Design & Architecture</u>	<u>27.01.16</u>
<u>Ground Floor Plan Layout: Proposed New Three Bedroom Home at 43 North Piha Road, Piha for D. Simmonds (Job No: 2015-58) Sheet 06 of 07.</u>	<u>Palladium Homes / Insignia Design & Architecture</u>	<u>27.01.16</u>
<u>Upper Floor Plan Layout: Proposed New Three Bedroom Home at 43 North Piha Road, Piha for D. Simmonds (Job No: 2015-58) Sheet 07 of 07.</u>	<u>Palladium Homes / Insignia Design & Architecture</u>	<u>27.01.16</u>

and referenced by Council as LUC 2010-495.

Note: ~~the consent holder shall meet the re-vegetation planting conditions Veg 1 and Veg 2 below. Implementation of the following plan is not appropriate and is not required.~~

- ~~• Drawing RHA-005-RC-0004 Landscape Plan~~

[...]

PRE-START MEETING

- (PS 1) Prior to the commencement of any works on site, the consent holder shall organise a pre-start meeting with Council's Environmental Monitoring Inspector (EMI) - West, the consent holder, the consent holder's works foreman, arborist and all contractor's representatives, to discuss the conditions of consent on site. The applicant must book an inspection at least 5 working days prior to the required inspection. Inspections must be requested by phoning Council's Call Centre 09 301-0101 and requesting a Monitoring Inspection. Please note that Council's response time can be up to five (5) working days.

The pre-start meeting will address the following:

- The site supervisor will confirm the proposed methodology and anticipated time for undertaking the works, including the description of equipment required.

- Jointly the site supervisor and Environmental Monitoring Inspector - West shall confirm the approximate location of where any temporary tree protection measures shall be implemented. A string line or equivalent shall be strung temporarily to illustrate the extent of fencing.
- The Works Arborist shall also mark the tree (nikau) which is to be ~~removed~~ relocated (as approved under this resource consent) ~~and identify the trees which are to be pruned and the proposed extent of pruning.~~
- The location of site access routes, any material storage and/or temporary stockpile areas proposed on site shall be agreed and demarcated.
- Discuss the location and nature of sediment and erosion control measures to be constructed as required by condition of consent. (In accordance with Auckland Regional Council Technical Publication No. 90 "*Erosion and Sediment Control Guideline for Earthworks*," (latest edition)).
- The consent holder shall minute this meeting and a copy of these shall be forwarded to Council's Environmental Monitoring Inspector within 5 (five) working days of the meeting.

SURVEYOR'S CERTIFICATE

(SC 1) A licensed Cadastral Surveyor shall set out the foundations of the proposed building and shall certify to Council prior to work progressing beyond the foundation stage that the building will not exceed the building height and shall be in accordance with the plans below:

- 'Proposed Elevations: Proposed New Three Bedroom Home at 43 North Piha Road, Piha for D. Simmonds (Job No: 2015-58) Sheet 01 of 07'. Prepared by Palladium Homes / Insignia Design & Architecture. Dated 27.01.2016
- 'Proposed Elevations: Proposed New Three Bedroom Home at 43 North Piha Road, Piha for D. Simmonds (Job No: 2015-58) Sheet 02 of 07'. Prepared by Palladium Homes / Insignia Design & Architecture. Dated 27.01.2016

No work shall proceed beyond this stage until receipt of such certification, to the satisfaction of Council's Environmental Monitoring Inspector - West.

EARTHWORKS

(EW1) Before commencement of any works and until completion of exposed site works, adequate sediment and erosion control measures the Consent Holder shall be constructed and maintained in accordance with Council's TP90 (including amendments dated December 2007), except where a higher standard is detailed in the documents referred to in these conditions, in which case the higher standard shall apply. The consent holder shall notify Council's Environmental Monitoring Inspector - West, Resource Consents (ph 09 3010101), when controls are in place. ~~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). The operational effectiveness and efficiency of all erosion and sediment control measures specifically required as a condition of consent shall be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion.~~

[...]

- (EW3) All excavated material shall be removed from the site as earthworks proceed and disposed of at an approved dumping site to the satisfaction of the Environmental Monitoring Inspector – West. ~~Manager Resource Consents~~. Written evidence demonstrating that the excavated material has been deposited in an approved location, shall be submitted to the ~~Manager Resource Consents~~ Environmental Monitoring Inspector – West in the form of producer statement, certification or similar.

VEGETATION ALTERATION

[...]

~~Arb-2 Any necessary crown pruning shall be undertaken:~~

- ~~• by the appropriately skilled professionals;~~
- ~~• in accordance with natural target pruning and best arboricultural practices;~~
- ~~• so as to avoid adversely affecting the health, form or structure of the vegetation and;~~
- ~~• within permitted levels.~~

~~The exception to these parameters shall be for the Pohutukawa adjacent to the southern side of the existing and proposed dwelling and growing horizontally adjacent to ground level which will require (and has consent to) prune beyond these limits.~~

~~Where such pruning will encroach upon these parameters it shall be subject to the approval of the Works Arborist/Council's Consents Arborist, as appropriate.~~

(ARB 2) Hand grubbing out of all environmentally damaging species (weed species) as per The Environmentally Damaging Plants Appendix of the Waitakere Plan shall be undertaken to maintain the works area of the site as weed free, for a minimum period of 2 years from the date of completion of site works, and this shall be to the satisfaction of Council's ~~Environmental Monitoring Advisor, Western Resource Consents and Compliance Monitoring (EMA)~~ Council's Environmental Monitoring Inspector – West.

(ARB 3) All work and activities where within the dripline of protected vegetation shall be on existing contours as much as practicable, avoiding grade changes and thus minimising adverse effects experienced by protected vegetation.

(ARB 4) Where drip field lines and infrastructure is to be installed within the dripline of any protected vegetation: it shall be placed above ground; pinned in place; and undertaken in accordance with all other conditions within this consent. Subsequent to this operation the exposed pipes can be either left for natural leaf litter to cover these over time, or covered in a leaf litter or mulch to circa 35mm depth (with care not to bury existing understorey native species), in order to stabilise the surface and suppress weeds.

(ARB 5) Surface cut-off drains shall be located and constructed so as to minimise vegetation clearance and root disturbance, and undertaken in accordance with all other conditions within this consent. The design of such drains shall avoid scouring/erosion and adverse effects on surrounding vegetation. Furthermore smaller plants within the footprint of such development that require removal shall be temporarily stored and replanted to revegetate cleared areas as appropriate.

(ARB 6) Machinery access is not permitted within the boundaries of the native bush stand that occupies the eastern corner of 43 North Piha Road. All excavations to construct the proposed cut off drains must be undertaken by hand using hand operated tools (eg spade) and under the supervision of the works arborist.

RE-VEGETATION

(VEG 1) Native re-vegetation planting shall be carried out in accordance with the plan and specifications identified below in the first planting season (May until 7th September) following construction of the dwelling. Plants shall be at Pb3 minimum grade and where planted into an open area, at 1m to 1.2m maximum spacing between plants (or relative to existing native plants nearby).

- ~~• The area beneath the pohutukawa canopy south of the dwelling and boardwalk. (The Plan permits a cleared area within 3m of the dwelling). (This planting is to increase vegetative screening via use of under storey species).~~
- ~~• Where deemed necessary in the opinion of council's EMA to re-vegetate areas cleared during the works,~~
- A 14m² area of native planting is to be planted within the area identified (on the Site Plan Proposed) as the cleared area of the site, desirably in the frontage area, potentially within the north boundary area between the car park and tree 'trunk 1' and in the area adjacent to and south of the car park. Any plant planted within a grass area shall be planted within a 400mm diameter weed free garden area with a wood chip mulch.
- Site Plan Layout – landscaping: Proposed New Three Bedroom Home at 43 North Piha Road, Piha for D. Simmonds (Job No: 2015-58) Sheet 05 of 07. Prepared by Palladium Homes / Insignia Design & Architecture. Dated: 27.01.16.

All re-vegetation planting shall be undertaken to the satisfaction of the EMA Council's Environmental Monitoring Inspector – West, using a range of native species local to the area selected from the lists for ecosystem 1, exposed coastal ecosystem, of Council's re-vegetation manual, 'Native to the West, a guide for planting and restoring the nature of Waitakere City', or from the list following:

Coprosma lucida (shining karamu), Coprosma macrocarpa (coastal coprosma), Geniostoma rupestre (hangehange), Macropiper excelsum, (kawakawa), Olearia furfuracea, (akepiro), Pittosporum crassifolium, (karo), Pseudopanax lessonii, (houpara), Rhopalostylis sapida, (nikau), Sophora fulvida, (West Coast kowhai), Muehlenbeckia axillaris, (pohuehue), Asplenium northlandicum (cut leaf asplenium), Phymatosorus diversifolius (hounds tongue fern), Arthropodium cirratum (rengarenga).

[...]

ADVICE NOTES

[...]

Please Note: In the Coastal Natural Area the Plan seeks to maintain the natural Coastal ecosystem. Where this is in a healthy state, planting is generally not needed, may be inappropriate and may lead to genetic pollution. Planting of native species local to the area and local ecosystem may be appropriate in existing cleared areas. ~~Drawing includes a number of native species not local to the Piha area and includes planting within areas that already have a healthy native plant association (notably at the rear of the site). Hence this plan is considered inappropriate, generally undesirable and it's implementation is not required.~~

~~The consent holder shall meet the re-vegetation planting conditions Veg 1 and Veg 2 above. Implementation of the following plan is not appropriate and is not required: Drawing RHA 005-RC-0004 Landscape Plan submitted with the application.~~

[...]

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 RMA and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104B and s127 the application for variation is **GRANTED**.

1. Reasons

The reasons for this decision are:

1. The proposal is appropriately considered under s127 as the changes will not result in a fundamentally different activity or materially different effects.
2. In accordance with an assessment under s104(1)(a) and s127(3) of the RMA the actual and potential effects from the variation will be acceptable for the following reasons:
 - Council's Development Engineer Mr Matthew Revill has assessed the application and is satisfied the proposed onsite stormwater system will appropriately attenuate stormwater runoff from the development. The potential for stormwater flooding to occur onsite and elsewhere within the catchment is minimal or nil.
 - The proposed changes will not trigger additional reasons for consent from those approved in the original consent.
 - The increase in earthworks volume above consented levels is required in order to facilitate the development of the building platform and access around the dwelling. Overall it is considered the scale of earthworks is consistent with the scale of development proposed.
 - Sediment and Erosion control measures such as silt fencing will be implemented throughout the duration of proposed works.
 - All works to prune vegetation approved under the original consent has been undertaken. The removal of one single Nikau will be undertaken under supervision of the Consent Holders works arborist. The Nikau will be relocated and planted on site.
 - The visual appearance of the dwelling enhances the amenity of the site and does not detract from the established neighbourhood character and amenity. The vegetation screening on site ensures the built form remains subservient to the natural landscape.
 - The development will be adequately serviced for stormwater, wastewater and water supply.
3. In accordance with an assessment under s104(1)(b) and s 127(3) of the RMA the variation is consistent with the relevant statutory documents. In particular, the following assessment criteria which have been developed to specifically address the issues outlined in the Objectives and Policies of the Auckland Council District Plan (Waitakere Section):
 - Coastal Village Rule 7: Building Coverage – Assessment Criterion: 7(a) and 7(b).

The proposed dwelling has been designed with particular regard to the natural landscape. In particular, the use of recessive cladding materials such as shadowclad natural texture and concrete. Existing Pohutakawa on the site surround and overhang the centrally located dwelling

providing screening which ensures the built form does not dominate or detract from the natural landscape.

Wastewater and water supply servicing has not changed from what was originally approved. The reuse tank originally approved in the underlying consent is no longer proposed. Council's Development Engineer Mr Matthew Revill is satisfied the proposed dwelling will not create pressure on the proposed 6m³ stormwater trench or wastewater and water supply infrastructure.

- Coastal Natural Area Rule 3: Earthworks – Assessment Criterion: 3(a) – 3(t).

The additional earthworks will be undertaken within existing cleared areas of the site. It will not result in the removal of additional vegetation apart from the relocation of a single Nikau approved under the original consent. The earthworks activity will be temporary in nature, sediment and erosion measures will be put in place to ensure impacts are localised to the site. All excavated areas will be stabilised by the building, paved areas and planting upon completion of the development. Overall the extent of the proposed earthworks is necessary to accommodate the dwelling which is permitted by the Plan.

4. In accordance with an assessment under s104(1)(c) of the RMA no other matters are considered relevant.
5. The Proposed Auckland Unitary Plan (PAUP) is not applicable as there are no new reasons for consent and the original consent was granted in 2011 prior to notification of the proposed plan.
6. This variation achieves the sustainable management purpose of the RMA in Part 2.

2. Conditions

Under section 108 of the RMA, this variation is subject the following amendments to existing conditions:

Changes to conditions:

ACTIVITY IN ACCORDANCE WITH THE PLANS

(GEN 1) The proposed dwelling, car park, boardwalk access and associated infrastructure development shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the Council as consent numbers LUC-2010-495 and LUC-2015-2458.

- Application Form, and Assessment of Effects prepared by Daniel Simmonds, dated 15 December 2015.

Report title and reference	Author	Rev	Dated
Stormwater drainage and water supply for site re-development 43 North Piha Road, Piha (Reference 10165-C)	William Stringer – Riley Consultants Ltd	1.0	7 March 2011
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Plan title and reference	Author	Rev	Dated

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Proposed Elevations: Proposed New Three Bedroom Home at 43 North Piha Road, Piha for D. Simmonds (Job No: 2015-58) Sheet 02 of 07.	Palladium Homes / Insignia Design & Architecture	27.01.16
Site Plan Layout – Earthworks: Proposed New Three Bedroom Home at 43 North Piha Road, Piha for D. Simmonds (Job No: 2015-58) Sheet 03 of 07.	Palladium Homes / Insignia Design & Architecture	27.01.16
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[...]

PRE-START MEETING

(PS 1) Prior to the commencement of any works on site, the consent holder shall organise pre-start meeting with Council's Environmental Monitoring Inspector - West (EMI), the consent holder, the consent holder's works foreman, arborist and all contractor's representatives, to discuss the conditions of consent on site. The applicant must book an inspection at least 5 working days prior to the required inspection. Inspections must be requested by phoning Council's Call Centre 09 301-0101 and requesting a Monitoring Inspection. Please note that Council's response time can be up to five (5) working days.

The pre-start meeting will address the following:

- The site supervisor will confirm the proposed methodology and anticipated time for undertaking the works, including the description of equipment required.

- Jointly the site supervisor and Environmental Monitoring Inspector - West shall confirm the approximate location of where any temporary tree protection measures shall be implemented. A string line or equivalent shall be strung temporarily to illustrate the extent of fencing.
- The Works Arborist shall also mark the tree (nikau) which is to be relocated (as approved under this resource consent).
- The location of site access routes, any material storage and/or temporary stockpile areas proposed on site shall be agreed and demarcated.
- Discuss the location and nature of sediment and erosion control measures to be constructed as required by condition of consent. (In accordance with Auckland Regional Council Technical Publication No. 90 "Erosion and Sediment Control Guideline for Earthworks," (latest edition)).
- The consent holder shall minute this meeting and a copy of these shall be forwarded to Council's Environmental Monitoring Inspector within 5 (five) working days of the meeting.

SURVEYOR'S CERTIFICATE

(SC 1) A licensed Cadastral Surveyor shall set out the foundations of the proposed building and shall certify to Council prior to work progressing beyond the foundation stage that the building will not exceed the building height and shall be in accordance with the plans below:

- 'Proposed Elevations: Proposed New Three Bedroom Home at 43 North Piha Road, Piha for D. Simmonds (Job No: 2015-58) Sheet 01 of 07'. Prepared by Palladium Homes / Insignia Design & Architecture. Dated 27.01.2016.
- 'Proposed Elevations: Proposed New Three Bedroom Home at 43 North Piha Road, Piha for D. Simmonds (Job No: 2015-58) Sheet 02 of 07'. Prepared by Palladium Homes / Insignia Design & Architecture. Dated 27.01.2016.

No work shall proceed beyond this stage until receipt of such certification, to the satisfaction of Council's Environmental Monitoring Inspector - West.

EARTHWORKS

(EW1) Before commencement of any works and until completion of exposed site works, adequate sediment and erosion control measures the Consent Holder shall be constructed and maintained in accordance with Council's TP90 (including amendments dated December 2007), except where a higher standard is detailed in the documents referred to in these conditions, in which case the higher standard shall apply. The consent holder shall notify Council's Environmental Monitoring Inspector - West, (ph 09 3010101), when controls are in place. The operational effectiveness and

efficiency of all erosion and sediment control measures specifically required as a condition of consent shall be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion.

[...]

- (EW3) All excavated material shall be removed from the site as earthworks proceed and disposed of at an approved dumping site to the satisfaction of the Environmental Monitoring Inspector – West. Written evidence demonstrating that the excavated material has been deposited in an approved location, shall be submitted to the Environmental Monitoring Inspector – West in the form of producer statement, certification or similar.

VEGETATION ALTERATION

[...]

- (ARB 2) Hand grubbing out of all environmentally damaging species (weed species) as per The Environmentally Damaging Plants Appendix of the Waitakere Plan shall be undertaken to maintain the works area of the site as weed free, for a minimum period of 2 years from the date of completion of site works, and this shall be to the satisfaction of Council's Environmental Monitoring Inspector – West.
- (ARB 3) All work and activities where within the dripline of protected vegetation shall be on existing contours as much as practicable, avoiding grade changes and thus minimising adverse effects experienced by protected vegetation.
- (ARB 4) Where drip field lines and infrastructure is to be installed within the dripline of any protected vegetation: it shall be placed above ground; pinned in place; and undertaken in accordance with all other conditions within this consent. Subsequent to this operation the exposed pipes can be either left for natural leaf litter to cover these over time, or covered in a leaf litter or mulch to circa 35mm depth (with care not to bury existing understorey native species), in order to stabilise the surface and suppress weeds.
- (ARB 5) Surface cut-off drains shall be located and constructed so as to minimise vegetation clearance and root disturbance, and undertaken in accordance with all other conditions within this consent. The design of such drains shall avoid scouring/erosion and adverse effects on surrounding vegetation. Furthermore smaller plants within the

footprint of such development that require removal shall be temporarily stored and replanted to revegetate cleared areas as appropriate.

- (ARB 6) Machinery access is not permitted within the boundaries of the native bush stand that occupies the eastern corner of 43 North Piha Road. All excavations to construct the proposed cut off drains must be undertaken by hand using hand operated tools (eg spade) and under the supervision of the works arborist.

RE-VEGETATION

(VEG 1) Native re-vegetation planting shall be carried out in accordance with the plan and specifications identified below in the first planting season (May until 7th September) following construction of the dwelling. Plants shall be at Pb3 minimum grade and where planted into an open area, at 1m to 1.2m maximum spacing between plants (or relative to existing native plants nearby).

- Any plant planted within a grass area shall be planted within a 400mm diameter weed free garden area with a wood chip mulch.
- Site Plan Layout – landscaping: Proposed New Three Bedroom Home at 43 North Piha Road, Piha for D. Simmonds (Job No: 2015-58) Sheet 05 of 07. Prepared by Palladium Homes / Insignia Design & Architecture. Dated: 27.01.16.

All re-vegetation planting shall be undertaken to the satisfaction of the Council's Environmental Monitoring Inspector – West. using a range of native species local to the area selected from the lists for ecosystem 1, exposed coastal ecosystem, of Council's re-vegetation manual, 'Native to the West, a guide for planting and restoring the nature of Waitakere City', or from the list following:

Coprosma lucida (shining karamu), Coprosma macrocarpa (coastal coprosma), Geniostoma rupestre (hangehange), Macropiper excelsum, (kawakawa), Olearia furfuracea, (akepiro), Pittosporum crassifolium, (karo), Pseudopanax lessonii, (houpara), Rhopalostylis sapida, (nikau), Sophora fulvida, (West Coast kowhai), Muehlenbeckia axillaris, (pohuehue), Asplenium northlandicum (cut leaf asplenium), Phymatosorus diversifolius (hounds tongue fern), Arthropodium cirratum (rengarenga).

[...]

ADVICE NOTES

[...]

8. Please Note: In the Coastal Natural Area the Plan seeks to maintain the natural Coastal ecosystem. Where this is in a healthy state, planting is generally not needed, may be inappropriate and may lead to genetic pollution. Planting of native species local to the area and local ecosystem may be appropriate in existing cleared areas.

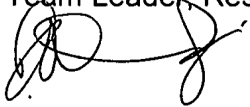
[...]

3. Advice notes

1. *A copy of the consolidated set of conditions of consent as amended is included as attachment 1 to this section 127 decision.*

Acting under delegated authority, LUC-2015-2458 (s127 variation) to LUC-2010-495 shall be **GRANTED** subject to the conditions of consent specified above.

Delegated decision maker:

Name: James Dowding
Title: Team Leader, Resource Consents
Signed: 
Date: 03/02/16