

Steven Skidmore
32 Seaview Road
New Lynn
NEW LYNN 0772



Applicant	Steven Skidmore
LIM address	79 Glenesk Road Piha
Application number	8270319824
Customer Reference	
Date issued	14-Jun-2021
Legal Description	LOT 7 DP 50506
Certificates of title	NA20B/524

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), Very high wind speed of 50 m/s

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

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

Soil Issues

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

Reported incidents of flooding/stormwater

Effective Date	Description	Details
01/08/2018	Flooding reported	Council holds a report entitled "Piha Stream (Glenesk Road) Flooding Assessment" dated August 2018 that identifies that properties in the Glenesk Road area have experienced flash flooding that has caused property damage and poses safety and access risks due to the depth and velocity of flood water. Flash flood events are likely to occur again in the future. Please contact Council if you would like a copy of the report.

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.

Flood Plain

This site (property parcel) spatially intersects with a Flood Plain, as displayed on the map attached to this LIM entitled "Special Land Features - Natural Hazards - Flooding", and may flood during significant rainfall events.

Flood Plains represent the predicted area of land inundated by runoff from a 1% Annual Exceedance Probability (AEP) magnitude event, often referred to as a '1 in 100-year event'.

Flood Plains are generally determined by computer based hydrological and hydraulic modelling.

The Auckland Unitary Plan contains policies and rules relating to development and/or works within or adjacent to Flood Plains.

Note: The terms "Flood Plain" and "Floodplain" are used interchangeably.

Overland Flow Path

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

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

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

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

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

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

Exposure Zones

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

This property is classified as: Unknown or Unassessed Corrosion Zone

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

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
14/06/2021	Service plan not available	Please note this property is not serviced by a reticulated sewer line. Any development additions or upgrading of this property which may affect the septic tank and disposal system will be subjected to Council approval. Further advice and information on septic tanks is available from Council's Plumbing and Drainage Specialist – Ph: 09 301 0101
31/12/1999	Standard tanks - 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.

No Information has been notified to Council.

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

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

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

Billing Number/ Rate Account:	12341759534
Rates levied for the Year 2020/2021 :	\$2,518.92
Total rates to clear for the current year (including any arrears and postponed rates):	\$211.46


The rates figures are provided as at 8 a.m. 14/06/2021. 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

79 Glenesk Road Piha

Application No.	Description	Decision	Decision Date
LUC-1997-132	Land Use Consent Construct minor dwelling, also infringe yards	Granted	22/07/1997

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

79 Glenesk Road Piha

Application No.	Description	Issue Date	Status
BPM-1986-31035	Dwelling	31/12/1986	Issued (See Note 1)
ABA-1997-1989	Home unit and additions	29/07/1997	CCC Issued 22/04/1998 (See Note 2)

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

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

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

Compliance Schedules (Building Warrant of Fitness)

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

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

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).

s44A(3) Other information relevant to the land

Coastal Erosion

Council has information on coastal erosion, which identifies areas of the Auckland coastline potentially susceptible to coastal instability and erosion within the next century. Coastal erosion is the wearing away of land due to coastal processes such as waves and currents.

Digital maps showing the areas of coastline that may be affected by coastal erosion over the next 100 years are available on the council's mapping platform GeoMaps from 31 May 2021. Geomaps can be accessed online. These digital maps will be included in Land Information Memorandums applied for from later in 2021.

The digital maps are based on the data in Technical Report 2020/21: Predicting Auckland's Exposure to Coastal Instability and Erosion, available by searching the Council website.

Attachments

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

- Auckland Unitary Plan Property Summary Report
- Auckland Unitary Plan - Operative in part Maps and Map Legend
- Auckland Council District Plan - Hauraki Gulf Islands Section (if applicable)
- Underground Services & Utilities Map and Map Legend
- Special Land Features Map and Map Legend

Please note Map Legends have been created for use across the region and may contain features which were not captured by the previous legacy Councils; therefore the information may not be available for these maps. Please contact the Resource Management Planning Team in your area for further information on any features which may or may not appear on your map.

- As Built Drainage Plan : ABA-1997-1989
- Consent Conditions : LUC-1997-132

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

Address

79 Glenesk Road Piha

Legal Description

LOT 7 DP 50506

Appeals

Modifications

Zones

Rural - Waitakere Ranges Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Native

Overlays

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

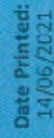
Natural Resources: Significant Ecological Areas Overlay - SEA_T_5539 - Terrestrial

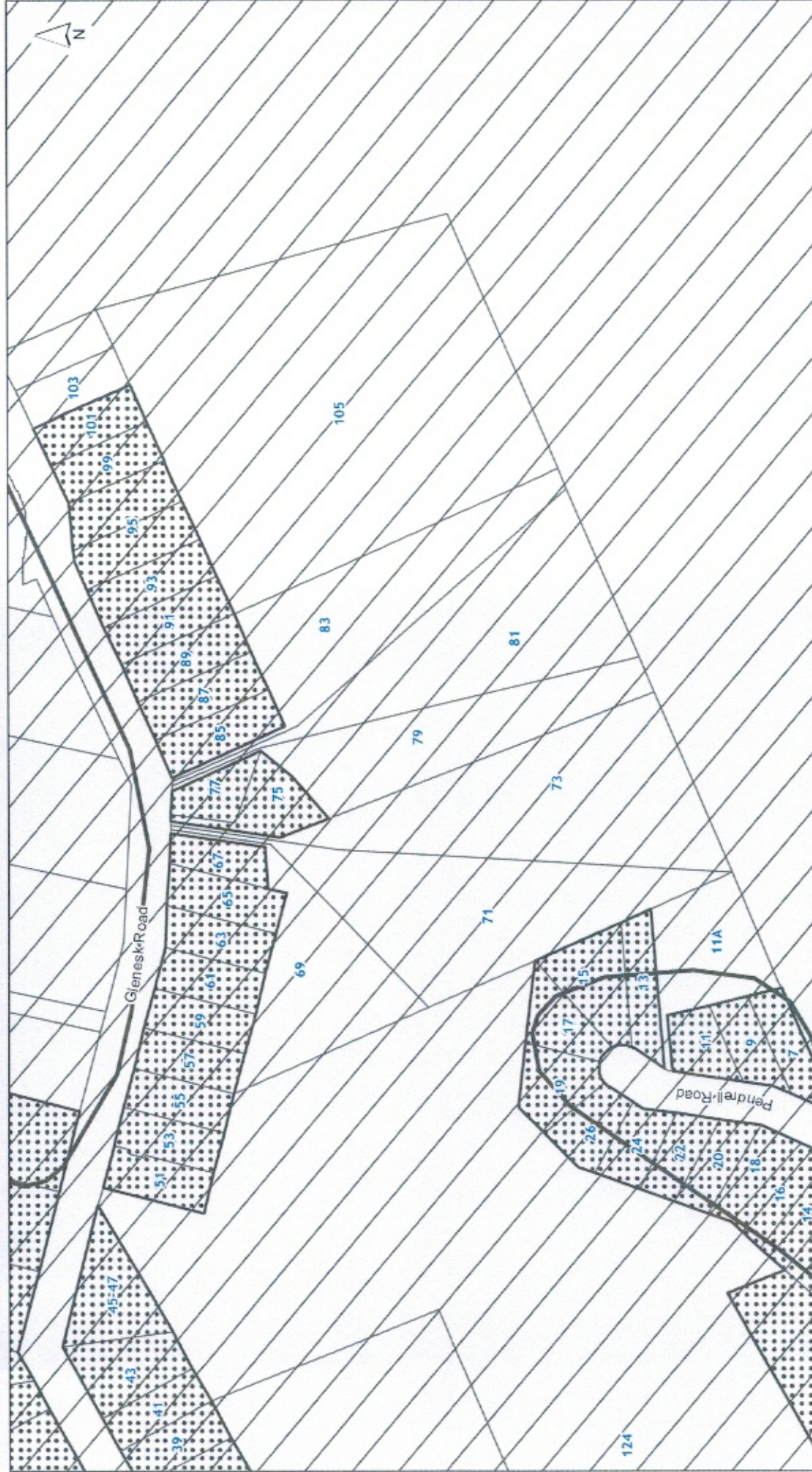
Designations



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Built Environment
79 Glenesk Road Piha
LOT 7 DP 50506







DSC 418/18

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Designations

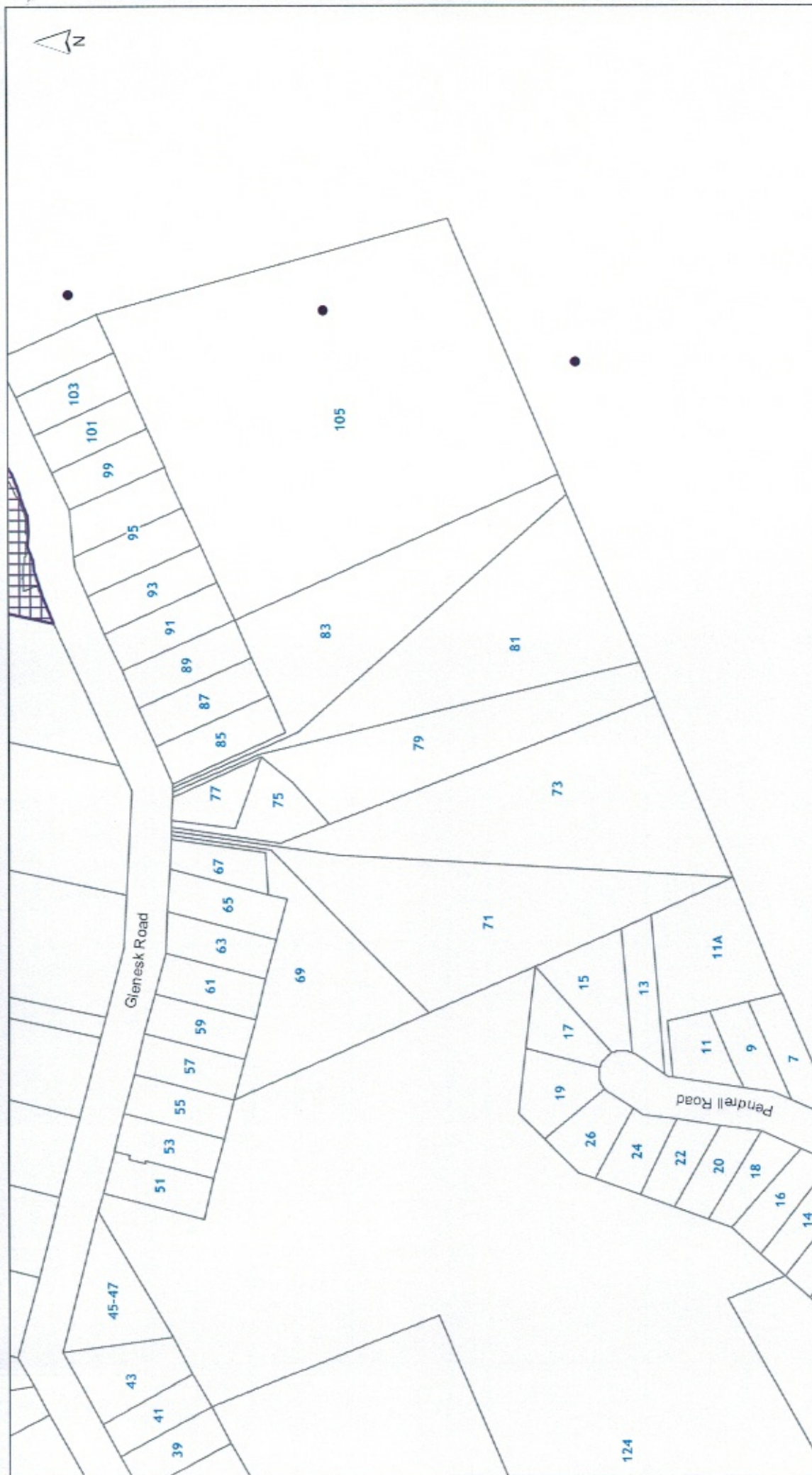
79 Glenesk Road Pihā

LOT 7 DP 50506

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Metres

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Date Printed:
14/06/2021



Historic Heritage and Special Character

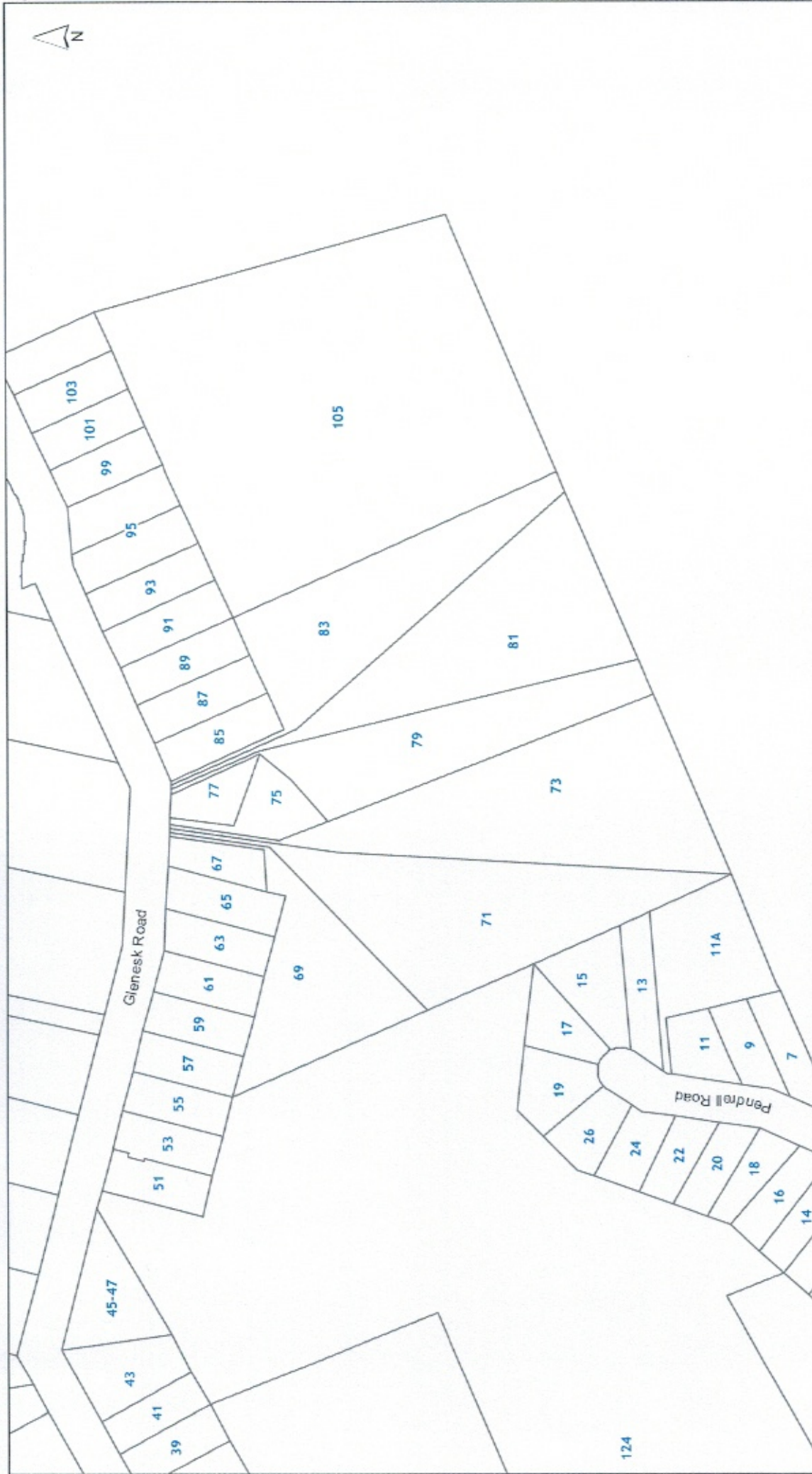
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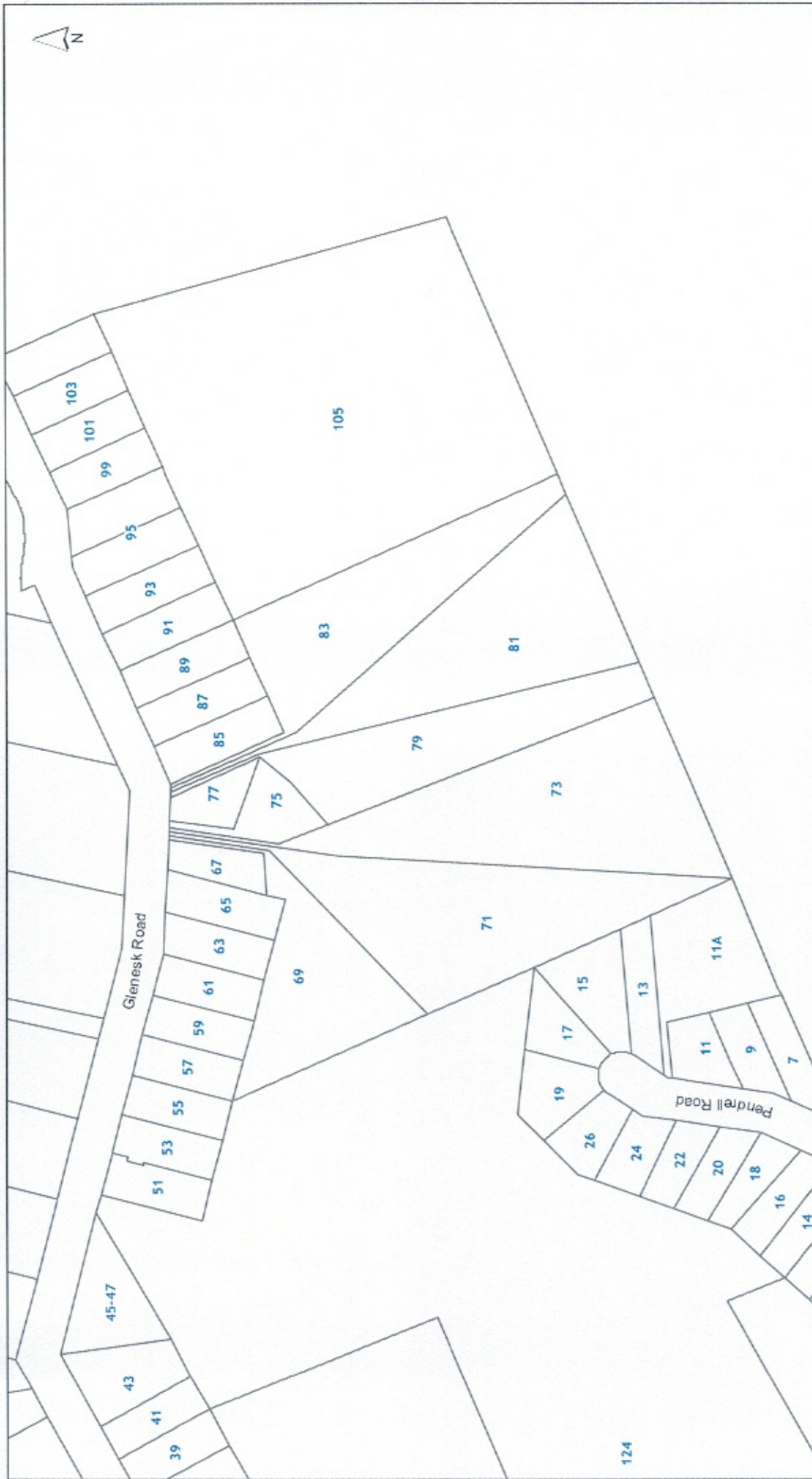
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Infrastructure

79 Glenesk Road Pkha

LOT 7 DP 50506

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Mana Whenua

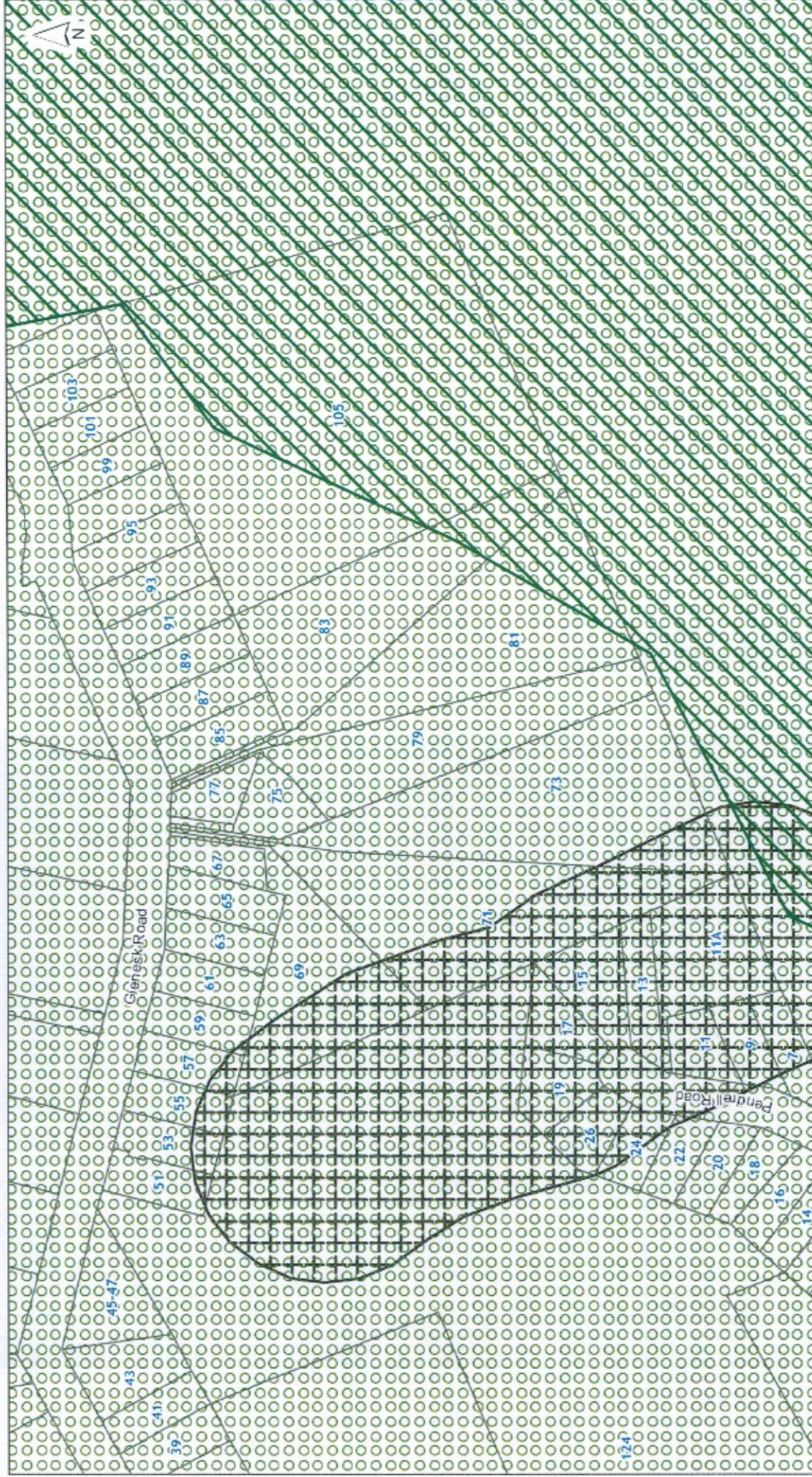
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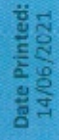
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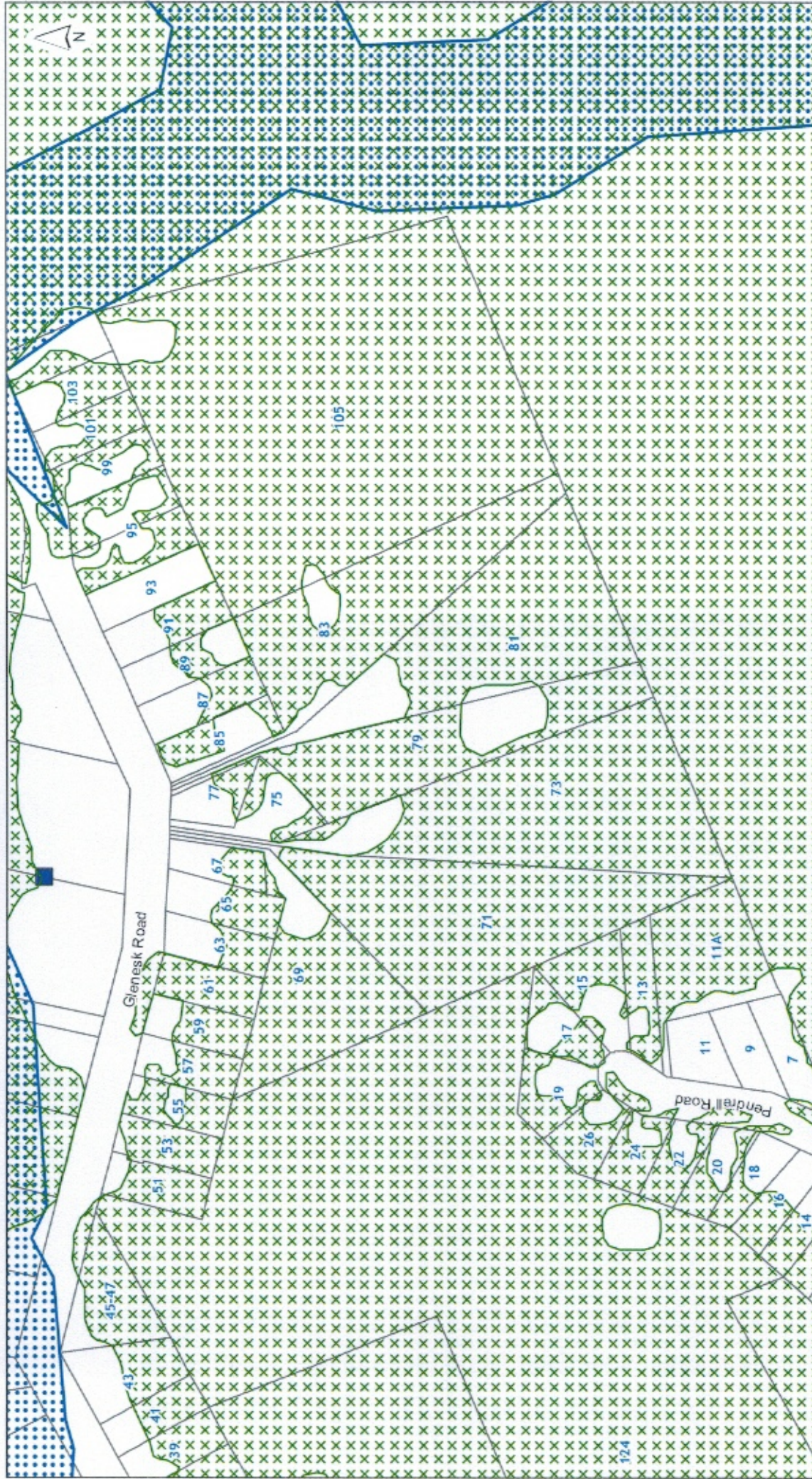
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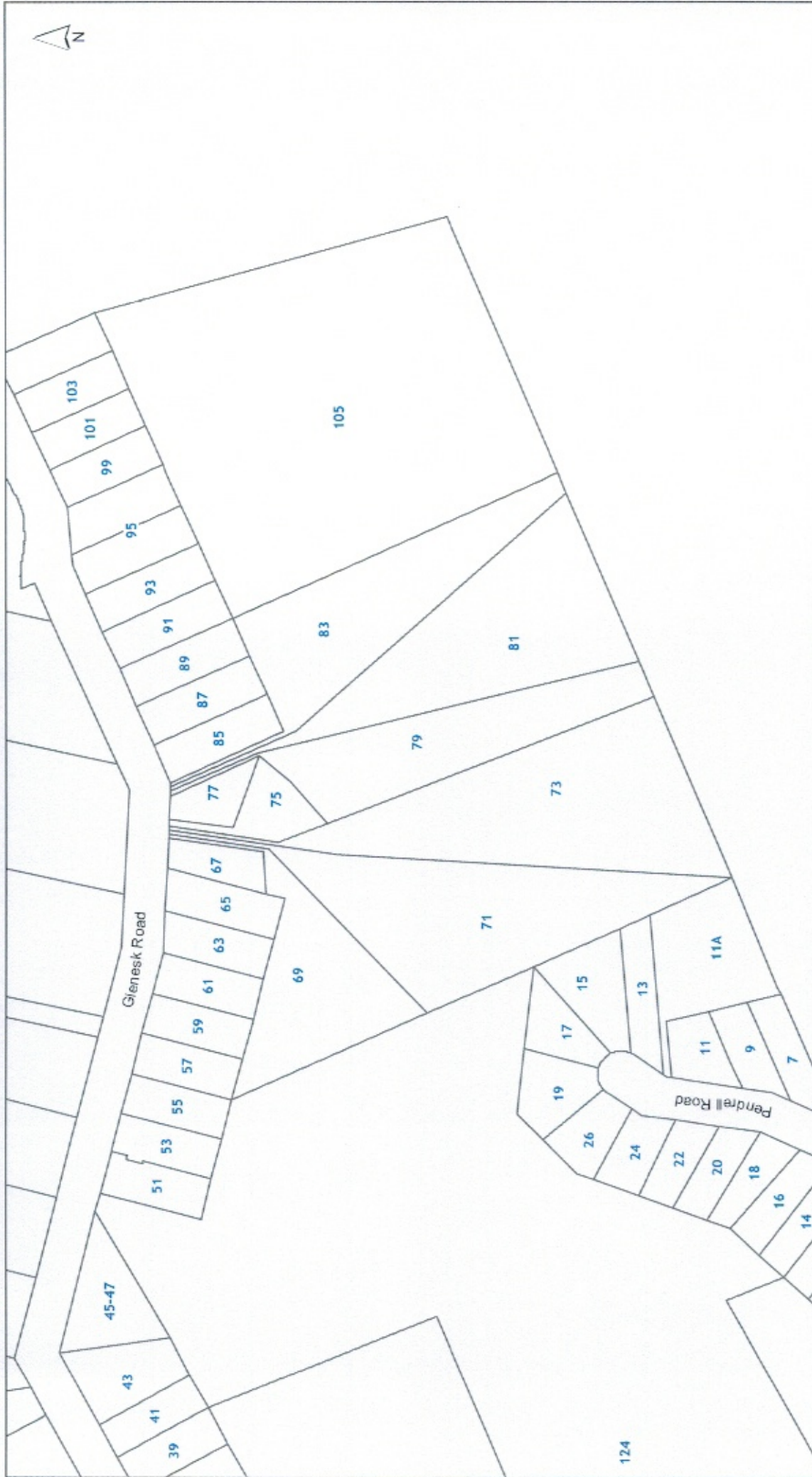


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Precincts

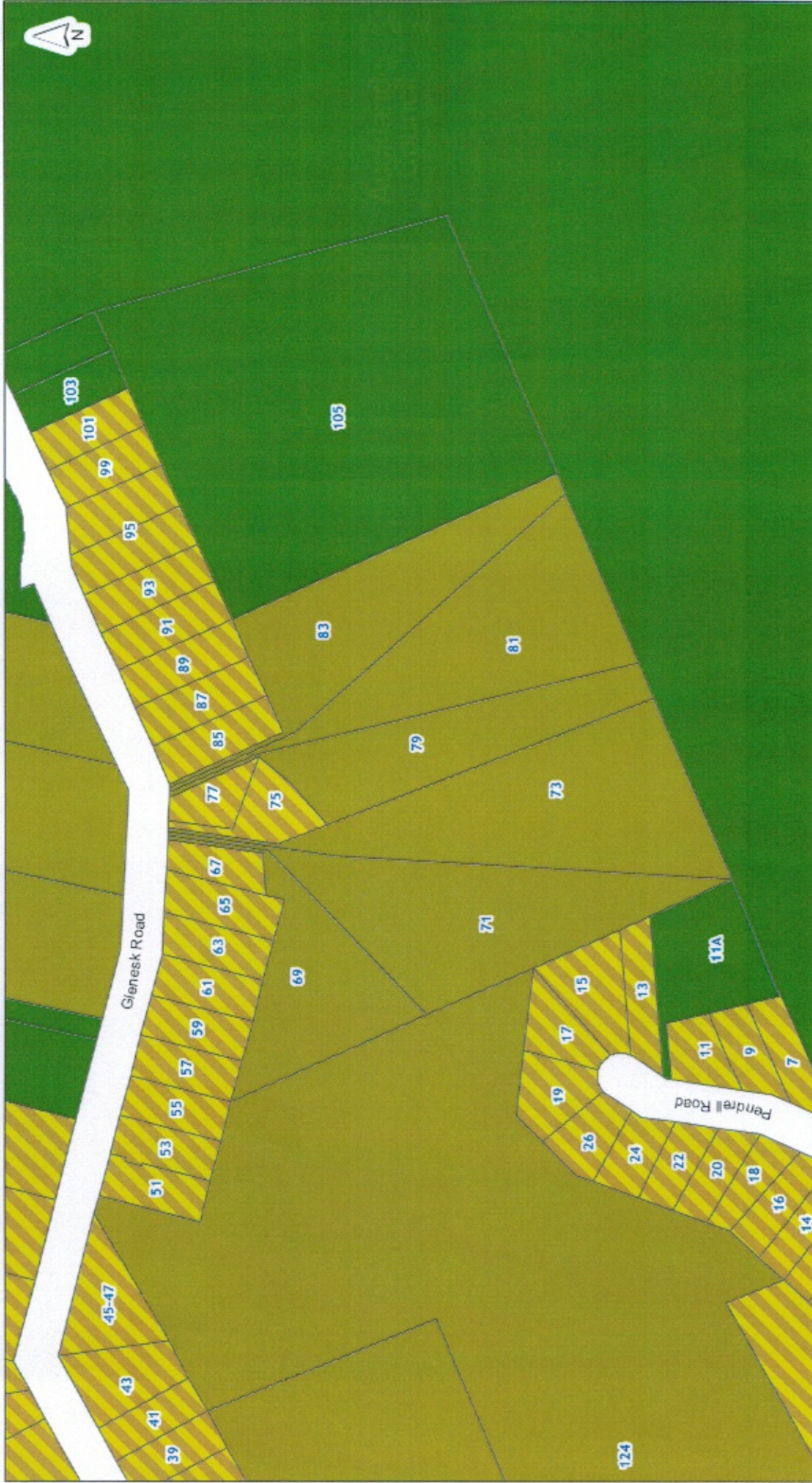
79 Glenesk Road P1/a

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Zones and Rural Urban Boundary

79 Glenesk Road Pkha

LOT 7 DP 50506



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
Date Printed:
14/06/2021

NOTATIONS

Appeals

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

Proposed Plan Modifications

-  Notice of Requirements
-  Plan Changes

Tagging of Provisions:

- [i] = Information only
- [rp] = Regional Plan
- [rcp] = Regional Coastal Plan
- [rps] = Regional Policy Statement
- [dp] = District Plan (only noted when dual provisions apply)

ZONING

Residential

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

Business

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

Open space

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



Rural

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

Future Urban

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

Infrastructure

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

Coastal

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



Precincts

--- Rural Urban Boundary

----- Indicative Coastline [i]

Overlays

Natural Resources

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

Infrastructure

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

Mana Whenua

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

	Identified Growth Corridor Overlay
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Natural Heritage

	Notable Trees Overlay	
	Outstanding Natural Features Overlay [rcp/dp]	
	Outstanding Natural Landscapes Overlay [rcp/dp]	
	Outstanding Natural Character Overlay [rcp/dp]	
	High Natural Character Overlay [rcp/dp]	
	Viewshafts	} Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
	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	} Ridgeline Protection Overlay
	Natural	
	Local Public Views Overlay [rcp/dp]	
	Extent of Overlay	} Waitakere Ranges Heritage Area Overlay
	Subdivision Schedule	

Historic Heritage & Special Character

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

Controls

	Key Retail Frontage	} Building Frontage Control
	General Commercial Frontage	
	Adjacent to Level Crossings	} Vehicle Access Restriction Control
	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	
	Hazardous Facilities	} Emergency Management Area Control
	Infrastructure	
	Macroinvertebrate Community Index	
	Flow 1 [rp]	} Stormwater Management Area Control
	Flow 2 [rp]	
	Subdivision Variation Control	
	Surf Breaks [rcp]	
	Cable Protection Areas Control [rcp]	
	Coastal Inundation 1 per cent AEP Plus 1m Control	

Designations

	Designations
--	--------------

	Airspace Restriction Designations
--	-----------------------------------



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Underground Services

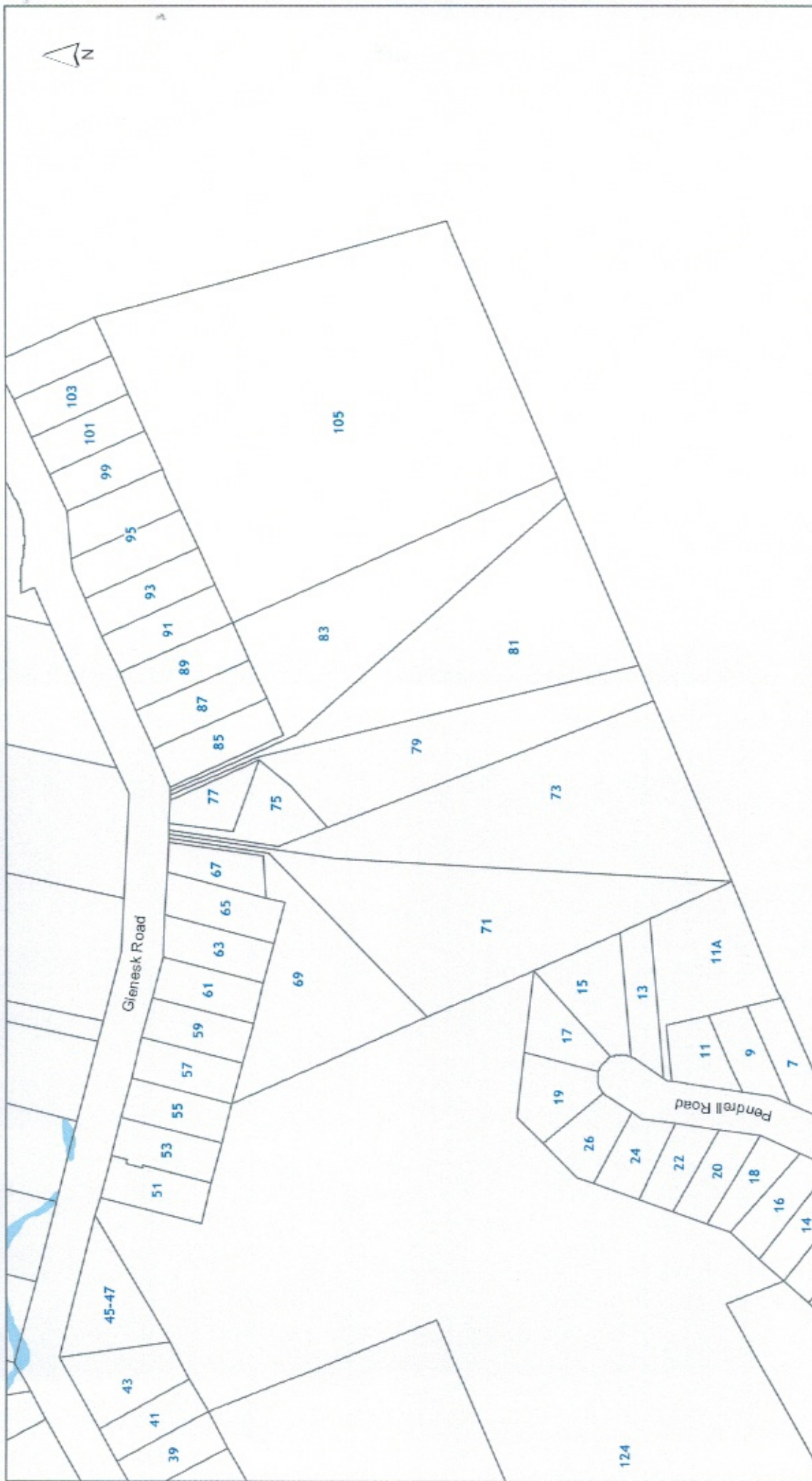
79 Glenesk Road Pkha

LOT 7 DP 50506

0 10 20 30
Metres

Scale @ A4
= 1:2,500

Date Printed:
14/06/2021



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Natural Hazards - Coastal Inundation

79 Glenside Road Pkha

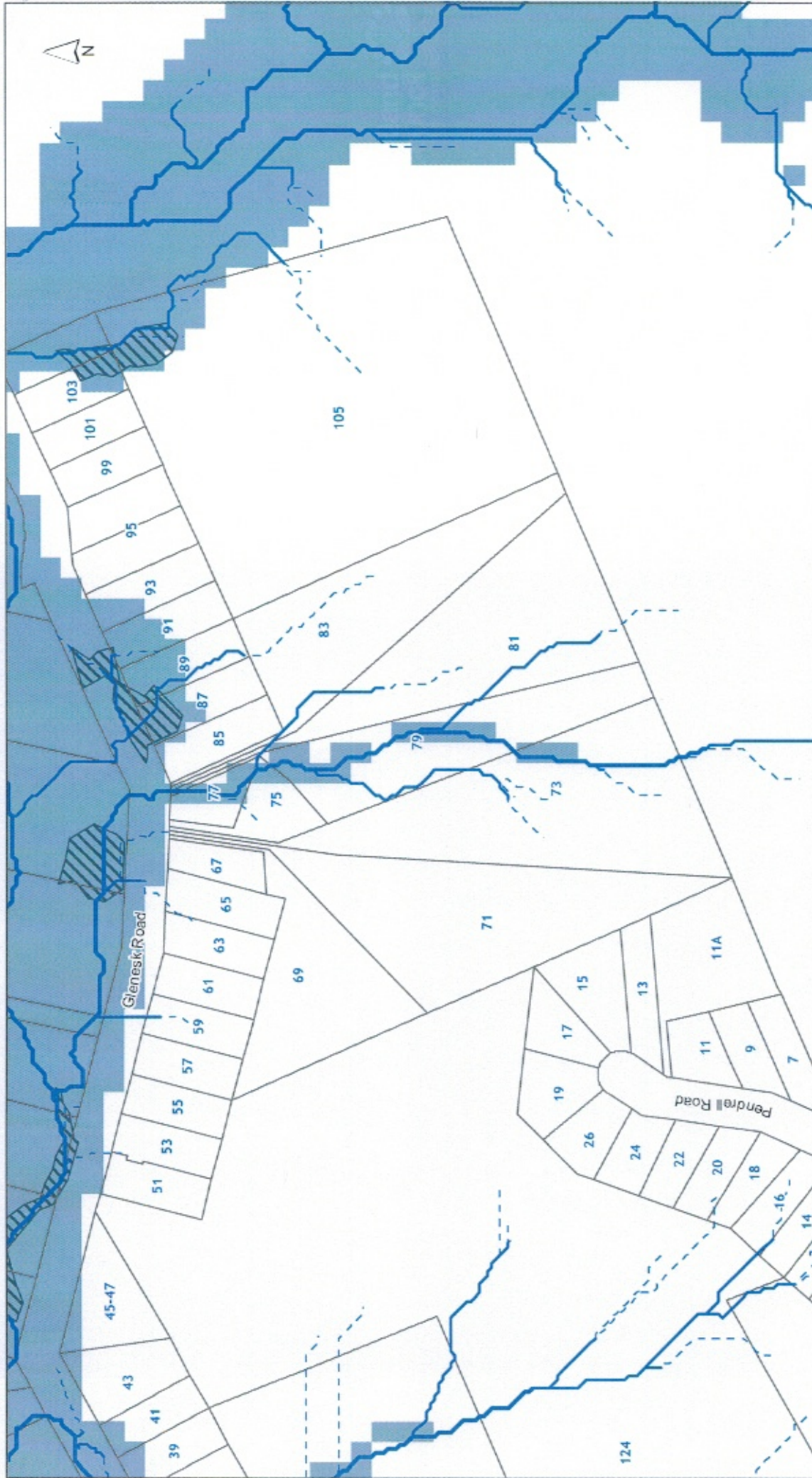
LOT 7 DP 50506



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Date Printed:
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Natural Hazards - Flooding

79 Glenesk Road Pkha

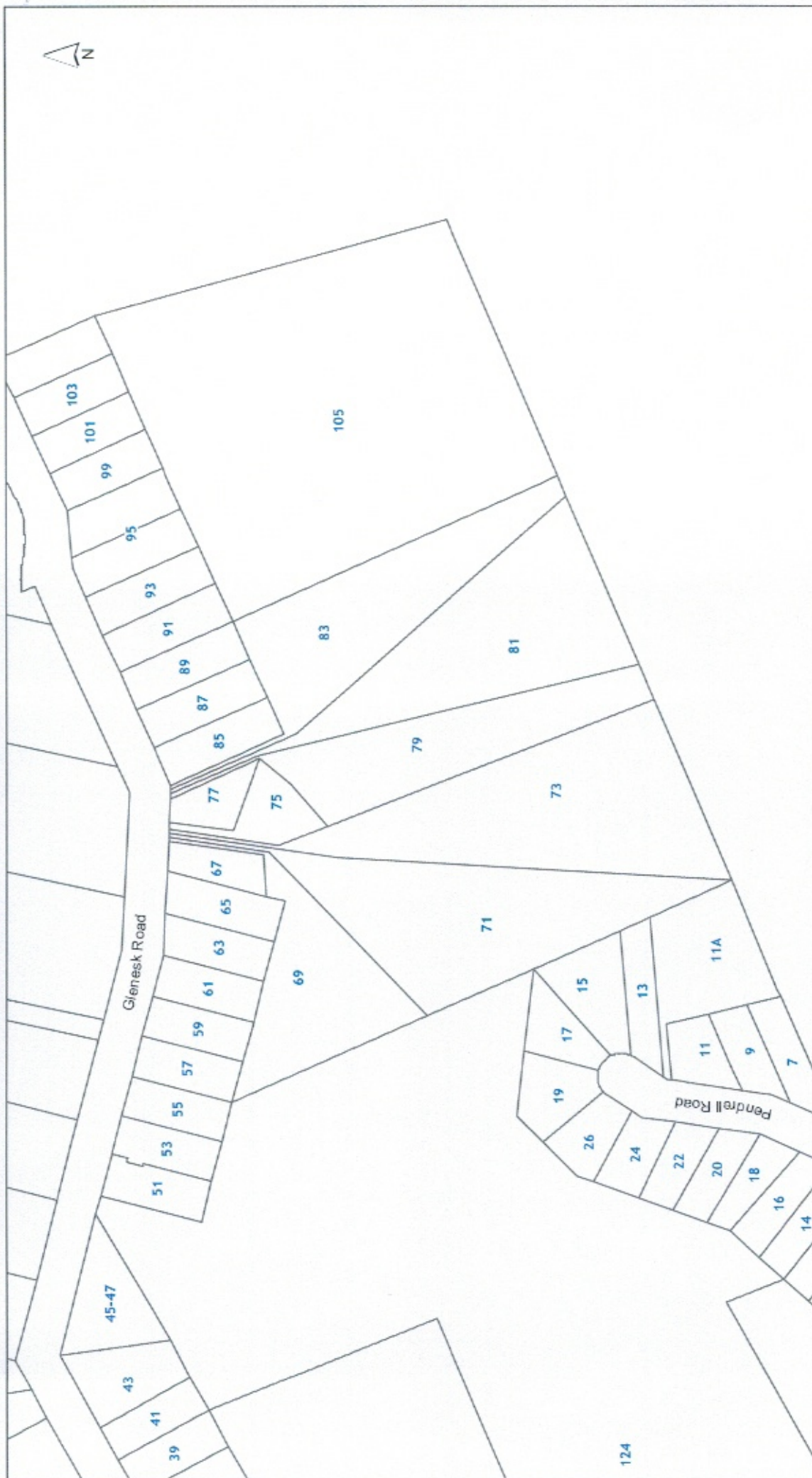
LOT 7 DP 50506

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0 10 20 30
Metres

Scale @ A4
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Date Printed:
14/06/2021



Hazards

79 Glenesk Road P1ha

LOT 7 DP 50506

Scale @ A4
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Stormwater

Note: Unless otherwise specified in the text below, the colour of a Stormwater symbol is determined by the ownership or usage status, using the following colour scheme:

Public, **Private** or **Abandoned**

	Treatment Device		Overland Flowpath (Public)
	Septic Tank		Overland Flowpath (Private)
	Septic Tank (Hi-Tech)		Forebay (Public)
	Soakage System		Forebay (Private)
	Inspection Chamber		Treatment Facility (Public)
	Manhole (Standard / Custom)		Treatment Facility (Private)
	Inlet & Outlet Structure		Pump Station
	Inlet & Outlet (No Structure)		Planting
	Catchpit		Embankment
	Spillway		Viewing Platform
	Safety Benching		Bridge
	Culvert / Tunnel		Erosion & Flood Control (Other Structure)
	Subsoil Drain		Erosion & Flood Control (Wall Structure)
	Gravity Main		
	Rising Main		
	Connection		
	Fence		
	Lined Channel		
	Watercourse		

Water

	Valve
	Hydrant
	Fitting
	Other Watercare Point Asset
	Other Watercare Linear Asset
	Local Pipe (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

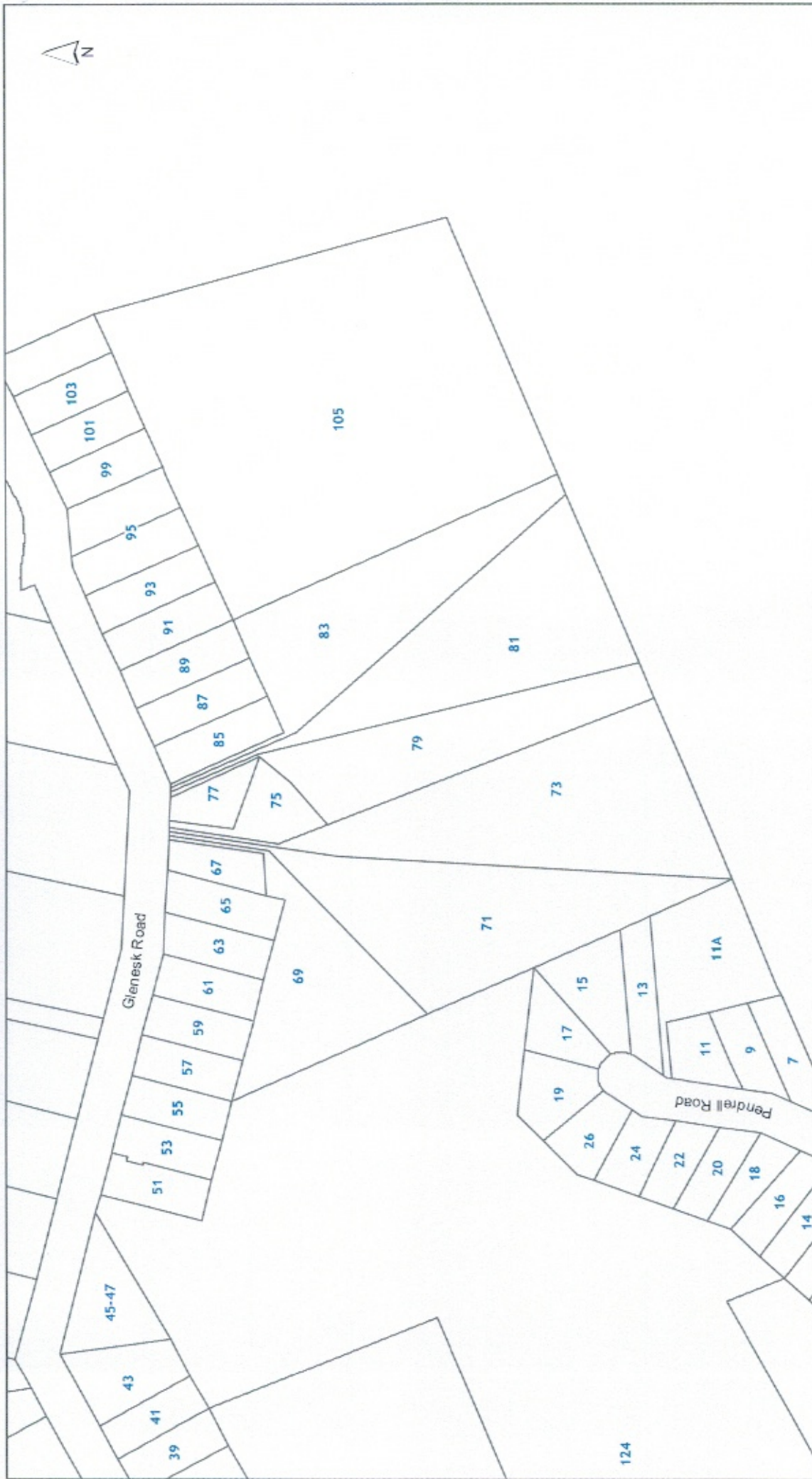
Wastewater

	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



Natural Hazards - Sea Spray

79 Glenesk Road Piha

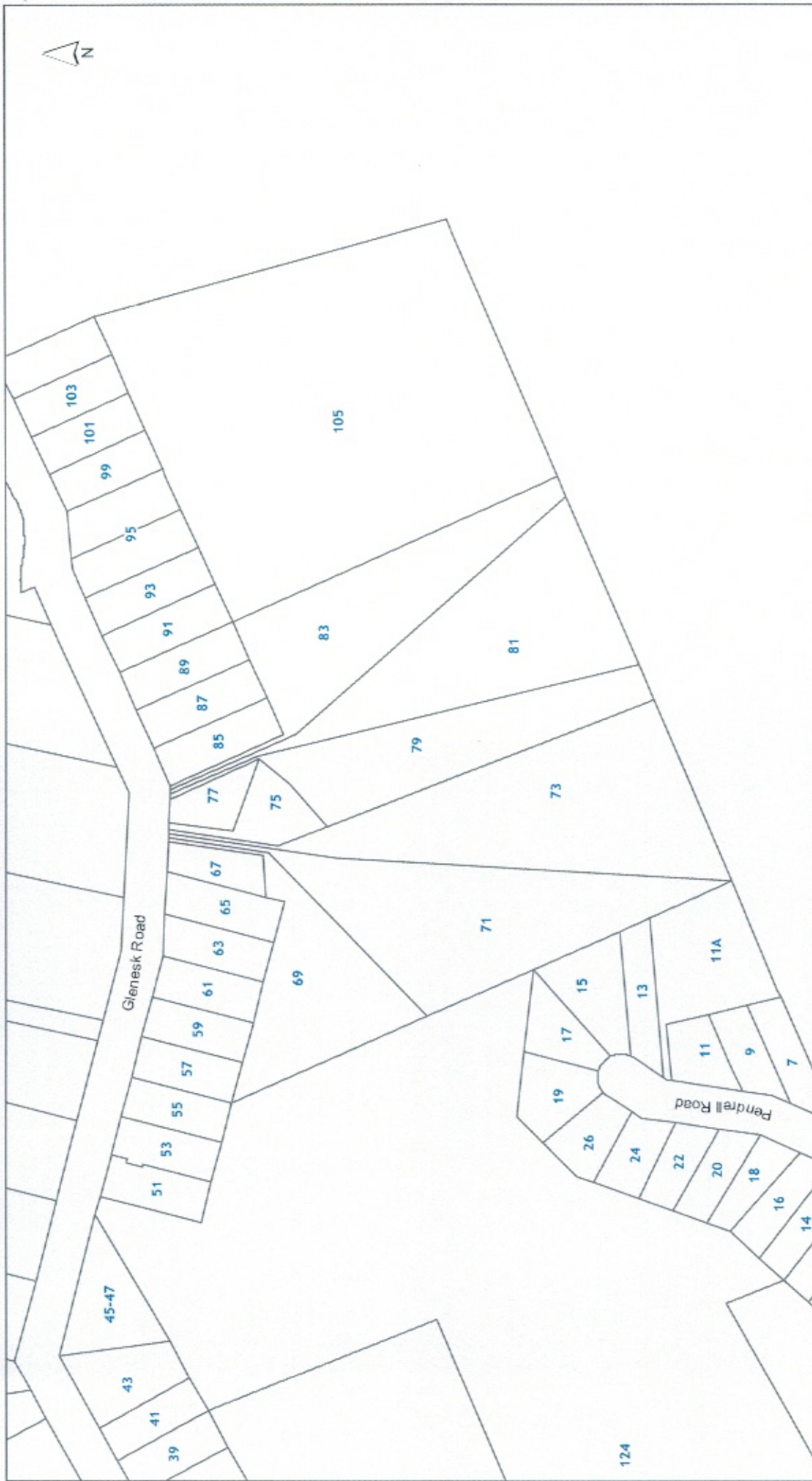
LOT 7 DP 50506

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Meters

Scale @ A4
= 1:2,500

Date Printed:
14/06/2021

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Natural Hazards - Volcanic Cones

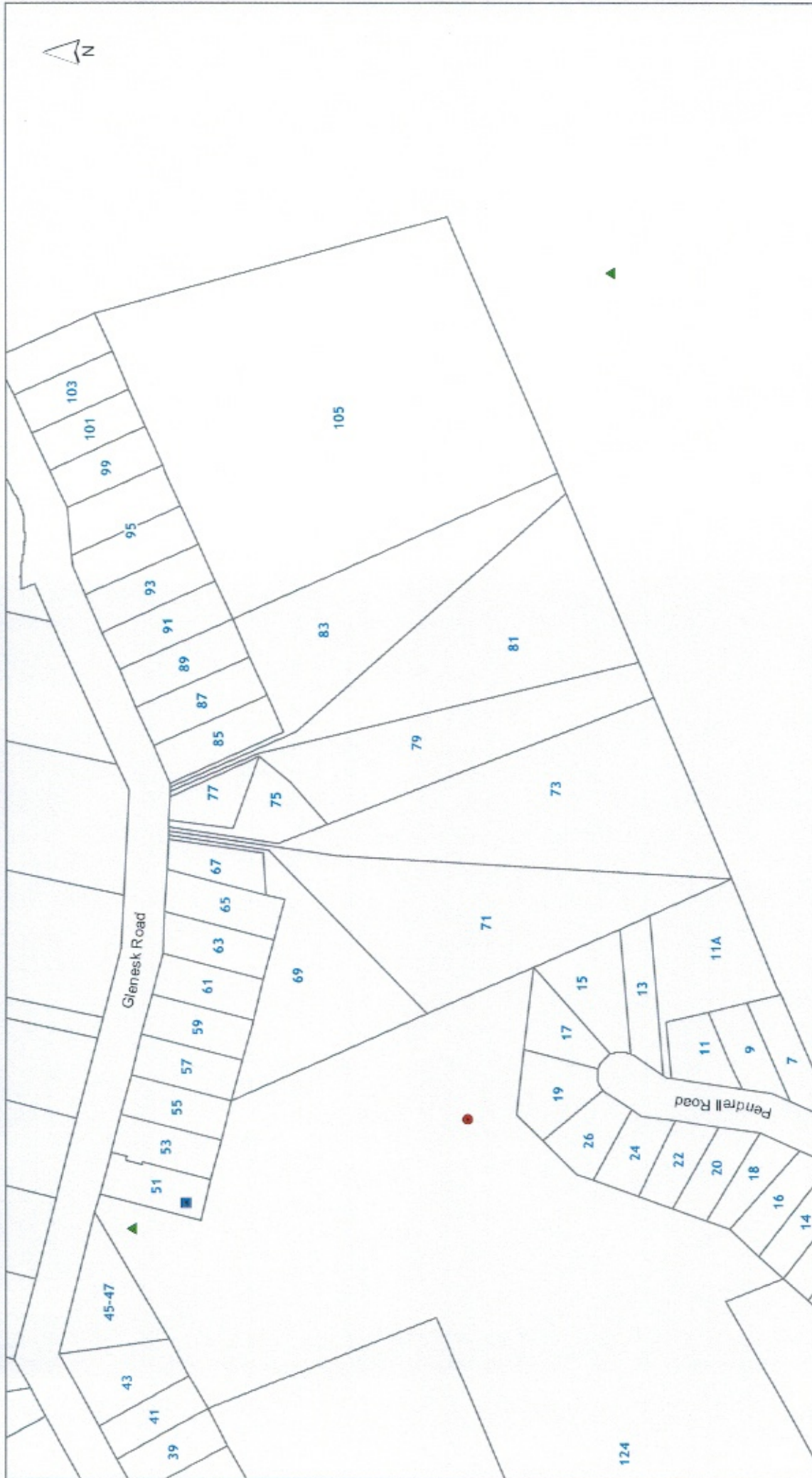
79 Glenesk Road Pk

LOT 7 DP 50506

0 10 20 30
Metres

Scale @ A4
= 1:2,500

Date Printed:
14/06/2021



Other

79 Glenesk Road Pihā

LOT 7 DP 50506

0 10 20 30
Meters

Scale @ A4
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Hazards

	Soil Warning Area
	Fill (Franklin District only)
	Advisory (Franklin District only)
	Contamination (Franklin District only)
	Erosion (Franklin District only)
	Hazardous Activities & Industries List (HAII) (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)
	Allotment Waiemata (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 Allotment (Rodney District only)

Hazards

	Soil Warning Area continued
	Soil D (Rodney District only)
	within 150m of Soil D (Rodney District only)
	Soil C (Rodney District only)
	within 150m of Soil C (Rodney District only)
	Soil B (Rodney District only)
	within 150m of Soil B (Rodney District only)
	Soil A (Rodney District only)
	Gas Main Pipeline
	Petroleum Pipeline
	Closed Landfill (Auckland Council owned)
	Closed Landfill (Privately owned)
	Air Discharge (Franklin District only)
	No Soakage (Franklin District only)
	Indicative Steel Mill Slurry Line 20m Buffer (Franklin District only)
	Indicative Steel Mill Water Line 20m Buffer (Franklin District only)

Natural Hazards

	Overland Flow Path
	Catchment area 2000m² to 3999 m²
	Catchment area 4000 m² to 3 Ha
	Catchment area 3 Ha and above
	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

Other

Cultural Heritage Index

	Archaeological Site
	Hayward and Diamond
	Historic Botanical Site
	Historic Structure
	Maori Heritage Area
	Maritime Site
	Reported Historic Site

0000 006 1 0006

'AS BUILT' DRAINAGE PLAN

Drainage plans are necessary for all new work and extensions to drains, including septic tank effluent disposal systems. The plan is to be completed accurately to scale on ink, and must show clearly street boundary, property boundaries, outline of buildings as well as layout of ALL drains and inspection fittings.

1. Please ensure that this 'As Built' Plan is completed prior to the inspection of the drainage work by the Inspector.

Failure to comply may delay the approval of your work.

BUILDING CONSENT NO: 97/1989

Owner's Name: MR. S & MRS T SKIDMORE

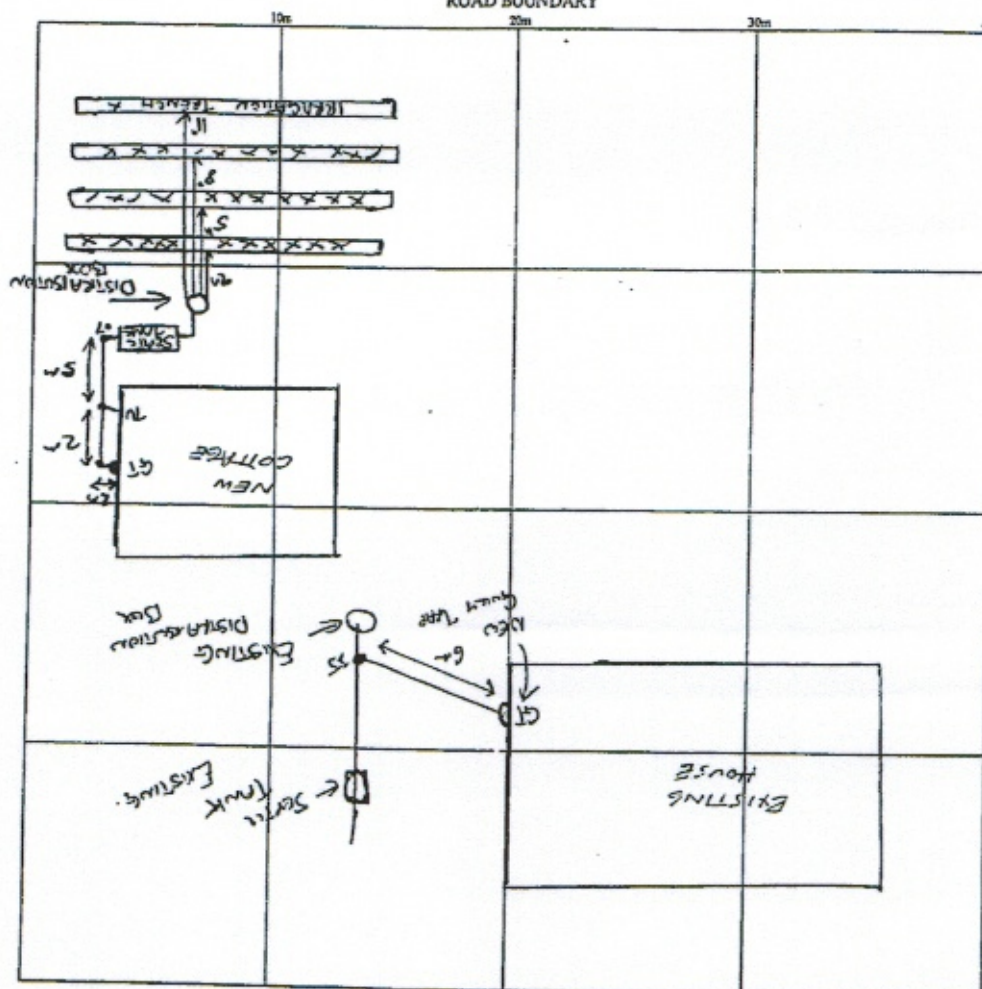
The scale of the 'As Built' Plan is to be 1:200. Please indicate on the 'As Built' plan if any other scale is used. Please refer to additional notes.

Address of Property: (No.) 79 (Street) GLENSIDE ROADLot: 7 DP: 50506Drainlayers Name: G. PIKE.

Date Inspected: _____

Inspector: [Signature]

ROAD BOUNDARY





CITY OF WAITAKERE DISTRICT PLAN



REPORT FOR NON-COMPLYING ACTIVITY APPLICATION

PLANNER: Carolyn McAlley (July)jc **DATE RECEIVED:** 1.7.97
APPLICANT: Mr & Mrs T. Skidmore **BUILDING CONSENT NO.:** -
FILE ADDRESS: 79 Glenesk Road, Piha **WARD:** Waitakere
LEGAL DESCRIPTION: Lot 7 DP 50506
ADDRESS FOR SERVICE:
SITE AREA 5573 m²
TRANSITIONAL PLAN: ZONING: Landscape Protection 2 **SECTION:** Waitemata
PROPOSED PLAN: HUMAN ENVIRONMENT: Waitakere Ranges
NATURAL AREA: Coastal Villages
LANDSCAPE ELEMENTS: -
HAZARDS:
ROADING HIERARCHY: Local

Further Information Required: Yes **Date Requested:** .
Date Received:
Any Affected Persons: Yes **See Attached Section 94 Report**
Approval Given: Yes

Type of application required and why:

- Transitional Plan:
11.2.3.1.C Yards 3m. Discretionary Activity.
Minor household unit. Non-Complying Activity.
- Proposed Plan:
5.3 Yards 3m Discretionary Activity.

District Plan Rule(s) not complied with and extent of non-compliance

- Transitional Plan:
11.2.3.1.C The minor household unit will be 1.1m away from the western boundary, at the closest point.
The minor household unit will replace an existing building on site.
- Proposed Plan: Rule 5.3, yards as per Transitional Plan.

PROPOSAL

The applicant proposes to make an addition to an existing house on site and to demolish an existing sleepout and locate a minor household unit in the same position, with the minor household unit being slightly larger than the sleepout. An additional parking space will be created, on turf block to match existing parking and manoeuvring areas.

SITE AND NEIGHBOURHOOD DESCRIPTION

The applicant's site is accessed by right-of-way from Glenesk Road. The applicant house is situated in the middle of the site, with the house on a sloping north face with views back across the valley. The existing house and sleepout are surrounded by clear areas, with native bush. The surrounding dwellings are a variety of building styles.

ENVIRONMENTAL ASSESSMENT

STATUTORY REQUIREMENTS

As noted, the proposal requires amongst other aspects consideration as a non-complying activity under the provisions of the Resource Management Act 1991. Section 105(2)(b) sets a threshold test which all Resource Consent applications for non-complying activities must first pass before a consent authority has jurisdiction to grant consent, having had regard to the matters specified in Section 104. In short, the proposal must be able to establish and operate without generating more than minor adverse effects on the environment, or must not be contrary to relevant objectives and policies of the District Plan.

From the assessment contained later in this report, it has been demonstrated that the proposal would generate no more than minor adverse effects on the environment. Jurisdiction to grant consent has therefore been established.

In this instance, the application has been processed on a non-notified basis in accordance with Section 94(2) of the Act. Specifically, the proposal would generate no more than minor adverse effects on the environment, and the written approvals of all potentially affected parties have been obtained.

TRANSITIONAL PLAN

Discretionary activity/Non-Complying Activity

1.	Affected parties consent is given.	Yes
2.	General neighbourhood amenities are not affected.	No
3.	Daylight and sunlight admission OK.	N/A
4.	Privacy OK.	N/A
5.	Physical domination effect OK.	Yes
6.	Maintenance of neighbourhood character OK.	Yes
7.	Adequate building separation maintained.	Yes
8.	Adequate open space maintained.	N/A
9.	No effect on servicing (effluent systems/stormwater).	No
10.	Safe movement of traffic maintained.	Yes
11.	Sufficient provision for parking/manoeuvring demonstrated.	Yes
12.	Adequate screening can be provided.	N/A

Comments

The proposal has the neighbours consent for a yard infringement and for the location of a minor household unit on site.

It is considered as there will be no bush removal and minor earthworks and as the house will not be visible beyond the site, that overall the effects will be no more than minor. The applicant will take care to preserve the Nikau palm during the installation of the turf block for the additional car park.

PROPOSED PLAN

Neighbours consent for yard infringement.

OK

Comment

The proposal has the neighbours consent for a yard infringement and for the location of a minor household unit on site.

It is considered as there will be no bush removal and minor earthworks and as the house will not be visible beyond the site, that overall the effects will be no more than minor. The applicant will take care to preserve the Nikau palm during the installation of the turf block for the additional car park.

MONITORING

The proposal needs to be monitored in accordance with the conditions to this report, and the requirements contained in the District Plan, with particular regard being given to the retention of the Nikau palm and the installation of a third parking space.

RECOMMENDED DECISION

That, pursuant to Sections 94, 104, 105 and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, consent be granted to the application by Mrs & Mrs T. Skidmore to make an addition to a dwelling and erect a minor household unit at 79 Glenesk Road, Piha being Lot 7 DP 50506 for the following reasons:

Subject to conditions, the development -

- 1) Will have no more than a minor environmental effect.
- 2) Has the consent of the affected parties.

Conditions imposed on the consent are as follows:

- (2) All infrastructure relating to stormwater treatment and disposal, wastewater disposal, and water supply shall be designed and completed to the satisfaction of Councils Drainage Engineer. (Compliance with the Waitakere City Council Code of Practice for City Infrastructure and Land Development is deemed to be in accordance with the above condition)
- (3) All reticulated services, including power and telephone, shall be provided underground.

- (4) No native vegetation is to be removed for this proposal.
- (5) Clearance of trees within the building platform should be undertaken in such a way as to avoid damage to peripheral vegetation.
- (6) No fill associated with building and laying of foundations (including that fill generated by post-hole borers for pole foundations) is to be deposited within a bush area. If there is no suitable location for the fill on-site, it will need to be taken off-site within 3 months, to the satisfaction of the Planning Manager.
- (7) No building, excavation or depositing of materials is permitted within the dripline of any tree protected by the District Plan.
- (8) In all other respects the development is to proceed in accordance with the plans and/or information submitted with the application, subject to any minor alterations as may be approved by the Planning Manager.
- (9) The Nikau palm (located amidst carparks 1 & 2) is to be protected during the installation of the turf block.

Planner: R. Quinton
 DP (Carolyn McAlley)

Date: 22/7/97

Consent Granted as Recommended

R. Quinton
 Roger Quinton
 Senior Planner

Date: 22/7/97

Please contact Carolyn McAlley (Ph 836 8000 ext. 8622) if you have any queries about this report.