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Dear Tahuna

PRELIMINARY SITE INVESTIGATION – KAHAWAI POINT, GLENBROOK BEACH, AUCKLAND

1.0 Introduction

Kahawai Point Development Ltd. (KPD) has engaged Pattle Delamore Partners Limited (PDP) to undertake a preliminary site investigation (PSI) for a site comprised of four properties legally described as Lots 1 and 2 DP 351480, Lot 1 DP 18680, and Lot 1 DP 21692, located at Kahawai Point, Glenbrook Beach, Auckland ('the site') as shown on Figure 1.

The desktop review has been limited to a review of existing available information for the site including; council property file records, property title information, historical aerial photographs and other property information. Following the review of the public records, a walkover of the site was undertaken on 27 August 2015.

This report provides the results of the PSI review and has been prepared in general accordance with the requirements of the Ministry for the Environment (MfE) Contaminated Land Management Guideline No. 1 Reporting on Contaminated Sites in New Zealand (CLMG No. 1) (MfE, 2011a). It has been certified by a suitably qualified and experienced practitioner as required by the *Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011* (the NES).

2.0 Scope

The scope of the PSI review work undertaken by PDP has included:

- A review of publically available historical aerial photographs;
- A review of council property file records held at the Auckland Council (AC) Pukekohe service centre;
- A review of Certificates of Title (CT);
- A review of the Land Information Memorandums (LIM);
- A review of the contaminated site enquiry undertaken by AC;

- ✧ A phone interview and discussion on site with representatives of the current site owners/operators to discuss the historical use of the site, with a specific focus on identifying potential contamination sources and/or land uses;
- ✧ A walkover of the property to visually inspect the condition of the site including any historical sheds/buildings that can be identified;
- ✧ Consideration of the NES Regulations; and
- ✧ Preparation of a report that summarises the findings of the information review.

3.0 Site Description

The site is comprised of four separate properties, totalling approximately 68 hectares (ha), legally described as Lot 1 DP 18680, Lots 1 and 2 DP 351480, and Lot 1 DP 21692 (herein referred to as Properties A, C, B, and D, respectively). The site is located approximately 10 km north of Waiuku and approximately 16 km north west of Pukekohe. The site is bounded along its northern boundary by the Taihiki River and along its western and south western boundaries by the Waiuku River.

The site lies within the jurisdiction of AC (formerly Auckland Regional Council (ARC) and the Franklin District Council (FDC). The site is zoned 'Coastal' according to the Auckland Council District Plan – Franklin Section (AC, 2013a). Additionally, the property is zoned 'Rural - Coastal' on the Proposed Auckland Unitary Plan (PAUP) map (AC, 2013b).

The property is largely situated on the northern side of Mclarin Road, apart from Property A, which lies to the south. All of the properties are accessed off of Mclarin Road. Internal access within each property is via private unpaved tracks. The land is undulating, mainly ploughed and irrigated crop fields. The site is divided by deep (5 – 10 m) drainage channels vegetated with native species such as Manuka and Harakeke. These channels discharge to the Taihiki River. The beach front contains mangrove belts and some large trees.

The site currently contains five notable features; one residential dwelling with separate shed, one stockyard, one stable/hay barn with small shed, one main shed, and a disused pigsty (shown as features 1 – 5 on the attached Figure 1) located on Properties B, C and D.

The site is currently owned by Glendalagh Limited and operated by the Balle Bros. to grow maize, potatoes, onions and barley.

The area south of the site is generally used for residential and rural purposes. Immediately west of the site is the Glenbrook Beach Boat Ramp Reserve.

The location and layout of the site is shown on Figure 1.

4.0 Geology and Hydrogeology

The Geology of the Auckland Area (Edbrooke, 2001) geological map indicates that the property is underlain by a small localised pocket of East Coast Bays Formation clastic sediments, consisting of alternating sandstones and mudstones with interbedded volcanic material. Immediately to the south the geology is thought to change to the Puketoka Formation, a pumiceous mud, sand and gravelly unit with some peat and lignite.

The nearest surface water bodies are the Taihiki River, located immediately adjacent to the site along the north and north eastern boundaries; and the Waiuku River, located immediately adjacent to the site along the south western boundary. Both rivers join together and discharge into the Manukau Harbour.

5.0 Historical Site Information

The property and subdivision files were reviewed at the AC service centre in Pukekohe. Additional information was also obtained, including an AC Site Contamination Enquiry and Land Information Memorandums (LIM) from AC. This section provides a summary of relevant information provided from these sources.

5.1 Aerial Photographs

Ten historical aerial photographs (1952 (a-c), 1961, 1975, 1983, 1986, 2006, 2008 and 2010) were viewed to attempt to identify past and current land usage across the site and to attempt to identify any features of interest (e.g. evidence of landfilling or dumping etc.), which could indicate potential sources of contamination. The aerial photographs are provided in Appendix A. (Note that review of the aerial photographs was carried out on the electronic versions, which provides a higher resolution compared with the printed versions appended. Due to the oblique nature of some historical images, the current property boundary has not been shown.)

The 1952a aerial photograph (sourced from the Alexander Turnbull Library) shows the south western portion of the site looking south across Mclarin Road towards the Waiuku River. The site is vacant apart from a possible small developed area and appears to be used for pasture as some livestock are present.

The 1952b aerial photograph (sourced from the Alexander Turnbull Library) shows the western portion of the site looking south. Property A appears to contain a lot of vegetation (tall trees) and the portion of Property B that is visible shows that a dwelling is present. Several shelter belts dividing the site are also present.

The 1952c aerial photograph (sourced from the Alexander Turnbull Library) shows the centre of the site from the Waiuku River looking north towards the Taihiki River. The site is clearly divided into paddocks and livestock are visible. A large shelter belt dissects Property C. No buildings are present in this image.

The 1961 aerial photograph (sourced from the Alexander Turnbull Library) shows the site from the Waiuku River, looking north towards the Taihiki River. The site appears mostly unchanged from 1952. Further residential development has occurred south of Mclarin Road.

The 1975 aerial photograph (sourced from the Alexander Turnbull Library) shows that the site is being used for pasture and the trees from Property A have been removed. Three features (as shown on Figure 1 as features 1, 2, and 4) are present and expected to be the dwelling, stable/hay barn and the main shed (respectively) that are currently present on site. The large shelter belt has been removed. The land use surrounding the site appears to be generally unchanged.

The 1983 aerial photograph (sourced from the Alexander Turnbull Library) shows a portion of Properties A, B, and C. The photo offers a good view of the dwelling with shed, stable/hay barn with small shed, and stockyards (features 1, 2 and 3 on Figure 1). This area of the site is generally unchanged, and the use remains as pasture/grazing.

The 1986 aerial photograph (sourced from the Alexander Turnbull Library) shows that the site is generally unchanged, and the use remains as pasture/grazing. Features 1, 2 and 4 remain and two additional features are now present (as shown on Figure 1 as features 5 and 6; a pigsty and dwelling) on Property D. These may have been present before 1986, but were outside the extent of the 1975 aerial photograph.

The 2006 aerial photograph¹ (sourced from the AC GIS Database) shows that the majority of Properties C and D are now used for cropping (i.e. horticultural use); however, paddocks remain in all of Properties A and B, and in the western portion of Property C. No significant changes to the site or the surrounding areas have occurred, apart from the addition of a building in Property D (Feature 7 on Figure 1) believed to be a pigsty or stock shelter (Eamon Balle, pers. comm., 2 September 2015).

The 2008 aerial photograph¹ (sourced from the AC GIS Database) shows no change in land use from 2006, with the exception that feature 7 (pigsty or stock shelter) has now been removed.

The 2010 aerial photograph (sourced from the AC GIS Database) shows that aside from Property B which remains residential, the entire site is exclusively used for horticultural purposes. Feature 6 (dwelling) has now been removed and the area has been cropped.

5.2 Council Property Files

Four council property files and one subdivision file were reviewed on 27 August 2015 at the AC Pukekohe Service centre. Documents relevant to the historical use of the site are listed below. (Note: some council files contained information relating to the larger parent property prior to subdivision. The summary provided below has been rearranged to match the current legal land parcels.)

Lot 1 DP 18680 (Property A):

- ✧ No records were found that were considered relevant to the site history.

Lot 2 DP 351480 (Property B):

- ✧ Written record that a dwelling was built in 1938;
- ✧ 1961, building permit for an addition to an existing dwelling (increase to 262.4 m²) for A. A. Jolly. Particulars of the building indicate that concrete, corrugated iron, 'Hardie board' and 'tongue-and-groove' timber were to be used for the construction; and
- ✧ 1961, plumbing and drainage permit to install a toilet, shower, wash basin, and to connect with existing sewerage for A. A. Jolly (late E. R. Worth).

Lot 1 DP 351480 (Property C):

- ✧ 1967, building permit application to erect a hay barn for J. Chiongbian. Particulars of the building indicate that concrete, corrugated iron, fibrolite and boxed clay were to be used for the construction;
- ✧ 1972, building permit application to erect a yard building and hay barn for Chiongbian Farms Ltd.;
- ✧ 1972, building permit issued for enclosed stock yards for Chiongbian Farms Ltd.;
- ✧ 1997, Marsh & Irwin compensation valuation which describes the nature of the property as being an approx. 80 acre rural block with an older dwelling and a range of other farm buildings running beef cattle and sheep, under CT 56A/322. The letter relates to compensation for a proposed sewer pipeline to pass through the site for approx. 600 m before exiting at the Taihiki River foreshore;
- ✧ 2009, email from Kathryn Davies (ARC Compliance Officer) to Leon Myburgh (Franklin Council Environmental Health Officer) regarding a complaint of excessive spray drift from the site. Balle Bros Ltd. was warned twice that they were spraying in north east winds, and it is noted that if any

¹ Full extent of the site is not available from the AC GIS Database.

further complaints were made regarding spray drift for this property, more forceful measures will be taken by ARC;

- ✧ 2011, email with photos from Monica Xu (AC compliance advisor) to a complainant regarding observed soil and water runoff into the protected wetlands and beach front. Ms. Xu concludes the Balle Bros Ltd. had sufficient sediment control measures in place to prevent soil movement, and had requested further maintenance of silt-trap structures from Balle Bros Ltd.; and
- ✧ 2012 (survey plans) - Survey plans of the lot, titled Conservation Lot Entitlement and Transfer Subdivision, for Glendalagh Ltd.

Lot 1 DP 21692 (Property D):

- ✧ Written record that a dwelling was built in 1927; and
- ✧ Undated written record for a “Garage Tractor Shelter Piggery”.

Subdivision File (related to the subdivision to create Properties B and C):

- ✧ 2005, subdivision assessment report by a regulatory administrator, which asks whether either Lot 1 or 2 has had a sheep dipping site on site as a recommended condition/Section 92 request;
- ✧ Various plans and photos showing the general layout of Properties B and C; and
- ✧ 2005, subdivision consent granted to create a non-complying general purpose lot (Lot 1 DP 351480, Property C) and vest a Local Purpose Reserve to Franklin District Council (current Glenbrook Beach Boat Ramp Reserve).

Relevant property and subdivision file information has been appended in Appendix B.

5.3 Certificates of Title

Historical CTs were found dating back to 1929 and are summarised in Table 1 below with further information provided where relevant. The CTs are attached in Appendix C.

Table 1: Relevant Information from Certificates of Title	
Legal Description	Certificate of Title
Lots 1 DP 351480 (Property C)	<p>NA617/212 (Historic CT from 1930)</p> <ul style="list-style-type: none"> - CT concerns 37.20 ha of land, being Lot 1 DP 19268 and portion Allotment 12 of Parish of Kahawai. - In 1930 the property is owned by Francis Patrick O'Brien, a Glenbrook farmer. - Although the CT is difficult to read, the earliest entries indicate that from at least 1930 to 1960 the property has been owned by various farmers. - In 1967 the land is transferred to James Lee Chiongbian of Manila, a company director. - The CT was cancelled and a new CT being 56A/322 was issued in 1984. <p>NA56A/322 (Historic CT from 1984) – Version 1</p> <ul style="list-style-type: none"> - CT concerns 37.20 ha of land, being Lot 1 DP 19268 and part Allotment 12 Parish of Kahawai. - In 1984 the property is owned by James Lee Chiongbian of Manila, company director. <p>NA56A/322 (Historic CT from 1984) – Version 2</p> <ul style="list-style-type: none"> - CT concerns 37.20 ha of land, being Lot 1 DP 19268. - The site proprietor is listed as Glendalagh Limited. <p>210814 (Current CT from 2008)</p> <ul style="list-style-type: none"> - CT concerns 36.32 ha of land, being Lot 1 DP 351480. - The site proprietor is listed as Glendalagh Limited. - The plan shows that Lots 1, 2 and 3 of DP 351480 are the product of the subdivision of Lot 1 DP 19268 in 2005.
Lots 2 DP 351480 (Property B)	<p>NA56A/322 (Historic CT from 1984) – Version 1</p> <ul style="list-style-type: none"> - CT concerns 37.20 ha of land, being Lot 1 DP 19268 and part Allotment 12 Parish of Kahawai. - In 1984 the property is owned by James Lee Chiongbian of Manila, company director. <p>NA56A/322 (Historic CT from 1984) – Version 2</p> <ul style="list-style-type: none"> - CT concerns 37.20 ha of land, being Lot 1 DP 19268. - The site proprietor is listed as Glendalagh Limited. <p>810815 (Current CT)</p> <ul style="list-style-type: none"> - This CT was not sourced as the information it would contain would not provide relevant information to the site's history related to soil contamination or use.

Table 2: Relevant Information from Certificates of Title con't

Legal Description	Certificate of Title
Lot 1 DP 18680 (Property A)	<p>NA490/245 (Historic CT from 1929)</p> <ul style="list-style-type: none"> - CT concerns 1.88 ha of land, being Lot 1 DP 18680 Town of Kahawai and portion of Allotment 11 of the Parish of Kahawai. - In 1929 the land is owned by Allan Matthew McLarin, a Glenbrook farmer. - Although the CT is difficult to read, the earliest entries indicate that from at least 1929 to 1960 the property has been owned by various farmers. - In 1967 the land is transferred to James Lee Chiongbian of Manila, a company director. - The CT was cancelled and a new CT being 56A/323 was issued in 1984. <p>NA56A/323 (Current CT from 1984)</p> <ul style="list-style-type: none"> - CT concerns 1.8774 ha of land, being Lot 1 DP 19268 and part Allotment 12 Parish of Kahawai. - The site proprietor is listed as James Lee Chiongbian of Manila, company director.
Lot 1 DP 21692 (Property D)	<p>NA56A/324 (Current CT from 1984)</p> <ul style="list-style-type: none"> - CT concerns 29.05 ha of land, being Lot 1 DP 21692. - The site proprietor is listed as Glendalagh Limited.

5.4 Land Information Memorandums

No contamination issues have been recorded. According to the Special Land Features map, the site is not considered to be contaminated or listed on the soil register.

No other information provided in the LIMs is considered relevant to historical contamination issues on the site. The LIMs are attached in Appendix D.

5.5 Site Contamination Enquiry

A Site Contamination Enquiry—Information Request was provided by AC on 14 August 2015. The AC provided a summary of their file records relating to information about landfills, bores, air discharges, industrial and trade process consents, and contaminated site discharge consents and environmental assessments registered within 200 m of the property.

The Team Leader – Earthworks and Contaminated Land at AC reported that AC holds two pollution incident files related to spills/contamination for the site, being:

- ✧ 17 March 2009, a complaint was made that a very small quantity (nuisance only) of lime fertilizer dust was found on a mailbox, yard and possibly on house rooftops and cars. The Balle Brothers were contacted and admitted to spreading lime and will consider planting a hedge or other mitigation/remediation in the future; and
- ✧ 29 October 2009, a complaint was made that during a northwest prevailing wind, spray drift was visible up to 100 m over the fence line and that the smell was strong. The complainant said that no notification that spraying was to occur had been provided. The incident report indicates that

this was the second incident to occur on this property with no notification, although the previous even was just lime dust.

A copy of the Site Contamination Enquiry report is attached in Appendix E.

6.0 Site Reconnaissance

A walkover of the site was undertaken on 27 August 2015. Photographs of the site are provided in Appendix F.

A large main shed (feature 4) is located centrally on site, constructed of timber with corrugated iron roof and walls. The shed and surrounding area contains a cattle yard, farming equipment, fencing materials, a large aboveground water tank, an elevated rusty steel tank containing water, a stockpile of timber logs and a small drum used for burning.

A disused concrete pigsty (Feature 5) is present next to a drainage gully in Property D. The only remaining part of the pigsty is the concrete base and walls. (The 2006 and 2008 high definition aerial photographs provided by the AC GIS Database show a large water tank on top of the pigsty.)

An unplanted area located near the centre of Property D is used as a truck turning circle and for temporary stockpiling of lime and occasionally superphosphate (typically in bags) for fertilisation of the surrounding fields (Mr. Shane Balle, pers. comm., 27 August 2015).

Drainage channels have formed within the ploughed fields and cut across irrigation lines, incising up to 300 mm deep and discharging into larger drainage features. At some locations where drainage gullies connect with the Taihiki River, large silt ponds/traps and earth bunds have been constructed. These structures are consistent along the waterfront boundary of the entire site. Mr. Eamon Balle confirmed via email on 2 September 2015 that these 'silt pits' were built by Balle Bros. using local material from site and are required for cropping systems by Auckland Council.

Within the centre of Property C are two manholes surrounded by timber fencing. It is likely these are access points to the water and sewer pipes running through the property, and across the Taihiki River.

On the southern edge of Property C, a former stable/hay barn and small shed exist adjacent to Mclarin Road, east of Property B (feature 2). The small shed is constructed of timber walls with a corrugated iron cover, open at the northern side. Plaster sheeting forms the internal ceiling and the floor is unsealed. The shed contains general rubbish (timber, plaster sheeting panels, refrigerator) and fencing materials. The large stable/hay barn contains seven horse stalls and a saddling area constructed out of timber. The walls of the stable/hay barn appear to be made of fibre cement cladding (a potential asbestos containing material) on a timber frame, with a concrete floor and corrugated iron roof. Surrounding the small shed and stable/hay barn are stockpiles of timber, fencing materials, metal gates, farming equipment, and two small elevated tanks with attached hoses and nozzles. One tank was labelled 'diesel', while the other had no label but had a strong odour of fuel.

The timber dwelling on Property B (feature 1) appeared to be in good condition. A large shed/garage (containing typical rural residential items) is present at the rear of the property.

Immediately south west of Property B, a stockyard with concrete ramp was present (feature 3), which is enclosed with timber fencing approximately 1.5 m high.

Property A is currently being used for cropping purposes. The land slopes off sharply towards the Waiuku River, which appears to be the natural topography.

Mr. Shane Balle was met on site and provided some additional historical information, as follows:

- ✧ The land was originally farmed for dairy approximately 40 years ago, but was being used for 'dry stock' (beef and horses) when the Balle Bros. took over the land approximately 10 years ago; and
- ✧ During the Balle Bros. operation, they have rotated dry stock on the land between periods of prolonged horticultural activity.

No other observations or anecdotal information obtained was of relevance to the site history related to possible soil contamination at the site.

Vegetation (grassed/cropped areas, shrubs and trees) on site did not show any visible signs of distress, with the exception of the tracks made by vehicle movements and where water had been ponded.

6.1 Interviews

A phone interview was carried out with Mr. Eamon Balle (one of the Balle Bros. business operators and property owners) on 25 August 2015, and follow-up information was also provided via email on 26 August and 2 September 2015. Mr. Balle provided the following information:

- ✧ The greater Balle family purchased the property in a trust approximately 10 years ago and since then have worked the property to grow maize, potatoes, onions and barley. Prior to the Balle family owning the property, it was used for horse and cattle grazing. The previous owner was from overseas, and worked in the equine industry;
- ✧ The farm is run on a rotational cropping programme; as such, all four crops have been planted, at one time or another, in all of the paddocks and cropped in a similar manner;
- ✧ Their farming practice is not to plough the land, but rather to 'deep rip' the soil to approximately 750 mm below ground level and then surface cultivate (i.e. shallow rotary hoe);
- ✧ No fill or compost has ever been imported onto site and no major earthworks (including surface levelling/contouring) have ever occurred;
- ✧ Mr. Balle was not aware of any unauthorised filling (i.e. farm dumps) on the site;
- ✧ Various agrichemicals (herbicides and fungicides being: glyphosate, linuron, mancozeb, pendimethalin, fluazinam, ioxynil, metribuzin, methabenzthiazuron, and dimethamorph) and fertilizers are used on the property; however they are all stored, mixed and prepared at the Balle Bros. central depot in Pukekohe and brought onto site only when required. These products are applied on an as needed basis as part of their Integrated Pest Management (IPM) system. Sprays are typically applied using surface booms on the back of a tractor 1 - 3 times per season (depending on the product);
- ✧ Spray diaries (attached in Appendix F) from September 2013 to August 2015 were provided by Mr. Eamon Balle on 8 September 2015, which listed the following additional agrichemicals applied variously onto onion, potato and barley crops (metalaxyl, azoxystrobin, lamda-cyhalothrin, difenaconazole, flufenacet, diflufenican, cyproconazole, paraquat, and diquat);
- ✧ No sprays/fertilizers or application equipment have been or are stored on the property. These are all stored and maintained at a central depot in Pukekohe. All equipment is stored, maintained, washed and loaded at the depot;
- ✧ Excess product is managed via the Agrecovery rural recycling programme; and all packaging and waste is collected by a third party and recycled;

- ✧ According to Mr. Eamon Balle, no spills or leaks have occurred on the site in the time that they have operated at the property;
- ✧ No refuelling or storage of fuels have occurred on site;
- ✧ The main large shed at the bend in Mclarin Road (see Figure 1) has an unsealed, sawdust floor and is sometimes used to store tractor equipment during wet weather conditions;
- ✧ A few old pump sheds remain at the property, Mr. Balle believes that one is possibly still in use. He could recollect that one shallow groundwater bore is still in use at the property, which feeds into a storage tank located beside the main shed (located adjacent to feature 4);
- ✧ Property B is currently leased to tenants;
- ✧ The large shed near the entrance to the Property B (feature 2) is currently not in use. Former stockyards are also present near the entrance to Property B (feature 3) from when the site was used as pasture; they are currently not in use. According to Mr. Eamon Balle, no sheep have even been grazed on the property and the fencing is suited for cattle and horses, not sheep; therefore, in his opinion, no sheep dip was likely to be present on the site; and
- ✧ No waste materials are produced from the current operation of the site. All crops are harvested and removed offsite to be process/packed at a separate facility. Green potato and onion 'tops' remain on site and are left to decompose naturally. No burning or compost pits are present on site.

7.0 Information Summary

A PSI has been carried out at the four properties which comprise the proposed Kahawai Point residential development, located in Glenbrook Beach, Auckland. Below is a summary of the investigation into the site history:

- ✧ The aerial photographs suggest that the site was initially used as pasture from at least 1952 before being converted into a farm growing maize, potatoes, onions and barley operated by Balle Bros. (current site use) by at least 2006;
- ✧ The council property files contained various consent applications, written notes and maps (from 1927 onwards) relating to buildings on site being: two dwelling, a piggery, stable/hay barn, sheds, etc. One building consent application for the stable/hay barn (dated 1967) indicated that 'fibrolite' (a potential asbestos containing material) was to be used as a building material for the walls. A 2005 subdivision assessment report by a regulatory administrator asked the question whether Lot 1 or 2 had ever had a sheep dipping site on site. No further information was provided in the property file and the application was later approved. Following PDP's review of the site's history and given the fencing and stockyards are not suitable for sheep, there has been no reason to suspect a sheep dip site was ever present on site;
- ✧ Historical CTs reveal that the site has been owned by a farmer since at least 1929;
- ✧ The LIMs state that no contamination issues have been recorded. According to the Special Land Features maps, the site is not considered to be contaminated or listed on the soil register;
- ✧ The AC Site Contamination Enquiry reported two pollution incident files concerning complaints made by the public related to spray drift from the site across property boundaries. Both incidents occurred in 2009;

- ✧ During the site walkover, the stable/hay barn appeared to have been partially constructed using fibre cement cladding that may contain asbestos. Two elevated ASTs were present adjacent to the stable/hay barn which are likely to contain or have previously contained petroleum fuel products; and
- ✧ Information provided by Mr. Eamon and Shane Balle indicates that the greater Balle family has owned and operated the site for approx. 10 years ago, growing maize, potatoes, onions and barley. Crops are rotated around the farm; as such, one area has not been more intensively farmed than others. No major earthworks, filling or importation of materials has been undertaken on the site; with the exception of constructing the silt pits to control stormwater and sediment runoff. Although various agrichemicals are used on site, all products are stored, mixed and prepared at the Balle Bros. central depot in Pukekohe and brought onto site only when required. All equipment is stored, maintained, washed and loaded at the depot. These products are applied on an as needed basis as part of their Integrated Pest Management (IPM) system and any excess product is disposed and recycled by Agrecovery, a rural recycling programme. No spills/leaks have occurred on the site in the time that they have operated at the property.

Based on the available information, the main potential sources of soil contamination associated with the past and present land use activities relate to:

- ✧ The use of agrichemical sprays on the crops by the Balle Bros. during the last 10 years;
- ✧ The likely presence of asbestos containing materials used to construct the stable/hay barn (according to property file information from 1967 and site walkover); and
- ✧ The presence of two ASTs likely containing or having previously contained petroleum fuel products.

Regarding the use of agrichemical sprays, given the relatively short duration of the Balle Bros. operation and based on the site history information, no known harmful persistent sprays such as lead arsenate or organochlorine pesticides such as DDT have been used at the site. Furthermore, more modern chemicals such as acid herbicides, organonitrate and organophosphate pesticides (ONOPs), and synthetic pyrethroids are not sufficiently persistent in the environment (they have half-lives generally of the order of days, weeks or months) when applied at normal rates, tend to have no more than moderate toxicity, and are not sufficiently toxic to humans in soil residues to create a risk to human health.

Nevertheless, two known persistent agrichemicals (paraquat and diquat, technical names paraquat dichloride and diquat dibromide) have been used on the site according to Mr. Eamon Balle; therefore, the horticulture land use activity where these two products have been applied is considered to fit within the definition of a HAIL² activity.

Two other HAIL activities may have been undertaken elsewhere on the site (potential ACM and the storage of petroleum fuel products), both in the same vicinity within Property C.

Therefore, on the basis of the above, the site's current and past use falls within three of the definitions on the HAIL, specifically 'persistent pesticide use', 'storage tanks or drums for fuel' and 'sites with buildings containing asbestos products known to be in a deteriorated condition', which are categories A-10, A-17 and E-1 in the HAIL, respectively.

² The HAIL, or Hazardous Activities and Industries List², was developed by the Ministry for the Environment to categorise sites that have a greater potential for soil contamination as a result of their past use (MfE, 2011b).

8.0 Consideration of the NES

The NES seeks to control activities on contaminated land so as to protect human health. Regulations apply to a 'piece of land' which is described as having, has had, or is more likely than not to have, had an activity or industry described in the HAIL undertaken on it.

In this instance, three HAIL activities (categories A-10, A-17 and E-1) have been identified within the 'piece of land' (i.e. the site); therefore, the NES is applicable to those three areas where these activities have occurred.

The NES controls several activities under sub-clauses (2) – (6) of Regulation 5. The activities described in the NES that could apply are sub-clauses (4)(a), (5)(b) and (6):

(4)(a) An activity is disturbing the soil of a piece of land for a particular purpose;

(5)(b) An activity is subdividing land that has all the piece of land within its boundaries; and

(6) An activity is changing the use of the piece of land, which means changing it to a use that, because the land is as described in sub-clause (7), is reasonably likely to harm human health.

8.1 Subdivision and Change in Land Use

In their concentrated forms, paraquat and diquat are hazardous substances; however, once diluted and when applied following good agricultural practice to the crop or soil, the product residues become irreversibly bound to the organic matter and effectively become biologically deactivated (i.e. they are so tightly adsorbed to the soil matter that they have no residual toxicity) (US EPA, 1995, 1997). The bound paraquat and diquat are not biologically active and thus, these residues are not toxic to humans. US EPA (1995 and 1997) state that the use of currently registered products containing paraquat dichloride or diquat dibromide in accordance with approved labelling "will not pose unreasonable risk or adverse effects to humans or the environment".

As such, the proposed subdivision and change of land use, related to the horticultural land use activities, are considered highly unlikely to cause a risk to human health. Therefore, subdividing the land and changing the land use are considered to be **permitted activities** under Regulations 5(5)(b) and 5(6) for the horticultural land use activity.

With respect to the two other HAIL activities (potential ACM and the storage of petroleum fuel products); PDP understands that a detailed site investigation (DSI) will be carried out, which will determine if a risk to human health is present and thus whether or not additional site management or remediation is necessary.

8.2 Soil Disturbance and Disposal

With respect to disturbing soil, given the proposed earthworks volumes, timing and duration of the proposed works, the redevelopment of the site is expected to exceed the permitted activity thresholds for soil disturbance; consent under the NES will therefore be required.

As stated above, PDP understands that a DSI will be carried out for the 'pieces of land' where HAIL uses have been identified within the proposed Kahawai Point residential development.

9.0 References

AC, 2013a. *Auckland Council District Plan - Operative Franklin Section 2000 (updated October 2013)*. Auckland Council.

AC, 2013b. *Proposed Auckland Unitary Plan (Notified 30 September 2013)*. Auckland Council.

- Edbrooke S. W. 2001. *Geology of the Auckland Area*. Institute of Geological and Nuclear Sciences 1:250,000 Geological Map 3. Map (1 sheet) and text (74 p.), Institute of Geological and Nuclear Sciences Limited.
- MfE, 2011a. *Contaminated Land Management Guidelines No. 1 – Reporting on Contaminated Sites in New Zealand (Revised 2011)*. Ministry for the Environment.
- MfE, 2011b. *Hazardous Activities and Industries List (HAAIL): October 2011*. Ministry for the Environment.
- US EPA, 1995. Reregistration Eligibility Decision (RED) Facts Diquat Dibromide. United States Environmental Protection Agency, EPA 738-F-95-015, July 1995.
- US EPA, 1997. Reregistration Eligibility Decision (RED) Facts Paraquat Dichloride. United States Environmental Protection Agency, EPA 738-F-96-018, August 1997.

10.0 Limitations

This report has been prepared by Pattle Delamore Partners Limited (PDP) on the basis of information provided by Kahawai Point Development Ltd. and others (not directly contracted by PDP for the work), including Auckland Council. PDP has not independently verified the provided information and has relied upon it being accurate and sufficient for use by PDP in preparing this report. PDP accepts no responsibility for errors or omissions in, or the currency or sufficiency of, the provided information.

With time, the site conditions could change so that the reported assessment and conclusions are no longer valid. Thus, in the future, this report should not be used without confirming the validity of the report's information at that time.

This report has been prepared by PDP on the specific instructions of Kahawai Point Development Ltd. for the limited purposes described in this report. PDP accepts no liability if the reports used for a different purpose or if it is used or relied on by any other person. Any such use or reliance will be solely at their own risk.

Yours faithfully

PATTLE DELAMORE PARTNERS LIMITED

Prepared by



Louise Vick

Environmental Scientist

Reviewed by



Victoria Spasic

Environmental Engineering – Services Leader

Approved by



Alan Pattle

Technical Director

Figure



FIGURE 1 : LOCATION PLAN

SCALE : 1:7,500 (A4)
0 50 100 200
Meters

Appendix A:

Historical Aerial Photographs



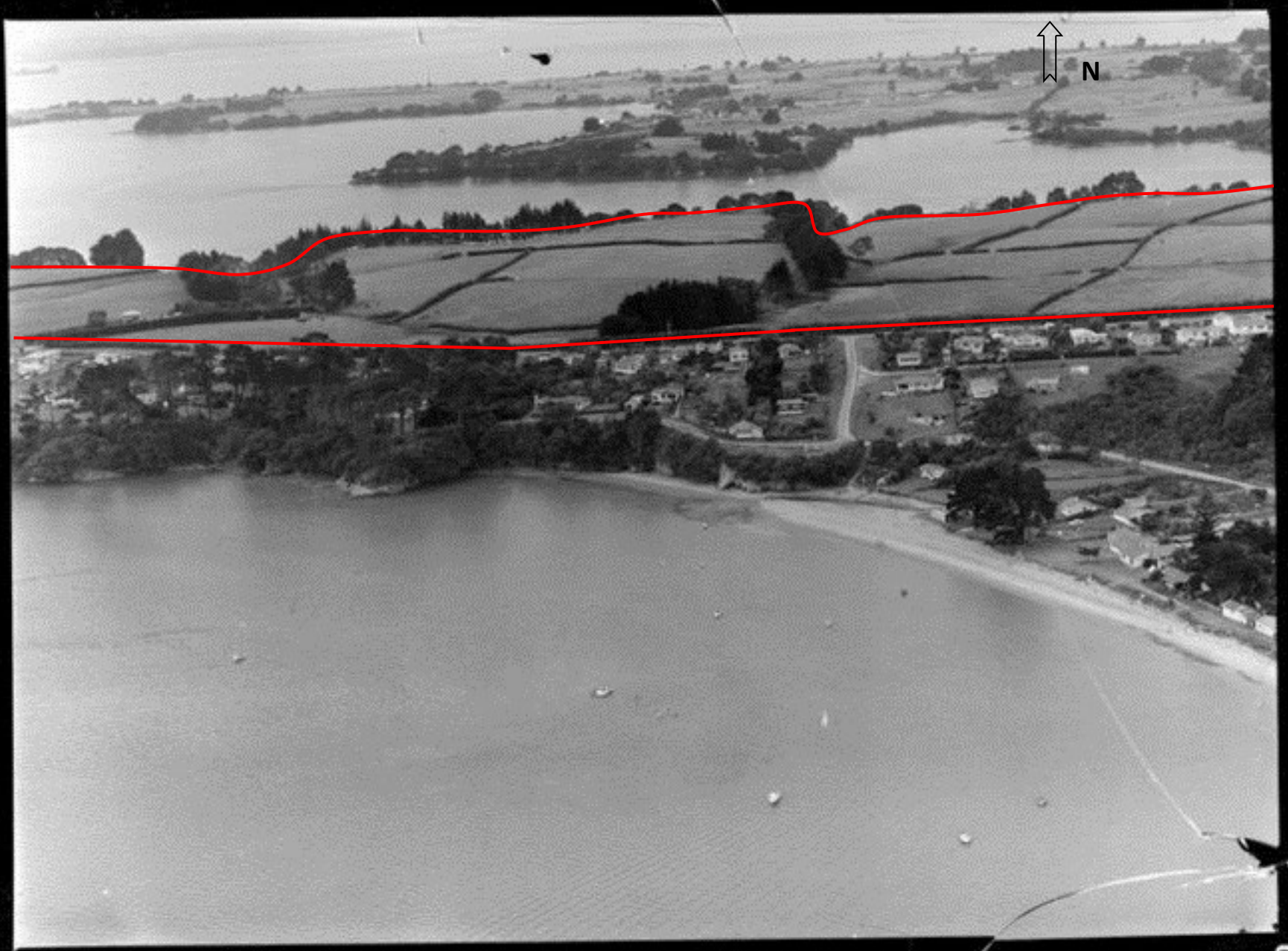
1952a

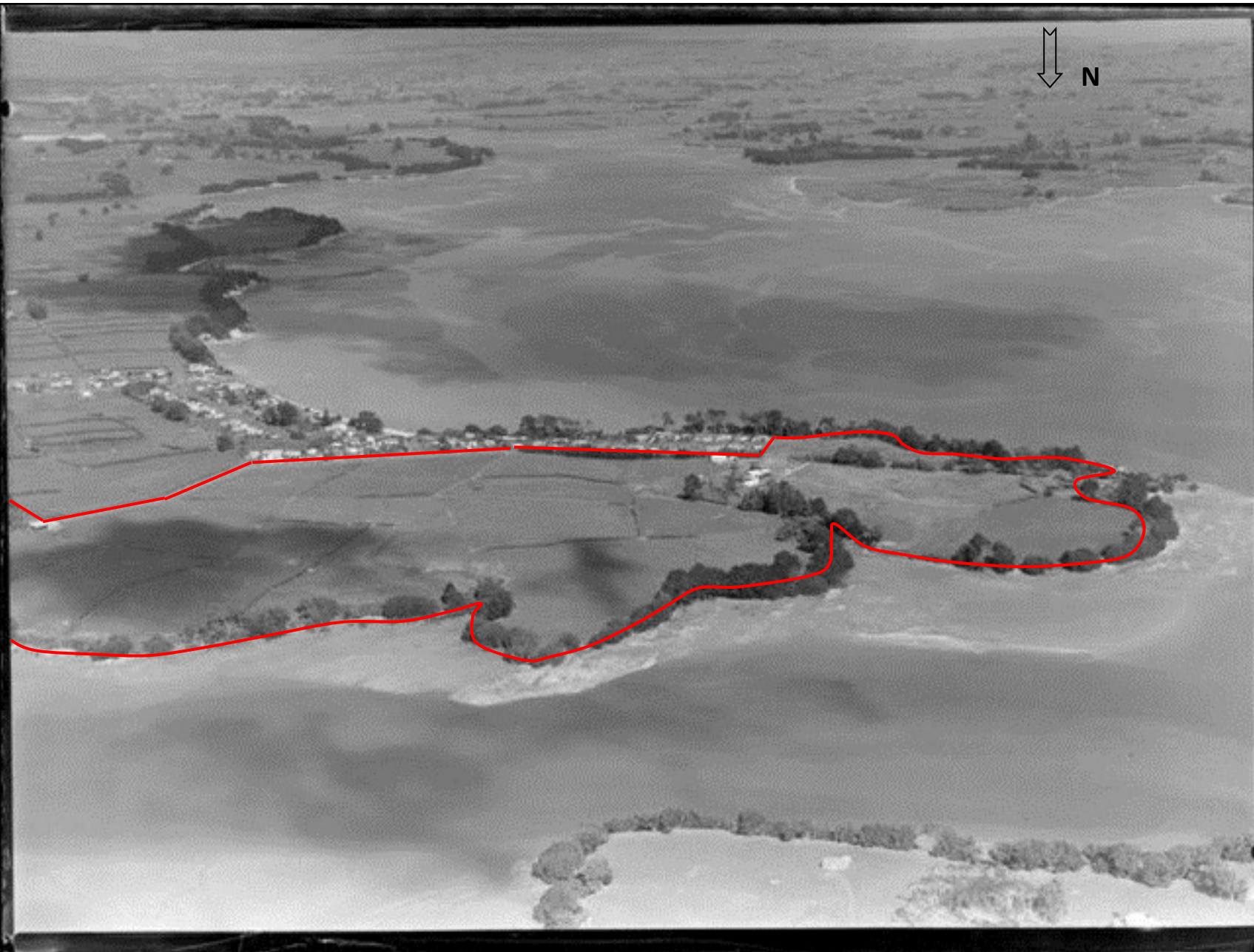


1952b



1952c





1975





1986



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2006

Created: Tuesday, 1 September 2015, 11:14:09 a.m.

Scale @ A4 1:8000



Auckland Council
Te Kaunihera o Ōhāriu Kōwhiri



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2008

Created: Tuesday, 1 September 2015, 11:15:06 a.m.



Auckland Council
Te Kaitiaki o Te Hōkai

Scale @ A4 1:8000



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2010

Created: Tuesday, 1 September 2015, 11:11:45 a.m.



Auckland Council
Te Auphoro o Tāmaki Makaurau

Scale @ A4 1:8000

Appendix B:

Property Files

Certificate of Title

Volume

56A

Folio

323

Legal Description :

Lot 1 DP 18680

Lot 1 DP 19268

Property Covenants etc

Drainage :

Road Legalisation :

Rural Housing : Val Refs other Properties:

Water Rights : Approval Date

Term

Health Requirements - Clean Air Act etc:

Stallkeepers licences : Date

Obstructions on Roads :

Fences

Letter Boxes

Water Pipes

Loading Racks

Trees

Others

Fire Service Requirements

Dangerous Goods:

Factories and Commercial Premises:

Rates:

Others:

~~C.T. F 661. F1004~~

Buildings:

Building	* Plan	Value	Permit No	Date
Dwelling Addn	M	£1750	2421	21-9-61
Plg/Drg	F	£80	1438	21-9-61
Stable + Haybarn	F	£1600	B077362	11-5-67
Enclose stock yards	2M	\$3000	D015860	3-3-72
Valuation & Management Services advice dwelling				
of 171.5 m ² built 1938				
Moved to 03770/044.02				
In S610-105				

* H - Microfilm D - Destroyed

S - Standard F - Small Plan on file.

Town Planning:

Stock yards Consent 1972

S05204

Refer also to File S225-04

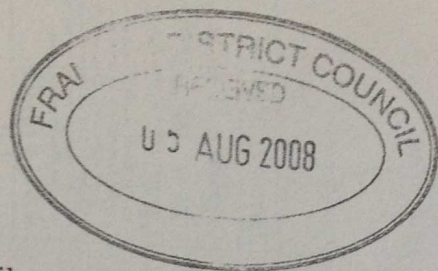
S04366 - DP 351480

DP. 18680

Records

03770/044.00
03770/158.00
504366
5610.100
5610.20

31 July 2008



The Manager
Franklin District Council
Private Bag 5
Pukekohe
New Zealand

PLAN DEPOSIT NOTICE

Surveyors Reference: 1682

Deposited Plan No DP 351480 of Plan of Lots 1 - 3 being a Subdivision of Lot 1 DP 19268 Land Registration District of North Auckland lodged by Henderson, John Phillip was deposited on 10/07/2008.

The following new Certificates of Title have been issued:

Legal Description	Area	Certificate of Title
Lot 1 Deposited Plan 351480	36.3183 hectares	210814 03770/044.01 ✓
Lot 2 Deposited Plan 351480	8130 square metres	210815 03770/044.02 ✓
Lot 3 Deposited Plan 351480	901 square metres	210816 03770/044.03 ✓

Allot 14 Parish of Kahawai 1.5732 - 562482 - randomly added 11.63

Lot 1 DP 18680 1.8775ha NA 56A/323 03770/044.04

Processing Centre Manager

Original VRN's to be made historical: 03770/044.00 H
03770/158.00 H

Lot 1 & 2 Glendalagh Limited
Lot 1 DP 18680

Lot 3 Franklin District Council

Handwritten signature and date 26/6/08

Auckland Processing Centre
Oracle Tower
56 Wakefield Street
Private Bag 92016
Auckland
New Zealand
Tel 0800 ONLINE (665463)
Fax 64-9-365 9901
Internet
<http://www.linz.govt.nz>

04 JUL 1987

Land and Deeds 69

No. 56A / 323

C/T 490/245



REGISTER

Transfer No.
N/C. Order No.
Declaration of Loss: B.300298.1

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 13th day of July one thousand nine hundred and eighty four under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

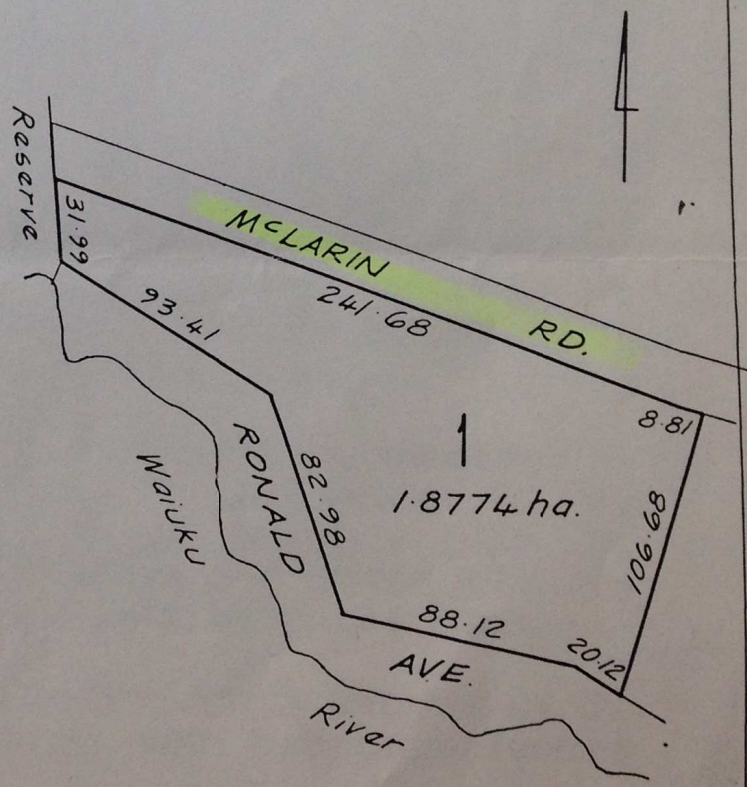
WITNESSETH that JAMES LEE CHIONGBIAN of Manila, company director

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1.8774 hectares more or less being Lot 1 Deposited Plan 18680 and being part Allotment 11 Parish of Kahawai

G. Morgan
Assistant Land Registrar



Franklin County



DP 18680
S / W4

Measurements are Metric

No. 56A / 323

FRANKLIN DISTRICT COUNCIL PROPERTY FILE

File: PR5610.105 PID: _____ Val Ref: 03770/044-02

Legal Description: Lot 2 DP 351480

Address: 35 McLavin Road, RD1 Hailuku

Certificate of Title: 210815

Historical Property: _____

Other file: _____

Other comments: _____

Deeds file: _____

BUILDING	PLAN*	VALUE	BC No	DATE
Valuation: Management services Advise Dwelling of 171.5m ²				Built 1938
Dwelling addition \	M1	\$ 1750	2421	21.9.61
Alg / Drg	F	\$ 80	1438	27.9.61
Stable & Haybarn	F	\$ 1600	B077362	11.5.67
Enclose stock Yards \	M2	\$ 3000	D015860	3.3.72

* M = Microfilm, S = Standard, D = Destroyed, F = Small plan on file, B = Building Consent File

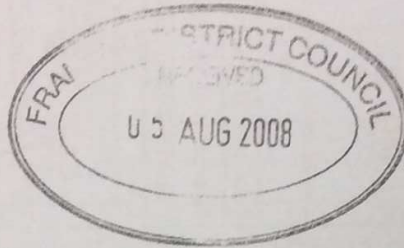
Town Planning:

S04366-DP 351480

Records

03770/04400
03770/15800
504366
5610.100
5610.20

31 July 2008



Toitu te
Land whenua
Information
New Zealand



The Manager
Franklin District Council
Private Bag 5
Pukekohe
New Zealand

PLAN DEPOSIT NOTICE

Surveyors Reference: 1682

Deposited Plan No DP 351480 of Plan of Lots 1 - 3 being a Subdivision of Lot 1 DP 19268 Land Registration District of North Auckland lodged by Henderson, John Phillip was deposited on 10/07/2008.

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Lot 1 Deposited Plan 351480	36.3183 hectares	210814 03770/044.01 ✓
Lot 2 Deposited Plan 351480	8130 square metres	210815 03770/044.02 ✓
Lot 3 Deposited Plan 351480	901 square metres	210816 03770/044.03 ✓

Allot 14 Parish of Kahawai 1.5732 - 562432 - roughly 2000 1.1639
Lot 1 DP 18680 1.8775ha NA 56A/323 03770/044.04 -

Processing Centre Manager

Original VRN's to be made historical: 03770/04400 H
03770/15800 H

Lot 1 & 2 Glendalagh Limited
Lot 1 DP 18680

Lot 3 Franklin District Council

Auckland Processing Centre
Oracle Tower
56 Wakefield Street
Private Bag 92016
Auckland
New Zealand
Tel 0800 ONLINE (665463)
Fax 64-9-365 9901
Internet
<http://www.linz.govt.nz>

I HEREBY CERTIFY THAT THIS PLAN WAS APPROVED BY THE FRANKLIN DISTRICT COMMISSION PURSUANT TO SECTION 223 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE 17TH DAY OF MARCH, 2005. SUBJECT TO THE GRANTING OR RESERVING OF THE EASEMENTS SET OUT IN THE MEMORANDUM HEREON

ACKNOWLEDGED OFFICER

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT	DOMINANT
RIGHT OF WAY	(A) (B)	LOT 2 HEREIN	LOT 1 HEREIN

PROPOSED EASEMENTS

RIGHT TO CONVEY ELECTRICITY	Ⓒ	LOT 1 HEREON	LOT 2 HEREON
	Ⓓ	LOT 2 HEREON	LOT 1 HEREON

NEW C'ST ALLOCATED

CLASS OF SURVEY: LOT 1 - CLASS III
LOTS 2 & 3 - CLASS II

Total Area 37,2214m²

Comprised in CT NA 56A,'322

1. JOHN PHILIP HENDERSON OF AUCKLAND
being a person entitled to receive as a Licensed Aircraft Surveyor,
said- that-

12) The Surveys to which the Colours relate are numbers 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854,

(b) General's Budget for Congressional Survey 2002/3;
 Two thousand five hundred, one has been deleted in accordance
 with Act and 2002 Budget.

Signature *[Signature]* Date 30/11/2009

Field Book

1935-1936

1

Peru

Approved as to Survey by
Land Information NZ
on 22/12/2005

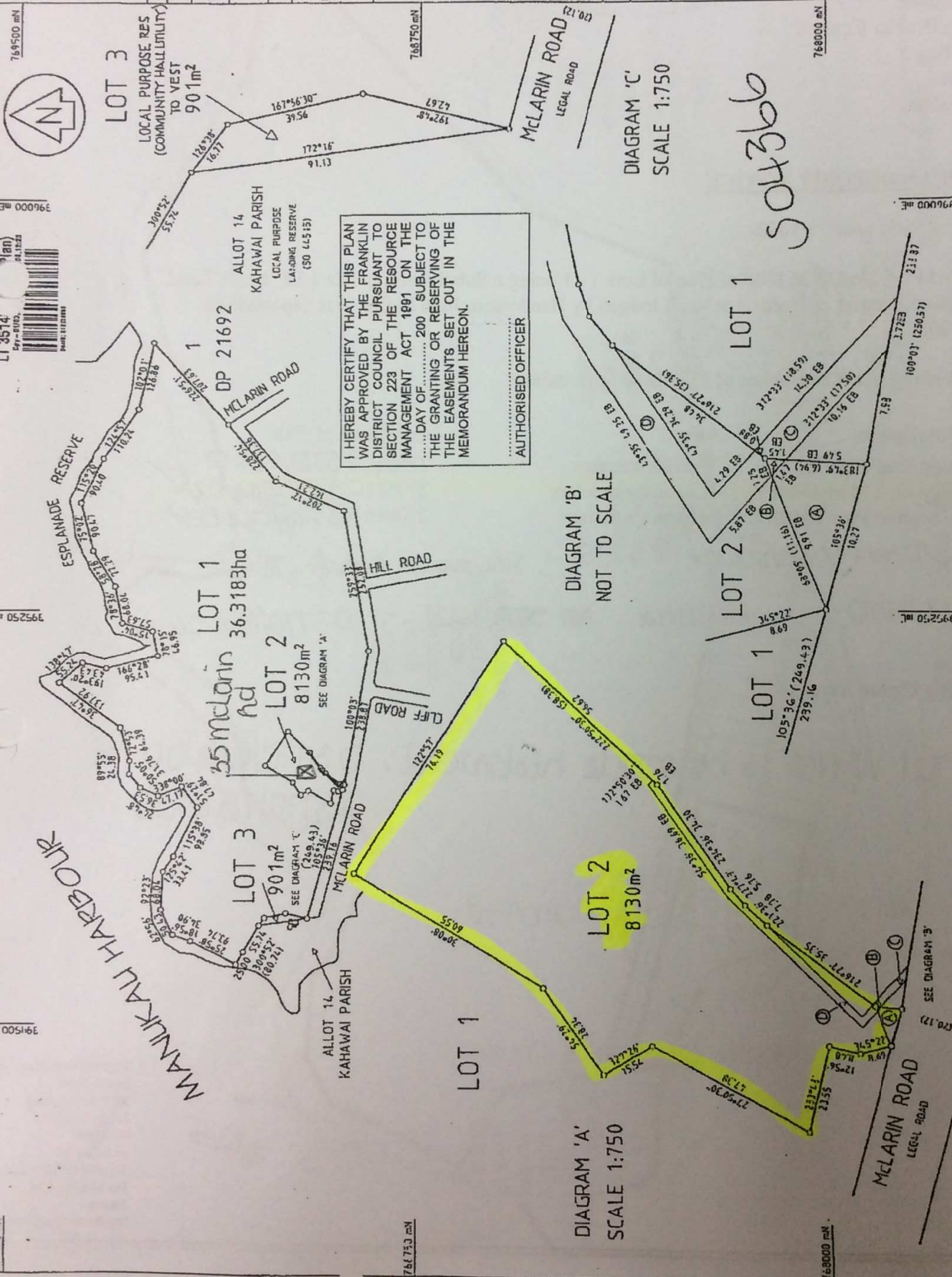
Deposited by Land Information NZ

10

DATE	1697
------	------

Receives

DP351480

TERRITORIAL AUTHORITY FRANKLIN DISTRICT
INTEGRATING UNIT

Surveyed by **A** TRIPP ANDREWS & PARTNERS LTD

Scale 1 : 5000 Date FEB 2005

PLAN OF LOTS 1-3 BEING A
SUBDIVISION OF LOT 1 DP 19268

AND DISTRICT NORTH AUCKLAND

1 AND DISTRICT

FRANKLIN COUNTY COUNCIL



Application for Building Permit

For Office Use

Application No.
Permit No. D015860
Date of Permit 3-3-72

The COUNTY CLERK,
FRANKLIN COUNTY COUNCIL,

Date 19

Sir,

I hereby apply for permission to

at Wheans Rd. Dunbrook for Erect 2nd Bldg & Hayrack
(Full address) (Nature of work)
for Whomman Lorne Ltd.
(Owner)

according to locality plan and detailed plans, elevations, cross-sections and specifications of building deposited herewith, in duplicate.

Particulars of Land :

No. on Valuation Roll 377/44 Lot No. 1
Section No. D.P. No. 2492 18680
Allotment No. B Lot 1 DR 19268 Bk X Awhitu

Length of Boundaries :

Front Back
Sides Area 71-3-05

Particulars of Building :

Foundations Walls
Roof Floor
Area of ground floor sq. ft. Area of outbuildings 2604 sq. ft.

Estimated Value :

Building \$ 2000 Fees \$ 14-00
Plumbing \$
Drainage \$
TOTAL \$
Building Levy \$
Water Connection \$
Footpath Deposit \$
TOTAL \$ 14-00

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose)

Storing

Nature of ground on which building is to be placed and of the adjacent strata

Yours faithfully,

Per A. D. + Whomman Ltd Owner
(Owner's address) 1706 Auckland

Barter Merchant Builder
Wauhin
(Builder's address)

For Schedule of Fees See Back

FOR OFFICE USE ONLY	Receipt No.	Date	Receipt No.	Date
Building	<u>81777</u>		Water Connection	
Plumbing & Drainage	<u>4.2.72</u>		Footpath Deposit	
Approved by	<u>H. and Building Inspector.</u>			
Approved by	<u>T. Planning.</u>			

377/44

29 February 1972

Carter Merchants Ltd.,
P.O. Box 72,
WAIUKU.

ATTENTION: MR POOLE

Dear Sir,

RE: MR J.L. CHIONGBIAN - GLENBROOK.

With reference to your application of 4th February 1972, I have to advise that Council has granted dispensation from the front yard requirement of 25 feet to allow the existing stock yards, sited on Mr Chiongbian's property, to be covered in, as per attached plan accompanying your application.

It will now be in order for you to make formal application for a building permit.

Yours faithfully,

GP:CDA

County Clerk

Mr. Jolly.

FRANKLIN COUNTY COUNCIL

Application for Building Permit

FOR OFFICE USE

Permit No. *B077362*

Date of Permit *11.5.67*

Application No. *207*

The COUNTY CLERK,
FRANKLIN COUNTY COUNCIL,
Sir,

6/1/59 Date

1/57 196 *7*

I hereby apply for permission to *erect* *Stables* *HAYBARN.*
at *McHale's Rd. Clunbrook* for *J. CHONGBIAN*
(Full Address) (Owner)

according to locality plan and detailed plans, elevations, cross-sections and specifications of building deposited herewith, in duplicate.

Particulars of Land:

No. on Valuation Roll *374/44*

Lot No. *1*

Section No.

D.P. No. *18680 of Allot 11 & also*

Allotment No.

Lot 1 D.P. 19268 of Allot 12
Kahawai Rd. R.R. & Ashita Rd.

Length of Boundaries:

Front

Back

Sides

AREA

96.2 11.3

Particulars of Building:

Foundations

Walls

Roof

Floors

Area of ground floor *4116* sq. ft.

Area of outbuildings sq. ft.

Estimated Cost:

Building

£ *1600*

Plumbing

£

Drainage

£

TOTAL — — — £

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose)

£2 refund on permit *£10-0-0 Rd.*
£9-0-0 permit fee
£2-0-0. Refund

Proposed use or occupancy of other parts of building

received *V.B. Johnson*
Per W.L. Johnson
4/7/67

Nature of ground on which building is to be placed and of the adjacent strata.

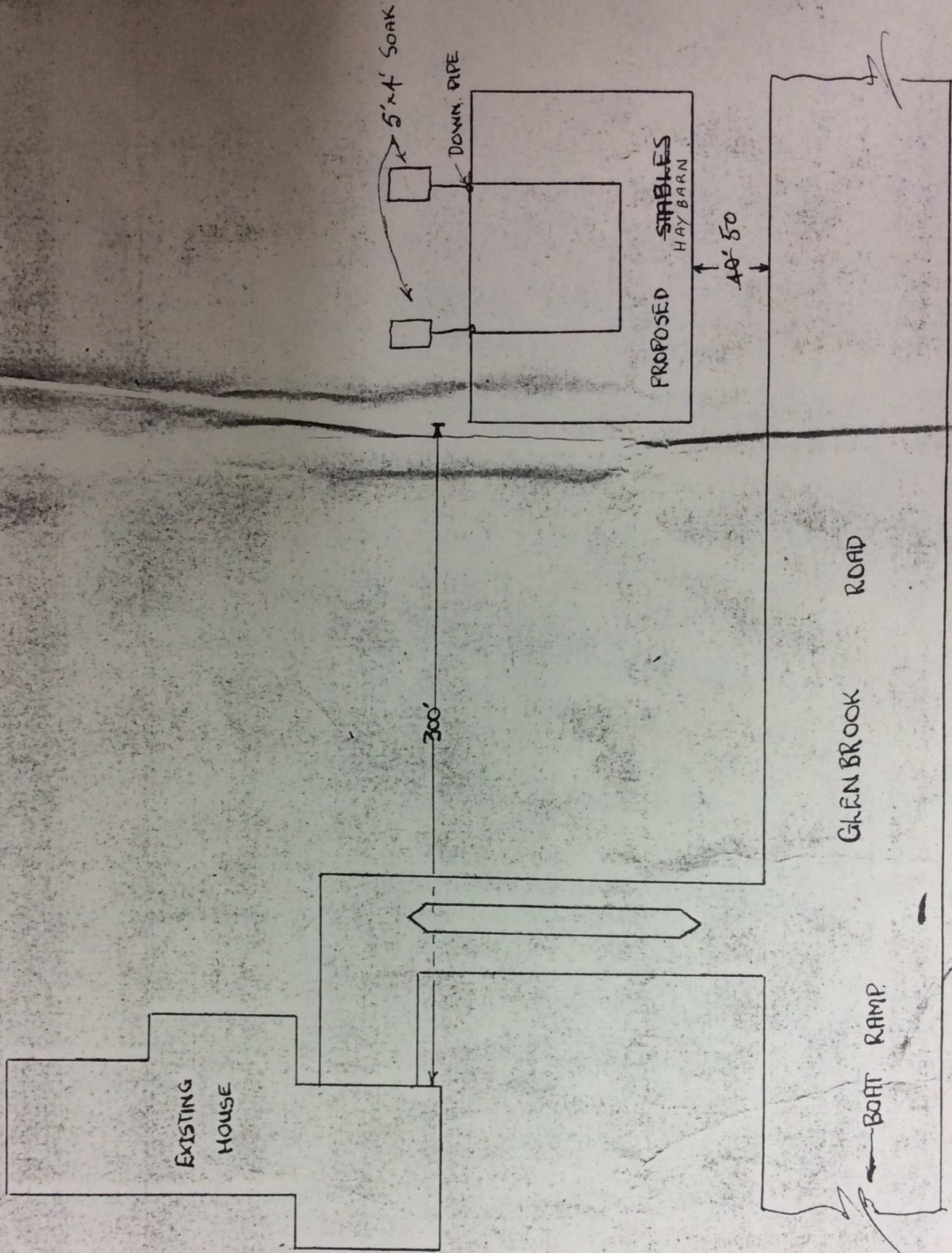
Yours faithfully

J. Chongbian
Per V.B. Johnson Owner.

Builder.

(Builder's Address)

For Schedule of Fees, See Back



FRANKLIN COUNTY COUNCIL

For Office Use

Application for Permit for Sanitary Plumbing and Drainage Work

Application No. _____

Permit No. 1438

Date of Permit 21/9/61

Date 8-9-61 1956

The COUNTY CLERK,
FRANKLIN COUNTY COUNCIL,

SPRINGBOURNE

I, the undersigned A. H. Jolly

(Name in full)

hereby make application for permission to have the work described herein and set out in the plans attached hereto, carried out in the premises situated in Gloucester Road

of which I am Owner

(Owner or Agent)

Description of Property (including Valuation Roll No.):

377/44 Lot 1, D.P. 18680 of allot 11
+ also Lot 1, D.P. 19268 of allot 12 of the same Parish P.L. 100-2-11-3

Description of Work:

Install W.C. Home, Wash Basin & fix Plumbing
connect with existing sewerage.

Total Cost of Labour and Materials to be used: £80-0-0

Q. 30/- 10-0
P. 50/- 10-0

Signature Arnold Jolly

Address _____

Name of Owner A. H. Jolly

(LATE E. R. WORTH)

SCHEDULE OF FEES

ESTIMATED VALUE OF WORK

		FEE	
		£	s d
Not exceeding £5		1	0
Exceeding £5 but not exceeding £10		2	6
" £10	" £25	5	0
" £25	" £50	10	0
" £50	" £100	1	0 0
" £100	" £150	1	10 0
" £150	" £200	2	0 0

Exceeding £200, £2 plus 10/- for every £100 or part of £100 in excess of £200.

FRANKLIN COUNTY COUNCIL

Application for Building Permit

8 SEP 1961

For Office Use

Permit No. 242

Date of Permit 21.9.61

Application No. 363

Date 8-9-61 195

The COUNTY CLERK,
FRANKLIN COUNTY COUNCIL,
Sir,

I hereby apply for permission to Add. to Dwelling
at Glenbrook Beach for A.A. JOHNS
(Full Address) (Owner) (LATE E. WORTH)

according to locality plan and detailed plans, elevations, cross-sections and specifications of building deposited herewith, in duplicate.

Particulars of Land:

No. 21 Valuation Roll 377/44

Section No.

Allotment No.

Lot No.

D.P. No.

Length of Boundaries:

Front

Back

Sides

AREA

96-2-11.3

Particulars of Building:

Foundations Concrete

Walls 1/2 B.

Roof Cor. Iron

Floors T & G.

Area of ground floor 500 sq. ft.

Area of outbuildings sq. ft.

Estimated Cost:

Building	£ 1750-0-0
Plumbing and Drainage	£ 80-0-0
Total	£ 1830-0-0

Blk. 5-0-0
D. 10-0
D. 10-0
6-0-0

Proposed purposes for which every part of building is to be used or occupied (describing separately each part intended for use or occupation for a separate purpose)

Add. to Dwelling

Proposed use or occupancy of other parts of building

Nature of ground on which building is to be placed and of the adjacent strata

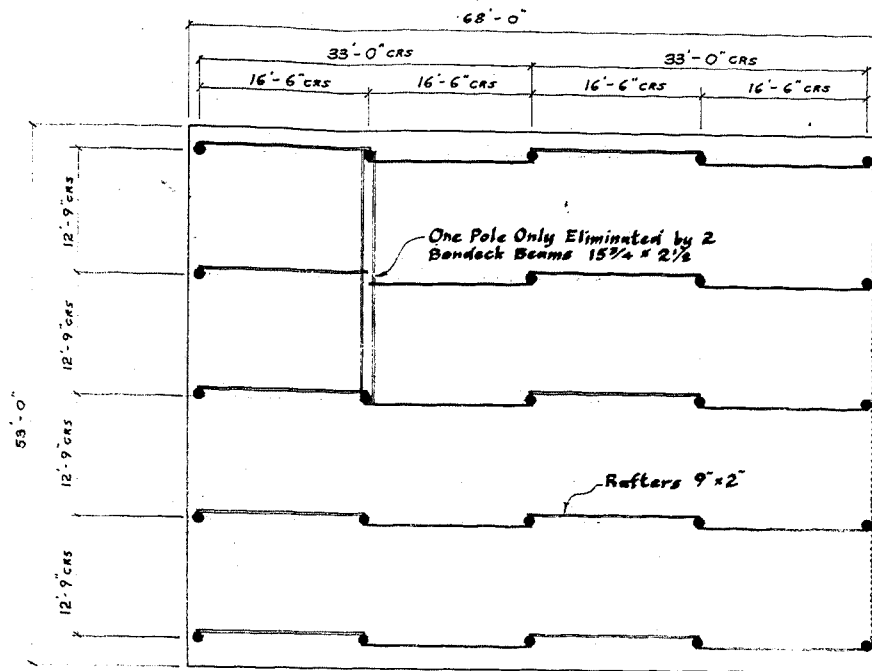
Yours faithfully,

Arnold Gally Owner.

Builder.

(Builder's Address)

R.D.1
Wanika



Dimensions to Suit Existing Stock Yard Fences

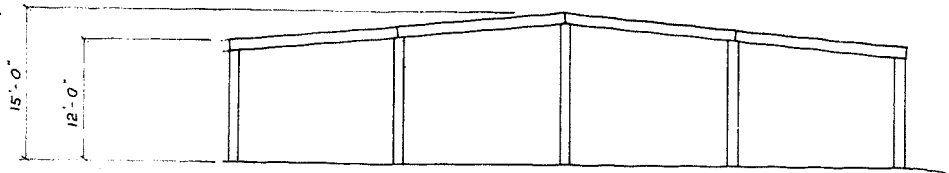
PLAN

377/44

D015860

3.3.72

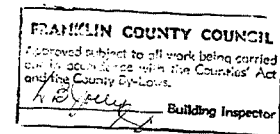
1/2



END ELEVATION



SIDE ELEVATION



Standard Pole Frame Building N° 206.

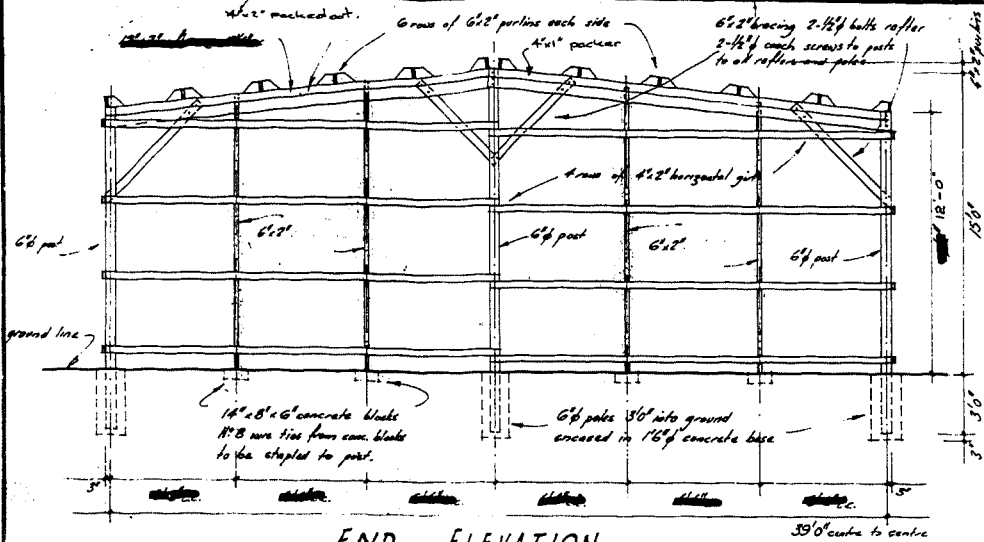
Refer Structural Details Drawing 11/6 Revision 4

COVERED YARD BUILDING & 3000 BALE HAYBARN COMBINED
for CHIOMBIAN FARM, GLENBROOK.

SCALES
1/8" = 1'

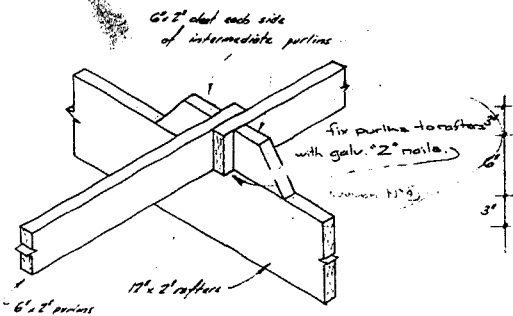
CARTER MERCHANTS LTD	DES		207/1
	DRN	6m 3e-72	
	TCD		
	CXD		
14 TAYLORS ROAD AUCKLAND 3	PHONE 80159		Revision
P.O. BOX 8532			0

This drawing is the property of Carter Merchants Limited and is not to be reproduced or copied in whole or in part or used by any other person or company for the manufacture or other exploitation of the items or any of them shown thereon or in any way disclosed or used for furnishing information to others without the express consent in writing of Carter Merchants Limited.

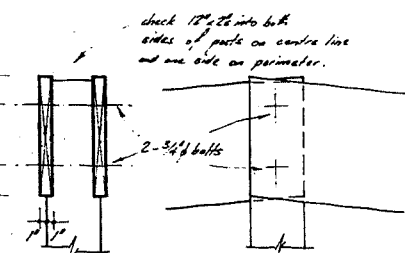


END ELEVATION

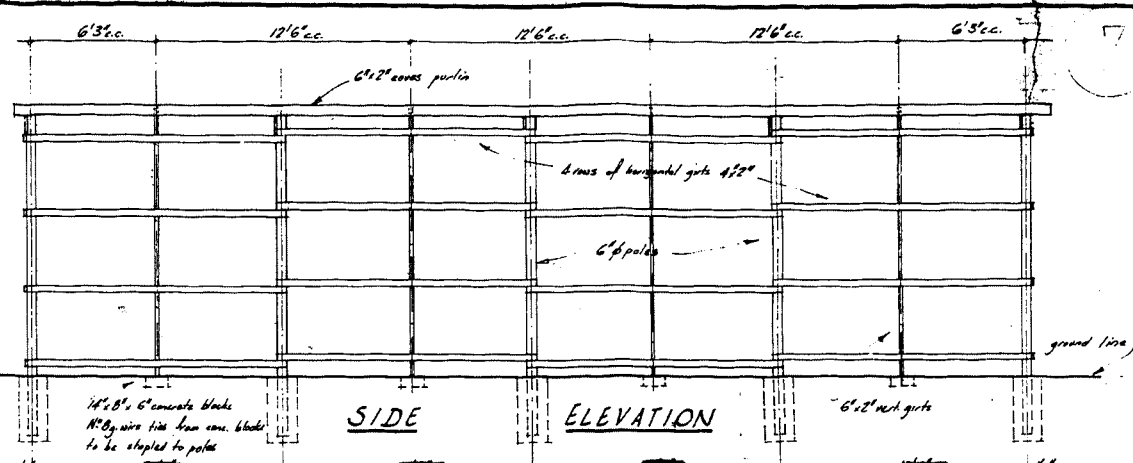
NOTE
Provide 6x2" bracing with 2 1/2" dia. bolts
each end in areas designated as post
by the Design Engineer



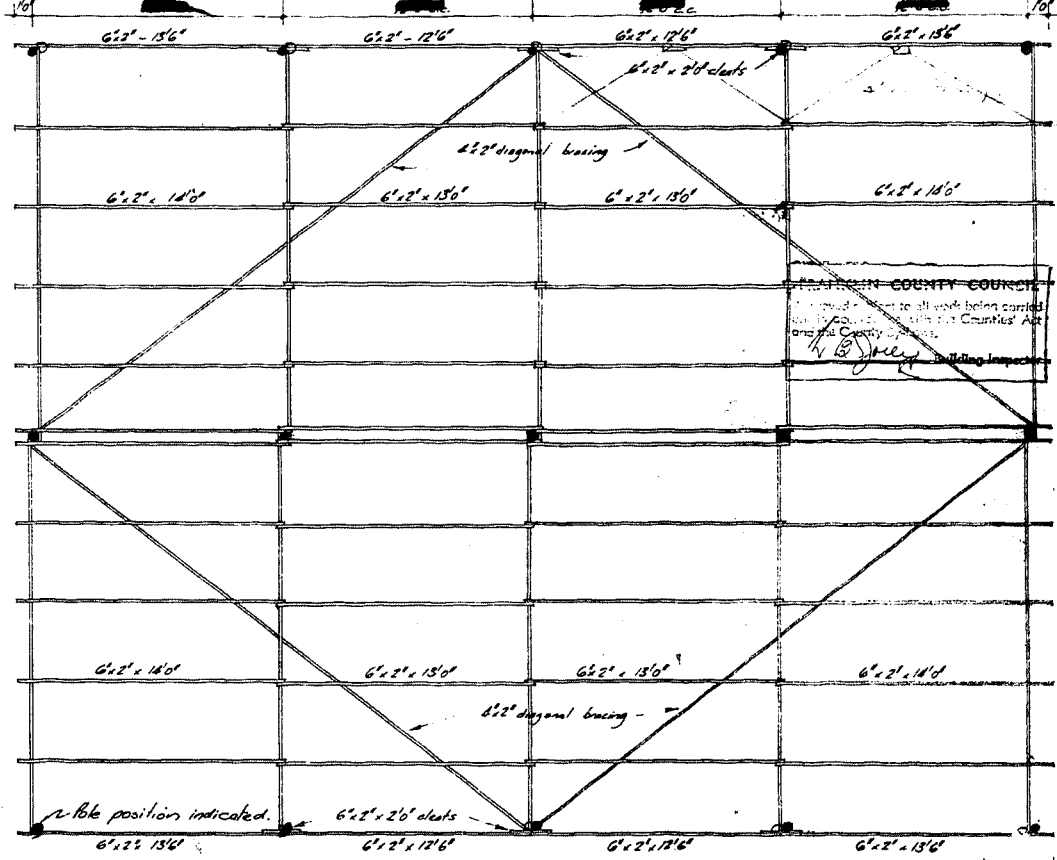
DETAIL OF PURLIN CONNECTION



DETAIL OF 12x2" TO POST



SIDE ELEVATION



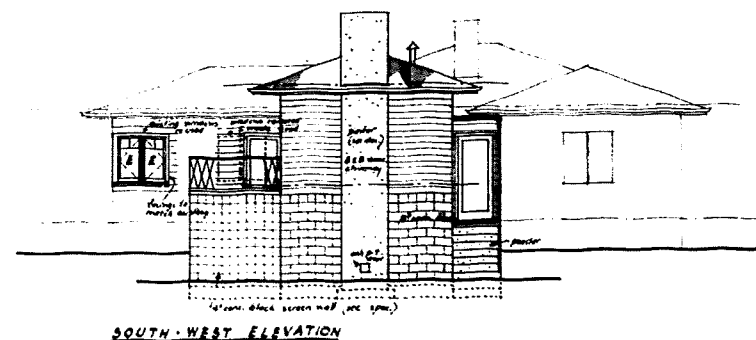
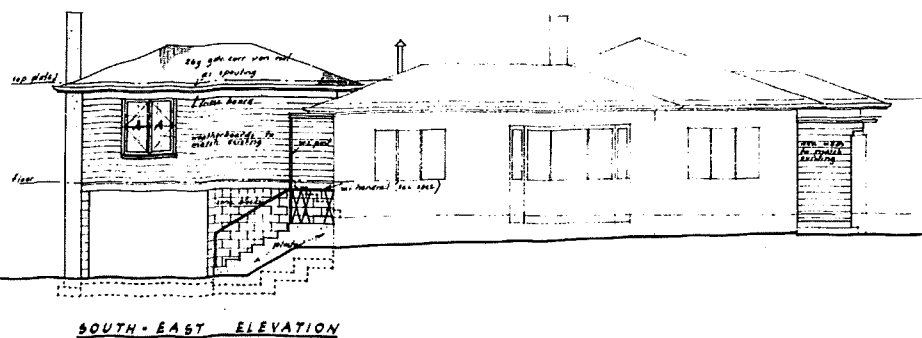
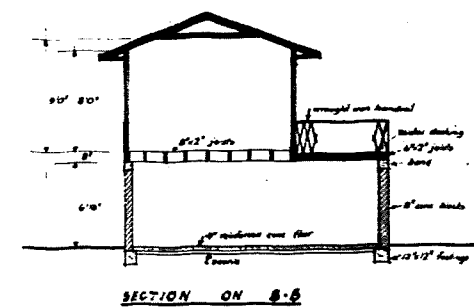
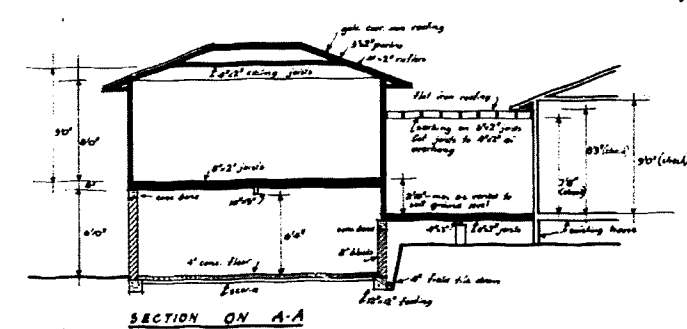
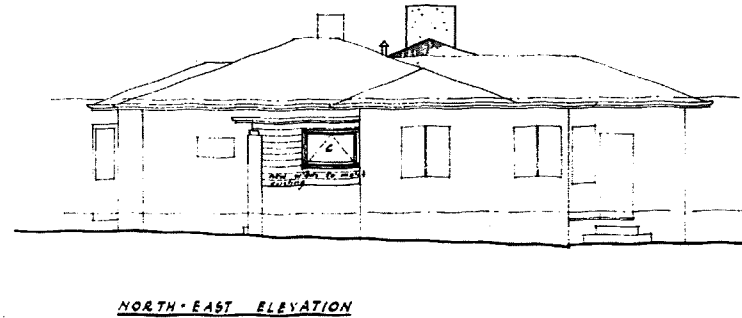
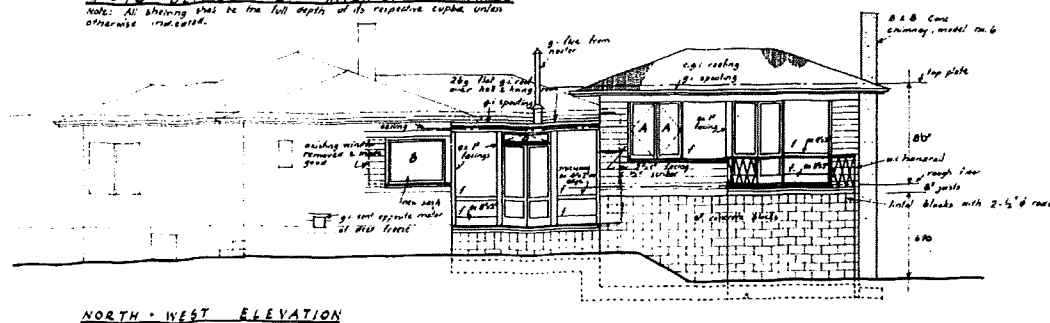
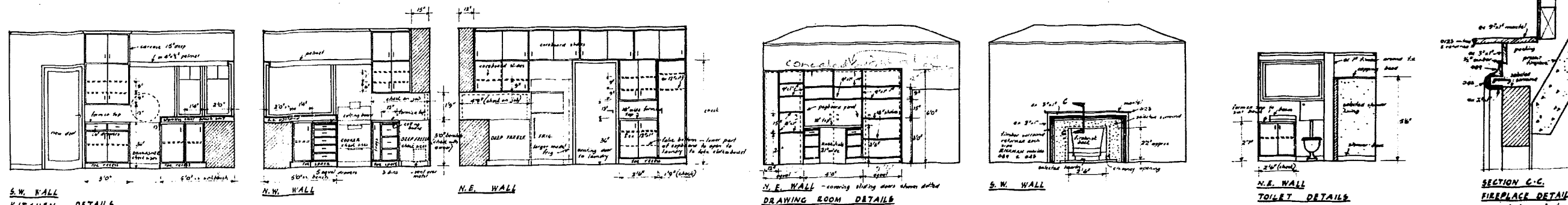
ROOF PLAN

377/44
DO15860
3-3-72
2/2
This building has been designed to comply
with the relevant provisions of N.Z.S.S. 1960
Chapters 9-1 and 11-2.
C.P. Francis,
S.E. AMICE, NZIE,
Registered Civil Engineer.

Revision 1 purlin details altered
Revision 2. Pole positions corrected 18.6.69 P.H.M.
Revision 3. Note added regarding post areas 18.6.69 P.H.M.

DOUBLE 2 BAY to 8 BAY IMPLEMENT SHED (13'6" to 15'0" wide) GABLE TYPE

SCALES 1/4" to Foot	DESIGNER DLS	DRW C. Smith	CHKD J. Lee	17/6
	DATE 14.12.72	BY C. Smith	CHKD J. Lee	Revision 1
	14 TAYLOR ROAD AUCKLAND 3 P.O. BOX 852		PHONE 8119	



PLAN INDICATIONS

- existing work to remain
- existing work to be removed
- new work in timber
- new concrete
- new work in concrete block

DOOR SCHEDULE

No.	Description
1	existing front door replaced & raised
2	1" w.c. door raised
3	1" laundry door raised
4	6'0" x 2'0" flush
5	6'0" x 2'0" glass
6	6'0" x 2'0" glass
7	6'0" x 2'0" glass
8	6'0" x 2'0" glass
9	6'0" x 2'0" glass

FRANKLIN COUNTY COUNCIL

21 SEP 1961

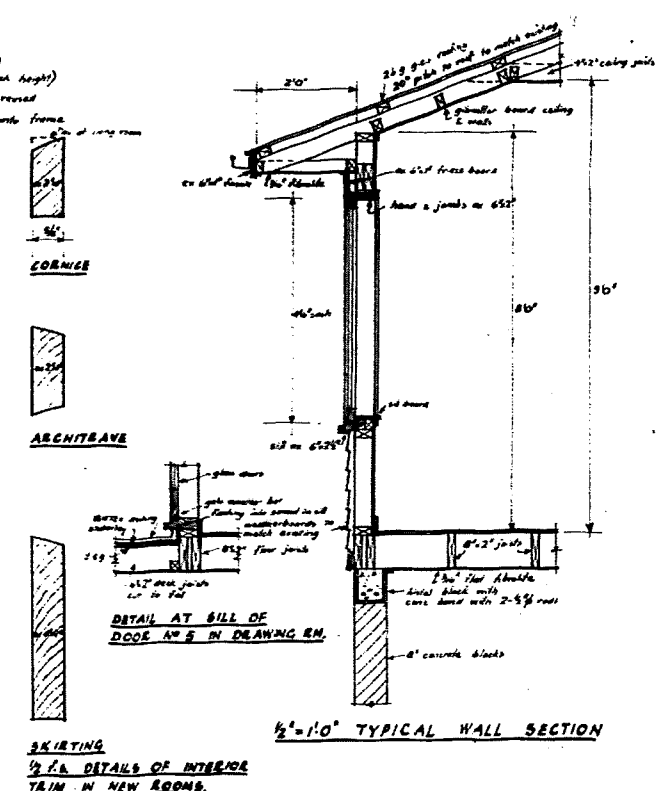
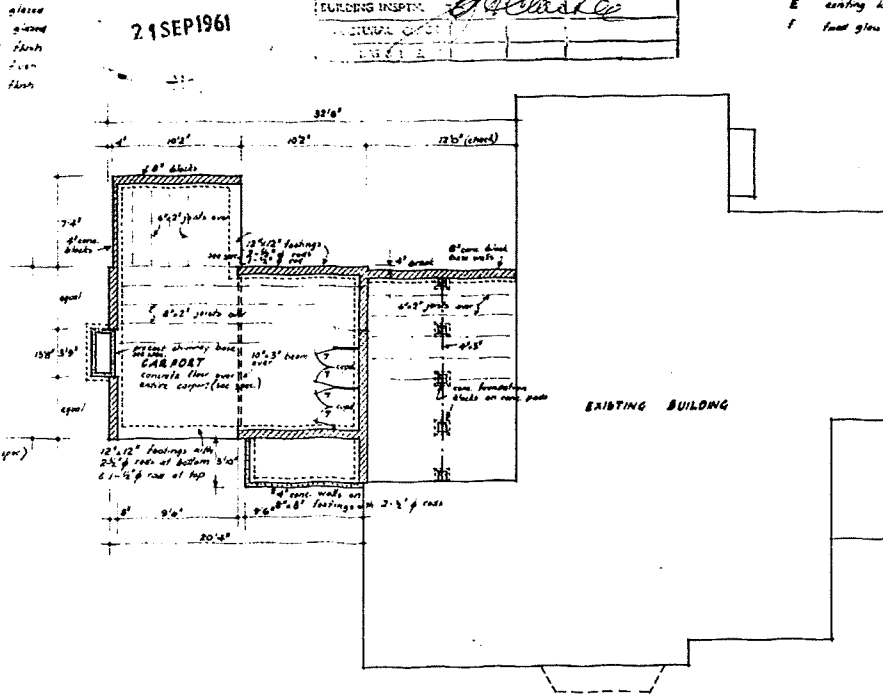
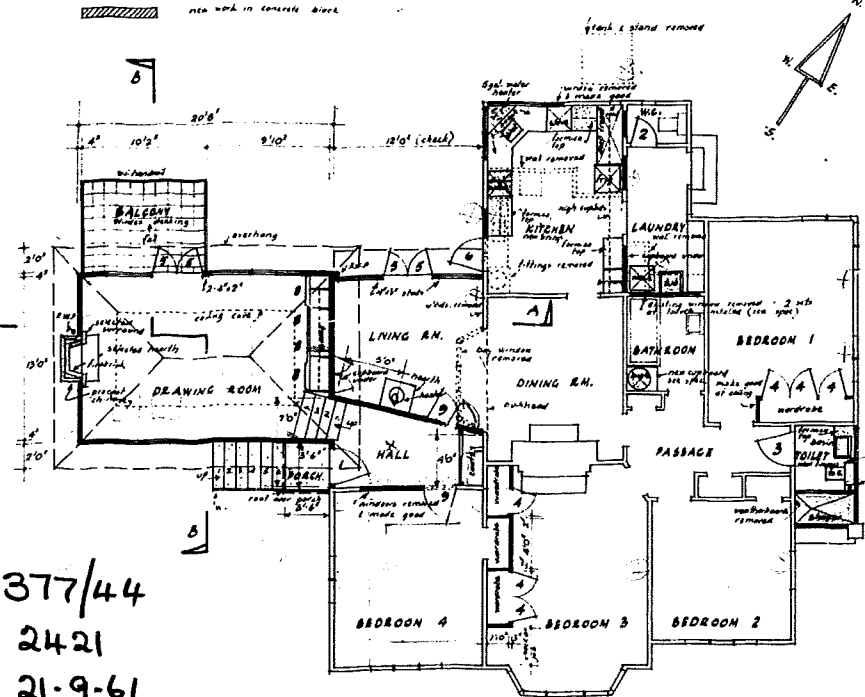
PLANNING DEPARTMENT

RECEIVED

21 SEP 1961

WINDOW SCHEDULE

No.	Description
A	4'6" x 2'0" casement
B	4'6" x 2'0" fixed
C	4'0" x 2'0" top hung
D	4'0" x 2'0" top hung (check height)
E	existing kitchen window raised
F	fixed glass boarded door into frame



377/44
 2421
 21-9-61

ALTERATIONS & ADDITIONS TO HOUSE, GLENBROOK BEACH, for MR. A. JOLLY

G.E. HASON A-121-A A-121-B-A 30 National Bank Bldg. Shortland St. AUCKLAND, PH. 32-268

scale: 1/8" = 1'0"
 date: June 1961
 scheme 3

COUNCIL

Val. Ref. 03770/160.00

Volume.....56A

Folio 324

Legal Description : Lot 1 DP 21692 Blk X Awhitu SD.

Property Covenants etc

Drainage :

Road Legalisation

Rural Housing : Val Refs other Properties:

Water Rights : Approval Date Term

Health Requirements - Clean Air Act etc:

Stallkeepers licences : Date

Instructions on Roads :

ferences Letter Boxes

Water Pipes	Loading Races
-------------------	---------------

Trees Others

Fire Service Requirements

Dangerous Goods:

Factories and Commercial Premises:

Rates:

Others:

[illegible]

Town Planning:

22 October 1997

Franklin District Council
Private Bag 5
PUKEKOHE

Attention: Andrew Morgan

Dear Sir

**RE: COMPENSATION VALUATION, PROPOSED SEWER PIPELINE
EASEMENT & ACCESS, McLARIN ROAD, GLENBROOK BEACH
PROPERTY OWNER - JAMES LEE CHIONGBIAN**

Further to instructions we have inspected the above property on 26 September 1997.

PURPOSE OF REPORT

To assess a value for compensation based on a sewer pipeline crossing the above property.

NATURE OF PROPERTY

A 79.57 acre rural block developed with an older dwelling and range of other farm buildings running beef cattle and sheep.

LEGAL

Lot 1 Deposited Plan 19268.

Certificate of Title 56A/322.

TENURE

Fee Simple

AREA

37.2032 ha

ZONING

Rural

Local Rating Authority: Franklin District Council

PR 5610.100

FRANKLIN DISTRICT COUNCIL	
File	3770/044.00
Received	28 OCT 1997
By	Assess / A Morgan
Action Comp	

5017.97

GOVERNMENT VALUATION

No separate assessment available.

SITUATION

The property lies on the northern side of McLarin Road being on the northern boundary of the Glenbrook Beach settlement and to the eastern shores of the Waiuku River Estuary some 13 km from Waiuku.

A rural locality concerned primarily with lifestyle blocks with scattered horticultural, dairy and drystock farming.

The Glenbrook Beach settlement is becoming a popular area for permanent living accommodation.

BRIEF DESCRIPTION OF PROPERTY

This is an irregular shaped block of easy rolling land having a long frontage to the Taihiki River and Waiuku River Estuaries.

The land supports permanent pasture suitable for stock grazing and currently runs beef cattle and sheep.

Structural improvements include a weatherboard dwelling and good range of farm sheds.

FRANKLIN DISTRICT COUNCIL PROPOSAL

The proposed sewer pipeline is to pass through the subject property adjacent to the Hill Road intersection and exit the property along part of the foreshore reserve.

The length of pipeline which is to cross the property is approximately 600 metres but at this stage we have been provided with no detailed measurements.

The pipe is to be underground all the way and should not in any way interfere with the current or future farming practises for the block.

An air release valve is also to be constructed at a local high point along the line of the pipe which is to be in a gateway where four paddocks meet. The indicated plan provides for the air release value to be underground with only an access hatch at ground level.

We note from the instructions provided that Council has agreed that on completion of the works to reinstate all fencing, backfill and grass any excavation and repair any other damage.

That leaves the main area of contention being compensation in respect of the proposed works including compensation for injurious affect.

We have tried on several occasions to contact Mr Paul Kenny of King Gerrard & Partners to discuss the basis on which compensation is to be assessed but have been unsuccessful.

We have therefore based our assessment for compensation purposes on a 6 metre wide easement with the agreed conditions regarding fencing and repairing other damage.

The main method of assessing compensation is on a "before and after" basis where there is some physical loss. In this case there is no physical loss of land and all that is required is an easement over the property to service the pipeline.

A commonly used method for assessing the amount of compensation and granting of an easement is to take half of the underlying land value for the property and multiply this by the area affected.

This method of assessing compensation has been employed before by Marsh & Irwin Ltd and includes the Water Care services water pipeline, gas pipeline and the Glenbrook Steel Mill slurry pipeline.

The area affected based on a 600 metre pipeline and 6 metre easement is 3600 sqm or 0.36 ha.

We now need to consider the land value for this property. At the present time, the rural market is somewhat depressed with dairy farm prices coming back noticeably and drystock values low for some time.

We are aware of three recent sales of larger properties in the area and detail these below:

- ☐ Pukeoware Road, 20.8 ha sold 1/97 for \$425,000. An easy rolling to medium steep block of grazing land subdivided from a dairy farm and containing fencing, hay barn and well formed 1000 metre training track. Analysed land value \$300,000 or \$14,420/ha.
- ☐ Waiuku Road, 30.9 ha sold 8/97 for \$570,000. A strongly rolling block with a small area of easy hill country having a northerly aspect. Improvements include a basic 1940's stucco bungalow, old cowshed and other improvements. Land value \$460,000 or \$14,900/ha.
- ☐ Brookside Road, 21.14 ha sold recently at auction for \$400,000 plus GST. A gentle to easy contoured block intensively subdivided with a basic three bedroom cottage, shedding and bore water supply. Land value \$300,000 or \$14,200/ha.

In comparing the land values for the above sales to the subject an adjustment does need to be made for its location at Glenbrook Beach, esplanade frontage, contour and possible uses.

We consider the underlying land value for the subject property is \$15,000/ha or \$1.50/sqm.

If we take half this rate we get \$7,500/ha or \$0.75/sqm and based on an easement area of 3600 sqm our calculations are as follows:

$$3600 \text{ sqm} \times \$0.75/\text{sqm} \qquad \qquad \qquad \$2,700$$

This figure relates to the granting of the easement only. We also need to consider any injurious affect. Injurious affect is caused by the construction (not maintenance or normal operation) of a work.

In this instance we consider the injurious affect would relate to the disturbance to the farming enterprise during the excavation and laying of the pipe, construction of the air release valve and other incidental work during the construction phase.

As one can well imagine, in this instance it is difficult to actually assess a compensation figure for this but we feel a sum of \$2000 would be appropriate.

The only other matter is the question of the loss of income which may be incurred during the construction and re-establishment period. We can imagine that the actual construction period would be quite short but at least six months would be required to re-establish the pasture.

SUMMARY

In summary, the basis on which we have prepared this assessment is as follows:

- ☐ 6 metre wide easement over the full length of the pipeline through the property.
- ☐ Council reinstating of fencing, backfilling excavations plus grassing and repairing any other damage caused in the construction.
- ☐ The air release value being located underground with only an access hatch at ground level.

On this basis, our compensation figures can be summarised as follows:

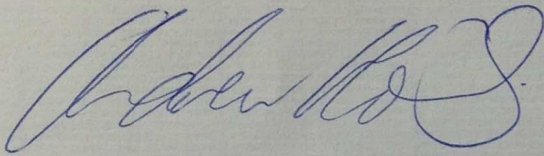
Granting of Easement	2,700
Injurious Affect	2,000
Loss of Income	500
	<u>\$5,200</u>

Any possibility of betterment due to reticulation of sewerage to the area has been excluded as the land is currently zoned rural and has no subdivision potential.

In the event that any of our above assumptions are incorrect, it may be necessary for us to revise our valuation based on any alterations.

We trust this letter is sufficient for your requirements and if you should require any further information please do not hesitate to contact the writer.

Yours faithfully



A J Hopping
REGISTERED VALUER



Franklin

DISTRICT COUNCIL

Please address all correspondence to the writer.

Enquiries to: Mr Christison

Date: 18 July 1994

Your Ref: -

Our Ref: 3770/044.00 & 19/24

J L Chiongblon
PO Box 47 430
PONSONBY

Dear Sir

For some time now, Council has been investigating the issues and options involved in providing a sanitary sewerage reticulation network and treatment system for the township of Glenbrook Beach.

As a result of the work completed to date it is believed that the best practical option for treatment and disposal of the effluent is to pump it through to the sewage treatment plant currently serving Clarks Beach and Waiau Beach. Council is already obliged to upgrade this plant to ensure a satisfactory standard of effluent is discharged. The further upgrading necessary to cope with this additional demand is such that utilising this existing site offers the lowest capital cost, the lowest operating costs and the most sustainable development for all three communities. It also ensures that the environmental effects involved in treating and disposing of the wastewater are better able to be managed and controlled.

In order to achieve this, and in addition to the reticulation required within Glenbrook Beach township, it will be necessary to install a pipeline under the Taihiki River and through to the existing sanitary sewage pump station at Waiau Beach. A possible site for this proposed crossing has been identified and is shown on the attached plan. This site and the route of the trunk sewer either side of the crossing have yet to be confirmed. Council, through its consultants, has already identified some of the issues that need to be taken into account in relation to this work.

As the owner of one of the properties that could be affected by these proposed works, you may well be aware of other issues that need to be taken into account.

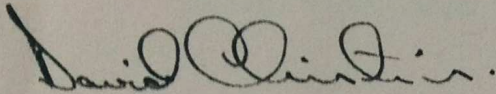
In order that we may be certain all interests and concerns are fully considered before proceeding further with this project and to give you the opportunity of input into the project at as early a stage as possible, I would be obliged if you would contact me at the address/phone number below in order that we may arrange a mutually suitable time to meet and discuss this.

2/

J L Chiongbon

To assist you in considering this matter I have attached a copy of that section of the consultant's report which deals with issues relating to the crossing of the Taihiki River. I trust this is of some assistance and that I may look forward to hearing from you in the near future.

Yours faithfully

A handwritten signature in dark ink, appearing to read "David Christison". The signature is fluid and cursive, with a large initial "D" and "C".

D Christison
WORKS ENGINEER (SERVICES)
DRC:LJB

e/s/3770/044.00

6 November 1998

Our Ref. S150-11

King Gerrard & Co.
Barristers & Solicitors
DX EP 77001
PUKEKOHE

FAXED

ATTENTION: Mr P Kenny

Dear Sir

RE: SEWERAGE PIPELINE INSTALLATION - MR JAMES LEE CHIONGBIAN

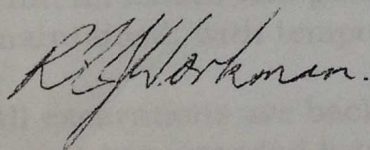
Attached is a further revision of the Consent to Enter form following phone discussions this afternoon.

The three aspects discussed have been:

- The 1.25 metre depth requirement. - Adjusted in item 6.
- The re-grassing of the construction trenches. - Adjusted in item 4.
- Work necessary to satisfy minimum depth requirements. - Adjusted in item 10.

Thank you for the work in respect to this matter and if other aspects of the Consent to Enter form need further adjustment please advise. A signed consent by Tuesday 10 November 1998 would be welcomed.

Yours faithfully



Robert Workman
Asset Co-ordinator: Water and Wastewater
rw:rw

Consent to Enter

To: The Chief Executive
Franklin District Council

Glenbrook Beach Sewerage Scheme

I Mr James Lee Chiongbian being the sole owner of Lot 1 D.P. 19268 held under certificate of title 56A/322 hereby provides consent to the Officers and Representatives of the Franklin District Council and their nominated consultants and contractors for gaining access through and entering upon the above property to undertake works for the installation and the continued maintenance of the Glenbrook Beach Sewerage Scheme. The works to be in general compliance to those proposed in Plan 6621/R2 and since adjusted in Plans 6621/R10 and 6621/R11.

The consent to enter is subject to the following conditions being met:

1. That all reinstatement works shall be undertaken by the contractor in an efficient and timely manner and that the Franklin District Council shall ensure effective liaison between the contractor and the Farm Manager to minimise any disturbance to effective operations within the property from the installation of the rising main and air valve.
2. That a payment of \$10,000 (excluding GST) as compensation from the Franklin District Council for any actual or perceived effects to the property from the proposed works shall be paid within one month after the commencement of construction works within the property.
3. That all fences and gates passed through or affected by the proposed works are maintained, with temporary fencing where necessary.
4. All excavations are backfilled and compacted to a standard suitable for the present or intended future uses of the property and re-grassed.
5. Any structures, such as the proposed air release valve, are properly and permanently fenced.
6. The installation depth of the rising main shall be a minimum of 1.25 metres from ground level to the top of the pipe or where rock is encountered a minimum of 1.0 metres will be allowed.
7. Any future maintenance of the pipe will be the responsibility of Council including unwilful damage that may occur.

8. The legal easement proposed in previous correspondence will not be undertaken but continued access for the maintenance of the pipe is granted.
9. The Council undertakes to cover the costs of relaying at any future request of the owner up to a quarter of the length of the rising main within the property.
10. A 3 yearly review will be undertaken to verify that the depth of cover to the rising main is below the 1.25 metre level or the 1.0 metre level where rock had been encountered. Any work necessary to comply with the depth requirements shall be undertaken at Council's cost and to the owners satisfaction.

Signed:

For: Mr James Lee Chiongbian

Date:

Yours faithfully

Robert Wong

Area Co-ordinator, Water and Wastewater
RW

November 1998

Our Ref. S150-11

King Gerrard & Co.
Barristers & Solicitors
DX EP 77001
PUKEKOHE

FAXED

ATTENTION: Mr P Kenny

Dear Sir

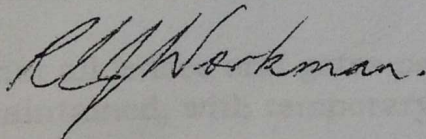
RE: SEWERAGE PIPELINE INSTALLATION - MR JAMES LEE CHIONGBIAN

Attached is a revised Consent to Enter form following discussions this morning.

If the Consent to Enter form can be accepted payment of fair and reasonable legal fees have been offered in the letter of 2 November 1998. Please prepare an invoice as appropriate so that these can be paid soon after construction works commence on the property.

Please do not hesitate to contact me if you have any further queries to progress acceptance of this offer and thank you for the meeting attended this morning.

Yours faithfully



Robert Workman
Asset Co-ordinator: Water and Wastewater
RW

04 JUL 1997

References

Prior C/T 617/212

Land and Deeds 69

Transfer No.

N/C. Order No.

Declaration of Loss: B.300298.1



REGISTER

No.

56A / 322

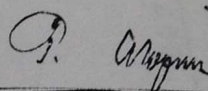
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

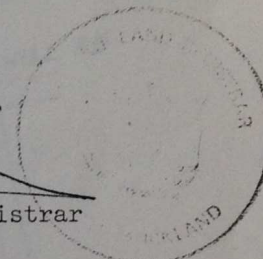
This Certificate dated the 13th day of July one thousand nine hundred and eighty four under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that JAMES LEE CHIONGBIAN of Manila, company director

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 37.2032

hectares more or less being Lot 1 Deposited Plan 19268 and being part Allotment 12 Parish of Kahawai


Assistant Land Registrar



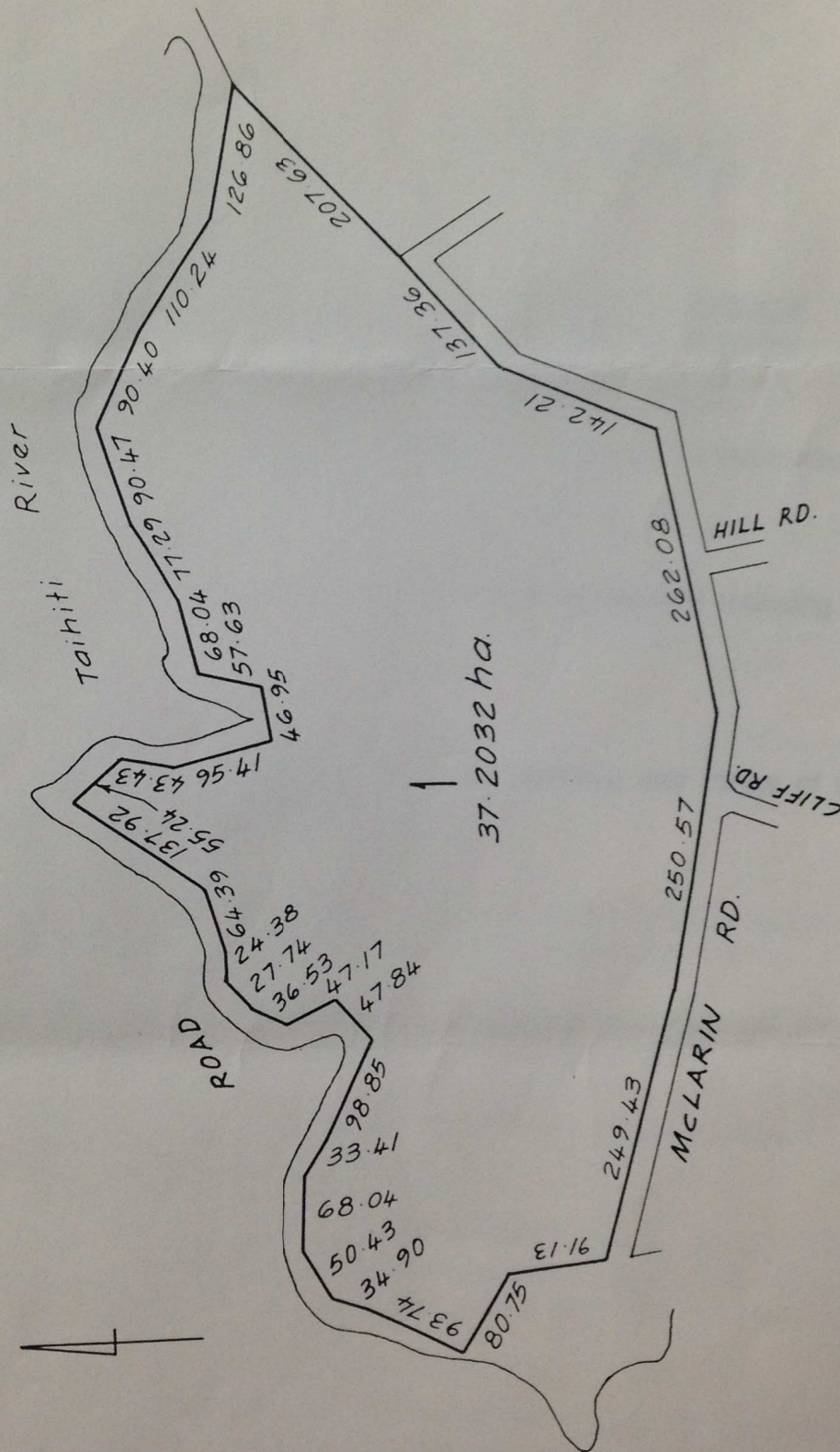
cra

56A/322

04 JUL 1997

CERTIFICATE OF TITLE No. _____

Franklin County




DP 19268

5.1. 1994

Measurements are Metric

03770/064501,

Applicant's Approval

Approved for submission by  Birth Surveyors Ltd

KEY

Lot Boundaries

Road boundaries
Measurements in metres

Existing Buildings
Demolished Buildings

Potential House Sites

Fences	—//—
Hedges	~~~~~

Watercourses

Tree

Farm Tracks

Major Contours 20

Coastal Development
Self-hack Boundary

Additional Natural Character Area Boundary

Donor Lot/Entitlement

NOTES:
1) Areas and measurements are approximate only and

subject to final survey

2) Roads shown are legal


3) Datum is arbitrary and subject to final survey

4) This document shall be used only for the purpose for which it is supplied, no reproduction, copying,

reuse, sale, hire, loan or gift of this document directly or indirectly is permitted without the prior written consent of Birch Samways Ltd

5) This document is subject to copyright

PROPOSED COVENANT AREA KEY

 RIPARIAN WETLAND AREAS

ADDITIONAL BUFFER/MARGIN AREAS

AREAS SHOWN **PQRS** TO BE SUBJECT
TO LAND COVENANT

PROPOSED CONSERVATION COVENANT SCHEDULE

SHOWN	DESCRIPTION	AREA
-------	-------------	------

	(C)					0.2158 mg	
	(P)						

U	0.6754hg
R	0.1243hg

⑤	PI 101 1 OF 331480	0.1668 kg	1000000
⑥			

0.125016		
0.5605ha		

TOTAL PROPOSED CONSERVATION AREA = 1,855,416

THE UNIVERSITY OF CHICAGO

PLAN OF COVENANT OVER
 OP 351480 AND SITE OF

OR LOT ENTITLEMENT

Learning	Rev.	U.
----------	------	----

Sheet 1 of 2

LAND SURVEYORS • RESOURCE CONSULTANTS • PLANNERS

BIRCH SURVEYORS LTD

Property House
2A Wesley Street, Wakefield
PO Box 475, Wakefield WF1 3AD
Ph: 019 237-1111 Fax: 019 238-0033
www.bslhaz.com e:slhaz@bshaz.com

LOCAL AUTHORITY	59	APPROVALS COUNCIL
PLANNING MAP		
ZONING		COASTAL
ACTION		SLIPNOTION
CONSIDERED IN		21.03.14
TOTAL AREA		34.3.2.20
REGISTERED OWNERS		Registered Owner of LAND GILFILLAN LIMITED

GLENDALAGH LIMITED
CONSERVATION LOT ENTITLEMENT AND TRANSFER
SUBDIVISION

Project No.						3273		Scale		Hz: 1-4000 A3	
Surveyed		Sighted		Date		Data		Cals		04/12	
Designed		Sighted		Date		Data		Cals		04/12	
Drawn		R2H		R2H		R2H		R2H		04/12	
Approved											
BSL											

<p>TITLE</p> <p>SCHEME PLAN OF COVENANT OVER LOT 1 DP 351480 AND SITE OF DONOR LOT ENTITLEMENT</p>	<p>Drawn</p>	<p>E</p>
<p>Drawing Name</p> <p>PL\CD\DP 3513 E.dwg</p>		

FRANKLIN DISTRICT COUNCIL PROPERTY FILE

File: R5610-102 PID: _____ Val Ref: 03770/044-01

Legal Description: lot 1 DP 351480

Address: McLavin Road, RD1 Waiuku

Certificate of Title: 210814

Historical Property: _____

Other file: _____

Other comments: _____

Deeds file: F1004, F1643

BUILDING	PLAN*	VALUE	BC No	DATE

* M = Microfilm, S = Standard, D = Destroyed, F = Small plan on file, B = Building Consent File

Town Planning:

S04366 - DP 351480

S12042 - DP

S12/4241 - DP

Records

03770/044.00
03770/158.00
504366
5610.100
5610.20

31 July 2008



Toitu te
Land whenua
Information
New Zealand



The Manager
Franklin District Council
Private Bag 5
Pukekohe
New Zealand

PLAN DEPOSIT NOTICE

Surveyors Reference: 1682

Deposited Plan No DP 351480 of Plan of Lots 1 - 3 being a Subdivision of Lot 1 DP 19268 Land Registration District of North Auckland lodged by Henderson, John Phillip was deposited on 10/07/2008.

The following new Certificates of Title have been issued:

Legal Description	Area	Certificate of Title
Lot 1 Deposited Plan 351480	36.3183 hectares	210814 03770/044.01 ✓
Lot 2 Deposited Plan 351480	8130 square metres	210815 03770/044.02 ✓
Lot 3 Deposited Plan 351480	901 square metres	210816 03770/044.03 ✓

Allot 14 Parish of Kahawai 1.5732 - 564.432 - surveying added

Lot 1 DP 18680 1.8775ha NA 56A/323 03770/044.04

Processing Centre Manager

Original VRN's to be made historical: 03770/044.00 H
03770/158.00 H

Lot 1 & 2 Glendalagh Limited
Lot 1 DP 18680

Lot 3 Franklin District Council

Auckland Processing Centre
Oracle Tower
56 Wakefield Street
Private Bag 92016
Auckland
New Zealand
Tel 0800 ONLINE (665463)
Fax 64-9-365 9901
Internet
<http://www.linz.govt.nz>



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **210814**
Land Registration District **North Auckland**
Date Issued **10 July 2008**

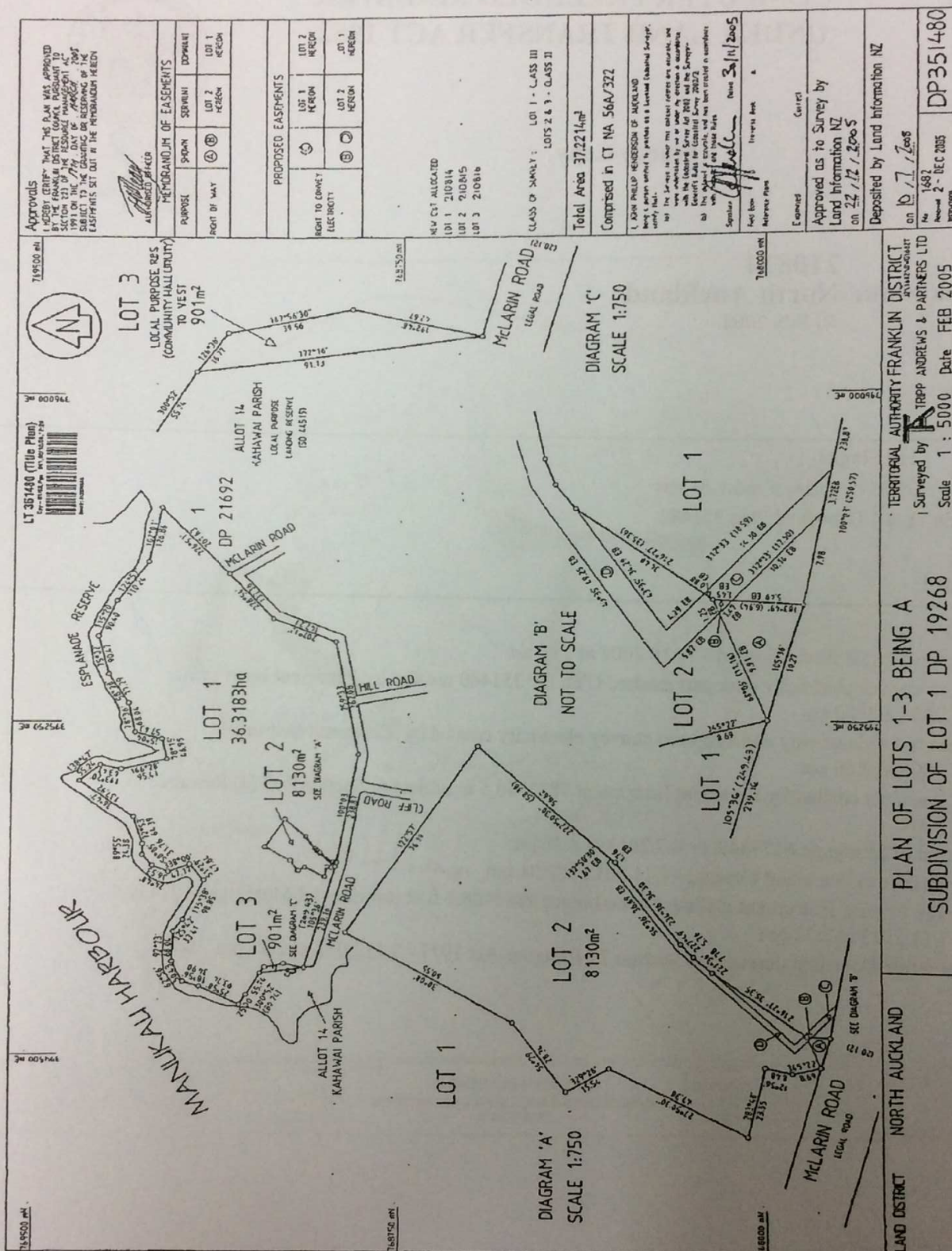
Prior References NA56A/322

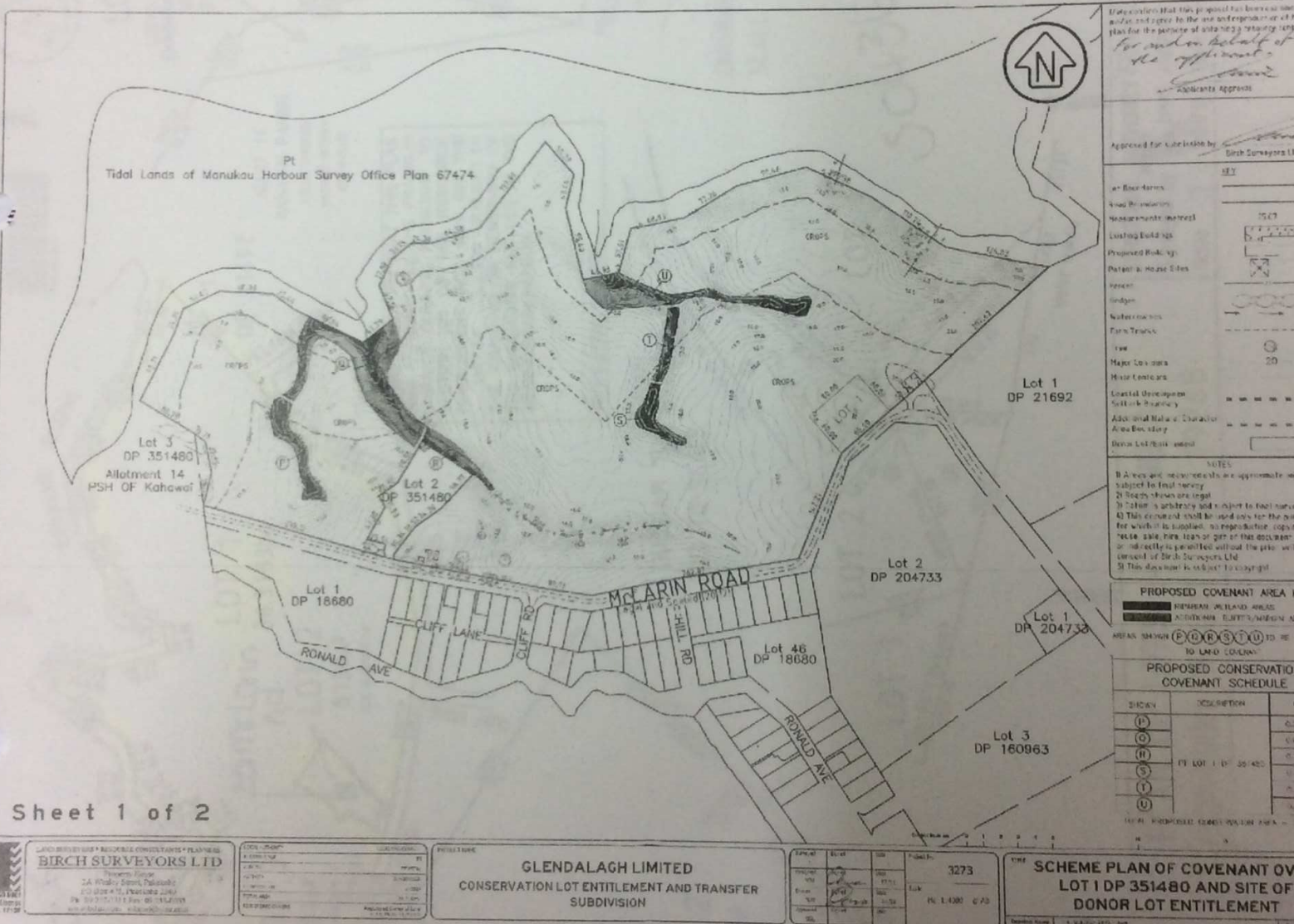
Estate Fee Simple
Area 36.3183 hectares more or less
Legal Description Lot 1 Deposited Plan 351480

Proprietors
Glendalagh Limited

Interests

6177449.4 Mortgage to ASB Bank Limited - 11.10.2004 at 9:00 am
Subject to a right to convey electricity over part marked C on DP 351480 created by Easement Instrument
7873526.5 - 10.7.2008 at 9:00 am
Appurtenant hereto is a right of way and a right to convey electricity created by Easement Instrument
7873526.5 - 10.7.2008 at 9:00 am
The right of way easement created by Easement Instrument 7873526.5 is subject to Section 243 (a) Resource
Management Act 1991
9449580.3 Variation of Mortgage 6177449.4 - 8.7.2013 at 2:16 pm
9562408.1 Encumbrance to Auckland Council - 7.11.2013 at 2:31 pm ✓
9562408.2 Mortgage Priority Instrument making Encumbrance 9562408.1 first priority and Mortgage 6177449.4
second priority - 7.11.2013 at 2:31 pm
9562408.3 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - 7.11.2013 at 2:31 pm ✓





03770/044.01 PR 5610.102

Leon Myburgh

From: Monica Xu
Sent: Thursday, 11 August 2011 3:34 p.m.
To: 'archcath@orcon.net.nz'
Cc: Robin Duke; Leon Myburgh
Subject: FW: Fw: Auckland Council online enquiry
Attachments: P7180003.JPG; 17.JPG; 8.JPG; 13.JPG; 5.JPG

Hello Archie,

Thank you for your email dated 8 August and our communication team has forwarded your enquiry to me.

I was the one who called you on 15 July to follow up your initial enquiry. Although I did ask whether there was any muddy water running towards your property, it was for information gathering purpose and it did not mean I was not interested in your case if the water was not discharge onto your land.

I carried out a site visit on 18 July 2011 and met with the manager from Balle Bros Ltd, the company that currently cropping on the land. I walked around the paddocks along Mclarin Rd, including the paddock you mentioned in your email and showing on your photo.

For your information that the cultivation of soil and the associated management and discharge of sediment laden stormwater runoff from rainfall events is a **Permitted Activity** which is covered by **Rule 5.5.32** of the **Auckland Regional Plan: Air, Land and Water**. This permitted activity is subject to conditions, including that appropriate stormwater measures are implemented and maintained to ensure there is no significant off-site movement of soil into road-side drains or onto public roads, or to natural environment such as water bodies, wetlands, lakes and the coastal Marine Area.

During my visit on 18 July, I observed that there were sediment control measures in place to prevent significant soil movement. The measures on site include silt traps and vegetation buffer areas. I have attached some silt trap and vegetation buffer area photos here for your information. One of my pictures showing the same location where also shown in your photo. The grower does need to have a bund at this point. However, both our photos show there was not any significant soil build up in the road side drain so it was considered as a minor non-compliance at this particular point.

With regard to the silt traps on other part of the paddock, some of them were in reasonable working conditions and some of them need ongoing maintenance. I have pointed out those issues to Balle Bros Ltd and they acknowledged the issues and agreed to carry out silt trap clean out when weather condition turns better (at this stage the soil is too soft for diggers to enter the paddocks).

My site visit concluded that Balle Bros Ltd did have sediment control measures in place to prevent significant off-site soil movement however ongoing maintenance was required to ensure the control measures on site are in good working conditions. No further enforcement will be taken at this point.

The weather of my site visit day was sunny and dry and I had told Balle Bros Ltd during my visit that I will revisit the site in heavy rain fall events for further assessment. If you have any questions and concerns feel free to contact me and I am happy meet you on site to discuss the issues if necessary.

Kind regards

Monica Xu | Compliance Advisor

Rural and Waste Water, Natural Resources and Specialist Input
Ph 09 301 0101 | Extn (40) 5636 | Mobile 021 448 130 | DDI 09-3522 636
Auckland Council, Level 2, 35 Graham Street, Private Bag 92 300, Auckland 1142

Email: monica.xu@aucklandcouncil.govt.nz

Visit our website: www.aucklandcouncil.govt.nz

11/08/2011

----- ORIGINAL MESSAGE -----

FROM: archcath@orcon.net.nz

TO: enquiry@aucklandcouncil.govt.nz

SENT: Monday, 8 August 2011 11:33:01 a.m. (New Zealand Standard Time)



Hi, (photo is of soil run off on end of McLarin Road)

Was there any follow up on my enquiry?

We have had several heavy downpours and the soil is still being carried into the harbour.

A female did ring me and appeared to be confused about the enquiry and I got the impression that as my property was not being involved then she was not interested!

I would suspect by now that a local scallop bed has been destroyed by mud and that the run off further around the rocks from the reserve has been very much greater than the above photo.

Cheers Archie

From: enquiry@aucklandcouncil.govt.nz

Sent: Thursday, July 14, 2011 11:38 AM

To: archcath@orcon.net.nz

Subject: RE: Auckland Council online enquiry

Dear Archie

Thank you for contacting us regarding the farm runoff at the Glenbrook Beach boatramp area.

11/08/2011

We have logged a service request for our environmental health officers to investigate and respond to the issue within five working days.

If you have any further queries, please feel free to contact us, quoting reference number: 88210

Naku noa na | Regards


Robin Duke
Written Communications Team
Auckland Council
(09) 301 0101

----- ORIGINAL MESSAGE -----

FROM: archcath@orcon.net.nz


TO: enquiry@aucklandcouncil.govt.nz

SENT: Monday, 11 July 2011 10:56:24 a.m. (New Zealand Standard Time)

 **Enquiry about:** Something else

How can we help:

I would request that your enviromental officers inspect the Glenbrook Beach boatramp area for excessive farm runoff caused by the intensive horticultural activity on the surrounding coastal land.

 This morning for example, the natural drains were running with a soupy clay coloured mixture which was discolouring the tidal area for several metres from the shore. no attempt has been made by the developer to contain such runoff, quite the contrary, it has been encouraged with removal of the coastal tree belt which more enlightened previous owers had grown to contain runoff contamination. This land was previously grassed and farmed for cattle and like many other local areas has been converted to onion/pumpkin inlarge blocks with very little protection from water or wind effects on the soil. The blocks are cultivated together in very large areas so leaving them prone to carry off of the soil in windy conditions until the crops provide protection. there are no sediment traps on the various runoff drains which discharge directly into the harbour.

For the record I am no ardent 'greeny' just like to see nature given a fair go and not raped for the sake of a dollar!

Attach a supporting document:

Address:

Glenbrook Beach Boatramp reserve area 46 Mc Larin Road Glenbrook Beach Waiuku 2681

Suburb:

Glenbrook Waiuku

Name: Archie Murphy

Phone number: 092353805

Email: archcath@orcon.net.nz

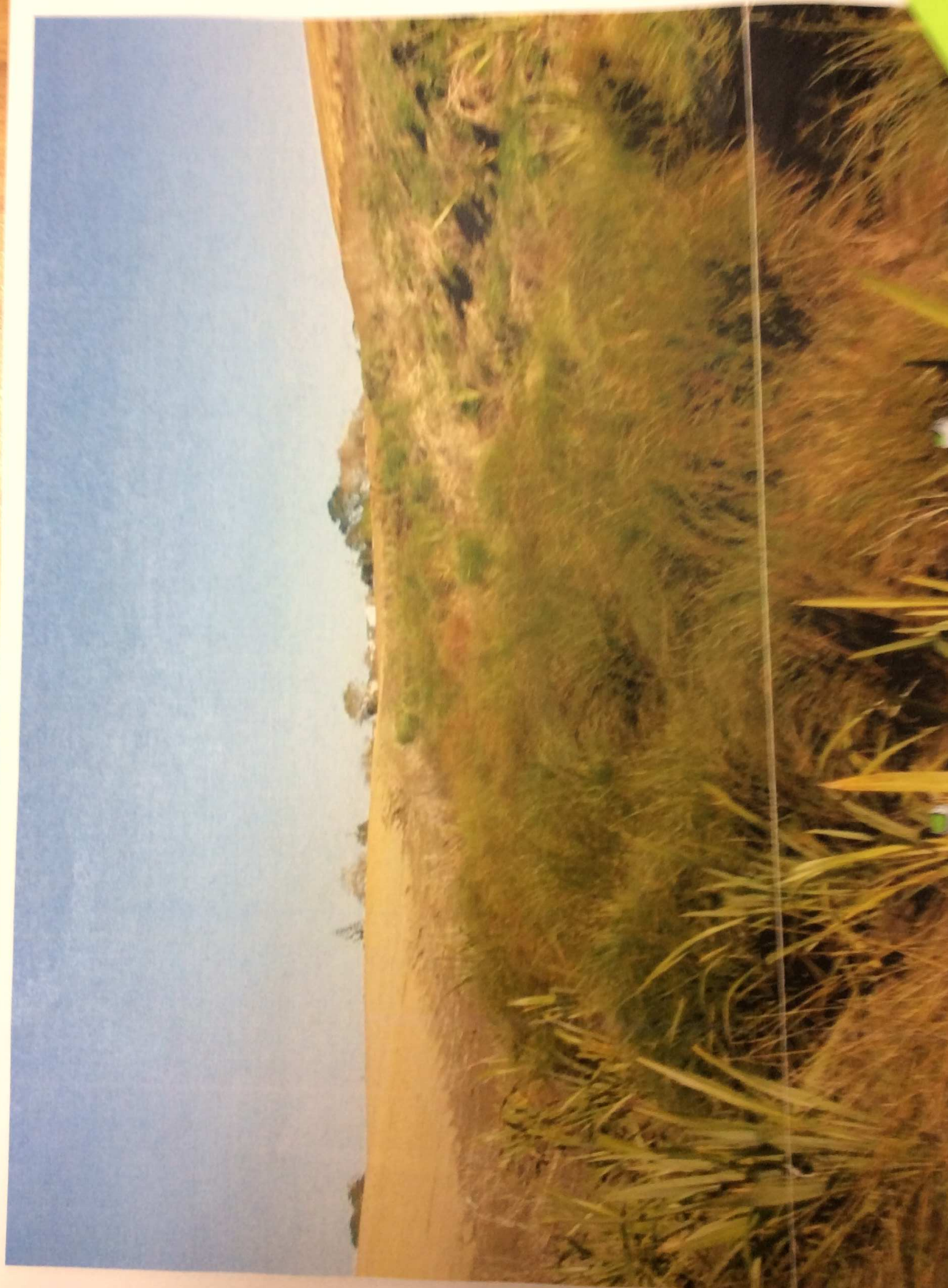
**Auckland
Council**

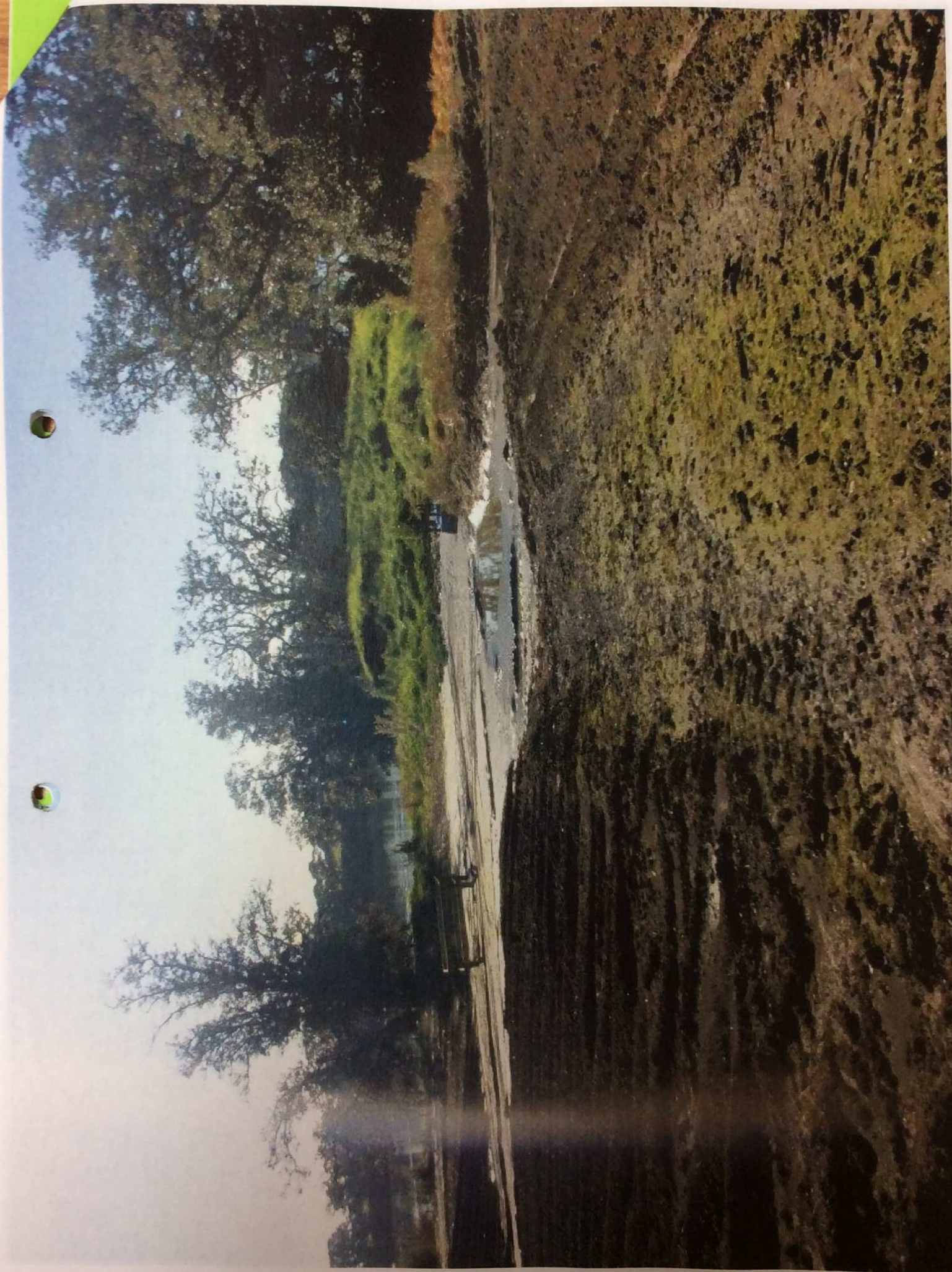
Tā Kaunihara o Tāmaki Makaurau

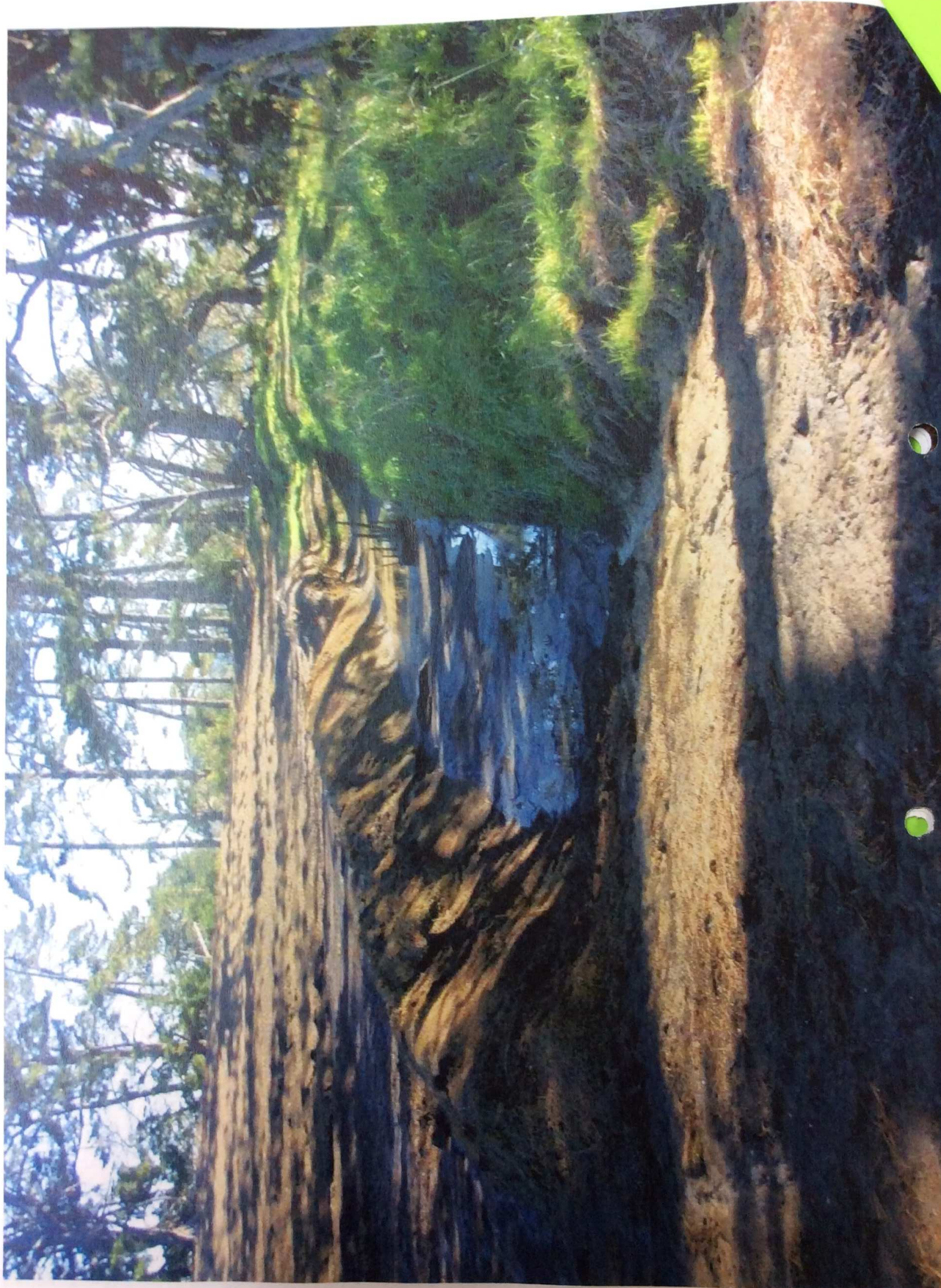


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03770/044'01

Leon Myburgh

From: Kathryn Davies [Kathryn.Davies@arc.govt.nz]
Sent: Wednesday, 30 September 2009 2:52 p.m.
To: Leon Myburgh
Cc: Rob Hughes
Subject: RE: Spray Drift (MCLARIN Rd)

Hi Leon,

Just want to let you know that I spoke to the complainant yesterday afternoon and to Brendan Balle today. It sounds like they were doing some spraying, but that they did stop the activity when a strong wind came up. I will send them a warning letter about this event, and remind them that their responsibility is to take precautions to PREVENT drift from occurring, not to apologize AFTER the fact!

Please let me know asap if you get any further complaints about this property, as the next time there is spray drift I may have to take more forceful measures.

Thanks for the heads up on this one!

Best,

Kathryn Davies
Rural Compliance Officer
Auckland Regional Council

Phone: 09 366 2000 x8121 Mobile: 021 434 084
kathryn.davies@arc.govt.nz
21 Pitt Street
Private Bag 92012, Auckland

From: Leon Myburgh [mailto:Leon_Myburgh@franklin.govt.nz]
Sent: Tuesday, September 29, 2009 12:53 PM
To: Kathryn Davies
Subject: Spray Drift

Hi Kathryn

Franklin Council has been notified of excessive spray drift from a property along Mclarin Road, Glenbrook Beach (across the road from 76 Mclarin Road). The spraying is ongoing at the moment, in North East winds. Spray drift is blowing over residential dwellings along Mclarin Road.

The property belongs to Glendalagh Limited. Their postal address is C/o G & D Gotler, Brookside Road, RD 1, Waiuku. I am lead to believthis property is leased to the Balle Brothers, Pukekohe.

A couple of months ago I was called out to a similar case. At that time I spoke to the sprayer, who said they had started spraying, but the wind had come up. He agreed to stop spraying immediately. Today is different in that this wind has been blowing since early this morning.

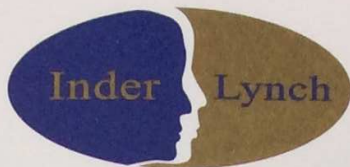
I am unable to attend, as I have a prior appointment to do a site visit. I will be able to attend later this afternoon, but the spraying may have been completed at that time.

The complainant is Caroline Bullen and her contact number is 09-2353383. Can ARC assist us with this please? You may have dealt with the Balle Bros before. They are a large outfit here in Franklin.

Kind regards

Leon Myburgh
EHO

30/09/2009



L A W Y E R S

Partner Reference:
Mr C M Lynch

4 August 2008

Franklin District Council
Private Bag 5
PUKEKOHE

Attention: Jane Mary – Planning Co-ordinator

Mary

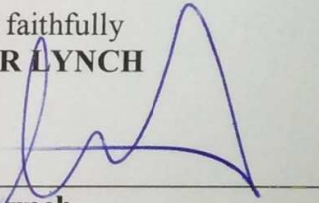
Dear Jane

RE: SUBDIVISION BY GLENDALAGH LIMITED – 35 MCLARIN ROAD, GLENBROOK

Following the council's resource consent for the subdivision by Glendalagh Limited of its property at McLarin Road, we confirm that the subdivision has now been completed, including the vesting of part of our client's land in Franklin District Council as a local purpose reserve for the community hall. We **enclose** a copy of Unique Identifier 210816 which issued from LINZ for Lot 3 vested in the name of Franklin District Council as a local purpose reserve.

If you require any further information please do not hesitate to contact the writer.

Yours faithfully
INDER LYNCH

per: 
C M Lynch
Partner

c.lynch@inderlynch.co.nz

File: 504366
PAPAKURA OFFICE
cnr East & Wood Streets, Papakura
P.O. Box 72-045, Papakura 2244
New Zealand
DX EP 76504
Telephone 09 299 8550
Fax 09 298 1550
Website www.inderlynch.co.nz

Office also at: Manukau City



yk0408/1

Partners:
Phil Saunders LLB
Paul Maskell LLB (Notary Public, Mediator)
Chris Lynch LLB

Craig Inder LLB
Greg Stringer LLB
Sarah Bush LLB (Hons), BA (Hons)
Julian Airey LLB

Consultants:
Brian Lynch LLB
Kantilal Balu LLB

Associate:
Angela Pope LLB



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



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Registrar-General
of Land

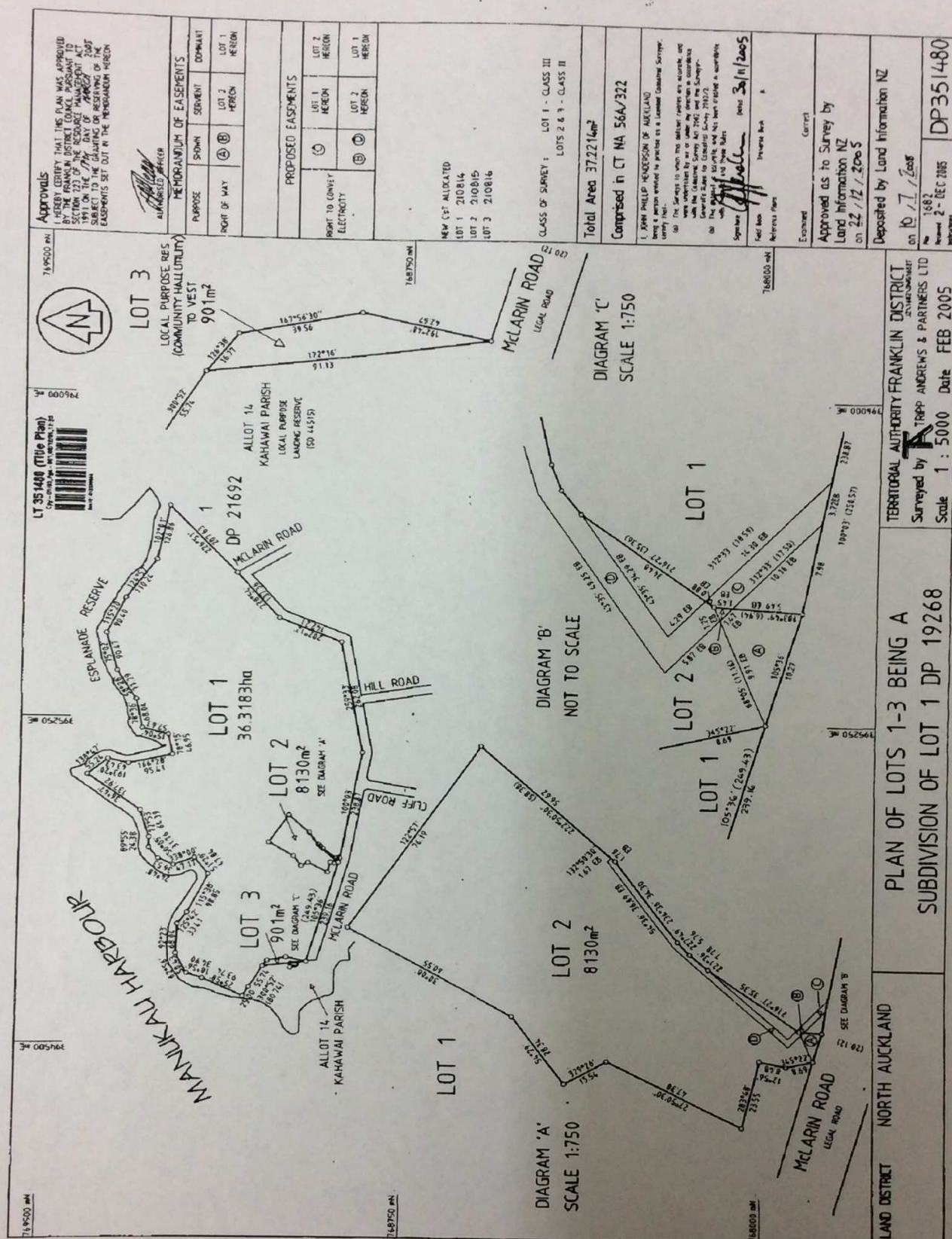
Identifier 210816
Land Registration District North Auckland
Date Issued 10 July 2008

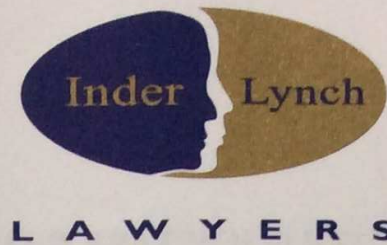
Prior References
NA56A/322

Estate	Fee Simple
Area	901 square metres more or less
Legal Description	Lot 3 Deposited Plan 351480
Purpose	Local Purpose Reserve (Community Hall Utility)

Proprietors
Franklin District Council

Interests
Subject to the Reserves Act 1977





Partner Reference:
Mr C M Lynch

File: 504366
PAPAKURA OFFICE:
cnr East & Wood Streets, Papakura
P.O. Box 72-045, Papakura 2244
New Zealand
DX EP 76504
Telephone 09 299 8550
Fax 09 298 1550
Website www.inderyllynch.co.nz

4 August 2008

Franklin District Council
Private Bag 5
PUKEKOHE



Office also at: Manukau City

Attention: Jane Mary – Planning Co-ordinator

Nearby

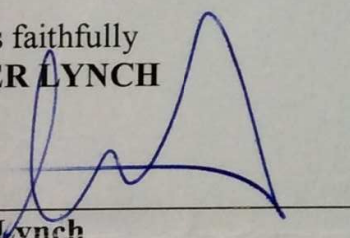
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If you require any further information please do not hesitate to contact the writer.

Yours faithfully
INDER LYNCH

per: 
C M Lynch
Partner

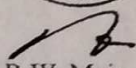
c.lynch@inderyllynch.co.nz



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



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R. W. Muir
Registrar-General
of Land

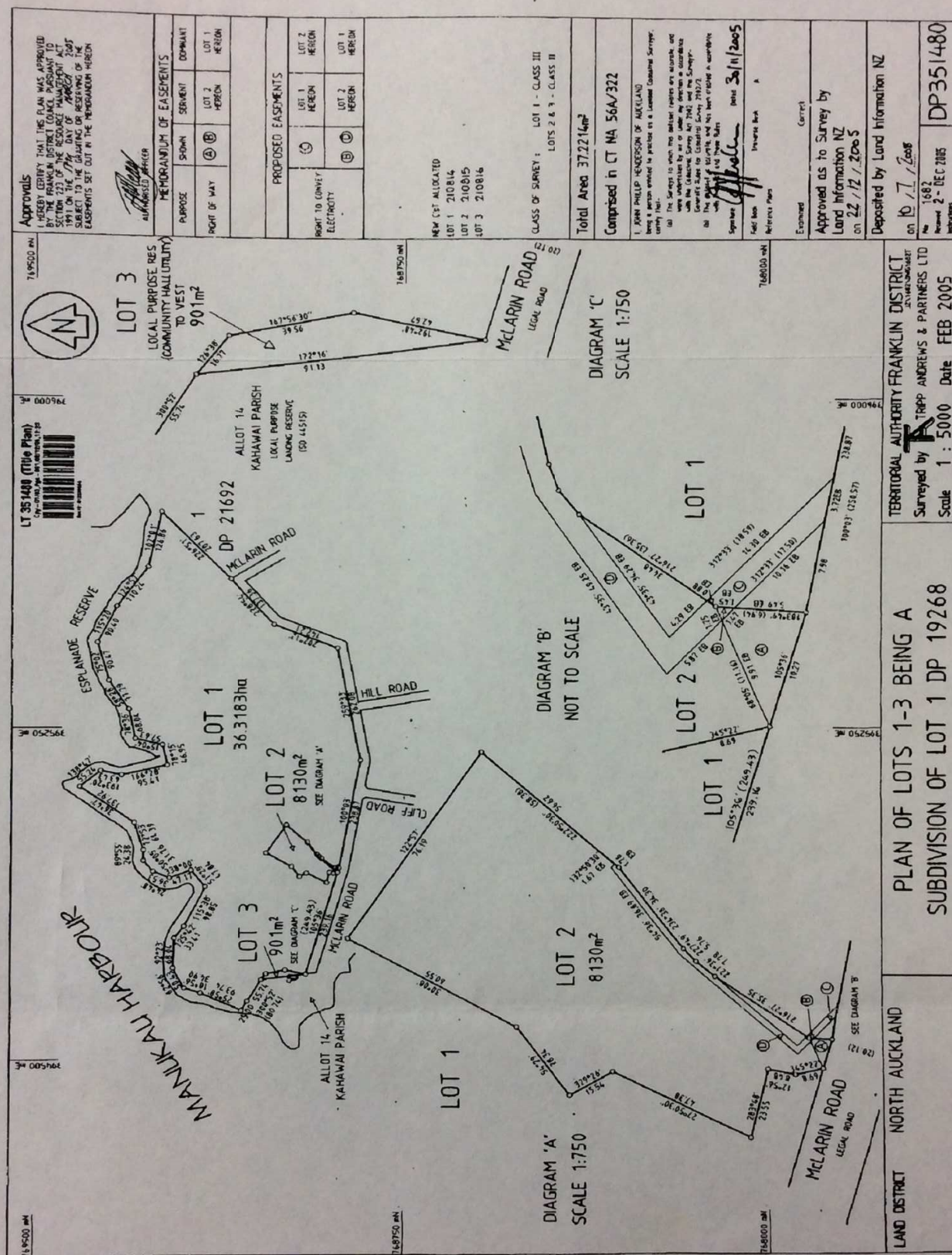
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Prior References
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Estate	Fee Simple
Area	901 square metres more or less
Legal Description	Lot 3 Deposited Plan 351480
Purpose	Local Purpose Reserve (Community Hall Utility)

Proprietors
Franklin District Council

Interests
Subject to the Reserves Act 1977



Report to Delegated Authority
Non-Notified Application for Resource Consent

Applicant: Glendalagh Limited
Proposal: To create a Non-Complying General Purpose Lot, and Vest a Local Purpose Reserve in Council.

Type of Consent: Subdivision
Type of Activity: Non-Complying (Operative Franklin District Plan- February 2000)
Non-Complying (Proposed Plan Change 14 to the Operative Franklin District Plan: Rural Plan Change)
14 September 2004

Date Received:
Location: 35 McLarin Road, Glenbrook Beach
Legal Description: Lot 1 DP 19268 (CT NA56A/322)
Zone: Rural, Operative Franklin District Plan (February 2000)
Coastal, Manukau Harbour Management Area
Proposed Plan Change 14: Rural Plan Change (Notified September 2003)

Valuation Reference: 03770/044.00

File: S04366

1.0 Introduction/Proposal

The subject property is located at 35 McLarin Road, Glenbrook and is legally described as Lot 1 DP 19268 (CT NA56A/322). The topography of the property, which contains an area of 37.0232 hectares, is best described as gently rolling land that adjoins an existing esplanade reserve adjacent to the Manukau Harbour.

At present the land is used for grazing, although the applicant has indicated that the land will soon be utilised for cropping purposes.

Located on the property at present is an existing dwelling, associated effluent disposal fields and a shed. Also located on the property is a portion of the Glenbrook Beach Community Hall and a portion of the car parking area.

The applicant proposes to create an 8,100m² general purpose lot (shown as Lot 2) around the existing dwelling and shed. In addition they propose to create a Local Purpose Reserve of 904 m² (Lot 3) to rectify the encroachment of the Glenbrook Beach Community Hall and a portion of the carparking area within the subject property. The balance lot (Lot 1) will have an area of 36.3127 hectares.

Both Lots 1 and 2 will have direct frontage to McLarin Road.

2.0 Internal Comments

The application has been circulated to Council's Development Engineer and one of the Environmental Health Officers for comment. The Environmental Health Officer questioned whether a water supply easement needed to be created, and whether a sheep dip is located anywhere on the subject property. The bore supply is only utilised for stock purposes, and the applicants could find no evidence of a sheep dip site on the property.

No concerns were raised by the engineer other than advice that financial contributions for district roading and the relevant development contributions will be required for the additional lot being created.

3.0 District Plan Provisions

Franklin District Plan (Operative, February 2000)

The subject property is zoned Rural in terms of the Franklin District Plan (Operative 29 February 2000). Rule 22.3 of the Operative District Plan provides for general purpose lot subdivisions as Discretionary (Restricted Assessment) activity. Such activities must be assessed in accordance with Rule 22.8 of the Plan. However, this application is to be considered as a Non-Complying activity under the Operative Franklin District Plan (2000) as the certificate of title of the subject property is less than 40 hectares in area. Notwithstanding the non-complying status of the application, the performance standards and assessment criteria of Rule 22.8 is considered particularly relevant to this application.

Proposed Plan Change 14: Rural Plan Change

The Franklin District Council notified Proposed Plan Change 14 to the Operative Franklin District Plan: Rural Plan Change on 30 September 2003. The subject property is zoned Coastal in terms of Proposed Plan Change 14: Rural Plan Change and is located within the Manukau Harbour Management Area.

Rule 22.2 of Plan Change 14 provides for general purpose lot subdivisions as Controlled activity. Such activities must be assessed in accordance with Rule 22.10 of PC 14. However, because the subject property fails to comply with one of the specific performance standards for such subdivisions, namely the 40 hectare title requirement, the proposal is provided for as a Non-Complying activity. Notwithstanding the non-complying status of the application, the performance standards and assessment criteria of Rule 22.10 is considered particularly relevant to this application.

While cognisance of Proposed Plan Change 14 is given, and some hearings have now been held, no decisions have yet been made. The Operative District Plan, therefore, carries more weight than the Proposed Plan Change.

4.0 Operative District Plan Assessment

4.1 General Purpose Lot Subdivisions

RULE 22.8 GENERAL PURPOSE LOT SUBDIVISIONS

A. PERFORMANCE STANDARDS

- **Compliance with Rule 22.6**

Access to formed Road?YES
Name of Road: McLarin Road
Shared Right of way involved?.....NO
2,500m² available for building site and effluent fields ?YES
Effluent disposal potential OK?YES
Stormwater disposal potential OK?.....YES
Regional Consents required?.....NO
Transit NZ consent required & Obtained?.....N/A

- **Size of Parent Title**

37.2032 hectaresComplies? NO

The subject property is 2.7068 hectares short of the 40 hectare guideline, and this renders the application a Non-Complying activity. It should be noted that the property has not previously been used for a general purpose lot subdivision.

- **Property was separately recorded and assessed in the Valuation Roll as at 31 May 1994?**.....Property held in its own Certificate of Title (April 1993)
- **Balance is held in One Title?**YES

B. ASSESSMENT CRITERIA

- **Rule 22.7**

1. The proposed general purpose lot (Lot 2) will not constrain the effective and efficient management and development of the balance lot (Lot 1) upon which it is to be located. Lot 2 will contain the existing dwelling and shed while Lot 1 will still be of a size that would be able to be used for a range of rural activities. Overall, it is considered that there will be a less than minor impact as a result of the new boundaries.
2. There are no identified areas of erosion, falling debris or subsidence which would affect the lot boundaries.
3. A safe and stable access can be provided to all lots.
4. Financial contributions for district roading and the relevant development contributions will be required for the additional lot being created. The subdivision is not anticipated to have any effect upon any other matters listed in this assessment criterion.

5. Written confirmation from appropriate network utility authorities will be required to be obtained in relation to power and telephone services being able to be provided to Lot 1 of the subdivision.
6. Both Lots 1 and 2 have adequate area available for the disposal of stormwater.
7. Both Lot 1 and 2 will have direct frontage to McLarin Road.
8. The proposal complies with Rule 22.6, and as a result there is no need to consider any aspect of non-compliance with this standard.

• **Discuss in context of concepts of Accessibility, Versatility and Range of Activities.**

The creation of an 8,100m² general purpose lot from Certificate of Title NA56A/322 (that is less than 40 hectares in area), will have no impact on the accessibility and versatility of the soil resource. The balance area (Lot 1) will continue to contain sufficient land to be used as part of a dairy farm.

• **Size, Shape and Dimensions of Lot being Created.....8,100m²**

The creation of an 8,100m² general purpose lot is not considered to significantly impact upon the balance lot. The location of Lot 2 (around the existing dwelling) will have no adverse effects on the current grazing operation, or on the applicant's future cropping activities. The choice of lot size is considered to be logical given the typography and aspect of the site.

• **Potential Effect on Total Property or Adjoining Property.**

Based on the aforementioned comments relating to the positioning of boundaries, it is considered that the proposal will have no adverse effects on any adjoining properties in respect to any former subdivisions or land use.

RULE 53.0 OTHER ASSESSMENT CRITERIA
--

The proposal is consistent with all elements of the criteria of Rule 53 of the Plan.

5.0 Proposed Plan Change 14: Rural Plan Change Assessment

General Purpose Lots

1. SPECIFIC PERFORMANCE STANDARDS

- a. Compliance with Rule 22.7 is achieved
- b. The subdivision results in the creation of one additional lot however the parent title contains less than 40 hectares in area. This issue is discussed in section 4.0 of this report. No further comment is required.

- c. The new lot is 8,100m² in area which complies with the minimum lot area requirement of 4,000m².

2. SPECIFIC MATTERS OVER WHICH COUNCIL MAY EXERCISE CONTROL

There are no effects on the matters listed in this section that have not already been discussed above.

6.0 Assessment of Non-Complying Activity

In terms of the objectives and policies of both the operative Plan and PC 14, it is considered that the proposal will not be inconsistent with the objectives and policies of such documents by virtue of the fact that the subject property is less than 3.0 hectares short of the 40 hectare guideline, and taking into account the unique circumstances of this property with the adjoining Council reserve. It is considered that there is significant merit in the proposal when viewed as a package.

There are numerous possible building platforms within Lot 1, and it is considered that the construction of a dwelling on this lot will not impact on the privacy of any adjoining properties given the topography of the property and the adjoining properties.

It is the opinion of the writer that the special circumstances associated with the encroachment of the hall onto the subject property, and the benefit to be obtained by the vesting of Lot 3 as Local Purpose Reserve to rectify this situation, justify unique circumstances so as to warrant approval of this application.

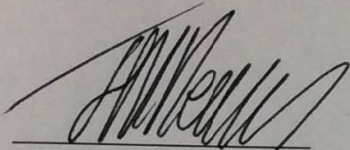
In addition I am not aware of the proposal being contrary to any rule contained in the relevant Regional Plan.

For the reasons contained above it is considered that the proposal meets the threshold tests of Section 104D of the Act and has also satisfied the requirements of Section 104 and Part II of the Act such that consent should be granted, subject to the specified conditions of consent.

7.0 Conclusion

It is considered that the unique circumstances of the property, namely that the Glenbrook Beach Community Hall (situated on Council Reserve) is located within part of the subject property, and the proposed remedy to transfer approximately 904m² of land to Council as a Local Purpose Reserve to rectify this situation, is sufficient to justify the creation of the general purpose lot from the parent title that is only 37.2032 hectares in area.

Furthermore it is considered that the proposal meets the threshold tests of Section 104D of the Act and has also satisfied the requirements of Section 104 and Part II of the Act such that consent should be granted, subject to the specified conditions of consent.



Jane Neary
Regulatory Planning Co-ordinator: Subdivisions

Date: 29 January 2005

**DETERMINATION AS TO WHETHER A RESOURCE CONSENT
APPLICATION SHOULD BE NOTIFIED OR NON NOTIFIED UNDER
SECTIONS 93 AND 94 OF THE RESOURCE MANAGEMENT ACT 1991.**

**GLENDALAGH LIMITED - SUBDIVISION CONSENT TO CREATE A NON-
COMPLYING GENERAL PURPOSE LOT, AND VEST A LOCAL PURPOSE RESERVE
IN COUNCIL. 35 McLARIN ROAD, GLENBROOK BEACH**

Applicant: Glendalagh Limited
Proposal: To create a Non-Complying General Purpose Lot,
and Vest a Local Purpose Reserve in Council.

Type of Consent: Subdivision
Type of Activity: Non-Complying (Operative Franklin District Plan-
February 2000)
Non-Complying (Proposed Plan Change 14 to the
Operative Franklin District Plan: Rural Plan Change)
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Legal Description: Lot 1 DP 19268 (CT NA56A/322)
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(February 2000)
Coastal, Manukau Harbour Management Area,
Proposed Plan Change 14: Rural Plan Change
(Notified September 2003)

Valuation Reference: 03770/044.00

File: S04366

1. Introduction/Proposal

The subject property is located at 35 McLarin Road, Glenbrook and is legally described as Lot 1 DP 19268 (CT NA56A/322). The topography of the property, which contains an area of 37.0232 hectares, is best described as gently rolling land that adjoins an existing esplanade reserve adjacent to the Manukau Harbour.

At present the land is used for grazing, although the applicant has indicated that the land will soon be utilised for cropping purposes.

Located on the property at present is an existing dwelling, associated effluent disposal fields and a shed. Also located on the property is a portion of the Glenbrook Beach Community Hall and part of the car parking area.

The applicant proposes to create an 8,100m² general purpose lot (shown as Lot 2) around the existing dwelling and shed. In addition they propose to create a Local

Purpose Reserve of 904 m² (Lot 3) to rectify the encroachment of the Glenbrook Beach Community Hall and a portion of the carparking area within the subject property. The balance lot (Lot 1) will have an area of 36.3127 hectares.

Both Lots 1 and 2 will have direct frontage to McLarin Road.

2. Assessment of Effects

2.1 Are the adverse effects minor?

Undertake an analysis of all of the effects of the proposal pursuant to section 94A of the RMA 1991 except where the effect is specified by the plan (Controlled Activity) or is limited by the discretion imposed by the District Plan (Discretionary (RA) Activity). (Note all adverse effects for Discretionary/Non Complying Activities must be considered).

Possible Effects	Scale of Effect / Mitigation/Neighbours' Consent/Other Comments
Flora and fauna	The proposal will not result in the removal of any significant vegetation. ✓
Landscape	The creation of a general purpose lot will have only a minor impact upon the rural landscape as Lot 2 will contain the existing dwelling. It is expected that a dwelling on Lot 1 have a minor impact upon the rural landscape given the size and topography of the property and surrounding landuse patterns.
Water bodies	The proposal will not impact on the watercourses which traverse the property.
Site stability	Council's Environmental Health Officer has not raised any concerns with regard to site stability for either Lots 1 or 2.
Shadowing/ Sunlight	No impact given the size and topography of the subject property.
Privacy	The creation of the general purpose lot (Lot 2) will not have any effect on the privacy of neighbouring properties as this lot will contain the existing dwelling. It is considered that the construction of a dwelling on Lot 1 would not adversely affect the privacy of any adjoining properties or those located across McLarin Road due to the size and topography of the property and surrounding landuse patterns. ✓
Visual	The creation of Lot 2 will not impact visually on the area given the existing dwelling on the lot. While the surrounding landuse is rural, the visual impact from a dwelling being constructed on Lot 1 will be minimal given the size and topography of the property and surrounding landuse patterns. ✓
Amenity/Character	The proposed subdivision will not have an adverse effect on the amenity of the area given the size and topography of the property and surrounding landuse patterns. The surrounding character is rural and the creation of one additional lot on the property with a development right will not adversely affect this. Refer above. ✓
Noise	
Smell	
Pollution	

Infrastructure	Financial contributions and the relevant development contributions for a rural property will be required to offset impacts on district roading infrastructure and recreational facilities respectively.
Traffic and Parking	All lots will have access to a formed legal road, namely McLarin Road, and will have sufficient room for on site car parking and manoeuvring.
Cultural	
Socio-economic	The provision of Lot 3 (904 m ²) to Council as a reserve will legal the existing situation whereby part of the Glenbrook Beach Hall is located on the subject property. This area represents the land that is legally contained with the subject property but occupied by the Hall facility and is fenced accordingly.
Open space	
Dominance of buildings	Dwelling to be built on Lot 1 not know at time of writing this report.
Reverse sensitivity	
Other (specify)	

2.2 If there are adverse effects, are these effects more than those permitted in the District Plan?

Yes.

It is considered that the unique circumstances of this property, namely that the Glenbrook Beach Community Hall (situated on Council Reserve) is located within part of the subject property, and the proposed remedy to transfer approximately 904m² of land to Council as a Local Purpose Reserve to rectify this situation, are sufficient to establish special or unusual circumstances so as to warrant approval to this Non-Complying application to create a general purpose lot from the parent title that is only 37.2032 hectares in area, such that the integrity of the Operative District Plan will not be affected.

Overall, the adverse effects are no more than minor.

3.0 Consents of Affected Persons (section 94B of the Act)

If an adverse effect is considered to be more than minor has the Council received the written approval of the person(s) affected?

Comments: No person will be adversely affected by this subdivision proposal and therefore no written approvals are necessary. The creation of the general purpose lot (Lot 2) will not have any adverse effect on neighbouring properties as this lot will contain the existing dwelling. It is considered that the construction of a dwelling on Lot 1 would not adversely affect the amenity or privacy of any adjoining properties or those located across McLarin Road due to the size and topography of the area.

At the time of writing this report, no comments from tangata whenua had been received.

4.0 Is limited notification considered appropriate? No

Notification is not required as the effects will be no more than minor.

5.0 Public notification of proposal if requested by applicant or if special circumstances exist

- (i) Has the applicant requested public notification of the proposal? No
- (ii) Do special circumstances exist which warrant public notification? No

Comments: There are no special circumstances that would necessitate the public notification of the application nor has the applicant requested that the application be publicly notified.

6.0 Conclusion:

- (i) Taking into account the effects of the proposal, the adverse effect on the environment of the activity for which consent is sought will be no more than minor.
- (ii) No written approval has been required as no person(s) are deemed to be adversely affected by the granting of this resource consent.
- (iii) There are no special circumstances known to exist in relation to this proposal that would require notification nor has the applicant requested that the application be publicly notified.

7.0 Recommendation:

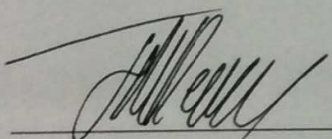
- (i) That for the reasons set out above, this application be processed without notice, pursuant to section 93 of the Act.

8.0 Resolution:

That pursuant to Section 93(1)(b) of the Resource Management Act 1991, Council considers that the Subdivision Consent Application No. S04366 by Glendalagh need not be notified as:

- (i) Taking into account the effects of the proposal, the adverse effect on the environment of the activity for which consent is sought will be no more than minor.
- (ii) No written approval has been required as no person(s) are deemed to be adversely affected by the granting of this resource consent.
- (iii) There are no special circumstances known to exist in relation to this proposal that would require notification nor has the applicant requested that the application be publicly notified.

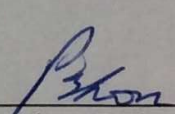
SIGNED:



Jane Neary
Regulatory Planning Co-ordinator: Subdivisions

Date: 29 January 2005

Approved By:



R.P.C: J Neary (Subdivision)/R Gard'ner (Landuse - Acting)/**Team Leader:** P Thom

Date: 5 February 2005

(Authorised Officers)
(ACTING UNDER DELEGATED AUTHORITY)

MEMORANDUM

TO: Environmental Health and Building

FROM: Regulatory Administrator

SUBJECT: Subdivision Assessment

Applicant:	Glendalagh Ltd	File:	504366
Location:	35 McAnin Rd	Property No:	5610.100
	Glenbrook Beach	Valuation No:	370/044.00
		Planner:	Jane N
Surveyor:	Tripp Andrews	Received:	17-12-04
EHO Inspector:	Pete	Due:	14-1-05

Please check the attached subdivision and forward any comments.

Thanks

REGULATORY ADMINISTRATOR

ENVIRONMENTAL HEALTH AND BUILDING

Subdivision Assessment Sheet

Applicant: Glendalagh Ltd

File: 504366

EXISTING BUILDINGS/SERVICES	Yes	No	N/A
Does the plan show all existing building(s) on property in correct positions ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Have existing building(s) been authorised by Building Permit or Consent?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are the proposed lot boundaries clear of all buildings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will fire protection to the buildings (dwellings, sheds, haybarns) be required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is existing dwelling's septic tank drainage system fully contained within the new lot on which the dwelling is located and is there reserve room available?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the building require a flood floor level?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

HOUSE SITES	Yes	No	N/A
Are there house sites available on newly created lots?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Will the house sites be subject to:			
Flooding	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Inundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Avulsion	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Erosion	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Falling Debris	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Subsidence	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Alluvium	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contamination	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Stormwater from adjacent land	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SEWAGE DISPOSAL	Yes	No	N/A
Can the new lots be required to be serviced by a Council sewer ?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Any special requirement (pumping etc...)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If septic tank drainage systems are to be used, can they be accommodated on each respective lot?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is a discharge permit required under the RMA for septic tank effluent disposal?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is an Engineered designed Septic Tank Drainage System required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

STORMWATER	Yes	No	N/A
Will stormwater disposal from the development and possible/probable new buildings, roads driveways etc on each site be a problem, to neighbouring lots within the subdivision?			
to neighbouring lots adjacent to the subdivision?			
Is a discharge permit required under the RMA for the disposal of stormwater?			
Will the overland flow of stormwater be a problem?			
Will the subsoil accept stormwater onsite disposal?	✓		

INDUSTRIAL & TRADE WASTE	Yes	No	N/A
Is an industrial or trade waste involved?		✓	
Is there a sheep dip site on the property?	✓?		
Has this property been used for horticultural purposes ? Will a soil residue test be required?		✓	

OTHER MATTERS	Yes	No	N/A
Are hazardous substances legislative requirements involved?	?		
Do you suspect the land is classified (Historical Place)?	?		

Recommendation that approval be given / not given to this subdivision on the following basis:

- Conditions e See 92 Requests*
- ① Does the water Pump on lot 1 provide water to lot 2?
if so a legal water easement will be required - town water
- bore H₂O is not drinkable (sh on)
- ② Identify if either lots 1 or 2 had a Sheep Pipping Site?
If confirmed soil test to confirm level of contamination in accordance with MFE Guidelines.

Signed (Inspector):

P. Jones

Time:

Km's

Date:

5/1/05

STORMWATER	Yes	No	N/A
Will stormwater disposal from the development and possible/probable new buildings, roads driveways etc on each site be a problem,			
to neighbouring lots within the subdivision?			
to neighbouring lots adjacent to the subdivision?			
Is a discharge permit required under the RMA for the disposal of stormwater?			
Will the overland flow of stormwater be a problem?			
Will the subsoil accept stormwater onsite disposal?	✓		

INDUSTRIAL & TRADE WASTE	Yes	No	N/A
Is an industrial or trade waste involved?		✓	
Is there a sheep dip site on the property?	✓?		
Has this property been used for horticultural purposes ? Will a soil residue test be required?		✓	

OTHER MATTERS	Yes	No	N/A
Are hazardous substances legislative requirements involved?	?		
Do you suspect the land is classified (Historical Place)?	?		

Recommendation that approval be given // not given to this subdivision on the following basis:

- Conditions e See 92 Requests
- ① Does the water Pump on lot 1 provide water to Lot 2?
If so a legal water easement will be required - town water
- bore H₂O is not drinkable (=stock only)
- ② Identify if either lots 1 or 2 had a Sheep Pipping Site?
If confirmed soil test to confirm level of contamination in accordance with MFE Guidelines.

Signed (Inspector):

P. Jones

Time:

Km's

Date:

5/1/05



TRIPP ANDREWS & PARTNERS LTD.

REGISTERED LAND AND ENGINEERING SURVEYORS
LAND DEVELOPMENT CONSULTANTS
RESOURCE PLANNERS

57 Greenlane East
P.O. Box 28-750
Remuera
Auckland

Auckland 523-3382
Waitakere 838-5192
North Shore 444-4602
Franklin (09) 235-9709
Waiheke 372-7690
Fax 522-4246

info@trippandrews.co.nz

Our Reference: 1682

15 December 2004

The Subdivisions Officer
Franklin District Council
Private Bag 5
PUKEKOHE

Attention: Jane Neary

Dear Jane

**RE: APPLICATION FOR RESOURCE CONSENT TO SUBDIVIDE UNDER THE
RESOURCE MANAGEMENT ACT 1991**

CLIENT: Glendalagh Ltd (Mr and Mrs Gary Goettler)
ADDRESS: McLarin Road, Glenbrook Beach
LEGAL Lot 1 DP48680 19268
DESCRIPTION:
CERTIFICATE OF NA56A/323
TITLE:
TOTAL AREA: 37.2032 ha
ZONE: Rural
ENCLOSURES: (1) Four copies of Application
(2) Two copies of Scheme plan (A2) + (A4) copies
(3) Certificate of Title
(4) Council Scheme plan fee \$1000.00
(5) Form 5 (Resource Management Act 1991)

1. INTRODUCTION The applicant is Glendalagh Ltd who are also the owners of the subject property.

The property is legally described as Lot 1 DP19268 and is contained in Certificate of Title 56A/323. The total area is 37.2032 hectares.

The property is zoned Rural under the Operative Franklin District Scheme.

2. PROPOSAL It is proposed to subdivide the property into two lots utilising the General Purpose Lot Rule 22.80 of the Operative District Plan. At the same time our client is offering to adjust the western common boundary with Councils

Recreation Reserve such that the Glenbrook Beach Community Hall and associated carparking, no longer encroach over the title boundary. This encroachment has been the subject of discussions with Councils Reserves Officer Mr Greg Lowe. We understand that he is keen to have the boundary adjustment completed.

Lot 1 will be the balance lot with an area of 36.3127 ha and will be farmed (cropped) by the client's family along with their extensive farming operation. This operation will restore this balance lot into a productive unit from its present run down state.

Lot 2 will be created around the existing dwelling that is now surplus to our client's requirements. This lot will contain the existing dwelling and general curtilage with an area of 8000m².

Lot 3 with an area of 904m² will vest as a Local Purpose Reserve to correct the encroachment problem mentioned above.

Road access to the barn on Lot 1 and the house on Lot 2 will share the existing vehicle access for the first 12.00m from the legal road. Easement A is shown as a Right of Way for this purpose. Lot 1 also has a large road frontage with many access points.

3. THE SITE

The land falls gently to the north with the odd watercourse dissecting the even contour in a north south direction. The contour of the land allows for the natural run off water to the Esplanade Reserve and the Manukau Harbour. The property is mainly in pasture.

There is a range of services (Water, Power, Telephone) located at the road boundary. There is no existing public sanitary sewer or stormwater reticulation. The septic tank and effluent fields on Lot 2 are located to the northwest of the existing dwelling.

4. THE DISTRICT PLAN

The General Purpose Lot Rule criteria are contained within Rule 22.80. This application is classified as a "Non-Complying Activity" because the original title is 2.80 ha smaller than the minimum requirement of 40.00 ha. However as discussed in our previous meetings with Council staff, it is acknowledged that this application does have special circumstances and merit such that approval can be granted.

All "Non-Complying Activities" will be assessed in terms of the matters set out in Rule 53 and matters applying to Controlled and Discretionary activities.

4.2 RULE 53 – ASSESSMENT CRITERIA FOR NON-COMPLYING RESOURCE CONSENT APPLICATIONS

Rule 53 requires that in addition to the provisions in Section 104 of the Act, all applications for a non-complying activity shall be assessed in terms of the potential effects of the proposed activity on the human environment, physical attributes of the property, ecosystems, natural and physical resources, discharge of contaminants and public services.

After assessment of the application against those criteria relevant to the proposal as set out in Rule 53 of the District Plan, it is considered that this proposal will not:

- Conflict with any of the cultural and social values of the local community
- Impact on Tangata Whenua values resulting from this proposal
- Detract from amenity values of the surrounding area
- Affect the convenience, health or safety of people in the neighbourhood or wider community
- Impose a financial burden on the community in terms of creating a demand for services and infrastructure.
- Detract from the visual qualities of the surrounding area or visually compromise significant landscapes or natural features
- Result from the visual qualities of the surrounding area or visually compromise significant landscapes or natural features
- Cause or contribute to land erosion or flooding
- Cause the loss or of versatile land
- Degrade air or water resources
- Adversely impact on existing structural resources such as roads
- Result in the discharge of contaminants

4.3 REGIONAL PLANNING DOCUMENTS AND ISSUES

In accordance with RMA requirements, the resource management objectives and policies of the District Plan must be consistent with any Regional Plan.

The Auckland Regional Policy Statement focuses on safeguarding the life supporting capacity of soils, air and water. It is considered that this small-scale rural subdivision will not undermine any of the objectives and policies outlined in the Regional Policy Statement. In fact the balance lot will be available to our clients for cropping and will enhance the productivity of their sizeable cropping operation. This application enables our farming clients to dispose of a dwelling surplus to their requirements.

4.4 GENERAL PURPOSE LOTS

Rule 22.8 sets out standards required for General Purpose lots, compliance with this rule is discussed below.

SUBDIVISION - Rule 22.80 (General Purpose Lots)

A. Performance Standards

This rule allows the subdivision of one lot from a property in excess of 40 hectares if the proposal complies with the following Performance Standards:

1. *Compliance with Rule 22.6*
 - a) Both Lots will have access to the Legal Road via the proposed right of way.
 - b) There is ample room for a safe and stable building platforms on both Lots with sufficient land for effluent disposal.
 - c) Stormwater will be disposed of by on-site soakage.
 - e) No access will be provided from a State Highway.
2. *The property does not contain more than one existing or approved title which would make it eligible for either a Title Relocation under Rule 22.13 or a Common Boundary Relocation under Rule 22.14.*

It does not have the potential to create a Conservation Lot under Rule 22.9.

The subject property is not eligible for a Title Relocation under Rule 22.13 or for a Common Boundary Relocation under Rule 22.14.

There is no potential to create a Conservation Lot under Rule 22.9.

3. *The balance of the property is held in one title.*

The balance of the property (Lot 1) will be held in one ownership.

5. *Minimum Lot size*

The size of Lot 1 is less than the required minimum size of 1.00 ha. All of the land is flat and useable and after subtracting curtilage for a house site, there is still ample room on the new lot for a range of Rural Uses. Our client wishes to keep as much land as possible in their farm and therefore the undersized Lot 2 meets their requirements as a cropper. (Please note Plan Change 14 does allow minimum lot size of 4000m².)

B. Assessment Criteria

1. *Compliance with Rule 22.7 - General Assessment Criteria*

- 1) The new boundaries between the balance Lot 1 and Lot 2 have been located in the best position in accordance with the topography and will not compromise the future viability of the proposed cropping on Lot 1. The position will allow for effective and efficient management and development of the new lots.
- 2) The boundary positions will have no effect on such concerns as erosion and demonstrates responsible water management.
- 3) The vehicular access to the building sites is safe and stable and requires no earthworks.
- 4) The effect of this subdivision on the roading network, native bush, wildlife, coastal environment and neighbouring properties will be minor.
- 5) Power and Telecom services are available.
- 6) The resultant lots are large enough to cater for on-site soakage of stormwater. The existing drainage network will cater for any overland flow so that it does not affect neighbouring properties. There are no plans to alter any natural watercourse. The open farm drain to the north of Lot 2 has been left in the Balance Lot to facilitate easier cleaning of the drain.
- 7) Minimum frontages in excess of 6.00m are provided via the right of way.

2. *The extent to which the subdivision, and the proposed or probable subsequent development of any lot, would constrain, maintain or enhance the Accessibility and Versatility of the soil resources of the property*

The extent to which each lot in the subdivision would be suitable for or capable of supporting a Range of Rural Activities.

This proposal will not effect the Accessibility and Versatility of the soils. Lot 1 is in excess of 36 hectare in size and Lot 2 will have an area of 8000m². In consideration of the topography, location, aspect, shape, size and water supply available, we feel that the new lots are suitable for a range of Rural Activities.

We believe that this proposal is consistent with the Performance and Assessment Criteria contained within Rule 22.80. and those matters considered under Rules 22.60 and 2.70.

4.5 BOUNDARY ADJUSTMENT

The boundary adjustment part of this application complies in every respect with the Performance Standards and Assessment Criteria contained within Rule 22.15. The community and Council will both benefit from the vesting of additional Reserve. Our client asks that the Reserve Contribution portion of the Financial Contribution be waived for this application given that they are vesting some 904m² of land.

6. ARCHAEOLOGICAL SITES

The Historic Places Inventory (prepared by the Historic Places Trust), the Cultural Resources Inventory (prepared by the ARC's Environment Division) and the Operative Franklin District Plan do not indicate the subject title contains any archaeological site or other significant feature.

Furthermore, no such feature appeared to be present as a result of the site inspections carried out by this office.

7. NOTIFICATION

Notification of Proposal Section 94 Decision

In terms of Section 94 Resource Management Act 1991, notification is only necessary when Council considers the effects that an activity generates on the environment would be more than minor or where any person maybe adversely affected by the granting of a Resource Consent.

That, pursuant to Section 94 of the Resource Management Act 1991, Council should considers that the above application need not be notified as:-

- (a) Council is satisfied that the adverse effect on the environment of the activity for which consent is sought will be minor. The 7.5% shortage in area for compliance with the 40.00 ha title size is not significant given that Council will gain the ownership of Reserve Land that will correct an encroachment problem that could require the *relocation* of a Community Hall. The Boundary Adjustment portion of this application complies.
- (b) The proposal can comply (albeit with exceptions mentioned) with the requirements for Rural Subdivision and in particular Rules 22.6 and 22.7. It is therefore considered to be consistent with the rural

objectives and policies contained in the Operative Franklin District Plan.

- (b) Council is satisfied that no person will be adversely affected by the granting of the Resource Consent. The Rural Zoning of the subject property allows for developments of this nature. Therefore it is considered that appropriate conditions can be placed on the consent to mitigate any minor adverse effects generated by the creation of the additional allotment and the minor non-compliance of Lot sizes.

8. ASSESSMENT OF EFFECTS

It is considered that because this application simply provides for individual freehold ownership for a development which complies generally with rules set out in the District Plan, there are little, if any adverse effects on the environment.

- (a) The adverse effect on the environment of the activity for which this consent is sought will be minor.
- (b) No person will be adversely affected by the granting of the Resource Consent. In fact the community stand to gain extra land for Reserve.
- (c) That this proposal is in *General* accordance with the rural subdivision provisions of the Operative Franklin District Plan albeit with the minor exceptions mentioned above.
- (d) The subdivision is not contrary to the objectives and policies of the Operative Franklin District Plan.

9. CONCLUSION

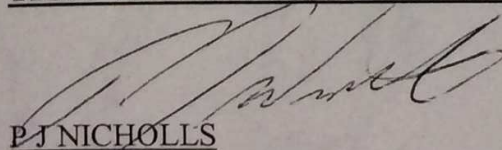
We now request that you:

Grant subdivision consent under Section 105 of the Resource Management Act 1991 for the three lot subdivision within the 20 working day statutory time frame.

We now look forward to an early approval for this subdivision application as soon as possible.

Yours faithfully

TRIPP ANDREWS & PARTNERS LIMITED



P.J. NICHOLLS
REGISTERED SURVEYOR



ALLOT 14
PARISH OF KAHAWAI
LANDING RESERVE

LOT 3

904m²

LOCAL PURPOSE
RESERVE TO VEST

GLENBROOK BEACH
COMMUNITY HALL

METAL

LOT 2

36.1129 Ha

TO LANDING

McLARIN ROAD

ATTENTION

JANE NEARY

PROPOSED SUBDIVISION OF LOT 1 DP 19268

DATE: OCT 2004

DWG: J2/DWG1682D

PLAN No.
1682

TRIPP ANDREWS
AND PARTNERS LTD

REGISTERED AND ENGINEERING SURVEYORS
Ph: 523-3382 PD BOX 28-750
Fax: 522-4246 REMUERA
e-mail: info@trippandrews.co.nz AUCKLAND

CLIENT:
GOETTLER

SCALE
1 : 750



MANUKAU HARBOUR

LOT 1
36.3127 Ha

LOT 2
8001m²

LOT 3
904m²

LOT 3
LOCAL PURPOSE RESERVE
TO VEST
904m²

ALLOT 14
KAHAWAI PARISH
LOCAL PURPOSE
LANDING RESERVE
(50 44515)

GLENBROOK BEACH
COMMUNITY HALL

HALL
ENCROACH
3.21

SCALE 1:750

SCALE 1:4000

SCALE 1:750

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT	DOMINANT
RIGHT OF WAY	(A)	LOT 2 HEREON	LOT 1 HEREON
ELECTRICITY	(A)(B)	LOT 2 HEREON	LOT 1 HEREON
	(C)(D)	LOT 1 HEREON	LOT 2 HEREON



PROPOSED SUBDIVISION OF LOT 1 DP 19268
McLARIN ROAD, GLENBROOK BEACH

TRIPP ANDREWS
AND PARTNERS LTD
REGISTERED AND ENGINEERING SURVEYORS
Ph: 522-3382 PO BOX 28-750
Fax: 522-4246 REMERA
e-mail: info@trippandrews.co.nz AUCKLAND

SCALE
VARIOUS

CLIENT: GLENDALAGH LTD
CT: 56A/322
AREA: 37 2032Ha

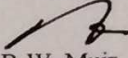
DATE: NOV 2004
DWG: J7/DWG1682E
PLAN No.
1682



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier NA56A/322
Land Registration District North Auckland
Date Issued 13 July 1984

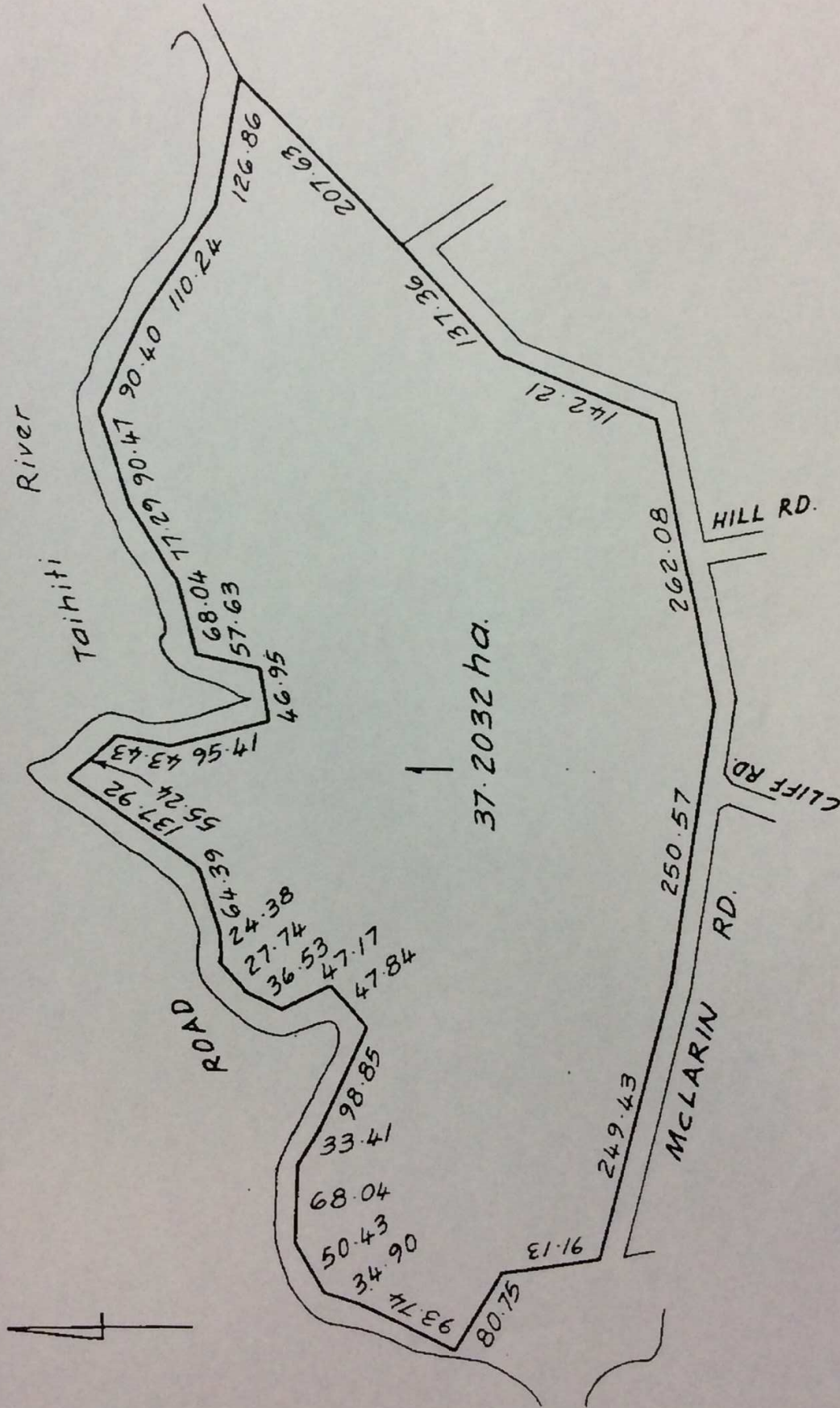
Prior References
NA617/212

Estate	Fee Simple
Area	37.2032 hectares more or less
Legal Description	Lot 1 Deposited Plan 19268

Proprietors
Glendalagh Limited

Interests
6177449.4 Mortgage to ASB Bank Limited - 11.10.2004 at 9:00 am

Franklin County



DP 19268

S. I. W. 4

Measurements are Metric

Appendix C:

Certificates of Title

04 JUL 1987

Land and Deeds 69

No. 56A / 323

C/T 490/245



REGISTER

Transfer No.
N/C. Order No.
Declaration of Loss: B.300298.1

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 13th day of July one thousand nine hundred and eighty four under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

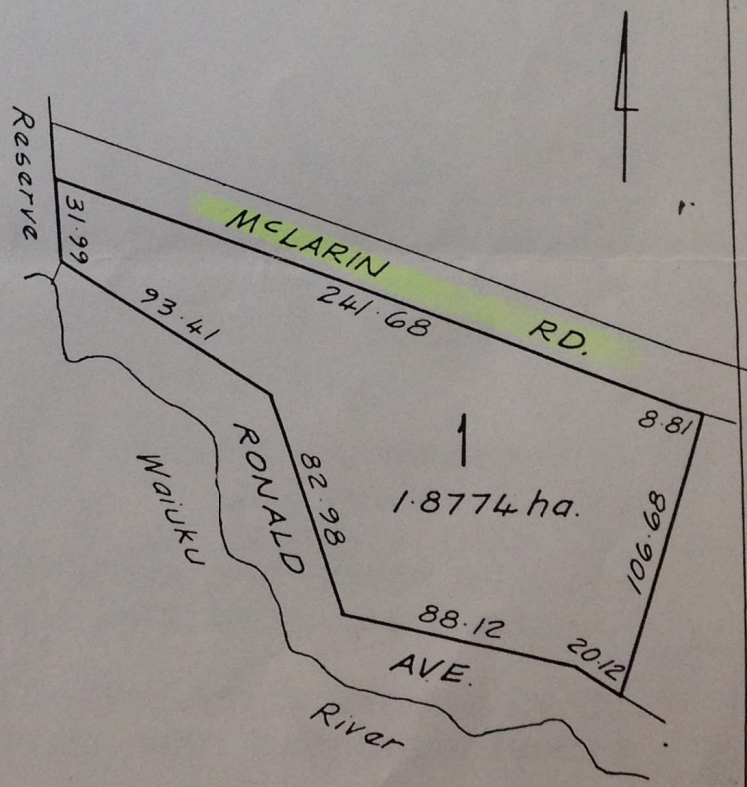
WITNESSETH that JAMES LEE CHIONGBIAN of Manila, company director

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 1.8774 hectares more or less being Lot 1 Deposited Plan 18680 and being part Allotment 11 Parish of Kahawai

G. Morgan
Assistant Land Registrar



Franklin County



DP 18680
S / W4

Measurements are Metric

No. 56A / 323

NEW ZEALAND.



Reference: Vol. 452, Folio 174
Transfer No. 230160
Application No.
Order for N/C No.

Register-book,
Vol. 490, folio 245

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the seventeenth day of April one thousand nine hundred and twenty nine
under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND Witnesseth that
ALLAN MATTHEW McLARIE of Glenbrook farmer

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing four acres two roods twenty two perches and three tenths of a perch more or less being Lot One (1) on a plan deposited in the Land Registry Office at Auckland as No. 18680 Town of Kahawai, and being portion of Allotment 11 of the Parish of Kahawai.

METRIC AREA IS

1.8774 ha
1.8774 ha

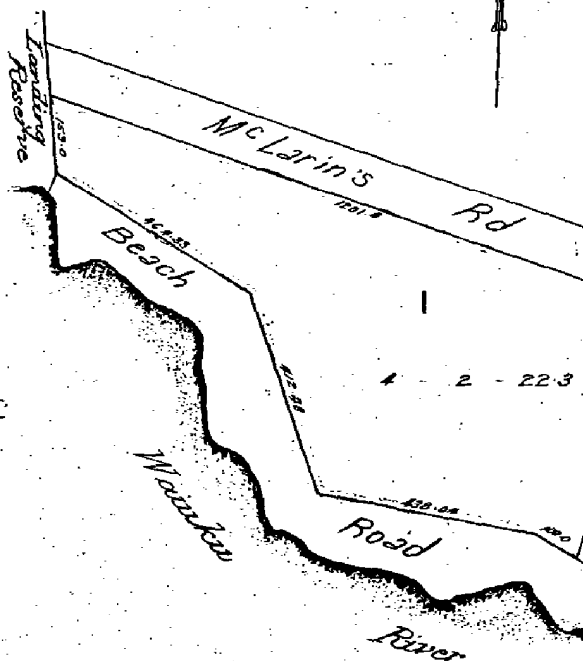


Attest

Assistant District Land Registrar.

The provisions of Sections 16 and 17 of the Land Act 1924 are applicable to the above described land.

Attest
Asst. Land Regr



Scale 2 Chains to an inch.

1. Name in No 24394 Robert Ballance
McLarin and Allan Matthew McLarin
to 4 Francis Patrick C'Brien of Glenbrook
farmer produced 30.3.04
2. Mortgage No 20962 Robert Ballance
Patrick C'Brien to Robert Ballance
McLarin and Allan Matthew McLarin
produced 1.10.30 at 2.31
3. Name No 276520, his undivided
one half share in Mortgage No 20962
Robert Ballance McLarin to Allan
Matthew McLarin produced 30.3.31
at 2.35 am

6002

1490/245

Mortgage 215824 to Allan Matthews
to Joseph Sterling & Co. Produced 24/5/31 at 11.00
A.L.R.

Transmission 31623 of Mortgage 215824
to Joseph Samuel & Co. Produced 24/5/31 at 10.00
A.L.R.

Variation of terms of Mortgage 20974
with consent of mortgagor in Mortgage
215824. Produced 24/5/31 at 2.00
A.L.R.

Variation of terms of Mortgage 20974
with consent of mortgagor in Mortgage
215824. Produced 24/5/31 at 2.00
A.L.R.

Mortgage 240322 to Patrick O'Brien
to the State of New Zealand. Produced 24/5/31 at 2.00
A.L.R.

Mortgage 241176 to Francis Patrick O'Brien
to Allan Matthews & Co. Produced 26.6.1937 at 10.50
A.L.R.

Variation of terms of Mortgage 240322
Produced 24/5/31 at 2.00
A.L.R.

Transfer 334500 to Robert Cowan to William
George Thomson and Sydney Bruce Thomson
both of Waitakere farms as tenants in
common on equal shares. Produced 24/5/31 at 1.50
A.L.R.

Transfer 357302 Robert Cowan to William
George Thomson and Sydney Bruce Thomson
both of Waitakere farms as tenants in
common on equal shares. Produced 24/5/31 at 1.50
A.L.R.

Transfer 324001 to registered proprietors to Christ
Richard North of Putaruru. Produced 24.6.1952
at 10.32
A.L.R.

Mortgage 519294 to Bank of
New Zealand. Produced 24.6.1952 at 10.33
A.L.R.

Transfer 519294 to Arnold & Co.
Golly & Hartley, farmers, and Robert
June Golly, his wife, as tenants in
common in equal shares. Produced
1.9.1960 at 10.32
A.L.R.

490/245
Mortgage 529939.5 to Bank of New Zealand
Officers' Residence. Produced
19.10.1962 at 11.00
A.L.R.

Transfer 5199135 to James Lee Chingbian
of Manila, Company Director. Produced
24.1.1967 at 11.50
A.L.R.

Mortgage 198136 to Arnold & Co.
Jolly and Co. Produced 24.1.1967 at
11.50
A.L.R.

Mortgage 198136 to Arnold & Co.
Jolly and Co. Produced 24.1.1967 at
11.50
A.L.R.

THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952.
L. Ottman D.E.R.

DISCHARGE
A584027 to Robert
Ballance. Produced 24/5/31 at
2.50
A.L.R.

4298242
495464.1 CAVEAT BY CATHERINE ANN STEINER -
5.6.1979 at 2.57
A.L.R.

B245780.1
B.300298.1 The outstanding duplicate
hereof having been declared lost, this
certificate of title is cancelled and a
new certificate of title Vol 56A folio 323
is issued in lieu thereof - produced
19.6.1984 at 10.52 0's and entered
13.7.1984 at 9.00 0's
A.L.R.

CANCELLED
J. Mogg A.L.R.





COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952




R. W. Muir
Registrar-General
of Land

Search Copy

Identifier NA56A/324
Land Registration District North Auckland
Date Issued 13 July 1984

Prior References

NA20D/783

Estate Fee Simple
Area 29.0488 hectares more or less
Legal Description Lot 1 Deposited Plan 21692

Proprietors

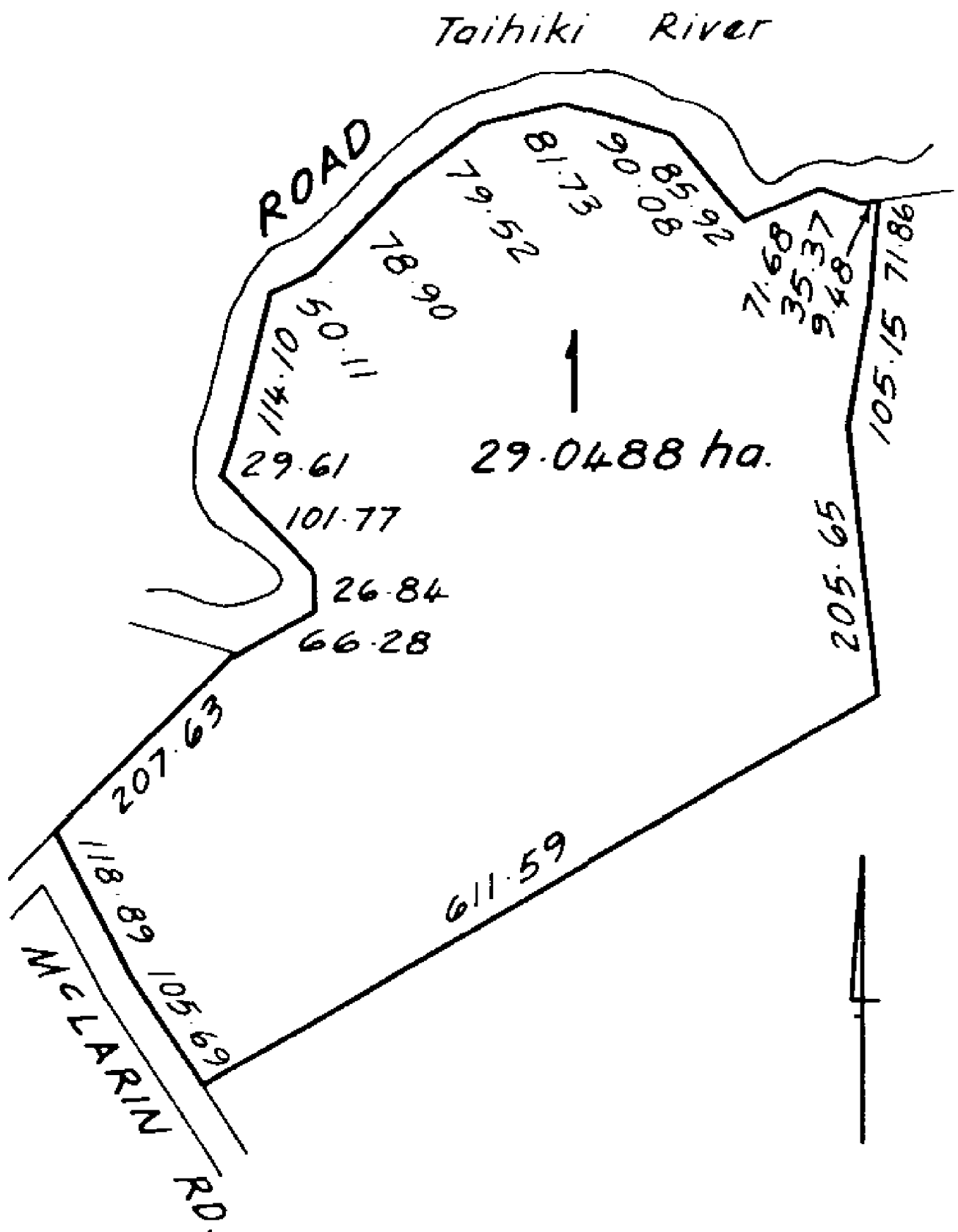
Glendalagh Limited

Interests

6177449.4 Mortgage to ASB Bank Limited - 11.10.2004 at 9:00 am

9449580.3 Variation of Mortgage 6177449.4 - 8.7.2013 at 2:16 pm

Franklin County



DP 21692

2011



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **210814**
Land Registration District **North Auckland**
Date Issued **10 July 2008**

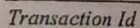
Prior References NA56A/322

Estate Fee Simple
Area 36,3183 hectares more or less
Legal Description Lot 1 Deposited Plan 351480

Proprietors
Glendalagh Limited

Interests

6177449.4 Mortgage to ASB Bank Limited - 11.10.2004 at 9:00 am
Subject to a right to convey electricity over part marked C on DP 351480 created by Easement Instrument
7873526.5 - 10.7.2008 at 9:00 am
Appurtenant hereto is a right of way and a right to convey electricity created by Easement Instrument
7873526.5 - 10.7.2008 at 9:00 am
The right of way easement created by Easement Instrument 7873526.5 is subject to Section 243 (a) Resource
Management Act 1991
9449580.3 Variation of Mortgage 6177449.4 - 8.7.2013 at 2:16 pm
9562408.1 Encumbrance to Auckland Council - 7.11.2013 at 2:31 pm ✓
9562408.2 Mortgage Priority Instrument making Encumbrance 9562408.1 first priority and Mortgage 6177449.4
second priority - 7.11.2013 at 2:31 pm
9562408.3 Conservation Covenant pursuant to Section 77 Reserves Act 1977 - 7.11.2013 at 2:31 pm ✓



04 JUL 1997

References

Prior C/T 617/212

Land and Deeds 69

Transfer No.

N/C. Order No.

Declaration of Loss: B.300298.1



REGISTER

No.

56A

322

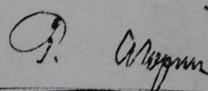
CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

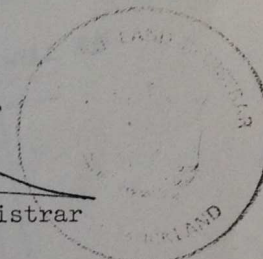
This Certificate dated the 13th day of July one thousand nine hundred and eighty four under the seal of the District Land Registrar of the Land Registration District of NORTH AUCKLAND

WITNESSETH that JAMES LEE CHIONGBIAN of Manila, company director

is seised of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 37.2032

hectares more or less being Lot 1 Deposited Plan 19268 and being part Allotment 12 Parish of Kahawai


Assistant Land Registrar



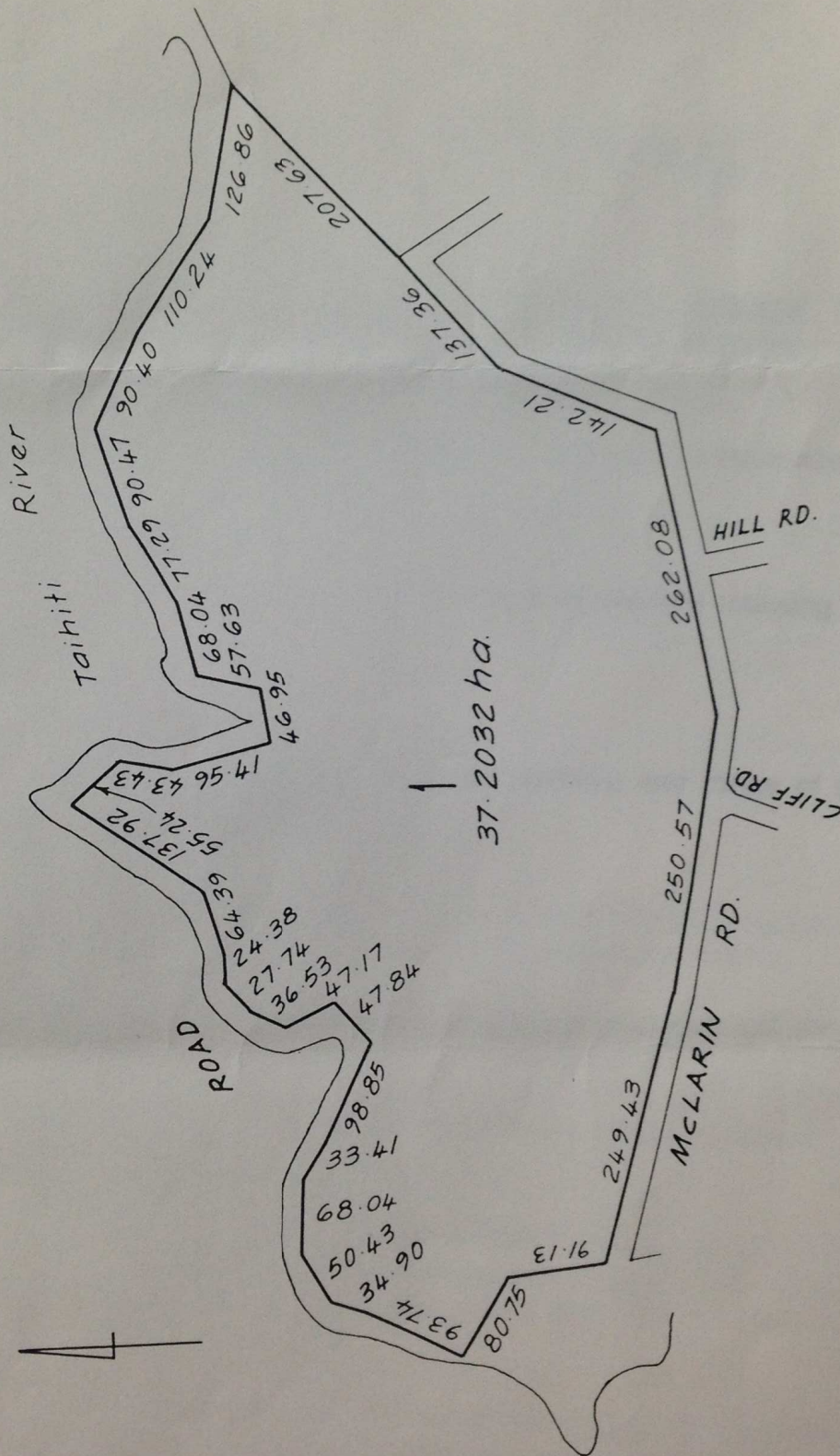
cra

56A/322

04 JUL 1997

CERTIFICATE OF TITLE No. _____

Franklin County



DP 19268

5.1. 1994

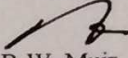
Measurements are Metric



**COMPUTER FREEHOLD REGISTER
UNDER LAND TRANSFER ACT 1952**



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier NA56A/322
Land Registration District North Auckland
Date Issued 13 July 1984

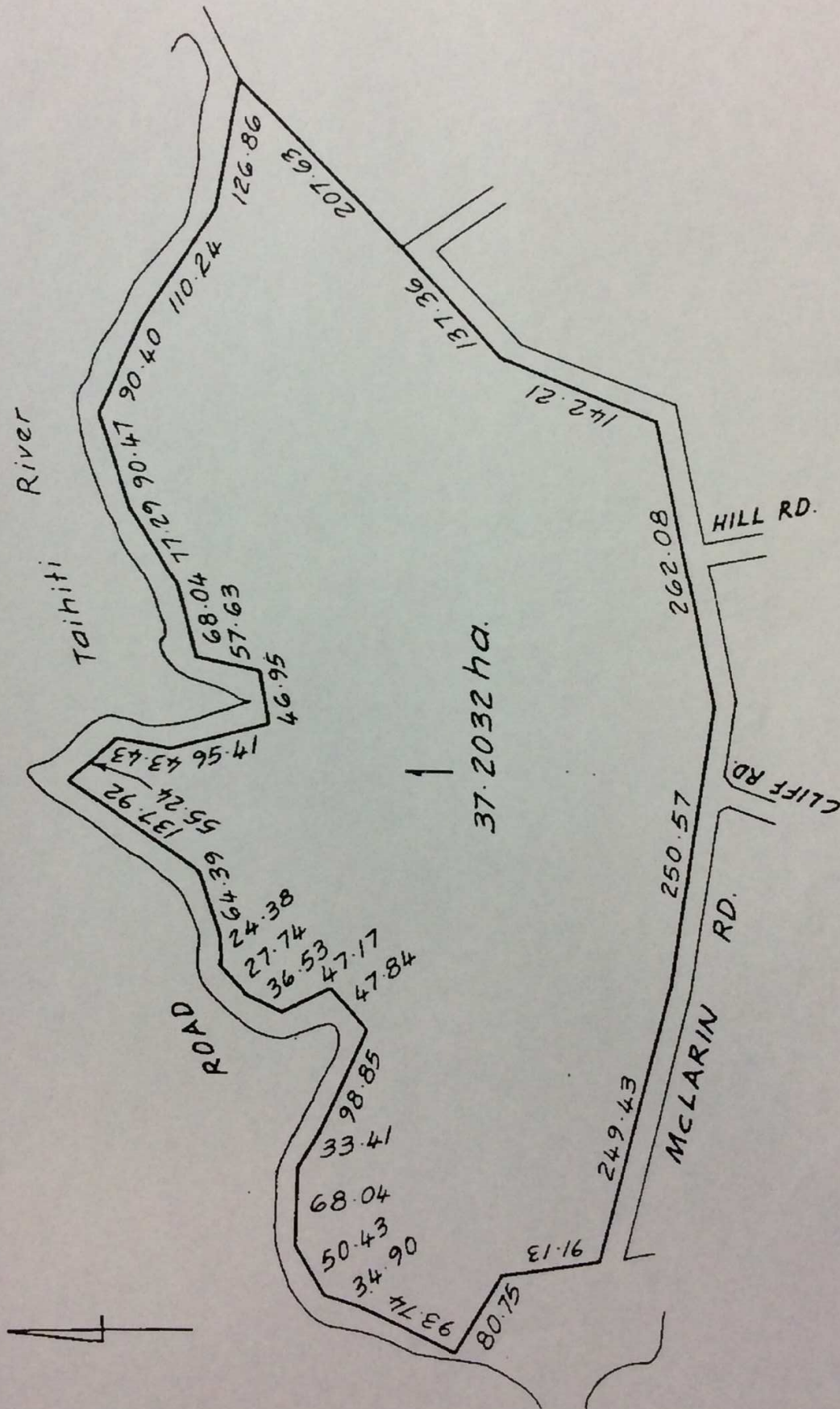
Prior References
NA617/212

Estate	Fee Simple
Area	37.2032 hectares more or less
Legal Description	Lot 1 Deposited Plan 19268

Proprietors
Glendalagh Limited

Interests
6177449.4 Mortgage to ASB Bank Limited - 11.10.2004 at 9:00 am

Franklin County



DP 19268

5.1. 1/4

Measurements are Metric

REGISTER

NEW ZEALAND.

[Land and Deeds—4.]

[Form B.]

Reference: Vol. 481, Folio 238
Transfer No. 243474
Application No.
Order for N/C No.



Register-book,
Vol. 617, folio 212.

617/212

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT.

This Certificate, dated the first day of October, one thousand nine hundred and thirty
under the hand and seal of the District Land Registrar of the Land Registration District of AUCKLAND. Witnesseth that
FRANCIS PATRICK O'BRIEN of Glenbrook, Farmer.

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial under written or endorsed hereon, subject also to any existing right of the Crown to take and lay off roads under the provisions of any Act of the General Assembly of New Zealand) in the land hereinafter described, as the same is delineated by the plan hereon bordered green, be the several admeasurements a little more or less, that is to say: All that parcel of land containing ninety-one acres three roods and twenty-nine perches more or less being Lot one (1) on a plan deposited in the Land Registry Office at Auckland as No. 19268 and being portion of allotment 12 of the Parish of Aoharua.



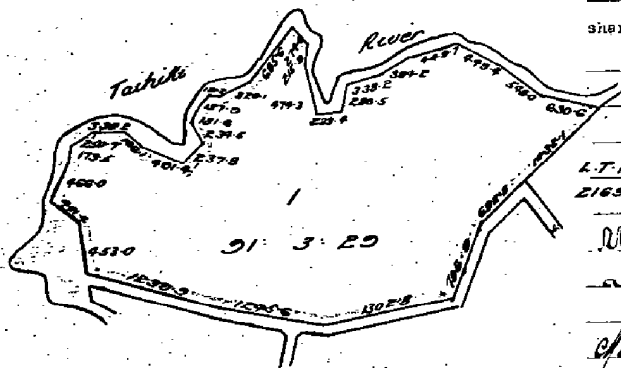
Assistant District Land Registrar.

METRIC AREA IS 37.2032 ha
37.2032 ha

Conversion Factors:
1 Acre = 4046m²
1 Perch = 25.29m²
1 Link = 2012 metres

Mortgage No. 189878 Robert Ballance McLarin and Allan
Matthew McLarin to The President of the Auckland Savings
Bank. Produced 27th February 1928 at 11.45 a.m.

Mortgage No. 209764 Francis Patrick O'Brien to Robert
Ballance McLarin and Allan McLarin in equal
shares. Produced 1st October 1928 at 2.21 p.m.
Exchange No. 27652 of his undivided
1/4 share in Mortgage No. 209764
2165E Robert Ballance McLarin to Allan
Matthew McLarin produced 20.3.31
at 10.35 a.m.



Scale: 5 Chs. to an Inch

R.C. 1004

Over

Mortgage No. 213824 of Mortgage No. 209764
Allan McLarin to Joseph Stirling
Boyne, produced 21st at 11 a.m.
Transmutation of 20622 of Mortgage No. 213824
to Joseph Stirling Boyne as executor
entered 9/9/1928 at 10.30 a.m.

REGISTER

617/212

Variation of terms of H. Mortgage no 20914
with consent of mortgagee in Mortgage
no 21324 produced at 6/6/32 at 21.1.1932

Variation of terms of mortgage no 20914
with consent of mortgagee in mortgage
no 21324 - Produced 24/6/1935 at
10.2.1935

Mortgage no 20922 Francis Patrick O'Brien
to the State Advances Corporation of
New Zealand - Produced 18/7/1937 at 18.7.1937

Mortgage 241176 Francis Patrick O'Brien
to Allan Matthew O'Brien - Produced
26.4.1937 at 10.5.1937

Variation of terms of mortgage no
240822 - Produced 26/5/1937 at
19.4.37

Transfer 374 500 Francis Patrick O'Brien
to Robert Cowan of Glenbrook farmer.
Produced 13.6.1941 at 11.27am

Transfer no 357000 Robert Cowan to
William George Thornton and Sydney Bruce
Thornton both of Waitehau farmers as
tenants in common in equal shares
Produced 14/4/43 at 1.5.43

S.31007 Transfer the registered proprietor to Cecil
Richard Hook of Pularum farmer - Produced
24.6.1942 at 6.32.41

S.34008 Mortgage of 13.12.42 Hook to Bank of
New Zealand - Produced 12.12.42 at 10.32.42

Transfer to Donald Alexander
Jolly, J. Hastings, farmer, and
Elizabeth Jane Jolly, his wife, as
tenants in common in equal shares
Produced 1.9.1960 at 16.32.42

Mortgage 52939 to the Bank of New
Zealand Office of the New Zealand
Association - Produced 19.10.1962 at 11.36.42

A198135 Transfer to James Lee Chiongbian
of Manila Company Director. Produced 24.1.1967
at 11.5.42

A198136 Mortgage to Donald Alexander
Jolly and Elizabeth Jane Jolly in equal
shares. Produced 24.1.1967 at 11.5.42

A198137
THIS REPRODUCTION (ON A REDUCED SCALE)
CERTIFIED TO BE A TRUE COPY OF THE
ORIGINAL REGISTER FOR THE PURPOSES OF
SECTION 215A LAND TRANSFER ACT 1952.
L.G. Gorman D.L.R.

DISCHARGE
A584029 Robert
Ballance to J. Hastings 159177
22.5.47
429824-2

WITHDRAWN
495464.1 BY CATHERINE ANN STEINER -
5.6.1979 at 10.57.12
B.245780.1

B.300298.1 The outstanding duplicate
hereof having been declared lost, this
certificate of title is cancelled and a
new certificate of title Vol 56A folio 322
is issued in lieu thereof - produced
19.6.1984 at 10.52.0'c and entered
13.7.1984 at 9.00.0'c

CANCELLED



Appendix D:

LIMS

LAND INFORMATION MEMORANDUM

Applicant: PATTLE DELAMORE PARTNERS LTD
P O BOX 9528
NEWMARKET
AUCKLAND 1149
ATTENTION: VICTORIA SPASIC

LIM address: 35 MCLARIN ROAD, GLENBROOK BEACH – LOT 1

Application number: P/LEU/2015/17221

Client name/ref: A02935100

Date issued: 18 August 2015

Legal Description: LOT 1 DP 18680

Valuation Number: 03770/044.04



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 Local Government Official Information and Meetings Act 1987
- Council at its discretion considers should be included because it relates to land
- Is considered to be relevant and reliable

This LIM does not include other information:

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

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

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

The 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 the Council to search for this type of information, please call 09 301 01 01.

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

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

Rates/District Water/ District Sewer

The information provided on rates/financial details in this report may not reflect the current details of the legal description/valuation on your application form. This may be due to the property being under subdivision or that the information has not yet been provided or updated for the current valuation and improvements for this financial year.

Valuation Number	Please Note: Rates, Rateable Valuation Details and Water Rates relate to a valuation number. This may be linked to other properties, or a parent property. For this Land Information Memorandum, the valuation number is linked to LOT 1 DP 18680
-------------------------	--

Rates	Current Annual District Rates	\$1,359.60
	Owing	\$

Rateable Valuation Details	Land Value	\$435,000
	Value Improvements	\$1,000
	Capital Value	\$436,000

Water Supplier	Not known
-----------------------	-----------

District Sewer	Not Available
-----------------------	---------------

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.



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

Building Consents and Permits

Permits/Consents, Code Compliance Certificates

Type	Description	Status	Certifier	Date Issued
None Known				

1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificate (CCC) were not required. While Auckland Council has always endeavoured to maintain full pre-Building Act records, Councils were not legally obliged to do so. It is recognized that not all records for this period have survived and in other cases where building work is documented, information may be incomplete. Council does not accept responsibility for any omission.
2	Code Compliance Certificate (CCC) for this consent was issued on this date. Documents may be included in the attachment section.
3	Consent approved but a final Code Compliance Certificate (CCC) for this consent has not been issued. To obtain a CCC an inspection to confirm compliance with the approved plans and standards may be sought.

Life span note:

For those building consents issued under the Building Act 1991, life span describes the intended life of an item or building, from CCC issue date, that has been granted approval to be installed, constructed or erected. After this time, the owner is to take the appropriate steps to replace, upgrade or maintain the item or building to the relevant standards that this building consent relates to.

It is recommended that Council records are viewed and compared with the actual building and activities on site to identify any illegal or unauthorized building works or activities.

Weather Tight Homes

None Known

Other

None Known

Retrofit Your Home Programme

The Retrofit Your Home programme provides financial assistance, advice and information to householders wanting to create an improved home environment. The scheme contributes to the achievement of the Air Quality National Environmental Standards encouraging the installation of clean heat and insulation in homes as well as supporting access to central government grants and subsidies. The programme offers homeowners a retrofit plan for their homes and financial assistance up to \$5000 repaid through a targeted rate.

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



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

Licenses

Premises Registration

Type	Premises	Category	Licence Status
None Known			

Liquor Licenses

Type	Premises	Status	Licence No	Date Issued
None Known				

Enforcement

Enforcement, Abatement Notices, Requisitions, Orders, Notices to Rectify

Property ID	Notice Type	Comments	Date Issued
None Known			



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

Resource Consents - Planning

Planning Consents / Resource Consents / Compliance Certificates

Reference No.	Consent Type	Status	Additional Notes	Date Issued
S04366	Subdivision	224(c) Completed	Create a Lot	13/12/2007
Copy of Consent Attached		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
<ul style="list-style-type: none"> Historical planning consents may have lapsed. Applicants are advised to verify the currency of planning consents with Council staff. If Resource Consent has been granted on this property it does not infer that the conditions of the consent have been met. Applicants are advised to verify the status of a planning consent with Council staff. 				

District Plan Status

Council has an operative Franklin District Plan.

Subject to Plan Change / Structure Plan Area /Growth Areas

The land is not subject to any special District Plan provisions other than the zone requirements stated.

District Plan

This property is zoned	Coastal
------------------------	---------

Designations

There are no further restrictions applicable other than those bulk and location requirements for the zone applying to the land.

Other District Plan Provisions

None Known

Other Classifications By Statutory Organisations

None Known


Information Concerning Caveat, Bond, Encumbrance, Consent Notice, Covenant

None Known

Please note that the Proposed Auckland Unitary Plan applies to this property. This LIM report does not contain specific information about the Proposed Auckland Unitary Plan. The Proposed Auckland Unitary Plan should be carefully reviewed and considered, as it may have implications for how this property can be developed or used. The Proposed Auckland Unitary Plan can be accessed at Council service centres and libraries and can be found on the following internet page:

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/home.aspx>

The Council may hold additional information for this property, for example concerning resource consents for discharges to air, land or water issued by the former Auckland Regional Council prior to 1 November 2010 and by Auckland Council prior to November 2013. If you would like the Council to search for this type of information, please call 301 0101.

 For information on any outstanding conditions or ongoing monitoring contact Auckland Council (09) 301 0101, ask for Duty Planner.

Special Housing Area (SHA)

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

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

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

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

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

Special Land Features

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

Note that 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 particular purpose including development.

Council has identified in its records that the land is subject to or has the potential for:

Inundation	None Known
Hazardous Contaminants	None Known
Erosion	None Known
Alluvion	None Known
Avulsion	None Known
Falling Debris	None Known
Subsidence	None Known
Slippage	None Known
Certified Fill	None Known
Uncertified Fill	None Known
Other	None Known

Any hazard noted on the land has been done so in accordance with the requirements of section 44(a) of the Local Government Official Information and Meetings Act 1987. The notation refers to the actual existence, or the potential for, a particular hazard that may, in some cases, be limited to a localised area on the land. Please review all supporting documentation carefully. For further clarification, please contact the writer of the supporting information supplied with the Land Information Memorandum or a suitably qualified independent consultant.

Services

Information Relating to the Property Notified by any Network Utility Operator pursuant to the Building Act 2004

	Yes	No
Auckland Council water	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Auckland Council sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Auckland Council storm water	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Auckland Council road access	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vector Gas Pipeline	<input type="checkbox"/>	<input checked="" type="checkbox"/>
State Highway access	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Special drainage District	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Passing through / over Property		
Private Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Council Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Council Stormwater	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NZ Steel Slurry Pipeline	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Watercare Services Water Pipeline	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transpower High Voltage Transmission Line	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vector High Pressure Gas Pipeline	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Other

Attachments

Plans

Public drainage plan	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Private drainage plan (As Built)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Planning maps	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

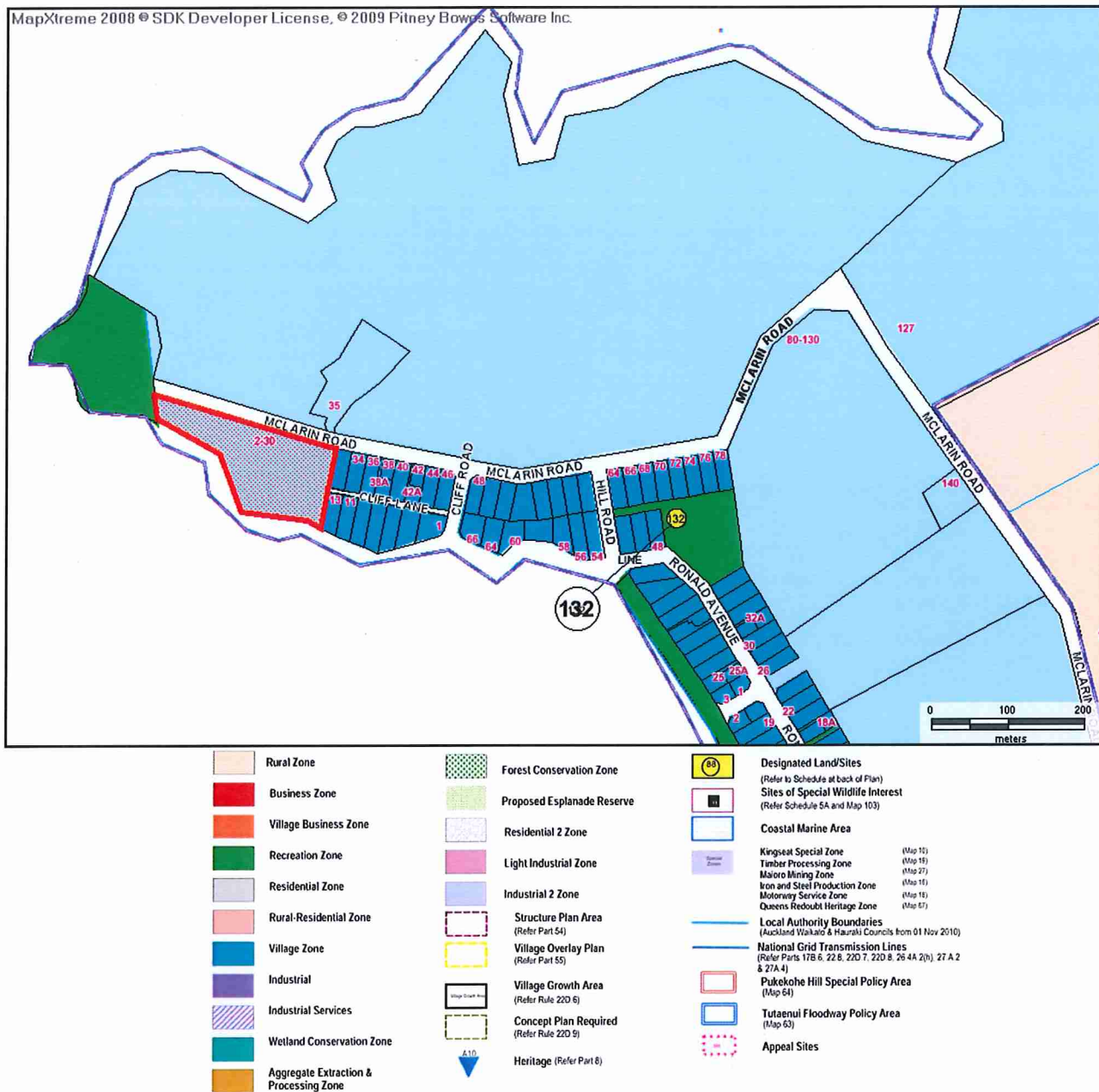
Documents

Code Compliance Certificate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Consent Conditions	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Consent Notice	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Notice to Fix	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Hazard Report	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

Additional Notes

Operative District Plan & Rating Information

Address:	35 MCLARIN RD		
Legal:	Lot 1 DP 18680		
CT:	NA56A/323	Assessment:	03770/044.04
Area (ha):	1.8775	Land Value:	
Capital Value:		Rates Owing:	
Annual Rates Total:		Structure Plan Area:	No
Operative DP Zone:	Coastal		
Plan Change(s):	No		



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DECISION BY DELEGATED AUTHORITY ON AN APPLICATION
FOR A RESOURCE CONSENT

(NON-NOTIFIED)

Applicant: Glendalagh Limited
Proposal: To create a Non-Complying General Purpose Lot,
and Vest a Local Purpose Reserve in Council.

Type of Consent: Subdivision
Type of Activity: Non-Complying (Operative Franklin District Plan-
February 2000)
Non-Complying (Proposed Plan Change 14 to the
Operative Franklin District Plan: Rural Plan Change)
Date Received: 14 September 2004
Location: 35 McLarin Road, Glenbrook Beach
Legal Description: Lot 1 DP 19268 (CT NA56A/322)
Zone: Rural, Operative Franklin District Plan
(February 2000)
Coastal, Manukau Harbour Management Area,
Proposed Plan Change 14: Rural Plan Change
(Notified September 2003)

Valuation Reference: 03770/044.00

File: S04366

Decision:

That, pursuant to Sections 104, 104B and 104D of the Resource Management Act 1991, Council grants consent to Application No. S04366 being a subdivision of Lot 1 DP 19268 (CT NA56A/322), such land being located at 35 McLarin Road, Glenbrook Beach, for the following reasons:

- i. The creation of an 8,100m² general purpose lot around the existing dwelling and shed will have no impact on the accessibility and versatility of the soil resource as the balance area will continue to contain sufficient land to be used for a range of rural activities.
- ii. It is considered that the unique circumstances of this property, namely that the Glenbrook Beach Community Hall (situated on Council Reserve) is located within part of the subject property, and the proposed remedy to transfer approximately 904m² of land to Council as a Local Purpose Reserve to rectify this situation, are sufficient to establish special or unusual circumstances so as to warrant approval to this Non-Complying application to create a general purpose lot from the parent title that is only 37.2032 hectares in area, such that the integrity of the Operative District Plan will not be affected.

- iii. For the reasons as outlined above, it is considered that any effects resulting from the subdivision will be no more than minor.
- iv. The proposal is generally consistent with the Objectives, Policies and Rules for the Rural Zone contained in the Operative Franklin District Plan.
- v. The proposal is generally consistent with the Objectives, Policies and Rules for the Coastal Zone contained in Proposed Plan Change 14: Rural Plan Change (Notified September 2003).
- vi. For the reasons contained above it is considered that the proposal meets the threshold tests of Section 104D of the Act and has also satisfied the requirements of Section 104 and Part II of the Act such that consent should be granted, subject to the specified conditions of consent.

Lapsing of Consent:

That pursuant to section 125 of the Resource Management Act 1991, Council resolves that the Section 223 Certificate be signed within two years of this consent to ensure the timely completion of this Subdivision Consent (Council Reference S04366).

This consent is subject to the following conditions:

1. Survey Plan Approval Conditions

Prior to the signing of the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, provide/show the following to the approval of the Team Leader: Regulatory:

a. Creation of Easements

That the Memorandum of Easements be shown on the Survey Plan, and shall be duly granted or reserved.

b. Local Purpose Reserve to Vest

That Lot 3 shall vest in Council as Local Purpose Reserve pursuant to the Reserves Act 1977.

2. Completion Conditions

Prior to the release of the 'Completion Certificate' pursuant to Section 224(c) of the Resource Management Act 1991 the applicant shall carry out the following to the approval of the Team Leader Regulatory:

a. Provide for Telephone and Electric Power

Provide written confirmation from appropriate network utility authorities that the provision of underground (unless otherwise approved or required) telephone and power reticulation network connection points are able to be made available to the boundary of Lot 1 in the subdivision and that all requirements for having such services available have been met including obtaining road opening consents, for works to be carried out on existing road reserves.

b. Payment of Financial Contribution - District Roding (71551/6610)

In accordance with the requirements of Section 10.2.3 of the Franklin District Plan, the applicant shall pay to the Council a cash contribution of \$3,123.00 (inclusive of GST) for the one additional lot proposed to be created by this subdivision towards the District's roading network.

c. Development Contributions

Provide evidence of payment of development contributions as assessed for this development as set out in Advisory Note 1.

Advisory Notes:

1. Development contributions (listed below) are assessed in accordance with the provisions of the Franklin Community Plan (2004) and the Local Government Act 2002 and are levied separately to all other fees and charges. The fees are reviewed periodically and the actual amount due will therefore be quoted to the consent holder at the time of payment and/or prior to the issue of the 224c certificate. Quotations are valid for up to 30 working days (or as otherwise stated) and the development contributions may be paid at any time prior to the issue of the 224c certificate.

TYPE	Account	<i>edu</i>	Rate	Amount
OSA District Wide	78351 / 6614	1	\$ 1,620.00	\$ 1,620.00
Community Facilities	60250 / 6614	1	\$ 810.00	\$ 810.00
Development Contributions:			TOTAL	\$ 2,430.00

The amounts listed above are provisional and are provided for information purposes only. The term "number of *edu* " (equivalent development units) equates to the total number of Lots assessed for the charge, or in the case of stormwater infrastructure to the net change in relative imperviousness.

2. Please note that all archaeological sites are protected under the Historic Places Act whether or not they have been recorded or registered. If evidence of any historic site is found on the property, the Act requires that the Historic Places Trust be advised of the situation.
3. Pursuant to Section 357 of the Resource Management Act 1991, the applicant/s may, within 15 working days of receiving this decision, object in writing to Council in respect of the decision. A deposit is payable towards the administrative costs of considering the objection. In some circumstances this payment may be refunded.

Having assessed such an objection, Council may dismiss the objection or uphold it wholly or in part.



Richard Gardner, Acting Regulatory Planning Co-ordinator: Land Use

DATED this 2nd day of February 2005.

ACTING UNDER DELEGATED AUTHORITY

LAND INFORMATION MEMORANDUM

Applicant: PATTLE DELAMORE PARTNERS LTD
P O BOX 9528
NEWMARKET
AUCKLAND 1149
ATTENTION: VICTORIA SPASIC

LIM address: 127 MCLARIN ROAD, GLENBROOK

Application number: P/LEU/2015/17222

Client name/ref: A02935100

Date issued: 18 August 2015

Legal Description: LOT 1 DP 21692

Valuation Number: 03770/160.00



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 Local Government Official Information and Meetings Act 1987
- Council at its discretion considers should be included because it relates to land
- Is considered to be relevant and reliable

This LIM does not include other information:

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

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

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

The 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 the Council to search for this type of information, please call 09 301 01 01.

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

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

Rates/District Water/ District Sewer

The information provided on rates/financial details in this report may not reflect the current details of the legal description/valuation on your application form. This may be due to the property being under subdivision or that the information has not yet been provided or updated for the current valuation and improvements for this financial year.

Valuation Number	Please Note: Rates, Rateable Valuation Details and Water Rates relate to a valuation number. This may be linked to other properties, or a parent property. For this Land Information Memorandum, the valuation number is linked to LOT 1 DP 21692
-------------------------	--

Rates	Current Annual District Rates	\$4,547.72
	Owing	\$

Rateable Valuation Details	Land Value	\$2,025,000
	Value Improvements	\$10,000
	Capital Value	\$2,035,000

Water Supplier	Not known
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District Sewer	Not Available
-----------------------	---------------

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.



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

Building Consents and Permits

Permits/Consents, Code Compliance Certificates

Type	Description	Status	Certifier	Date Issued
None Known				

1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificate (CCC) were not required. While Auckland Council has always endeavoured to maintain full pre-Building Act records, Councils were not legally obliged to do so. It is recognized that not all records for this period have survived and in other cases where building work is documented, information may be incomplete. Council does not accept responsibility for any omission.
2	Code Compliance Certificate (CCC) for this consent was issued on this date. Documents may be included in the attachment section.
3	Consent approved but a final Code Compliance Certificate (CCC) for this consent has not been issued. To obtain a CCC an inspection to confirm compliance with the approved plans and standards may be sought.

Life span note:

For those building consents issued under the Building Act 1991, life span describes the intended life of an item or building, from CCC issue date, that has been granted approval to be installed, constructed or erected. After this time, the owner is to take the appropriate steps to replace, upgrade or maintain the item or building to the relevant standards that this building consent relates to.

It is recommended that Council records are viewed and compared with the actual building and activities on site to identify any illegal or unauthorized building works or activities.

Weather Tight Homes

None Known

Other

None Known

Retrofit Your Home Programme

The Retrofit Your Home programme provides financial assistance, advice and information to householders wanting to create an improved home environment. The scheme contributes to the achievement of the Air Quality National Environmental Standards encouraging the installation of clean heat and insulation in homes as well as supporting access to central government grants and subsidies. The programme offers homeowners a retrofit plan for their homes and financial assistance up to \$5000 repaid through a targeted rate.

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



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

Licenses

Premises Registration

Type	Premises	Category	Licence Status
None Known			

Liquor Licenses

Type	Premises	Status	Licence No	Date Issued
None Known				

Enforcement

Enforcement, Abatement Notices, Requisitions, Orders, Notices to Rectify

Property ID	Notice Type	Comments	Date Issued
None Known			



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

Resource Consents - Planning

Planning Consents / Resource Consents / Compliance Certificates

Reference No.	Consent Type	Status	Additional Notes	Date Issued
None Known				
Copy of Consent Attached		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	
<ul style="list-style-type: none"> Historical planning consents may have lapsed. Applicants are advised to verify the currency of planning consents with Council staff. If Resource Consent has been granted on this property it does not infer that the conditions of the consent have been met. Applicants are advised to verify the status of a planning consent with Council staff. 				

District Plan Status

Council has an operative Franklin District Plan.

Subject to Plan Change / Structure Plan Area /Growth Areas

The land is not subject to any special District Plan provisions other than the zone requirements stated.

District Plan

This property is zoned	Coastal
------------------------	---------

Designations

There are no further restrictions applicable other than those bulk and location requirements for the zone applying to the land.

Other District Plan Provisions

None Known

Other Classifications By Statutory Organisations

None Known

Information Concerning Caveat, Bond, Encumbrance, Consent Notice, Covenant

None Known

Please note that the Proposed Auckland Unitary Plan applies to this property. This LIM report does not contain specific information about the Proposed Auckland Unitary Plan. The Proposed Auckland Unitary Plan should be carefully reviewed and considered, as it may have implications for how this property can be developed or used. The Proposed Auckland Unitary Plan can be accessed at Council service centres and libraries and can be found on the following internet page:

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/home.aspx>

The Council may hold additional information for this property, for example concerning resource consents for discharges to air, land or water issued by the former Auckland Regional Council prior to 1 November 2010 and by Auckland Council prior to November 2013. If you would like the Council to search for this type of information, please call 301 0101.



For information on any outstanding conditions or ongoing monitoring contact Auckland Council (09) 301 0101, ask for Duty Planner.

Special Housing Area (SHA)

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

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

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

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

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

Special Land Features

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

Note that 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 particular purpose including development.

Council has identified in its records that the land is subject to or has the potential for:

Inundation	None Known
Hazardous Contaminants	None Known
Erosion	None Known
Alluvion	None Known
Avulsion	None Known
Falling Debris	None Known
Subsidence	None Known
Slippage	None Known
Certified Fill	None Known
Uncertified Fill	None Known
Other	None Known

Any hazard noted on the land has been done so in accordance with the requirements of section 44(a) of the Local Government Official Information and Meetings Act 1987. The notation refers to the actual existence, or the potential for, a particular hazard that may, in some cases, be limited to a localised area on the land. Please review all supporting documentation carefully. For further clarification, please contact the writer of the supporting information supplied with the Land Information Memorandum or a suitably qualified independent consultant.

Services

Information Relating to the Property Notified by any Network Utility Operator pursuant to the Building Act 2004

	Yes	No
Auckland Council water	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Auckland Council sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Auckland Council storm water	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Auckland Council road access	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vector Gas Pipeline	<input type="checkbox"/>	<input checked="" type="checkbox"/>
State Highway access	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Special drainage District	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Passing through / over Property		
Private Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Council Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Council Stormwater	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NZ Steel Slurry Pipeline	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Watercare Services Water Pipeline	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transpower High Voltage Transmission Line	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vector High Pressure Gas Pipeline	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Other

Attachments

Plans

Public drainage plan	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Private drainage plan (As Built)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Planning maps	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

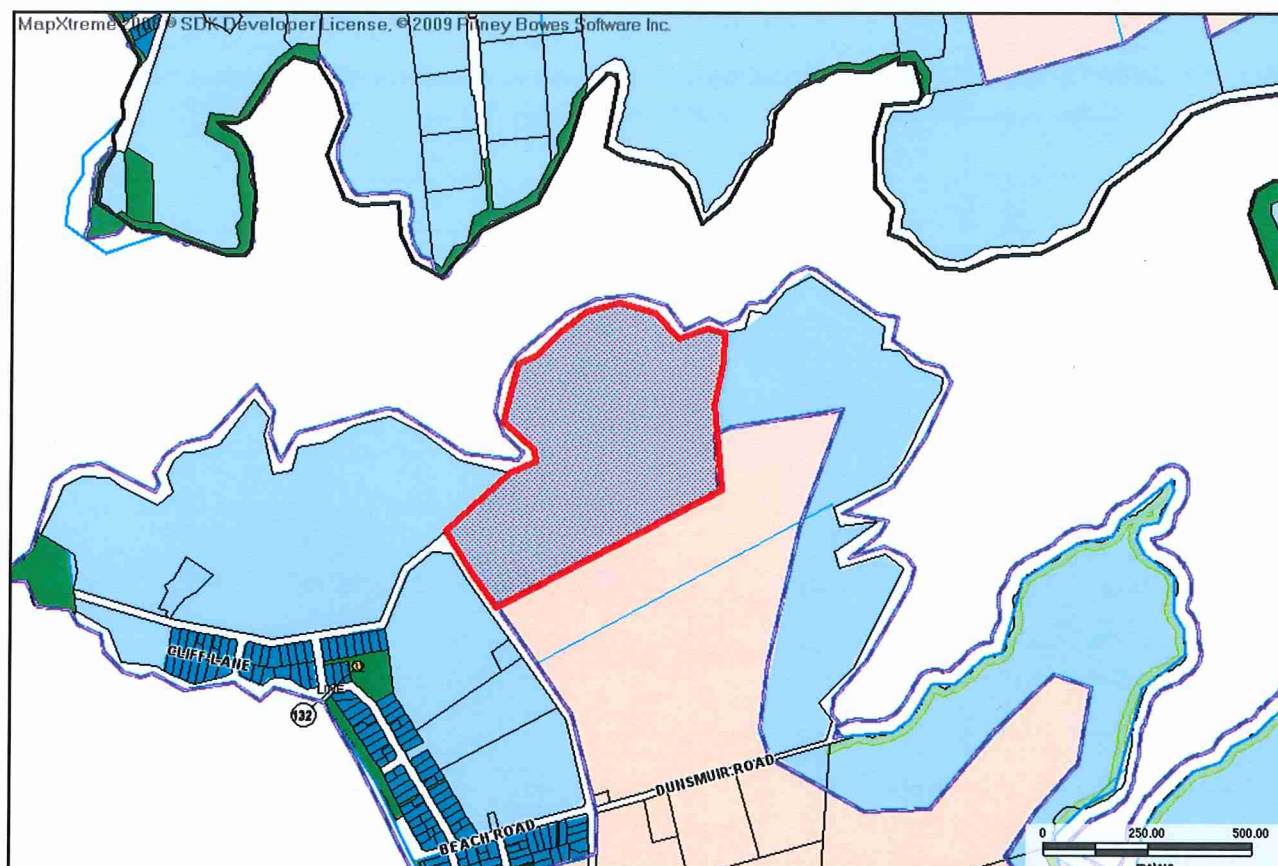
Documents

Code Compliance Certificate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Consent Conditions	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Consent Notice	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Notice to Fix	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Hazard Report	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

Additional Notes

Operative District Plan & Rating Information

Address:	127 MCLARIN RD		
Legal:	Lot 1 DP 21692		
CT:	NA56A/324	Assessment:	03770/160.00
Area (ha):	29.0488	Land Value:	
Capital Value:		Rates Owing:	
Annual Rates Total:		Structure Plan Area:	No
Operative DP Zone:	Coastal		
Plan Change(s):	No		



Rural Zone	Forest Conservation Zone	Designated Land/Sites (Refer to Schedule at back of Plan)
Business Zone	Proposed Esplanade Reserve	Sites of Special Wildlife Interest (Refer Schedule 5A and Map 103)
Village Business Zone	Residential 2 Zone	Coastal Marine Area
Recreation Zone	Light Industrial Zone	Kingscut Special Zone (Map 10)
Residential Zone	Industrial 2 Zone	Timber Processing Zone (Map 18)
Rural-Residential Zone	Structure Plan Area (Refer Part 54)	Maoro Mining Zone (Map 27)
Village Zone	Village Overlay Plan (Refer Part 55)	Iron and Steel Production Zone (Map 15)
Industrial	Village Growth Area (Refer Rule 220.6)	Motorway Service Zone (Map 18)
Industrial Services	Concept Plan Required (Refer Rule 220.5)	Queens Redoubt Heritage Zone (Map 67)
Wetland Conservation Zone	Heritage (Refer Part 6)	Local Authority Boundaries (Auckland Waratah & Hauraki Councils from 01 Nov 2016)
Aggregate Extraction & Processing Zone		National Grid Transmission Lines (Refer Parts 17B.6, 22.8, 220.7, 220.8, 28.4A.2(h), 27 A.2 & 27A.4)
		Pukekohe Hill Special Policy Area (Map 64)
		Tutaenui Floodway Policy Area (Map 63)
		Appeal Sites

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LAND INFORMATION MEMORANDUM

Applicant: PATTLE DELAMORE PARTNERS LTD
P O BOX 9528
NEWMARKET
AUCKLAND 1149
ATTENTION: VICTORIA SPASIC

LIM address: MCLARIN ROAD, GLENBROOK BEACH – LOT 1

Application number: P/LEU/2015/17225

Client name/ref: A02935100

Date issued: 18 August 2015

Legal Description: LOT 1 DP 351480

Valuation Number: 03770/044.01



DISCLAIMER

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The LIM includes information which:

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

This LIM does not include other information:

- Held by council that is not required to be included
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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 the Council to search for this type of information, please call 09 301 01 01.

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

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

Rates/District Water/ District Sewer

The information provided on rates/financial details in this report may not reflect the current details of the legal description/valuation on your application form. This may be due to the property being under subdivision or that the information has not yet been provided or updated for the current valuation and improvements for this financial year.

Valuation Number	Please Note: Rates, Rateable Valuation Details and Water Rates relate to a valuation number. This may be linked to other properties, or a parent property. For this Land Information Memorandum, the valuation number is linked to LOT 1 DP 351480
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Rates	Current Annual District Rates	\$6,350.19
	Owing	\$

Rateable Valuation Details	Land Value	\$2,893,000
	Value Improvements	\$55,000
	Capital Value	\$2,948,000

Water Supplier	Not known
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District Sewer	Not Available
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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.



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

Building Consents and Permits

Permits/Consents, Code Compliance Certificates

Type	Description	Status	Certifier	Date Issued
None Known				

1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificate (CCC) were not required. While Auckland Council has always endeavoured to maintain full pre-Building Act records, Councils were not legally obliged to do so. It is recognized that not all records for this period have survived and in other cases where building work is documented, information may be incomplete. Council does not accept responsibility for any omission.
2	Code Compliance Certificate (CCC) for this consent was issued on this date. Documents may be included in the attachment section.
3	Consent approved but a final Code Compliance Certificate (CCC) for this consent has not been issued. To obtain a CCC an inspection to confirm compliance with the approved plans and standards may be sought.

Life span note:

For those building consents issued under the Building Act 1991, life span describes the intended life of an item or building, from CCC issue date, that has been granted approval to be installed, constructed or erected. After this time, the owner is to take the appropriate steps to replace, upgrade or maintain the item or building to the relevant standards that this building consent relates to.

It is recommended that Council records are viewed and compared with the actual building and activities on site to identify any illegal or unauthorized building works or activities.

Weather Tight Homes

None Known

Other

None Known

Retrofit Your Home Programme

The Retrofit Your Home programme provides financial assistance, advice and information to householders wanting to create an improved home environment. The scheme contributes to the achievement of the Air Quality National Environmental Standards encouraging the installation of clean heat and insulation in homes as well as supporting access to central government grants and subsidies. The programme offers homeowners a retrofit plan for their homes and financial assistance up to \$5000 repaid through a targeted rate.

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



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

Licenses

Premises Registration			
Type	Premises	Category	Licence Status
None Known			

Liquor Licenses				
Type	Premises	Status	Licence No	Date Issued
None Known				

Enforcement

Enforcement, Abatement Notices, Requisitions, Orders, Notices to Rectify			
Property ID	Notice Type	Comments	Date Issued
None Known			



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

Resource Consents - Planning

Planning Consents / Resource Consents / Compliance Certificates

Reference No.	Consent Type	Status	Additional Notes	Date Issued
S04366	Subdivision	224(c) Completed	Create a Lot	13/12/2007
S/2012/4241	Subdivision	224(c) Completed	Transferable Lot Subdivision & Conservation Lot	13/07/2015
Copy of Consent Attached		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
<ul style="list-style-type: none"> Historical planning consents may have lapsed. Applicants are advised to verify the currency of planning consents with Council staff. If Resource Consent has been granted on this property it does not infer that the conditions of the consent have been met. Applicants are advised to verify the status of a planning consent with Council staff. 				

District Plan Status

Council has an operative Franklin District Plan.

Subject to Plan Change / Structure Plan Area /Growth Areas

The land is not subject to any special District Plan provisions other than the zone requirements stated.

District Plan

This property is zoned	Coastal
------------------------	---------

Designations

There are no further restrictions applicable other than those bulk and location requirements for the zone applying to the land.

Other District Plan Provisions

None Known

Other Classifications By Statutory Organisations

Council holds information relating to the property provided by other organisations which may be of interest – May be an Archaeological Site on Property; Contact Historic Places Trust for further information.

Information Concerning Caveat, Bond, Encumbrance, Consent Notice, Covenant

There is an encumbrance registered on the title to the land, refer to the certificate of title.

There is a covenant/s registered on the title to the land, refer to the certificate of title.

Please note that the Proposed Auckland Unitary Plan applies to this property. This LIM report does not contain specific information about the Proposed Auckland Unitary Plan. The Proposed Auckland Unitary Plan should be carefully reviewed and considered, as it may have implications for how this property can be developed or used. The Proposed Auckland Unitary Plan can be accessed at Council service centres and libraries and can be found on the following internet page:

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/home.aspx>

The Council may hold additional information for this property, for example concerning resource consents for discharges to air, land or water issued by the former Auckland Regional Council prior to 1 November 2010 and by Auckland Council prior to November 2013. If you would like the Council to search for this type of information, please call 301 0101.



For information on any outstanding conditions or ongoing monitoring contact Auckland Council (09) 301 0101, ask for Duty Planner.

Special Housing Area (SHA)

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

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

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

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

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

Special Land Features

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

Note that 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 particular purpose including development.

Council has identified in its records that the land is subject to or has the potential for:

Inundation	None Known
Hazardous Contaminants	None Known
Erosion	None Known
Alluvion	None Known
Avulsion	None Known
Falling Debris	None Known
Subsidence	None Known
Slippage	None Known
Certified Fill	None Known
Uncertified Fill	None Known
Other	None Known

Any hazard noted on the land has been done so in accordance with the requirements of section 44(a) of the Local Government Official Information and Meetings Act 1987. The notation refers to the actual existence, or the potential for, a particular hazard that may, in some cases, be limited to a localised area on the land. Please review all supporting documentation carefully. For further clarification, please contact the writer of the supporting information supplied with the Land Information Memorandum or a suitably qualified independent consultant.

Services

Information Relating to the Property Notified by any Network Utility Operator pursuant to the Building Act 2004

	Yes	No
Auckland Council water	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Auckland Council sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Auckland Council storm water	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Auckland Council road access	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vector Gas Pipeline	<input type="checkbox"/>	<input checked="" type="checkbox"/>
State Highway access	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Special drainage District	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Passing through / over Property		
Private Drainage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Council Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Stormwater	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NZ Steel Slurry Pipeline	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Watercare Services Water Pipeline	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Transpower High Voltage Transmission Line	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vector High Pressure Gas Pipeline	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Other

Attachments

Plans

Public drainage plan	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Private drainage plan (As Built)	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Planning maps	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

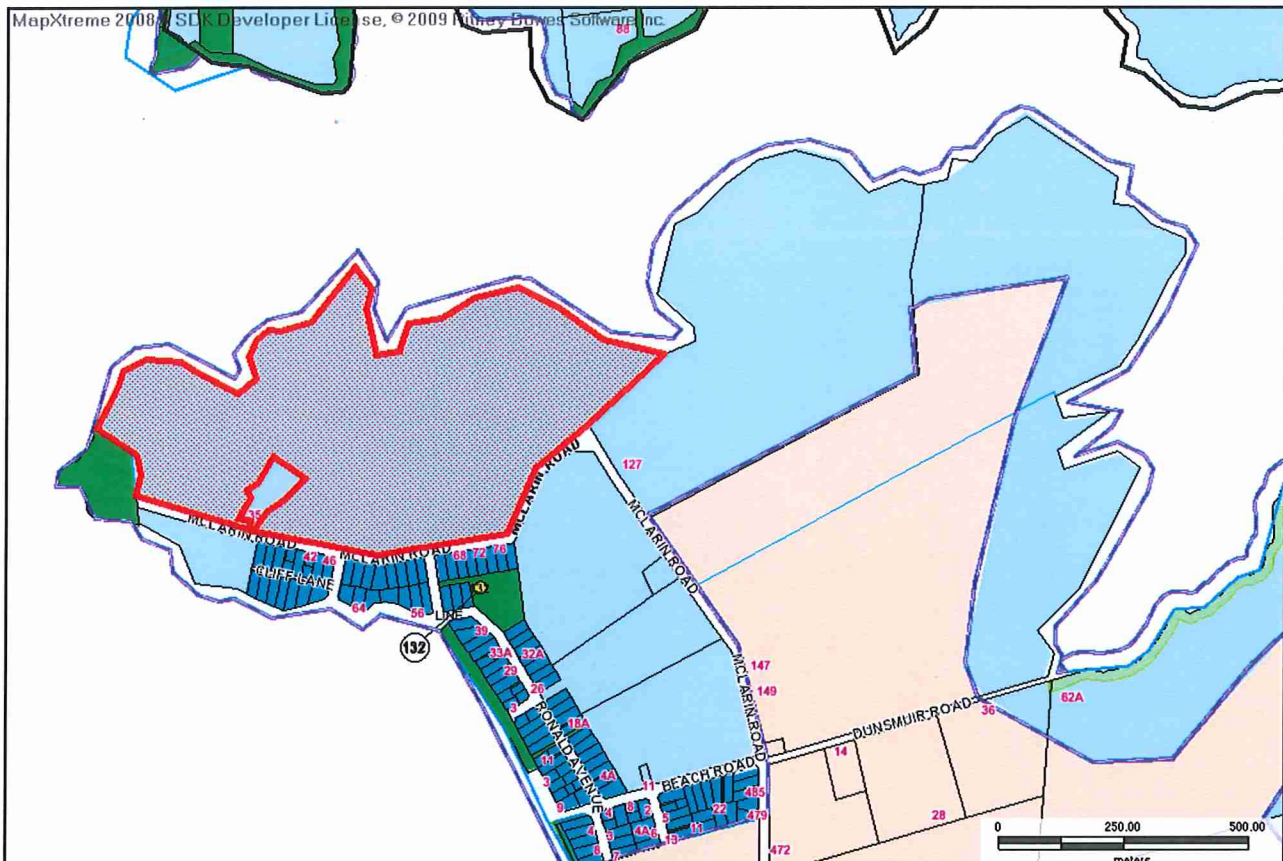
Documents

Code Compliance Certificate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Consent Conditions	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Consent Notice	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Notice to Fix	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Hazard Report	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

Additional Notes

Operative District Plan & Rating Information

Address:	MCLARIN RD		
Legal:	Lot 1 DP 351480		
CT:	210814	Assessment:	03770/044.01
Area (ha):	36.3183	Land Value:	
Capital Value:		Rates Owing:	
Annual Rates Total:		Structure Plan Area:	No
Operative DP Zone:	Coastal		
Plan Change(s):	No		



	Rural Zone		Forest Conservation Zone		Designated Land/Sites (Refer to Schedule at back of Plan)
	Business Zone		Proposed Esplanade Reserve		Sites of Special Wildlife Interest (Refer Schedule 5A and Map 103)
	Village Business Zone		Residential 2 Zone		Coastal Marine Area
	Recreation Zone		Light Industrial Zone		Kingseat Special Zone (Map 11)
	Residential Zone		Industrial 2 Zone		Timber Processing Zone (Map 15)
	Rural-Residential Zone		Structure Plan Area (Refer Part 54)		Moro Mining Zone (Map 27)
	Village Zone		Village Overlay Plan (Refer Part 55)		Iron and Steel Production Zone (Map 16)
	Industrial		Village Growth Area (Refer Rule 220 6)		Motorway Service Zone (Map 18)
	Industrial Services		Concept Plan Required (Refer Rule 220 9)		Queens Redoubt Heritage Zone (Map 67)
	Wetland Conservation Zone		Heritage (Refer Part 8)		Local Authority Boundaries (Auckland, Waikato & Hauraki Councils from 01 Nov 2010)
	Aggregate Extraction & Processing Zone				National Grid Transmission Lines (Refer Parts 17B 6, 22 8, 220 7, 220 8, 26 4A 2(h), 27 A 2 & 27 A 4)
					Pukekohe Hill Special Policy Area (Map 64)
					Tutaenui Floodway Policy Area (Map 63)
					Appeal Sites

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1 - Water**McLarin Road Glenbrook Beach-Lot 1**

0 50 100 150
Meters

Scale @ A4
= 1:8,000

Date Printed:
17/08/2015



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2 - Stormwater

McLarin Road Glenbrook Beach-Lot 1

0 50 100 150
Meters

Scale @ A4
= 1:8,000

Date Printed:
17/08/2015

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3 - Wastewater**McLarin Road Glenbrook Beach-Lot 1**

0 50 100 150
Meters

Scale @ A4
= 1:8,000

Date Printed:
17/08/2015

Water

Retail Fitting	Wholesale Meter
Node	Wholesale Fitting
Nodal Change	Access Hole Bolt Down
Cross Junction	Access Hole Weld Down
End Cap	End Cap
Horizontal Bend	Joint
Vertical Bend	Probe Flow Point
T-Junction	Pump
Reducer	Sample Point
Test Point Pressure	Strainer
Test Point WQ	Wholesale Valve
Retail Valve	Tap
Air	Hydrant Air
Ball	Hydrant Scour
Butterfly	Air Valve
Control	Butterfly Valve
Non Return	Control Valve
Peet	Gate Valve
Scour	Reflux Valve
Sluice	Wholesale Watermain
Unknown	Treated Built
Retail Hydrant	Raw Built
Retail Pipe	Proposed
Bulk	Out of Service
Main/Service Line	Tunnel
Abandoned	Wholesale Structure
Retail Structure	Wholesale Structure
Pump Station	Wholesale Pump Station
Reservoir	Wholesale Reservoir
Treatment Plant	Wholesale Source
Other	

Stormwater

Note: Feature colour will vary depending on status:
Status types = In Service, Private or Abandoned

Stormwater Fitting	Stormwater Critical Manhole	Stormwater Drain
Capped end	Unknown	Box culvert
Catchpit		Cesspit lead
Chamber		Connection lead
Connection point		Culvert
Culvert		Main
Detention pond		Perforated
Inlet or outlet		Rising main
Inspection		Support device
Manhole		Watercourse or open drain
Node		Stormwater Structure
Pump station		other
Quality or treatment device		Detention pond
Rodding eye		Erosion control
Soakage		Pump station
Support device		Quality or treatment device
Tank		Soakage
Valve		Tank
Vent		

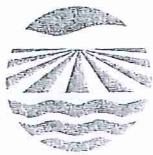
Wastewater

Retail Fitting	Wholesale Fitting
End Of Line Cap	Connection
Node	Joint
Nodal Change	Air Valve
Horizontal Bend	Control Valve
Vertical Bend	Gate Valve
Reducer	Reflux Valve
London Junction	Lamp Hole
T Junction	Meter
Anti Vacuum	Strainer
Scour Valve	Wholesale Manhole
Backflow Preventor	Wholesale Chamber
Air Valve	Wholesale Pump Station
Online Valve	
Air Vent	
Other	
Pressurised Sewer Boundary Kit	Retail Pump Station
Wholesale Septic (WCC only)	Wholesale Pipe
Septic Tank Hi-Tech	Built
Septic Tank Standard	Out of Service
Caravan Dumping Point	Proposed
Chemical System	Retail Pipe
Composting Toilet	Trunk
DEVONBLUE - Treatment Plant	Main/Service Line
Recirculation Textile Filter	Abandoned
Wastewater Disposal Bed or Field	Retail Structure
	Septic Tank
	Other

Utilities

Fibre Optic Cable - ARTA	Liquid Fuels Pipeline Marsden to Wiri
Wiri Oil Services Pipeline	Transpower 110kv Line
Vector Transmission Lines	Transpower 220kv Line
Mercury u/g and Transpower 33 kv	Transpower Pylons
	Transpower Sites

Legend updated:
6/08/2015



DECISION BY DELEGATED AUTHORITY ON AN APPLICATION
FOR A RESOURCE CONSENT

(NON-NOTIFIED)

Applicant: Glendalagh Limited
Proposal: To create a Non-Complying General Purpose Lot, and Vest a Local Purpose Reserve in Council.

Type of Consent: Subdivision
Type of Activity: Non-Complying (Operative Franklin District Plan-February 2000)
Non-Complying (Proposed Plan Change 14 to the Operative Franklin District Plan: Rural Plan Change)
Date Received: 14 September 2004
Location: 35 McLarin Road, Glenbrook Beach
Legal Description: Lot 1 DP 19268 (CT NA56A/322)
Zone: Rural, Operative Franklin District Plan (February 2000)
Coastal, Manukau Harbour Management Area, Proposed Plan Change 14: Rural Plan Change (Notified September 2003)

Valuation Reference: 03770/044.00

File: S04366

Decision:

That, pursuant to Sections 104, 104B and 104D of the Resource Management Act 1991, Council grants consent to Application No. S04366 being a subdivision of Lot 1 DP 19268 (CT NA56A/322), such land being located at 35 McLarin Road, Glenbrook Beach, for the following reasons:

- i. The creation of an 8,100m² general purpose lot around the existing dwelling and shed will have no impact on the accessibility and versatility of the soil resource as the balance area will continue to contain sufficient land to be used for a range of rural activities.
- ii. It is considered that the unique circumstances of this property, namely that the Glenbrook Beach Community Hall (situated on Council Reserve) is located within part of the subject property, and the proposed remedy to transfer approximately 904m² of land to Council as a Local Purpose Reserve to rectify this situation, are sufficient to establish special or unusual circumstances so as to warrant approval to this Non-Complying application to create a general purpose lot from the parent title that is only 37.2032 hectares in area, such that the integrity of the Operative District Plan will not be affected.

- iii. For the reasons as outlined above, it is considered that any effects resulting from the subdivision will be no more than minor.
- iv. The proposal is generally consistent with the Objectives, Policies and Rules for the Rural Zone contained in the Operative Franklin District Plan.
- v. The proposal is generally consistent with the Objectives, Policies and Rules for the Coastal Zone contained in Proposed Plan Change 14: Rural Plan Change (Notified September 2003).
- vi. For the reasons contained above it is considered that the proposal meets the threshold tests of Section 104D of the Act and has also satisfied the requirements of Section 104 and Part II of the Act such that consent should be granted, subject to the specified conditions of consent.

Lapsing of Consent:

That pursuant to section 125 of the Resource Management Act 1991, Council resolves that the Section 223 Certificate be signed within two years of this consent to ensure the timely completion of this Subdivision Consent (Council Reference S04366).

This consent is subject to the following conditions:

1. Survey Plan Approval Conditions

Prior to the signing of the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, provide/show the following to the approval of the Team Leader: Regulatory:

a. Creation of Easements

That the Memorandum of Easements be shown on the Survey Plan, and shall be duly granted or reserved.

b. Local Purpose Reserve to Vest

That Lot 3 shall vest in Council as Local Purpose Reserve pursuant to the Reserves Act 1977.

2. Completion Conditions

Prior to the release of the 'Completion Certificate' pursuant to Section 224(c) of the Resource Management Act 1991 the applicant shall carry out the following to the approval of the Team Leader Regulatory:

a. Provide for Telephone and Electric Power

Provide written confirmation from appropriate network utility authorities that the provision of underground (unless otherwise approved or required) telephone and power reticulation network connection points are able to be made available to the boundary of Lot 1 in the subdivision and that all requirements for having such services available have been met including obtaining road opening consents, for works to be carried out on existing road reserves.

b. Payment of Financial Contribution - District Roding (71551/6610)

In accordance with the requirements of Section 10.2.3 of the Franklin District Plan, the applicant shall pay to the Council a cash contribution of \$3,123.00 (inclusive of GST) for the one additional lot proposed to be created by this subdivision towards the District's roading network.

c. Development Contributions

Provide evidence of payment of development contributions as assessed for this development as set out in Advisory Note 1.

Advisory Notes:

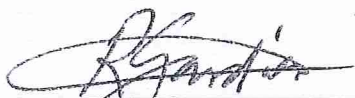
1. Development contributions (listed below) are assessed in accordance with the provisions of the Franklin Community Plan (2004) and the Local Government Act 2002 and are levied separately to all other fees and charges. The fees are reviewed periodically and the actual amount due will therefore be quoted to the consent holder at the time of payment and/or prior to the issue of the 224c certificate. Quotations are valid for up to 30 working days (or as otherwise stated) and the development contributions may be paid at any time prior to the issue of the 224c certificate.

TYPE	Account	<i>edu</i>	Rate	Amount
OSA District Wide	78351 / 6614	1	\$ 1,620.00	\$ 1,620.00
Community Facilities	60250 / 6614	1	\$ 810.00	\$ 810.00
Development Contributions:			TOTAL	\$ 2,430.00

The amounts listed above are provisional and are provided for information purposes only. The term "number of *edu*" (equivalent development units) equates to the total number of Lots assessed for the charge, or in the case of stormwater infrastructure to the net change in relative imperviousness.

2. Please note that all archaeological sites are protected under the Historic Places Act whether or not they have been recorded or registered. If evidence of any historic site is found on the property, the Act requires that the Historic Places Trust be advised of the situation.
3. Pursuant to Section 357 of the Resource Management Act 1991, the applicant/s may, within 15 working days of receiving this decision, object in writing to Council in respect of the decision. A deposit is payable towards the administrative costs of considering the objection. In some circumstances this payment may be refunded.

Having assessed such an objection, Council may dismiss the objection or uphold it wholly or in part.



Richard Gardner, Acting Regulatory Planning Co-ordinator: Land Use

DATED this 2nd day of February 2005.

ACTING UNDER DELEGATED AUTHORITY

**NON-COMPLYING ACTIVITY RESOURCE CONSENT
APPLICATION UNDER THE RESOURCE MANAGEMENT
ACT 1991**

DECISION

An application R/SUB/2012/4241 has been made by Glendalagh Limited for a subdivision consent to transfer one lot entitlement created by the protection of wetland at McLarin Road, Glenbrook Beach (donor), to Aulyn Drive, Karaka (receiver) and a landuse consent to position most of the new lot on the receiver site within the Additional National Character Area (ANCA). This requires resource consent for the following reasons:

Auckland Council District Plan (Franklin Section)

- A Conservation Lot is provided for as a Restricted Discretionary Activity pursuant to Rule 22.3 of the District Plan.
- The transfer of titles between non continuous properties is not provided for in the District Plan and therefore the proposal falls to be considered as a Non-complying Activity pursuant to Rule 22.5 of the District Plan.

Auckland Council District Plan (Franklin Section, Plan Change 14)

- An Environmental Lot is provided for as a Discretionary (RA) Activity pursuant to Rule 22.3 of the Auckland Council District Plan (Franklin Section – Plan Change 14).
- The Transfer of Rural Lot Rights within the same Management Area is provided for under the Plan Change as a Restricted Discretionary Activity pursuant to Rule 22.3 provided compliance with the performance standards as set out in Rule 22.18. The proposal complies with most of the performance standards and specific assessment criteria as set out in Rule 22.18, except the 2.2723 hectare receiver lot size exceeds the maximum lots size as required in Rule 22.18(1)(c). As such the activity is deemed a Non-complying Activity, pursuant to Rule 22.5(4) of Plan Change 14.
- The majority of Lot 4 (transferred lot), including the proposed building platform on proposed Lot 4 will be located within the 150 metre Additional Natural Character Area (Manukau Harbour Coastline), except for a small area to the south-east, where the effluent field will be located. This is deemed a Restricted Discretionary Activity in Plan Change 14 pursuant to Rule 23.B.1.3(7) which provides for '*Buildings, Accessory Buildings and external additions and alterations to existing Buildings within an Additional Natural Character Area.*'

Decision:

Part A – Subdivision Consent

That, pursuant to sections 104, 104B, 104D and 108 of the Resource Management Act 1991, subdivision consent is **granted** to the Non-complying subdivision activity application by Glendalagh Limited to transfer one (1) consented lot as a result of a Conservation/Environmental Lot subdivision at the Donor location at McLarin Road, Glenbrook Beach to the Receiver site at Urquart Road, Karaka.

The reasons for granting subdivision consent are as follows:

- i. The lot entitlement to be transferred from the donor location is the result of the protection of a combined area of approximately one hectare of wetlands. Legally and physically protecting these features in perpetuity is positive for the environment.
- ii. The proposal maintains and enhances the character within the donor location, through the protection of wetlands on the Donor property by way of the Conservation Covenant.
- iii. No additional development will occur on the donor property, as a development right will be transferred away from the site. The transfer will be positive for the preservation of versatile soil/land for as the productive land at the donor location is used for market gardening activities.
- iv. While the transfer of a rural lot right is not provided for under the Auckland Council District Plan (Franklin Section), it is considered that the lot to be transferred onto land within the receiver site will be able to be absorbed within the landscape with minimal effects on the rural character and amenity of the surrounding landscape.
- v. It is considered that there are no particular aspects of the environment that will be significantly affected within the receiver location, physically or visibly, by transferring the lot within this particular location. It is further considered that the location of the lot is appropriate, given the characteristics of the specific site and taking into consideration the immediate surrounds of the site.
- vi. The proposal will remove one development right from the donor property which contains 100% versatile soil/land, to an area of land which contains 85-90% of versatile soil/land, including areas of wetlands and associated plantings which limit the use of the site. Therefore, it is considered that there will not be any net loss of productive soils within the Manukau Harbour Management Area, while the productive land at the donor site will continue to be used market gardening activities.
- vii. The proposal is not inconsistent with the provisions of the Auckland Council District Plan (Franklin Section – Plan Change 14) as it relates to the transfer of titles between the same Management Areas (Rule 22.18). For the aspect of non compliance for exceeding the maximum lot standard in terms of the receiver lot, it is considered that the location of the lot has been positioned between a previously granted Conservation Lot to the east, an unformed public road to the south and wetland features to the west and north and as such the location and size of the lot will be naturally absorbed into the landscape. The majority of the balance lot (Lot 2) land is open rolling grass land and continues to be used for grazing.
- viii. The proposal consistent with the relevant policies and objectives for the Rural Zone under the Auckland Council District Plan (Franklin Section) and associated Plan Changes given that the proposal involves protection of wetlands on the donor site by way of a Conservation Covenant and the transfer one development right off the donor site to the receiver site.

- ix. The proposal meets the threshold test in section 104D of the Resource Management Act 1991 as the adverse effects on the environment will not be more than minor and the subdivision will not be contrary to the objectives and policies of the Auckland Council District Plan (Franklin Section) and the Auckland Council District Plan (Franklin Section – Plan Change 14)

This subdivision consent is subject to the following conditions:

1. Survey Plan Approval Conditions

Prior to the signing of the Survey Plan pursuant to section 223 of the Resource Management Act 1991, provide/show the following to the approval of the Manager Southern Resource Consents and Compliance of the Auckland Council:

a. In Accordance with Application Plan

That the proposed subdivision be carried out in general accordance with the plans submitted with the application plan (Reference: Subdivision application plan prepared by Birch Surveyors Limited, titled 'Glendalagh Limited – Conservation Lot Entitlement and Transfer Subdivision' (2 Sheets).

b. Commencement of consent

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

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

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

c. Engineering Condition – Access to Lot 4 (Receiver Property):

Prior to the commencement of any works on site, the consent holder shall provide plans showing the formation of the paper road to provide access to Lot 4. The plans are to include the control and disposal of stormwater, a vehicle entrance and a turning circle to the following minimum standards:

- Construction standard shall be a 3.5m wide carriageway with passing bays at no more than 150m intervals constructed of 150mm compacted GAP 40.

Note: An alternative standard of construction supported by design calculations may be approved by the Manager: Southern Resource Consents and Compliance, prior to the commencement of the works.

d. Covenant Boundaries

That the Covenant boundaries defining the areas of wetland be protected on Lot 1 DP 351480 (CFR 210814), as identified on the subdivision consent application plan as Areas 'P', 'Q', 'R', 'S', 'T', and 'U' be shown with bearings, distances and area on the Survey Plan.

2. **Completion Conditions**

Prior to the issue of the Completion Certificate pursuant to section 224(c) of the Resource Management Act 1991 the applicant shall carry out the following to the approval of the Manager Southern Resource Consents and Compliance of the Auckland Council:

a. Preparation of Legal Covenant – Donor property

Agree to a Covenant in perpetuity under the Reserves Act 1977 or Queen Elizabeth II National Trust 1977 being registered on the title of Lot 1 DP 351480 (CFR 210814) to the effect that wetlands on the subject site and shown as Areas 'P', 'Q', 'R', 'S', 'T' and 'U' on the subdivision plan, titled '*Scheme Plan of Covenant over Lot 1 DP 351480 and Site of Donor Entitlement*,' Reference 3273, Revision F and dated July 2012, Sheet 1, be fenced with a stock proof fence and the wetlands be protected in perpetuity.

Note: The covenant shall include all the ecological reports required submitted as part of this application by BFL Forestry and Environmental Services, titled '*Report on the potential of an area of wetland to be protected as the basis for an environmental lot subdivision – Glendalagh Limited, McLarin Road, Glenbrook Beach*,' dated July 31 2011.

Such a Covenant is to be prepared by Auckland Council's Solicitor at the consent holder's expense.

b. Fencing of Wetlands – Donor property

Provide evidence that fencing of the Covenant areas as identified on the Land Transfer Plan in accordance with Condition 1(d) has been undertaken generally along the Covenant boundaries.

The consent holder's attention is drawn to the following minimum standards for fencing.

Number of wires	7
Posts	5 metres apart (maximum)
Battens	5 between posts (minimum)

The fence to be otherwise in accordance with Clause 7 of the Second Schedule to the Fencing Act 1978.

c. Vehicle Entrance Installation (Receiver site)

Install a vehicle entrance to Lot 4, in accordance with drawing R29 of the Franklin District Council Code of Practice for Subdivision and Development.

d. Construction (Receiver site)

Arrange for the construction of all the engineering works as detailed in the approved plans submitted in accordance with condition 1(c).

e. Compliance Certificate

Provide a compliance certificate prepared by a Chartered Professional Engineer or Registered Surveyor to confirm that the vehicle entrance installation and formation for Lots 2 and 4 have been completed in terms of the Franklin District Council Code of Practice for Subdivision and Development. The standard format for Compliance Certificates as shown in the Franklin District Council Code of Practice for Subdivision and Development is to be used.

f. Encumbrance – Restriction of further subdivision (Donor site)

Register an Encumbrance on the Computer Freehold Register of Lot 1 DP 351480 (CFR 210814) to prohibit any further subdivision on the said lot in terms of Rule 22.9 (Conservation Lot) of the Auckland Council District Plan (Franklin Section) or Rule 22.11 (Environmental Lot) of the Auckland Council District Plan (Franklin Section – Plan Change 14), or any similar provision(s) of any District Plan or Plan Change document or similar documents.

Such an Encumbrance is to be prepared by Council's Solicitor at the consent holder's expense.

g. Consent Notice: Specified Building Area and Height Restriction for Dwelling on Lot 4 (Receiver site)

Register on the title of Lot 4 of this subdivision a Consent Notice to alert future owners that this lot is subject to a 'Specified Building Site and that:

- a. Any dwelling is to be located and constructed within the Specified Building Area as shown the plan, titled '*Specified Building Site Plan Of Lot 4 S12/4241 (S12042)*' prepared by Birch Surveyors Limited, Reference 3273, Reference A and dated February 2013, notwithstanding that the performance and development standards of the Auckland Council District Plan (Franklin Section) or any similar provision(s) of any District Plan or Plan Change document shall be complied with.
- b. A dwelling on Lot 4 hereon shall be restricted to a maximum of a single storey height.

Such a Consent Notice shall be prepared by Council's solicitor and the consent holder's expense.

h. Encumbrance: Minimum Distance between Horticultural Activities and the Wetland Features (Donor Site)

Register an Encumbrance on Lot 1 DP 351480 (CFR 210814) (donor site) stating that cropping and/or other horticultural activities are prohibited within a minimum distance of 10 metres of the covenanted boundaries of Areas 'P', 'Q', 'R', 'S', 'T' and 'U'. Notwithstanding, sediment control devices associated with cropping and/or other horticultural activities may be located within these areas. Otherwise these areas shall be retained in grass or planted with natural vegetation.

Such an Encumbrance shall be prepared by Council's solicitor and the consent holder's expense.

i. Provide for Telephone and Electric Power, Lots 2 and 4 (Receiver site)

Provide written confirmation from appropriate network utility authorities that the provision of underground (unless otherwise approved or required) telephone and power reticulation network connection points are able to be made available to the boundaries of Lots 2 and 4 (Receiver site) of this subdivision and that all requirements for having such services available have been met including obtaining road opening consents, for works to be carried out on existing road reserves.

Part B – Landuse Consent

That, pursuant to sections 104, 104B and 104D of the Resource Management Act 1991, Council resolves to grant consent to the above application for the following reasons:

- i. Council is satisfied that the adverse effects upon the environment for which the consent is sought will be less than minor for the following reasons:
- The new lot (Lot 4) is able to be absorbed into the landscape as it has been positioned between a previously granted Conservation Lot to the east, an unformed public road to the south and wetland features to the west and north;
 - Although the building platform will be located within the Additional Natural Character Area (ANCA), this ANCA is the most southern part of a narrow estuary which is adjoined by covenanted wetland features;
 - The location of the building platform will not impact on these features and these features form a natural buffer within the remaining open coastal landscape. It is also noted that the building site will be approximately 100 metres distanced from the estuary outlet;
 - The future dwelling will be limited to a single storey dwelling only; and
 - The effluent field for the new lot is able to be positioned outside the ANCA and within a permitted position.
- ii. The proposal will not compromise the objectives and policies of the Auckland Council District Plan (Franklin Section) and the Auckland Council District Plan (Franklin Section – Plan Change 14) as they relate to the Manukau Harbour Management Area identified in those documents.
- iii. The proposal generally complies with the requirements set out in Rule 23B.4 of the Auckland Council District Plan (Franklin Section – Plan Change 14) and Rule 53 of the same document.
- iv. The proposal is considered to be consistent with the purpose and principles of the Resource Management Act 1991, as included in Part II of the Act.

This land use component of this consent is subject to the following conditions:

a. Plan Information - Siting of Dwelling and Wastewater Disposal Field (Receiver site)

The construction or placement of a dwelling and effluent disposal field on Lot 4 of the concurrent subdivision approval shall be positioned on the land in the location as identified on the Landuse Consent Plan prepared by Birch Surveyors Limited, titled '*Specified Building Site Plan Of Lot 4 S12/4241 (S12042)*', Reference 3273, Reference A and dated February 2013, notwithstanding that the performance and development standards of the Auckland Council District Plan (Franklin Section) or any similar provision(s) of any District Plan or Plan Change document shall be complied with.

b. Monitoring Charges

The consent holder shall pay the Council a consent compliance monitoring charge of \$256 (inclusive GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent. (This charge is to cover the costs of inspecting the site, carrying tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent).

The \$256 (including GST) charge shall be paid as part of the resource consent fee and the consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

c. Use of Recessive Colours and Height Restriction

Any dwelling constructed or located on Lot 4 of the concurrent subdivision approval shall be single storey in height and finished with external walls and roof colours of a recessive nature complementary with the surrounding coastal landscape to the satisfaction of the Manager, Southern Resource Consents and Compliance.

Advice Notes:

1. *Please read the conditions of this resource consent carefully and make sure that you understand all the conditions that have been imposed before commencing the development.*
2. *Prior to carrying out any works within the legal road corridor (boundary to boundary) the consent holder will need to obtain a 'Corridor Access Request' ('CAR') from Auckland Transport. A copy of the 'CAR' approval is to be brought to the pre-construction meeting for the subdivision/development.*

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

3. *The subdivision resource consent will lapse five years after the date of this decision unless:*
 - (a) *it is given effect to before the end of that period. To give effect to this consent, the Survey Plan for the subdivision must have been approved by the Auckland Council pursuant to section 223 of the Resource Management Act 1991,*
 - (b) *or an application is made and granted prior to the expiry of that period for a time extension. The statutory considerations that apply to extensions are set out in section 125 of the Resource Management Act 1991.*

4. *The balance lot, Lot 2 of the Aulyn Drive property contains middens and other cultural sites which are highly significant to local iwi (Ngati Tamaoho). As part of a previous granted subdivision on the receiver site Lucille Rutherford and Dennis Ngataki, on behalf of Ngati Tamaoho were extensively consulted and these cultural sites of interest were covenanted in perpetuity on Lot 2. As part of this subdivision, Lucille Rutherford advised that light stock (sheep or under 18 month cattle, but no horses) are able to graze the fenced area. The ability to light graze a cultural site is practised with other cultural covenants in order for the site to be seen and appreciated.*

The consent holder is further advised that if accidental recovery of items of cultural significance occurs during the time of earthworks, all works should cease and the representatives of Ngati Tamaoho should be contacted.

5. *The consent holder is advised to remove or unlock all gates preventing the public having access along the paper road extension of Aulyn Drive towards the coast.*
6. *The consent holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and the Historic Places Act 1993. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. If not all resource consents have been applied for and Council has not required these consents be sought as part of the consent applications for this proposal, it remains the responsibility of the consent holder to obtain any and all necessary resource consents required under the relevant requirements of the Resource Management Act 1991.*


7. If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to Auckland Council within 15 working days of notification of the decision.

Authored By:

Name: Mineke Meyerink

Title: Intermediate Planner, (Auckland Council)

Signed:



Date: 11 February 2013

DECISION UNDER DELEGATED AUTHORITY

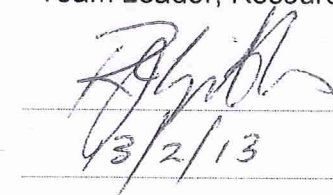
Decision

Having considered the submitted application material and all relevant statutory considerations, I concur with the foregoing assessment. As such, acting under delegated authority Consent Number R/SUB/2012/4241 shall be **granted** subject to the conditions of consent listed above.

Name: Richard Gibbs

Title: Team Leader, Resource Consents, Pukekohe

Signed:



Date:

13/2/13

LAND INFORMATION MEMORANDUM

Applicant: PATTLE DELAMORE PARTNERS LTD
P O BOX 9528
NEWMARKET
AUCKLAND 1149
ATTENTION: VICTORIA SPASIC

LIM address: 35 MCLARIN ROAD, GLENBROOK BEACH

Application number: P/LEU/2015/17217

Client name/ref: A02935100

Date issued: 18 August 2015

Legal Description: LOT 2 DP 351480

Valuation Number: 03770/044.02



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 Local Government Official Information and Meetings Act 1987
- Council at its discretion considers should be included because it relates to land
- Is considered to be relevant and reliable

This LIM does not include other information:

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

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

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

The 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 the Council to search for this type of information, please call 09 301 01 01.

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

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

Rates/District Water/ District Sewer

The information provided on rates/financial details in this report may not reflect the current details of the legal description/valuation on your application form. This may be due to the property being under subdivision or that the information has not yet been provided or updated for the current valuation and improvements for this financial year.

Valuation Number	Please Note: Rates, Rateable Valuation Details and Water Rates relate to a valuation number. This may be linked to other properties, or a parent property. For this Land Information Memorandum, the valuation number is linked to LOT 2 DP 351480
------------------	---

Rates	Current Annual District Rates	\$1,754.20
	Owing	\$

Rateable Valuation Details	Land Value	\$420,000
	Value Improvements	\$200,000
	Capital Value	\$620,000

Water Supplier	Contact Watercare on 09 442 2222
----------------	----------------------------------

District Sewer	Not Available
----------------	---------------

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.



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

Building Consents and Permits

Permits/Consents, Code Compliance Certificates

Type	Description	Status	Certifier	Date Issued
Permit 2421	Dwelling Addition	Issued		21/09/1961
Permit B077362	Haybarn	Issued		11/05/1967
Permit D015860	Yard Building & Haybarn	Issued		03/03/1972

1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificate (CCC) were not required. While Auckland Council has always endeavoured to maintain full pre-Building Act records, Councils were not legally obliged to do so. It is recognized that not all records for this period have survived and in other cases where building work is documented, information may be incomplete. Council does not accept responsibility for any omission.
2	Code Compliance Certificate (CCC) for this consent was issued on this date. Documents may be included in the attachment section.
3	Consent approved but a final Code Compliance Certificate (CCC) for this consent has not been issued. To obtain a CCC an inspection to confirm compliance with the approved plans and standards may be sought.

Life span note:

For those building consents issued under the Building Act 1991, life span describes the intended life of an item or building, from CCC issue date, that has been granted approval to be installed, constructed or erected. After this time, the owner is to take the appropriate steps to replace, upgrade or maintain the item or building to the relevant standards that this building consent relates to.

It is recommended that Council records are viewed and compared with the actual building and activities on site to identify any illegal or unauthorized building works or activities.

Weather Tight Homes

None Known

Other

None Known

Retrofit Your Home Programme

The Retrofit Your Home programme provides financial assistance, advice and information to householders wanting to create an improved home environment. The scheme contributes to the achievement of the Air Quality National Environmental Standards encouraging the installation of clean heat and insulation in homes as well as supporting access to central government grants and subsidies. The programme offers homeowners a retrofit plan for their homes and financial assistance up to \$5000 repaid through a targeted rate.

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



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

Licenses

Premises Registration

Type	Premises	Category	Licence Status
None Known			

Liquor Licenses

Type	Premises	Status	Licence No	Date Issued
None Known				

Enforcement

Enforcement, Abatement Notices, Requisitions, Orders, Notices to Rectify

Property ID	Notice Type	Comments	Date Issued
None Known			



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

Resource Consents - Planning

Planning Consents / Resource Consents / Compliance Certificates				
Reference No.	Consent Type	Status	Additional Notes	Date Issued
S04366	Subdivision	224(c) Completed	Create a Lot	13/12/2007
Copy of Consent Attached		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
<ul style="list-style-type: none"> Historical planning consents may have lapsed. Applicants are advised to verify the currency of planning consents with Council staff. If Resource Consent has been granted on this property it does not infer that the conditions of the consent have been met. Applicants are advised to verify the status of a planning consent with Council staff. 				

District Plan Status
Council has an operative Franklin District Plan.

Subject to Plan Change / Structure Plan Area /Growth Areas
The land is not subject to any special District Plan provisions other than the zone requirements stated.

District Plan		
<table border="1"> <tr> <td>This property is zoned</td> <td>Coastal</td> </tr> </table>	This property is zoned	Coastal
This property is zoned	Coastal	

Designations
There are no further restrictions applicable other than those bulk and location requirements for the zone applying to the land.

Other District Plan Provisions
None Known


Other Classifications By Statutory Organisations
None Known

Information Concerning Caveat, Bond, Encumbrance, Consent Notice, Covenant
None Known

Please note that the Proposed Auckland Unitary Plan applies to this property. This LIM report does not contain specific information about the Proposed Auckland Unitary Plan. The Proposed Auckland Unitary Plan should be carefully reviewed and considered, as it may have implications for how this property can be developed or used. The Proposed Auckland Unitary Plan can be accessed at Council service centres and libraries and can be found on the following internet page:

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/home.aspx>

The Council may hold additional information for this property, for example concerning resource consents for discharges to air, land or water issued by the former Auckland Regional Council prior to 1 November 2010 and by Auckland Council prior to November 2013. If you would like the Council to search for this type of information, please call 301 0101.

 For information on any outstanding conditions or ongoing monitoring contact Auckland Council (09) 301 0101, ask for Duty Planner.

Special Housing Area (SHA)

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

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

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

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

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

Special Land Features

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

Note that 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 particular purpose including development.

Council has identified in its records that the land is subject to or has the potential for:

Inundation	None Known
Hazardous Contaminants	None Known
Erosion	None Known
Alluvion	None Known
Avulsion	None Known
Falling Debris	None Known
Subsidence	None Known
Slippage	None Known
Certified Fill	None Known
Uncertified Fill	None Known
Other	None Known

Any hazard noted on the land has been done so in accordance with the requirements of section 44(a) of the Local Government Official Information and Meetings Act 1987. The notation refers to the actual existence, or the potential for, a particular hazard that may, in some cases, be limited to a localised area on the land. Please review all supporting documentation carefully. For further clarification, please contact the writer of the supporting information supplied with the Land Information Memorandum or a suitably qualified independent consultant.

Services

Information Relating to the Property Notified by any Network Utility Operator pursuant to the Building Act 2004

	Yes	No
Auckland Council water	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Auckland Council sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Auckland Council storm water	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Auckland Council road access	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vector Gas Pipeline	<input type="checkbox"/>	<input checked="" type="checkbox"/>
State Highway access	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Special drainage District	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Passing through / over Property		
Private Drainage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Council Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Council Stormwater	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NZ Steel Slurry Pipeline	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Watercare Services Water Pipeline	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transpower High Voltage Transmission Line	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Vector High Pressure Gas Pipeline	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Other

Attachments

Plans

Public drainage plan	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Private drainage plan (As Built)	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Planning maps	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

Documents

Code Compliance Certificate	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Consent Conditions	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Consent Notice	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Notice to Fix	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
Hazard Report	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

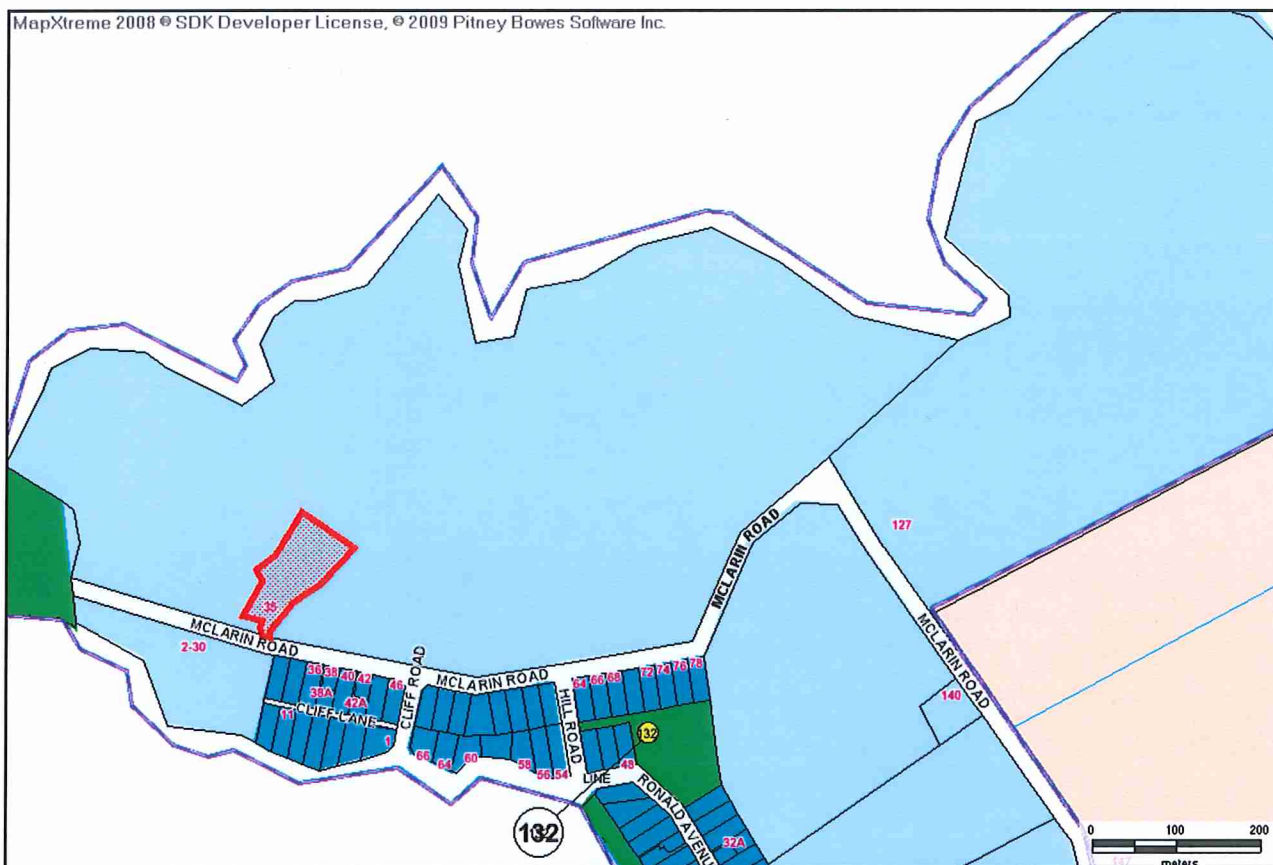
Additional Notes

Operative District Plan & Rating Information



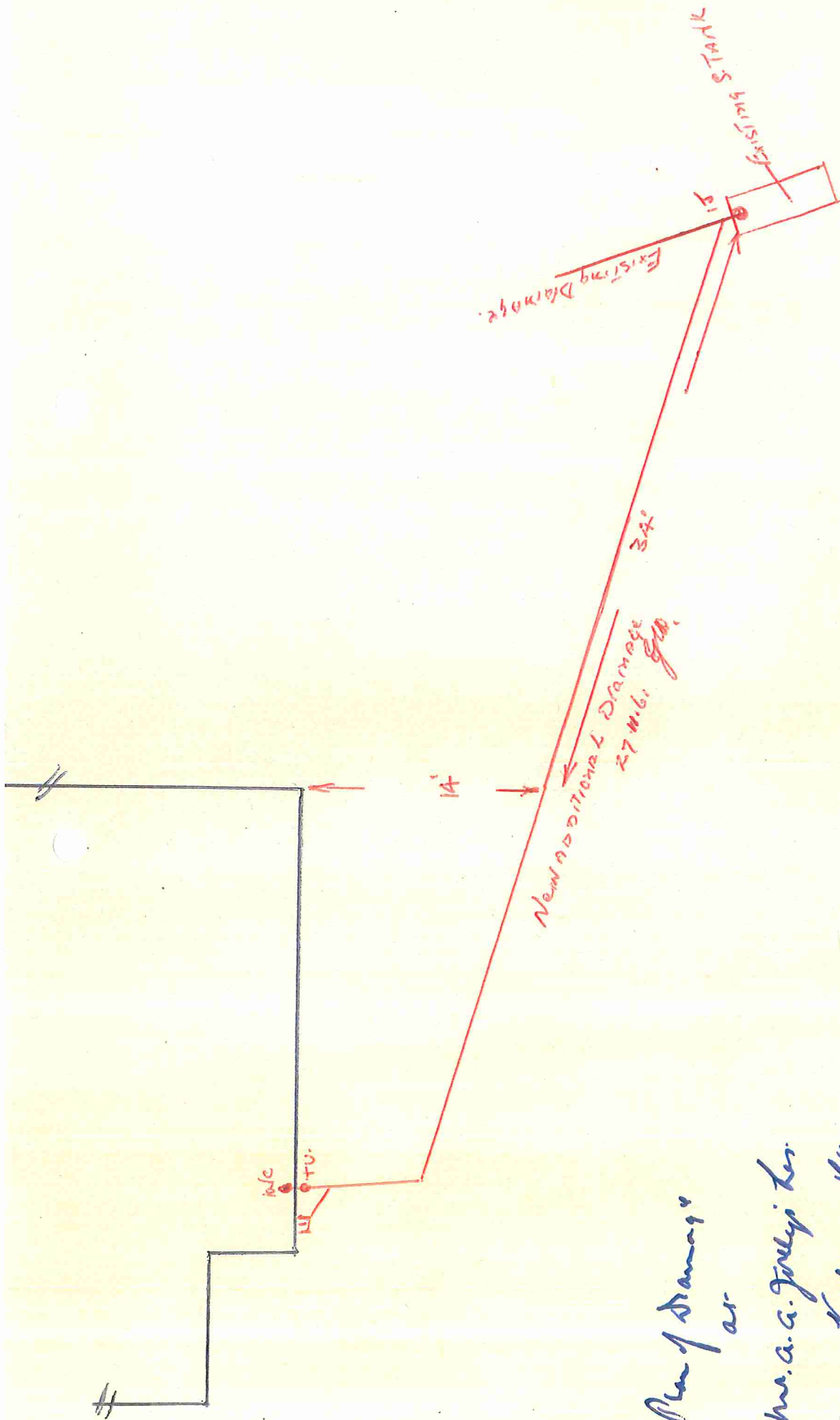
Address:	35 MCLARIN RD		
Legal:	Lot 2 DP 351480		
CT:	210815	Assessment:	03770/044.02
Area (ha):	0.8130	Land Value:	
Capital Value:		Rates Owng:	
Annual Rates Total:		Structure Plan Area:	No
Operative DP Zone:	Coastal		
Plan Change(s):	No		

MapXtreme 2008 © SDK Developer License, © 2009 Pitney Bowes Software Inc.



- | | | |
|--|---|---|
| Rural Zone | Forest Conservation Zone | Designated Land/Sites
(Refer to Schedule at back of Plan) |
| Business Zone | Proposed Esplanade Reserve | Sites of Special Wildlife Interest
(Refer Schedule 5A and Map 103) |
| Village Business Zone | Residential 2 Zone | Coastal Marine Area |
| Recreation Zone | Light Industrial Zone | Kingsseat Special Zone (Map 15) |
| Residential Zone | Industrial 2 Zone | Timber Processing Zone (Map 15) |
| Rural-Residential Zone | Structure Plan Area
(Refer Part 54) | Maoro Mining Zone (Map 27) |
| Village Zone | Village Overlay Plan
(Refer Part 55) | Iron and Steel Production Zone (Map 15) |
| Industrial | Village Growth Area
(Refer Rule 220 6) | Motorway Service Zone (Map 15) |
| Industrial Services | Concept Plan Required
(Refer Rule 220 9) | Queens Redoubt Heritage Zone (Map 57) |
| Wetland Conservation Zone | Heritage (Refer Part 8) | Local Authority Boundaries
(Auckland Waikato & Hauraki Councils from 01 Nov 2010) |
| Aggregate Extraction & Processing Zone | | National Grid Transmission Lines
(Refer Parts 17B 6, 22 B, 22D 7, 22D 8, 26 4A 2(h), 27 A 2 & 27A 4) |

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Plan of Damage
at

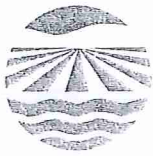
Mr. A. A. Jolly's

Kalamun K4

Glenbrook

Franklin P.O.

Rep. 27/11/61 G.M.S.



DECISION BY DELEGATED AUTHORITY ON AN APPLICATION
FOR A RESOURCE CONSENT

(NON-NOTIFIED)

Applicant: Glendalagh Limited
Proposal: To create a Non-Complying General Purpose Lot,
and Vest a Local Purpose Reserve in Council.

Type of Consent: Subdivision
Type of Activity: Non-Complying (Operative Franklin District Plan-
February 2000)
Non-Complying (Proposed Plan Change 14 to the
Operative Franklin District Plan: Rural Plan Change)
Date Received: 14 September 2004
Location: 35 McLarin Road, Glenbrook Beach
Legal Description: Lot 1 DP 19268 (CT NA56A/322)
Zone: Rural, Operative Franklin District Plan
(February 2000)
Coastal, Manukau Harbour Management Area,
Proposed Plan Change 14: Rural Plan Change
(Notified September 2003)

Valuation Reference: 03770/044.00

File: S04366

Decision:

That, pursuant to Sections 104, 104B and 104D of the Resource Management Act 1991, Council grants consent to Application No. S04366 being a subdivision of Lot 1 DP 19268 (CT NA56A/322), such land being located at 35 McLarin Road, Glenbrook Beach, for the following reasons:

- i. The creation of an 8,100m² general purpose lot around the existing dwelling and shed will have no impact on the accessibility and versatility of the soil resource as the balance area will continue to contain sufficient land to be used for a range of rural activities.
- ii. It is considered that the unique circumstances of this property, namely that the Glenbrook Beach Community Hall (situated on Council Reserve) is located within part of the subject property, and the proposed remedy to transfer approximately 904m² of land to Council as a Local Purpose Reserve to rectify this situation, are sufficient to establish special or unusual circumstances so as to warrant approval to this Non-Complying application to create a general purpose lot from the parent title that is only 37.2032 hectares in area, such that the integrity of the Operative District Plan will not be affected.

- iii. For the reasons as outlined above, it is considered that any effects resulting from the subdivision will be no more than minor.
- iv. The proposal is generally consistent with the Objectives, Policies and Rules for the Rural Zone contained in the Operative Franklin District Plan.
- v. The proposal is generally consistent with the Objectives, Policies and Rules for the Coastal Zone contained in Proposed Plan Change 14: Rural Plan Change (Notified September 2003).
- vi. For the reasons contained above it is considered that the proposal meets the threshold tests of Section 104D of the Act and has also satisfied the requirements of Section 104 and Part II of the Act such that consent should be granted, subject to the specified conditions of consent.

Lapsing of Consent:

That pursuant to section 125 of the Resource Management Act 1991, Council resolves that the Section 223 Certificate be signed within two years of this consent to ensure the timely completion of this Subdivision Consent (Council Reference S04366).

This consent is subject to the following conditions:

1. Survey Plan Approval Conditions

Prior to the signing of the Survey Plan pursuant to Section 223 of the Resource Management Act 1991, provide/show the following to the approval of the Team Leader: Regulatory:

a. Creation of Easements

That the Memorandum of Easements be shown on the Survey Plan, and shall be duly granted or reserved.

b. Local Purpose Reserve to Vest

That Lot 3 shall vest in Council as Local Purpose Reserve pursuant to the Reserves Act 1977.

2. Completion Conditions

Prior to the release of the 'Completion Certificate' pursuant to Section 224(c) of the Resource Management Act 1991 the applicant shall carry out the following to the approval of the Team Leader Regulatory:

a. Provide for Telephone and Electric Power

Provide written confirmation from appropriate network utility authorities that the provision of underground (unless otherwise approved or required) telephone and power reticulation network connection points are able to be made available to the boundary of Lot 1 in the subdivision and that all requirements for having such services available have been met including obtaining road opening consents, for works to be carried out on existing road reserves.

b. Payment of Financial Contribution - District Roothing (71551/6610)

In accordance with the requirements of Section 10.2.3 of the Franklin District Plan, the applicant shall pay to the Council a cash contribution of \$3,123.00 (inclusive of GST) for the one additional lot proposed to be created by this subdivision towards the District's roading network.

c. Development Contributions

Provide evidence of payment of development contributions as assessed for this development as set out in Advisory Note 1.

Advisory Notes:

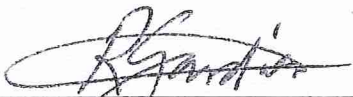
1. Development contributions (listed below) are assessed in accordance with the provisions of the Franklin Community Plan (2004) and the Local Government Act 2002 and are levied separately to all other fees and charges. The fees are reviewed periodically and the actual amount due will therefore be quoted to the consent holder at the time of payment and/or prior to the issue of the 224c certificate. Quotations are valid for up to 30 working days (or as otherwise stated) and the development contributions may be paid at any time prior to the issue of the 224c certificate.

TYPE	Account	<i>edu</i>	Rate	Amount
OSA District Wide	78351 / 6614	1	\$ 1,620.00	\$ 1,620.00
Community Facilities	60250 / 6614	1	\$ 810.00	\$ 810.00
Development Contributions:			TOTAL	\$ 2,430.00

The amounts listed above are provisional and are provided for information purposes only. The term "number of *edu* " (equivalent development units) equates to the total number of Lots assessed for the charge, or in the case of stormwater infrastructure to the net change in relative imperviousness.

2. Please note that all archaeological sites are protected under the Historic Places Act whether or not they have been recorded or registered. If evidence of any historic site is found on the property, the Act requires that the Historic Places Trust be advised of the situation.
3. Pursuant to Section 357 of the Resource Management Act 1991, the applicant/s may, within 15 working days of receiving this decision, object in writing to Council in respect of the decision. A deposit is payable towards the administrative costs of considering the objection. In some circumstances this payment may be refunded.

Having assessed such an objection, Council may dismiss the objection or uphold it wholly or in part.



Richard Gardner, Acting Regulatory Planning Co-ordinator: Land Use

DATED this 2nd day of February 2005.

ACTING UNDER DELEGATED AUTHORITY

Appendix E:
Site Contamination Enquiry

14 August 2015

Pattle Delamore Partners
PO Box 9528 Newmarket
Auckland 1149
Attention: Victoria Spasic

Dear Victoria

Site Contamination Enquiry – Kahawai Point, Glenbrook Beach

This letter is in response to your enquiry requesting available site contamination information for the above site. The following details are based on information available from the former Auckland Regional Council records system and information currently held by the Auckland Council Natural Resources and Specialist Input Unit. The details provided below exclude any property information held by the former district/city councils.

The tables below outlines the reference for the site files and pollution incident files available for the subject site:

File Reference		7-10-4270	
File Name		Mclarin Road, Glenbrook	
Pollution	Date	29/10/09	Comment
			NW prevailing wind when spraying was occurring, complainant could see spray drift up to 100m over the fenceline. Smell was also strong. No notification received by complainant. Second incident to occur on this property with no notification, although previous event was just lime dust. (09/3041)
File Name		50 Mclarin Road, Glenbrook	
Pollution	Date	17/03/09	Comment
			Lime fertilizer dust on mailbox, yard, possibly on roof of houses, cars. Very small quantity. Nuisance only. Balle Brothers have been contacted, admitted to spreading lime, will consider planting hedge, other mitigation/remediation in future. (09/1042)

The general catchment file and site visit file for the catchment (7-10 and 7-10-SV respectively) were not searched. These files contain pollution incidents where the source of pollution was not traced to a particular site, site visits where no follow-up correspondence was required and some information from archived files.

If the above site is coastal or beside a river, it is possible that historic, unconsented reclamation may have occurred. The Auckland Council, Natural Resources and Specialist Input, Coastal Team may be able to provide further information.

The records reviewed as part of this Site Contamination Enquiry search do not identify individual horticultural sites in the region. However, there is a possibility that horticultural activities may have occurred at the site. The local Auckland Council customer service centre, specific to the area of the site may be able to provide relevant information where former horticultural sites have been mapped.

If you are concerned that a historic land use (such as filling) may have caused the underlying soils to become contaminated, it is recommended that you obtain an independent environmental assessment of the site. Staff from the Auckland Council Earthworks and Contaminated Land Team can provide advice on the results of any evaluation in terms of site remediation and/or potential consent requirements.

The former Auckland Regional Council and current Natural Resources and Specialist Input Unit databases were searched for records of landfill, bore, air discharge, industrial and trade process

consents, contaminated site discharge consents, and environmental assessments within approximately 200 metres of the site. Relevant details of the identified consents are appended to this letter (Attachment A).


The details provided are in accordance with the obligation to make information publicly available upon request. While the Auckland Council has carried out the search using its best practical endeavours, it does not warrant its completeness or accuracy and disclaims any responsibility or liability in respect of the information. If you or any other person wishes to act or to rely on this information, or make any financial commitment based upon it, it is recommended that you seek appropriate technical and/or professional advice.

In addition, it is recommended that you contact the local customer service centre of the Auckland Council, specific to the site being investigated: 82 Manukau Road, Pukekohe as they also may hold files with relevant information.

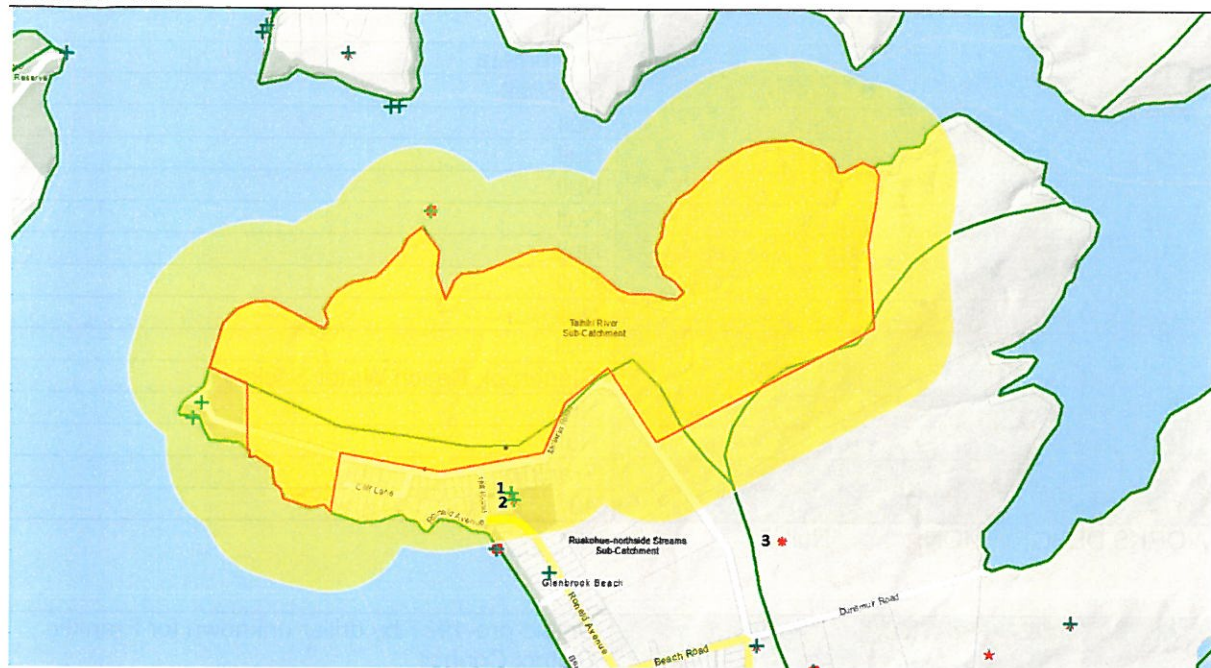
I trust that this answers your query. If you wish to discuss the matter further, please contact Andrew Kalbarczyk on 301 0101. Should you wish to request any of the files listed above for viewing, please contact the Auckland Council Call Centre on 301 0101 and note you are requesting former Auckland Regional Council records (the records department requires three working days' notice to ensure files will be available).

Please note: the Auckland Council cost recovers officer's time for all site enquiries. A basic enquiry takes approximately 1 - 2.5 hours to search the files and databases in which information is held. As such an invoice for the time involved in this enquiry will follow shortly.

Yours sincerely


David Hampson
**Team Leader - Earthworks and Contaminated Land
Natural Resources and Specialist Input**

Attachment A



1. ACTIVITY DESCRIPTION:	Drilled pre-1987 for GLENBROOK BCH WATER RETIC SOC by R&S FURNISS LTD. Work report received from Drillwell, 13-mar-2002, "grout job completed on two bores", at this location.
ACTIVITY STATUS:	Drilled
ALW PLAN:	Null
AQUIFER:	Franklin Waitemata
AQUIFER TE:	Null
BORE ID:	3034
BORE LOG:	Y
BORE USE:	Null
CASING DIA:	150
CASING FROM:	0
CASING TO:	13
CASING TYPE:	Null
CONSENT HOLDER:	Null
CONSENT NUMBER:	0
CONSENT STATUS:	Null
CONSULTANT:	Null
CONTRACTOR:	Null
DATE DRILL:	19680812
DIAMETER:	150
DIAMETER F:	0
DIAMETER T:	49
EASTING:	1752005
ENVIRONMENT:	Null
EXPIRY DATE:	Null
FILE REFERENCE:	Null
GRANTED DATE:	Null
GROUND ELE:	17
HYDSYS NUMBER:	Null
LAND USE:	Null
LAND USE U:	Null

LAND USE N:	Null
LOC TYPE:	Point
MAIN AQUIFER:	Waitemata
NORTHING:	5885899
PROCESSING OFFICER:	Null
PROPERTY ADDRESS:	Null
PURPOSE:	Null
REVIEW DATE:	Null
SCREEN FROM:	Null
SCREEN TO:	Null
SCREEN TYPE:	Null
SITE DESCRIPTION:	Null
SITE NAME:	Glenbrook Beach Water Society
STATIC WAT:	Null
SUB AQUIFER:	Null
TLA:	Franklin
TOTAL DEPT:	49

WORKS DESCRIPTION: Null

2. ACTIVITY DESCRIPTION:	Drilled pre-1987 by driller unknown for Franklin District Council.
ACTIVITY STATUS:	Drilled
ALW PLAN:	Null
AQUIFER:	Franklin Waitemata
AQUIFER TE:	Null
BORE ID:	27873
BORE LOG:	Null
BORE USE:	Shed Watering
CASING DIA:	100
CASING FROM:	0
CASING TO:	60
CASING TYPE:	Steel
CONSENT HOLDER:	Null
CONSENT NUMBER:	0
CONSENT STATUS:	Null
CONSULTANT:	Null
CONTRACTOR:	Null
DATE DRILL:	Null
DIAMETER:	100
DIAMETER F:	0
DIAMETER T:	100
EASTING:	1752012
ENVIRONMENT:	Null
EXPIRY DATE:	Null
FILE REFERENCE:	Null
GRANTED DATE:	Null
GROUND ELE:	17
HYDSYS NUMBER:	Null
LAND USE:	Livestock
LAND USE U:	20110314
LAND USE N:	Null
LOC TYPE:	Point
MAIN AQUIFER:	Waitemata
NORTHING:	5885882
PROCESSING OFFICER:	Null
PROPERTY ADDRESS:	Null

PURPOSE:	Null
REVIEW DATE:	Null
SCREEN FROM:	Null
SCREEN TO:	Null
SCREEN TYPE:	Null
SITE DESCRIPTION:	Glenbrook Beach No.1 Bore. Access Hill Road
SITE NAME:	Franklin District Council
STATIC WAT:	Null
SUB AQUIFER:	Null
TLA:	Franklin
TOTAL DEPT:	100
WORKS DESCRIPTION:	Null

3. ACTIVITY:	Dairy Discharge
ACTIVITY DESCRIPTION:	(Previously AWD 20524)
ACTIVITY ID:	501
ACTIVITY STATUS:	Occurring
CONSENT STATUS:	Assessment Completed
EASTING:	1752680
EXPIRY DATE:	Null
FILE REFERENCE:	FON 71081
GRANTED DATE:	Null
LOC TYPE:	Point
NORTHING:	5885780
PERMITTED:	Farm Dairy Washwater Discharge
PERMITTED ACTIVITY TYPE :	50624
PROCESSING OFFICER:	Glenys Kroon
PROPERTY ADDRESS:	149 Mclarin Road Waiuku Franklin
PURPOSE:	Land application of farm dairy washwater.
REVIEW DATE:	Null
SITE DESCR:	147-149 Mclarin Rd (correct)
SITE NAME:	K O Yorke
WORKS DESCRIPTION:	Null

Appendix F:
Site Photographs and Spray Diaries



Photograph 1: General view of site from Property D (looking north west towards the Taihiki River).



Photograph 2: View from centre of Property D (looking south west towards the Main shed at the Mclarin Road bend).



Photograph 3: Disused pigsty located on Property D (looking east).



Photograph 4: Gully in Property D adjacent to Taihiki River on northern site boundary.



Photograph 5: Constructed earth bund at northern site boundary of Property D. The Taihiki River is in view in the background.



Photograph 6: View of cropped area and native planting on Property C (looking north).



Photograph 7: Stockyards located on Property C adjacent to Mclarin Road near the entrance to Property A (looking west).



Photograph 8: Two elevated aboveground storage tanks located on Property C adjacent to Mclarin Road near the entrance to Property A.



**Photograph 9: Small shed located on Property C adjacent to Mclarin Road near the entrance to Property A (looking south).
Shed contains fencing materials and various types of general rubbish (timber, plaster panels, refrigerator, etc.)**



Photograph 10: Storage area located beside the small shed (described in Photograph 9) containing farming-related rubbish (wood, wooden posts, fencing materials, farm gates, water troughs, drum, etc.).



Photograph 11: Large stable/hay barn located on Property C adjacent to Mclarin Road near the entrance to Property A. AC property file information indicated that the walls may be constructed using asbestos containing material (fibre cement cladding).



Photograph 12: Inside large stable/hay barn (looking east) contained 7 horse stalls.



Photograph 13: Rear of dwelling located on Property B (looking south).



Photograph 14: View of dwelling located on Property B (looking north east from Mclarin Road).



Photograph 15: Main shed at bend in Mclarin Road (looking south west).



Photograph 16: View west along southern boundary of Property A.



Photograph 17: View east along southern boundary of Property A.

BEACXX Application report
8/09/2015

2015 onions

<u>date application</u>	<u>chemical name</u>	<u>rate</u>	<u>units</u>	<u>application method</u>	<u>water rate (l/ha)</u>
4/05/2015	Glyphosate	2	l/ha	ground	300
20/05/2015	Pendamehalin	0.3	l/ha	ground	300
25/05/2015	Glyphosate	0.5	l/ha	ground	300
1/07/2015	loxynil	0.2	l/ha	ground	400
10/07/2015	loxynil	0.3	l/ha	ground	400
20/07/2015	loxynil	0.4	l/ha	ground	400
20/07/2015	methabenzthiazuron	0.4	kg/ha	ground	400
10/08/2015	dimethamorph/mancozeb	2	kg/ha	ground	300

2014 potatoes

<u>date application</u>	<u>chemical name</u>	<u>rate</u>	<u>units</u>	<u>application method</u>	<u>water rate (l/ha)</u>
20/08/2014	glyphosate	2	l/ha	ground	300
1/09/2014	metribuzin	0.5	kg/ha	ground	300
1/09/2014	linuron	2	l/ha	ground	300
20/09/2014	mancozeb	2	kg/ha	ground	300
10/10/2014	metalaxyl/mancozeb	2.5	kg/ha	ground	300
20/10/2014	dimethamorph/mancozeb	2	kg/ha	ground	300
29/10/2014	azoxystrobin	0.25	kg/ha	ground	300
11/11/2014	mancozeb	2	kg/ha	ground	300
19/11/2014	lamda-cyhalothrin	40	ml/ha	ground	300
19/11/2014	dimethamorph/mancozeb	2	kg/ha	ground	300
13/12/2014	mancozeb	2	kg/ha	ground	300
22/12/2014	difenaconazole	0.5	l/ha	ground	300
22/12/2014	mancozeb	2	kg/ha	ground	300
22/12/2014	lamda-cyhalothrin	40	ml/ha	ground	300

2013 barley

<u>date application</u>	<u>chemical name</u>	<u>rate</u>	<u>units</u>	<u>application method</u>	<u>water rate (l/ha)</u>
2/09/2013	glyphosate	2	l/ha	ground	300
10/10/2013	flufenacet/diflufenican	0.3	l/ha	ground	300
3/11/2013	lamda-cyhalothrin	20	ml/ha	ground	300
29/11/2013	cypoconazole	0.2	l/ha	ground	300
23/12/2013	cypoconazole	0.2	l/ha	ground	300
20/02/2014	paraquat/diquat	2	l/ha	ground	300