

From: [Tamara Croft](#)
To: tiaki@tekawerau.iwi.nz
Cc: [Nicholas Simpson](#); [hugh.johnstone](#)
Subject: Notification of proposed works at 142 Konini Road, Titirangi
Date: Thursday, 30 January 2025 12:21:21 pm
Attachments: [image.png](#)

Mōrena,

My name is Tamara Croft. I am writing to you on behalf of myself and my husband, Hugh Johnstone, as we recently purchased a property at 142 Konini Road, Titirangi that is subject to a statutory acknowledgement held by yourselves. We are planning some alterations to the existing buildings and site and wanted to let you know what we want to achieve and why.

We bought the property for our 3 generation family. I grew up in Titirangi and having spent the last 15 years on the city fringe wanted to 'come home' to the Waitākere Ranges with my family. Our family is myself, my husband, our young daughter, our teenage niece (Ngāti Whātua o Kaipara) and my mother. The initial plan was to undertake some minor cosmetic alterations and be in by Christmas 2024 but when we removed some block work on the ground floor discovered that the house (built in the 1950's with a major alteration undertaken in the 1960's) was sitting directly on clay and had insufficient structural support or waterproofing. A minor renovation turned into a major structural retrofit!

The ground floor required new bracing and retaining wall structures, as well as a reclad on the interior to protect from moisture. Because we had to rebuild the bottom floor, we decided it was a good opportunity to expand the floor plate of the top floor to improve the layout.

We also plan to rebuild the accessory buildings on the site that were no longer fit for purpose – the garage / workshop, the pool, the pool house and its deck. The existing deck was rotten, and the pool insufficiently retained for the slope it sits on. In the process we will remove excess concrete and an old boiler unit and replant with native bush.

The existing driveway was very steep and narrow making it unsafe for driving up and down – especially as it exited on a blind corner, so because of lowering and widening it to improve safety the garage and workshop required rebuilding.

To future proof the site against the continued increase in extreme weather events we plan to install a new private stormwater management system, as the site is currently unserviced. Any runoff generated from the site is at present directed towards the road and into the nearby streams. We propose building a combined retention / detention device that will control the overland flows and prevent them from discharging into the wider environment.

We will also make sure the draining of the existing pool limits the flow rate. The pool has not been dosed with any chemical additives for the last 6 months, well in excess of the 2 week requirement of the Unitary Plan. The new pool will be salt water chlorinated further reducing the potential harm to the native environment. Two rainwater tanks will be put in to provide water for the pool and use in the garden.

To take advantage of its north facing aspect we will put in solar panels to power the house and our electric vehicle.


When initially planning the works, we understood some of the intended activities could be undertaken without resource consent(s) approval as they are 'permitted

activities'. These included some non-native vegetation clearance outside the SEA zone (such as around the existing car port and workshop that is in a similar position to the proposed garage) and alterations to existing buildings and earthworks within the SEA that relate to the maintenance / operation of existing driveways. We are including these permitted activities already undertaken on-site within the scope of our resource consent, so our application includes both proposed additional works and retrospective consent for those activities.

We are planning to replace the non-native flora we removed with appropriate native flora, this includes bamboo that had been used as hedging and exotic pine trees. We have worked closely with a qualified arborist, The Tree Consultancy ("TTC"), and ecologist at Ecology New Zealand to make sure we fully implement the guidelines of the SEA and replant the site appropriately. Ecology New Zealand is finalising an Ecological Impact Assessment ("EIA") and supporting management plan of how we will ensure any adverse effects upon the SEA are mitigated and/or remedied. TTC is also developing a Kauri Management Plan to ensure work is done so as to avoid the potential for the spread of Kauri Dieback as there is one Kauri on the perimeter of the site. We will provide you with these plans as soon as we can.

We are happy to discuss with yourselves how the remediation of the site can be undertaken so we avoid, or mitigate, any effects on Te Kawerau ā Maki as the customary rights group for the area. At this stage, we have not yet consulted other mana whenua groups who have a known interest in the locality given your holding of the statutory acknowledgement over this area. We will engage with the Council's iwi facilitation service once our application is submitted.

I have CC'd our planner, Nicholas Simpson at Elevate Planning, who has been assisting us throughout the process so if you have any technical questions, he is happy to answer them.

Our full application for Resource Consent to the Council is here:  [Docs to Lodge](#)

Thank you so much for your time!

Ngā mihi

Tamara Croft & Hugh Johnstone