

**CANCELLED**

Transmission to Finance Bureau of (Amended) and Executive Order 21-11-1963 of 9.43.66  
JTS/Adm.

Check transfer to Municipal Corporation  
dated 16.5.1966 at 9.37.66

Black Mountain CHARGE 1966 by K. Lamm  
Finance Dept. 1966 by K. Lamm  
JTS/Adm.

All State Insurance to the Officer, Councillor and Citizens of the City of Mountain  
29-6-1966 JTS/Adm.

Cancelled as to lot 1 plan 56480 and a new cf. issued

8c/99

JTS/Adm. 24/5/1966

ALGATE Transfer of lot 1 Plan 36684 (see attached) to John Holman and Mary Smith. Dated 21.7.1966 at 12.05.  
198/356 JTS/Adm.

Byway to Section 35(3) Municipal Corporation Act 1954. Lot 7. Plan 55975 is vested in the Mayor Councillors and Citizens of the City of Mountain as street (A-1677/2).  
JTS/Adm.

Cancelled as to the land in Plan 55975

and also the CTs issued:  
LOT 1 100/19      LOT 4 100/22  
LOT 2 100/20      LOT 5 100/23  
LOT 3 100/21      LOT 6 100/24  
JTS/Adm.

Cancelled



## **Appendix D: LIM**

Attention Scott Nicol/Victoria Spasic  
Pattle Delamore Partners Ltd  
PO Box 9528  
Newmarket  
Auckland 1149

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<b>Applicant</b>	Pattle Delamore Partners Ltd
<b>LIM address</b>	118 Manuroa Road Takanini Auckland 2112
<b>Application number</b>	P/LEN/2015/13082
<b>Client name/ref</b>	A02915100
<b>Date issued</b>	01/07/2015
<b>Legal description</b>	LOT 2 DP 346037
<b>Certificates of title</b>	CT-188817

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

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

## Financial obligations

### 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.

### Property rates - combined information as of 1 July 2012

<b>Address</b>	<b>118 Manuroa Road, Takanini, Auckland 2112</b>
<b>Billing number</b>	10088198
<b>Land area</b>	2.265Ha
<b>Previous year's rates</b>	4,226.35
<b>Balance at 01/07/2015</b>	



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



Rates information is available for viewing  
<http://www.aucklandcouncil.govt.nz>

### 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](mailto:retrofit@aucklandcouncil.govt.nz) for more information.

## Water services

Watercare Services charges are based on consumption and are not assessed as a rate pursuant to the Local Government (Rating) Act 2002. As such, any charges invoiced to an individual or entity by Watercare Services is personal information as defined by the

provisions of the Privacy Act 1991, and is not information that is required to appear on LIM documentation.



Watercare Services (09) 442 2222 if you require further information on water and wastewater services provided to the property.

There are no local authority water or wastewater rates as the provision of water and wastewater (sewerage) services within Papakura District is undertaken by Veolia Water under the terms of a long term Franchise Agreement. Veolia Water are responsible for delivery of all such services and the land owner or tenant may be required to enter into a customer supply contract to cover payment for such services.

Refer to:

Veolia Water 61-63 O'Shannessey Street Papakura

Telephone 295 0515

## Drainage and water services plans

For information regarding the location of existing water and wastewater (sewerage) services, and queries approvals and charges for new connections please contact Veolia Water 61-63 O'Shannessey Street Papakura (09 295 0515).

## Consents and permits

The following consents and permits have been applied for and/or issued.

Note that consents and permits for other addresses will be included. For cross leases it may be important to consider these for site coverage issues.

If the land has been subdivided there may be consents and permits included that relate to the original property.

## Building, plumbing and drainage consents and permits

### Address: 118 Manuroa Road Takanini Auckland 2112

Summary description	Application number	Decision	Life span	Status
(Old Permit) Feed and gear room addition to stables	B/2015/6422	Approved 22/02/1968		Note (1)
(Old Permit) Erect addition to stable	B/2015/6423	Approved 26/04/1967		Note (1)
(Old Permit) Erect outside horse shelters	B/2015/6424	Approved 01/09/1966		Note (1)



### Status notes:

1. Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.

**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.

**Building Act note:** While Auckland Council has always endeavoured to maintain full pre-Building Act records, Councils were not legally obliged to do so. It is recognised 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.



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



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



Auckland Council building helpdesk (09) 353 9358 if you require further information.

## Engineering approvals

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No engineering approvals recorded.



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

## Vehicle crossing permits

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No vehicle crossing permits recorded.

**Note:** Council has recorded vehicle crossing permits from 01/09/2012. Any vehicle crossing permits prior to that will not be included.



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

## Resource consents - planning

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**Address: 118 Manuroa Road Takanini Auckland 2112**

Summary description	Application number	Decision	Decision date
Change of Consent Notice - SUBD - TWO LOTS ref-16/98/087 (Vary or Cancel Condition)	R/VCC/1990/101643/1	Approved	03/10/2013
Variation to Subdivision Consent - Ref 16/98/087	PDC3829	Approved	18/03/1999
Re-siting of dwelling from 138 to 126 Manuroa Road	PDC3810	Approved	28/01/1999
LANDUSE-Side yard boundaries 3m instead of 10m	PDC1116	Declined	23/11/1994

**Note:** If there are any conditions, then only that portion of the consent will be included in the attachments section.



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

## Resource consents - subdivision

**Address: 118 Manuroa Road Takanini Auckland 2112**

Summary description	Application number	Decision	Decision date
application for 224 certificate	PDC7822	Approved	01/04/2005
application for 223 certificate	PDC7774	Approved	09/12/2004
application for boundary adjustment	PDC7560	Approved	29/10/2004
224 Certification	PDC4695	Approved	28/01/2000
Unit Title Subdivision	PDC4304	Approved	07/09/1999
223 and 224(f) Certification	PDC4305	Approved	16/09/1999
223 and 224 Certification - Ref 16/98/087	PDC3955	Approved	16/04/1999
Variation to Subdivision Consent - Ref 16/98/087	PDC3829	Approved	18/03/1999
SUBD - TWO LOTS ref- 16/98/087	PDC3478	Approved	02/09/1998

**Note:** If there are any conditions, then only that portion of the consent will be included in the attachments section.



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

## 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](mailto:specialhousingarea@aucklandcouncil.govt.nz) for further information.

## Further information

The Council may hold additional information for this property, for example concerning resource consents for discharges to air, land or water issued by the former Auckland Regional Council prior to 1 November 2010 and by Auckland Council prior to November 2013. If you would like the Council to search for this type of information, please call (09) 301 0101.

## Swimming/spa pools

No swimming/spa pools recorded.



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



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

## Other issues or actions required

No other issues or actions recorded.



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

## Planning

This site is in the Papakura District Plan area.

The following is a summary of town planning controls affecting this site.

<b>Zoning</b>	Residential 8 - Residential 1 -
<b>Limitations</b>	None recorded.
<b>Proposed Modifications</b>	None recorded.

District Plan maps are contained in the attachments section.



Auckland Council Helpdesk (09) 301 0101 and ask for Papakura Duty Planner.



District Plan maps are available for viewing  
<http://www.aucklandcouncil.govt.nz>

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>



## Special land features

The council knows the following special features or characteristics of this 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 a particular purpose including development.

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### Soil issues

Soil issues recorded. The land may not be suitable for particular development or land use purposes. A soils report must be submitted with any building and/or resource consent application.



Auckland Council (09) 301 0101 for further information.



Soil Information/Reports are held and available for viewing (for a fee) at Papakura Service Centre, 35 Coles Crescent, Papakura

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### Flood risk

This site is potentially at risk of flooding during heavy rainfall events. The extent of this flooding is shown on the attached special land features map as "Overland flowpath".

The overland flowpath has been determined after detailed hydraulic analysis and/or modelling of the stormwater system and represents the general overland route that stormwater may take.

The council may also hold a catchment or flood hazard report giving detailed flood maps and flood levels in this area. These are held, and available for viewing (for a fee), at 35 Coles Crescent, Papakura, Auckland.

Any proposed development on this site may require a detailed flood risk report to be completed by a qualified drainage engineer. This will confirm the extent of risk and action required. Proposed development must have regard for established flood flows and levels and the need to ensure that flood plains and flow paths are not impeded.



Auckland Council (09) 301 0101 for further information.

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### Contamination issues

No Contamination Issues Recorded.

### General issues

### Reports

No reports are held about issues specific to this site.

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### Wind zone

Medium



This wind classification from New Zealand Standards (NZS 3604:1999) will apply for new structures under Approved Document B1 of the New Zealand Building Code.



Auckland Council building helpdesk (09) 301 0101 for further details of the Building Code.

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**Corrosion exposure zone** Sea spray zone and Zone 1

New Zealand Standards (NZS 3604:1999) applies zones to all building sites, depending on the degree of exposure to wind-driven sea salt or to geothermal gases.

All of New Zealand is classified as either sea spray zone or zones 1 to 4. The different zones require fittings and fixtures appropriate to the designation.

Auckland Council isthmus and the Gulf Islands sites are designated either sea spray (generally for more coastal locations) or zone 1 (generally city suburbs) or a combination of the two zones. When a property is designated with both sea spray zone and zone 1, the requirements of the sea spray zone will apply.

Classifications will apply for new structures, under Approved Document B1 and B2 of the New Zealand Building Code.

If property is outside Isthmus and Gulf Island boundary please contact Auckland Council Building Helpdesk.



Auckland Council building helpdesk (09) 353 9358 for further details of the Building Code.

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A special land features map is contained in the attachments section.



## Attachments

### Code Compliance Certificates (CCC's)

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No documents attached.

### Consent conditions

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17 pages attached.

Note that these are only a portion of each consent. Page numbering may not be sequential or complete.

### Other issues or actions required

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No documents attached.

### Private drainage plans

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No plans attached.

### Public drainage and water services map

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Attached map indicates public drainage and water services.

### District Plan maps

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Papakura District Plan- Map 1 - Other Additional Limitations  
Papakura District Plan- Map 2 - Overlays

### Special land features map

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Attached map indicates wind, flood, soil warnings, soils register and contamination, if recorded.

Our Ref: 3478  
P - 118 Manuroa Road  
16/98/87

**JOYCE  
GROUP  
TA SERVICES  
LIMITED**

7 September 1998

Harrison Grierson Consultants  
P O Box 75  
**MANUREWA**

**Attention : Trevor Blyde**

Dear Sir

**SUBDIVISION RESOURCE CONSENT**  
**Sandra McLean, 118 Manuroa Road, Takanini**

This letter is to inform you that your application was considered by Papakura District Council under delegated authority on 2 September 1998 and it was resolved as follows:

*"That the Papakura District Council under delegated authority and pursuant to sections 10, 88, 93, 94, 104, 105 and 108 of Resource Management Act consents to a non-notified subdivision consent application by Sandra McLean, lodged by T Blyde (Harrison Grierson Consultants) for a non-complying freehold subdivision to create 2 Lots at 118 Manuroa Road being Lot 3 DP 190143 subject to the following conditions:*

**In accordance with preliminary plan**

1. *That except for the changes which shall be made in order to give effect to the conditions that follow, the proposed activity shall be carried out in general accordance with the plans submitted as part of this application drawn by Harrison Grierson Consultants and Ref. 23.06802, dated 10/8/98 and the proposal shall otherwise comply with the Proposed Papakura District Plan.*

**Financial Contributions**

2. *That a reserve contribution in lieu of the vesting of land be paid to Joyce Group TA Services Limited on behalf of Papakura District Council. The reserve contribution is based on 6% of the value of a nominal 2000m<sup>2</sup> part of Lot 2 or 6% of the value of Lot 1, whichever is the lesser. The reserve contribution is to be based on a valuation by valuers to Papakura District Council at cost to the applicant and is to be undertaken on application for Survey Plan approval unless requested by the applicant prior to that time.*

.....  
BUILDING CONTROL  
ENVIRONMENTAL HEALTH  
RESOURCE MANAGEMENT  
ENGINEERING SERVICES

.....  
AGENT TO PAPA KURA  
DISTRICT COUNCIL



COUNCIL CHAMBERS  
35 COLES CRES  
P O BOX 940  
P A P A K U R A  
TELEPHONE: (09) 297 8000  
FACSIMILE: (09) 297 8008

**Easements (if required)**

3. *That private services shall not cross adjoining lot boundaries unless all necessary easements or access agreements have been executed to the satisfaction of the Principal Planner, Joyce Group TA Services Limited, on behalf of the Papakura District Council.*

**Residential Curtilage**

4. *That the Land Transfer Plan show a residential curtilage area for Lot 2 and be limited to no more than 2000m<sup>2</sup>. Any residential and ancillary buildings, garages, paved tennis courts and swimming pools are to be confined to the residential curtilage area. Gardens and lawn tennis courts are not so confined.*

*This condition is to be registered against the title of Lot 2 as a condition of a consent notice pursuant to section 221 of the Resource Management Act 1991.*

**Geotechnical Requirements**

5. *That prior to issuing Survey Plan approval pursuant to section 223 of the Resource Management Act 1991 provide a favourable geotechnical feasibility investigation report confirming that a chosen building site within the residential curtilage area is suitable for construction in terms of NZS 3604, or identifying specific foundation requirements and/or further engineering investigation and design required.*

*Where a favourable geotechnical report is not obtained lot 2 shall be amalgamated with lot 1 and be shown as one lot on the survey plan to the satisfaction of the Principal Planner, Joyce Group TA Services Limited, on behalf of the Papakura District Council.*

6. *Where a favourable geotechnical report is provided but the site is not suitable for construction in terms of NZS 3604, a consent notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the certificate of title of lot 2 requiring ongoing compliance with the findings of the report, unless further favourable geotechnical investigation is obtained at development stage.*

**Sanitary Sewerage and Water Supply Connections**

7. *That a suitable sewerage system is to be provided to service each Lot.*
8. *Confirm that lot 2 has a usable legal connection to the public sanitary sewer system in terms of the Auckland Metropolitan Drainage Act for a future dwelling on the lot or provide a feasibility investigation by a suitably qualified registered engineer identifying a suitable system for on-site wastewater disposal prior to the Survey Plan approval pursuant to section 223 of the Resource Management Act 1991. A consent notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the certificate of title of lot 2 requiring ongoing compliance with the findings of the report*
9. *That a separate suitable water supply connection be provided to service each lot.*

**Vehicle Access**

10. *That a standard vehicle entrance, driveway and 2 carparking spaces and associated vehicle manoeuvring areas be provided to Lot 1 and be located, formed, graded, drained and sealed in accordance with the Papakura District Council Development Code and the Proposed Papakura District Plan to the satisfaction of the Principal Planner, Joyce Group TA Services Limited, on behalf of the Papakura District Council.*

**Application for Completion Certificate**

11. *That the application for a Completion Certificate pursuant to section 224 of the Resource Management Act 1991 is to be accompanied by certification that all the conditions of consent have been met and the manner of compliance of those conditions including where relevant:*

*Two copies of the Land Transfer Plan must either be received prior to the application for completion certification or be provided with the application.*

*Certification from the applicant's Engineer/Surveyor stating that all private services not protected by suitable easements lie wholly within their respective Lot boundaries.*

*Certification from the relevant service authorities stating that any works are accepted and all conditions are satisfied; ('relevant service authorities' includes United Water Limited).*

*Certification from the applicant's Surveyor/Engineer that all other conditions of consent have been met.*

**Consent Notice**

12. *That a consent notice pursuant to Section 221 of the Resource Management Act 1991 be registered against the certificate of title of lot 2 to require ongoing compliance with conditions 4, 6, 7 and 8 as follows:*

- (i) *That accessways, residential buildings, residential ancillary buildings, garages, swimming pools, paved tennis courts but excluding lawn tennis courts and gardens, be restricted to the residential curtilage area shown on the title of Lot 2 as Covenant Area A.*
- (ii) *That the recommendations of the geotechnical feasibility report dated ... referenced ... shall be complied with, particularly with regards to building design and construction, effluent disposal and site development, unless further favourable geotechnical investigation is obtained at development stage.*

The conditions of the Consent Notice may be altered to reflect:

- (a) The contents of the geotechnical report provided with the application for approval pursuant to section 223 of the Resource Management Act 1991 and/or
- (b) The development of the site in accordance with an approved Building Consent issued subsequent to this resource consent.

**Costs**

13. Pursuant to section 36 of the Resource Management Act 1991, an applicant is responsible for paying charges relating to receiving, processing, and granting resource consent.

*For subdivisions, the completion certificate pursuant to section 224 of the Resource Management Act 1991 will not be issued until all costs and charges for the consent have been met."*

**Reasons for this Decision:**

Pursuant to Section 113 of the Resource Management Act 1991, the reasons for the recommendation to grant this resource consent are that, subject to conditions :

- 1) *The adverse environmental effects of the proposal are considered to be no more than minor. Both lots comply with the size and shape standards of the Proposed Papakura District Plan and this subdivision would have to be considered to be of a scale and intensity that is consistent with the level of development that the District Plan provides for in the area.*
- 2) *The boundary of the proposed Lot 1 would hence encompass all of the residentially zoned land, including the existing residential dwelling, while proposed lot 2 would encompass all of the rural zoned property including the existing stables and paddocks. I therefore see the proposal as being consistent with the Objectives and Policies of the Proposed Papakura District Plan and with Part II of the Resource Management Act 1991, with the efficient use of resources being enhanced by a subdivision which facilitates a more logical pattern of land holding, given the zoning situation.*
- 3) *Exceptional circumstances are considered to exist due to the split zoning to which the site is subject and hence the consent authority would not risk adversely affecting the public confidence in the consistent administration of the Proposed Papakura District Plan by granting consent.*
- 4) *The provision in the Proposed Papakura District Plan that makes this application non-complying is a rule designed to control cumulative effects of successive stages of subdivision. Because the previous stage of subdivision did not increase the land use potential of either subject site, and this proposed subdivision does not increase land use potential of either site above that which is generally provided for in the zone, I believe that the effects of this proposal would be no more than minor.*

- 5) *The Director of Regulation and Planning, Papakura District Council advises that all submissions in relation to sections of the Proposed Papakura District Plan relevant to this application have been resolved and as a result the provisions of the Proposed Papakura District Plan have been given weight over the provisions of the Transitional District Plan (Papakura Section).*

**Advisory Notes:**

- (a) **If the proposal granted consent includes connections to the water supply and/or the sanitary sewer systems, and you have not already done so, you are advised to immediately discuss your proposal with United Water Ltd (Tel. 296-2626).**
- (b) **Both lots are located within the identified possible flood hazard area, as noted in the Proposed Papakura District Plan planning maps, and in accordance with Part 2 of the district plan (notified May 1993; amended January 1998) at building stage the placement of any buildings or structures and the undertaking of any earth filling would require land-use resource consent.**
- (c) The requirement for an identified residential curtilage area is in response to 7.2.5.2 of the Rural Takanini/Drury zone of the Proposed Papakura District Plan as introduced by way of an amendment to the subdivision rules (as agreed to between Papakura District Council and the Auckland Regional Council by way of Consent Order and sanctioned by the Environment Court).
- (d) It should be noted that any sewer connection to the public system from Lot 2 may not be usable in terms of the Auckland Metropolitan Drainage Act, as this site is located outside of the metropolitan area and specific approval for any connection may be required from Watercare Services Limited. Where a usable connection is not provided on-site disposal would be required.

**STATUTORY NOTES**

1. This subdivision consent will expire two years after the date of commencement of consent **unless:**
- (a) A survey plan is submitted for approval before the end of that period; or
- (b) Upon an application made up to 3 months after the expiry of that period (or such longer period as is fixed under Section 37 of the Resource Management Act), the Council fixes a longer period. The statutory considerations which apply to extensions are set out in Section 125(1)(b) of the Resource Management Act 1991.
2. 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 Section 357 of the Resource Management Act 1991. Your objection



is to be made in writing to Joyce Group TA Services Limited on behalf of the Papakura District Council within 15 working days of receipt of notification of the decision. Papakura District Council shall consider the objection at a hearing as soon as practicable.

3. The above consent does not negate your responsibility to also comply with the Papakura District Council Bylaws and the Building Act 1991.

If you have any queries please contact the undersigned, telephone 297 8000 or fax 297 8008.

Yours faithfully  
**JOYCE GROUP TA SERVICES LIMITED**  
As agents to Papakura District Council

*M Simpson*

**Mark Simpson**  
**RESOURCE PLANNER**

Our Ref 3829  
P 118 Manuroa Road  
16/98/087

19 March 1999

S McLean  
c/- Harrison Grierson Consultants Limited  
P O Box 75  
MANUREWA

Attention : T Blyde

Dear Sir

**VARIATION TO CONDITIONS OF SUBDIVISION RESOURCE CONSENT  
S McLean, 118 Manuroa Road, Takanini  
Lot 3 DP 190143**

This letter is to inform you that your application was considered by Papakura District Council under delegated authority on 18 March 1999 and it was resolved as follows:

*"That the Papakura District Council under delegated authority and pursuant to sections 10, 88, 93, 104, 105, 108 and 127 of Resource Management Act consents to a non-notified change of conditions of subdivision consent application by Sandra McLean, lodged by T. Blyde (Harrison Grierson Consultants) for a variation to a freehold subdivision to create 1 additional allotment at 118 Manuroa Road, Takanini, being Lot 3 DP 190143, subject to the following conditions:*

**In accordance with preliminary plan**

1. *That except for the changes which shall be made in order to give effect to the conditions that follow, the proposed activity shall be carried out in general accordance with the plans submitted as part of this application drawn by Harrison Grierson Consultants and Ref. 23.06802, dated 10/8/98 and the proposal shall otherwise comply with the Proposed Papakura District Plan.*

**Financial Contributions**

2. *That Lot 1 is to be amalgamated with Unit D UT 160991, or that appropriate legal documents enacted to the same effect, so that this Lot can not be disposed of separately without the prior approval of the Papakura District Council.*

**OR**

*That a reserve contribution in lieu of the vesting of land be paid to Joyce Group TA Services Limited on behalf of Papakura District Council. The reserve contribution is based on 6% of the value of a nominal 2000m<sup>2</sup> part of Lot 2 or 6% of the value of Lot 1, whichever is the lesser.*

.....  
BUILDING CONTROL  
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AGENT TO PAKAPURA  
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TELEPHONE: (09) 297 8000  
FACSIMILE: (09) 297 8006

*The reserve contribution is to be based on a valuation by valuers to Papakura District Council at cost to the applicant and is to be undertaken on application for Survey Plan approval unless requested by the applicant prior to that time.*

*Where it is intended to satisfy this condition following the construction of the extensions to the rest home, approval pursuant to section 224(c) of the Resource Management Act 1991 may be met by way of performance bond providing that the amalgamation occurs within 4 years of the date of this consent, to the satisfaction of the Principal Planner, Joyce Group TA Services Limited, on behalf of the Papakura District Council.*

**Easements (if required)**

3. *That private services shall not cross adjoining lot boundaries unless all necessary easements or access agreements have been executed to the satisfaction of the Principal Planner, Joyce Group TA Services Limited, on behalf of the Papakura District Council.*

**Residential Curtilage**

4. *That the Land Transfer Plan show a residential curtilage area for Lot 2 and be limited to no more than 2000m<sup>2</sup>. Any residential and ancillary buildings, garages, paved tennis courts and swimming pools are to be confined to the residential curtilage area. Gardens and lawn tennis courts are not so confined.*

*This condition is to be registered against the title of Lot 2 as a condition of a consent notice pursuant to section 221 of the Resource Management Act 1991.*

**Geotechnical Requirements**

5. *That prior to issuing Survey Plan approval pursuant to section 223 of the Resource Management Act 1991 provide a favourable geotechnical feasibility investigation report confirming that a chosen building site within the residential curtilage area is suitable for construction in terms of NZS 3604, or identifying specific foundation requirements and/or further engineering investigation and design required.*

*Where a favourable geotechnical report is not obtained lot 2 shall be amalgamated with lot 1 and be shown as one lot on the survey plan to the satisfaction of the Principal Planner, Joyce Group TA Services Limited, on behalf of the Papakura District Council.*

6. *Where a favourable geotechnical report is provided but the site is not suitable for construction in terms of NZS 3604, a consent notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the certificate of title of lot 2 requiring ongoing compliance with the findings of the report, unless further favourable geotechnical investigation is obtained at development stage.*

**Sanitary Sewerage and Water Supply Connections**

7. *That a suitable sewerage system is to be provided to service each Lot.*

8. *Confirm that lot 2 has a usable legal connection to the public sanitary sewer system in terms of the Auckland Metropolitan Drainage Act for a future dwelling on the lot or provide a feasibility investigation by a suitably qualified registered engineer identifying a suitable system for on-site wastewater disposal prior to the Survey Plan approval pursuant to section 223 of the Resource Management Act 1991. A consent notice pursuant to section 221 of the Resource Management Act 1991 shall be registered on the certificate of title of lot 2 requiring ongoing compliance with the findings of the report*
9. *That a separate suitable water supply connection be provided to service each lot.*

**Vehicle Access**

10. **DELETED**

**Application for Completion Certificate**

11. *That the application for a Completion Certificate pursuant to section 224 of the Resource Management Act 1991 is to be accompanied by certification that all the conditions of consent have been met and the manner of compliance of those conditions including where relevant:*
  - (a) *Two copies of the Land Transfer Plan must either be received prior to the application for completion certification or be provided with the application.*
  - (b) *Certification from the applicant's Engineer/Surveyor stating that all private services not protected by suitable easements lie wholly within their respective Lot boundaries.*
  - (c) *Certification from the relevant service authorities stating that any works are accepted and all conditions are satisfied; ('relevant service authorities' includes United Water Limited).*
  - (d) *Certification from the applicant's Surveyor/Engineer that all other conditions of consent have been met.*

**Consent Notice**

12. *That a consent notice pursuant to Section 221 of the Resource Management Act 1991 be registered against the certificate of title of Lot 2 as applicable to require ongoing compliance with conditions of consent as follows:*
  - (i) *That accessways, residential buildings, residential ancillary buildings, garages, swimming pools, paved tennis courts but excluding lawn tennis courts and gardens, be restricted to the residential curtilage area shown on the title of Lot 2 as Covenant Area A.*
  - (ii) *That the recommendations of the geotechnical feasibility report by Chambers Consultants dated 11 November 1998 referenced 980576 shall be complied with, particularly with regards to building design and construction, effluent disposal and site development, unless further favourable geotechnical investigation is obtained at development stage.*

**That a consent notice pursuant to Section 221 of the Resource Management Act 1991 be registered against the certificate of title of Lot 1 as applicable to require ongoing compliance with conditions of consent as follows:**

- (i) That Lot 1 is not to be disposed of separately from Unit D UT 160991 without the prior approval of the Papakura District Council in order to meet conditions of the Land Use Resource Consent dated 11 December 1998 and the Subdivision Resource Consent referenced 16/98/087.
- (ii) That prior to the separate sale of Lot 1 or prior to the further subdivision or utilisation of the Lot for the construction of one or more residential dwellings the Papakura District Council reserves the right to require a reserve contribution to be paid for the existing Lot and every successive Lot or every dwelling erected on the site. Such a reserve contribution shall otherwise be calculated in accordance with the rules applying at that date of that revocation of amalgamation, subdivision or development to the satisfaction of the Papakura District Council.
- (iii) Conditions (i) and (ii) will no longer be applicable following the permanent amalgamation of the aforementioned Lots.

The conditions of the Consent Notice may be altered to reflect:

- (a) The contents of the geotechnical report provided with the application for approval pursuant to section 223 of the Resource Management Act 1991 and/or
- (b) The development of the site in accordance with an approved Building Consent issued subsequent to this resource consent.
- (c) Amalgamations or legal agreements ensuring that Lots can not be disposed of separately.

**Costs**

13. Pursuant to section 36 of the Resource Management Act 1991, an applicant is responsible for paying charges relating to receiving, processing, and granting resource consent.

*For subdivisions, the completion certificate pursuant to section 224 of the Resource Management Act 1991 will not be issued until all costs and charges for the consent have been met."*

**Reasons for this Decision:**

Pursuant to Section 113 of the Resource Management Act 1991, the reasons for the recommendation to grant this resource consent are that, subject to conditions :

- 1) The adverse environmental effects of the proposal are considered to be no more than minor. Both lots comply with the size and shape standards of the Proposed Papakura District Plan and this subdivision would have to be considered to be of a scale and intensity that is consistent with the level of development that the District Plan provides for in the area.
- 2) The boundary of the proposed Lot 1 would hence encompass all of the residentially zoned land, including the existing residential dwelling, while proposed lot 2 would encompass all of the rural zoned property including the existing stables and paddocks. I therefore see the proposal as being consistent with the Objectives and Policies of the Proposed Papakura District Plan and with Part II of the Resource Management Act 1991, with the efficient use of resources being enhanced by a subdivision which facilitates a more logical pattern of land holding, given the zoning situation.
- 3) Exceptional circumstances are considered to exist due to the split zoning to which the site is subject and hence the consent authority would not risk adversely affecting the public confidence in the consistent administration of the Proposed Papakura District Plan by granting consent.
- 4) The provision in the Proposed Papakura District Plan that makes this application non-complying is a rule designed to control cumulative effects of successive stages of subdivision. Because the previous stage of subdivision did not increase the land use potential of either subject site, and this proposed subdivision does not increase land use potential of either site above that which is generally provided for in the zone, I believe that the effects of this proposal would be no more than minor.
- 5) The Director of Regulation and Planning, Papakura District Council advises that all submissions in relation to sections of the Proposed Papakura District Plan relevant to this application have been resolved and as a result the provisions of the Proposed Papakura District Plan have been given weight over the provisions of the Transitional District Plan (Papakura Section).
- 6) **The proposal can meet the requirements of section 127 of the Resource Management Act 1991.**
- 7) **Conditions 2 and 12 can be altered in order to make provision for the potential removal the reserve contribution applying to the subdivision that does not result in an additional certificate of title which can be separately sold and to ensure that future uses/subdivision of Lot 1 would result in the appropriate backdating of the reserve contribution requirement.**

**Advisory Notes:**

- (a) If the proposal granted consent includes connections to the water supply and/or the sanitary sewer systems, and you have not already done so, you are advised to immediately discuss your proposal with United Water Ltd (Tel. 296-2626).
- (b) Both lots are located within the identified possible flood hazard area, as noted in the Proposed Papakura District Plan planning maps, and in accordance with Part 2 of the district plan (notified May 1993; amended January 1998) at building stage the placement of any buildings or structures and the undertaking of any earth filling would require land-use resource consent.
- (c) The requirement for an identified residential curtilage area is in response to 7.2.5.2 of the Rural Takanini/Drury zone of the Proposed Papakura District Plan as introduced by way of an amendment to the subdivision rules (as agreed to between Papakura District Council and the Auckland Regional Council by way of Consent Order and sanctioned by the Environment Court).
- (d) It should be noted that any sewer connection to the public system from Lot 2 may not be usable in terms of the Auckland Metropolitan Drainage Act, as this site is located outside of the metropolitan area and specific approval for any connection may be required from Watercare Services Limited. Where a usable connection is not provided on-site disposal would be required.
- (e) **Lot 1 can be approved without a condition for reserve contribution providing that separate title cannot be issued without the approval of the Papakura District Council. Should a separate title be desired for Lot 1 it would be necessary to pay the outstanding reserve contribution applying to this Lot.**

**STATUTORY NOTES**

1. If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to Section 357 of the Resource Management Act 1991. Your objection is to be made in writing to Joyce Group TA Services Limited on behalf of the Papakura District Council within 15 working days of receipt of notification of the decision. Papakura District Council shall consider the objection at a hearing as soon as practicable.
2. This consent does not constitute building consent approval. Please check whether or not a building consent is required under the Building Act 1991. If a building consent application is already lodged with Papakura District Council or has already been obtained you are advised that unless otherwise stated, the use shall not commence until conditions of this resource consent have been met.

If you intend to apply for a building consent, a copy of this letter must accompany your application in order to avoid any unnecessary delay.

3. A resource consent that has been granted for a non-notified application shall commence on the date on which the decision on the application is notified.
4. A resource consent lapses after two years unless:
  - (i) The consent is acted upon within the two year period; or
  - (ii) In accordance with Section 125 of the Act an application is made to Joyce Group TA Services Limited on behalf of Papakura District Council within three months after the expiry date for an extension time.
5. The above consent does not negate your responsibility to also comply with the Papakura District Council Bylaws and the Building Act 1991.

#### **Land Use**

A monitoring fee is payable for the initial checking that the conditions set have been met. This will be based on an assessment of the time involved and relevant travel costs. You will be invoiced for this as part of processing costs after receiving this decision letter.

If it is necessary to carry out further checking due to uncompleted work then the consent holder will be separately invoiced for this work. Where monitoring would duplicate work normally carried out as part of building consent checking then no fee will be added to cover this function.

#### **Costs**

Pursuant to Section 36 of the Resource Management Act 1991, an applicant is responsible for paying charges relating to receiving, processing, granting and monitoring resource consent. You will be informed of the total costs once these have been calculated.

If you have any queries please contact the undersigned, telephone 297 8000 or fax 297 8008.

Yours faithfully  
**JOYCE GROUP TA SERVICES LIMITED**  
As agents to Papakura District Council



**Mark Simpson**  
**SENIOR RESOURCE PLANNER**



IN THE MATTER of the Resource  
Management Act 1991

A N D

N THE MATTER of a subdivision of an estate  
of freehold in fee simple  
all that parcel of land  
comprised and described  
Certificate of Title Volume  
97B Folio 402 North  
Auckland Registry situated  
at Manuroa Road, Takapuna

BETWEEN SANDRA ELIZABETH  
MACLEAN

REGISTERED PROPRIETOR

A N D THE PAPA KURA DISTRICT  
COUNCIL

THE COUNCIL

---

CONSENT NOTICE UNDER  
SECTION 221 OF THE  
RESOURCE MANAGEMENT ACT 1991

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RICE CRAIG  
SOLICITORS  
PAPA KURA  
ca:maclean

IN THE MATTER of the Resource  
Management Act 1991

A N D

IN THE MATTER of a subdivision of an  
estate of freehold in fee  
simple in all that parcel of  
land comprised and  
described in Certificate of  
Title Volume 120B Folio  
194 North Auckland  
Registry situated at  
Manuroa Road, Takanini

BETWEEN SANDRA ELIZABETH  
MACLEAN

REGISTERED PROPRIETOR

A N D THE PAKURA DISTRICT  
COUNCIL

THE COUNCIL

**CONSENT NOTICE UNDER SECTION 221 OF**  
**THE RESOURCE MANAGEMENT ACT 1991**

THE PAKURA DISTRICT COUNCIL the Territorial Authority having jurisdiction in  
respect of the above land hereby gives notice that subdivision consent to Plan DP 195348 is  
granted subject to conditions to be complied with on a continuing basis by the registered  
proprietor as subdividing owner and by subsequent owners after the deposit of the said Plan

As to Lot 1 the conditions are :

1. That Lot 1 must not be sold, transferred, conveyed, leased or otherwise disposed of  
other than together with Principal Unit D on Unit Plan No. 160991 unless and until  
the prior consent of the Council shall have been given in writing. This is to meet the  
condition of the Land Use Resource Consent of 11 December 1998 and the  
Subdivision Resource Consent reference 16/98/087.
2. That in the event that such approval be given, the Council may require a reserve  
contribution to be paid for Lot 1 and for every successive allotment, or for every  
dwelling erected on Lot 1 or any part thereof, and the Council expressly reserves this  
right, to be exercised prior to the separate sale of Lot 1 or to the further subdivision  
or further utilisation of Lot 1 or any part thereof for the construction of one or more  
dwellinghouses. The reserve contribution shall be calculated in accordance with the  
rules applying at the date of such consent to separate disposition, consent to  
subdivision or further development in all respects to the satisfaction of the Council.

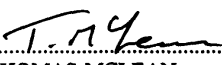
3. Upon permanent amalgamation of Lot 1 with principal Unit D on Unit Title Plan 160991, the above continuing compliance conditions shall lapse.

As to Lot 2 the conditions are:

1. That all accessways, residential buildings, ancillary residential buildings, garages, swimming pools, paved tennis courts (but excluding lawn tennis courts and gardens) must be restricted to the residential curtilage area shown as covenant area B on Deposited Plan 195348.
2. That the recommendations of Chambers Consultants Limited in the geotechnical report of 11 November 1998 reference 980576 must be complied with, particularly with regard to building design and construction, effluent disposal and site development, unless and until the Council be satisfied by further and favourable geotechnical investigation that the recommendations may be relaxed or waived.

Dated at Papakura this 13<sup>th</sup> day of APRIL

1999

  
.....  
THOMAS MCLEAN  
PRINCIPAL ADMINISTRATIVE OFFICER OF THE  
PAPAKURA DISTRICT COUNCIL UNDER SECTION 252  
OF THE LOCAL GOVERNMENT ACT 1974

IN THE MATTER OF Section 221 of the Resource Management Act 1991

BETWEEN Susan San Kwan Chiu, Kin Hong Hui and Wai Man Hui Leung

Registered Proprietors

AND THE AUCKLAND COUNCIL

The Council

In the Matter of Lot 2 on Deposited Plan 346037 CFR 188817

Resolution Pursuant to Section 221(3)(a) of the Resource Management Act 1991 For Partial Cancellation of a Consent Notice


THE AUCKLAND COUNCIL the Territorial Authority having jurisdiction in respect of the above land hereby gives notice that the consent notice D385683.2 be varied from Lot 2 DP 346037, being Computer Freehold Register 188817 and shall be read as follows:

*"THE AUCKLAND COUNCIL (the Territorial Authority) having jurisdiction in respect of the above land hereby gives notice that subdivision consent to Plan DP 195348 is granted subject to the condition to be complied with on a continuing basis by the registered proprietor as subdividing owner and by subsequent owners after the deposit of the said Plan*

*As to Lot 2 the condition is:*

- 1. That the recommendations of Chambers Consultant Limited in the geotechnical report of 11 November 1998 reference 980576 must be complied with, particularly with regard to building design and construction, effluent disposal and site development, unless and until the Council be satisfied by further and favourable geotechnical investigation that the recommendations may be relaxed or waived."*

Dated at Auckland Council this *3<sup>rd</sup>* day of October 2013

  
.....  
Marian Whitehead - Team Leader Resource Consents  
Authorised Officer

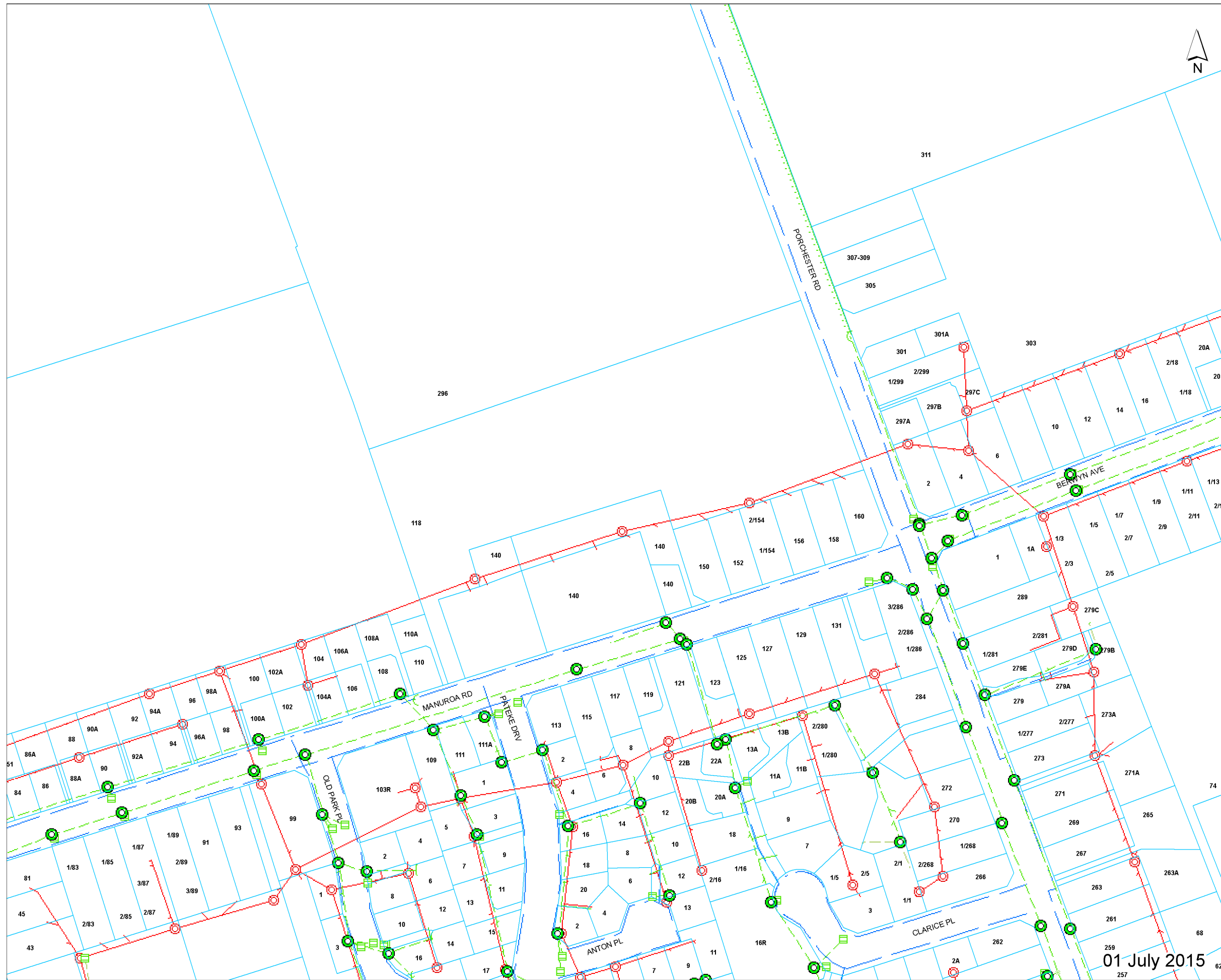
## Drainage and Water Service Map

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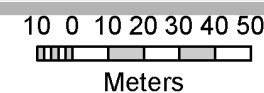
### Legend

--- District Boundary	□ Parcel Boundaries
	⊞ Rail Area
<b>Wastewater</b>	
— Wsale Connections	⋯ Air Valve
— Wsale Built	⋯ Scour Valve
— Wsale Out of Service	⋯ Lamphole
— Wsale Proposed	⋯ Online Valve
■ Wsale Chamber	⋯ JointT
■ Pumping Station	⋯ Manhole
— Retail Pipe	⋯ Nodal Change
— Connection	⋯ Horizontal Bend
— Meter	⋯ Vertical Bend
— Air Vent	⋯ Strainer
— Control Valve	⋯ Reducer
— Gate Valve	⋯ Anti Vacuum
— Reflux Valve	⋯ Backflow Preventor
— Air Control Valve	⋯ Node
<b>Water</b>	
⋯ Cross Junction	⋯ Gate Valve
⋯ Horizontal Bend	⋯ Reflux Valve
⋯ Vertical Bend	⋯ Hydrant Scour
⋯ Test Point Pressure	⋯ Hydrant Air
⋯ Test Point WQ	⋯ Pump
— Water Pipe	⋯ Reducer
⊕ T Junction	⋯ Access Hole Bolt Down
— End Cap	⋯ Access Hole Weld Down
⋯ Node	⋯ Sample Point
⋯ Nodal Change	⋯ Joint
⋯ Hydrant	⋯ Probe Flow Point
⋯ Peat Valve	⋯ Water Wholesale Meter
⋯ Control Valve	⋯ Strainer
⋯ Butterfly Valve	⋯ Tap
⋯ Ball Valve	⋯ Wsale Treated Built
⋯ Sluice Valve	⋯ Wsale Raw Built
⋯ Air Valve	⋯ Wsale Proposed
⋯ Non Return Valve	⋯ Wsale Out of Service
	— Wsale Tunnel
	□ Reservoir
	□ Treatment Plant
<b>Stormwater</b>	
○ Detention pond	⊞ Valve
⊞ Capped end	— Box culvert
⊞ Catchpit	— Cesspit lead
⊞ Chamber	— Connection lead
⊞ Connection point	— Culvert
⊞ Culvert	— Main
⊞ Manhole	— Perforated
⊞ Electric cabinet	— Rising main
⊞ Inlet or outlet	⋯ Support device
⊞ Inspection	⋯ Unknown
⊞ Node	⋯ Wcourse/open drain
⊞ Pump station	⊞ Culvert
⊞ Vent	⊞ Detention pond
⊞ Quality or treatment device	⊞ Erosion control
⊞ Rodding eye	⊞ Pump station
⊞ Soakage	⊞ Quality or treatment device
⊞ Support device	⊞ Soakage
⊞ Tank	⊞ Tank
⊞ Unknown	⊞ Unknown



01 July 2015

Site Address: 118 Manuroa Road Takanini Auckland 2112  
 Legal Description: LOT 2 DP 346037  
 Title Description: CT-188817  
 Date Printed: 01 July 2015 2:48 PM



**A3 @ 1:2,000**  
 Property boundary positions derived from aerial photography

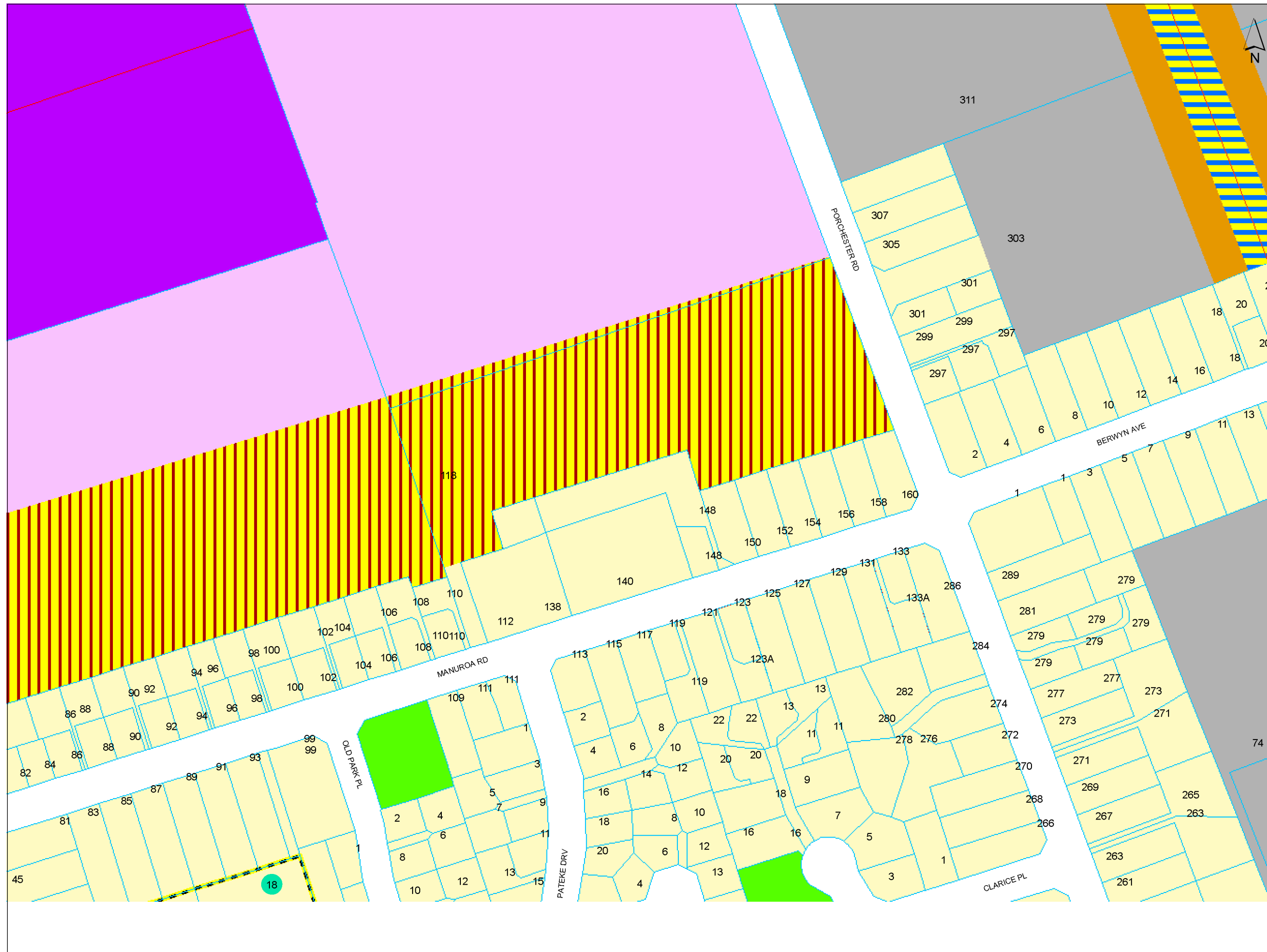
**Papakura District Plan Map - Map 1**

**DISCLAIMER:**

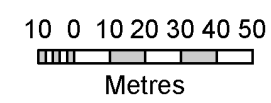
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**Legend**

- District Boundary
- Outer Control Boundary
- Inner Control Boundary
- Ardmore Noise Boundary
- Ardmore Protection Zones
- Proposed Amendment to SNA
- Boundary Within Designated Site
- Road Widening
- Rivers
- Structure Plan Boundary
- Precinct
- Commercial Services Precinct
- Motorway Edge Precinct
- Proposed Roads
- Priority Riparian Linkages
- Significant Natural Areas
- Quarry Effects Line
- Aggregate Resource Protection Area
- Ardmore Runways
- Ardmore Airport Static Boundaries
- District Plan Zone
- Urban Residential 1
- Urban Residential 2
- Urban Residential 3
- Urban Residential 3 Ridgeline
- Urban Residential 4
- Urban Residential 5
- Urban Residential 6
- Urban Residential 7
- Urban Residential 8
- Residential 8A
- Residential 8B
- Urban Residential 9
- Urban Commercial 1
- Urban Commercial 2
- Urban Commercial 3
- Urban Commercial 4
- Urban Industrial 1
- Urban Industrial 2
- Urban Industrial 3
- Urban Industrial 4
- Quarry Zone
- Community Services Zone
- Special Purpose 1 Zone
- Special Purpose 2 Zone
- Special Purpose and Recreation Zone
- Mixed Use 1 Zone
- Ardmore Zone
- Takanini Mixed Use Zone
- Future Urban Zone
- Rural Plains Zone
- Countryside Living Zone
- Hunua Hills Zone
- Karaka Centre Zone
- Hingala Education Zone
- Pararekai Island Countryside Living Zone
- Water
- Reserve Urban
- Reserve Rural
- High Voltage Transmission Lines
- High Voltage Transmission Structures
- No Build Area (12m From Line)
- Assessment Area
- (20m From No Build Area)
- Railway
- General
- Motorway/Rail/SH
- Precinct A
- Name
- No Build Zone
- Precinct Area A
- Pararekai Indicative Zone Boundary



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**A3 @ 1:2,000**  
 Property boundary positions derived from aerial photography






















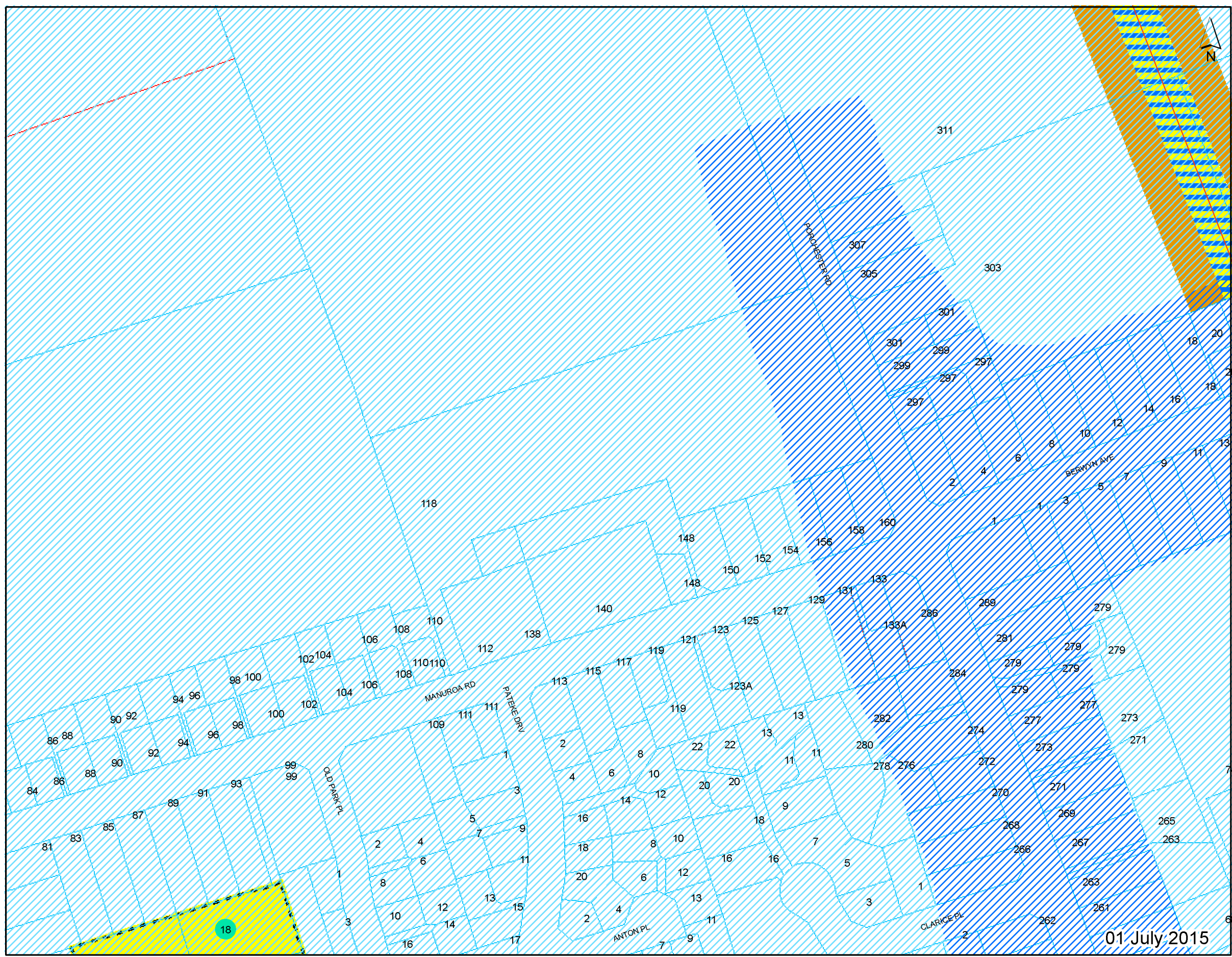
**Papakura District Plan  
Map - Map 2**

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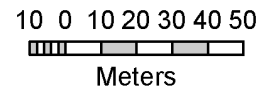
**Legend**

-  District Boundary
-  Railway Lines
-  Rivers NZMS 260
-  Water Bodies
-  Priority Riparian Linkages
-  High Voltage Transmission Lines
-  High Voltage Transmission Structures
-  No Build Area (12m From Line)
-  Assessment Area (20m From No Build Area)
-  Rural
-  Urban
-  Scheduled Tree - See Schedule 3B
-  Flood Hazard Area
-  Possible Flood Hazard Area
-  Strategic Freight Networks
-  Ardmore Runways
-  Hays Creek Catchment
-  Designation Areas
-  Designation Numbers



01 July 2015

Site Address: 118 Manuroa Road Takanini Auckland 2112  
 Legal Description: LOT 2 DP 346037  
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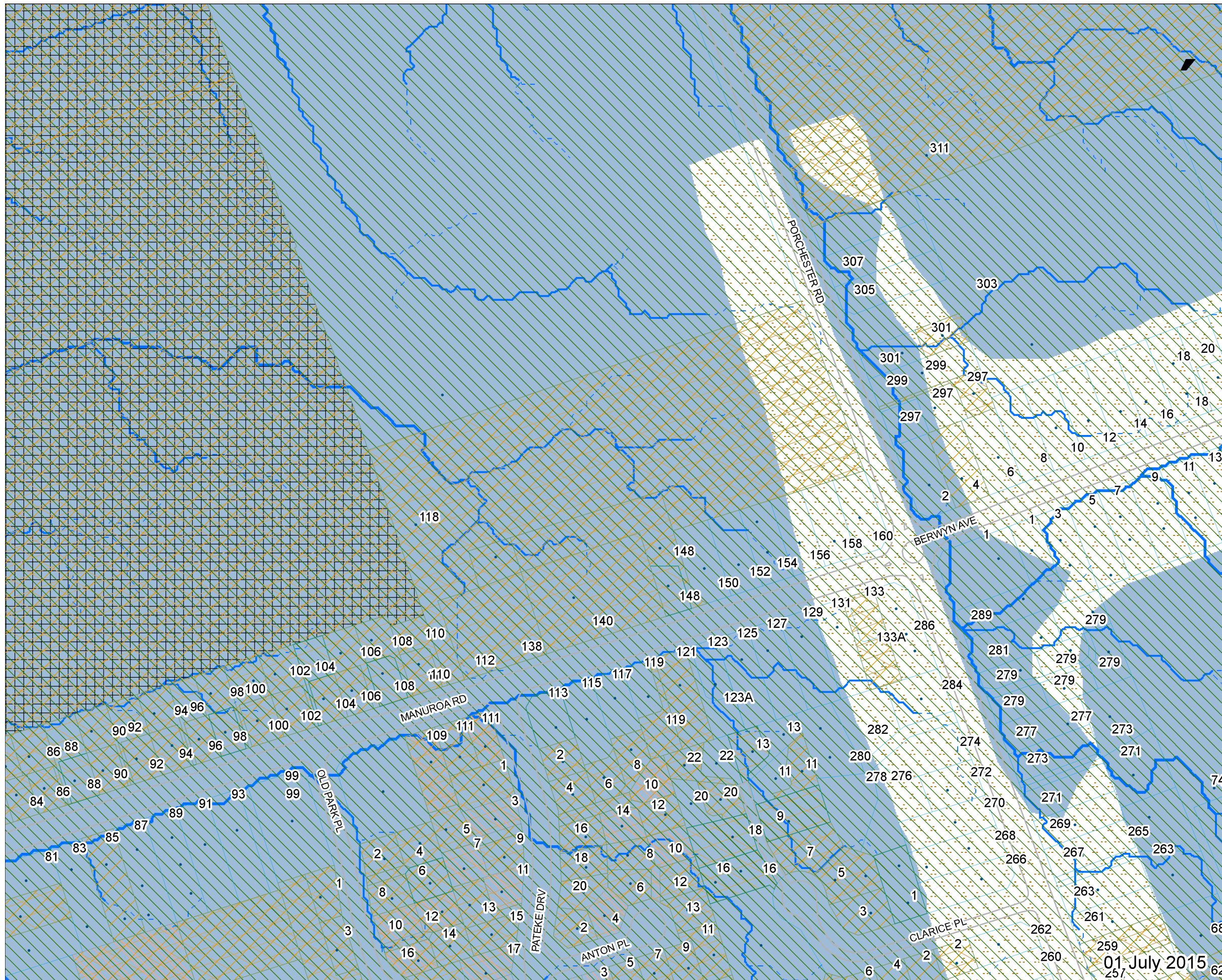
**A3 @ 1:2,000**  
 Property boundary positions derived from aerial photography



**Papakura  
Special Land Features**

**DISCLAIMER:**

This Plan may contain errors or omissions or may not have the spatial accuracy required for some purposes. While providing an indication of the District Plan provisions in the area shown, it does not constitute the legal District Plan document. Please consult Council if you have any queries.



**Legend**

- Gas Main Pipeline
- Petroleum Pipeline
- Contaminated Sites
- Soil Register

**Soil Warning area**

- Slippage, Subsidence and Erosion etc
- Uncertified Fill
- Organic Soil
- Filled/Weak Ground
- Refuse Tips Site/Weak Area
- Unstable/Suspected Ground

**PDC Flood Zone boundary**

- PDC Flood Zone boundary

**Overland Flow Path**

- 2000m2 to 4000m2
- 4000m2 to 3ha
- 3ha and above

**Corrosion Exposure Zone**

TYPE

- Seaspray
- Seaspray baseline
- Seaspray exclusion
- Zone 1
- Zone 1 baseline

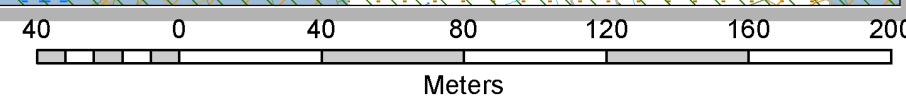
**PDC Wind Zone Extent**

WINDZONE

- Low
- Medium
- High

Volcanic Cones

Site Address: 118 Manuroa Road Takanini Auckland 2112  
 Legal Description: LOT 2 DP 346037  
 Title Description: CT-188817  
 Date Printed: 01 July 2015 2:48 PM



**A3 @ 1:2,000**

Property boundary positions derived from aerial photography

01 July 2015



# **Appendix E: Site Contamination Enquiry**

26 June 2015

**Pattle Delmore Partners LTD**  
**PO Box 9528 Newmarket**  
**Auckland 1149**  
**Attention: Scott Nicol**

Dear Scott,

**Site Contamination Enquiry – 118 Manuroa Road, Takanini**

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.

No pollution incident files regarding spills/contamination were found for the above site. The general catchment file and site visit file for the catchment (7-36 and 7-36-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: 25 Coles Crescent, Papakura/ 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



<b>1. ACTIVITY DESCRIPTION:</b>	To authorise the construction of 16 bores to conduct groundwater investigations.
<b>ACTIVITY STATUS:</b>	Proposed
<b>ALW PLAN:</b>	Null
<b>AQUIFER:</b>	Null
<b>AQUIFER TE:</b>	Null
<b>BORE ID:</b>	27785
<b>BORE LOG:</b>	Null
<b>BORE USE:</b>	Observation / Piezo
<b>CASING DIA:</b>	Null
<b>CASING FROM:</b>	Null
<b>CASING TO:</b>	Null
<b>CASING TYPE:</b>	Null
<b>CONSENT HOLDER:</b>	Null
<b>CONSENT NUMBER:</b>	52518
<b>CONSENT STATUS:</b>	Under Assessment
<b>CONSULTANT:</b>	Pattle Delamore Partners Limited
<b>CONTRACTOR:</b>	Null
<b>DATE DRILL:</b>	Null
<b>DIAMETER:</b>	Null
<b>DIAMETER F:</b>	Null
<b>DIAMETER T:</b>	Null
<b>EASTING:</b>	1771527
<b>ENVIRONMENT:</b>	Null
<b>EXPIRY DATE:</b>	Null

<b>FILE REFERENCE:</b>	C512-12-4739
<b>GRANTED DATE:</b>	20101129
<b>GROUND ELE:</b>	Null
<b>HYDSYS NUMBER:</b>	Null
<b>LAND USE:</b>	Null
<b>LAND USE U:</b>	Null
<b>LAND_USE N:</b>	Null
<b>LOC TYPE:</b>	Point
<b>MAIN AQUIFER:</b>	Alluvium
<b>NORTHING:</b>	5899153
<b>PROCESSING OFFICER:</b>	Reginald Samuel
<b>PROPERTY ADDRESS:</b>	35 Coles Crescent Papakura Papakura
<b>PURPOSE:</b>	To authorise the construction of 16 bores to conduct groundwater investigations.
<b>REVIEW DATE:</b>	Null
<b>SCREEN FROM:</b>	Null
<b>SCREEN TO:</b>	Null
<b>SCREEN TYPE:</b>	Null
<b>SITE DESCRIPTION:</b>	Null
<b>SITE NAME:</b>	Null
<b>STATIC WAT:</b>	Null
<b>SUB AQUIFER:</b>	Null
<b>TLA:</b>	Papakura
<b>TOTAL DEPT:</b>	Null
<b>WORKS DESCRIPTION:</b>	The construction of 16 50mm diameter bore to an approximate depth of 6m. Installation of Grade C PVC casing material to an approximate depth of 6m.

<b>1. ACTIVITY:</b>	Bore
<b>ACTIVITY DESCRIPTION:</b>	To authorise the construction of 16 bores to conduct groundwater investigations.
<b>ACTIVITY ID:</b>	27785
<b>ACTIVITY STATUS:</b>	Proposed
<b>CONSENT STATUS:</b>	Under Assessment
<b>EASTING:</b>	1771527
<b>EXPIRY DATE:</b>	Null
<b>FILE REFERENCE:</b>	C512-12-4739
<b>GRANTED DATE:</b>	Null
<b>LOC TYPE:</b>	Point
<b>NORTHING:</b>	5899153
<b>PERMITTED:</b>	Bore
<b>PERMITTED ACTIVITY TYPE :</b>	52518
<b>PROCESSING OFFICER:</b>	Reginald Samuel
<b>PROPERTY ADDRESS:</b>	35 Coles Crescent Papakura Papakura
<b>PURPOSE:</b>	To authorise the construction of 16 bores to conduct groundwater investigations.
<b>REVIEW DATE:</b>	Null
<b>SITE DESCR:</b>	Null
<b>SITE NAME:</b>	Null
<b>WORKS DESCRIPTION:</b>	The construction of 16 50mm diameter bore to an approximate depth of 6m. Installation of Grade C PVC casing material to an approximate depth of 6m.

## **Appendix F: Site Photographs**





**Photograph 1: View of wooden horse stables and western paddock (looking north west).**



**Photograph 2: Stable 1 near Manuroa Road entrance (looking north east).**



**Photograph 3: Interior of Stable 2 (looking south). Note partially demolished wall on left of photo.**





**Photograph 4: Potential asbestos containing material (fibrecement cladding) found on Stable 2.**



**Photograph 5: Stockpile of organic (palm fronds, vegetation, etc.) and building demolition waste (wood, roofing iron etc.) west of Stable 2.**





**Photograph 6: Stables 3 and 4, note soil tracks cut by horse movements (looking north).**



**Photograph 7: Stable 4, note soil tracks cut by horse movements (looking east).**





**Photograph 8: Stables 3 and 4 at the north western property boundary (looking west).**



**Photograph 9: View of western paddock and stables in background (looking west).**



**Photograph 10: View of site from eastern entrance off of Porchester Road (looking west).**