

## PROVISION OF LAND INFORMATION MEMORANDUM (LIM)

**Date Issued** 19 December 2012

**Applicant** Royden Smith  
391 Paremoremo Road  
Paremoremo 0632

**Telephone**  
**Email**

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**Address of Property** 391 Paremoremo Road Paremoremo 0632

**Legal Description** Lot 2 DP 316675, Lot 4 DP 316675 1/3sh  
39705m2

**Present Owners** Access Properties Limited

“Disclaimer – this LIM report has been obtained on behalf of the Vendor and copies have been made available to prospective purchasers and interested parties for general information purposes only. However, neither the Vendor nor Harcourts Cooper & Co Ltd warrants the accuracy of this copy and they accept no liability for any errors or omissions in the report. It is recommended to all prospective purchasers and interested parties that they obtain and rely on their own LIM Reports for due diligence purposes.”

### **DISCLAIMER**

This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987 and contains all the information known to the Auckland Council to be relevant to the land as described in Subsection (2). It is based on a search of Council records only and there may be other information relating to the land, which is not currently recorded in the Council’s record system. The Council has not undertaken any inspection of the land or any building on it for the purpose of preparing this LIM. Council records may not show illegal or unauthorised building or works on the property. The applicant is solely responsible for ensuring that the land is suitable for a particular use.

**This Land Information Memorandum is valid for the date of issue only.**

## Financial Information

### Valuation

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Valuation Number		3220011704
Valuation as at 01 July 2012	Land	660,000
	Improvements	590,000
	Capital Value	1,250,000

### Property Rates

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Assessment Number	10116660-1	
Rates position as at 19/12/2012	Arrears	705.71
	Current Levy	3,705.52
	Penalty Charges Current	140.38
	Penalty Charges Arrears	70.54
	Assessment Payments	0.00
	Overpayments	0.00
Total to clear account to 30 June 2013	Balance	3,727.77

### Retrofit Your Home Programme

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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.

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## Water Services

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*Watercare (09) 442 2222 for information on water charges & services provided to the property.*

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## Development Contributions

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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.



**For Further information on the above, you are advised to contact council's development contribution team on (09) 301 0101**



## Resource Management Act 1991

### Auckland Council 2002 Operative District Plan ( North Shore Section)

*The main District Plan provisions affecting this property are set out below.*

**Note** The relevant district plan provisions (zoning and rules) should be consulted to establish the development potential of, or the uses and activities provided for on, this property, and any adjoining property. Before some uses or developments can proceed, a “resource consent” may first need to be granted. Other controls, in addition to those set out below, may affect the use or development of the property. The Operative District Plan is on Council's internet site.

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### District Plan Zoning

#### Rural 2

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### District Plan Changes notified

From time to time changes are proposed for the District Plan, and notified in order that people can make submissions. These Plan Changes may propose to alter zonings, policies or rules, and may affect this property or land or sites in the locality. It is generally not possible to provide specifics as to the many and varied ways in which plan changes may affect land, sites or development rights and obligations.

For a list of all current Plan Changes see Volume 3 of the hardcopy of the District Plan, or the “Modifications” page of the “District Plan” on Council’s website (internet). Some of these changes are initiated by private persons, but are processed by the Council. They are known as Private Plan Changes. They have no effect until operative, whereas Council-initiated changes can have some effect from the first day of notification as ‘proposed’ Changes.



*If you require further information on the zoning of this property, or notified Plan Changes, you are advised to contact council's planning helpdesk on (09) 301 0101.*

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## Designations and special provisions

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YES

- The site is located within the Coastal Conservation Area – Please refer to the Auckland Council District Plan (North Shore Section) - Section 8: Natural Environment.

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## Road widening/building line restrictions

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NO

Please note that building line restrictions may also be imposed on the subject Certificate of Title(s), by covenant agreements. Please refer to your Certificate of Title.

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## Protected building/tree

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NO

- Please Note: that any trimming, alteration or removal of any Pohutukawa over 3 metres in height located within the Coastal Conservation Area may require resource consent (refer to Section 8: Natural Environment – Auckland Council District Plan (North Shore Section))

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## General tree protection

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Refer to section 8: Natural Environment of the Auckland Council District Plan(North Shore Section). Tree protection is dependent upon tree species, tree size, the zoning and any special provisions, which relate to the site. Please check Council's District Plan rules before undertaking any work.



*If you require further information on the above, you are advised to contact council's planning helpdesk on (09) 301 0101.*

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## Building and / or Resource Management Compliance Issues

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Any Resource Management action commenced with respect to any unresolved unlawful use(s)/structure(s)

NO



*If you require further information on the above, you are advised to contact Council's Compliance and Monitoring department on (09) 301 0101.*

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## Land Use Consents

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**Application Number** LCO-138  
**Decision Date** 19 September 1989  
**Status** Declined  
**Description** Residential Accessway  
N138

**Application Number** LCO-70299  
**Decision Date** 18 April 1997  
**Status** Granted  
**Description** Vegetation Clearance  
R70299A

**Application Number** LF-2120335  
**Decision Date** 2 February 2005  
**Status** Granted  
**Description** New Dwelling - Rural 2

**Please note: Records show that council is currently, or has previously, carried out monitoring of compliance with resource consent conditions, under reference number MG-2120335/1. You are therefore advised to check whether all conditions of resource consents for this property have been met.**



*If you require further information on the above, you are advised to contact Council's Compliance and Monitoring department on (09) 301 0101.*

The applicant should satisfy themselves as to any remaining conditions on past issued Resource Consents.

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 301 0101.

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## Subdivision Consents

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<b>Application Number</b>	SA-3021119
<b>Decision Date</b>	26-Mar-2001
<b>Status</b>	Granted
<b>Description</b>	1 - 5 on DP 316675 being a subdivision of Lot 1 DP 119047 (prior Ref S10950A)

Any condition of a previous subdivision consent that has an on going effect will appear as a Consent Notice registered on the title. The details of any Consent Notice can be reviewed through the land register at Landonline.



*If you require further information on the above, you are advised to contact council's planning helpdesk on (09) 301 0101.*

# Building Permits

## Issued Permits

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There are no Building Permits on this Property

### General Comments

Prior to the Building Act 1991, which came into effect 1<sup>st</sup> July 1992, under the building *permit* regime, there was no legal requirement for Council to keep or provide records of building work, although it was necessary for owners to carry out work to comply with bylaw requirements.

Council holds most information in reference to records of permits issued; however with some permits often little or no information is available. Council does not accept responsibility for any omission regarding the records held.



*If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.*

Council sometimes holds copies of third party Building Condition Reports (also known as Safe & Sanitary Reports) and reports for previously known Unauthorised Work.

These reports have been written by independent (non Council) consultants. Council is not responsible for the information contained in these reports or the accuracy of them. They are held on file for reference only.

It is important that purchasers also carry out a property file search, to ensure that approved Council plans match what exists on site.

Unauthorised work may require a COA (Certificate of Acceptance) issued by Council.



*If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.*



## Building Consents

**Application Number** BB-1220610  
**Application Description** New Dwelling  
**Date Consent Issued** 3 May 2005  
**Status** CCC Issued

**Application Number** BP-1220610/A  
**Application Description** Amendment to BC# 1220610 - replace Gib between kitchen & dining, family room doors to change to full opening door & front garage door changed from 2 single doors to one single  
**Date Consent Issued** 24 May 2005  
**Status** Refer BB-1220610 for status

**Application Number** BA-1236017  
**Application Description** \*\*\*CANCELLED - DID NOT PROGRESS\*\*\*Extend driveway  
**Date Consent Issued** 21 December 2009  
**Status** Cancelled

### General Comments

If a building consent has been approved but a final code compliance certificate has not been issued, an inspection to confirm compliance with the Building Code should be arranged. Please phone Council for an appointment.



*If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.*

## Other Consents

There are no other consents on this property



*If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.*

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## Certificate for Public Use

There are no known certificates for public use on this property.



*If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.*

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## Certificate of Acceptance

There are no known certificates of acceptance on this property.



*If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.*

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## Issued Compliance Schedules

There are no known compliance schedules on this property.



*If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.*

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## Land Features

<b>Are there any potential flood areas on the property?</b>	Refer to attached Property Information Map- Stormwater & Note 1
<b>Does the property have stormwater outfall constraints</b>	Refer to attached Property Information Map- Stormwater & Note 2
<b>Which Stormwater Management Area is the property in?</b>	Refer to attached Property Information Map- Stormwater & Note 3
<b>Wind Zone</b>	Refer to attached Property Information map
<b>Spray Zone</b>	Refer to attached Property Information map
<b>Stormwater, Sanitary Sewer &amp; Water Pipes availability</b>	Refer attached Piped Asset Map
<b>As Built Drainage Plan attached</b>	YES
<b>Stability/Geotechnical</b>	NO
<b>Any other known conditions for the property</b>	NO
<b>Public drains may restrict the placement of future building works</b>	Refer attached Piped Asset Map

### Notes :

1. Potential flood areas include 1% AEP Coastal Inundation Areas, Flood Plains and Flood sensitive Areas. Overland Flow paths are also shown. Refer to the Auckland council web site for a more detailed explanation.
2. There are stormwater disposal limitations for this property. If this property is redeveloped or the impermeable area is significantly increased then stormwater disposal will need to be in accordance with the Approved Stormwater Outfall Policy, adopted June 2004. For further information contact the Stormwater Department of the Auckland Council.
3. Stormwater Management areas have different on-site stormwater mitigation requirements for new or re-development. Refer to District Plan Change 22 and Variations 2, 3 and 4.

## Private Wastewater Drainage

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### Private Wastewater Drainage - No Known Issues as at 31 October 2010



*If you require further information on the above, you are advised to contact Water Care on (09) 442 2222*

## Drinking Water Supplier

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Section 69ZH of the Health Act 1956 ( Healthy Drinking Water Amended Act ) requires Councils to provide information relating to whether the land is supplied with drinking water and if so if the supplier is the owner of the land or a networked drinking water supplier

**Please note:** Watercare may not be aware of other drinking systems connected to the properties. There may also be private drinking water supply systems such as rainwater tanks or private boreholes.

Prospective purchasers are advised to clarify the drinking water supply with the landowner.



*If you require further information on the above, you are advised to contact Watercare on (09) 442 2222*



## Environmental Protection

### Health Licences

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There are no known health licences on this property.

The applicant is advised to satisfy themselves as to any specific licensing requirements for the type of business operations as carried out on these premises.

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### Liquor Licences

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There are no known liquor licences for this property.

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### Swimming Pool / Spa Pool Fencing Compliance

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There are no pool fencing inspections recorded for this property.

**The current status of this Compliance could change due to Lim re inspections being undertaken**

#### WARNING

It is the owner / occupant's responsibility to ensure that the pool fence complies with the requirements of the Fencing of Swimming Pools Act 1987 at all times. Swimming Pool/Spa Pools should be inspected every 3 years.

If the property has a Special exemption under section 6 of the Fencing of Swimming Pool Act 1987, you are advised that this exemption can be granted to the current owners only, subject to conditions in the NZS 8500:2006 Safety Barriers and Fences around Swimming Pools, Spas and Hot Tubs. New owners may have to reapply for the special exemption. Please contact a member of the Swimming Pool Inspections team in your area.



*To arrange for a pool fencing inspection, you are advised to contact council's Compliance and Enforcement Northern Building Control on (09) 301 0101.*

## General Information

### Property Conditions

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There are no property conditions recorded against this property.

Attention should be given to land based hazards including land stability, soil contamination, dumping and previous activities that may be unknown to Council that could effect the current or your intended use of the site.

There may be broad scale information related to these land based hazards that is not specific enough to be shown on this LIM, but may be of interest to you. Should you wish to further satisfy yourself on this matter, it is suggested that a search be undertaken of the Council's website regarding information held on previous activities established and/or operating on this site.

It is also recommended that a search be undertaken of the Council's property file. Please note that a schedule of fees and charges applies for property file searches. Inquiries can also be made into information held by other organisations.



*If you require further information on the above, you are advised to contact council's building helpdesk on (09) 301 0101.*

# Code Compliance Certificate - BB-1220610

## Section 95, Building Act 2004



### The Building

Street address of building: 391 Paremoremo Road Albany

Legal description: Lot 1 DP 119047

### The Owner

Name of owner: Dean Bradley Williams

Mailing Address: PO Box 14  
Albany Village  
NORTH SHORE CITY 0755

First point of contact for communications with the council/building consent authority, please phone 486 8600 and ask to speak to the Building Helpdesk.

### Building Work

Building consent number: BB-1220610 & Amendment BP-1220610/A

Description of Category: New Dwelling

Description of Building Work: New Dwelling

Intended Life: Indefinite

Issued by: North Shore City Council

### Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that-

(a) The building work complies with the building consent.

  
\_\_\_\_\_  
Signature

Kelvin Goode  
**Group Manager Building**

On behalf of: **NORTH SHORE CITY COUNCIL**  
Date: 23 July 2008

FILE COPY

**NORTH SHORE CITY COUNCIL  
DECISION ON RESOURCE CONSENT REFERENCE LUC/2120335**

The application by Dean Bradley Williams to construct a new dwelling at 391 Paremoremo Road (being Lot 1 DP 119047) was considered by the Albany Hearing Commissioners on 1 February 2005 whereby it was resolved:

That the application has been dealt with as a **NON-NOTIFIED CONTROLLED** activity, pursuant to Sections 93, 94, and 94A-D of the Resource Management Act 1991 for the reasons that:

1. There are no persons considered to be adversely affected because the proposal complies with all boundary requirements. Additionally, the dwelling will be located 2.4 metres below the neighbouring dwelling at 401 Paremoremo Road.
2. There are no special circumstances that warrant notification because the proposal is conventional in nature.

That the application **BE GRANTED** pursuant to Section 104, 104A – D of the Resource Management Act 1991 because the application is for a Controlled activity and must be granted, pursuant to section 104A(b).

#### COMMENCEMENT OF CONSENT

Pursuant to section 116 of the Resource Management Act 1991 and section 208(a)(ii) of the Local Government Act 2002, this resource consent commences on the date that the development contribution required pursuant to section 198(1)(a) of the Local Government Act 2002 in respect of the activity to which this resource consent relates has been paid in cash or by bank cheque delivered to the Council.

#### LAPSING OF CONSENT

Pursuant to Section 125 of the Resource Management Act, this consent shall lapse **three (3)** years after the granting of this consent unless given effect to before that date, or an extension is given in terms of Section 125 (1)(b). This is because this period is considered a fair and reasonable timeframe within which to give effect to the activity, having regard to the scale and nature of the activity, and the general Duty under Section 17 of the RMA to avoid, remedy, or mitigate adverse environmental effects.

#### CONSENT GRANTED PURSUANT TO SECTION 108

Pursuant to Section 108 of the Resource Management Act 1991 this consent is **SUBJECT TO THE FOLLOWING CONDITIONS:**

#### GENERAL

1. The development shall proceed in accordance with the activity submitted for this Land Use Consent, referenced as LUC/2120335 by the Council. This includes the Council stamped, approved plans prepared by Taheke Design, sheets 1-3 dated 5/8/04; sheet 4 dated 13/8/04; sheet 0 dated 11/04; and sheet 8 dated 11/10/04. In any instance where during development a variance arises or comes to light between information stated within the application (i.e. within the AEE or supporting documents) and information shown on plans, the stated information shall have precedence.



2. The extent of the infringement shall be limited to that applied for being the construction of a residential unit on land zoned Rural 2.
3. That pursuant to Section 108(1) of the Resource Management Act 1991, the Council's administrative charges for the receiving, processing or granting of an application, or for any specified or additional matter in accordance with Section 36 of the Act or any regulations under the Act, or as necessary to enable the Council to recover its actual and reasonable costs in respect of this application, must be paid in full within 30 days of the date of notification of the invoice.

## **BEFORE CONSTRUCTION STARTS**

4. The Council's Monitoring Officer shall be advised, in writing, three working days prior to any site works, including earthworks and/or vegetation removal, and before construction commences. Please fill out and return the attached form by fax or post.

## **DURING CONSTRUCTION**

### **General**

5. A copy of the consent conditions, the Council stamped, approved plans and the Council stamped, approved site management plan shall be kept on site at all times and all contractors and sub-contractors shall be aware of and work in accordance with them. It is the responsibility of the consent holder to ensure that this happens.

## **FOLLOWING COMPLETION OF CONSTRUCTION**

### **Revegetation**

6. Those areas of excavation not covered by buildings, parking or access-ways shall be re-vegetated (e.g. by re-grassing) within one month of the completion of siteworks, or as soon as practicable thereafter, to the satisfaction of the Council's Monitoring Officer.

## **ADVICE NOTES**

- In accordance with the North Shore City Council's adopted development contributions policy you have been assessed for development contributions. An assessment summary and invoice will be forwarded to you shortly.
- Further or subsequent development or subdivision of the subject land may incur additional development contributions.
- Please note that development contributions are applied under provisions of the Local Government Act and therefore are not a part of this authority under the Resource Management Act 1991. Please direct all enquires regarding Development Contributions to the Council's Development Contributions Team, on telephone 486 8600.
- It is the responsibility of the consent holder to ensure that all necessary building consents have been obtained and any geotechnical issues have been addressed to the Council's satisfaction prior to the commencement of earthworks. The development shall comply with the Council's Bylaws.

- It is the responsibility of the consent holder to ensure that any Resource Consent approval that has been obtained is consistent with the approved Building Consent for the proposal.
- To help achieve the council's goal of minimising discharges, the applicant is encouraged to look at ways of minimising discharges below the design 10% A.E.P storm. This can be achieved by way of landscaping, permeable pavements, rain tanks and eco-solutions having minimal discharges.
- A Road Opening Notice (RON) approval from Council's Transportation and Roothing Department would be required for any proposed works within the legal road reserve.

### **Earthworks, Dust, Noise and Site Management**

- All site works and development should proceed and be implemented in accordance with the ARC publication on "*Erosion and sediment control on construction sites – Site Management for permitted activities*". All personnel working on the site should be made aware of this document.
- The consent holder should install measures to control and/or mitigate any silt runoff, sedimentation or erosion that may occur. These measures should be implemented prior to the commencement of any earthworks on site and should remain in place for the duration of the project.
- These measures should be designed having regard to Technical Publication No. 90 of the Auckland Regional Council, and be implemented to the satisfaction of Council's Development Engineer.
- The consent holder should institute appropriate measures to control or mitigate any potential dust nuisance. All such measures initiated should be maintained throughout the entire duration of the construction period.

The Council reserves the right at all times to stop the works in and during periods of high winds.

Note: No burning of any rubbish, vegetation or other material will be permitted except with the appropriate Fire Permit.

- The consent holder is to note the provisions of the Proposed District Plan, which limits the hours of all noise-related activity on and emitting from the site.
- Construction activity should occur on the site in accordance with the following limits:

#### **Weekdays**

6.30am - 7.30am	less than an L <sub>10</sub> level of 60 dBA
7.30am - 6pm	less than an L <sub>10</sub> level of 75 dBA
6pm - 8pm	less than an L <sub>10</sub> level of 70 dBA

#### **Saturdays**

7.30am - 6pm	less than an L <sub>10</sub> level of 75 dBA
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#### **Sunday, Public Holidays and all other times**

No noise permitted on site above the normal background level, i.e. no heavy machinery or noise producing equipment.

Where the L<sub>10</sub> is a noise level, which is equalled or exceeded for 10% of any 15-minute measurement period.

The site should comply with **NZS 6803P** at all times.

Note: The intent of the standard is that all noisy construction work will take place between 7.30am and 6pm, Monday to Saturday.

### **Geotechnical**

- The consent holder should provide a geotechnical report, carried out by an experienced geotechnical engineer from the Council register of acceptable geotechnical engineers, with any building consent application necessary for structures or development works covered by this resource consent approval.

### **Stormwater, Wastewater and Water Supply**

- The consent holder should provide a stormwater drainage system, the design of which should be presented to Council for approval with the building consent application.
- This stormwater drainage system should comply with Council's design standards and the Approved Stormwater Outfall Policy August 2004 (available on Council's website [www.northshorecity.govt.nz](http://www.northshorecity.govt.nz)). It should cater for all stormwater runoff resulting from a 10 year Average Recurrence Interval (ARI) storm for residential developments including runoff from catchment areas above the site.
- The consent holder should take note of any existing overland flows on the proposed development site, and should provide suitable means to eliminate or mitigate these flows to the satisfaction of the Council's Development Engineer and should be presented to the Council with the Building Consent application.
- The consent holder should provide an appropriately designed wastewater effluent disposal system. This system should be designed by a Chartered Professional Engineer to the satisfaction of Council's Development Engineer, and should be presented to Council with any building consent application required for development work covered by this resource consent approval.
- The design of this system should take into consideration the requirements of Auckland Regional Council's Technical Publication No. 58.
- Once approved, the total system should be installed under the supervision of a registered engineer prior to the occupation of any buildings on site.
- The consent holder should install all water reticulation for the development, the design of which should be presented to Council for approval with the building consent application.

NO FEE

North Shore City Council  
Development Services

21 April 1997



Dean Williams  
6F Tahora Avenue  
Remuera  
AUCKLAND

INVOICED

Dear Sir

**LAND USE CONSENT (DISCRETIONARY ACTIVITY)  
391 PAREMOREMO ROAD, ALBANY - RC No: R70299A**

The above application was considered by the Albany Community Board Town Planning Sub-Committee on 18 April 1997 whereby it was resolved:

That the Discretionary Activity application by Dean Williams to carry out a limited amount of vegetation clearance in order to facilitate building development and vehicle access in accordance with submitted plan number J466 at 391 Paremoremo Road, Albany being Lot 1 DP 119047 (A) **NOT BE NOTIFIED** pursuant to Section 94 of the Resource Management Act 1991 and (B) **BE GRANTED** pursuant to Rules 8.4.6.1(c) & 8.4.6.4 of the North Shore City Proposed District Plan and Sections 104, 105 and 108 of the Resource Management Act 1991 for the reasons that:

1. There will be no adverse effect on any person beyond the site as works are minimal as to preclude a significant detracting of amenities within immediate environs of subject site.
2. Any adverse effects on the surrounding environment will be no more than minor as:
  - a) site is extensively vegetated in a mix of mature and regenerating native and exotic flora, with proposed clearance not constituting a significant detracting of this pattern.
3. The proposal is not considered to be contrary to the objectives and policies of the Operative or Proposed District Plan as works are necessary to provide limited onsite development.

Consent is granted subject to the following conditions:

1. That development proceed in accordance with the plans submitted.

90 Bentley Avenue  
Glenfield

Postal Address  
Private Bag 93500  
Takapuna  
North Shore City  
New Zealand

Telephone  
0-9-466 8400  
Facsimile  
0-9-466 8404



- 2 -

2. Site development shall comply with all other requirements of the Operative/Proposed District Plans.
3. All other native vegetation within the site is protected (ie you can not prune or fell any native vegetation without the consent of Council).
4. At no point shall any waste materials be disposed of in the existing bush area.
5. All works to be limited to those as demarcated in plan number J466 as submitted with the application.

Advice Note:

This resource consent relates only to the removal of native vegetation within the site. A separate resource consent will need to be obtained for the construction of any buildings within the site.

The planning consent is not an authority to commence work. To proceed further you may be required, if you have not already done so, to lodge a building consent application which can only be granted providing that the engineering, building and bylaw requirements are met.

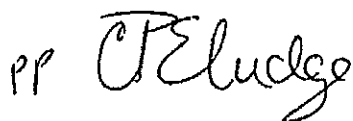
That unless a specific time limit is stated in the conditions imposed by the Council when granting this consent, all conditions must be complied with before the use to which the consent relates is established.

Your attention is drawn to the provisions of Sections 383 and 125 of the Resource Management Act 1991, that the consent shall lapse after the expiration of two years from the date when the consent was given unless the use has been established within that period or an application has been made to the Council under Section 125 of the Resource Management Act 1991.

Your attention is drawn also to the provisions of Section 120 of the Resource Management Act 1991 which sets out the rights of appeal against the Council's decision.

If you have any queries regarding this matter, please do not hesitate to contact Eileen Hawkins in the Resource Consents Department of the Development Services Office, telephone 486 8400.

Yours faithfully



**P O'Shaughnessy  
DEVELOPMENT PLANNER**

- 2 -

- B That the non-notified application by D Williams for the consent of Council to permit modifications of clearing areas of native trees, excavation and removal of top soil and material, retaining and disturbance and land modifications within 20 m of a stream, located at Lot 1 DP 119047 Paremoremo Road, Paremoremo be declined pursuant to the provisions of Sections 36(5a) and 75 of the Town and Country Planning Act and Ordinance 4.7:1 of the Proposed District Scheme.

The reasons for this decision are:

- 1 The scale of impact required to construct the proposed road will be contrary to the objectives and policies of the landscape protection zone.
- 2 While the reason for the proposal is to access future building sites, development can only be permitted where the landscape objectives are not compromised. Alternative access less likely to create the same degree of impact to bush or landform is available upon an adjoining site.
- 3 The proposed bush clearance and earthworks will create a significant visual impact when viewed from neighbouring sites and public areas.
- 4 The proposed modifications may affect the stability of the land. No specific sub-surface investigation has been carried out to determine land stability however the locality is unstable and prone to mass earth movement on a massive scale.
- 5 Effects on wildlife may occur through land clearance.
- 6 The site is covered by a bush preservation bond under Section 291 of the Local Government Act. This bond is a condition upon the subdivision creating this block of land that makes provision for the preservation of the natural landscape, bush and wildlife habitat. The Council sees no reason to permit works contrary to the bond and the coinciding covenant registered on the title for the lot.
- 7 The amenity of the neighbourhood will best be served by preserving the natural qualities that distinguish the escarpment lands of Paremoremo from land within other zones within Takapuna City.

Lee

TAKAPUNA CITY COUNCIL

Application for:

Change-of-Use-----Section-54

Conditional-Use-----Section-72-or-73

Specified-Departure-----Section-74

Dispensations & Waivers Section 76

REFERENCE NUMBER N 138

FILE NUMBER 2200.147-01

NAME OF APPLICANT D B WILLIAMS

ADDRESS OF PROPERTY PAREMOREMO ROAD

LEGAL DESCRIPTION Lot 1, DP 119047

MINUTE BOOK REFERENCE Date of Decision 19.9.89 Minute No. 2259

DECISION:

COMMITTEE DECISION:

A. That the non-notified application by D Williams for the consent of Council to a dispensation to establish a residential accessway within a landscape protection zone exceeding maximum length and grade being Lot 1 DP 119047 Paremoremo Road, Paremoremo be declined pursuant to the provisions of Sections 76 and 75 of the Town and Country Planning Act 1977 and Ordinance 2.4.6.2(viii) of the Proposed District Scheme.

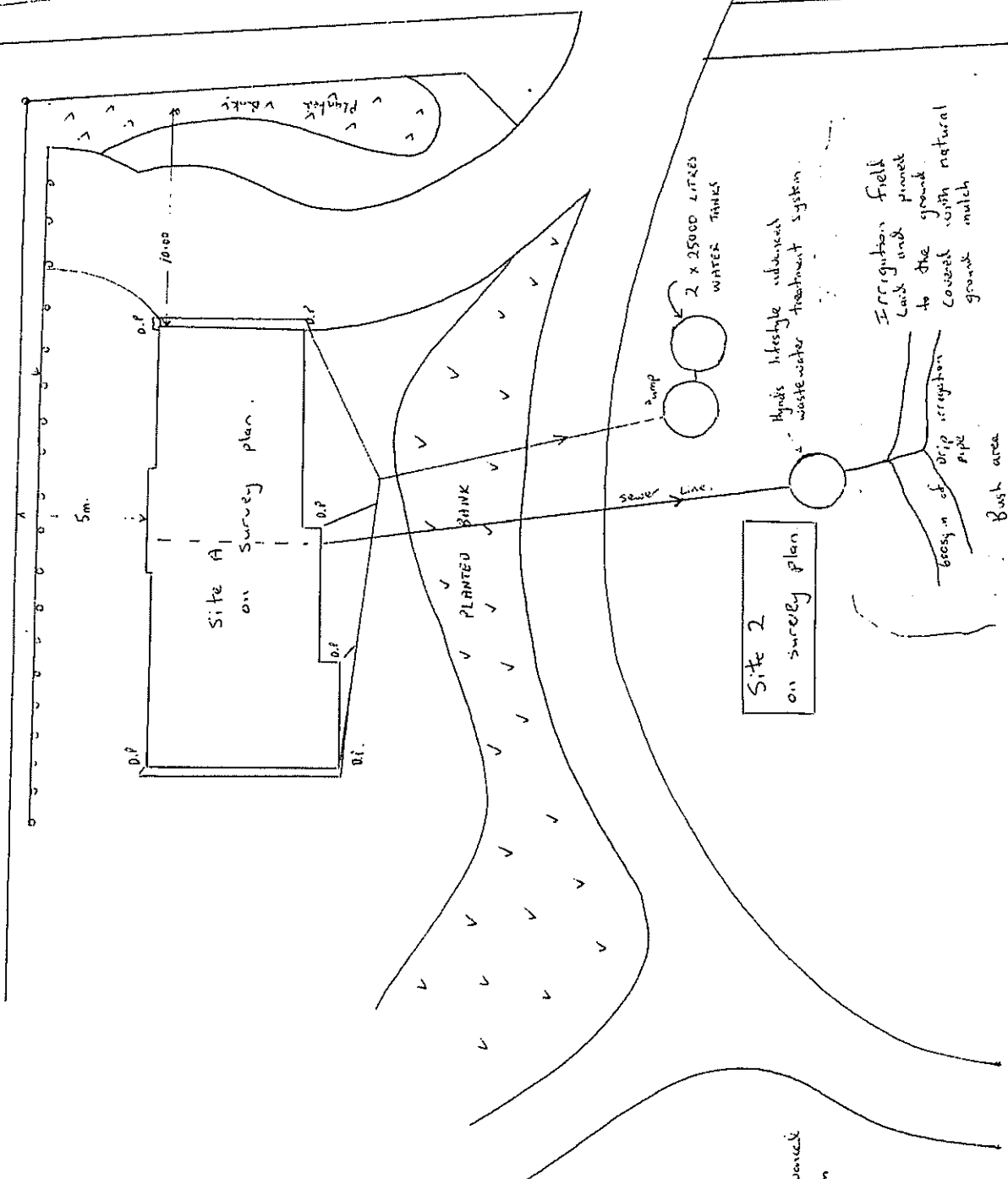
The reasons for this decision are:

- 1 The length of proposed accessway exceeding a grade of 20% is not short in length and will not satisfactorily provide for the safe passage of vehicles in any weather.
- 2 Due to the length of required entrance strip the future possible building sites will not be served in a convenient manner. It would be in the wider public interest to permit access only to those sites where it is safe and convenient.
- 3 The provision of access over such a length may compromise future development within the neighbourhood that is more in line with the controls of the scheme. Town planning significance will occur where owners of sites of a similar size and configuration within the zone, may also seek access with undesirable consequences.

Already Built  
Built 2.4 High retaining

N.S.C.C.  
COUNCIL COPY

PAREMORENO RD.



SITE PLAN

Showing water tanks and Hydix lifestyle advanced wastewater treatment system

Hydix lifestyle advanced wastewater treatment system

Irrigation Field laid out and proved to the ground covered with natural grass mulch

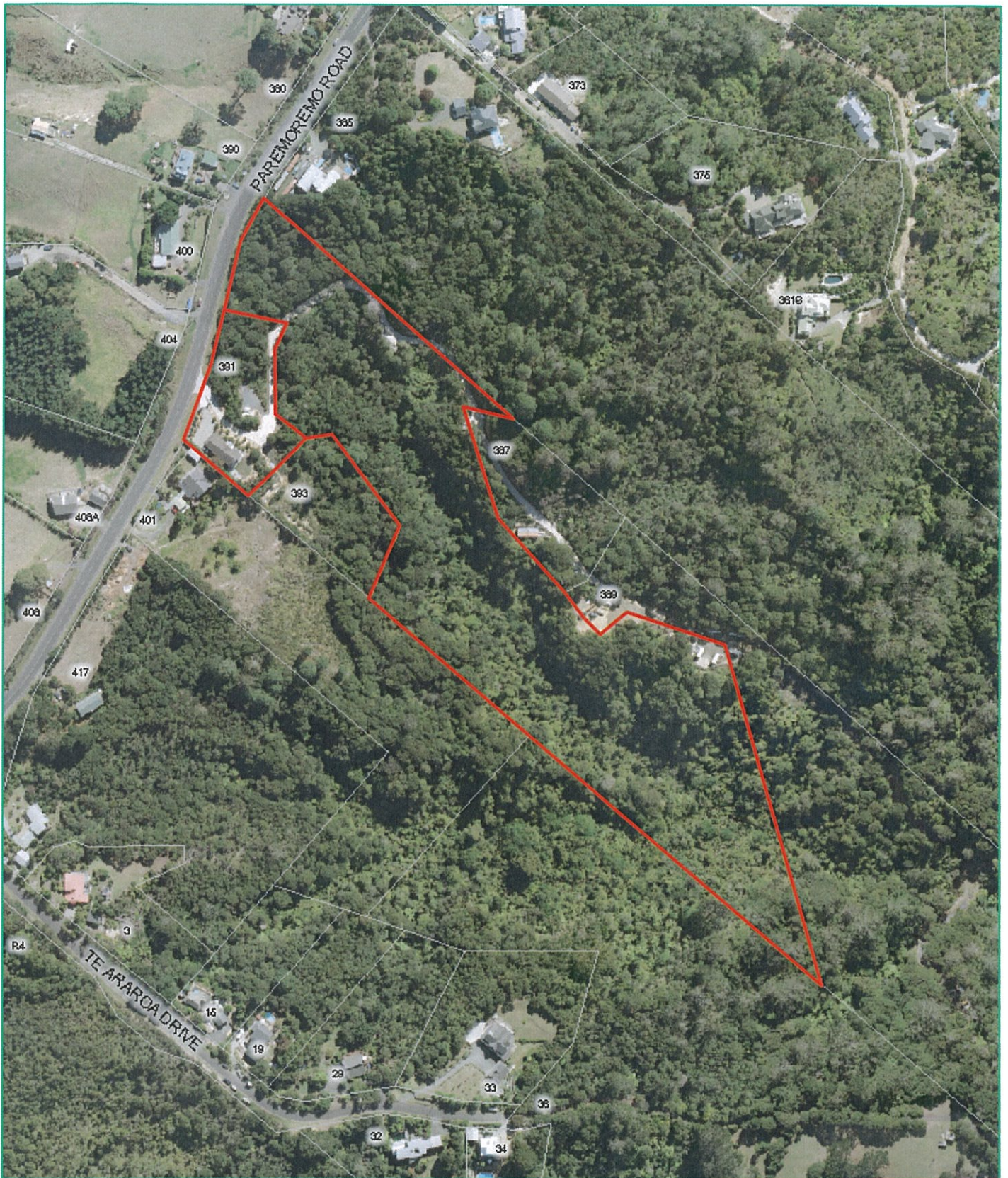
500m of drip irrigation pipe  
BUSH AREA

TANKS DESIGN

PROPOSED RESIDENCE FOR MR. & MRS. D. WILLIAMS  
AT 391 PAREMORENO RD. PAREMORENO.

SCALE: 1:100	SHEET: 8
DRAWN: RJC	
DATE: 11.10.04	304





## 391 Paremoremo Road Paremoremo

Scale 1:3,000



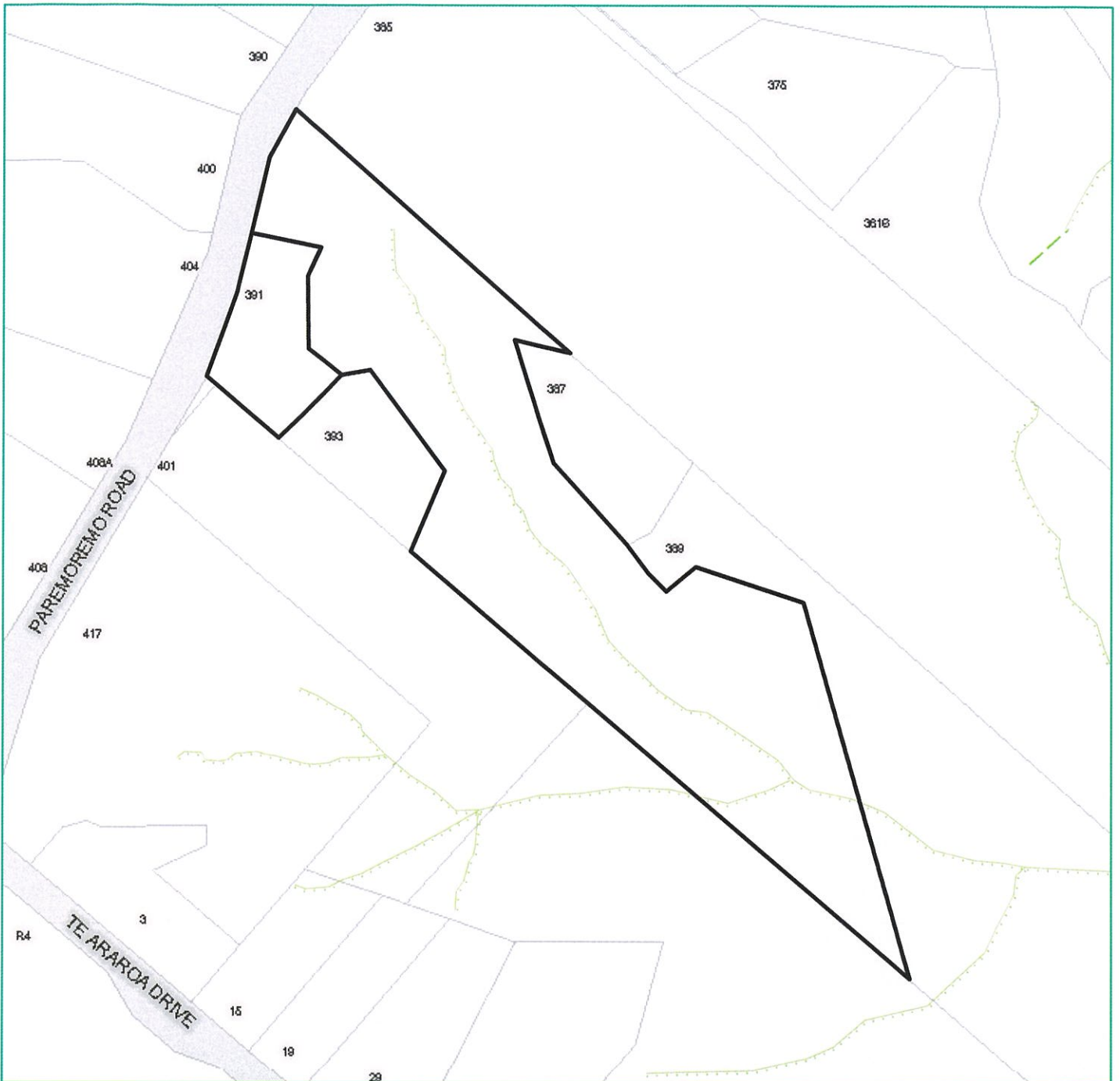
Legal Description



Lot 2 DP 316675, Lot 4 DP 316675 1/3sh 39705m2

The information provided in this plan is intended to be general information only. This plan is provided on the sole basis that the council accepts no liability or responsibility whatsoever to any party for its content or any error or omission in it, and excludes all responsibility and liability with relation to any claim whatsoever (including without limitation for contributory negligence by the Council) arising from the use of this plan. Actual location of any pipes or services specified in this plan should be physically verified on site prior to design or construction. Any damage to any of the pipes or services specified in this plan is the sole responsibility of the person damaging the pipes or services, whether or not the Council's plans are accurate, and the Council will seek to recover the cost of repairing any such damage to pipes or services from any such person.





**391 Paremoremo Road Paremoremo** Scale 1:3,000 

Legal Description



Lot 2 DP 316675, Lot 4 DP 316675 1/3sh 39705m2

**Piped Asset Map**

Flood Zone: Flood Plain, Flood Sensitive Area

-  Water Supply
-  WasteWater
-  StormWater

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### 391 Paremored Road Paremored

Scale 1:3,000

Legal Description

Lot 2 DP 316675, Lot 4 DP 316675 1/3sh 39705m2



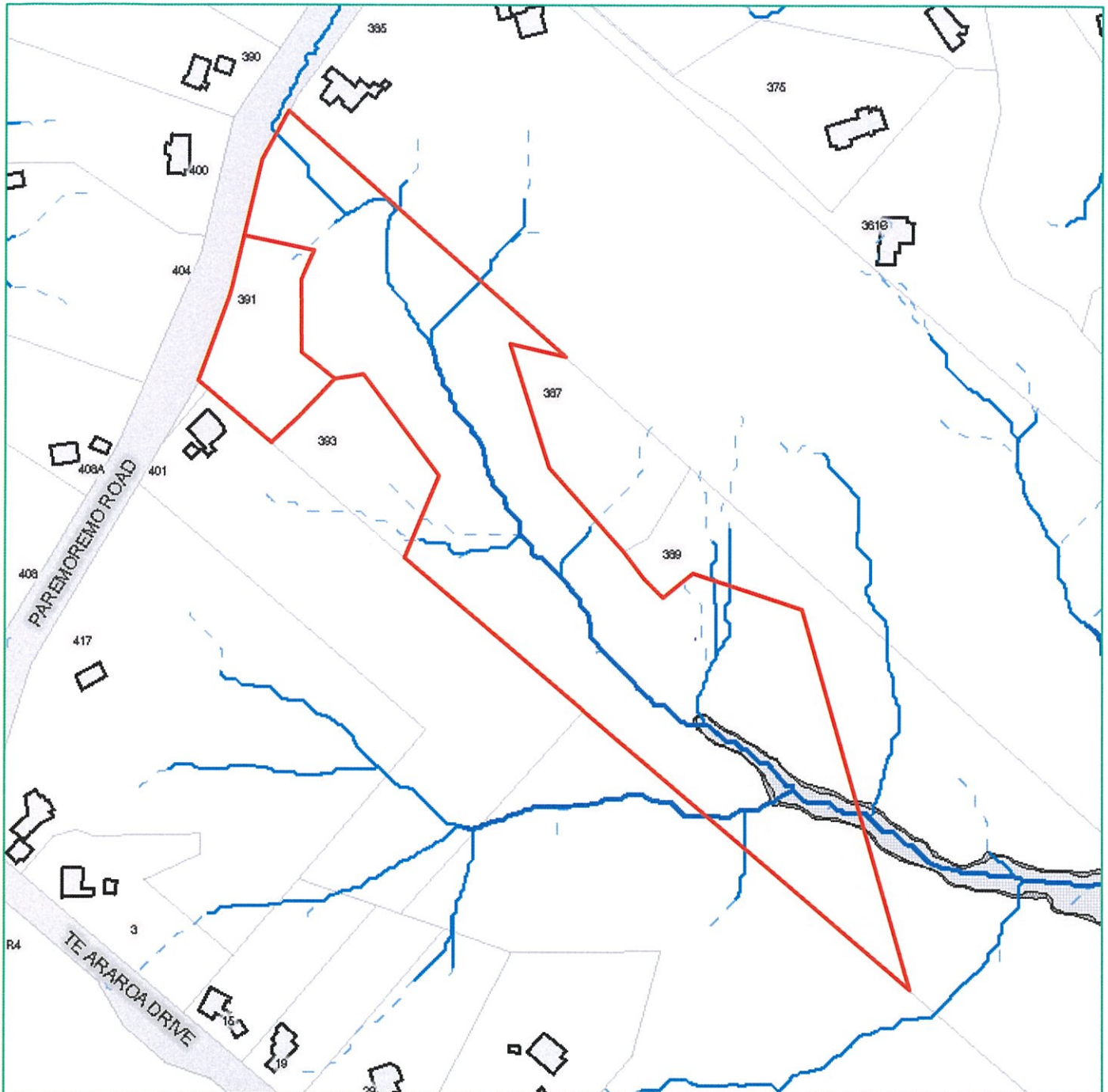
### Property Information Map

Sea Spray Zone	<b>NO</b>	PIR Conditions	Property	Wind Zones	Low	Spray Zones
Wind Zone	<b>HIGH, SPECIFIC ENGINEERING DESIGN</b>		Building Footprint		Medium	
					High	
					Very High	
					Specific Eng Design	

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### 391 Paremoremo Road Paremoremo

Scale 1:3,000



Legal Description



Lot 2 DP 316675, Lot 4 DP 316675 1/3sh 39705m2

### Property Information Map - Stormwater

Flood Zone	<b>Flood Plain, Flood Sensitive Area</b>	PIR Conditions	Overland Flow Path	Stormwater Flood Zones
SW Condition	<b>No</b>	Stormwater	Potential overland flow path	100 year flood plain
SW Outfall Constraint	<b>Unconstrained</b>	Building Footprint	Overland flow path	100 year flood sensitive area
SW Management Area	<b>NOT APPLICABLE</b>		Major overland flow path	Coastal Inundation
Coastal Inundation	<b>NO</b>			
Overflow Path	<b>Major Overland Flow Path, Overland Flow Path, Potential Overland Flow Path</b>			

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### 391 Paremoro Road Paremoro

Scale 1:3,000



Legal Description

Lot 2 DP 316675, Lot 4 DP 316675 1/3sh 39705m2



### Zoning: Rural 2

**LEGEND**

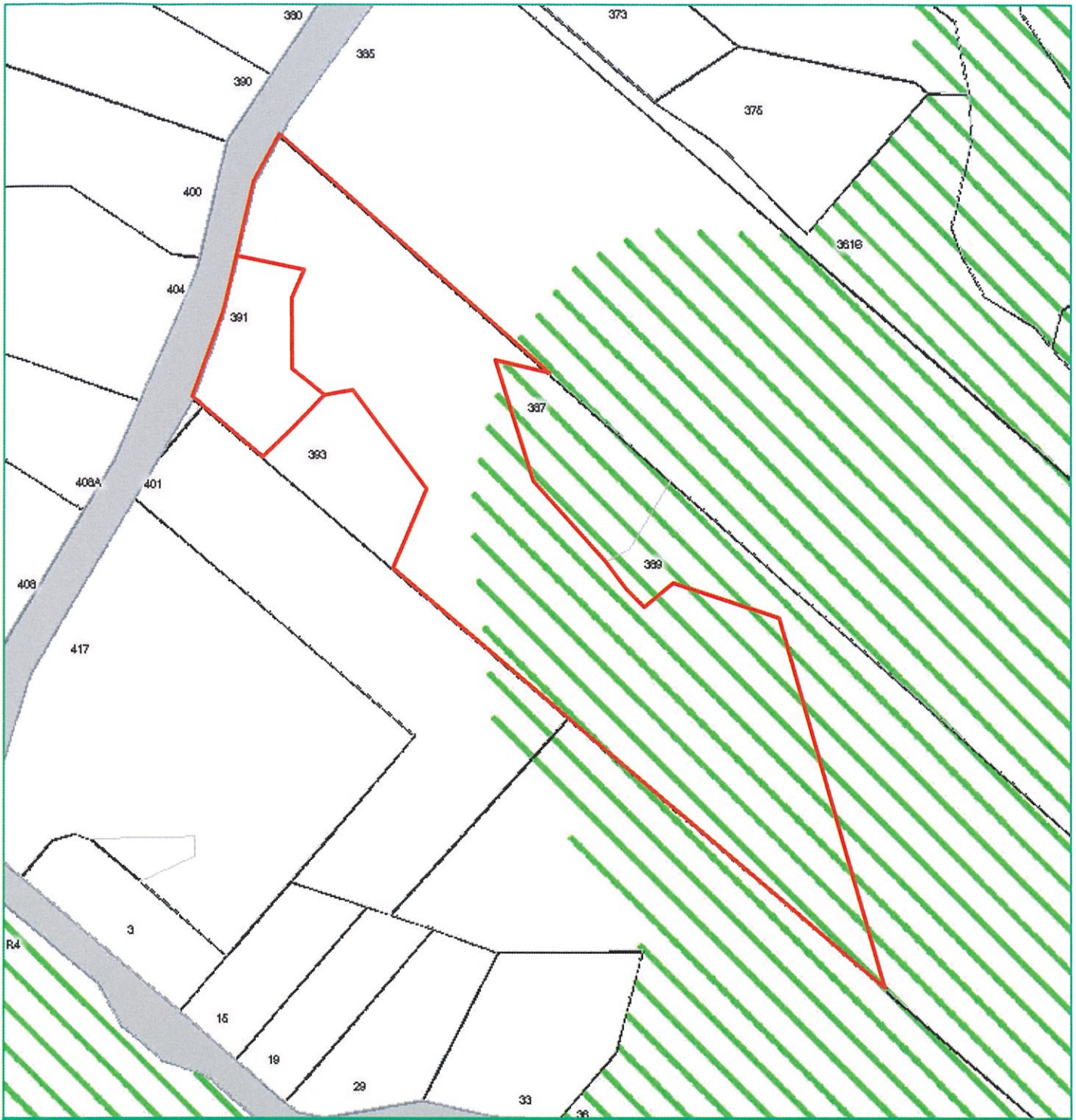
- Residential 1 - 7
- Recreation 1 - 4
- Business 1 - 12
- Residential Expansion
- Structure Plan Area
- Rural 1 - 4
- Special Purpose 1 - 15
- Special Height Restriction
- zone boundary

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## 391 Paremoremo Road Paremoremo

Scale 1:3,000 

 Legal Description  
**Lot 2 DP 316675, Lot 4 DP 316675 1/3sh 39705m2**

### Designation Map

LEGEND			
 Designation	 Long Bay Protection & Management Areas	 Ecology / Stormwater Management Area	 Proposed road
 Sites of special wildlife interest	 Piripiri Point Protection Area	 Landscape Protection Area - Enhancement	 Road to be closed
 Proposed reserve	 Park Interface Protection Area	 Stream Interface Management Area	 Building line restriction
 Coastal conservation	 Landscape Protection Area - Conservation	 10m Vaughans Road Setback	 Coastal Marine Area boundary
 Large geological site	 Landscape Protection Area - Restoration	 Long Bay Streams	 Small geological site
 Reserve / Open space linkages	 Heritage Management Plan Area	 Riparian Margins in Long Bay 6	 Historic building, object or place
 Stormwater ponds (location indicative)		 Ridgeline Height Control	 Archaeological site
			 Notable trees
			 Notable grove of trees
			 Foreshore yard

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