

**Rhonda G Evans
Solicitor
DX DP96502
Avondale
Auckland 1746**

Phone: **09 828 5039**
Email: **rhonda@evansprofessionals.co.nz**

Client Name: **Taylor R H**

LAND INFORMATION MEMORANDUM

LIM Number: **9425**

Legal Description: **Lot 1 DP 123394 (5.6599HA)**

Certificate of Title **CT-72A/260**

Street Address: **248 Red Hills Road
Taupaki**

Date Issued: **23-Nov-2010**

Disclaimer

This Land Information Memorandum (LIM) has been prepared as a result of a request under Section 44A of the Local Government Information and Meetings Act 1987 and contains the information about the land as described in Subsection (2) of the same Act. Information relating to land other than that contained in the property described by the legal description is not included in this LIM.

The LIM is based on a search of Council's records only and therefore will contain only information known to the Council. Council records may not show illegal or unauthorised buildings or works on a property.

Where it is known that a pool exists, as defined under the Fencing of Swimming Pools Act 1987, the Council reserves the right to inspect the pool. No other buildings or structures will be inspected for the purposes of the LIM.

The applicant is solely responsible for ensuring 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. The applicant should check the Certificate of Title as it might contain obligations relating to the land.

Any maps included in this LIM are for indicative purposes only and should not be relied on for accuracy.

Maps and Attachments

The following attachments and Maps have been included in this LIM

Certificate of Title	The Certificate of Title has been used <u>only</u> to confirm the legal description and other interests in the land. The inclusion of the CT does not mean that the Council has undertaken a full search of the title. Certificates of Title (and the documents noted on them) are held in the Land Information New Zealand Office, Auckland.
Cadastral Map	Showing the location of the property for which this Land Information Memorandum (LIM) has been prepared.
Reticulation Map	Showing the presence and location of Council water and waste water services.
Allochthon Geology Areas Map	Indicating the location of a specific geological formation which may affect development.
Expansive Soils Map	Indicating the presence of expansive soil types and indicative foundation requirements.
Inundation Map	Indicating areas of potential sea inundation due to storms and climatic change.
Flood Prone and Flow Path Areas	Indicating recorded flood prone areas and overland flow paths.
Significant Natural Areas	Areas of natural landscape identified by the District Plan or other statutory document.
Private As-built Drainage Plans	Where Council has a record of a private as-built drainage plan, this will be included.
Resource Consent Conditions	Conditions of relevant Resource Consents and Consent Notice conditions will be included.
Appendix	This appendix discloses information held by the Auckland Council in it's role as a regional council.

For further information regarding any of the information referred to in this LIM please contact us on 0800 426 5169 or alternatively the Proposed District Plan 2000 can be viewed in the publications folder on our website at www.aucklandcouncil.govt.nz.

Land Rates

The Local Government and Meetings Act requires that Council provide information relating to any rates owing in relation to the land covered by the LIM.

This LIM sets out the rate position at the time this LIM was issued. This figure must not be taken as a settlement figure for the payment of any outstanding rates. It remains the responsibility of the vendor and purchaser to determine the final rates figure on the settlement date and to ensure this is paid in accordance with the requirements of the Local Government Rating Act 2002.

Land Rates

<i>Rate Account</i>	1268661	<i>Rateable Land Value</i>	\$ 670,000
<i>Valuation Number</i>	30939-63300	<i>Total Rates for this year</i>	\$ 2,320.58
<i>Capital Value</i>	\$ 1,000,000	<i>Balance to clear for year</i>	\$ 0.00

Public Water and Wastewater Supply

Water and waste-water services within the Auckland region are provided by Watercare Services Limited.

For properties connected to a public water and/or waste-water network please contact Watercare Services Limited (09 539 7300 or www.watercare.co.nz) to confirm whether there are any water or waste-water charges or connection loan amounts outstanding.

Recorded Buildings and Structures on this Property

Building Consents

There are no Building Consents recorded for this property.

Building Permits issued prior to the Building Act 1991

The Building Act 1991 came into force on 1 July 1992 and replaced the existing Building Permit regulations. Under the Building Permit regulations, Code Compliance Certificates were not required and there was no requirement for Council to keep or provide records of building work. Whilst council generally does hold records of Building Permits issued, often little or no information is available regarding building inspections. The absence of a recorded "final" inspection should not be regarded as a requisition against the property.

Number	Date issued	Description	Final Inspection
BPA-24797	23-Jan-1984	New Dwelling	

Number	Date issued	Description	Final Inspection
BPA-6958	15-Jan-1958	Resited Bach	

Number	Date issued	Description	Final Inspection
BPA-7893	29-Oct-1969	Implement Shed	27-Jun-1977

Unauthorised Building Works

Unauthorised building work is building work undertaken without an appropriate Permit or Consent. Where Council has a record of unauthorised work, the property owner may be required to satisfy Council that the building is safe and sanitary. Under the Building Act 2004 unauthorised work may require a COA (Certificate of Acceptance) issued by Council.

There are no Unauthorised Works recorded for this property.

Notices (issued under the Building Act 2004)

Notices are issued under the building act in cases where building work is considered either dangerous, unsafe or outside the conditions of a building consent and remedial action is required.

There are no Notices recorded for this property.

Building Condition Reports

Council sometimes holds copies of third party Building Condition Reports. 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 provided for reference only.

There are no Building Condition Reports recorded for this property.

Recorded Swimming Pools

Swimming pools are required to comply with the Fencing of Swimming Pools Act. It is the property owners responsibility to ensure that any swimming pool or spa pool on the property complies at all times with the Act.

There are no Pools recorded for this property.

Building Warrant of Fitness - Compliance Schedules

Some buildings (usually Commercial or Industrial use) require a Warrant of Fitness and Compliance Schedule in accordance with the Building Act 2004. Where a building does require a WOF, specific safety systems and features of the building are required to be maintained to a specified standard.

There is no Building WOF or Compliance Schedule recorded for this property.

Resource Consents & Planning

Resource Consents

Note: **No Decision** in the decision column means that the application is still being assessed by Council
Town Planning applications are applications lodged prior to the Resource Management Act

Copies of relevant consent conditions are attached as an appendix

Number	Lodged	Type	Description	Decision
SUB-55776	11-Nov-2009	Subdivision	Boundary relocation between 3 lots and surrender right of way easement.	Granted 10-Dec-2009

Land Zoning

Purchasers or those intending to develop the land should satisfy themselves that the land is suitable for any intended use or future development proposal.

The Operative Plan 1993 and the Proposed District Plan 2000 are available to view at all Council offices or on-line on Council's website www.aucklandcouncil.govt.nz

District Plan	Zoning
Rodney District Plan 2000 – Operative in Part	General Rural

Structure Plans

Structure Plans provide a vision for growth for a specific area over the next 10 - 20 years and Structure Plan provisions may result in changes to the District Plan, which can affect the land use or zoning for some private properties. An overview of some of the Structure Plans is included in the Proposed District Plan 2000; otherwise the Structure Plan documents are available to view at all Council offices or on the Councils website www.aucklandcouncil.govt.nz

Structure Plan areas that are within the Proposed District Plan 2000

- Silverdale North
- McKinney Road (Warkworth)
- Helensville South
- Huapai North
- Snells Beach - Algies Bay
- Wellsford

Adopted Structure Plans that are separate documents:

- Wellsford (March 2000)
- Snells Beach, Algies Bay, Sandspit (Oct 1999)
- Silverdale North (May 2004)
- Silverdale South (Oct 1999)
- Orewa West (Dec 2001)
- Whangaparaoa (Sept 1995)
- Riverhead (July 2008)
- Muriwai (Jan 2005)
- Kumeu Huapai Central Area Plan (Dec 2005)
- Warkworth (Sept 2004)
- Kumeu – Huapai, Waimauku (Oct 1998)
- Matakana (June 2006)
- Omaha – Point Wells (June 2006)
- Orewa East (Nov 2007)
- Waimauku (May 2009)

Structure Plan areas proposed or under review as at March 2008

- Hibiscus Coast Gateway
- Kaukapakapa
- Puhoi
- Silverdale West
- Waitoki
- Wellsford Town Centre

Environmental Protection

Abatement Notices

Abatement notices are issued under the Resource Management Act where work undertaken is required to be halted due to non-conformance with the RMA or conditions of consent.

There are no Abatement Notices recorded for this property.

Special Features Affecting the Land

Land Hazard / Site Reports

Council may hold geotechnical, site reports and reports relating to potential land hazards in addition to those hazards identified on the attached maps.

This information should not be regarded as a full analysis of the site, as there may be features that the Council is unaware of. The applicant is solely responsible for ensuring the land is suitable for a particular purpose including development.

There are no reports recorded for this property.

Health & Licensing

Issued Health & Trade Waste Licences

There are no Licences recorded for this property.

Health Requisitions

There are no Health requisitions recorded for this property.



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



Search Copy


R. W. Muir
Registrar-General
of Land

Identifier NA72A/260
Land Registration District North Auckland
Date Issued 14 April 1989

Prior References
NA14B/1294

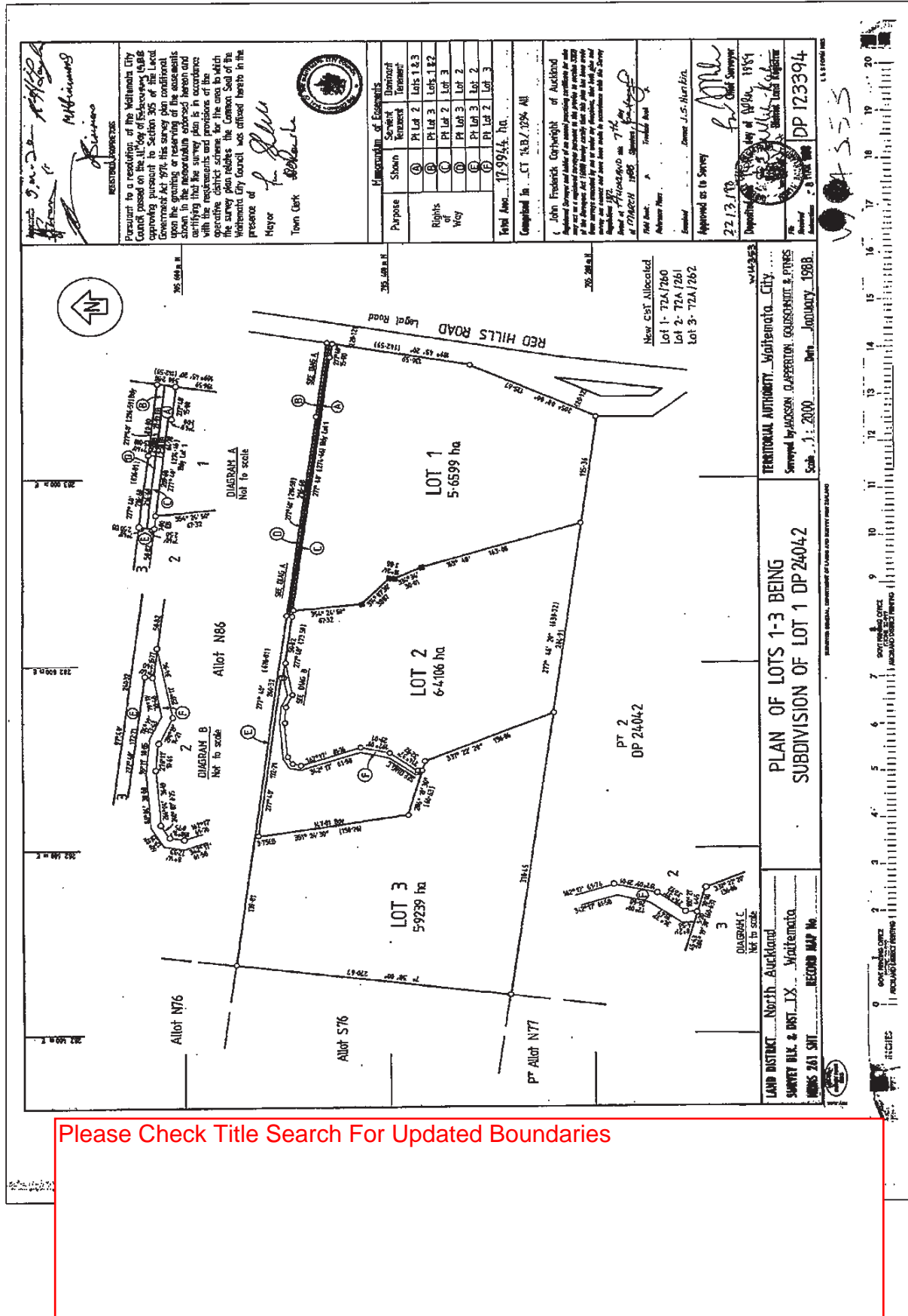
Estate Fee Simple
Area 5.6599 hectares more or less
Legal Description Lot 1 Deposited Plan 123394

Proprietors
Robert Hewitt Taylor

Interests

Appurtenant hereto are rights of way specified in Easement Certificate B979636.5 - 14.4.1989 at 2.50 pm
The above easement is subject to Section 309 (1) (a) Local Government Act 1974

Please Check Title Search For Updated Boundaries



Presented to a resolution of the Metropolitan City Council on 10/10/1984. The Council has approved the proposed subdivision pursuant to Section 395 of the Land Management Act 1974. This survey plan conditional upon the granting or resuming of the easements shown in the memorandum endorsed hereon and certifying that the survey plan is in accordance with the requirements and provisions of the operative district scheme for the area to which the survey plan relates. The Common Seal of the Metropolitan City Council was affixed hereon in the presence of

[Signature]
Mayor

[Signature]
Town Clerk

RESIDENTIAL PURPOSES

Approved by the Metropolitan City Council on 10/10/1984. The Council has approved the proposed subdivision pursuant to Section 395 of the Land Management Act 1974. This survey plan conditional upon the granting or resuming of the easements shown in the memorandum endorsed hereon and certifying that the survey plan is in accordance with the requirements and provisions of the operative district scheme for the area to which the survey plan relates. The Common Seal of the Metropolitan City Council was affixed hereon in the presence of

[Signature]
Mayor

[Signature]
Town Clerk

Municipality of Essendon	
Shewn	Dominant Tenement
①	Pl Lot 2 Lots 1 & 3
②	Pl Lot 3 Lots 1 & 2
③	Pl Lot 2 Lot 3
④	Pl Lot 3 Lot 2
⑤	Pl Lot 2 Lot 3
⑥	Pl Lot 3 Lot 2

Right Area: 17.9944 ha.

Completed in: CT 18.8/1984 A1

John Frederick Copthright of Auckland

Registered owner and holder of the survey plan conditional upon the granting or resuming of the easements shown in the memorandum endorsed hereon and certifying that the survey plan is in accordance with the requirements and provisions of the operative district scheme for the area to which the survey plan relates. The Common Seal of the Metropolitan City Council was affixed hereon in the presence of

[Signature]
Mayor

[Signature]
Town Clerk

Approved as to Survey

22.13.170

Approved by the Metropolitan City Council on 10/10/1984. The Council has approved the proposed subdivision pursuant to Section 395 of the Land Management Act 1974. This survey plan conditional upon the granting or resuming of the easements shown in the memorandum endorsed hereon and certifying that the survey plan is in accordance with the requirements and provisions of the operative district scheme for the area to which the survey plan relates. The Common Seal of the Metropolitan City Council was affixed hereon in the presence of

[Signature]
Mayor

[Signature]
Town Clerk

Approved as to Survey

22.13.170

Approved by the Metropolitan City Council on 10/10/1984. The Council has approved the proposed subdivision pursuant to Section 395 of the Land Management Act 1974. This survey plan conditional upon the granting or resuming of the easements shown in the memorandum endorsed hereon and certifying that the survey plan is in accordance with the requirements and provisions of the operative district scheme for the area to which the survey plan relates. The Common Seal of the Metropolitan City Council was affixed hereon in the presence of

[Signature]
Mayor

[Signature]
Town Clerk

Approved as to Survey

22.13.170

Approved by the Metropolitan City Council on 10/10/1984. The Council has approved the proposed subdivision pursuant to Section 395 of the Land Management Act 1974. This survey plan conditional upon the granting or resuming of the easements shown in the memorandum endorsed hereon and certifying that the survey plan is in accordance with the requirements and provisions of the operative district scheme for the area to which the survey plan relates. The Common Seal of the Metropolitan City Council was affixed hereon in the presence of

[Signature]
Mayor

[Signature]
Town Clerk

Approved as to Survey

22.13.170

Approved by the Metropolitan City Council on 10/10/1984. The Council has approved the proposed subdivision pursuant to Section 395 of the Land Management Act 1974. This survey plan conditional upon the granting or resuming of the easements shown in the memorandum endorsed hereon and certifying that the survey plan is in accordance with the requirements and provisions of the operative district scheme for the area to which the survey plan relates. The Common Seal of the Metropolitan City Council was affixed hereon in the presence of

[Signature]
Mayor

[Signature]
Town Clerk

LAND DISTRICT: North Auckland

SURVEY BLK. & DIST. IX - Metropolitan

RECORD MAP No.

PLAN OF LOTS 1-3 BEING SUBDIVISION OF LOT 1 DP 24042

Surveyed by JACKSON CLARKE & PARTNERS

Scale: 1:2000

Date: January 1988

TERMINOLOGICAL AUTHORITY: Metropolitan City

Surveyed by JACKSON CLARKE & PARTNERS

Scale: 1:2000

Date: January 1988

LAND DISTRICT: North Auckland

SURVEY BLK. & DIST. IX - Metropolitan

RECORD MAP No.

PLAN OF LOTS 1-3 BEING SUBDIVISION OF LOT 1 DP 24042

Surveyed by JACKSON CLARKE & PARTNERS

Scale: 1:2000

Date: January 1988

LAND DISTRICT: North Auckland

SURVEY BLK. & DIST. IX - Metropolitan

RECORD MAP No.

PLAN OF LOTS 1-3 BEING SUBDIVISION OF LOT 1 DP 24042

Surveyed by JACKSON CLARKE & PARTNERS

Scale: 1:2000

Date: January 1988

LAND DISTRICT: North Auckland

SURVEY BLK. & DIST. IX - Metropolitan

RECORD MAP No.

PLAN OF LOTS 1-3 BEING SUBDIVISION OF LOT 1 DP 24042

Surveyed by JACKSON CLARKE & PARTNERS

Scale: 1:2000

Date: January 1988

GRAPH FOR PLAN:-

Where drainage plans are necessary (see page 2) the graph below is to be completed accurately to scale in ink, and must show clearly street boundary, property boundaries, outline of buildings as well as layout of ALL drains and inspection fittings.

Owner's Name: Ron Wilkie

Scale:

Address of Property: 106-106 Red Hills Rd Massey

Where possible use 1:200 (one square equals one meter)

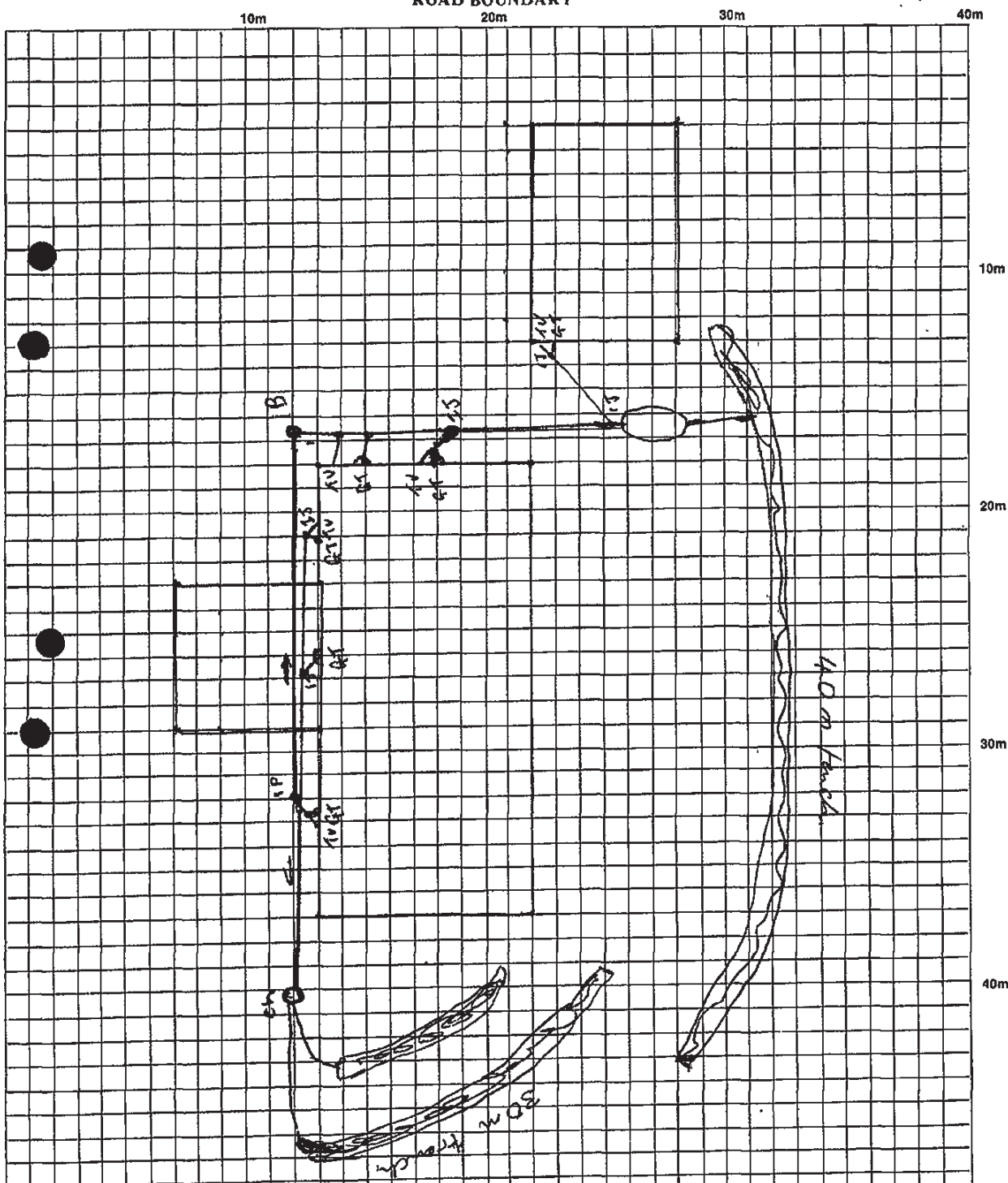
Lot 1 D.P. 24042

Otherwise

Please Indicate Scale Used.

Drainlayer's Name: E.W. Serjeant

ROAD BOUNDARY



Please Check Title Search For Updated Boundaries

For Office Use Only:-

Drainage Permit No.

Building Permit No.

Date inspected 22/4/84 Inspector

[Signature]



248

Lot 1
DP 123394
5.6599 ha

Red Hills Road

Allot 617
Psh of Waipareira SO 48929
1445 m2

Please Check Title Search For Updated Boundaries



248 Red Hills Road Taupaki 0782

22 November 2010



This map/plan is illustrative only and all information should be independently verified on site before taking any action. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission, or use of the information. Height datum: Auckland 1946. © Auckland Council





Please Check Title Search For Updated Boundaries

Point of Commencement
 Point of Waiver No. 4829
 4/11/10

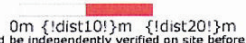


reticulated services

- public water
- public stormwater
- public wastewater
- private water
- private stormwater
- private wastewater
- abandoned water
- abandoned stormwater
- abandoned wastewater
- watercare
- contract stormwater

248 Red Hills Road Taupaki 0782

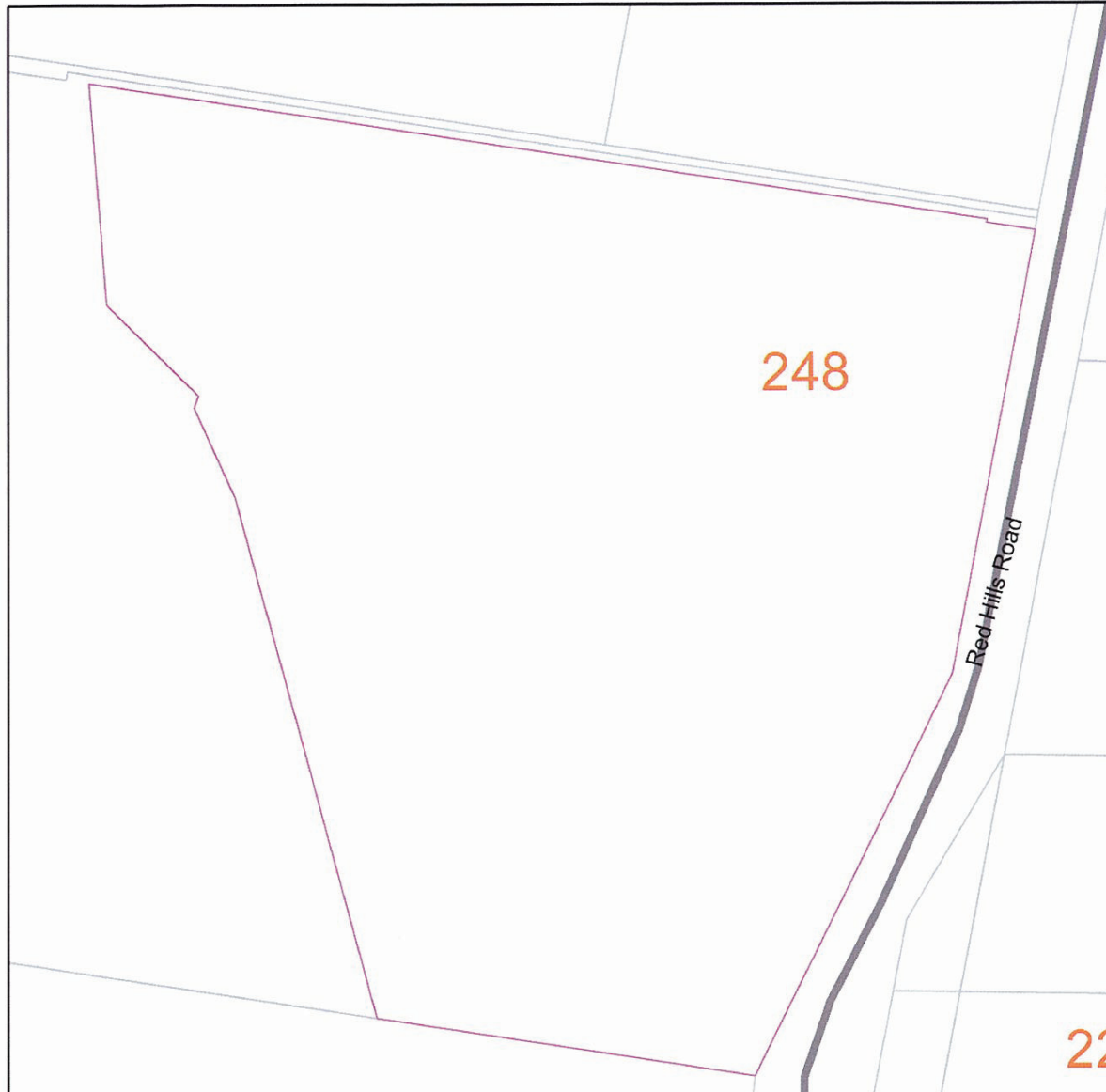
22 November 2010



This map/plan is illustrative only and all information should be independently verified on site before taking any action. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission, or use of the information. Height datum: Auckland 1946. © Auckland Council



Northland Allochthon



Please Check Title Search For Updated Boundaries

Northland Allochthon is a geological formation widely known for its potential instability on even gentle slopes.

Northland Allochthon is comprised of a number of geologic soil types: allochthon waitemata, motatau complex, puriri mudstone, mahurangi limestone, mangakahia complex, hukerenui mudstone, whangai formation, & tangihua complex

Generally any development or building proposal on Northland Allochthon will necessitate a site investigation and report to provide data for a specific foundation design by a suitably qualified and experienced geotechnical engineer. The report will need to address slope stability on and adjacent to the proposed building site and expansiveness of the soils at the site. In extreme cases, additional measures may be required to stabilise the site.

Areas of Northland Allochthon have been identified on this map based on a desktop survey by Tonkin and Taylor in 2004. A buffer ($\pm 250\text{m}$) has been placed around the regions containing these soils to allow for uncertainties due to the scale of the survey data.

NOTE: Any site within this buffer is to be treated as Northland Allochthon unless proven otherwise through field tests by a qualified geotechnical engineer or geologist.

248 Red Hills Road Taupaki 0782

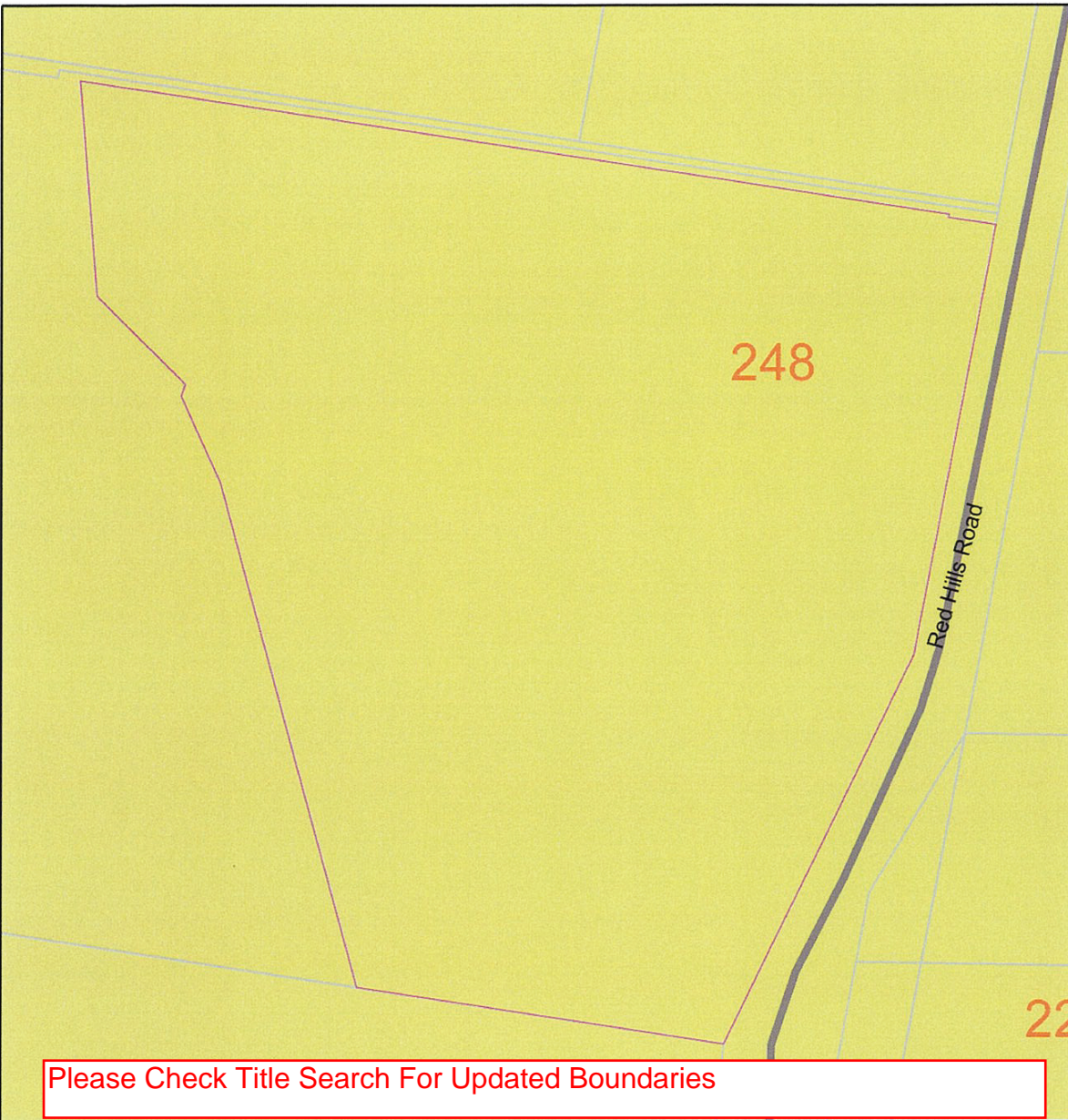
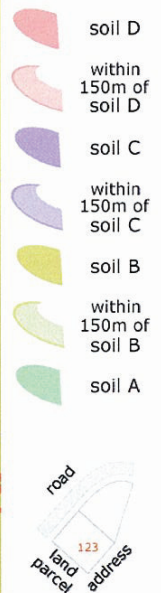
22 November 2010



This map/plan is illustrative only and all information should be independently verified on site before taking any action. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission, or use of the information. Height datum: Auckland 1946. © Auckland Council



Expansive Soils



Please Check Title Search For Updated Boundaries

EXPANSIVE SOILS are soils that shrink as they dry out and swell as they become wetter. A building on expansive soil requires a stiffer foundation than that required for non-expansive soils. Areas of Expansive soils have been identified based on a desktop survey by Riley Consultants In 2001. Over 90 percent of the Rodney District is categorised as Expansive Soils.

Expansive soils within Rodney have been categorised into 4 **SOIL CATEGORIES** colour coded on this map, buffer zones have been included to allow for uncertainties due to the scale of the survey data. For design purposes, a site within a buffer zone is classified as the worse of the two adjoining zones, unless site testing confirms otherwise.

SOIL CATEGORY	DEGREE of EXPANSIVENESS	TYPE of DESIGN	INDICATIVE DESIGN SPECIFICATIONS
A	"good ground"	Standard foundation design for non-expansive soils	Standard NZS 3604 type foundations for "good ground" as defined in NZS 3604.
B	slightly expansive soils	Alternative Solution 1, AS1; or a geotechnical engineer can be engaged to specifically design the foundation	Standard NZS 3604 type footings founded the greater of a minimum of 600mm depth below finished ground level or 450mm depth below cleared ground level with a minimum width of 300mm
C	moderately expansive soils	Alternative Solution 2, AS2; or a geotechnical engineer can be engaged to specifically design the foundation	Standard NZS 3604 type driven timber piles to 1.5m (min) depth below cleared ground level
D	There is insufficient information to assess the expansiveness of the soils. A geotechnical engineer will be required to test and analyse the soil for design of appropriate foundation. Frequently test results indicate that the soil either falls into Category B or C		

NOTE: These design specifications are indicative only and do not take into account other land features such as slope, instability uncontrolled fill bearing strength, flooding etc, which may also affect foundation design.

248 Red Hills Road Taupaki 0782

22 November 2010




This map/plan is illustrative only and all information should be independently verified on site before taking any action. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission, or use of the information. Height datum: Auckland 1946. © Auckland Council








Inundation Hazard


EAST COAST AND SOUTH KAIPARA ONLY

 potentially affected by inundation EAST COAST AND SOUTH KAIPARA ONLY

 potentially affected by dune erosion OMAHA ONLY

 road

 land parcel

 123 address

Please Check Title Search For Updated Boundaries

- 1. EXTREME SEA LEVELS**
Any land shaded blue on the map above, or immediately adjacent to an area shaded blue, has been identified as being potentially subject to inundation from extreme sea levels arising primarily from a combination of peak high tides and storm conditions. Please note that the shaded area is indicative only and the actual extent of any inundation will depend on the intensity of the storm, the tide range at that time and local effects that might intensify, or diminish, the predicted effects.
- 2. PROPERTIES ADJACENT TO THE SEA**
Any land directly adjacent to the sea or harbours is potentially exposed to a range of hazards including inundation and erosion. In particular, those processes have the potential to affect land within approximately 50m landward of the dune toe.
- 3. OMAHA ONLY**
Existing development at Omaha is presently reasonably well protected from coastal erosion and inundation both by the presence of the northern groyne field and by appropriately vegetated natural dunes. An inundation assessment undertaken for Council in 2008 by Tonkin & Taylor based on current best information indicates that provided the dune and groyne protection is adequately maintained there is unlikely to be serious inundation of development behind the dunes within the next 50 years during significant storm events (defined as events with a return period of up to 50 years). However, for a selected area of north Omaha, the study does identify potential for an increased risk from coastal storm inundation beyond the next 50 years due to accelerated sea level rise (please refer to the Advice note).

ADVICE
Further information and the 2008 Tonkin and Taylor report can be obtained from the Rodney District Council website (see [Coastal Impacts of Storms and Climate Change](#) on the Rodney District Council website). If you have specific concerns relating to any nearshore property or properties, we recommend that you obtain expert advice to interpret the application of the report.

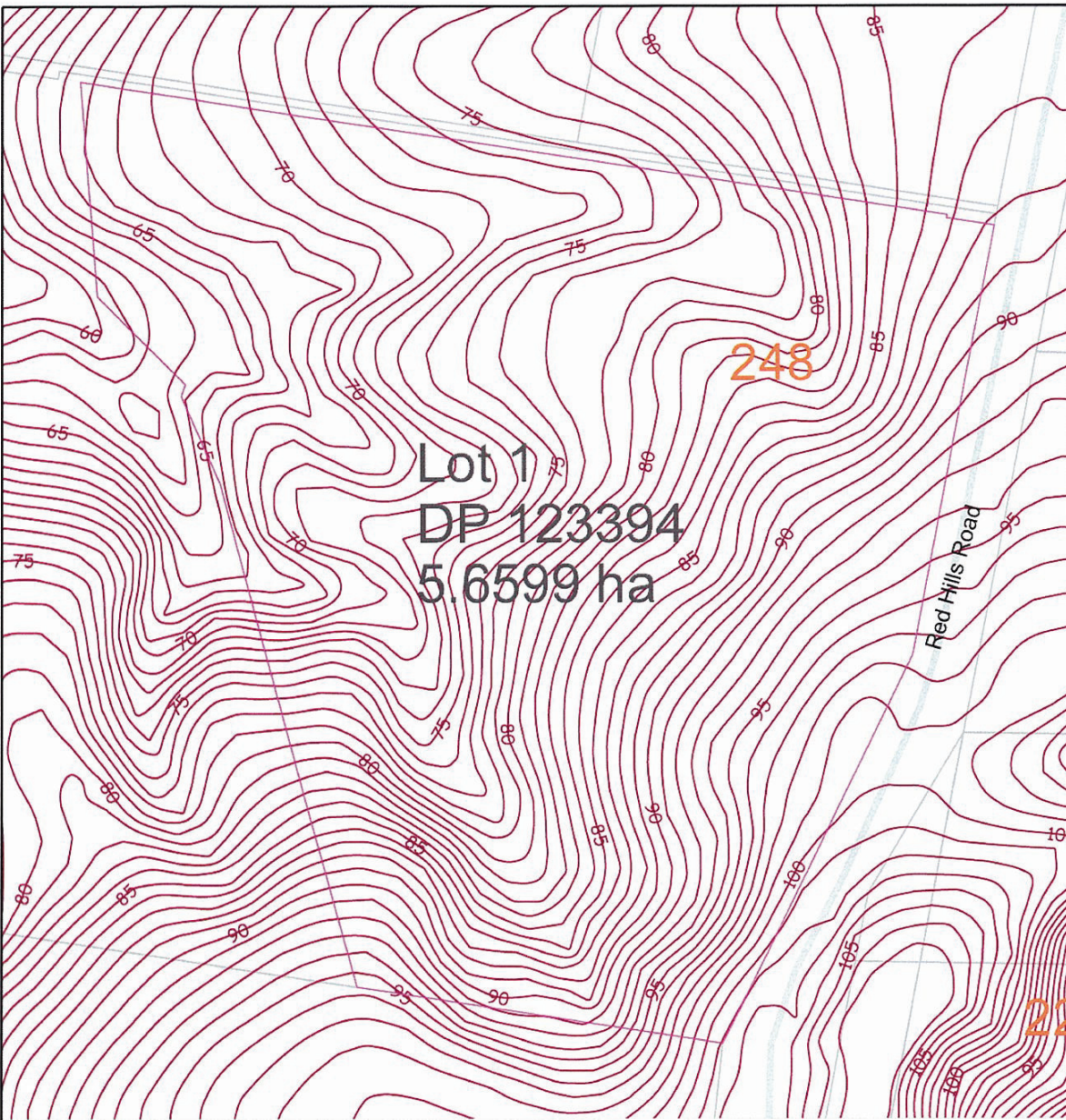
248 Red Hills Road Taupaki 0782

22 November 2010



This map/plan is illustrative only and all information should be independently verified on site before taking any action. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission, or use of the information. Height datum: Auckland 1946. © Auckland Council





Flood Prone & Flow Paths

WHERE KNOWN

- flood prone area
- potential overland flowpath
- indicative stream
- sea/river



Please Check Title Search For Updated Boundaries

The information on this map is based on Rodney District Councils catchment information at the time of production. Catchment information is being continually captured, updated and improved and thus may be subject to change.

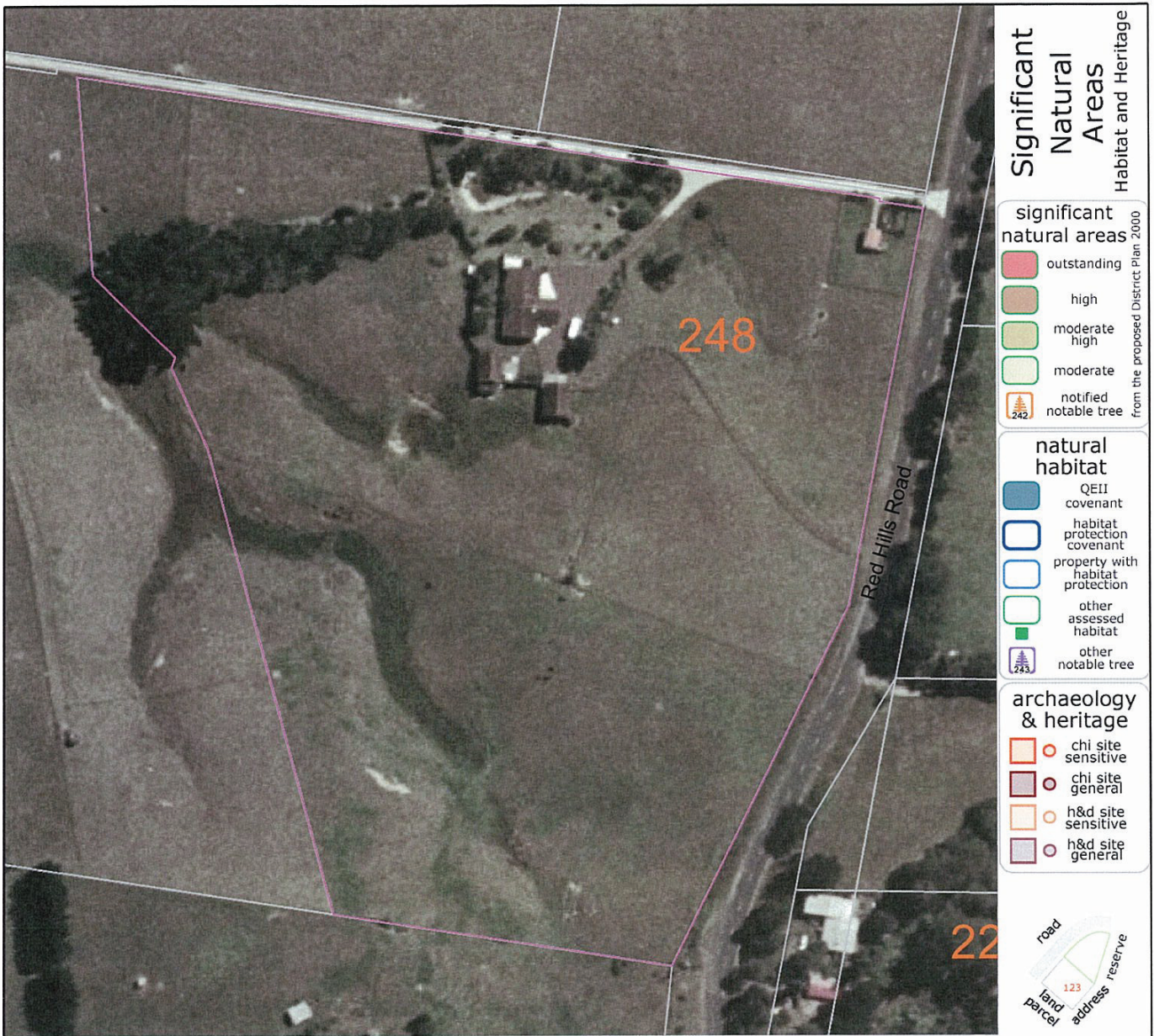
- Flood hazard information shown is limited to:
- Flood prone or ponding areas
 - Overland flow paths

Flood prone areas indicate areas predicted to flood in a hypothetical storm (i.e. usually the '1 in a 100 year rainfall'). Flood prone areas can also show areas expected to flood frequently, areas which pond during moderate rainfall, or areas that drain poorly. Refer to the Catchment Management Plan for the specifics for this site. Overland flow paths identify man-made or natural drainage pathways where stormwater flows. As piped reticulation is generally only designed to cope with the '1 in 10 years' storm, some overland flow paths may have stormwater runoff relatively frequently.

NOTE: Council does not have catchment information for all areas, where this map shows no Flood Prone or Overland Flow Path it does not necessarily mean that the property is free from risk of either.

248 Red Hills Road Taupaki 0782
22 November 2010





Please Check Title Search For Updated Boundaries

SIGNIFICANT NATURAL AREAS: From the Proposed District Plan 2000, they define areas of native animals that are central to the natural environment of Rodney District. Within 'best of district' they are further categorised as outstanding, high, moderate high, or of moderate value. Refer to the Proposed District Plan for policies and controls relating to these areas.

NOTABLE TREES: From councils Notable Trees Register, 'notified notable trees' are those from the register that are also included as Protected Items in the Proposed District Plan 2000.

NATURAL HABITATS: 'Bush Protection' are those areas that have been protected from development or adverse modification by the lodgement of a covenant. The areas shown dark blue on the map show the coverage of the covenant, the lighter blue denotes a property on which a bush protection covenant exists (but where the covenant coverage is not yet computerised). Other assessed habitat and other significant tree show areas that are known to council that are additional to the Significant Natural Areas, they may be significant in their context but are not considered 'best in district'.

ARCHAEOLOGY & HERITAGE: The ARC maintains a regional database, known as the Cultural Heritage Inventory (CHI). The CHI is used by councils and the community to access information on historic places, heritage agencies and cultural heritage reference material. The location of sites in the Rodney District are shown on the map, for further information about those sites refer to the CHI database. See the [CHI page](#) of Auckland Regional Council's website.

Those sites shown as a circle have accurate position recorded (often GPS coordinate), those sites without an accurate position record are shown as a large square (100m x 100m), the artifact being somewhere within the square.

In addition to the CHI there are the sites recorded by Hayward and Diamond in their survey of the Waitakere Ranges.

Sites described as 'sensitive' are generally burial sites, and often considered wahi tapu by iwi, further information about these sites may be restricted.

CHI sites last updated April 2009. Hayward and Diamond sites, originally recorded 1975, last updated March 2000.

248 Red Hills Road Taupaki 0782

22 November 2010

0m 20m 40m

This map/plan is illustrative only and all information should be independently verified on site before taking any action. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission, or use of the information. Height datum: Auckland 1946. © Auckland Council



RESOURCE CONSENT R 55776

Rhonda and Grahame Evans, Robert Taylor and Interim Investments
C/o Ascension Surveyors Ltd
PO Box 47-437
Ponsonby 1144

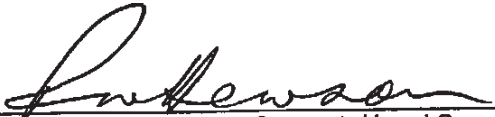
Attention: Ian Walker
Your reference: 2090956

FILE:	R 55776
APPLICANT:	Rhonda and Grahame Evans, Robert Taylor and Interim Investments
ADDRESS:	248-256 Red Hills Road
LEGAL DESCRIPTION:	Lots 1, 2 and 3 DP 123394
ZONING:	
Plan Change 55	General Rural
Proposed District Plan 2000	General Rural
APPLICATION:	<i>Boundary relocation between 3 lots and surrender right of way easement.</i>
STAGING:	None
ACTIVITY STATUS:	
Plan Change 55	Limited Discretionary
Proposed District Plan 2000	Restricted Discretionary

DECISION UNDER DELEGATED AUTHORITY

Pursuant to sections 104 and 108 of the Resource Management Act 1991, consent be granted, subject to the conditions attached, to the application for a Restricted Discretionary Activity for the reasons stated.

Signed under Delegated Authority



Team Leader Resource Consents/ Land Surveyor/
Senior Planner

10/12/09.
Date

CONDITIONS

1. (general) The development shall proceed in general accordance with the application submitted, and the plans drawn by Ascension Surveyors Ltd, numbered 2090956 and signed by Processing Planner Felicity Blackmore, dated 10 December 2009.

To be completed before Council approval of the Survey Plan

2. (conditions to be shown on survey title plan) Before the Council will approve the survey plan pursuant to s.223 of the Act, the owner shall:
 - a. (easement required) The Right of Way easement labelled A shall be endorsed on a Schedule of Memorandum of Easements attached to the cadastral survey dataset as a supporting document.

To be completed before the issue of S.224(c) certificate

3. (conditions to be carried out by consent holder) Before the Council will issue a Certificate pursuant to s.224(c) of the Act, the Consent Holder shall satisfy the following conditions at their full cost:
 - a. (balance of fees) Pay any outstanding balance due to the Council for scheme plan processing.

Note: The Council will cancel existing conditional right of way easements A and B on DP 123394 with respect to Lot 1 and right of way E at Section 223 stage.

REASONS

1. The proposed boundary relocation will not result with the creation of any additional lots.
2. It is considered the proposed boundary relocation will result with three sites which are suitable for the activities which are permitted under the rural zone of the District Plan.
3. Access to proposed Lots 1 and 2 is existing to a sealed standard therefore it can be concluded access to the proposed new lots can be achieved with no more than minor effects on the environment.
4. Access to proposed Lot 3 is gained via an existing sealed right of way running along the northern side of proposed Lot 1 and a metal right of way running across the centre of proposed Lot 2 therefore it can be concluded access to the proposed Lot 3 can be achieved with no more than minor effects on the environment.
5. Dwellings are in existing and are currently utilised on proposed Lots 1 and 2 therefore all the adequate services and infrastructure are provided for on proposed Lots 1 and 2.
6. Adequate services can be provided to proposed Lot 3 by an extension of telecommunication and electrical services on proposed Lot 2.
7. Proposed Lot 3 is an adequate size to provide onsite waste water and storm water treatment systems.
8. Existing dwelling located on proposed Lots 1 and 2 are well below Red Hills Road and are therefore not visible from Red Hills road. Proposed Lot 3 is located approximately 435 metres from Red Hills Road. Therefore it is considered the erection of any buildings on this site will be a sufficient distance from Red Hills Road to ensure the non urban characteristics of the area is maintained.
9. The applicant's site has a natural fall from Red Hills Road down to the rear of proposed Lot 3. Therefore it can be stated that the erection of any buildings on proposed Lots 1, 2 and 3 will have no adverse effects on the skyline.
10. Effects on surrounding properties are considered to be no more than minor. The applicant's proposal will not result in the creation of any additional lots. Proposed Lots 1, 2 and 3 are considered to be a suitable site size for the general zone and all provide for adequate services and infrastructure. The erection of any buildings on proposed Lots 1, 2 and 3 will have no adverse effects on skyline or the existing rural character
11. The applicants proposal is consistent with the policies and objectives of the Proposed District Plan 2000 for the reasons stated 1- 10 above.
12. The Proposal is consistent with the purposes and principals of Part 2 of the Resource Management Act 1991.

THIS APPLICATION HAS BEEN ASSESSED WITH REGARD TO:

	Status	Rules	Assessment criteria	Objectives & Policies
Plan Change 55	Restricted Discretionary	11.7, 14.1 and 14.2	14.2 and 11.9	4.1, 5.1 and 5.2
Proposed District Plan 2000	Restricted Discretionary	23.8.15	23.8.15.8	7.3-7.4 and 23.4

ADVICE NOTE

A resource consent lapses on the expiry of five years after the date of commencement of the consent, or after the expiry of such shorter or longer period as is expressly provided for in the consent.

If you disagree with the decision or any condition imposed on the consent, you may either:

- *lodge an objection with the Council to review the decision/condition(s). Your objection must be in writing and lodged with the Council within 15 working days of receiving this letter. You should include with the objection reasons as to why you are seeking the review. The Council will consider the objection by way of a hearing, at which you and/or your representative may present evidence.*

or

- *lodge an appeal with the Environment Court. The appeal must be lodged with the Court and Council within 15 days of receiving this letter and be in the proper format. It is suggested that if you do intend to lodge an appeal, you obtain legal advice to ensure that the appeal is valid.*
- *You may not start any work on the proposal/consent if you intend to lodge an objection with the Council.*

Appendix

Why is this appendix included with your LIM?

Auckland Council is a unitary authority (that is, it is a territorial authority which also exercises the powers of a regional council). As a consequence, it is required by the Local Government Official Information and Meetings Act 1987 (LGOIMA) to disclose on a LIM a wider range of information than would otherwise have been disclosed by territorial authorities in the Auckland region before 1 November 2010.

This appendix discloses information held by the Auckland Council in its role as a regional council.

Important points to note

- This appendix is issued on the same terms and conditions as the LIM to which it relates.
- The text of, and attachments to, this appendix should be considered together.
- This appendix must be read in conjunction with the rest of the LIM.
- Any ambiguity or conflict between the information disclosed in the body of the LIM and this appendix should be referred to Auckland Council for clarification before the LIM or this appendix is relied upon.
- There may be other information held by the Auckland Council in its capacity as regional authority relating to the property that falls outside the range of information required to be disclosed under section 44A(2) LGOIMA. If you wish to make further inquiry please contact the Auckland Council. Any further information supplied will be provided under section 10 LGOIMA.

Sections in this appendix

1. Regional financial information
2. Special features or characteristics
 - 2a Hazardous contaminants
 - 2b Coastal protection
3. Resource consents
4. Planning and zoning
5. Other information
 - 5a Natural heritage
 - 5b Cultural heritage

1 Regional financial information

Regional rates – statement of account

Rate Account Number: 4743852
Property Address: 248 Red Hills Road Taupaki
Valuation Number: 30939-63300-
Legal Description: LOT 1 DP 123394

The information below reflects the current balance of the Regional rates account for the property.

Current Ratepayer: Robert Taylor
Rates Assessed: \$280.10
Arrears including penalties: \$0.00
(as at beginning of current rating year)
Penalty: \$0.00
Last Day for Payment: 30-Aug-2010
Amount Paid: \$273.10
Balance Due: \$0.00
Discount Date: Not available

If you need further information, please contact the Auckland Council at the address on the first part of the LIM document.

Note: This information is based on the Council's current rates records. While every reasonable effort has been made to provide accurate information, those records may not be up-to-date or complete owing to delays in the receipt or processing of information, and other matters outside the Council's control. Accordingly the Council does not accept any liability arising out of the use of this information.

2 Special features or characteristics

This information should not be regarded as a full analysis of the special features of this land as there may be other features which are not known to the Auckland Council or which are apparent from the Auckland Council's district plans.

2a Hazardous contaminants

The Council is required to provide information it holds concerning the likely presence of hazardous contaminants on the property. This information, if any, is contained in several sections of this LIM:

- Information held by the Council in its role as a territorial authority is contained in the body of this LIM.
- Where a resource consent related to contamination has been granted by the Council in its role as a regional authority, that is listed in section 3 of this Appendix.
- Additional information is set out below.

The Council is working towards developing a register of contaminated land but that is not yet available. The additional information below, if any, has been obtained from the Council's files. The information relates only to sites where testing has taken place and hazardous contamination has been detected. Not included here is information relating to sites where contamination is suspected but not confirmed, for example, where a complaint has been received about activities on a site but no testing has taken place.

If you need further information, please contact the Auckland Council at the address on the first part of the LIM document.

2b Coastal protection

If the property to which this LIM relates adjoins a Coastal Marine Area, then reference should be made to the Regional Plan: Coastal. In particular, your attention is drawn to the maps indicating Coastal Protection Areas.

Areas that are of regional, national or international significance due to their ecological, landform or geological values are defined as Coastal Protection Areas in the Regional Plan: Coastal.

Coastal Protection Areas 1 include those areas which, due to their physical form, scale or inherent values, are considered to be the most vulnerable to any adverse effects of inappropriate subdivision, use and development.

Coastal Protection Areas 2 include the main intertidal banks of the region's harbours and estuaries, and areas of the foreshore which form part of a wider habitat for coastal birds. These areas are of regional, national or international significance but do not warrant a Coastal Protection Area 1 identification as they are generally more robust.

For more information, please read the document called Operative Regional Plan: Coastal (pages 27-31) on the LIMS page of the Auckland Council website.

If your activity is proposed to be on a parcel of land adjacent to a Coastal Protection Area or if you require further information, please contact the Auckland Council at the address on the first part of the LIM document.

3 Resource consents

This section discloses information concerning resource consents issued by the Auckland Council in its role as a regional council.

This section does not contain information relating to any consents or authorities in the coastal marine area because they generally apply to structures that are not within the property boundary, though the property owner may have an interest in any structures (for example a seawall or a jetty) and wish to make further, separate enquiry of the Auckland Council.

Over the years, various methods with differing degrees of precision have been used to identify the location of regional consents. While the information provided concerning regional consents reflects that held by the Council, the mapping of the location of those consents may not be accurate. Care should be taken when using this information. If required, independent verification of the location of those consents should be obtained. Accordingly, the Council does not accept any liability arising out of the use of this information.

No information is held under this heading.

If you need further information, please contact the Auckland Council at the address on the first part of the LIM document.

4 Planning and zoning

The following Regional Policy Statement and Plans may be relevant to any resource activity you wish to undertake on the property.

Full copies of the Policy Statements and Plans are available on the Auckland Council website or from the offices of the Council or public libraries.

Auckland Regional Policy Statement

The Auckland Regional Policy Statement is a statement about managing the use, development and protection of the natural and physical resources of the region. The Auckland Regional Policy Statement sets in place the policy for promoting the sustainable management of the Auckland region's resources.

The Plan includes descriptions and maps of

- metropolitan urban limits,
- significant natural heritage areas and landscape quality,
- significant landscape sensitivity,
- visual protection of volcanic cones,
- water quality, and
- land use capability. (source: ARC website)

Auckland Regional Plan: Coastal

The Auckland Regional Plan: Coastal regulates all activities carried out in the coastal marine area from the surveyed line of mean high water springs tide out to the 12 mile nautical limit regardless of ownership.

The Auckland Regional Plan: Coastal also identifies natural and cultural heritage sites, coastal protection areas, natural formations, ecological, landform or geological values. Please refer to Section 2b Coastal Protection and 5b Cultural Heritage of this LIM Appendix for more detail.

Proposed Auckland Regional Plan: Air Land and Water

The Proposed Auckland Regional Plan: Air Land and Water applies to the management of air, land and water resources in the region including: air, soil, rivers and streams, lakes, groundwater, wetlands and geothermal water in terms of its functions under Sections 30 (1) (c), (e), (f) and (g) of the RMA.

This regional plan manages:

- air discharges
- agrichemical application and use
- discharges to land and water (including stormwater and wastewater)
- land management (including contaminated land and landfills)
- water allocation (including the damming, taking, use and diverting of water), and
- activities in the beds of lakes and rivers (including works in watercourses, culverts and diversion of surface water).

Auckland Regional Plan: Sediment Control

In accordance with Section 30(1) of the Resource Management Act, the statutory responsibilities of the Auckland Council include the control of the use of land for the purpose of the maintenance and enhancement of the quality of water in water bodies and coastal water and the control of discharges of contaminants into or onto water.

The Auckland Regional Plan; Sediment Control addresses the issue of sediment discharge, and defines the mechanisms the Auckland Council has chosen for avoiding, mitigating or remedying any adverse effect on the environment due to sediment discharge from bare earth surfaces.

Auckland Regional Plan: Farm Dairy Discharge

The Regional Plan: Farm Dairy Discharges outlines mechanisms the Auckland Council has selected to avoid, remedy or mitigate adverse effects on the environment.

This Regional Plan: Farm Dairy Discharges regulates discharges of farm dairy contaminants onto land and into water, except where contaminants are discharged into the coastal marine area. Discharges of contaminants into the coastal marine area are regulated by the provisions in the Regional Plan: Coastal, Chapter 20.

If you need further information, please contact the Auckland Council at the address on the first part of the LIM document.

5 Other information

5a Natural heritage

The existence of natural heritage features on a property may affect the activities for which the property can be used. The natural heritage of Auckland includes: the region's native biodiversity including indigenous flora and fauna, terrestrial, marine and freshwater ecosystems and habitats (including native forests, wetlands, shrub lands, dune lands, and coastal and estuarine ecosystems); and landforms, and geological features.

Reference should be made to schedules of significant natural areas and resources and landform and geological sites in regional and district plans and the rules associated with land use, vegetation, trees and biodiversity in those plans.

The information held by the Council may not be specific to the property. Where natural heritage features are indicated below or where, on inspection of the property, it appears natural heritage features exist, professional advice should be sought before undertaking any activity on the property which may affect the natural heritage feature.

If you need further information, please contact the Auckland Council at the address on the first part of the LIM document.

5b Cultural heritage

The existence of cultural heritage features on the property may affect the activities for which the property can be used. Cultural heritage features include scheduled and non-scheduled items of historical, archaeological, architectural, botanical, maritime, technological, aesthetic, scientific, spiritual, social, traditional or other special cultural significance.

Approximately 30% of the land has been archeologically surveyed. In many instances accuracy of the site is only to within 100 meters. The absence of information does not imply the absence of cultural heritage. All Archaeological sites are protected under the Historical Places Act 1993. This makes it illegal to damage or modify archaeological sites without prior consent from the New Zealand Historic Place Trust.

Reference should be made to relevant schedules in regional and district plans and the rules in those plans. Further information may also be held at the following websites:

- Auckland Region Cultural Heritage Inventory (CHI)
<https://chi.arc.govt.nz>
- Auckland Council geographical information system (GIS) mapping service
<http://www.arc.govt.nz/albany/main/council/maps/public-web-maps.cfm>
- Cultural heritage protection advice (CHI)
<https://chi.arc.govt.nz/Legal.aspx>
- Archaeological Site Recording Scheme (ARCHSITE)
<http://www.archsite.org.nz/>
- New Zealand Historic Places Trust
<http://www.historic.org.nz/>

No information is held under this heading.

If you need further information, please contact the Auckland Council at the address on the first part of the LIM document.