



Preliminary Site Investigation

Replacement Huia Water Treatment Plant and Reservoirs

Prepared for
Watercare Services Limited

Prepared by
Tonkin & Taylor Ltd

Date
August 2019

Job Number
30848.2000.v1.1



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Document Control

Title: Preliminary Site Investigation					
Date	Version	Description	Prepared by:	Reviewed by:	Authorised by:
July 2019	1.1	Final	K. Clayton	P. Walker	P. Roan

Distribution:

Watercare Services Limited

1 copies

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1 Introduction

Tonkin & Taylor Ltd (T+T) has been commissioned by Watercare Services Limited (Watercare) to undertake a Preliminary Site Investigation (PSI) for the enabling works required to establish the replacement Huia Water Treatment Plant and reservoirs.

This report has been prepared in general accordance with the requirements for a PSI as referred to in the NES Soil regulations¹, and as outlined in the Ministry for the Environment's (MfE) Contaminated Land Management Guidelines².

The persons managing reviewing and certifying this investigation are suitably qualified and experienced practitioners (SQEP), as required by the NES Soil and defined in the NES Soil Users' Guide (April 2012).

1.1 Background and objectives

Watercare is responsible for the treatment and supply of potable water and for the collection, treatment and disposal of wastewater to around 1.5 million people in Auckland. Watercare is a Council Controlled Organisation (CCO), wholly owned by the Auckland Council.

Watercare operates five dams within the Waitākere Ranges, including the Upper and Lower Huia Dams and the Upper and Lower Nihotupu Dams. Water from these western water supply dams is treated at the Huia and Waitākere Water Treatment Plants before being distributed via the water transmission network, primarily to west and north Auckland. The Huia Water Treatment Plant (Huia WTP) is the third largest water treatment plant in Auckland and is a crucial component of Auckland's water supply network, treating approximately 20% of Auckland's water.

The Huia WTP was constructed in 1929 and is now nearing the end of its operational life (90 years old). Watercare therefore proposes to construct a new WTP to replace the aging Huia WTP. As part of this project Watercare is also proposing to construct two treated water reservoirs (50 ML total capacity) to increase treated water storage within the western supply zone.

The proposed works are located within an area of land that encompasses three properties that are designated by Watercare for 'water supply purposes – water treatment plants and associated structures' as shown in Figure 1 outlined in green. The replacement WTP will be constructed on the corner of Manuka Road and Woodlands Park Road directly across from the existing Huia WTP site. The replacement WTP will have a treatment capacity of 140 mega-litres per day (MLD).

A new 25ML treated water reservoir will be located on the northern side of Woodlands Park Road (Reservoir 1), with another 25ML reservoir (Reservoir 2) subsequently constructed on the existing Huia WTP site once the existing plant has been decommissioned. The proposed works also includes construction of the North Harbour 2 watermain (NH2) valve chamber and tunnelling reception shaft within the Reservoir 1 site.

The past land uses at the project site may have included activities which have the potential to cause land contamination. These activities are defined by the MfE in the Hazardous Activities and Industries List (HAIL). If an activity or industry on the HAIL is, or has occurred on a site, the NES Soil applies to proposed soil disturbance and/or land development activities.

T+T has undertaken this investigation to assess whether HAIL activities have occurred at the site, and the potential for these activities to have resulted in ground contamination. This report also assesses

¹ Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

² Ministry for the Environment, updated 2011, Contaminated land management guidelines No. 1: *Reporting on Contaminated Sites in New Zealand*.

the need for further investigation and resource consents for the proposed soil disturbance and/or land development activities with regard to ground contamination as required under the NES Soil, and other relevant regulations.

1.2 Scope of work

The scope of work for this investigation comprised the review of:

- Council property files;
- An Auckland Council “Site Contamination Enquiry” including Council records of pollution incidents;
- An Auckland Council HAIL report;
- Selected historical aerial photographs;
- Current and historical certificates of title; and
- An Archaeological Assessment completed by Clough & Associates.
- Discussions with Watercare staff.

This report documents our findings and comments on the potential for ground contamination at the site, in the context of the proposed development, including potential resource consent implications with regard to ground contamination.

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WATERCARE SERVICES LTD Huia Water Treatment Plant Site Plan		
FIGURE No. Figure 1.		Rev. 0

2 Site description

2.1 Site identification

The replacement Huia WTP is proposed to be located adjacent to the existing Huia WTP site on the corner of Woodlands Park Road and Manuka Road. The first 25ML reservoir (Reservoir 1) will be located on the northern side of Woodlands Park Road below Exhibition Drive directly across from the existing Huia WTP. The second 25 ML reservoir (Reservoir 2) will be located on the existing Huia WTP sites. The sites are all accessed from Woodlands Park Road. These three sites are collectively referred to as “the project site”.

The project spans three sites owned by Watercare which have a total site area of approximately 145,700 m². The site on which the proposed replacement Huia WTP is located has an area of approximately 42,000 m², the proposed Reservoir 1 site has an area of approximately 63,600 m², and the existing WTP site (on which Reservoir 2 is proposed) has an area of approximately 40,100 m².

The project site is located approximately 1 km from Titirangi Village and approximately 1.5 km north of the closest reach of the Manukau Harbour. The project site is predominately surrounded by residential (large lot) zones in all directions other than to the south-east of the proposed WTP site which adjoins land zoned Open Space – Conservation and designated by Auckland Council for Regional Park purposes.

2.2 Site layout

Relevant observations have been made through inspection of the information reviewed as outlined in Section 1.3. These observations are summarised below.

The replacement WTP site slopes gently from the Woodlands Park Road to the south with gullies located at the southern boundary running north to south. The eastern extent of this site features steep slopes which rise up towards Scenic Drive. An intermittent section of the Yorke Gully Stream traverses the south eastern part of the replacement WTP site and a small tributary of the Armstrong Gully Stream is located in the north-western corner of the site.

The Reservoir 1 site is relatively hummocky with a knoll located in the middle of the site near the southern boundary, and a small gully feature (Armstrong Gully) runs through the site. Extremely steep slopes are present along the northern boundary beneath and above Exhibition Drive. A permanent section of Armstrong Gully stream is located to the west of Reservoir 1.

The existing WTP site where Reservoir 2 will be located has been developed as a WTP for the last 90 years. The site has a generally moderate to steep slope towards the south, with very steep slopes along the eastern and southern site boundaries. The Armstrong Gully watercourses are piped beneath the centre of the site, discharging into an open channel near the southern boundary. A small tributary of the Armstrong Gully Stream extends from the replacement WTP site into the north-eastern corner of the existing Huia WTP site.

Both the WTP and Reservoir 1 sites are almost completely vegetated in native bush, while the existing WTP site is approximately half vegetated in native bush with the remainder developed as part of the existing Huia WTP.

There are a number of features that are currently present on the project site which include:

- An upwash tank located in the centre of the Reservoir 1 site (Figure 2.1). The tank holds water that used to backwash the sand filter beds. According to council files this tank was constructed in approximately 2003 together with associated infrastructure from the water

treatment plant across to the south of Woodland Park Road, including underground pipes and a new access way onto the site.

- On the replacement WTP site, a small area of clearance is evident in the current Google Maps aerial photograph (Figure 3) directly south of Woodlands Park Road. The potential origins of this cleared area is discussed in Section 3. This area was cleared in the 1940's aerial and has since been gradually reverting back into scrub. The removal of the houses has accelerated this transition.



Figure 2.1: Upwash tank at Reservoir 1 site (Source: Google Maps)



Figure 2.2: 2017 Aerial Image showing the area of previous disturbance (source: Google Maps)

2.3 Geology and hydrogeology

The published geological information^{3,4} indicates the site is located on the boundary between two geologic groups; the Waitemata and Waitakere Groups, and underlain by both the Nihotupu Formation to the east and the Cornwallis Formation to the west (see Figure 2.3 below).

The Nihotupu Formation of the Waitakere Group is composed of basaltic, andesitic sandstone and is underlain by the Cornwallis Formation of the Waitemata Group. The Nihotupu Formation forms the bluffs to north of the site. The Cornwallis Formation is an alternating, thick bedded sandstone and thin bedded mudstone (volcanogenic flysch) underlain by the East Coast Bays Formation.

Geotechnical borehole logs indicate that the replacement WTP site and the Reservoir 1 site are underlain by fill material in areas of previous development, and generally underlain by colluvial landslide slope deposits and potentially buried alluvial deposits overlying bedrock containing slickenside layers indicative of possible deep seated slope movement⁵.

The available data indicates that two groundwater levels are present within the Reservoir 1 site: a groundwater level of approximately 6.5 m below ground level (mbgl) for shallow-screened piezometers and approximately 10 mbgl for the deeper screened piezometers. Similar groundwater

³ Kermode, L. O. (1992) *Geology of the Auckland urban area*. Scale 1:50,000. Institute of Geological & Nuclear Sciences, Geological map 2. Institute of Geological & Nuclear Sciences Ltd., Lower Hutt, New Zealand

⁴ Edbrooke, S. W. (2001). *Geology of the Auckland Area*. Scale 1:250,000. Institute of Geological & Nuclear Sciences, Geological map 3. Institute of Geological & Nuclear Sciences Ltd., Lower Hutt, New Zealand

⁵ GHD (2016). *Huia WTP Site Selection Study Shortlist Site Development Report* – prepared for Watercare Services Ltd. September 2016.

levels were recorded in the existing WTP, where available data indicate a mean groundwater level of 5.5 mbgl for shallow or single piezometers and 8.5 mbgl for deeper screened piezometers.

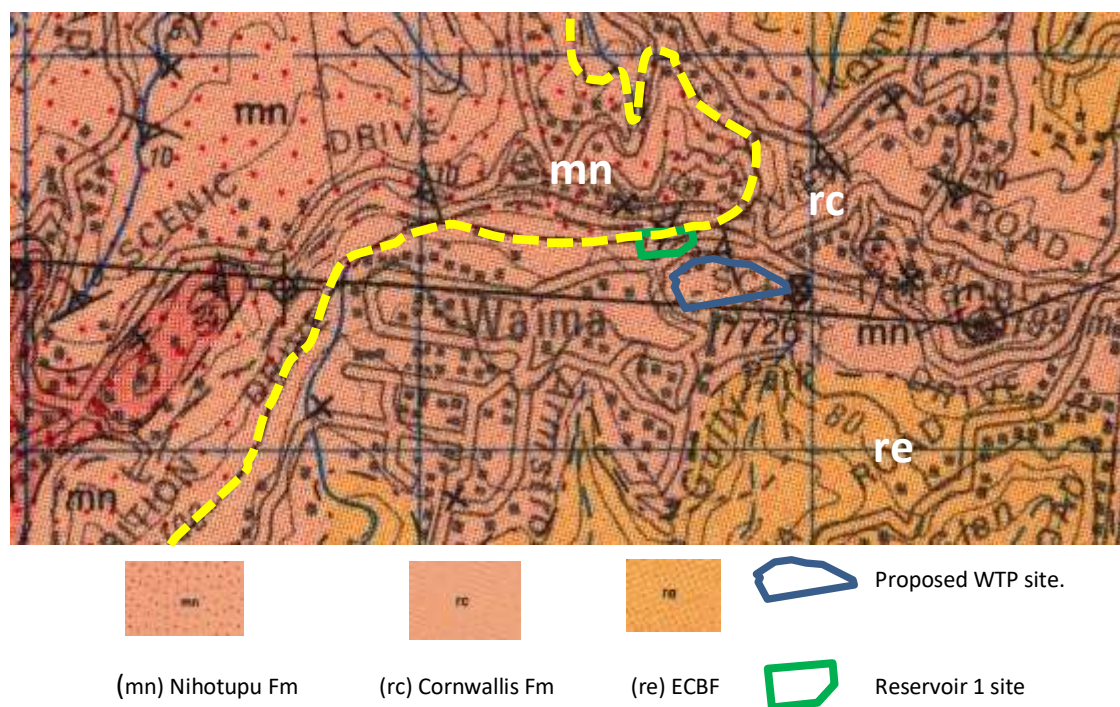


Figure 2.3: Published geology (source: Kermode, 1992). The yellow line has been added to distinguish the Nihotupu Formation (left) from the Cornwallis Formation (right)

2.4 Hydrology

The replacement WTP is situated at the head of the Little Muddy Creek catchment within the wider Manukau Harbour catchment. There are numerous surface water channels and several flood prone areas on site. Streams on the site discharge into the Warituna Stream.

The Armstrong Stream runs through the Reservoir 1 site. Largely, this is a permanent stream with varying water levels and is in poor condition through the subject area of the site. The channel is difficult to determine and the area is heavily vegetated with weed species. Overland flow paths are also identified on the western side of the replacement reservoir site and along its southern boundary. Potentially flood prone areas are identified alongside the permanent stream on the Reservoir 1 site. In reality the slope of the site would reduce the potential for flooding.

3 Site history

Historical information relating to the site was collected from a variety of sources. The information presented documents on-site activities, discussions with Watercare staff and review of aerial photographs. The information that has been reviewed is summarised in this section. A more detailed review of the available information is included in **Appendix B** and information included in **Appendix C** to **Appendix G**.

3.1 Archaeological information

Archaeological assessments completed by Clough & Associates⁶ has provided a detailed account of the history of the project site. The key findings, where relevant to ground contamination issues, are summarised below:

- There were five timber cottages built between 1927 and 1940 located to the north (Reservoir 1 site) and south of Woodlands Park Road (replacement WTP site) shown in aerial photographs attached in **Appendix C** with additions made to these (e.g. garages, outbuildings, retaining walls) up until 1974. These have since been removed from the site. Watercare has advised that a sixth cottage, constructed from concrete, was subsequently erected (this is visible in the 1959 photo) but has since been demolished and the material removed from site.
- Areas of disturbance are evident on the replacement WTP site. This was in the area of the timber cottages in the centre of the replacement WTP site, directly south of Woodlands Park Road. The areas around the houses were all cleared in the 1940's, these areas have gradually reverted back to native vegetation since. The rate of revegetation has varied across the sites.
- The Clough & Associates report indicates that timber cottages were demolished in the 1990s. Watercare has advised that the timber cottages were in fact removed from site rather than demolished.

3.2 Historical photographs

Historical aerial photographs from Auckland Council Geomaps, Retrolens and Google Earth Pro and Google Street view photos from 2008 and 2009 were reviewed. These cover the years 2017, 2016/2015, 2010/2011, 2008, 2006, 2003, 2001, 2000, 1996, 1988, 1981, 1980, 1972, 1960, 1959, 1955 and 1940. Copies of the aerial photographs reviewed are provided in **Appendix C** of this report.

The earliest photo available (from 1940) shows that the site was predominantly covered in vegetation, however there are five dwellings; two on the Reservoir 1 site and three on the replacement WTP site. These dwellings are still visible in the 1988 photograph but none are visible in the 1996 photograph. Subsequent photographs show cleared areas where dwellings were formerly located.

Watercare has advised the houses were erected by Auckland City Council to provide accommodation to those that worked at the treatment plants. The houses were removed in the 1990's as the standard of accommodation, vehicles and roading improved to the point that 'workers accommodation' was no longer necessary to attract and retain staff at the treatment plants.

In the 1940s there was a cleared area over a large portion of the eastern part of the replacement WTP site. This has since been covered over with a mix of native and exotic vegetation. During this time there is no information to suggest that any filling of earthworks were undertaken at the site, however it is unclear what this area was used for.

⁶ Clough & Associates (2018). *Draft Huia Water Treatment Plant Replacement, Manuka Road, Titirangi, Auckland: Historic Heritage Assessment* – prepared for Watercare Services Ltd.

From 1959, there is a small clearance on the replacement WTP site in the centre of the vegetated area that is visible up until the 2000 aerial and disappears by 2001. There appears to have been some ground disturbance in this area, however it is unclear as to whether this has been caused by a natural activity (e.g. landslip) or human activity (e.g. cleared for construction activity, storage or disposal to land). There is no knowledge of any construction activity in this area and there are no pipes, etc – in the 1959 photo two concrete chambers are visible slightly to the north west and a pipe line going directly south of the concrete chambers. However, according to Watercare this pipeline has since been abandoned and is in disrepair.

In 2006 the area of the historical houses on the replacement WTP site immediately south of Woodlands Park Road appears to be cleared of vegetation. The 2008 photograph shows what appears to be coarse material on the surface of the clearing, which could have been filling or temporary stockpiling since the area appears to have been partially revegetated by the 2010/2011 photographs. By 2010 these works appear finished in the photos and the area become partially revegetated by 2015/2016. Watercare has advised that the material visible in the clearing in the 2006 photograph is rocks used by a contractor in the enlargement of an attenuation pond – Watercare has also pointed out that these rocks are visible on the 2008 photograph, having been placed around the edges of the attenuation pond.

Google Maps street view images also identified these activities on the replacement WTP site. These are included in **Appendix H**. In 2008 a digger is shown on site in a Google street view image with material (rocks) which have been stockpiled here. This is no longer visible in the Google Street View 2009 images and the area appears to be flat with some material on site.

3.3 Council property files

Property files were obtained from Auckland Council on 30 May 2018. These date back to the early 1970s and generally relate to the existing WTP (Reservoir 2 site).

The files that specifically relate to the Reservoir 1 and replacement WTP sites relate to the houses that were built on site for the workers at the WTP. These indicate the size and the additions of the houses that included outhouses and garages. The structures are identified as constructed from timber, with building plans noting that Fibrolite (asbestos cement sheet) could be used as a form of building sheathing.

3.4 Site contamination enquiry

A contamination enquiry was placed with Auckland Council on the 28 May 2018. The information provided is included in **Appendix E** and states that no pollution incident files regarding spills/contamination were found for the site.

3.5 HAIL information request

A HAIL information request was sent to Auckland Council on 29 May 2018, with a response received on 1 June 2018. The information provided is included in **Appendix F** and relates to the designated area, not just the Reservoir 1 and replacement WTP sites. Two potential land use activities that could fall within the HAIL list were identified:

- Reports of unauthorised fill deposited in an unknown area within the Water Catchment area of this site in 2009. The HAIL information request did not identify the location of the fill. However, based on discussions with Watercare, this appears to be related to an area of land in the Nihotupu catchment (the next catchment to the west) and not associated with the project site (and reported by AC in error);

- A maintenance workshop and chemical storeroom. These are located on the existing Huia WTP site, and Watercare has advised these were demolished in 2008 when the chlorine building was erected in the same location.

3.6 Certificates of Title

A certificate of title search was carried out on 29 May 2018. The information in these titles is included in **Appendix G**. There were no land uses evident on these that suggested that a HAIL activity occurred on site.

3.7 Summary

The Reservoir 1 and replacement WTP sites are predominantly vegetated with the only notable structure apparent being a wash water tank on the Reservoir 1 site.

Historically there have been two dwellings on the Reservoir 1 site and four dwellings/structures on the replacement WTP site which were constructed around the 1940s and removed (timber houses) or demolished (concrete house) in the 1990s. While there were no records to indicate how these houses and associated outbuildings were removed or demolished, Watercare has advised that the timber houses were relocated for use elsewhere, and the concrete house was demolished with the material removed from site.

4 Site characterisation

This section characterises the likely and potential contamination status of the site based on the available information as presented in Sections 3 of this report.

4.1 Potential for contamination

The historical review has identified one activity on site that could cause ground contamination, this being the removal and/or demolition of the former houses on the Reservoir 1 site and the replacement WTP site that were present between the 1940s and 1990s. Table 4.1 summarises the potentially applicable HAIL reference for this activity, the nature, and potential magnitude and extent of contamination that may be associated with this activity.

Table 4.1: Potential for contamination

Land use/activity	Potential contaminants	Magnitude and possible extent of contamination	HAIL Activity reference
Asbestos containing materials (ACM) and lead-based paints within former residential dwellings (Reservoir 1 and replacement WTP sites)	The various forms of asbestos as fragments and free fibres. Lead associated with lead-based paints.	Buildings (six dwellings and associated structures) were constructed, altered and removed from the site during the period when use of ACM and lead-based paint was common. If ACM and/or lead based paints were used in the buildings and not handled appropriately during previous alteration or removal/demolition works there is potential for these contaminants to contaminate the surrounding ground. Localised ground contamination may have also occurred due to the degradation of painted surfaces and asbestos materials prior to removal. The extent of contamination (if any) is likely to be limited to the building footprint plus a buffer (nominally 100m ² per dwelling).	Activity not specifically included in HAIL but could be captured under Category I – Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment, if contaminant concentrations exceed risk based assessment criteria.

4.2 Preliminary conceptual site model

A conceptual model as defined by the MfE in the contaminated land management guidelines⁷, sets out known and potential sources of contamination, potential exposure pathways, and potential receptors. For there to be an effect from the proposed activity there has to be a contamination source and a mechanism (pathway) for contamination to affect human health or the environment (receptor).

A preliminary conceptual site model has been developed for the proposed activity which takes into account the available information about the site, and our understanding of the potential effects on human health and the environment (Figure 4.1). The model is presented below.

Historical information suggests that some parts of the site could be subject to soil contamination in locations where asbestos and lead based paints may have been used in historic housing that was located on site.

Asbestos and lead-based paint contamination in soil (if any), that may be derived from the removal of former dwellings is likely to be restricted to shallow soils and within close proximity of their previous locations.

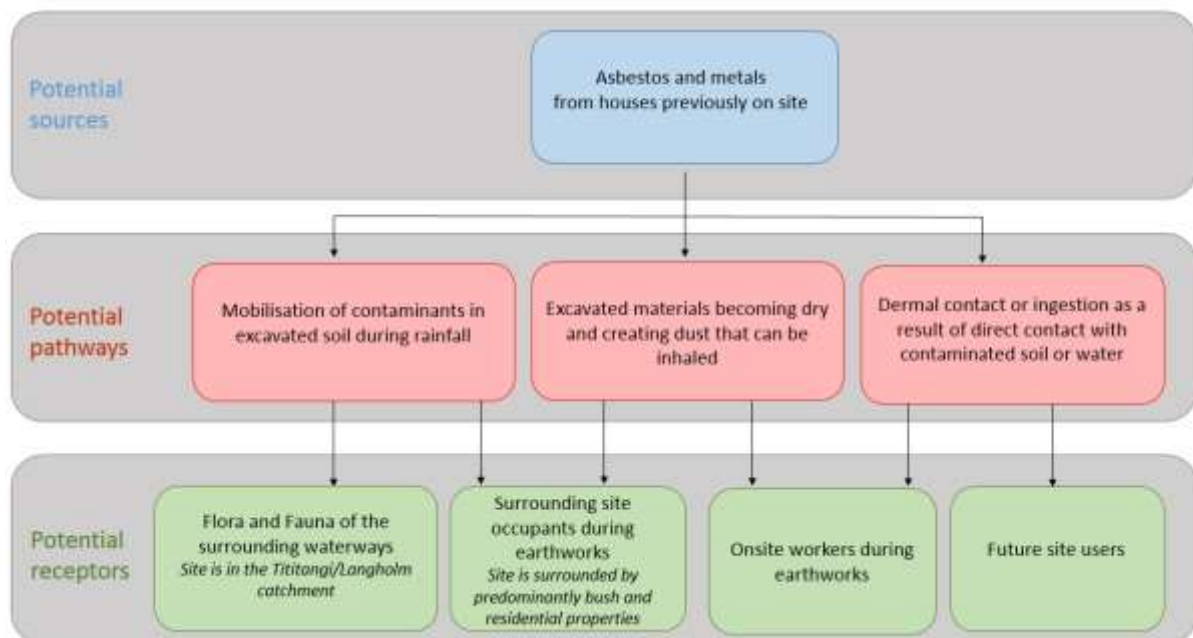


Figure 4.1: Preliminary conceptual site model for the proposed activity

⁷ Ministry for the Environment, updated 2011, *Contaminated Land Management Guidelines No. 5 Site Investigation and Analysis of Soils*

5 Regulatory implications

The rules and associated assessment criteria relating to the control of contaminated sites in the Auckland region are specified in the following documents:

- The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES Soil) regulations;
- Auckland Unitary Plan.

The need, or otherwise, for contamination related resource consents for the site development has been evaluated against these regulatory requirements.

5.1 NES Soil

5.1.1 Applicability

This legislation sets out nationally consistent planning controls appropriate to district and city councils for assessing contaminants in soil with regard to human health. As a result, the NES Soil prevails over the rules in the District Plan, except where the rules permit or restrict effects that are not dealt with in the NES Soil.

The NES Soil applies to specific activities on land where a HAIL activity has, or is more likely than not to have occurred. Activities covered under the NES Soil include soil disturbance, soil sampling, fuel systems removal, subdivision and land use change.

Table 5.1: PSI checklist

NES Soil Requirement	Applicable to site?
Is an activity described on the HAIL currently being undertaken on the piece of land to which this application applies?	No
Has an activity described on the HAIL ever been undertaken on the piece of land to which this application applies?	Possibly
Is it more likely than not that an activity described on HAIL is being or has been undertaken on the piece of land to which this application applies?	Possibly
If 'Yes' to any of the above, then the NES Soil may apply. The five activities to which the NES applies are:	
Is the activity you propose to undertake removing or replacing a fuel storage system or parts of it?	No
Is the activity you propose to undertake sampling soil?	No
Is the activity you propose to undertake disturbing soil?	Yes
Is the activity you propose to undertake subdividing land?	No
Is the activity you propose to undertake changing the use of the land?	Yes
Conclusion: The NES Soil potentially applies to soil disturbance to be undertaken as part of the replacement WTP and reservoir development, <u>if contamination is present at the site which could present a risk to human health.</u>	

5.1.2 NES Soil activity status

A summary of the relevant permitted activity (PA) standards of the NES Soil for the activity of soil disturbance is provided in Table 5.2.

Table 5.2: NES Soil Permitted Activity assessment for soil disturbance

NES Soil – Soil disturbance permitted activity conditions (Regulation 8(3))	
a	Implementation of controls to minimise exposure of humans to mobilised contaminants.
b	The soil must be reinstated to an erosion free state within one month of completing the land disturbance.
c	The volume of the disturbance of the piece of land must be no more than 25 m ³ per 500 m ² .
d	Soil must not be taken away unless it is for laboratory testing or, for all other purposes combined, a maximum of 5 m ³ per 500 m ² of soil may be taken away per year.
e	Soil taken away must be disposed of at an appropriately licensed facility.
f	The duration of land disturbance must be no longer than two months.
g	The integrity of a structure designed to contain contaminated soil or other contaminated materials must not be compromised.

The NES Soil (and therefore permitted volumes) apply only to the ‘piece of land’ – that is the area upon which HAIL activities have taken place, are taking place or are more likely than not to have taken place. The pieces of land identified during this investigation and the associated permitted volumes for soil disturbance and soil disposal under the NES Soil are summarised in Table 5.3.

Table 5.3: NES Soil Permitted Activity assessment for soil disturbance

Contaminant source/HAIL Activity	Former housing potentially containing asbestos materials and lead-based paints. HAIL Category I (only if contaminants present above risk based human health assessment criteria).
Assumed area	100 m ² per dwelling, with 7 dwellings/structures identified.
Permitted volume of soil disturbance	25 m ³ (for all 7 dwellings/structure in total)
Permitted volume of soil disposal	5 m ³ (for all 7 dwellings/structures in total)

The volumes of disturbed soil and soil to be disposed of in the above areas are expected to exceed the permitted amounts under the NES. As such if the NES applies to the proposed works (see Table 5.1), it is likely that an NES consent will be required as proposed earthworks works will not meet the provisions of a PA under the NES Soil Regulation 8(3).

The status of the resource consent required (controlled or restricted discretionary) depends on the concentrations of contaminants in soil onsite as characterised by sampling and testing (Detailed Site Investigation). Where no Detailed Site Investigation (DSI) has been completed, resource consent for soil disturbance under the NES Soil is considered as a Discretionary Activity.

A Site Management Plan (SMP) will be required to be submitted as part of the application. The SMP should demonstrate the controls that will be in place during the works to minimise the discharge of contaminants during the works. The SMP will also outline the requirement for any soil contamination testing to be undertaken during the works.

5.2 Auckland Unitary Plan

The AUP contains rules around the discharge of contaminants during disturbance of contaminated soil and for ongoing discharges of contaminants from land containing contaminants under Chapter E30 of the AUP. The requirement for resource consent is dependent in part on the concentrations of contaminants in the soil with contamination in the soil exceeding threshold standards in AUP Table E30.6.1.4.1 and the amount of soil that is disturbed. The amount of soil containing elevated levels of contaminants that is permitted to be disturbed under the AUP is 200 m³ per site.

If the soil contains contaminants above those levels included in the AUP table and exceed the permitted disturbance volumes, resource consent would be required for soil disturbance. Without completion of a Detailed Site Investigation to identify potential contaminants in the soil, soil disturbance would be considered as a Discretionary Activity. An SMP will be required to be submitted to demonstrate the controls that will be in place during the works to minimise the discharge of contaminants during the works. The SMP will also outline the requirement for any soil contamination testing to be undertaken during the works.

With regards to ongoing discharges of contaminants from the site, a resource consent would be required if the soil remaining on site contains contaminant concentrations above the PA soil acceptance criteria as outlined in Section E30.3.1.4.1 of the AUP. The requirement for resource consent for ongoing discharge will need to be assessed once investigation data is available. However if contaminated material is discovered on site, provided that it is completely removed during excavation further consents are unlikely to be required. Proof of this should be provided to Auckland Council upon completion of works and soil condition.

5.3 Health and Safety at Work (Asbestos) regulations

The Health and Safety at Work (Asbestos) Regulation (2016) was enacted on 1 April 2016. The regulation sets out requirements for manufacturing, supplying, transporting, storing, removing, using, installing, handling, treating, disposing of, or disturbing asbestos or asbestos-containing material (ACM). Worksafe New Zealand has prepared a Code of Practice: Management and Removal of Asbestos (April 2016) which includes preliminary provisions related to asbestos in soils.

The key requirements of the regulations and Asbestos Code of Practice (ACOP) are that works involving asbestos contaminated soils must be undertaken with appropriate asbestos controls in place and that contaminated soil removed from site must be taken to an approved disposal site. Further guidance for asbestos in soils (NZ Asbestos Guidelines) was released by BRANZ on 6 November 2017⁸. The document refers to the health investigation levels for ACM, Asbestos Fines (AF) and Fibrous Asbestos (FA) as outlined in the Western Australian (WA) Guidelines. Controls for works involving asbestos in soils depends on the contaminant concentrations. Table 5.4 below provides a summary of implications for sites contaminated with FA+AF, the most common form of asbestos found in soils.

⁸ BRANZ, 2017, NZ Guidelines for Assessing and Managing Asbestos in Soils

Table 5.4: Implications for asbestos-contaminated sites

Asbestos fines/fibres in soil (i.e. FA + AF)	Airborne contamination	Summary of requirements as outlined in the NZ Asbestos Guidelines
Greater than 1% w/w	May to lead to airborne contamination that exceeds trace level (i.e. >0.01 fibres/mL)	Class A asbestos removal works Work must be carried out by a Class A licenced asbestos removalist. Works are subject to an Asbestos Management Plan, asbestos controls, air monitoring, and clearance. Resource consent required under the NES Soil as a restricted discretionary activity.
Greater than 0.01% but less than or equal to 1%.	May to lead to airborne contamination that exceeds trace level (i.e. >0.01 fibres/mL)	Class B asbestos removal works Work must be carried out by a Class A or B licenced asbestos removalist. Works are subject to an Asbestos Management Plan, asbestos controls, air monitoring, and clearance. Resource consent required under the NES Soil as a restricted discretionary activity.
Greater than 0.001% w/w but less than or equal to 0.01% w/w	May to lead to airborne contamination that exceeds trace level (i.e. >0.01 fibres/mL)	Asbestos-related works Work does not need to be carried out by a Class A or B licenced asbestos removalist. Asbestos controls, PPE, air monitoring, clearance inspections as required and basic decontamination requirements. Resource consent required under the NES Soil as a restricted discretionary activity.
Less than 0.001% w/w	Not likely to lead to airborne contamination that exceeds trace level (i.e. <0.01 fibres/mL)	Unlicensed asbestos removal work Standard earthworks controls required. No asbestos specific PPE if SQEP confirms unlikely to exceed trace levels in air monitoring (0.01 f/ml) and/or if air monitoring confirms asbestos below 0.01 f/ml. Air monitoring/clearance not required. Foot wash and used PPE collection area required. Resource consent required under the NES Soil as a controlled activity.

6 Conclusions

T+T has been commissioned by Watercare to undertake a ground contamination desk study investigation for the proposed development of the replacement Huia Water Treatment Plant. We understand that Watercare proposes to construct a reservoir (Reservoir 1) on the northern section of the site and to construct a replacement water treatment plant on designated land to the east of Manuka Road. A second reservoir (Reservoir 2) will be constructed on the existing WTP site once it has been decommissioned.

T+T has undertaken this investigation to assess whether HAIL activities have occurred at the site, and the potential for these activities to have resulted in ground contamination. The investigation has identified that worker housing was constructed on the Reservoir 1 and replacement WTP sites in the 1940s and removed in the 1990s.

Buildings constructed and altered during this period may have used asbestos containing building materials and lead based paints. Ground contamination by asbestos and lead in the vicinity of the houses could have been caused by the removal/demolition of the buildings. If asbestos and/or lead are present in these areas above risk-based assessment criteria for the protection of human health, HAIL category “I” may apply. Ground contamination (if any) is likely to be limited to the near surface, dependent on how deep the filling activities have occurred.

If HAIL category ‘I’ applies to the Reservoir 1 and/or replacement WTP sites, the NES Soil will apply to the proposed works because HAIL activities have/are more than likely to have occurred on the site and soil disturbance is proposed. The volume of earthworks are unlikely to meet the permitted activity threshold under the NES Soil Regulations 8(3) and therefore resource consent would be required. In the absence of a DSI being completed prior to consent application a discretionary resource consent will be required with a DSI undertaken as a condition of the consent. It may be possible to undertake this investigation concurrently with clearance works to minimise delays. If the DSI confirms that soil contaminations are below background then the NES Soil will not apply.

Resource consent may also be required under the AUP. The activities requiring resource consent depends on the concentrations of contaminants as outlined in the AUP tables. Without the completion of a DSI to characterise the contamination profile at the site, the disturbance of soil would be treated as a Discretionary Activity. Resource consent is unlikely to be required for the ongoing discharge of contaminants from the site - if contaminated material is discovered on site then we expect that it would be completely removed during excavation.

There is the potential for asbestos building materials from the buildings that have historically been on site to be present in soil. If soil is found to contain asbestos, appropriate handling and removal measures should be applied during site clearance works to avoid the release of asbestos to the ground. The H&S at Work (Asbestos) regulations will also apply to soil disturbance works.

An SMP will be needed to provide appropriate controls to minimise potential discharges of contaminants to the environment and inform health and safety measures. The SMP will be required to support resource consent applications.

7 Applicability

This report has been prepared for the exclusive use of our client Watercare Services Limited, with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose, or by any person other than our client, without our prior written agreement.

Tonkin & Taylor Ltd

Environmental and Engineering Consultants

Report prepared by:



.....

Keeley Clayton

Environmental Consultant

Authorised for Tonkin & Taylor Ltd by:



.....

Peter Roan

Project Director

Technically reviewed by:



.....

Paul Walker

Technical Director – Contaminated Land

2-Aug-19

\\\\ttgroup.local\\files\\aklprojects\\30848\\30848.2000\\issueddocuments\\aee lodged 24may2019\\appendix j preliminary site investigation (psi)\\appendix j - preliminary site investigation final august 2019.docx

Appendix A: Plans

Path: T:\Auckland\Projects\30848_2000\WorkingMaterial\Specialist reporting - PSI\GIS\MapDocuments\30848_2000_FIG001.mxd Date: 24/05/2019 Time: 2:18:20 PM



Notes:
Service Layer Credits: Sourced from the LINZ Data Service and licensed for re-use under the Creative Commons Attribution 3.0 New Zealand licence

A3 SCALE 1:2,500
0 0.02 0.04 0.06 0.08 0.1 (km)



Tonkin+Taylor
105 Carlton Gore Rd, Newmarket, Auckland
www.tonkintaylor.co.nz

DRAWN	MOLI	May.19
CHECKED		
APPROVED		
ARCFILE 30848.2000_FIG001.mxd SCALE (AT A3 SIZE)		
1:2,500		
PROJECT No. 30848.2000		

WATERCARE SERVICES LTD Huia Water Treatment Plant Site Plan		
FIGURE No.	Figure 1.	Rev. 0

Appendix B: Site history information

Site history information

Historical information relating to the site has been collected from various sources. The information presented documents on-site activities, except for the aerial photograph review where comments are also provided on readily observable surrounding land use. The information that has been reviewed is summarised in this appendix. Selected documents are provided in Appendix C-F.

B1 Certificates of title

Current and historical certificates of title (CT) were reviewed for the site. These are provided below in Appendix G. A summary of the site is presented below.

B1.1 1925

NA502/232

On 15 December 1925 Kaurilands Limited took ownership of part of the estate as fee-simple including 27 acres and three roads. This title also indicates that Thomas Augustus Bishop owned the site prior to Kaurilands.

B1.2 1966

NA9B/590

Small section of the site to the north included. Property proprietors are Watercare Services Limited. Site subject to caveat by the Auckland Regional Council.

B1.3 1967

NA10B/613

The wider property seized by The Mayor Councillors and Citizens of Auckland. Interests during issue included fencing covenants, building line restrictions and right of ways. Auckland Regional Authority vesting within the land as a bulk-water supply.

B1.4 1990

NA78D/642

NA78C/462

In 1990 Auckland Regional Authority took ownership in fee simple as a bulk water supply location.

B1.5 1993

NA66C/188

NA66C/119

NA66C/120

NA94A/354

NA94A/355

NA94A/356

Watercare's Services Limited are the proprietors on the site. The property is subject to right of ways and building line restrictions. Caveat created by Auckland Regional Council.

B1.6 2015

701575

Site subject to some right of ways and building lines. Caveat by the Auckland Regional Council from 1994.

B2 Historical aerial photographs

Appendix B Table 1: Summary of aerial photograph review

Date, run number and source	Key site features	Surrounding land features
1940 (vertical photograph) Auckland Council GeoMaps	Residential housing on site with areas of clearance along the north and to the south.	Predominantly surrounded by vegetation. Some areas of clearance and residential housing occurring. Huia Water treatment plant has begun to be constructed. Filter station established to the north east.
1955 (vertical photograph) Retrolens	Residential housing on site. And additional house has been included closer to Manuka Road. A small area of clearance is still noticeable to the east of the site and building on Scenic Drive.	Further clearing for residential properties had occurred to the west. Remainder of surrounds are some residential housing and vegetation. Filter station appears unchanged.
1959 (vertical photography) Auckland Council GeoMaps	Residential housing on site. Vegetation predominantly covering the remaining section. Small area of unknown clearance the east and building in vicinity of this, used for unknown purposes.	Areas surrounding covered by vegetation. Residential housing becoming more prominent in surrounding locations. Huia Water Treatment Plant developed to the east and pond constructed to the south. Filter station appears unchanged.
1960 (vertical photography) Retrolens	Houses remain on property. Area of potential slip to the east on the ridge running up to Woodlands Park Road. Unknown building still remain. Vegetation becoming denser in other areas.	Water Treatment plant remains unchanged. Residential lots becoming more established. Filter station appears unchanged.
1972 (vertical photography) Retrolens	Site appears unchanged from 1960. Some more vegetation around site has become denser. Area of unknown clearance remains.	Water Treatment Plant has been developed further. Residential lots becoming more established. Filter station appears unchanged.
1980 (vertical photography) Retrolens	Building on Scenic Drive has been removed. No other changes appear on site.	Development of Water Treatment Plant continuing. Residential lots remain unchanged and the vegetation still present. Filter station appears unchanged.
1981 (vertical photography) Retrolens	No changes on site.	Development of Water Treatment Plant continuing. Residential lots remain unchanged and the vegetation still present. Filter station appears unchanged.
1988 (vertical photography) Retrolens	Vegetation on the site appears denser. One house to the north of Woodlands Park Road removed and area of clearance.	No changes to the surrounds. Vegetation appears denser around residential properties. Filter station appears unchanged.
1996 (vertical photography) Auckland Council GeoMaps	Houses have been removed. Areas of clearance in locations of	No changes appear to have occurred. Residential housing and

Date, run number and source	Key site features	Surrounding land features
	housing previously located on site. Vegetation covers the remainder of the site.	vegetation covering surround the site. Huia Water Treatment Plant extended to the west. Water Pond further established to the south.
2000 (vertical photography) Auckland Council GeoMaps	Small areas of clearance still remain in location of previous housing. Larger are to the south of Woodlands Park Road. Area of clearance to the east still appears (appeared 1959).	Residential housing and vegetation. Huia Water treatment Plant further developed, pond still established.
2003 (vertical photography) Retrolens	Areas of clearance where houses were located becoming vegetated. Site to the South of Woodlands Park Road appear to be becoming vegetated also. Area of clearance remains at one point in the middle of the site to the south of Woodlands Park Road.	No changes appear to have occurred.
2001 (vertical photography) Auckland Council GeoMaps	No changes appear to have occurred.	No changes appear to have occurred.
2006 (vertical photography) Auckland Council GeoMaps	Upwash tank constructed to the north with associated access way. Area of clearance to the south of Woodlands Park Road appears more prominent.	No changes appear to have occurred.
2008 (vertical photography) Auckland Council GeoMaps	Earthworks and what appears to be unknown fill on site to the south of Woodlands Park Road.	Works on Water Treatment Plant water ponds. Remainder of surrounds appears unchanged.
2010/2011 (vertical photography) Auckland Council GeoMaps	Area of earthworks/fill now appears to be unused. Remainder of site unchanged.	Water Treatment Plant works have been completed. No other significant changes.
2015/2016 (vertical photography) Auckland Council GeoMaps	Area of earthworks/fill appears to be slowly covering in vegetation. Remainder of site unchanged.	No changes appear to have occurred.
2017 (vertical photography) Auckland Council GeoMaps	Area of earthworks/fill appears more vegetated. Are around Upwash tank now has denser vegetation. Remainder of site unchanged.	No changes appear to have occurred.

B3 Council property files

A copy of the Auckland Council property files were obtained and reviewed for records of potentially contaminating uses/events. There were a number of property file for the Huia Water Treatment Plant that were disregarded as the site only relates to a section of the property as outlined in Section 1. A summary of the related property files are below. Selected information is provided in Appendix D.

B3.1 Upwash tank

Files from December 2003 and January 2004 relate to the construction of an upwash tank on proposed Reservoir 1 site. The files that related to this included;

- Detailed plans of the upwash tank and surrounds. The detailed plans indicate the site of the upwash tank and the pipes that were to be connected from the Water Treatment Plant to the south. Access ways and notable trees were also on the plans;
- Geotechnical Assessment. This indicated that granular fill was used to level the ground at the location of the upwash tank. A bore hole that was located in the middle of the upwash tank location indicated that below this were soft and firm clays and the protect methods that were proposed;
- Arborist report. This report indicated the notable trees in the area.

In these reports there was no mention of HAIL activities on the site.

B3.2 Historical houses

Files from 1974, 1975 and 1994 were provided that included information on the historical houses that had been on the site to the north and the south of Woodlands Park Road. The files did not indicate which house was specifically referred to but an indication of the works and the removal was provided.

Building permits and plans that were included shows the basic layout of the houses and the additions such as garages and retaining walls that were to be constructed in 1975. The plans show the houses that are to the south of Woodlands Park Road. These show the houses and the large lawn area to the front that also included a garage for each house. Some cut and fill was used in the area to create a flat platform for the works.

The files dated 1994 were for a demolition permit in relation to these houses.

B4 Archaeological information

An archaeological assessment was completed by Clough & Associates Ltd in April 2018. This report identified some surface features that had relevance to the site condition.

B4.1 Reservoir 1 Site

At the Reservoir 1 site an area of ground disturbance at the location of the historic houses that were on site included material such as building rubble, tarseal, gravel, remnants of garden landscaping (eg. rubble garden walls) and scattered 20th century rubbish, such as broken glass and ceramic.

On the WTP site the Archaeological report noted that there was an area of disturbance where the cottages were located. There was also evidence of more recent disturbance that was carried out to clear and dump material (rocks to be used on the batters of the attenuation pond) .

B5 Council contamination enquiry

A contamination enquiry was received by Auckland Council on 29 May 2018. . In summary, Auckland Council reported that it holds no information regarding potentially contaminating land uses, or past pollution incidents at the site. There was one incident noted that included sediment within a pond that contained arsenic. This was 1.5 km away from the site.

B6 Council HAIL information request

Information from a site contamination information held with the Environmental Health Unit of the Licensing and Compliance Services Department (LCS) was received on 1 June 2018. There were two records that indicated that there may have been a HAIL activity on site.

The first referred to the 2009 unauthorised fill that was deposited in the Water Catchment area of the site. It appears that this report relates to the Hitotupo Reservoir site and not the project site and has been reported by AC in error.

There was also mention of historical records that indicated a maintenance workshop and chemical storeroom. This was likely for the Huia Water Treatment Plant.

B7 Google Maps street view

Google Maps street view images that were from 2008 and 2009. The 2008 image shows a digger on the southern site at the area of unknown clearance and unknown material stockpiled here. In 2009 the area appears clear with the entrance way blocked with a small stockpile of unknown material.

Appendix C: Historical aerial photographs



Photograph Appendix C.1: 1940 Aerial Photograph (Source: Auckland GeoMaps)



Photograph Appendix C.2: 1959 Aerial Photograph (Source: Auckland GeoMaps)



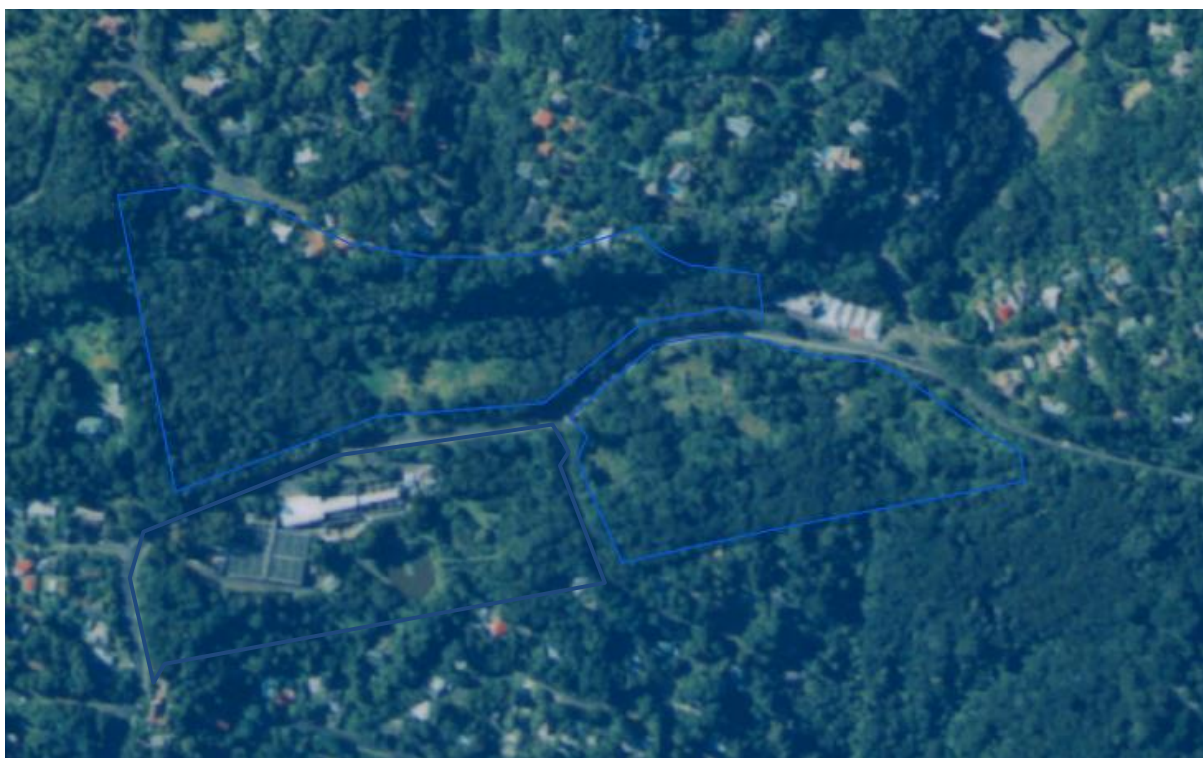
Photograph Appendix C.3: 1972 Aerial Photograph (Source: Retrolens)



Photograph Appendix C.4: 1980 Aerial Photograph (Source: Retrolens)



Photograph Appendix C.5: 1988 Aerial Photograph (Source: Retrolens)



Photograph Appendix C.6: 1996 Aerial Photograph (Source: Auckland GeoMaps)



Photograph Appendix C.7: 2000 Aerial Photograph (Source: Auckland GeoMaps)



Photograph Appendix C.8: Aerial Photograph (Source: Auckland GeoMaps)



Photograph Appendix C.9: 2003 Aerial Photograph (Source: Retrolens)



Photograph Appendix C.10: 2006 Aerial Photograph (Source: Auckland GeoMaps)



Photograph Appendix C.11: 2008 Aerial Photograph (Source: Auckland GeoMaps)



Photograph Appendix C.12: 2010/2011 Aerial Photograph (Source: Auckland GeoMaps)



Photograph Appendix C.13: 2015/2016 Aerial Photograph (Source: Auckland GeoMaps)



Photograph Appendix C.14: 2017 Aerial Photograph (Source: Auckland GeoMaps)

Appendix D: Relevant council property file information

WAITAKERE CITY COUNCIL

Action required by		John McKeown MCKEOWJ	
Date Received	2-April-2009 - 09:48:24	Completion due	31-August-2009 - 19:39:31

Request Reference	929663		
Request Type/Priority	N89R	Earthworks Complaint - Routine	

Request from:	WAITAKERE CITY COUNCIL Private Bag 93109 Henderson WAITAKERE 0650
----------------------	--

Mob: Home: Bus:

Job location	Water Catchment Area, Waitakere	
	Property Owner Details	AUCKLAND REGIONAL COUNCIL Private Bag 92012 Victoria Street West AUCKLAND 1142

Request Notes	<p>02-Apr-2009 09:52:38 Significant amounts of unauthorised fill has been spread around native bush to create a flat extension to an existing service area. Area is managed by Watercare Services and is classified as Managed Natural Area. Please see Paul Tyler, EMO for location and access details.</p> <p>04-May-2009 16:25:33 Site visit 4/5/09-with Paul Tyler initially.</p> <p>05-May-2009 08:46:46 Site visit 4/5/09. with Paul Tyler. What Paul referred to as a service area has been extended to form a substantial flat elliptical bench approx 30m by 18m at widest points. Essentially it appears an area of bush has been cleared and earth material deposited on the formerly sloping terrain to form a flat area with varying steep slopes of approx 3 to 4 metres. This material is deposited around the trunks of at least a dozen native trees, including tea-tree, Pittosporum, Rimu. I also noted concrete blocks and several painted fence posts within the lower deposits of fill. Near base of fill material and embedded within it, I observed broken items of thick white plastic and what appears to be the metal parts of some machinery. I also noted clumps of light grey clay and close by deposits of light textured brown topsoil.</p> <p>The impression I have is that the fill material is not from a nearby slip but rather consists of section clearouts and demolition fill.</p> <p>18-Jun-2009 11:00:19 Have contact from Roger Bannister of ARC on 8 June 09 re this matter . He prefers to leave it with us to sort out but wishes to attend a meeting to discuss the issue. I have left message with Watercare to come back to me re a meeting to discuss</p>
----------------------	---

	<p>issues.</p> <p>14-Aug-2009 19:39:09 I intend to re-visit site next week to re-assess what needs doing to 'normalise' site, and take approp action.</p> <p>20-Aug-2009 17:06:19 I have emailed Water Care Services to re-activate a new meeting to sort issue.</p> <p>31-Aug-2009 10:37:40 Please note: File for this site is 'Upper Nihotupu'</p> <p>31-Aug-2009 10:49:41 Email rec'd from ARC that after site visit they are happy with remedial works undertaken. NFA</p>
Feedback Required?	

Action taken:

--

Riding

CITY OF WAITEMATA

Roll No. / /
3370/Pt31

BUILDING PERMIT

No 689

Owner of Section

Auckland Regional Authority

Date 28.1.75

Address

Private Bag, Auckland.

THIS PERMIT is granted to the undermentioned person authorising the following building work on Lot No. **Pt 2 DP 18639**,
on **23 Waima**, Road **Titirangi** in accordance with the plans lodged and

subject to the following conditions: **Location 23 ft. from road boundary approved subject to painting to conform with existing dwelling within 6 mths. from date of issue of permit. Spouting, down-pipes and stormwater drainage to be provided to the approval of the Inspector.**

Nature of proposed work

Garage

Harnan Bldg Ltd.,
Box 19078
AVONDALE

Value of work, \$ 589

Fee \$ 3 :00 : Rec. No. 59430 - 22.11.74

For the Waitemata City Council

FOR FURTHER CONDITIONS SEE OVER

.....
Duly Authorised Officer.

Building Inspected. Date Insp. Intls.

checked by B Hardy 24/11/76
for release H.O. —
State Kldy completed
J 25/11/76

Final Inspection

..... Inspector

Register Noted. Date

APPLICATION NO. 245/26 PERMIT NO. 689
DISTRICT OFFICE NO. 229/17 DATE ISSUED 28.1.75

LODGED AT
DISTRICT OFFICE
DATE 31/10/74

DISTRICT
1005

HEAD OFFICE DATE STAMP
RECEIVED
30 OCT 74
Waiemata
City Council
Engineering Dept

WAITEMATA COUNTY COUNCIL
68 GREYS AVENUE (P.O. BOX 5440), AUCKLAND. PHONE 33-419.

BUILDING PERMIT APPLICATION

OWNER OF SECTION: NAME AUCKLAND REGIONAL AUTHORITY (BLOCK CAPITALS) PHONE NO. 656 708
PRESENT POSTAL ADDRESS PRIVATE BAG AUCKLAND 1 PREVIOUS.
BUILDER: NAME HARMAN BUILDING LTD PHONE NO. 887103.
POSTAL ADDRESS BOX 19078 AVONDALE
(Permit will be posted to builder unless otherwise requested)
SIGNATURE OF APPLICANT Harman.

NATURE OF PROPOSED BUILDING WORK
SINGLE GARAGE

FLOOR AREA OF PROPOSED WORK
Basement: _____
Ground Floor: 5.4 M X 3 M.
First Floor: _____
Others: _____
Total: 160
PAYABLE ON APPLICATION.

VALUE OF WORK \$ 589-00 FEE \$ 3-00.
FULL LEGAL DESCRIPTION OF SECTION
(as appears on either rate demand or title deeds)
N^o 23 WAINA ROAD
PT 2 DP 18839
VALUATION ROLL NO. 3370/31/1
NAME OF PREVIOUS OWNER OF SECTION ARA.
AREA OF SECTION _____ Acre(s) FRONTAGE _____
ROAD NAME WAINA. LOCALITY TITIRANGI.
IMPORTANT — SEE INSTRUCTIONS ON PAGE FOUR

BUILDING RESEARCH ACT 1969
Levy on Buildings Valued in excess of \$3,800

Amount of Levy
Receipt No.
Date

FOR OFFICE USE ONLY Retaining wall details to be submitted to head office
REMARKS Refer to TP decision attached to file BPA 245/25

Permit Issued Subject to the Following Conditions Location 23 feet from road boundary
approved subject to painting to conform with existing dwelling with
6 months from date of issue of permit
SPOUTING DOWNPIPES AND STORMWATER DRAINAGE TO BE PROVIDED TO THE APPROVAL OF THE INSPECTOR

Approved by [Signature] Building Inspector 13/11/74 Date
Approved by [Signature] Plumbing/Drainage Inspector 11-11-74 Date
Approved by [Signature] Health Inspector _____ Date
Town Planning Zoning Res A1, designated ARA Town Planning Officer 19/11/74 Date
Building Permit Fee \$ \$3-00 water supply Receipt No. 59430 Date 22/11/74
Road Damage Deposit Fee \$ _____ Receipt No. _____ Date _____
Road Damage Deposit Refund \$ _____ To _____ Date _____
Cost of Vehicular Crossing \$ NA Date _____

Electricity Transmission Lines: Present/Not Present over property* Location of ARA or NSDB Trunk Sewers Checked — Release/Hold*
*Delete not applicable. Initials _____ Date _____

PLEASE REFER TO INSTRUCTIONS ON PAGE FOUR.

SPECIFICATION TO BE COMPLETED BELOW FOR MINOR BUILDINGS ONLY
(Full specifications are required for all other work)

FOUNDATIONS

If solid concrete. Size of footings Walls Reinforcing

If concrete blocks. Size Spacing

N.B. All blocks must be at least 12" in to ground and set on a 12" x 12" x 4" concrete pad.

FRAMING

	Size	Spacing	Span	Timber
Jack Studs	.....	.....	.....	Nº1 BORK
Bearer Plates	.....	.....	.....	.....
Floor Joists	.....	.....	.....	.....
Outer Studs	3x2	2'0	.....	.....
Inner Studs	.....	.....	.....	.....
Ceiling Joists	.....	.....	.....	.....
Bottom Plates	Size 3x4	.....	.....	Top Plates. Size 3x2
Noggins	Size 3x2	.....	Number of rows of noggins	ONE

N.B. (a) Minimum stud height for dwellings is eight feet.

(b) Top window trimmers must be checked $\frac{1}{2}$ " or otherwise supported.

ROOF

Covering 1. ROKI Ridges. Size Purlins. Size 4x2.
Sarking. Size Under Purlins

	Size	Spacing	Span	Timber
Rafters	PRYDE TRUSSES Nº 4947 - S13	6'	10'	Nº1 PINE

MISCELLANEOUS

Flooring. Size Exterior Sheathing M/W/B

Inside Lining

Is any second-hand material to be used in the proposed construction? NO If YES, then a separate application must accompany this form.

SANITATION

Privy Type e.g. water closet, chemical pan or night soil?

N.B. If chemical pan or night soil pan, the privy building must be at least 15' away from dwelling.

LOCALITY SKETCH TO SHOW LOCATION OF BUILDING SITE

DRAINAGE AND PLUMBING

All drainage and plumbing must be carried out by registered tradesmen. If it is intended to install a septic tank, now or in the future, the site must be inspected by the Health Inspector before building is commenced.

IT IS MOST IMPORTANT that buildings should not be occupied before complete plumbing and drainage systems have been installed and officially approved.

FJD:BMP

20 November 1974

Auckland Regional Authority,
Private Bag,
AUCKLAND. 1.

Attention Mr L. Precious

Dear Sir,

Building Permit Application 245/26 - Garage - 23 Waina Road Pt 2
BP 16839

In connection with the above building permit application, and our telephone conversation of Tuesday 19 November, I understand that Mr H.J. Overington, Building Inspector for the Titirangi area, has contacted you and requested retaining wall details to be submitted.

I would also advise that the building permit fee of \$5.00 is also required, and I look forward to your remittance of this amount, together with the above details, as soon as possible.

Yours faithfully,

P.J. DUCKWORTH
for CITY INSPECTOR

Copy sent to -

The Secretary,
Harman Building Ltd,
P.O. Box 19078,
AVONDALE. 7.

for information

CITY



OF WAITEMATA

P.O. Box 5440, Auckland

This receipt is NOT a permit. No work is to be executed until a PERMIT is OBTAINED.

84

BUILDING PERMIT FEE

Received from

Harman Building

For

LOT PT. 2 DP 15839

Harman Building

\$ *3* —

Receipt is acknowledged of amount printed hereunder only.

50130 2274

3.00

CASH

CHEQUE

A. TURNER, Treasurer.

[Signature]

REPORT ON COMMERCIAL OR INDUSTRIAL BUILDING
STRUCTURAL ENGINEER'S REPORT

REPORT C.(1)

APPLICATION NO 245/26

APPLICANT'S NAME:

A R A.

BUILDER'S NAME:

HARMAN BUILDINGS

PROPOSAL:

SINGLE STORE

LEGAL DESCRIPTION:

LOT 2 DP 18839

ROAD NAME & LOCALITY:

WAIMA Rq. TSL

CALCULATIONS & STRUCTURAL CHECK

1. THE FOLLOWING AMENDMENTS, ALTERATIONS OR ADDITIONAL INFORMATION MUST BE MADE (OR SUPPLIED) BEFORE APPROVAL CAN BE CONSIDERED: (Please list clearly, and date and sign requirements)-

RECOMMENDATION:

- * (a) The matters listed in (1) above (when applicable), have been settled to my satisfaction and I recommend that the application be APPROVED, subject to the following conditions:-
- * (b) ~~I recommend that the application be NOT APPROVED for the following reasons:-~~

* Delete not applicable

Dealt with by

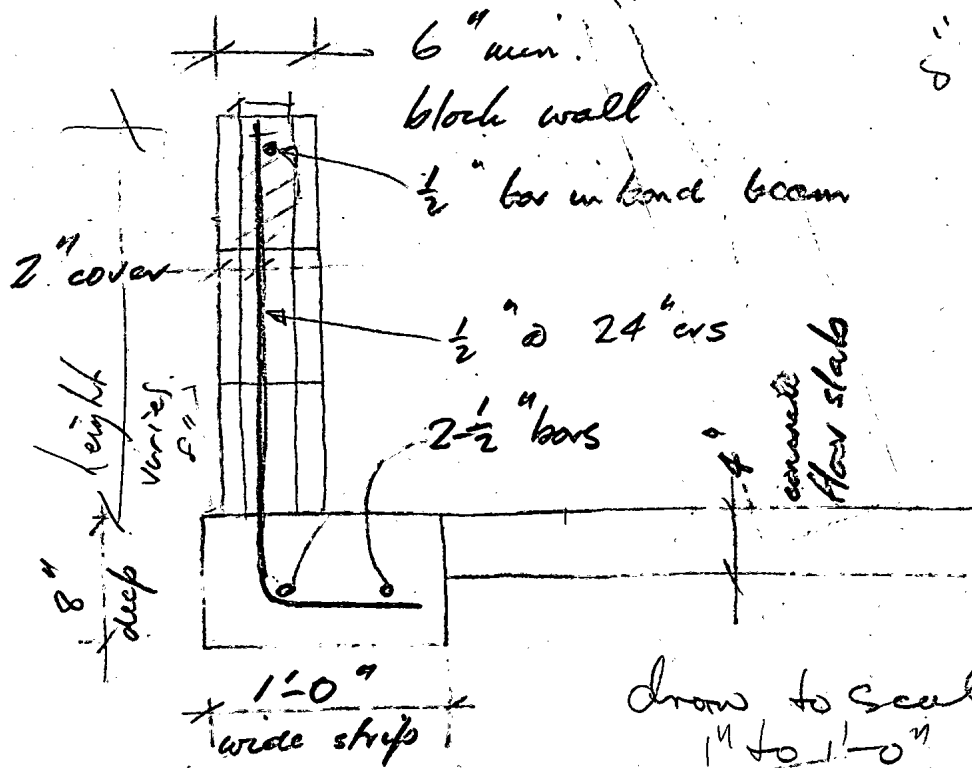
D Wate

STRUCTURAL ENGINEER

8/1/75

DATE

Garage Walls - Waima Rd.



Drawn to scale
1" to 1'-0"

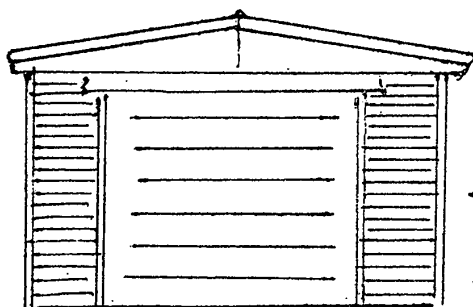
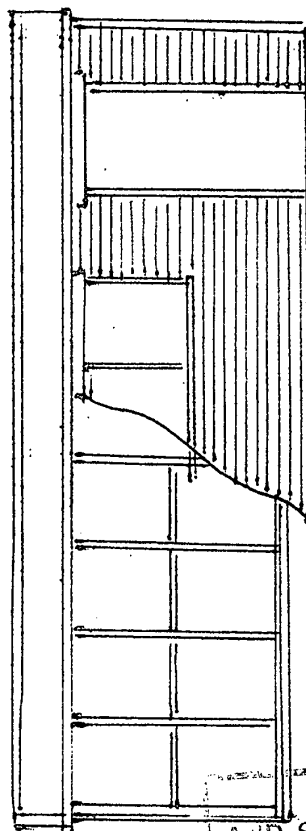
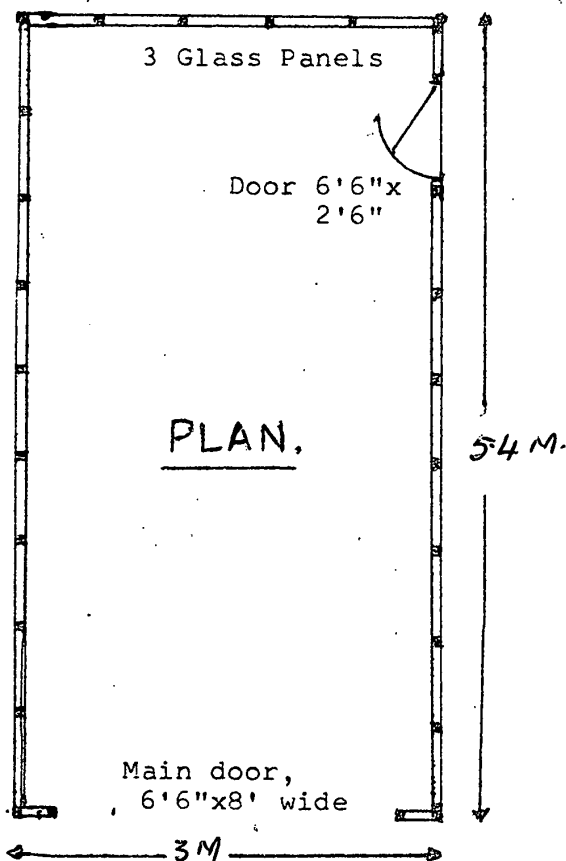
Design sketch for garage wall to retain
2'-0" of clay fill, in accordance with NZS

Gregory BENNIE

TYPICAL SECTION THROUGH BASE

OF GARAGE WALLS (Nos 23 & 25 WAIMA RD.)

SINGLE GARAGE.



PLANS
AND SPECIFICATIONS
APPROVED

SUBJECT TO SUCH
CONDITIONS AS ARE TO
BE ENDORSED ON OR
APPENDED TO
BUILDING PERMIT

SIGNED:

[Signature]

DATE:

13/11/74

SPROUTING DOWNPIPES AND
STORMWATER DRAINAGE TO BE
PROVIDED TO THE APPROVAL
OF THE INSPECTOR

SPECIFICATIONS

Foundations: Concrete blocks 18x8x6, 4' Ø Max. 12" in ground. On sloping ground, longer blocks may be used and base boxed in with Fibrolite sheathing.

Dampcourse: Malthoid.

Framing: 3x2 up to and including 200sq. ft., otherwise all 4x2 dressed Boric treated Pine. Frames to be made up in sections with studs at 24" Ø with one row of nogging and bracing and erected on extra bearer plate adequately nailed together and braced.

Roofing: ~~5x2 rafters~~ *PRYDE NAIL PLATE TRUSSES NO H947813*, max. 10' span, 6" Ø. 4x2 purlins on edge, max. 7' span, 30" Ø. Corrugated iron roofing, all laps primed. Fastened with springhead nails and finished with galvanised coverboards and ridging.

Sheathing: 26 gauge galvanised iron folded to resemble weatherboards. Finished with angle boxes.
Alternative sheathing, 3/16" flat Fibrolite.

Joinery: Standard Overhead type or similar door and personal door.

Riding

CITY OF WAITEMATA

Reg. No. / /
3370/P431

BUILDING PERMIT

No 705

Owner of Section

Auckland Regional Authority

Date 31.1.75

Address

Private Bag, Auckland. 1

THIS PERMIT is granted to the undermentioned person authorising the following building work on Lot No. Pt 2 DP 18639

on **Valma**, Road **Titirangi**

in accordance with the plans lodged and

subject to the following conditions, as per list attached.

Nature of proposed work

Garage

**Harman Bldgs Ltd.,
Box 19076
AVONDALE**

Value of work, \$ 790

Fee \$ 4 : 00 : Rec. No. 52448 29.10.74

For the Waitemata City Council

FOR FURTHER CONDITIONS SEE OVER

Duly Authorised Officer.

Building Inspected. Date Insp. Intls.

checked by B. Harsby 24/11/76

A release H.O. —

states study completed

227 11/76

Final Inspection

Inspector

Register Noted. Date

Riding

CITY OF WAITEMATA

Roll No. / /
5570/Pt 31

BUILDING PERMIT

N^o 705

Owner of Section

Auckland Regional Authority

Date **31.1.75**

Address

Private Bag, Auckland. 1

THIS PERMIT is granted to the undermentioned person authorising the following building work on Lot No. **Pt 2 DP 18639**

on **Vaina**, Road **Titirangi** in accordance with the plans lodged and

subject to the following conditions: **as per list attached.**

Nature of proposed work

Garage

**Harman Bldgs Ltd.,
Box 19078
AUCKDALE**

Value of work, \$ **790**

Fee \$ **4 : 00** : Rec. No. **52448 - 29.10.74**

For the Waitemata City Council

FOR FURTHER CONDITIONS SEE OVER

.....
Duly Authorised Officer.

Plumbing Permit No.

Drainage Permit No.

Date of Inspections

Drainage

Signature of Inspector

Plumbing

Signature of Inspector

Remarks:—

APPLICATION NO. 245, 25 PERMIT NO. 706
DISTRICT OFFICE NO. 229, 19 DATE ISSUED 31.1.75

LODGED AT
DISTRICT OFFICE
DATE 31/10/74

DISTRICT
DOS

HEAD OFFICE DATE STAMP

RECEIVED
30 OCT 1974
Waitemata
City Council

WAITEMATA COUNTY COUNCIL
68 GREYS AVENUE (P.O. BOX 5440), AUCKLAND. PHONE 33-419.

BUILDING PERMIT APPLICATION

OWNER OF SECTION: NAME AUCKLAND REGIONAL AUTHORITY (BLOCK CAPITALS) PHONE NO. 656 708
PRESENT POSTAL ADDRESS PRIVATE BAG AUCK 1. L.PRECIOUS.
BUILDER: NAME HARMAN BDC LTD. PHONE NO. 887103.
POSTAL ADDRESS BOX 19078 AVONDALE
(Permit will be posted to builder unless otherwise requested)
SIGNATURE OF APPLICANT J. Homan

NATURE OF PROPOSED BUILDING WORK

DOUBLE GARAGE

FLOOR AREA OF PROPOSED WORK
Basement: _____
Ground Floor: _____
First Floor: _____
Others: _____
Total: 824 sq ft
PAYABLE ON APPLICATION

VALUE OF WORK \$ 790-00 FEE \$ 4-00
FULL LEGAL DESCRIPTION OF SECTION
(as appears on either rate demand or title deeds)
NO 25 WAIMA ROAD.
PT 2 DP 18839
VALUATION ROLL NO. 3370 / 31 / 1
NAME OF PREVIOUS OWNER OF SECTION A.R.A.

BUILDING RESEARCH ACT 1969
Levy on Buildings Valued in excess of \$3,000

Amount of Levy
Receipt No.
Date

AREA OF SECTION _____ Acre(s) FRONTAGE _____ Feet
ROAD NAME WAIMA. LOCALITY TITIRANGI
IMPORTANT — SEE INSTRUCTIONS ON PAGE FOUR

FOR OFFICE USE ONLY
REMARKS Retaining wall details to be submitted to Head Office
Refer to TP decision for house NO 25 inside file

Permit Issued Subject to the Following Conditions
1. Existing garage is to be demolished on completion of new garage.
2. Garage is to be sited not less than fifty feet from the front boundary (not side edge of road).
3. Stormwater runoff is to be provided to the approval of the Inspector.
Approved by J. Homan Building Inspector 13/11/74 Date
Approved by J. Homan Plumbing/Drainage Inspector 11/11/74 Date
Approved by J. Homan Health Inspector 11/11/74 Date
Town Planning Zoning Res A1, designated ARA Town Planning Officer 8/11/75 Date
Building Permit Fee \$ 4 - water supply Receipt No. 52448 Date 29/10/74
Road Damage Deposit Fee \$ _____ Receipt No. _____ Date _____
Road Damage Deposit Refund \$ _____ To _____ Date _____
Cost of Vehicular Crossing \$ NA Date _____

Electricity Transmission Lines: Present/Not Present over property* Location of ARA or NSDB Trunk Sewers Checked — Release/Hold*
*Delete not applicable. Initials _____ Date _____

PLEASE REFER TO INSTRUCTIONS ON PAGE FOUR

SPECIFICATION

TO BE COMPLETED BELOW FOR MINOR BUILDINGS ONLY
(Full specifications are required for all other work)

FOUNDATIONS

If solid concrete. Size of footings _____ Walls _____ Reinforcing _____

If concrete blocks. Size _____ Spacing _____

N.B. All blocks must be at least 12" in to ground and set on a 12" x 12" x 4" concrete pad.

FRAMING

	Size	Spacing	Span	Timber
Jack Studs				Nº 1 Borie
Bearer Plates				
Floor Joists				
Outer Studs	4x2	2'0"		
Inner Studs				
Ceiling Joists				
Bottom Plates	Size 4x4			Top Plates. Size 4x2
Noggins	Size 4x2		Number of rows of noggins	ONE

N.B. (a) Minimum stud height for dwellings is eight feet.

(b) Top window trimmers must be checked $\frac{1}{2}$ " or otherwise supported.

ROOF

Covering _____ Ridges. Size _____ Purlins. Size 4x2
Sarking. Size _____ Under Purlins _____

	Size	Spacing	Span	Timber
Rafters	PRYDE TRUSSES Nº 447-S14	6'0"	17'6"	Nº 1 Borie

MISCELLANEOUS

Flooring. Size _____ Exterior Sheathing M/W/B

Inside Lining _____

Is any second-hand material to be used in the proposed construction? NO If YES, then a separate application must accompany this form.

SANITATION

Privy Type _____ e.g. water closet, chemical-pan or night soil?

N.B. If chemical pan or night soil pan, the privy building must be at least 15' away from dwelling.

LOCALITY SKETCH TO SHOW LOCATION OF BUILDING SITE

DRAINAGE AND PLUMBING

All drainage and plumbing must be carried out by registered tradesmen. If it is intended to install a septic tank, now or in the future, the site must be inspected by the Health Inspector before building is commenced.

IT IS MOST IMPORTANT that buildings should not be occupied before complete plumbing and drainage systems have been installed and officially approved.

FES:SCM

20th January 1975

Auckland Regional Authority,
Private Bag,
AUCKLAND, 1

Attention: Mr. L. Precious

Dear Sir,

Building Permit Applications 245/25, 245/26 and 245/27 - Garages - 23 Waima Road, Titirangi

We refer to the above mentioned applications and also to previous correspondence in this matter, and have to advise that as there appears to be further details required relating to the processing of these applications, it would be appreciated if you would contact the writer to discuss the matter further.

Yours faithfully,

F.R. SPICK
for CITY INSPECTOR

Dispensation - Accessory building in front yard

B.P. Application 245/25

Double garage, 25 Walma Road, Res A1,
A.R.A. designat. Water Supply

This is the second application for this lot.

- 1) First application sited garage in same position as existing garage. Application for dispensation was declined, and A.R.A. was informed that 'favourable consideration would be given to an amended application providing for a front yard of 50 feet' (June 1974)
- 2) This application shows garage 15.25 m (50 ft) from edge of road seal.
This is not the front boundary, but the boundary may be difficult to determine.
- 3) If approved, conditions should be set for
 - a) removal of existing garage
 - b) painting within 6 months to conform with dwelling.

GreenCampston

Town Planning.

26/11/74

(Mr Macrae)

A.R.A. confirmed that a
New plan will be submitted
placing the garage 19m from
edge of seal. 26/11/74

FJD:ENP

26 November 1974

Auckland Regional Authority,
Private Bag,
AUCKLAND, 1.

Attention Mr L. Precious

Dear Sir,

Building Permit Application 245/25 - Double Garage - No 25 Waima Road,
Pt 2 DP 18539

In connection with the above building permit application, I understand that Mr F.J. Overington, Building Inspector for the Waima area has advised you that retaining wall details are to be submitted to this office before consideration can be given to this application.

I look forward to receiving these details as soon as possible.

Yours faithfully,

F.J. DUCKWORTH
for CITY INSPECTOR

Copy sent to -

The Secretary,
Harcam Building Ltd,
P.O. Box 19678,
AVONDALE, 7.

for information

11th June 1974

The Secretary,
Auckland Regional Authority,
Private Bag,
AUCKLAND, 1

Attention: Mr. L. Precious
Maintenance Superintendent



Dear Sir,

Proposed Garages - Nos 20, 23 and 25 Waima Road

With reference to your letter dated 13th May 1974, we advise that Council has made the following decisions in respect of the locations of the garages on the various sites:-

No. 23 Waima Road

The location of the garage at 23ft from the road boundary has been approved subject to the building being painted to conform with the existing dwelling on the land, within a period of 6 months from date of issue of the building permit.

No. 20 Waima Road

Application to erect a garage 23ft from the road boundary has been declined as there is an alternative location available approximately 55ft back from the road boundary. Council indicated that favourable consideration would be given to an amended application for the building to be erected 55ft back from the road.

No. 25 Waima Road

Application to reconstruct the garage in close proximity to the road boundary has been declined, as there is an alternative location available approximately 50ft back from the road boundary. Council would give favourable consideration to an amended application providing for the building to be set back 50ft from the road boundary, but as the floor area of the proposed building exceeds the maximum permissible under the Economic Stabilisation (Building Registration and Construction) Regulations 1974, any formal building permit application must be accompanied by a Certificate of Registration from the Building Projects Authority.

In the case of Nos 20 and 25 Waima Road, further consideration will be given to these applications on receipt of amended plans, and of course it will be necessary to obtain a formal building permit before proceeding with the work on No. 23 Waima Road. The relevant building permit application forms and an additional copy of this letter is attached so that it may be submitted when the application is lodged.

Yours faithfully,

A. B. ROBERTSON
CITY INSPECTOR

Titirangi

ABR:SCM

11th June 1974

The Secretary,
Auckland Regional Authority,
Private Bag,
AUCKLAND. 1

Attention: Mr. L. Precious
Maintenance Superintendent

Dear Sir,

Proposed Garages - Nos 20, 23 and 25 Waima Road

With reference to your letter dated 13th May 1974, we advise that Council has made the following decisions in respect of the locations of the garages on the various sites:-

No. 23 Waima Road

The location of the garage at 23ft from the road boundary has been approved subject to the building being painted to conform with the existing dwelling on the land, within a period of 6 months from date of issue of the building permit.

No. 20 Waima Road

Application to erect a garage 23ft from the road boundary has been declined as there is an alternative location available approximately 55ft back from the road boundary. Council indicated that favourable consideration would be given to an amended application for the building to be erected 55ft back from the road.

No. 25 Waima Road

Application to reconstruct the garage in close proximity to the road boundary has been declined, as there is an alternative location available approximately 50ft back from the road boundary. Council would give favourable consideration to an amended application providing for the building to be set back 50ft from the road boundary, but as the floor area of the proposed building exceeds the maximum permissible under the Economic Stabilisation (Building ~~Restrictions~~ and Construction) Regulations 1974, any formal building permit application must be accompanied by a Certificate of Registration from the Building Projects Authority.

In the case of Nos 20 and 25 Waima Road, further consideration will be given to these applications on receipt of amended plans, and of course it will be necessary to obtain a formal building permit before proceeding with the work on No. 23 Waima Road. The relevant building permit application forms and an additional copy of this letter is attached so that it may be submitted when the application is lodged.

Yours faithfully,

A.B. ROBERTSON
COUNTY INSPECTOR

REFERRED TO H. Delany
ACTION / REPORT / INFORMATION
DATE 11.6.74

Note to return plan

List of conditions relevant to the issuance of Building Permit No. 705 dated 31.1.75 authorising the erection of a garage at Waiata Road, Titirangi for Auckland Regional Authority.

Take note that the above building permit has been issued subject to the following conditions :-

1. Existing garage is to be removed to coincide with the erection of new building. 2
2. Garage is to be sited not less than 50 ft. from the front boundary.
3. Spouting, downpipes and stormwater drainage to be provided to the approval of the Inspector.
4. The building hereby authorised to be painted to conform with the existing dwelling on the land within a period of 6 months from date of issue of this permit.

K. MacLachlan
TOWN CLERK

per:

PRS:AN

31 January, 1975

Auckland Regional Authority,
Private Bag,
AUCKLAND. 1.

Dear Sir,

RE: BUILDING PERMIT NO. 705 - DATED 31.1.75

The above building permit was forwarded today to your builder
Harmen Building Limited.

Please find enclosed herewith, for your information copy of
conditions.

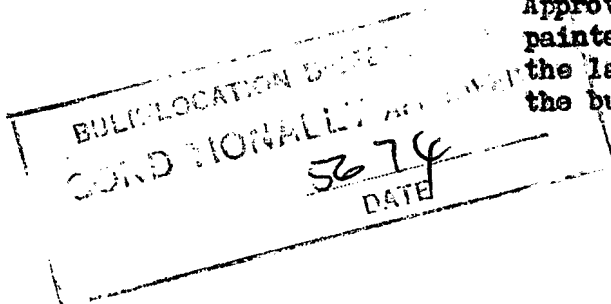
Yours faithfully,

P.R. Spick
for CITY INSPECTOR

Encl:

838. AUCKLAND REGIONAL AUTHORITY

Pt Lot 2 D.P. 18839, [23] Waima Road, Waima -
Garage in front of dwelling in Residential A1
zone, but 23ft from road boundary - topography.
Approval to be subject to the building being
painted to conform with the existing dwelling on
the land within 6 months from date of issue of
the building permit.



...../2

I recommend that the following applications be DECLINED for the reasons stated:-

842. AUCKLAND REGIONAL AUTHORITY

Pt Lot 2 D.P. 18839, [20] Waima Road, Waima - Garage
in front of dwelling and 23ft from road boundary
in Residential A1 zone - alternative location
available 55ft back from road boundary. Applicant
to be informed that favourable consideration would
be given to an amended application providing for a
front yard of 55ft.

843. AUCKLAND REGIONAL AUTHORITY

DECLINED

Pt Lot 2 D.P. 18839, [25] Waima Road, Waima -
Reconstruction of garage in close proximity to road
boundary in Residential A1 zone - alternative
location available 50ft back from road boundary -
applicant to be informed that favourable consideration
would be given to an amended application providing
for a front yard of 50ft, and subject to the
applicant first obtaining the written consent of
the Building Projects Authority, as the floor area
of the proposed garage exceeds the permissible
maximum of 250 square feet.

County Inspector

Re siting dispensation for A.R.A. Waimu Rd., Waima.

HOUSE N^o 23 PT LOT 2 DP 18839

POSTAL ADDRESS - 121 HOBSON ST., PRIVATE BAG AUCKLAND

Siting approval is requested for a new garage to be built 7m from the front boundary of the above site in a RES A1 zone.

This site although mainly in grass, does have a steep area falling to the side shown as "Bush area" and to construct retaining walls to form a drive way to a more conforming position ~~would~~ would be a very costly item and because of the topography of the land forward of the dwelling I would recommend that approval be given for this garage to be sited 7m from the front boundary.

G. Berington
29/5/74

(ok)

County Inspector

Re siting dispensation for A.R.A. ~~B~~ Waima Rd Waima
House No 20 Pt 2 DP 18839

POSTAL ADDRESS — 121 HOBSON ST, PRIVATE BAG, AUCKLAND.

Siting approval is requested for a new garage to be sited
4m from the front boundary of the above property in a
Res A1 zone.

On an inspection of this site it is found that there
is only approximately 1m difference in height between the
front boundary and the dwelling, but between the house and
the rear of the site the land rises and denies access for
a garage to the rear of the dwelling, also there is insufficient
width of side yard for the garage to be between the house
and the existing fence.

From the front boundary to where the concrete footpath
leads to the front door there is a distance of 43ft of clear
unobstructed area suitable for a garage ~~area~~ to be sited,
this would then enable the building to be sited 55ft
from the front boundary and the only additional cost
involved, with an increased set back (55ft), would be
additional metal for a drive.

As I consider this garage can be sited further back
within the front yard without undue hardship this application
to site as proposed be declined but permission be granted for
it to be sited within the front yard 55ft from the front
boundary.

Issued 20/5/55

Decided
but approved of
55ft

Alberingh
29/5/54

County Inspector

Re siting dispensation for A.R.A. Waima Rd Waima
House No 25 PT LOT 2 DP 18839

POSTAL ADDRESS— 121 HOBSON ST., PRIVATE BAG AUCKLAND

Siting approval is requested for the replacement of a garage in an identical position forward of the dwelling at the above address in a RES A1 zone.

This site rises very gradually from the road to the dwelling but beyond this point it would not be possible to gain access behind the dwelling due to large mounds on one side where the land falls away, and on the other side excavations and removal of bush would be necessary but there is ample area forward of the dwelling in the area shown where the large totara tree is for a garage to be sited which would not be detrimental to this site or the locality, any additional cost to site in this area would only involve additional metal for the extended driveway.

In addition to the above it is very difficult to ascertain as to whether part of the garage extends onto the road reserve and as there does not appear to be any reason why it cannot be positioned nearer to the dwelling ~~and~~ I consider that ~~a~~ replacement in the identical site should be declined but would recommend, that ^{no} access to the rear will be difficult and costly plus loss of bush, approval be given for the garage to be sited within the front yard 50 ft from the front boundary.

Res 41

M. Herington
30/5/74

int. access 50'
(Programmer)

32/33

TGI

INSPECTORS DEPARTMENT

ACTION MEMO

Letter From: Auckland Regional Auth.
Re: Siting of Bldgs

Referred to: PO Date: 16.5.74

Record/Acknowledge & Notify

~~Copy to Mr.~~
~~Original to me/desk~~
~~File~~

Further Action: Send to Mr. Exemption
~~File~~
~~As Required~~

Clerical Action Completed

Date: Initials:

Inspector: - Mr. Exemption

Action - Report - Information

Remarks:

(a) Please ensure that your report and copies of any correspondence relative to this matter are attached to this file and returned to me for information or further action.

(b)

Date: Initials:

COUNTY INSPECTOR

17/5/74

245

B

Action: <i>Incl</i> Rdg:
C.Cl.....C.Eng.....C.Tr....
Other.....
C.Ch.....Cr.....Ctte.Ch.....
C.Town.....
Ch.....Sec.....

128

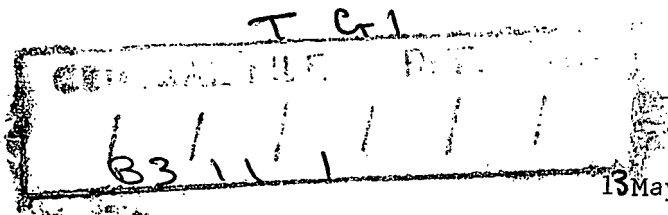


AUCKLAND REGIONAL AUTHORITY

Regional House, 121 Hobson St, Auckland 1, New Zealand.

Telephone: 364-420 Telegrams: Regional

All Correspondence to:
The Secretary,
ARA Private Bag
Auckland 1, N.Z.



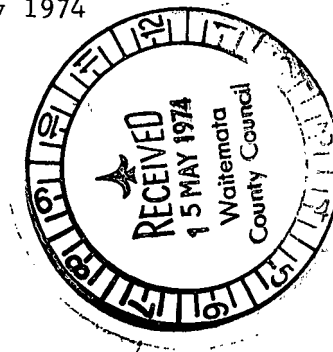
Please quote

LP:DH 1/6/46/2

in your reply

13 May 1974

The Building Inspector,
Waitemata County Council,
P.O. Box 5440,
AUCKLAND, 1.



Dear Sir,

Renew Garages Nos 20, 23 & 25
Waima Road, Titirangi

... Please find attached one copy of your proforma for siting of buildings contrary to District Planning, two site plans, and building plans.

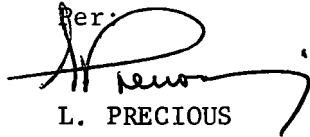
The existing garages are becoming uneconomical to repair and we propose renewing them with prefabricated Harman type garages, which will be painted - after a due weathering period - to blend in with the surrounding bush.

To comply with the planning standards would mean destroying beautiful old trees and changing the natural surroundings by excavations and retaining walls for new access roads.

The cost of these additional works would also be prohibited in so much as we may have to delay rebuilding for a further indefinite period as the present old weatherboard and corrugated iron garages would be more economical to repair.

Yours faithfully,

J. H. COULAM
Secretary

Per: 
L. PRECIOUS
Maintenance Superintendent

Encl.

W A I T E M A T A C O U N T Y C O U N C I L

The Building Inspector,
Waitemata County Council,
P.O. Box 5440,
AUCKLAND, 1.

I hereby apply for permission to site a building contrary to
the provisions of the District Planning Scheme.

Legal Description of Property - Lot Part 2 D.P. 18839.

Road Name Waima Rd. Riding TITIRANGA

Name of Owner Auckland Regional Authority.

For the reasons stated in the attached covering letter, I
consider it necessary to site the building in accordance with the
accurately scale drawn site plan, also attached. A plan of the
proposed building work also accompanies this application

Signature of Applicant [Signature] Date 13-5-74

Address: 121 Hobson Street Private Bag Auckland.

FOR OFFICE USE ONLY

Application investigated by: _____ On _____

Date application considered by Council _____

Decision _____

oooooooooooo

182. AUCKLAND REGIONAL AUTHORITY
(245/25)

Pt Lot 2 D.P. 10339, 25 Waima Road, Waima -
Garage in Residential A1 zone - in front
of dwelling, but 50ft from road boundary -
preservation of native trees - most
practicable location. Approval to be subject
to the following conditions:-

Sec. for Approval
BULK/LOCATION DISPENSATION
CONDITIONALLY APPROVED
Report 29-175
DATE

(a) Existing garage to be removed to
coincide with the erection of the
new building.

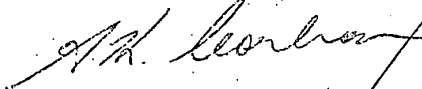
(b) The proposed garage is to be painted
to conform with the existing dwelling
on the land within a period of 6
months from date of issue of the
building permit.

REFERRED TO *17* *Richmond*
ACTION / REPORT / INFORMATION
DATE *29-175*

Henderson has provided facilities used more by Waitemata City ratepayers than ratepayers of Henderson for many years, (One example - 68-pensioner flats owned by the Council are largely populated by people who have never been resident in the Borough) but I would like to make it clear that my Council welcomes the use of its facilities by Waitemata City residents and ratepayers. When our parks and playing fields are fully developed we will welcome their use by people living outside the Borough boundaries, and I presume that this is also the policy of your Council. My Council would be most concerned if the statement by your Acting Chief Planning Officer was your Council's present thinking, particularly as it is not borne out by the facts set out above.

The Henderson Borough Council is always ready to meet and discuss matters of mutual interest for the benefit of all ratepayers and citizens of West Auckland in a true spirit of co-operation.

Yours sincerely,



A.K. CORBAN,

MAYOR.

A copy of this letter has been sent to His Worship the Mayor of Waitemata.



B

COPIED			
Action	A		
To	Ce	Ct	
Mayor	CtCh		
Other			

ARA. Waimea Rd.

House No 25

apl. 245/25

The attached plan for the siting of a garage 17.5 m from road seal has since been clarified by Mr. Precious as just on 50 feet from the approximate boundary (as no one is clear on the exact location of the boundary).

However it is also suggested that the building could not be sited further back as there is an existing stand of old Kauri trees just to the rear of the proposed building.

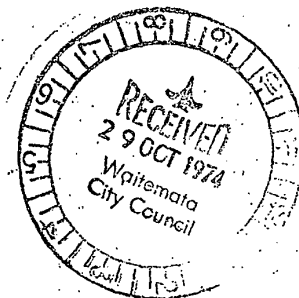
I suggest that the application be approved as the only practicable site

[Signature]

remove existing garage
garage

11th June 1974

The Secretary,
Auckland Regional Authority,
Private Bag,
AUCKLAND, 1



Attention: Mr. L. Precious
Maintenance Superintendent

Dear Sir,

Proposed Garages - Nos 20, 23 and 25 Waima Road

With reference to your letter dated 13th May 1974, we advise that Council has made the following decisions in respect of the locations of the garages on the various sites:-

No. 23 Waima Road

The location of the garage at 23ft from the road boundary has been approved subject to the building being painted to conform with the existing dwelling on the land, within a period of 6 months from date of issue of the building permit.

No. 20 Waima Road

Application to erect a garage 23ft from the road boundary has been declined as there is an alternative location available approximately 55ft back from the road boundary. Council indicated that favourable consideration would be given to an amended application for the building to be erected 55ft back from the road.

No. 25 Waima Road

Application to reconstruct the garage in close proximity to the road boundary has been declined, as there is an alternative location available approximately 50ft back from the road boundary. Council would give favourable consideration to an amended application providing for the building to be set back 50ft from the road boundary, but as the floor area of the proposed building exceeds the maximum permissible under the Economic Stabilisation (Building Registration and Construction) Regulations 1974, any formal building permit application must be accompanied by a Certificate of Registration from the Building Projects Authority.

In the case of Nos 20 and 25 Waima Road, further consideration will be given to these applications on receipt of amended plans, and of course it will be necessary to obtain a formal building permit before proceeding with the work on No. 23 Waima Road. The relevant building permit application forms and an additional copy of this letter is attached so that it may be submitted when the application is lodged.

Yours faithfully,

A.B. ROBERTSON
CITY INSPECTOR

WAITEMATA CITY COUNCIL

Date 13.1.75 19

MEMORANDUM for:

Mr. Crampton

Tom Hanning

No 1249

apl. 245/25-26.27

Subject: ARA.

Would you please re-check
these applications as I
note they are all in Reg A1
zone and each garage is
sited in the front of
the existing dwelling

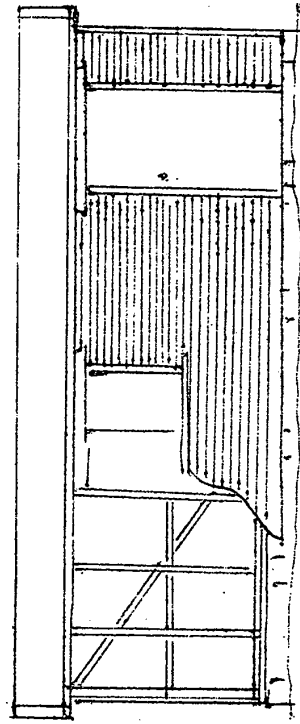
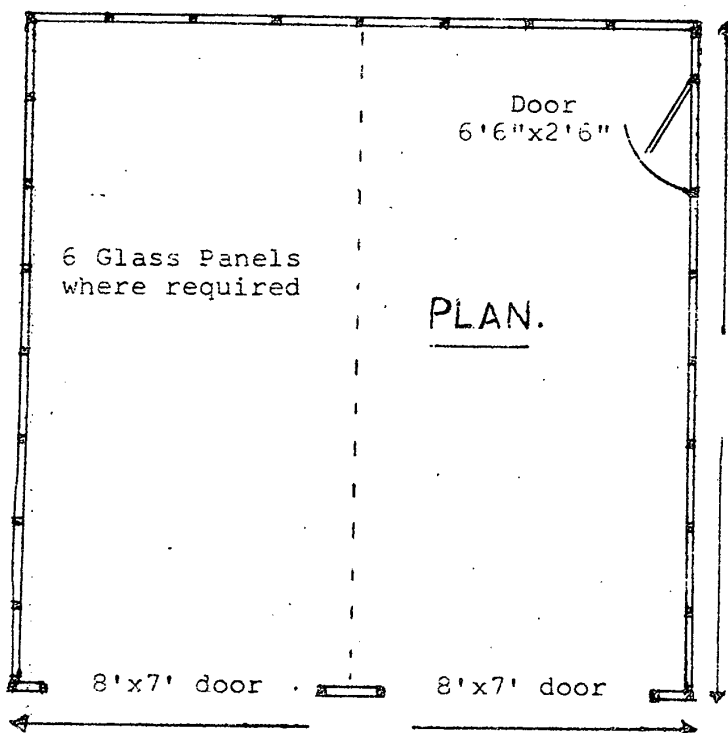
Would you please let
me know how your comments

[Signature]

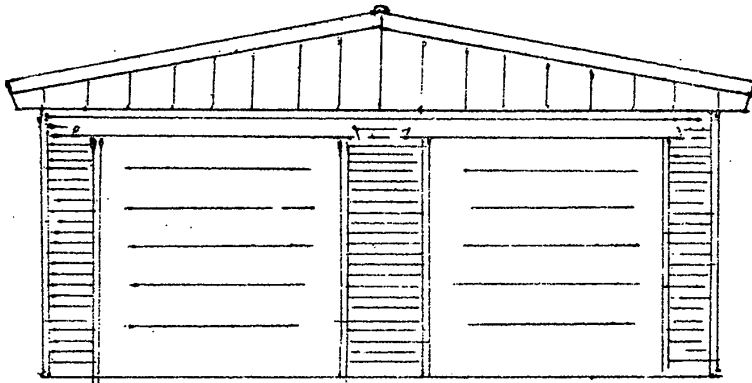
347
345
312

NOTE — These memos are for staff and inter-office use only
and must not be used for general correspondence.

DOUBLE GARAGE



SIDE ELEVATION



FRONT ELEVATION

SPECIFICATIONS.

Foundations: Concrete blocks 18"x8"x6" set firmly minimum 12" in the ground. Malthoid dampcourse.

Framing: 4x2 studs, 24" \varnothing , 4x2 nogging and bracing, frames made up in sections and all linked with lapping studs, all firmly nailed and braced.

Roofing: 6x2 rafters, maximum 10' span and 6'8" \varnothing carried on specified Harman lattice truss 12" deep ex 1½x1½" angle steel top and bottom cords, ½" rod infill bracing - span full length of garage under the ridge. 4x2 purlins on edge, max. 7' span, 30" \varnothing .

26 gauge corrugated iron roofing, all laps primed.

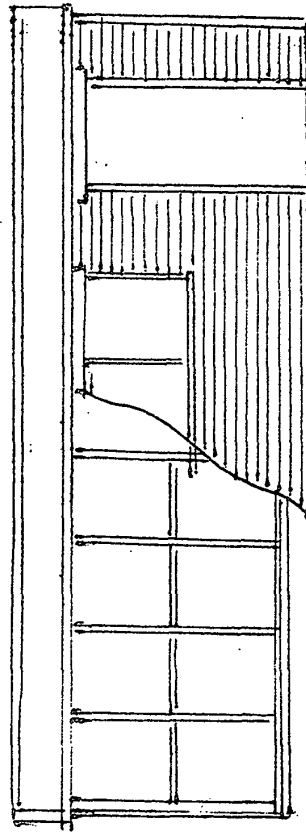
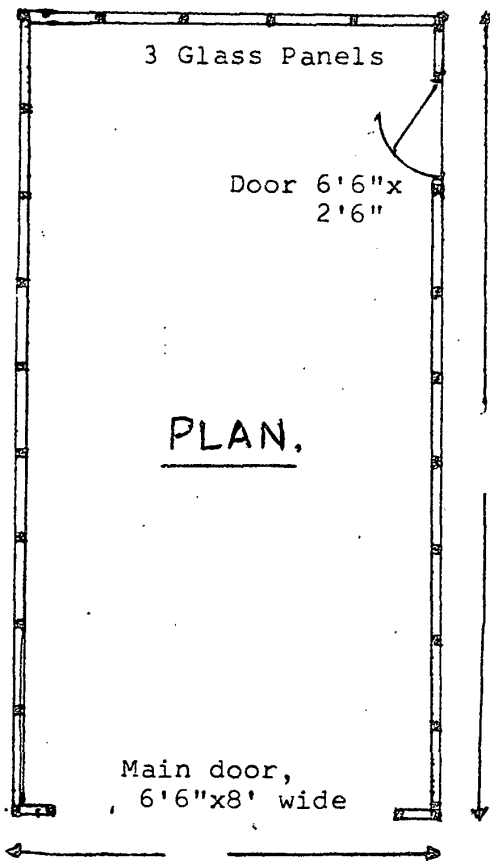
ALTERNATIVE. PRYDE NAIL PLATE TRUSSES AT MAX 6'8" \varnothing .

Sheathing: Galvanised metal weatherboard or 3/16" flat Fibrolite sheathing.

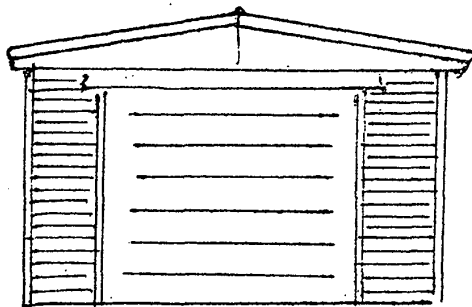
Doors: Sliding or Overhead doors, glass and louvres to be inserted to customer's requirements.

Floor: - 4" thk 2,500 psi. concrete

SINGLE GARAGE.



SIDE ELEVATION.



FRONT ELEVATION.

SPECIFICATIONS

Foundations: Concrete blocks 18x8x6, 4' \varnothing Max. 12" in ground. On sloping ground, longer blocks may be used and base boxed in with Fibrolite sheathing.

Dampcourse: Malthoid.

Framing: 3x2 up to and including 200sq. ft., otherwise all 4x2 dressed Boric treated Pine. Frames to be made up in sections with studs at 24" \varnothing with one row of nogging and bracing and erected on extra bearer plate adequately nailed together and braced.

Roofing: 5x2 rafters, max. 6' span, 8' \varnothing . 4x2 purlins on edge, max. 7' span, 30" \varnothing . Corrugated iron roofing, all laps primed. Fastened with springhead nails and finished with galvanised coverboards and ridging.

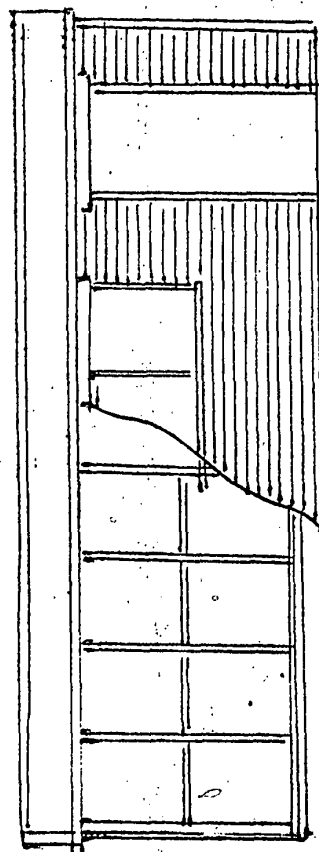
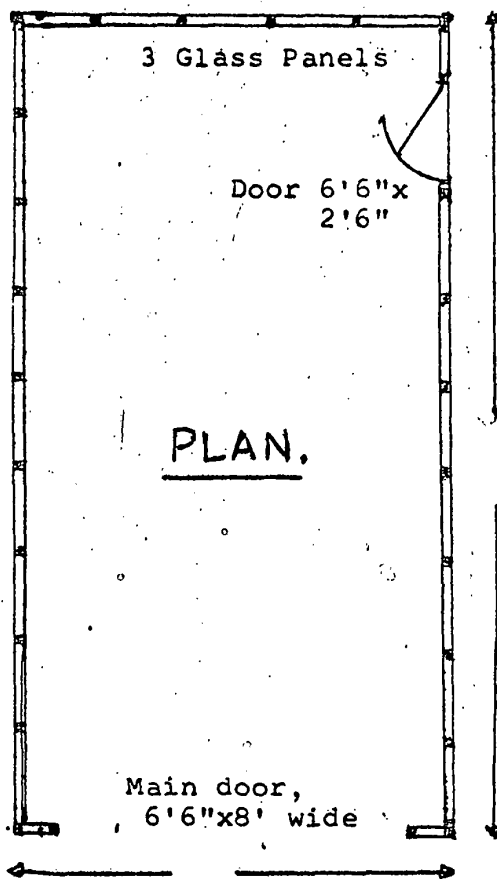
ALTERATIVE PRYDE NAIL PLATE TRUSSES AT MAX 6'8" \varnothing .
Sheathing: 26 gauge galvanised iron folded to resemble weatherboards. Finished with angle boxes.

Alternative sheathing, 3/16" flat Fibrolite.

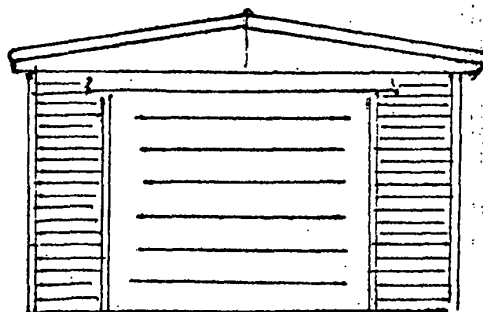
Joinery: Standard Overhead type or similar door and personnel door.

Floor - 4" thk. 2,500 p.s.i. concrete

SINGLE GARAGE.



SIDE ELEVATION.



FRONT ELEVATION.

SPECIFICATIONS

Foundations: Concrete blocks 18x8x6, 4' \varnothing Max. 12" in ground. On sloping ground, longer blocks may be used and base boxed in with Fibrolite sheathing.

Dampcourse: Malthoid.

Framing: 3x2 up to and including 200sq. ft., otherwise all 4x2 dressed Boric treated Pine. Frames to be made up in sections with studs at 24" \varnothing with one row of nogging and bracing and erected on extra bearer plate adequately nailed together and braced.

Roofing: 5x2 rafters, max. 6' span, 8' \varnothing . 4x2 purlins on edge, max. 7' span, 30" \varnothing . Corrugated iron roofing, all laps primed. Fastened with springhead nails and finished with galvanised coverboards and ridging.

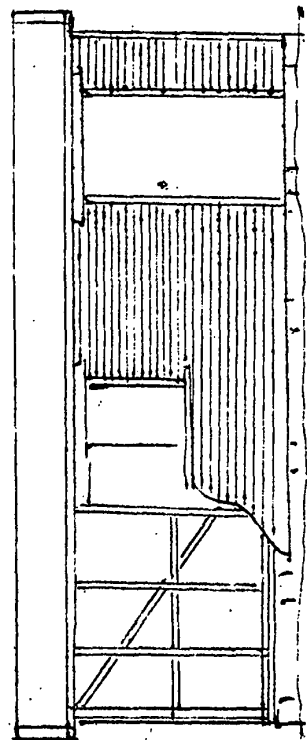
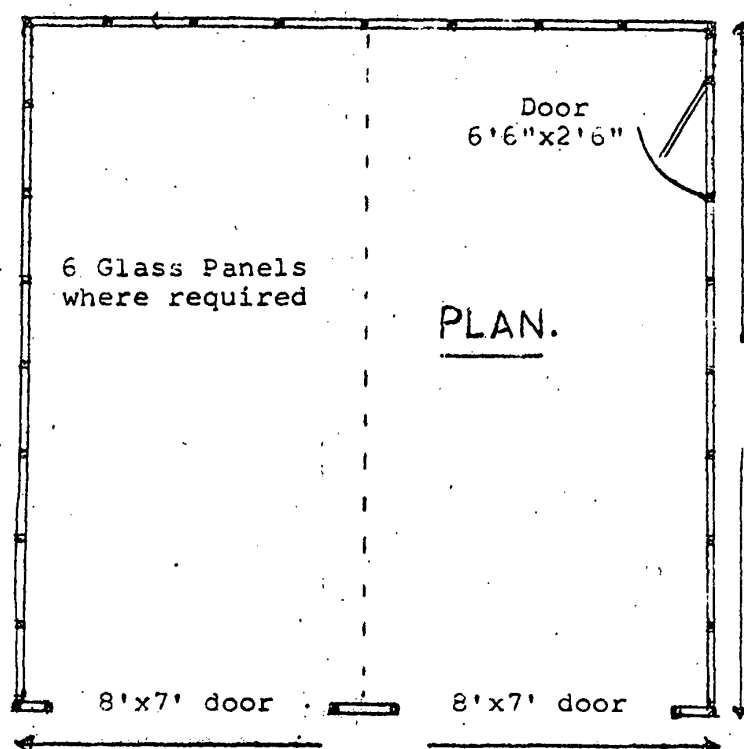
Alternative **PRYDE HALL PLATE TRUSSES AT MAX 6'8" F.**
Sheathing: 26 gauge galvanised iron folded to resemble weatherboards. Finished with angle boxes.

Alternative sheathing, 3/16" flat Fibrolite.

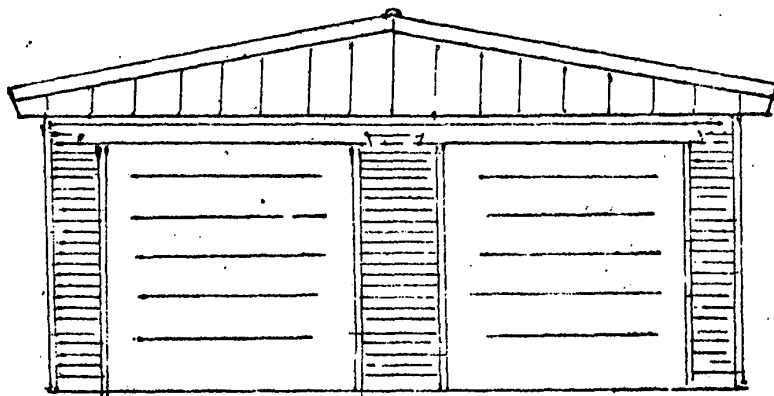
Joinery: Standard Overhead type or similar door and personal door.

Floor - 4" thk 2,500 p.s.i. concrete

DOUBLE GARAGE



SIDE ELEVATION



FRONT ELEVATION

SPECIFICATIONS.

Foundations: Concrete blocks 18"x8"x6" set firmly minimum 12" in the ground. Malthold dampcourse.

Framing: 4x2 studs, 24" \varnothing , 4x2 nogging and bracing, frames made up in sections and all linked with lapping studs, all firmly nailed and braced.

Roofing: 6x2 rafters, maximum 10' span and 6'8" \varnothing carried on specified Harman lattice truss 12" deep ex 1 $\frac{1}{2}$ x1 $\frac{1}{2}$ " angle steel top and bottom cords, $\frac{1}{2}$ " rod infill bracing - span full length of garage under the ridge. 4x2 purlings on edge, max. 7' span, 30" \varnothing .

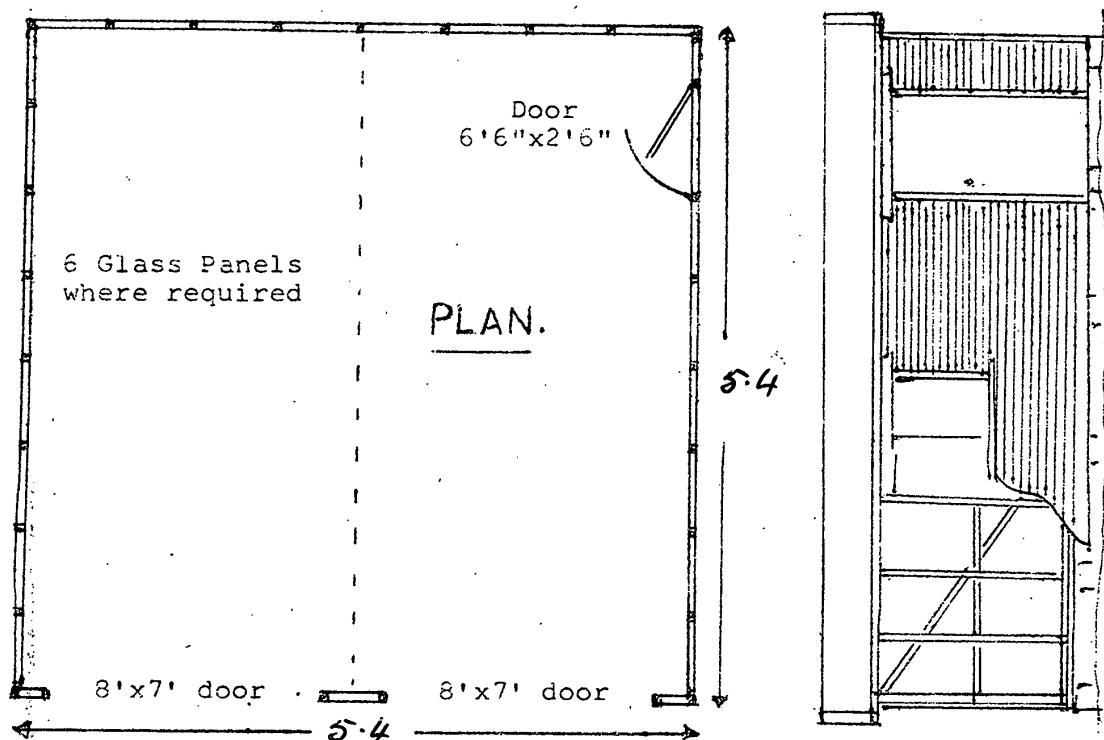
26 gauge corrugated iron roofing, all laps primed.
ALTERNATIVE: PRYDE NAIL PLATE TRUSSES AT MAX 6'8" \varnothing .

Sheathing: Galvanised metal weatherboard or 3/16" flat Fibrolite sheathing.

Doors: Sliding or Overhead doors, glass and louvres to be inserted to customer's requirements.

Floor - 4" Thk 2,500 psi concrete - - -

DOUBLE GARAGE



FRONT ELEVATION

SPECIFICATIONS.

Foundations: Concrete blocks 13"x8"x6" set firmly minimum 12" in the ground. Malthoid dampcourse.

Framing: 4x2 studs, 24" \varnothing , 4x2 nogging and bracing, frames made up in sections and all linked with lapping studs, all firmly nailed and braced.

Roofing: ~~6x2 rafters, maximum 10' span, and 6'8" \varnothing carried on specified Harman lattice truss 12" deep ex 1 1/2 x 1 1/2" angle steel top and bottom cords, 2" rod infill bracing - span full length of garage under the ridge.~~
 4x2 purlings on edge, max. 7' span, 30" \varnothing .
 26 gauge corrugated iron roofing, all laps primed.

Sheathing: Galvanised metal weatherboard OR 13/16" fibrolite sheathing.

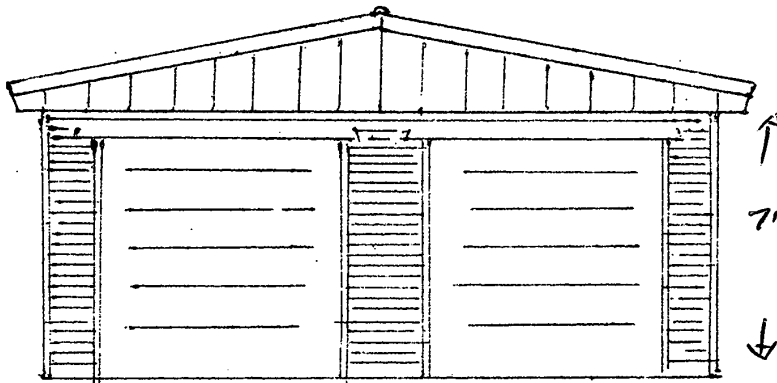
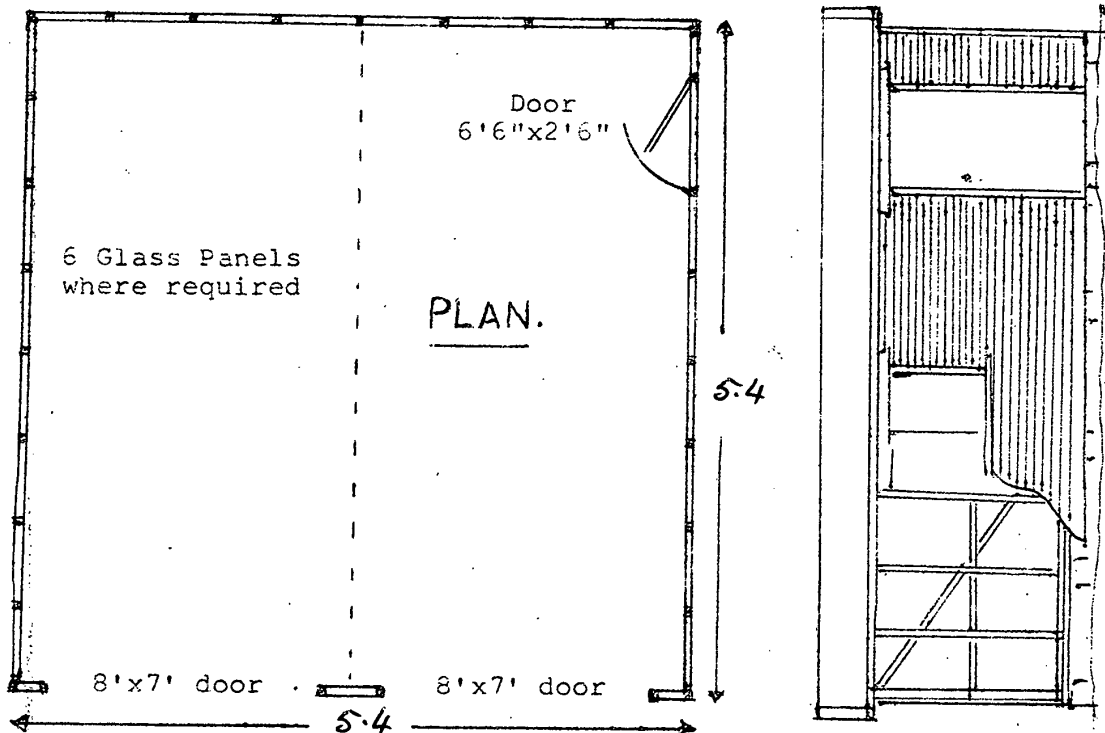
Doors: Sliding or Overhead doors, glass and louvers to be inserted to customer's requirements.

SIGNED:

BUILDING INSPECTOR

13/11/74

DOUBLE GARAGE



FRONT ELEVATION

SPECIFICATIONS.

Foundations: Concrete blocks 18"x8"x6" set firmly minimum 12" in the ground. Malthoid dampcourse.

Framing: 4x2 studs, 24" \varnothing , 4x2 nogging and bracing, frames made up in sections and all linked with lapping studs, all firmly nailed and braced.

Roofing: ~~6x2 rafters, maximum 10' span and 6'8" \varnothing carried on specified Harman lattice truss 12" deep ex 1 1/2"x1 1/2" angle steel top and bottom cords, 1/2" rod infill bracing - span full length of garage under the ridge.~~ **PRYDE NAIL PLATE TRUSSES NO H947-574 SLAPS AT 6' \varnothing SPAN 17'6".**
4x2 purlings on edge, max. 7' span, 30" \varnothing .
26 gauge corrugated iron roofing, all laps primed.

Sheathing: Galvanised metal weatherboard on 3 1/2" batten or Fibrolite sheathing.

Doors: Sliding or Overhead doors, glass and louvres to be inserted to customer's requirements.

SIGNED -

BUILDING INSPECTOR

DATE -

13/11/74

BUILDING CONSENT NO:

93/2883

93/2620

93/2883

Project Information Memorandum No:


Section 35, Building Act 1991

2620

WAIKARE CITY COUNCIL

ISSUED BY

(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
Name: WATERCARE SERVICES LTD Mailing Address: ATTN: PETER SPENCER PRIVATE BAG 92521 WELLESLEY STREET	10:37974 All <input checked="" type="checkbox"/> Stage No ^x of an intended stages of: New Building <input type="checkbox"/> Alteration <input type="checkbox"/> Intended Use(s) (in detail): DEMOLITION OF HOUSE & GARAGE Intended Life: Indefinite, but not less than 50 years <input type="checkbox"/> Specified as years Demolition <input type="checkbox"/> Estimated Value: \$ 5,568.75
PROJECT LOCATION	
Street Address: 30 WOODLANDS PARK RD TITIRANGI	
LEGAL DESCRIPTION	
Property Number: 0 Valuation Roll Number: 33220-001 202 Lot: 6 DP: 156565 Section: Block: Survey District:	
COUNCIL CHARGES	
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ 112.00 0.00 ALL FEES ARE G.S.T. INCLUSIVE	Signed for and on behalf of the Council: Name:  Position: TECHNICAL CLERK BUILDING CONTROL Date: 24 / 1 / 94

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached 1 pages, headed "Conditions of Building Consent No 2620"

Date Inspected

REMARKS (e.g. stage reached with work)

COMPLETED

(SIGNATURE) _____

BUILDING SURVEYOR

DATE __/__/__

(SIGNATURE) _____

PLUMBING & DRAINAGE SURVEYOR

DATE __/__/__

CONDITIONS OF BUILDING CONSENT 2620

The above Building Consent has been approved today subject to the following conditions:-

1. Take care not to damage any native vegetation when demolishing the buildings on this site.
2. To notations on plans.

BUILDING CONSENT NO:

93/2883

93/2883

Section 35, Building Act 1991

2620

Project Information/Memorandum No:



ISSUED BY

WAITAKERE CITY COUNCIL

(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
Name: WATERCARE SERVICES LTD Mailing Address: ATTN: PETER SPENCER PRIVATE BAG 92521 WELLESLEY STREET	All <input checked="" type="checkbox"/> Stage No of an intended stages of: New Building <input type="checkbox"/> Alteration <input type="checkbox"/> Intended Use(s) (in detail): DEMOLITION OF HOUSE & GARAGE Intended Life: Indefinite, but not less than 50 years <input type="checkbox"/> Specified as years Demolition <input type="checkbox"/> Estimated Value: \$ 5,568.75
PROJECT LOCATION	LEGAL DESCRIPTION
Street Address: SCENIC DRIVE 36 WOODLANDS PARK RD TITIRANGI	Property Number: 0 Valuation Roll Number: 33220-001-02 Lot: 6 DP: 156565 Section: Block: Survey District:
COUNCIL CHARGES	
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ 112.00 0.00	Signed for and on behalf of the Council: Name: Position: Date: 24 / 1 / 94

ALL FEES ARE G.S.T. INCLUSIVE

Oct 21 1993

Date: 24 / 1 / 94

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached / pages, headed "Conditions of Building Consent No 1"

2620

BUILDING CONSENT APPLICATION

2620

PROGRESS SHEET

30 Woodlands Park Rd

APPL NO: 9312883

WATERCARE

DATE RECEIVED: 21/12/93

SERVICES LTD

TO	DATE IN	DATE OUT	SENT ON TO	REMARKS
Planning Officer	23/12	23/12	P+D	OK
Building Surveyor				
Plumbing & Drainage Surveyor	23/12	23 DEC 1993	Fe	OK
Environmental Health Officer				
Dangerous Goods Surveyor				
Design Engineer				
Drainage Engineer				
Development Engineer				
Parks Manager				
Community Facilities Manager				
Roading & Traffic Manager				
Final Check	23/12	23/12	Doc. Prep.	OK

Date: 12/2/95

☐ Application for Building Consent only, in accordance with Project Information Memorandum No.
☒ Application for Building Consent and Project Information Memorandum.

PART B: PROJECT DETAILS

(Complete Part B only if you have NOT applied separately for a project information memorandum).

The project involves the following matters, cross each applicable box, if any, and attach relevant information in duplicate.

- ☐ Location in relation to legal boundaries, and external dimensions of new, relocated, or altered buildings.
- ☐ Provisions to be made for vehicular access, including parking.
- ☐ Provisions to be made in building over or adjacent to any road or public place.
- ☐ New provisions to be made for disposing of stormwater and wastewater.
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or water mains.
- ☐ New connections to public utilities.
- ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris and disconnection from public utilities, and suppression of noise.
- ☐ Details of any cultural heritage significance of the building or building site, including whether it is on a marae.

PART C: BUILDING DETAILS
Complete Part C in all cases

This application is accompanied by (cross each applicable box, attach relevant documents in duplicate).

- ☐ The drawings, specifications and other documents according to which the building is proposed to be constructed to comply with the provisions of the New Zealand Building Code, with supporting documents, if any, including:
 - ☐ Building certificates
 - ☐ Producer statements
 - ☐ References to accreditation certificates issued by the Building Industry Authority
 - ☐ References to determinations issued by the Building Industry Authority
- ☐ Proposed procedures, if any, for inspection during construction.

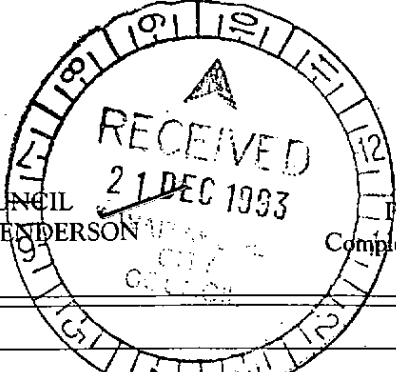
PART D
Complete as far as possible in all cases
(Give names, addresses and relevant registration numbers if known)

DESIGNER Name: N/A Address:
BUILDER Name: WARD DEMOLITION LTD Address: PO BOX 13720 PENANGI
ENGINEER Name: N/A Address: Reg No.
DRAINLAYER Name: N/A Address: Reg No.
PLUMBER Name: N/A Address: Reg No.
GASFITTER Name: N/A Address: Reg No.
ELECTRICIAN Name: N/A Address: Reg No.
CERTIFIER Name: N/A Address: Reg No. Certifying:

If more than number allowed for please provide details on a separate sheet.



WAITAKERE CITY COUNCIL
PRIVATE BAG 93109 HENDERSON
PHONE 836-8000



APPLICATION FOR BUILDING CONSENT
(Attach all relevant documents in duplicate)

PART A
Complete in all cases

APPLICATION NUMBER

1. OWNER		2. CONTACT (If not owner)	
Name: <u>WATERGATE SERVICES LTD</u> (Mr/Ms/Ms/Ms) Postal Address: <u>PRIVATE BAG 92521</u> <u>WELLESLEY STREET AUCKLAND</u> Phone Number: <u>302-8037</u> Fax Number: <u>302-8003</u>		Contact Name: <u>PETER SPENCER</u> (Mr/Ms/Ms/Ms) Postal Address: <u>PROPERTY MANAGER</u> Phone Number: Fax Number:	
3. PROJECT LOCATION			
Number: <u>30</u> Street: <u>WOODLAND PARK ROAD</u> Locality: <u>TITIRANGI</u>			
4. LEGAL DESCRIPTION			
Valuation Number: <u>33200/00100/2</u>		(Office Use Only) Property ID:	
Lot: <u>6</u>	DP: <u>156565</u>	Section:	Block:
Site Area: <u>4.2027</u>	Square Metres Hectares	Survey District:	
5. PROJECT			
Intended Use(s) (In detail) <u>N/A</u>			
Estimated Value: \$ <u>5,568.75</u> (GST Incl)		No. of Dwelling Units:	
Floor area of proposed work:		No. of Storeys:	
Intended Life: Indefinite but not less than 50 years <input type="checkbox"/>		or specified as years.	
New or relocated building <input type="checkbox"/> Alteration <input type="checkbox"/>		Demolition <input checked="" type="checkbox"/>	
Stages: All <input type="checkbox"/> or Stage No. of an intended Stages			
Do high tension electricity transmission lines cross the property?		Yes/No	
Will any second-hand materials be used?		Yes/No	
6. CHARGES		OFFICE USE ONLY	
The Council's charges payable on the making of this application are: \$ Receipt No. Date:		CATEGORY	
This application will not be processed until the Application Fee is paid		Plan Review Fee: INSBP Planning Check Fee: PLCHECK PIM Fee: INSPROPINF TOTAL	

Chief Executive Officer	
Finance and Admin.	
33200	
17-00	
63100	
133	
U.P. & Corp. Agent	
Engineering & Works	
Property	

WCC202

Charge for \$533 stated being \$400 vehicle crossing bond
+ \$133 consent application fee

APPLICATION NO 93/2883

BUILDING CONSENT PROCESSING SHEET

Planning Zoning L.P. 2(12) / Designated Water Supply Purposes Officer & Date 23-12-93

Complies with: T.D.P.

Approved by: Building Control Officer Date N/A

Approved by: E. R. G. Plumbing/Drainage Surveyor 23 DEC 1993 Date

Approved by: Environmental Health Officer Date

Approved by: Dangerous Goods Surveyor Date

REMARKS

BUILDING CONSENT CONDITIONS Take care not to damage any native vegetation when demolishing the buildings on this site.

2/

TO NOTATIONS ON PLANS

BUILDING/PLUMBING AND DRAINAGE CHECKLIST

INITIAL OR N/A

Second-hand Building Materials Report Attached { N/A

Electricity Transmission Line Clearance Received

WCC Sanitary Sewers Checked: Release/Held

ARC Sewers Checked: Release/Held

WCC Stormwater Sewers Checked: Release/Held

FINAL CHECK

Initials PD

Date 23/12/93

BUILDING CONSENT NO 2620

DATE ISSUED 24/1/94

FOR OFFICE USE ONLY

FEES PAYABLE ON APPROVAL			\$	¢
CODE	FEE DESCRIPTION	MNEMONIC		
1	Plan Review Fee	B1		
2	Building	B1	86	00
3	Plumbing	B1		
3A	Drainage	B1		
4	Water Connection	WHSCON		
5	Planning Check Fee	PL3		
6	Bldg Research Levy	BLDGRESLY		
7	Street Damage	FTPTHGDEDP		
8	Crossing Bond	P/XSP		
9	Septic Tank Fee	B10		
10	Amended Plan Fee	B1		
11	Sewer Connection	SEWREC		
12	Re-lay Sewer	SEWREC		
13	Reserve Contribution	SPRLSCONTR		
14	Engineering Fee - Subdivision	SD2		
15	Photocopying	B2		
16	Pool Inspection Fee	B7		
17	Performance Bond	SECHNDBOND		
18	Stormwater Upgrading	SWCONTRIB		
19	Road Construction Deposit	RDCONSTDEP		
20	PIM Fee	B9		
21	Code Compliance Certificate	B8	26	00
22	Stormwater Connection	SWCONREC		
4A	Water Charge	WNEWCON		
5A	Resource Consent (Minor Addtn)	PL2		
23	Engineering Fees - Development	SD3		
24	Building Industry Authority Levy	BIAL		
			
			
			
	TOTAL		112	00

Prepaid?

ROAD DAMAGE DEPOSIT REFUND

Amount \$ _____ Date _____

Refunded

To: Owner/Builder/Applicant

VEHICLE CROSSING BOND REFUND

Amount \$ _____ Date _____

Refunded

To: Owner/Builder/Applicant

PROJECT INFORMATION MEMORANDUM NO:

93/2883

Section 31, Building Act 1991

ISSUED BY

WAITAKERE CITY COUNCIL

(Insert a cross in each applicable box. Attach relevant documents.)

APPLICANT	PROJECT
Name: Mailing Address: WATERCARE SERVICES LTD ATTN: PETER SPENCER PRIVATE BAG 92521 WELLESLEY STREET	New or Relocated Building <input type="checkbox"/> Alteration <input type="checkbox"/> Intended Use(s) (in detail): DEMOLITION OF HOUSE & GARAGE Intended Life: Indefinite, but not less than 50 years <input type="checkbox"/> X Demolition <input checked="" type="checkbox"/> Specified as _____ years
PROJECT LOCATION Street Address: 30 WOODLANDS PARK RD TITIRANGI	This is: <input checked="" type="checkbox"/> Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 1991 and any requirements of the building consent. Not yet applied for <input type="checkbox"/> No: _____ attached <input type="checkbox"/> <input type="checkbox"/> Notification that other authorisations must be obtained before a building consent will be issued. <input type="checkbox"/> Notification that the proposed building work may not be undertaken because a necessary authorisation has been refused.
LEGAL DESCRIPTION Property Number: 0 Valuation Roll Number: 33220-001-02 Lot: 6 Section: 6 Survey District: Block: 156565	
COUNCIL CHARGES The Council's total charges payable on the uplifting of this project information memorandum, in accordance with the tax invoice are \$ 0.00 ALL FEES ARE G.S.T. INCLUSIVE	

This project information memorandum includes (cross each applicable box, attach relevant documents, and send a copy to any relevant network utility operators and organisations having the power to classify land and buildings):

- ☒ Information identifying relevant special features of the land concerned.
- ☒ Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings.
- ☒ Details of relevant utility systems.
- ☐ Details of authorisations which have been granted.
- ☐ Details of authorisations which must be obtained before a building consent will be issued.
- ☐ Details of authorisations which have been refused.

Signed for and on behalf of the Council:

Name: 

Position: _____

Date: 05/01/94

PROJECT INFORMATION MEMORANDUM

NO: 93/2883

SITE ADDRESS: 30 WOODLANDS PARK ROAD,
TITIRANGI

LEGAL DESCRIPTION: LOT 6 DP 156565

PLANNING

Zoning: Landscape Protection 2 (Waitemata Section)

Site Designated Stability Sensitive: YES

Site Designated Flood Sensitive: NO

Land Use Consent Required: NO

Land / Building classification by Statutory Organisation: Designated 'Water Supply Purposes'

Any Specific Requirements: Care must be taken not to damage any native vegetation when demolishing the buildings on this site.

PLUMBING AND DRAINAGE:

Existing foulwater drains: YES (Photocopy of 'as built' plan attached)

Existing stormwater drains: YES

Sanitary Sewer: YES (Photocopy of sewer plan attached)

Stormwater Sewer: YES

Auckland Regional Council Sewer clearance required: NO

Auckland Regional Council Bulk Watermain clearance required: NO

ELECTRICITY/GAS SUPPLY

You are advised to contact Waitemata Electricity Ltd (837-2446) or Enerco Gas Auckland (379-4892) for any requirements that either utility may have for your intended project.

GRAPH FOR PLAN:—

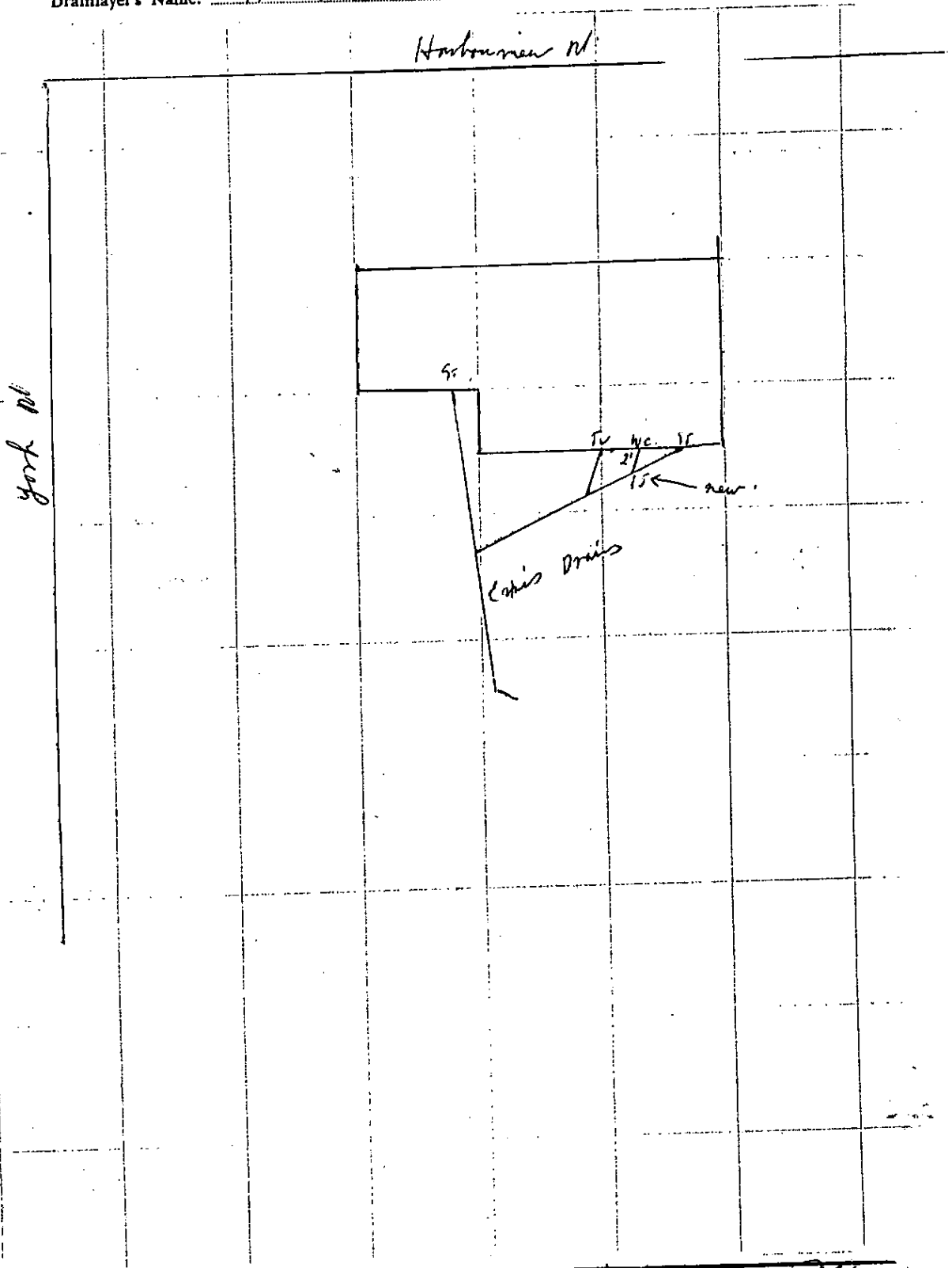
Where drainage plans are necessary (see page 2) the graph below is to be completed accurately to scale in ink, and must show clearly street boundary, property boundaries, outline of buildings as well as layout of ALL drains & inspection fittings.

Owner's Name: R. M. Doyle
 Address of Property: 30 Harbourview Rd. Chicago
 Lot 50 D.P. 35849
 Drainlayer's Name: A. McPherson

Scale:

Where possible use $\frac{1}{8}" = 1 \text{ foot}$ Otherwise use $\frac{1}{16}" = 1 \text{ foot}$

Please Indicate Scale Used.

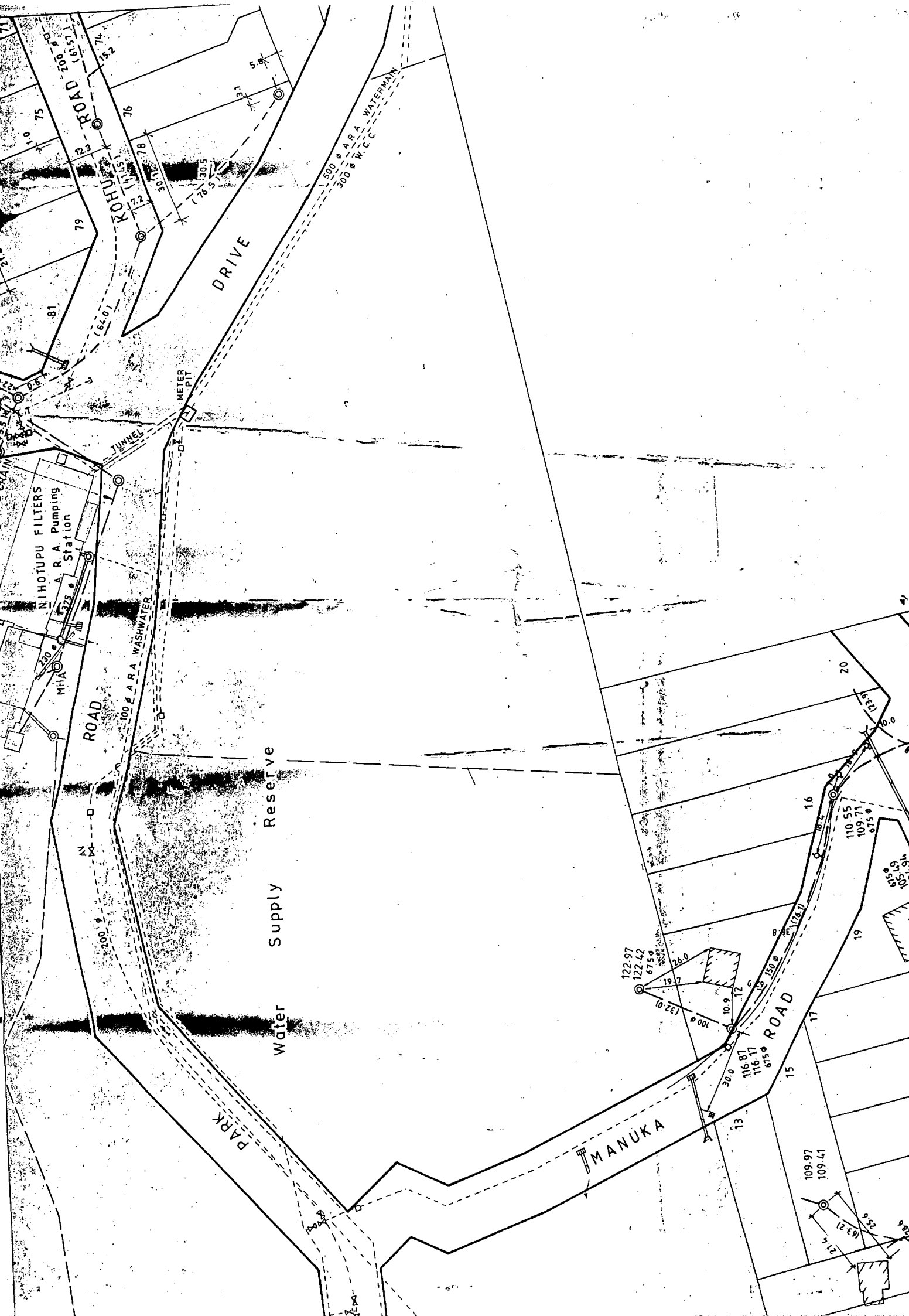


For Office Use Only:—

Drainage Permit No. 5019Building Permit No. NA

Remarks:

Date inspected 4/10/76 Inspector MC



PROJECT INFORMATION MEMORANDUM

PROCESSING SHEET

PIM NO: 93/2883 SITE ADDRESS: 30 WOODLANDS PARK RD, TITIRANGI
LEGAL DESCRIPTION: LOT 6, DP 156565

Enter information in appropriate place. If none enter N/A.

PLANNING

Zoning: Landscape Protection 2, Waitemata Section)

Site Designated Stability Sensitive: YES / ~~NO~~

Site Designated Flood Sensitive: YES / ~~NO~~

Land Use Consent Required: YES / ~~NO~~ / ~~ALREADY GRANTED / BEING PROCESSED / UNABLE TO BE ASCERTAINED~~

Land / Building classification by Statutory Organisation: ~~Designated~~ 'Water Supply Purposes'

Any Specific Requirements: Care must be taken not to damage any native vegetation when demolishing the buildings on this site

BUILDING

High-tension electricity transmission lines clearance required: YES / NO

If yes: Waitemata Electric Power Board / Electrix

Hazard Register:

PLUMBING AND DRAINAGE:

Existing foulwater drains: YES / ~~NO~~ (if yes, attach photocopy of 'as built' plan) attached

Existing stormwater drains: YES / ~~NO~~

Sanitary Sewer: YES / ~~NO~~ (if yes, attach photocopy of sewer plan) (if no state effluent disposal requirements) attached

Stormwater Sewer: YES / ~~NO~~ (if no, state disposal requirements)

Auckland Regional Council Sewer clearance required: YES / NO

Auckland Regional Council Bulk Watermain clearance required: YES / NO

HEALTH/DANGEROUS GOODS

Hazardous contaminants present (if known) YES / NO (eg: asbestos/treatment chemicals)

If yes, state requirements:

DRAINAGE ENGINEER

Requirements for building over or adjacent to Council sewer: (state requirements)

.....

.....

WATER SUPPLY

Water supply available: YES / NO

Existing water connection(s): YES / NO

Fire fighting supply available: YES / NO

WATER DISTRIBUTION ENGINEER

Approximate cost of connection/metering (over 25mm): \$

Other comments:

.....

DEVELOPMENT ENGINEER

Subdivision requirements:

.....

Fire fighting requirements:

.....

Roading requirements:

.....

ELECTRICITY/GAS SUPPLY

You are advised to contact Waitemata Electricity Ltd (837-2446) or Enerco Gas Auckland (379-4892) for any requirements that either utility may have for your intended project.

Waitakere City Council

APPLICANT

WATERCARE SERVICES LTD
ATTN: PETER SPENCER
PRIVATE BAG 92521
WELLESLEY STREET

DATE: 05/01/94

THIS IS A TAX INVOICE
G.S.T. No. 52-211-247

CONSENT
APPLICATION No.

93/2883

OWNER'S NAME

WATERCARE SERVICES LTD

PROJECT
STREET ADDRESS

30 WOODLANDS PARK RD

ACCOUNT NAME CODE
BUILDING B1
CODE COMPLIANCE CERT B8

NET	G.S.T.	GROSS
76.44	9.56	86.00
23.11	2.89	26.00

216193
24-1-94

99.55	12.45	112.00
-------	-------	--------

PLAN REVIEW FEE ALREADY PAID = \$ 133.00

BALANCE TO PAY \$

112.00

The above Building Consent has been approved and is now ready for upliftment
on payment of the fees shown.

Please present this invoice, together with any enclosures duly completed, to the Service Centre cashiers, between 8.30am and 4.15pm weekdays. The approved plans can then be uplifted from the Service Centre building counter on presentation of the receipted invoice. To assist Council you are requested to uplift the consent within one month of the date of this invoice otherwise the permit/consent may be cancelled. Enquiries regarding this invoice should be directed to extension 8606.

Waitakere City Council

CIVIC CENTRE — 6 WAIPAREIRA AVENUE, WAITAKERE CITY
POSTAL ADDRESS:
PRIVATE BAG 93 109 HENDERSON, WAITAKERE CITY, 1231

TELEPHONE 0-9-836 8000
OFFICE HOURS: 8.30 A.M. — 4.30 P.M.



OFFICIAL RECEIPT

NAME AND ADDRESS DETAILS	ASSESSMENT No. ACCOUNT No.	AMOUNT RECEIVED
WATERCARE SERVICES LTD 30 WOODLANDS PARK RD Chq WATERCARE SERVICES LTD	000372025001701111 000372025001771026	86.00 26.00

93/2883	RECEIPT No. 216193	DATE 24-Jan-94	CASH	CHEQUE	AMOUNT TENDERED
			\$0.00	\$112.00	
			CHANGE	TOTAL:	\$112.00
				\$0.00	
				DP:05/TT:307	

CONDITIONS OF BUILDING CONSENT 2620

The above Building Consent has been approved today subject to the following conditions:-

1. Take care not to damage any native vegetation when demolishing the buildings on this site.
2. To notations on plans.

CHECK LIST — BUILDING CONSENT APPLICATIONS

A building consent is required for most building construction and alterations. The following is a check list of requirements to be submitted to Council to obtain a building consent.

APPLICATIONS WHICH DO NOT MEET REQUIREMENTS WILL NOT BE ACCEPTED FOR PROCESSING

APPLICATION FORMS

1. (a) ☐ **Building Consent Application:**
An application form must be completed and signed by the owner. **All applicable items on the application form must be completed.**
- (b) ☐ **Street Damage Deposit:**
Except where the road adjacent to the property has a metal surface, all applications where the total value of work exceeds \$15,000 a Street Damage Deposit form must be completed. Any damage to footpath, crossing or kerb must be recorded.
- (c) ☐ **Vehicle Crossing Details:**
All properties must have a complying vehicle crossing. Vehicle crossing details must be shown on the Vehicle Crossing Details form and signed by the owner.
- (d) ☐ **Application for Water Supply:**
For new buildings on a reticulated water supply the Application for Water Supply form must be completed. For flats, factories and shops a separate water meter is required for each flat, factory unit or shop.
- (e) ☐ **Septic Tank Application:**
For buildings requiring a septic tank a registered Civil Engineer's report is to be lodged with the application and the owner is to complete and sign the septic tank application form.
- (f) ☐ **Temporary Accommodation:**
Where it is intended to live on the site in temporary accommodation while constructing a dwelling it will be necessary to complete a Temporary Accommodation/Building form and submit this (together with the specified fee) with your application for a building consent.

SITE AND DRAINAGE PLANS

Two copies of site plans are to be submitted with all building consent applications and shall clearly show the following (min. scale 1:100, or 1:200 for sections larger than 1500 m², drawn in ink).

2. (a) ☐ The position of all survey pegs relating to the lot or lots involved.
- (b) ☐ All legal boundaries are to be clearly shown with dimensions.
- (c) ☐ Any existing buildings on the site are to be clearly defined and dimensioned from boundaries.
- (d) ☐ Position of proposed building to be clearly defined and dimensioned from boundaries and any other buildings on site.
- (e) ☐ Details of land contours required:
 - (i) A contour plan with 500mm increment lines;
- OR
- (ii) Spot levels at building corners, site corners and on side boundaries opposite building corner (minimum 12 points).
The ground floor level must be defined with a R.L. or datum when using spot levels or contours.
- (f) ☐ Excavation and site development and/or retention proposals. If a building platform is required, details of benching and fill compaction will be necessary.
- (g) ☐ Position of sanitary and stormwater public sewers to be shown on site plan. Distances to boundaries to be stated when sewers are outside site.
- (h) ☐ Layout of proposed private drains to approved connections to be shown.
- (i) ☐ Layout of existing private drains to be shown.
- (j) ☐ Proposed method of collecting and disposing of ground water and seepage to be shown, e.g. behind retaining walls.
- (k) ☐ Locality sketch showing location of property in relation to nearest major road.

WORKING DRAWINGS AND SPECIFICATIONS

Two copies of working drawings are to be submitted with all building consent applications and shall clearly show the following (min. scales 1:100 and 1:10 drawn in ink)

3. (a) ☐ Foundation plans detailing each element used, and bracing required.
- (b) ☐ Floor plan showing proposed use of all parts of the proposed building. No consent application shall be received unless the whole floor is shown with existing layout and use, proposed work and final complete floor layout and use.
- (c) ☐ Roof plan showing members used and bracing required. Truss code number's to be supplied.
- (d) ☐ Elevations of ALL exterior walls showing ground levels, both existing and final development.
- (e) ☐ Cross section of proposed building, showing existing and proposed adjacent ground levels.
- (f) ☐ Details of wall bracing to be shown and bracing calculations provided.
- (g) ☐ Details of thermal insulation to be shown. If not complying with accepted practice of B.R.A.N.Z. C.1. publication, thermal calculations will be required.
- (h) ☐ Details of terraces/steps, showing construction.
- (i) ☐ Drawings and calculations for firewalls with details of soffit blocking, etc.
- (j) ☐ **Specific Engineering Design:**
All applications for building consents where elements of structure require specific design by an engineer shall be accompanied by calculations and a Producer Statement signed by a registered engineer. All items covered by the calculations shall be incorporated into the working drawings.
- (k) ☐ **Stability Sensitive Sites:**
All applications for building consents on sites designated Stability Sensitive in the Town Planning District Plan shall be accompanied by a soils assessment/report prepared by an approved engineer experienced in geomechanics.
- (l) ☐ Two sets of specifications, with section headings. All irrelevant information is to be deleted.
- (m) ☐ Schematic plumbing layout to be included on working drawings for Commercial/Industrial applications.

SWIMMING POOLS

- 4 (a) ☐ Capacity of pool to overflow level is to be stated and depth into ground indicated. Some pools, due to their siting or depth, may need additional support such as retaining walls and these shall be included in the application. Details of fencing to comply with the requirements of the Fencing of Swimming Pools Act 1987 shall be included with the working drawings.
- (b) ☐ Application form Inspection For Compliance of Pool Fencing shall be completed and signed by OWNER or OCCUPIER.

OFFICE USE ONLY

- (a) All the necessary requirements are included in the plans submitted.

Signature: _____ Date: _____

- (b) The following requirements are to be incorporated before plans will be accepted for processing:
NOTE: This Check List must be returned when re-submitting application.

Items Nos. _____

Signature: _____ Date: _____

- (c) Additional requirements as in (b) submitted with plans.

Signature: _____ Date: _____

PLANNING CHECKLIST

All applications for Building Consents, except heater installations, must be accompanied by

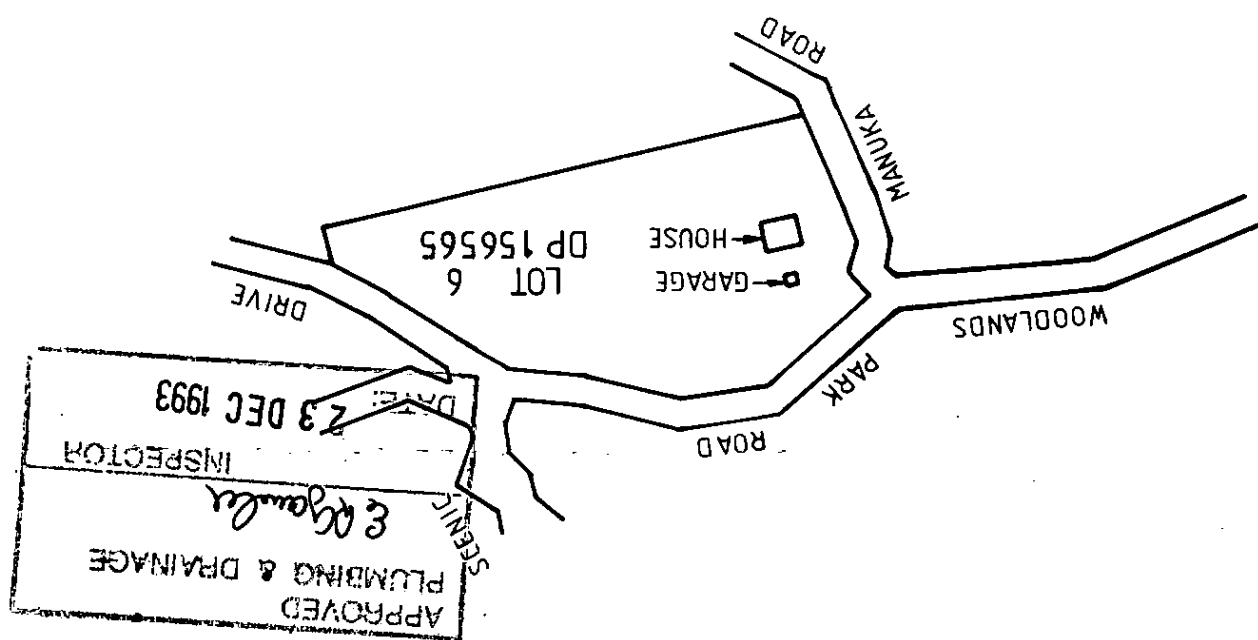
1. ☐ A SITE PLAN
2. ☐ A FULL SET OF ELEVATIONS
3. ☐ A FLOOR PLAN

The following details must be shown on all site plans in addition to the building requirements.

- a) ☐ North Point.
- b) ☐ The location of the street.
- c) ☐ The position of all vehicle access areas, including manoeuvring areas.
- d) ☐ The location of vehicle parking spaces, both existing and/or proposed.
- e) ☐ If the accessway is shared, a copy of the certificate of title.
- f) ☐ The location of ALL buildings on site, including garden sheds and swimming pools which are over 1.0m above ground level.
- g) ☐ The finished floor level of all proposed buildings/additions. This must also be shown on the elevations.
- h) ☐ Spot heights (finished ground level at all building corners and existing ground level at each point on the boundary opposite the corners of the proposed building/addition). **OR**
Contour levels across the whole site at 500mm increments (minimum).
- i) ☐ Location of native trees or bush on site and details of any tree or bush clearance required (including species and height).
- j) ☐ Any retaining walls, their position and height.
- k) ☐ An indication of the volume of fill and/or excavation required, and the percentage of which would be outside the eavelines of the main dwelling.
- (l) ☐ The site area, including the net site areas and common area if applicable.

ALL PLANS MUST BE TO A RECOGNISED METRIC SCALE. COPIES OF IMPERIAL MEASURED PLANS ARE NOT ACCEPTABLE.

LOCATION OF HOUSE AND GARAGE TO BE DEMOLISHED AT 30 WOODLANDS PARK ROAD TITIRANGI.



APPROVED
PLUMBING & DRAINAGE
E. Agnew
INSPECTOR
DATE: 23 DEC 1993

Sanitary plumbing to be carried out by a registered plumber in compliance with the NZ Building Code or an alternative solution approved by Council and shall be inspected by Waitakere City Council Plumbing & Drainage Surveyor prior to enclosing in walls, cavities and under floor. Stormwater/sanitary drainage shall be carried out by a registered drainlayer in compliance with the NZ Building Code or an alternative solution approved by Council.



Appendix E: Council site contamination enquiry

29 May 2018

Tonkin & Taylor Limited
PO Box 5271
Wellesley Street
Auckland 1141
Attention: Keeley Clayton

Dear Keeley

Site Contamination Enquiry – Lot 2 DP 484666, Lot 1 DP 156565, Lot 3 DP 156565, Lot 4 DP 156565, Lot 5 DP 156565, Lot 8 DP 56335, Lot 6 DP 156565

This letter is in response to your enquiry requesting available site contamination information for the above site. The following details are based on information available from the former Auckland Regional Council records system and information currently held by the Auckland Council Natural Resources and Specialist Input Unit. The details provided below exclude any property information held by the former district/city councils.

Relevant details of the pollution incidents are appended to this letter (Attachment A). **Please refer to the column labelled ‘Property Address’ and Incident/Consent/Bored ID (where applicable) on the attached spreadsheet to aid in identifying corresponding data on the map.**

The general catchment file and site visit file for the catchment (5-21 and 7-60 -SV respectively) were not searched. These files contain pollution incidents where the source of pollution was not traced to a particular site, site visits where no follow-up correspondence was required and some information from archived files.

If the above site is coastal or beside a river, it is possible that historic, unconsented reclamation may have occurred. The Auckland Council Specialists Unit Coastal Team may be able to provide further information.

The records reviewed as part of this Site Contamination Enquiry search do not identify individual horticultural sites in the region. However, there is a possibility that horticultural activities may have occurred at the site. The local Auckland Council customer service centre, specific to the area of the site may be able to provide relevant information where former horticultural sites have been mapped.

If you are concerned that a historic land use (such as filling) may have caused the underlying soils to become contaminated, it is recommended that you obtain an independent environmental assessment of the site. Staff from the Auckland Council Earthworks and Contaminated Land Team can provide advice on the results of any evaluation in terms of site remediation and/or potential consent requirements.

The former Auckland Regional Council and current databases were searched for records of closed landfills, bores, air discharge, industrial and trade process consents, contaminated site discharge consents, and environmental assessments within approximately 200 metres of the site. No consents were identified.

The details provided are in accordance with the obligation to make information publicly available upon request. While the Auckland Council has carried out the search using its best practical endeavours, it does not warrant its completeness or accuracy and disclaims any responsibility or liability in respect of the information. If you or any other person wishes to act or to rely on this information, or make any

financial commitment based upon it, it is recommended that you seek appropriate technical and/or professional advice.

In addition, further site specific pollution incidents may be held at area office below. It is recommended that you contact the local customer service centre of the Auckland Council, specific to the site being investigated: 35 Graham Street, Auckland Central / Ground Floor, Kotuku House, 4 Osterley Way, Manukau Central as they also may hold files with further relevant information.

I trust that this answers your query. If you wish to discuss the matter further, please contact Andrew Kalbarczyk on 301 0101. Should you wish to request any of the files listed above for viewing, please contact the Auckland Council Call Centre on 301 0101 and note you are requesting former Auckland Regional Council records (the records department requires three working days' notice to ensure files will be available).

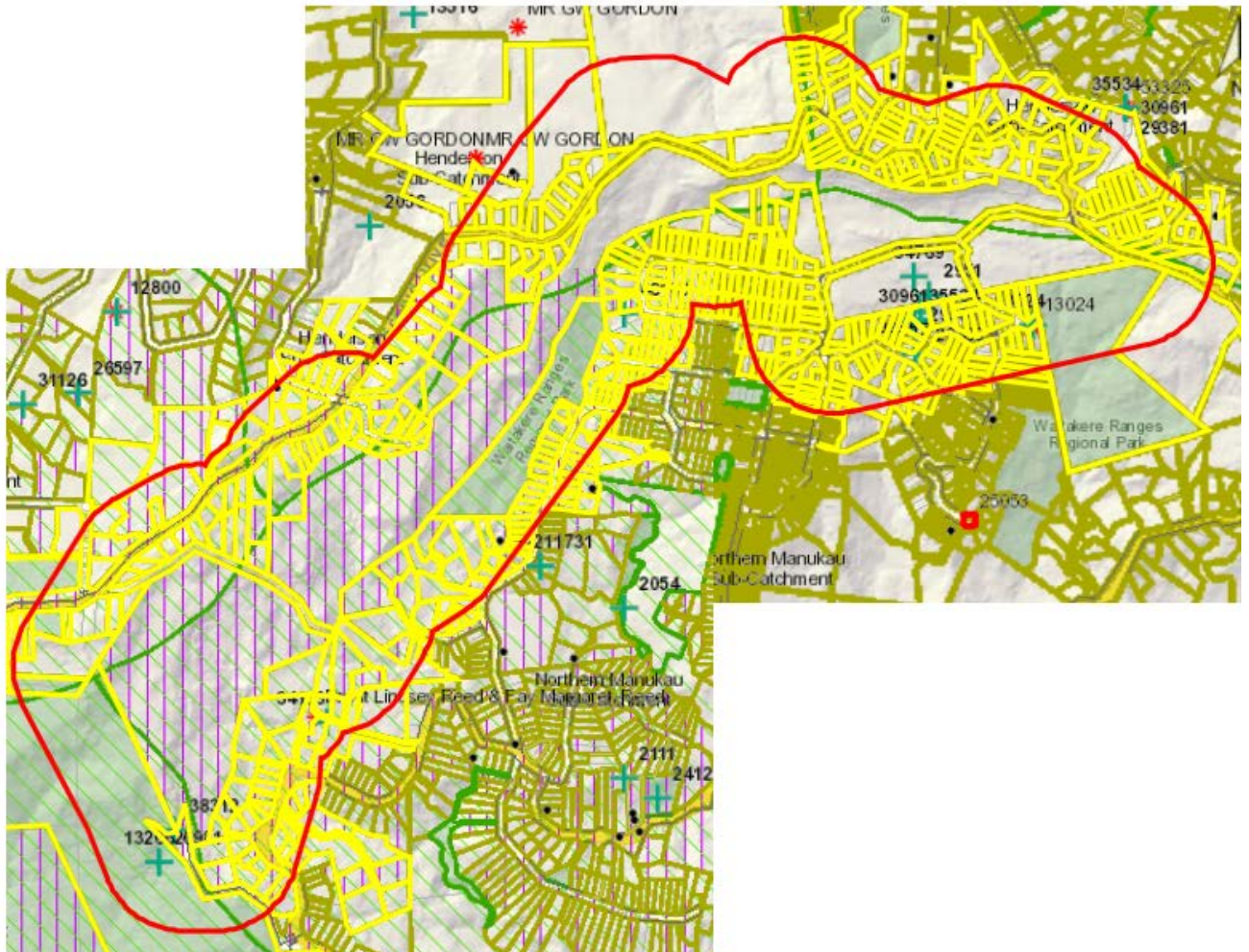
Please note: the Auckland Council cost recovers officer's time for all site enquiries. A basic enquiry takes approximately 1 - 2.5 hours to search the files and databases in which information is held. As such an invoice for the time involved in this enquiry will follow shortly.

Yours sincerely



Jared Osman
Team Leader – Contaminated Air, Noise
Specialist Unit | Resource Consents

Please refer to the column labelled 'Property Address' and Incident/Consent/Bored ID (where applicable) on the attached spreadsheet to aid in identifying corresponding data on the map.



Appendix F: Council HAIL record report

From: Claire Lacina <claire.lacina@aucklandcouncil.govt.nz> on behalf of RECContamination <recontamination@aklc.govt.nz>
Sent: Friday, June 1, 2018 4:12 PM
To: Keeley Clayton
Cc: RECContamination
Subject: RE: Scenic Drive Titirangi - HAIL information

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Keeley,

This email is in response to your recent enquiry requesting available site contamination information that was held within the Environmental Health Unit of the Licensing and Compliance Services Department (LCS).

Council's regulatory records indicate that there could be historic, and/or current, land use activities on or adjacent to this site that falls within the Hazardous Activities and Industries List (HAIL) published by the Ministry for the Environment.

- Our 2009 records indicate unauthorised fill deposited in the Water Catchment area of this site. Our records do not confirm the exact site location in relation to the overall property area of Scenic Drive Titirangi.
- Our historical records indicate a maintenance workshop and chemical storeroom likely for the Huia water treatment plant near Waima Road, Titirangi, which appears to be adjacent to the red area you have highlighted below.

Please note that only council's soil contamination records within the LCS department and GIS map have been checked. There may be other soil contamination information held within:

1. Contaminated Site Enquiry team: ContaminatedSites@aucklandcouncil.govt.nz
2. Property File for viewing reports or all relevant information relating to the property -Requested from the local service centre, by phone, 09 3010101.

Kind regards,

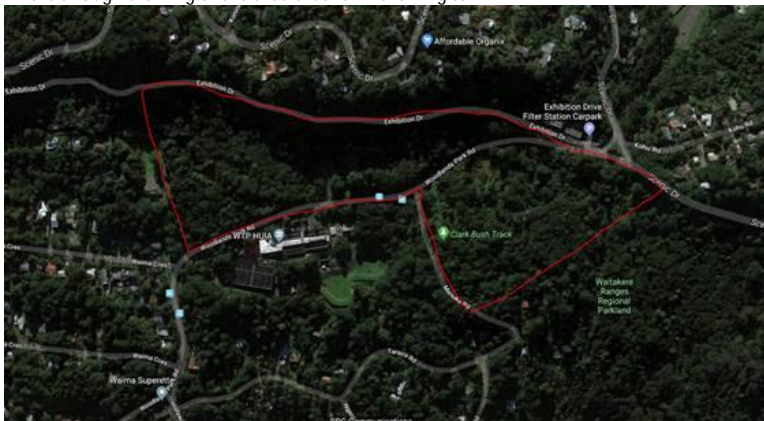
Claire Lacina | Technical Officer – Environmental Health
Specialist Input | Resource Consents
Ph 09 3522621 (Int 465621) | Mob 021 718 038
Auckland Council, Level 2, 35 Graham Street, Auckland
Visit our website: www.aucklandcouncil.govt.nz

From: Keeley Clayton [<mailto:KClayton@tonkintaylor.co.nz>]
Sent: Tuesday, 29 May 2018 1:27 p.m.
To: RECContamination
Subject: Scenic Drive Titirangi - HAIL information

Hi,

I am hoping to get any HAIL information that you have for the following site (information from Auckland Geomaps):
Address: Scenic Drive Titirangi
Legal Description: Lot 2 DP 484666, Lot 1 DO 156565, Lot 3 DP 156565, Lot 4 DP 156565, Lot 5 DP 156565, Lot 8 DP 56335, Lot 6 DP 156565
Council property ID:11149394

This is a rough drawing of the area that I am referring to:



The lot descriptions do carry the property further west, you can disregard this area.

Let me know if there is anything else you require.

Thanks,
Keeley

Keeley Clayton | Planner

BEP

Tonkin + Taylor - *Exceptional thinking together*

Level 2, 105 Carlton Gore Rd, Newmarket, Auckland 1023 | PO Box 5271, Wellesley Street, Auckland 1141, New Zealand



Tonkin+Taylor

To send me large files you can use my [file drop](#)

FINANCIAL REVIEW

CLIENT CHOICE AWARDS 2018

WINNER

Independently researched by

beaton

Best Provider to Construction & Infrastructure

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YOUR LOCAL VENUE



FOR...

JUST MARRIED



ANYTHING



Planning an event, party or activity?
Auckland Council has more than 150 venues for hire.
Local, affordable and easy to book. Check them out online now!



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Appendix G: Certificates of Title

Appendix H: Google Maps street view



Photograph Appendix H.1: Google Street View of cleared section on Woodpark Road March 2008 (Source: Google Maps)



Photograph Appendix H.2: Figure Appendix H.1:Google Street View of cleared section on Woodpark Road November 2009

