

26 April 2010

**HENDERSON INTERMEDIATE SCHOOL**

C/- Waitakere Architects  
5 Pinot Lane  
Massey  
WAITAKERE 0614

**27 APR 2010**

Dear Sir/Madam

**Re: Application Number:** COM-2010-413  
**Proposal:** Relocate classroom building within property. CAT 3.  
**Project Address:** 70 Lincoln Road Henderson

Thank you for your Building Consent application lodged with Council on 12-Apr-2010. This consent is now ready to be issued.

The following fees for processing the application are outstanding (GST invoice enclosed), payment of these additional fees is required within 14 days of this letter.

Invoice: 458835 \$824.53

Our counter staff will produce additional invoices when you collect your Building Consent as per the following fee schedule:

Base Inspection Fees	\$1,246.00
Footpath / Street Damage Bond (Refundable)	\$1,000.00
Final Vehicle Crossing Inspection Fee	\$95.00

**Total To Pay: \$3,165.53**

If payment is made by cheque(s) to a value of more than \$3,000.00, there will be a five working day clearance period before the Building Consent is issued. If payment is made by Bank Cheque, this Building Consent can be uplifted immediately. Credit card payments are accepted for Building Consent processing fees and vehicle crossing bond deposits only. Unfortunately, Council cannot accept credit card payment for Water/Sewer/Storm Connection fees and Development Contributions.

Your Building Consent must be picked up within 42 days of the date of this letter, or we may refuse to issue the consent and return your application. Any outstanding processing fees will still be payable. Commencement of works relating to this application prior to issue of the consent is unlawful and subject to prosecution under the Building Act 2004.

Code Compliance Certificate Fee is payable at the time of Code Compliance Certificate application, and at the rate as shown in the Regulatory Fees and Charges schedule at that time.

District Plan compliance is assessed separately with the PIM application. You should refer to the PIM to identify all requirements in terms of District Plan matters. If amendments are made to the PIM as a result of resolving District Plan issues a new Building Consent application may be required.

Yours faithfully

A handwritten signature in black ink, appearing to read "P. Vonk". The signature is written in a cursive, flowing style.

Pam Vonk

**PROCESS SUPPORT**

(Copy sent to owner)

# TAX INVOICE

**GST Registration Number**

**52-211-247**

**HENDERSON INTERMEDIATE SCHOOL**  
70 Lincoln Road  
Henderson  
WAITAKERE 0610

**Date:** 26 April 2010  
**Customer No:** 311403  
**Invoice No:** 458835

**Application Location:** 70 Lincoln Road, Henderson

**Application:** COM-2010-413

Fee Code	Transaction Description	Amount
BLDL	Building Levy	96.53
BLDR	Building Research Levy	49.00
COUNTR	Counter Processing Fee	189.00
PLNPRO	Plan Processing Fee	1,027.25
PLNGCK	Planning Check Fee	140.00
ECWPRO	Drainage Engineer - Ecowater Processing Fee	228.00
RECORD	Records Fee	37.00
PICKUP	Issuing Fee	22.75
	Less Receipt# 1143	-965.00
		<b>\$824.53</b>

*This account includes a total GST content of \$193.34*

**Invoice Total** 824.53  
**Invoice Due** 10 May 2010

## Remittance Advice

(Please Detach and return with payment)

**Invoice Date:** 26 April 2010

**Application:** DAP

**Invoice Number:** 458835

**Debtor Number:** 311403

**Name:** HENDERSON INTERMEDIATE SCHOOL

**Payment Reference:** 386978

**Application:** COM-2010-413

**Invoice Total:** 824.53

# PROJECT INFORMATION MEMORANDUM NO: COM-2010-413

Section 31, Building Act 2004  
ISSUED BY: WAITAKERE CITY COUNCIL



Waitakere City Council

Te Taiaro o Waitakere

APPLICANT	PROJECT
<b>Name:</b> HENDERSON INTERMEDIATE SCHOOL <b>Mailing Address:</b> C/- Waitakere Architects 5 Pinot Lane Massey WAITAKERE 0614	<b>Proposed Work</b> Relocate classroom building within property. CAT 3. <b>Intended Use(s) in detail:</b> Unknown <b>Intended Life:</b> Indefinite, but not less than 50 years <b>This is:</b> <input checked="" type="checkbox"/> Confirmation that the proposed building work may be undertaken, subject to the provisions of the Building Act 2004, and any requirements of the Building Consent.  Not yet applied for <input type="checkbox"/> No: attached <input type="checkbox"/> Not yet issued <input type="checkbox"/>
<b>PROJECT LOCATION</b>	
<b>Street Address:</b> 70 Lincoln Road, Henderson	
<b>LEGAL DESCRIPTION</b>	
<b>Property Number:</b>  <b>Valuation Roll Number:</b>  <b>Legal Description:</b> LOT 1 DP 44949	

This project information memorandum includes:

Information identifying relevant special features of the land concerned.	Yes
Information about the land or buildings concerned notified to the Council by any statutory organisation having the power to classify land or buildings.	Yes
Details of relevant utility systems.	Yes
Details of authorisations which have been granted.	Yes
Notification of any other authorisations which must be obtained before the proposed building work may be undertaken.	No
Details of authorisations which have been refused.	No

Signed for and on behalf of Council:

Name: *P. H. N.*

Position: Account Manager - Building Consents

Date: 26-Apr-2010

**WAITAKERE CITY COUNCIL**

**PROJECT INFORMATION MEMORANDUM**



**PIM :** COM-2010-413

**SITE ADDRESS:** 70 Lincoln Road, Henderson

**LEGAL DESCRIPTION:** LOT 1 DP 44949

**BUILDING**

**Use of a Public Building**

In accordance with Section 363 of the Building Act 2004, please note that it is an offence to permit the use of a public building for which no building consent or code compliance certificate has been issued.

**Electricity Transmission Lines and Towers**

If there are high-tension electricity transmission lines over or adjacent to the property or there are transmission towers/pylons on or adjacent to the property the applicant must ensure that the proposed building complies with the line clearances and/or the requirements for excavation in the vicinity of towers/pylons prescribed in the New Zealand Electrical Code of Practice for Electrical Safe Distances.

It is the responsibility of the applicant to ensure compliance and if necessary to contact the line owner to determine whether the proposed building will comply prior to commencing construction.

**Hazard Register:**

In 2001 the Auckland Regional Council and the Auckland District Health Board commissioned a report to identify properties previously used for horticultural purposes, as a starting point to establish the extent or otherwise of residual pesticide contamination of soils arising from those former horticultural uses. A copy of that report (Pesticide Residues & Horticultural Soils in the Auckland Region Working Report No.96) can be obtained from the Auckland Regional Council. This property has been identified by this Council as a site which may previously have been used for horticultural purposes. The Council stresses that there is no evidence that this property is or is not, contaminated as a result of any former horticultural use. However, this Council MAY require soil testing if it is proposed to subdivide the property, establish new activities, or to extend existing activities on the site, depending on the nature and scale of those activities. This information is provided pursuant to s.44A(3) of the Local Government Official Information & Meetings Act 1987.

**Wind Zone:** Low

**Sea Spray Zone:** No

**Vehicle Crossing/Street Damage Deposit:** REQUIRED

If a vehicle crossing is required or the value of work requires a street damage deposit, pursuant to Waitakere City Council Bylaw No. 22 you are required to complete an application in the prescribed form for a vehicle crossing and street damage deposit with your application for building consent.

### **PLUMBING**

**Existing foul water drains:** YES                      **Existing storm water drains:** YES

**Sanitary Sewer:** YES                      **Stormwater Sewer:** YES

**If no state any disposal requirements:** N/A

**Watercare Services Limited Sewer clearance required:** NO

**Watercare Services Limited Bulk Watermain clearance required:** NO

### **Miscellaneous Comments**

N/A

### **HEALTH/DANGEROUS GOODS:**

Not applicable.

### **DRAINAGE**

**Requirements for building over or adjacent to Council sewer:** NO

This Building Consent seeks approval for relocating an existing classroom block to a new location within the site. The proposed work is within Henderson Immediate School.

The subject site is located on the western side of Lincoln Road in the suburb of HENDERSON. The site is legally described as Lot 1 DP 44949 with the total land area of 3.7041ha. Ground formation within the site is fairly flat however there is a slight slope towards the western side of the property. At present the southern section of the property is scattered with classroom blocks and the northern side of the subject site is designated as playing field.

As per District Plan rule the subject site is designated as ME16 (Ministry of Education) and the site lies in Living Human Environment and General Natural Area.

EcoWater has assessed and processed this application with NO EcoWater conditions. The proposed work will not affect Council's infrastructure system (water, wastewater and stormwater system) however private drains within the site will be affected by the proposed relocation therefore all the drainage work issues should be addressed as per Building Act, E1 and G13 requirement and will be assessed by Minor Building and Drainage Officer.

### **MISCELLANEOUS REQUIREMENTS**

#### **PLANNING**

#### **Waitakere Ranges Heritage Area Act 2008**

**Site within boundaries of the Waitakere Ranges Heritage Area :** No

## **District Plan Rules/Maps**

### **General Noise Standards:**

- |   |            |
|---|------------|
| - High Noise Route  | <b>Yes</b> |
| - Future High Noise Route   | <b>No</b>  |
| - RNZAF Base Auckland Noise Control Area?<br>Ldn 55 / Ldn 65? (DP Map Appendix III) | <b>No</b>  |

### **RNZAF Base Protection Measures:**

- |   |           |
|---|-----------|
| - Land Use subject to Ministry of Defence approval?<br>(DP Map Appendix 11.2) | <b>No</b> |
|---|-----------|

### **Natural Hazards:**

- |  |                   |
|--|-------------------|
| - Building on land which is known by the Council to be or likely to be subject to erosion, slope instability, subsidence or inundation (other than inundation by the sea). | <b>None Known</b> |
|--|-------------------|

### **Designations:**

- |                      |            |
|----------------------|------------|
| - Appendix reference | <b>N/A</b> |
|----------------------|------------|

### **Hazardous Facilities & Contaminated Sites:**

**Nothing apparent**

### **Heritage:**

- |                               |            |
|-------------------------------|------------|
| - Heritage Appendix reference | <b>N/A</b> |
|-------------------------------|------------|

### **Natural Area:**

**General**

### **Landscape Element:**

(Sensitive Ridge/Headland Scarp/Cliff etc.)

**N/A**

### **Human Environment:**

**Living**

### **Relevant Plan Change:**

**Yes – PC 26**

### **Map Appendices:**

- |   |                          |
|---|--------------------------|
| - Roading Hierarchy (DP Map Appendix I) | <b>Regional Arterial</b> |
|---|--------------------------|

## **RESOURCE CONSENT - OUTLINE PLAN OF WORKS REQUIREMENT/S**

### **Land Use Consent / Outline Plan of Works requirements:**

#### **ALREADY GRANTED**

#### **LUC 2010-413 (Outline Plan of Works)**

Handling Officer: James Dowding

Date Granted: 14-04-2010

- Subject to compliance with the requests and recommendations of the Outline Plan of Works report (RMA LUC 2010-413) pursuant to S.176A of the Resource Management Act 1991.
- No soil shall be removed from the site and any other excess spoil shall be transferred to a suitable hazardous waste facility unless it is certified as not being contaminated, all to the satisfaction of the Manager, Resource Consents.

**Subdivision Consent Requirements:**

YES / N/A

**Notations:**

YES

**Before commencement of any works and until completion of exposed earth site-works,** adequate sediment and erosion control measures shall be constructed and maintained by the consent holder. The control measures must be maintained until the site has been adequately stabilised against erosion. The construction and maintenance shall be in accordance with Appendix 3, Erosion and Sediment Control Measures Appendix to Natural Area rule 3.1 (b) of the Waitakere City District Plan.

Glare

Any artificial outdoor lighting must not have more than 10 lux spill (horizontal and vertical) of light as measured at the site boundary of any adjoining site and must be shielded so that light rays are emitted below a horizontal plane set at the centre line of the light source as per Rule 14.1(c) H.E. Living Waitakere City District Plan 2003.

Archaeological Site

In the event of archaeological evidence being uncovered (e.g. shell, middens, hangi or ovens, pit depressions, defensive ditches, artifactual material or human bones) work shall cease in the vicinity of the discovery, the area secured, and the Council (Ph 839-0400) contacted. Activity on the site will remain halted until the Manager Resource Consents gives approval for operations to recommence.

**OTHER REQUIREMENT/S**

**Development Contribution pursuant to the Local Government Act 2002**

NOT REQUIRED