

Barfoot & Thompson Epsom  
C/O CDM Ltd  
Hayden Pirie  
PO Box 100180  
North Shore  
AUCKLAND 0745



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<b>Applicant</b>	Barfoot & Thompson Epsom
<b>LIM address</b>	58 Te Kawa Road Greenlane Auckland 1061
<b>Application number</b>	8270323064
<b>Customer Reference</b>	George Fong
<b>Date issued</b>	25-Jun-2021
<b>Legal Description</b>	Lot 77 DP 37882
<b>Certificates of title</b>	NA1871/54

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### Disclaimer

This Land Information Memorandum (LIM) has been prepared for the applicant for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987.

The LIM includes information which:

- Must be included pursuant to section 44A of the Local Government Official Information and Meetings Act 1987
- Council at its discretion considers should be included because it relates to land
- Is considered to be relevant and reliable

This LIM does not include other information:

- Held by council that is not required to be included
- Relating to the land which is unknown to the council
- Held by other organisations which also hold land information

Council has not carried out an inspection of the land and/or buildings for the purpose of preparing this LIM. Council records may not show illegal or unauthorised building or works on the land.

The applicant is solely responsible for ensuring that the land or any building on the land is suitable for a particular purpose and for sourcing other information held by the council or other bodies. In addition, the applicant should check the Certificate of Title as it might also contain obligations relating to the land.

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

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

## s44A(2)(a) Information identifying any special feature or characteristics of the land

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

### Site Contamination

No land contamination data are available in Council's regulatory records.

### Wind Zones

Wind Zone(s) for this property: Low wind speed of 32 m/s

The wind zones are based on wind speed data specific to all building sites as outlined in NZS 3604:2011. Other factors such as topographic classes, site exposure and ground roughness determine the actual wind bracing demands and bracing elements required for the building.

For further information refer to NZS 3604:2011 Section 5 — Bracing Design

### Soil Issues

The Auckland Council is not aware of any soil issues in relation to this land. If any soil information/reports have been prepared in relation to this property, they will be available for viewing at an Auckland Council Service Centre or via the property file product services.

### Flooding

This statement entitled "Flooding" appears on all LIMs.

Known flooding information is displayed on the map attached to this LIM entitled "Special Land Features – Natural Hazards - Flooding".

The information shown in the "Special Land Features - Natural Hazards - Flooding" map is also shown on the Auckland Council online map viewer (Geomaps), at [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz), which is updated from time to time.

Any proposed development may require a flooding assessment to be provided by the applicant.

The absence of flooding on the "Special Land Features - Natural Hazards - Flooding" map does not exclude the possibility of the site flooding, particularly from Overland Flow Paths which may be on other properties.

### Overland Flow Path

This site (property parcel) spatially intersects with one or more Overland Flow Paths, as displayed on the map attached to this LIM entitled "Special Land Features – Natural Hazards - Flooding".

Overland Flow Paths are lines representing the predicted route of overland flow, based on analysis of a Digital Terrain Model (derived from aerial laser survey). Overland Flow Paths do not show the width or extent of flow.

Overland Flow Paths are based solely on the terrain and are indicative only.

Overland Flow Paths may flood depending on the amount of rain.

The Auckland Unitary Plan contains policies and rules relating to development and/or works within or adjacent to Overland Flow Paths.

Note: The terms "Flow Path" and "Flowpath" are used interchangeably.

## Exposure Zones

New Zealand Standard 3604:2011 classifies all properties in New Zealand into zones based on environmental features including wind, earthquake, snow load and exposure. These zones are relevant to building requirements, such as strength of buildings, materials that should be used and maintenance. All building sites are classified as being in Exposure Zones Extreme Sea Spray, B, C, or D, depending on the severity of exposure to wind driven salt.

This property is classified as: Zone C

Medium — Inland coastal areas with medium risk from wind-blown sea-spray salt deposits. This zone covers mainly coastal areas with relatively low salinity. The extent of the affected area varies significantly with factors such as winds, topography and vegetation. Within each of the zones there are different environmental locations that require fittings and fixtures appropriate to its designation as outlined Tables 4.1 to 4.3 in NZS 3604:2011 being either "closed", "sheltered" or "exposed".

For further information refer to NZS 3604:2011 Section 4 — Durability.

### s44A(2)(b) Information on private and public stormwater and sewerage drains

Information on private and public stormwater and sewerage drains is shown on the **underground services map** attached.

Note: Private drainage is the responsibility of the land owner up to and including the point of connection to the public sewer or drain.

### s44(2)(ba) Information notified to Council by a drinking water supplier under Section 69ZH of the Health Act 1956

Prospective purchasers should be aware of other drinking water systems connected to this property. There may also be private drinking water supply systems such as rainwater tanks or private water bores. You are advised to clarify the drinking water supply with the current landowner.

No Information has been notified to Council.

### s44A(2)(bb) Information Council holds regarding drinking water supply to the land

For metered water information, please contact **Watercare (09) 442 2222** for services provided to this property.

### s44A(2)(c) Information relating to any rates owing in relation to the land

**Billing Number/ Rate Account:** 12344063972

**Rates levied for the Year 2020/2021 :** \$3,603.62

**Total rates to clear for the current year  
(including any arrears and postponed rates):**

\$0.00

The rates figures are provided as at 8 a.m. 25/06/2021. It is strongly advised these are not used for settlement purposes.


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## Retrofit Your Home Programme

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The Retrofit Your Home programme provides financial assistance, advice and information to householders wanting to create an improved home environment.

The scheme contributes to the achievement of the Air Quality National Environmental Standards encouraging the installation of clean heat and insulation in homes as well as supporting access to central government grants and subsidies. The programme offers homeowners a retrofit plan for their homes and financial assistance up to \$5000 repaid through a targeted rate.

 Auckland Council (09) 890 7898 if you require further information

 retrofit@aucklandcouncil.govt.nz

**s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and (2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004**

Note: if the land is part of a cross lease title or unit title, consents and permits for the other flats or units may be included in this LIM. If the land has been subdivided there may be consents and permits included that relate to the original property.

It is recommended that the full property file is viewed and compared with the actual building and activities on the land to identify any illegal or unauthorised building works or activities.

## Financial / development contributions

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Financial and development contributions are relevant for recently subdivided land, vacant lots, new residential unit(s) or where there is further development of a site. If any financial or development contribution has not been paid, Council can recover outstanding amount(s) from a subsequent owner of the land.

Please note that financial contributions and development contributions may be paid in land, cash or a combination of these. The form of payment of contributions may be subject to negotiation but final discretion remains with the Council.

## Resource Management

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### Planning

58 Te Kawa Road Greenlane Auckland 1061

Application No.	Description	Decision	Decision Date
LUC60374224	Land Use Consent Construction of a new dwelling in the SCA Overlay	Granted	22/04/2021

## Subdivisions

There are **NO** Subdivision resource consents recorded.

## Engineering Approvals

There are **NO** Engineering approvals recorded.

If there are any conditions, then only that portion of the consent will be included in the attachments section. The applicant should satisfy themselves as to whether all conditions of resource consents for this property have been met.

## Further Information

The Council may hold additional information for this property, for example concerning resource consents for discharges to air, land or water issued by the former Auckland Regional Council prior to 1 November 2010. If you would like Auckland Council to search for this type of information, please contact us.

## Building

58 Te Kawa Road Greenlane Auckland 1061

Application No.	Description	Issue Date	Status
O/3091/17	Garage	14/07/1952	Issued (See Note 1)
O/3527/13	Dwelling	13/10/1955	Issued (See Note 1)
O/4204/12	Add room to building	23/11/1955	Issued (See Note 1)
O/32152/01	Carport	30/08/1973	Issued (See Note 1)

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

Please note that prior to the Building Act 1991; Councils were not required to maintain full records of building consents [etc] issued under the Building Act. While Auckland Council has always endeavoured to maintain full records of pre-Building Act 1991 matters, not all records for this period have survived and in other cases where building work is documented, information may be incomplete. Council does not accept responsibility for any omission.

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

## Compliance Schedules (Building Warrant of Fitness)

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The Council has no record of a Compliance Schedule for this property/building.

If it is evident that any specified systems such as lifts or commercial fire alarms are present in the building, the owner must ensure there is a current compliance schedule or building warrant of fitness.

## Swimming/Spa Pool Barriers

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The Council has no record of a swimming pool or spa pool being registered on this property. Swimming pools and spa pools must have a barrier that complies with the Building Act 2004.

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

## Licences

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There are NO current licences recorded

### s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006

The Council has not been notified of any information under Section 124 of the Weathertight Homes Resolution Services Act 2006 relating to this property.

### s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use

Purchasers or those intending to develop the land should satisfy themselves that the land is suitable for any intended use or future development proposal. In addition to any site specific limitations recorded below, general restrictions that apply across the region may be relevant to any development proposals on this property.

## Auckland Unitary Plan - Operative in Part (AUP:OP)

The **Auckland Unitary Plan - Operative in part(AUP:OP)** applies to this property and should be carefully reviewed and considered, as it may have implications for how this property can be developed and/or used. Those parts of the Auckland Unitary Plan that are operative replace the corresponding parts of legacy regional and district plans. However, certain parts of the AUP:OP are the subject of appeals and have not become operative. If a property is subject to an appeal this will be identified on the attached Unitary Plan Property Summary Report. Where this is the case, both the Auckland Unitary Plan Decisions version and the legacy regional and district plans will need to be considered.

The AUP:OP zones, controls, overlays, precincts, and designations that apply to this property are set out in the Property Summary Report, which is attached to this memorandum.

The AUP:OP can be viewed here:

<https://www.aucklandcouncil.govt.nz/unitaryplan>

The legacy regional and district plans can be viewed here:

<https://www.aucklandcouncil.govt.nz/districtplans>

<https://www.aucklandcouncil.govt.nz/regionalplans>

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The appeals to the AUP:OP can be viewed here:

<https://www.aucklandcouncil.govt.nz/unitaryplanappeals>

### **Auckland Council District Plan - Hauraki Gulf Islands Section (Operative 2013) (DP:HGI)**

While the regional provisions in the AUP:OP apply to the Hauraki Gulf Islands, and are set out in the Property Summary Report attached to this memorandum, the AUP:OP does not contain any district provisions for the Hauraki Gulf Islands. If the Property Summary Report attached to this memorandum lists its zone as "Hauraki Gulf Islands", the district provisions that apply are in the Auckland Council District Plan Hauraki Gulf Islands Section (Operative 2013) (**DP:HGI**).

The relevant maps of the DP:HGI are attached to this memorandum, if applicable. The text of the DP:HGI can be found here:

<https://www.aucklandcouncil.govt.nz/aurakigulfislands>

### **Plan Changes and Notices of Requirement**

Changes to the AUP:OP and DP:HGI may be proposed from time to time. These proposed plan changes may relate to either the maps or the text of those plans. Any proposed changes to the AUP:OP relevant to this property will be listed as a modification in the Property Summary Report attached to this memorandum. However, proposed changes to the DP:HGI will not appear on the Property Summary report. That information can be found on the Auckland Council website.

Please refer to the AUP:OP for information on any proposed Plan Changes or see the Auckland Council modifications website at:

<https://www.aucklandcouncil.govt.nz/unitaryplanmodifications>

Information relating to any proposed Plan Changes to DP:HGI can be found here:

<https://www.aucklandcouncil.govt.nz/aurakigulfislands>

From time to time a requiring authority, such as a Ministry of the Crown or a council controlled organisation, may notify Auckland Council that they require certain land to be designated for a certain purpose. If this property is the subject of such a notice of requirement, that notice may have implications for how this property can be developed or used from the date it is received by Council.

If this property is not on the Hauraki Gulf Islands, any notices of requirement applicable will be listed as a modification in the Property Summary Report attached to this memorandum.

If this property is on the Hauraki Gulf Islands, any notice of requirement will be available on the Auckland Council Website.

Information on all current notices of requirement can be found on the modifications page here:

<https://www.aucklandcouncil.govt.nz/unitaryplanmodifications>

Copies of the appeals to the Auckland Unitary Plan can be viewed online at:

<https://www.aucklandcouncil.govt.nz/unitaryplanappeals>

### **Auckland Unitary Plan**

Please note that the Auckland Unitary Plan (Operative in part) applies to this property. The Unitary Plan should be carefully reviewed and considered, as it may have implications for how this property can be developed or used. Parts of the Unitary Plan that are relevant to this property relating to zones, overlays, controls, designations and other restrictions are identified in the Property Summary Report attached to this LIM.

The Unitary Plan can be accessed at Council service centres and libraries and can be found on the following internet page:

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/home.aspx>

## **Information concerning Caveat, Bond, Encumbrance, Consent Notice and Covenant**

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For any information concerning Caveats, Bonds, Encumbrances, Consent Notices or Covenants, please refer to the Certificate of Title for this property.

### **s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation**

No information has been notified to Council.

### **s44A(2)(h) Information regarding the land which has been notified to Council by any network utility operator pursuant to the Building Act 1991 or Building Act 2004**

Underground Services and District Plan maps are attached.

Please note: Height restrictions apply where overhead power lines cross the site. Works near water services utilities may require approval. Works near high-pressure Gas, Oil or LPG pipelines create risk of damage and must first be approved. Please contact the relevant Utility provider in your area for further information.

Any escape of gas or liquid from the pipelines is potentially dangerous and requires immediate action as soon as discovered (Dial 111 and ask for the Fire Service).

### **s44A(3) Other information relevant to the land**

#### **Coastal Erosion**

Council has information on coastal erosion, which identifies areas of the Auckland coastline potentially susceptible to coastal instability and erosion within the next century. Coastal erosion is the wearing away of land due to coastal processes such as waves and currents.

Digital maps showing the areas of coastline that may be affected by coastal erosion over the next 100 years are available on the council's mapping platform GeoMaps from 31 May 2021. Geomaps can be accessed online. These digital maps will be included in Land Information Memorandums applied for from later in 2021.

The digital maps are based on the data in Technical Report 2020/21: Predicting Auckland's Exposure to Coastal Instability and Erosion, available by searching the Council website.



## Attachments

As the placement of the building/s on the attached maps is based on aerial photography we cannot guarantee the accuracy. A formal survey will indicate the exact location of the boundaries.

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- Auckland Unitary Plan Property Summary Report
- Auckland Unitary Plan - Operative in part Maps and Map Legend
- Auckland Council District Plan - Hauraki Gulf Islands Section (if applicable)
- Underground Services & Utilities Map and Map Legend
- Special Land Features Map and Map Legend

Please note Map Legends have been created for use across the region and may contain features which were not captured by the previous legacy Councils; therefore the information may not be available for these maps. Please contact the Resource Management Planning Team in your area for further information on any features which may or may not appear on your map.

- Consent Conditions : LUC60374224

## Auckland Unitary Plan Operative in part (15th November 2016) Property Summary Report

### Address

58 Te Kawa Road Greenlane Auckland 1061

### Legal Description

LOT 77 DP 37882

### Appeals

### Modifications

### Zones

Residential - Single House Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index - Urban

### Overlays

Historic Heritage and Special Character: Special Character Areas Overlay Residential and Business - Epsom / Greenlane - Residential Isthmus B

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - O4 - One Tree Hill - Viewshafts

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - W26 - Mount Wellington - Viewshafts

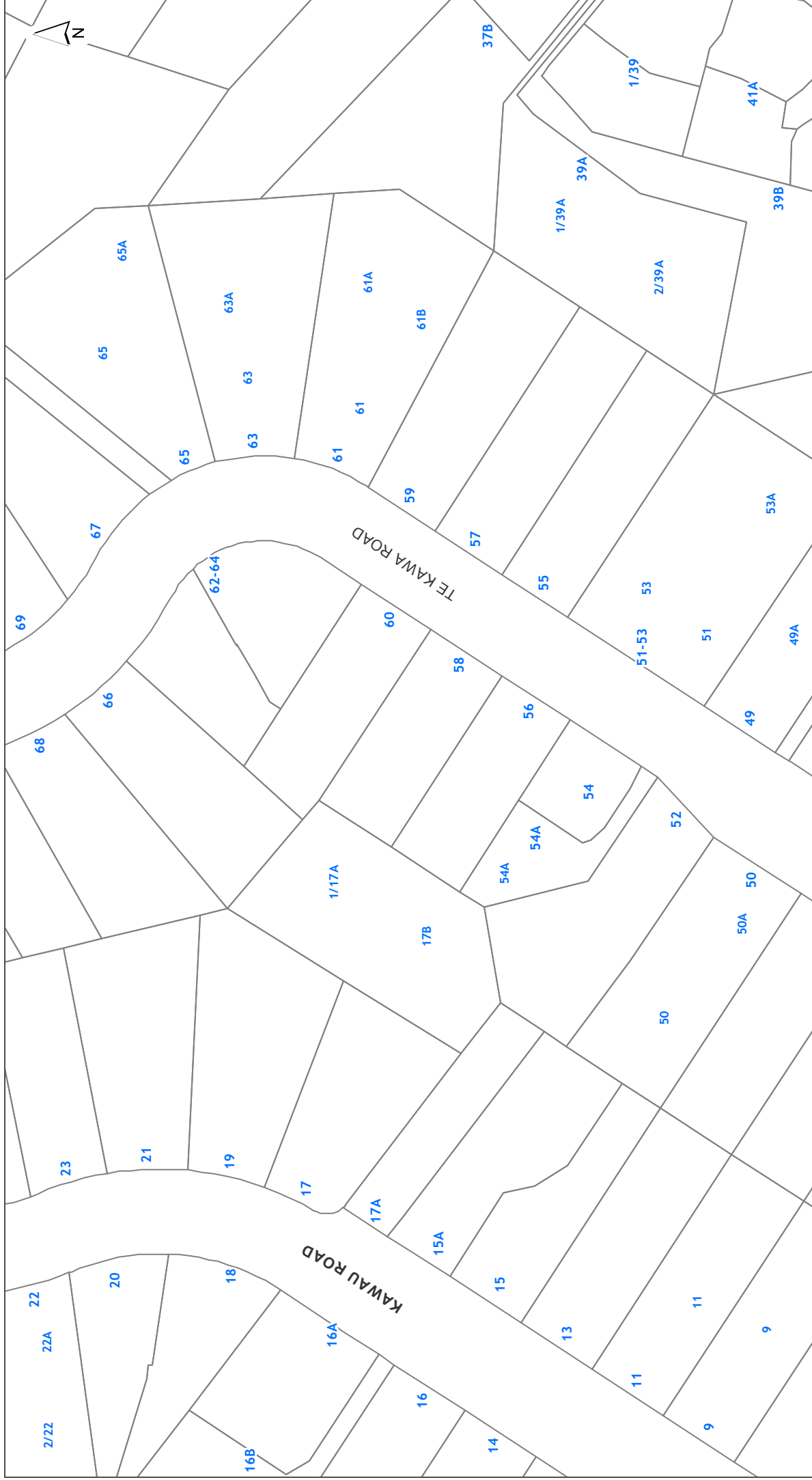
Natural Heritage: Regionally Significant Volcanic Viewshafts Overlay Contours [i]

Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Onehunga Volcanic Aquifer

Natural Resources: Quality-Sensitive Aquifer Management Areas Overlay [rp] - Onehunga Volcanic Aquifer

### Designations

Designations: Airspace Restriction Designations - ID 1102 - Protection of aeronautical functions - obstacle limitation surfaces - Auckland International Airport Ltd - Confirmed

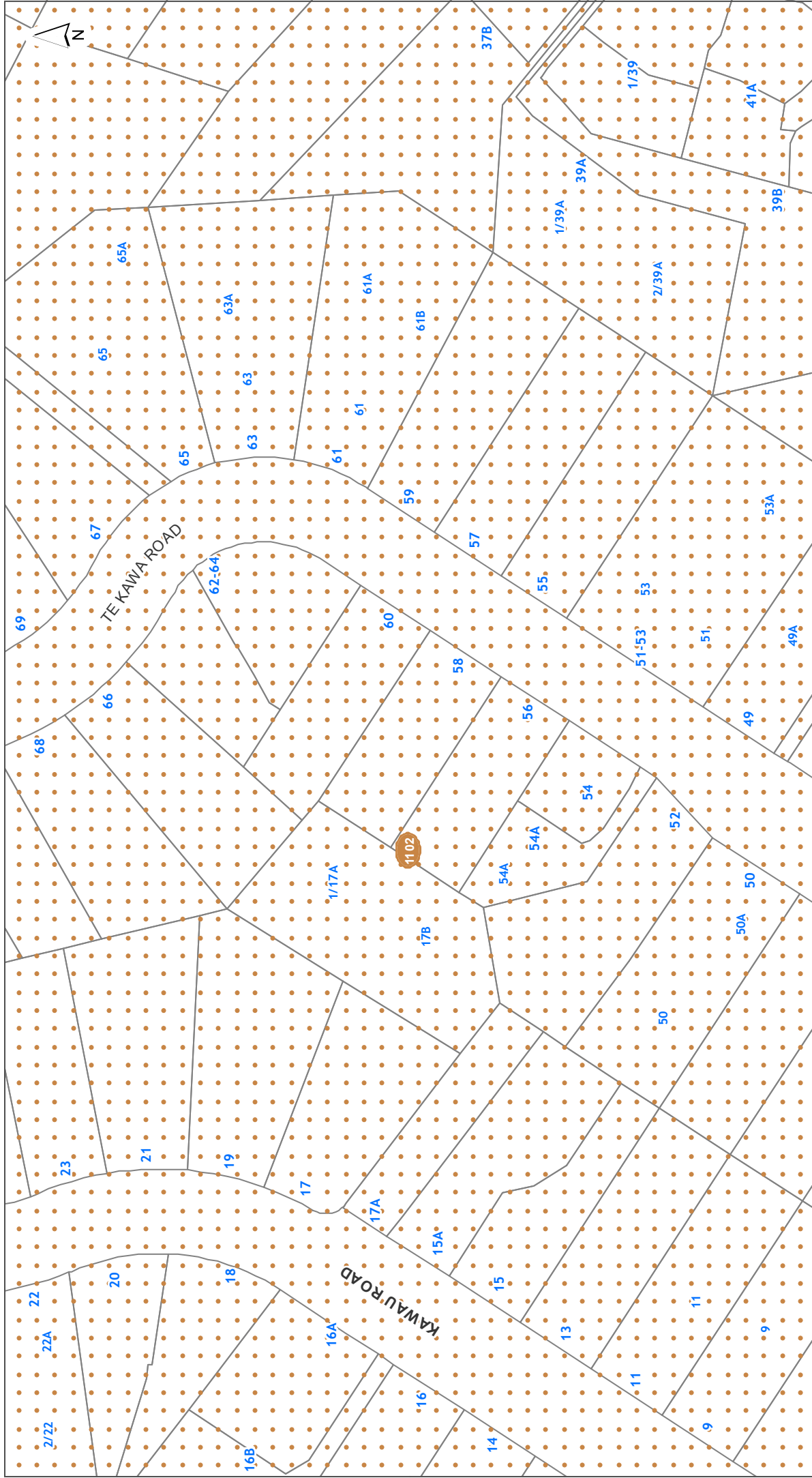


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**Built Environment**  
 58 Te Kawa Road Greenlane Auckland 1061  
 LOT 77 DP 37882

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 Meters  
 Scale @ A4  
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 Date Printed:  
 25/06/2021





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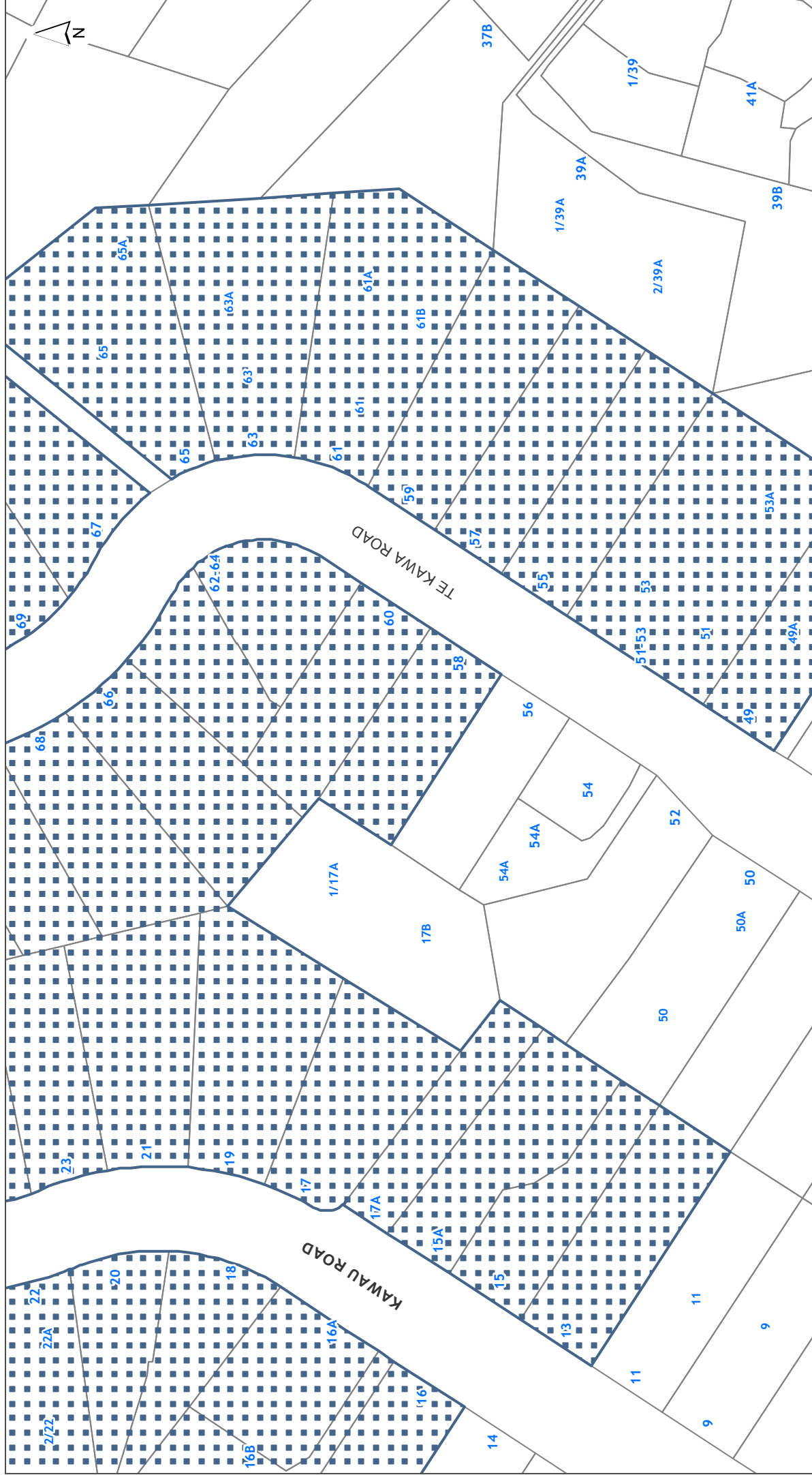
**Designations**

58 Te Kawa Road Greenlane Auckland 1061

LOT 77 DP 37882

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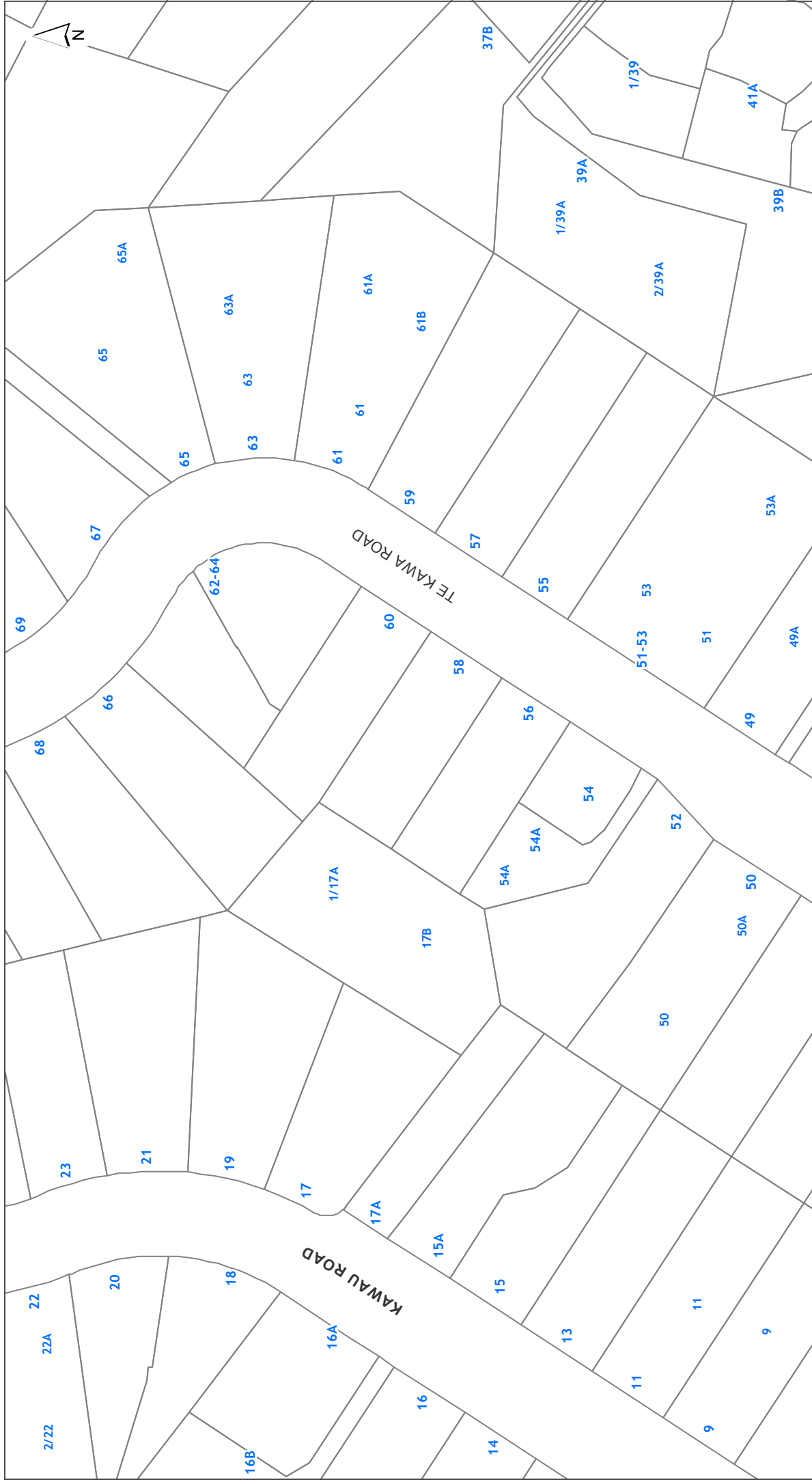
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25/06/2021

**Historic Heritage and Special Character**  
58 Te Kawa Road Greenlane Auckland 1061  
LOT 77 DP 37882

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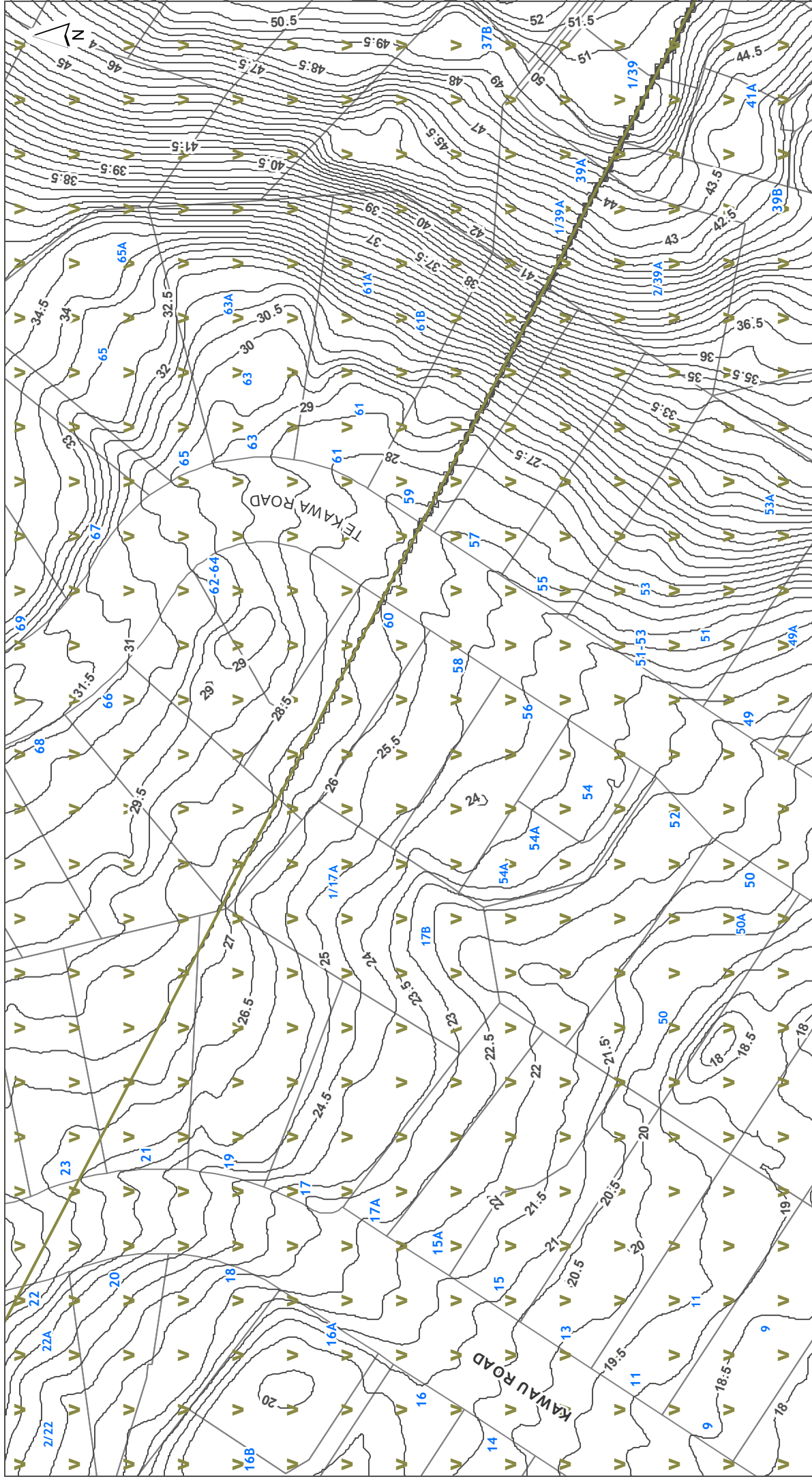
**Infrastructure**  
58 Te Kawa Road Greenlane Auckland 1061  
LOT 77 DP 37882

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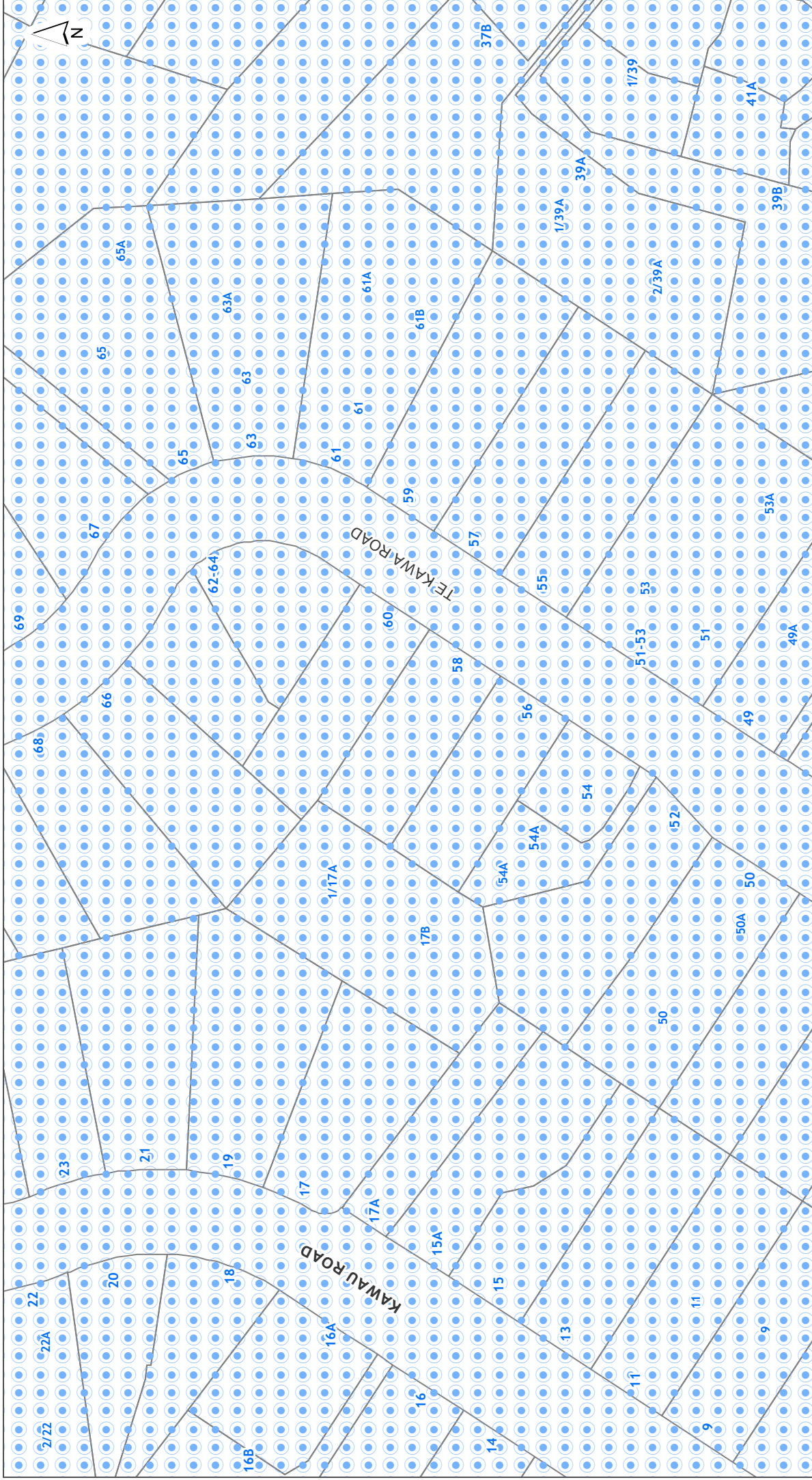


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25/06/2021

**Natural Heritage**  
58 Te Kawa Road Greenlane Auckland 1061  
LOT 77 DP 37882

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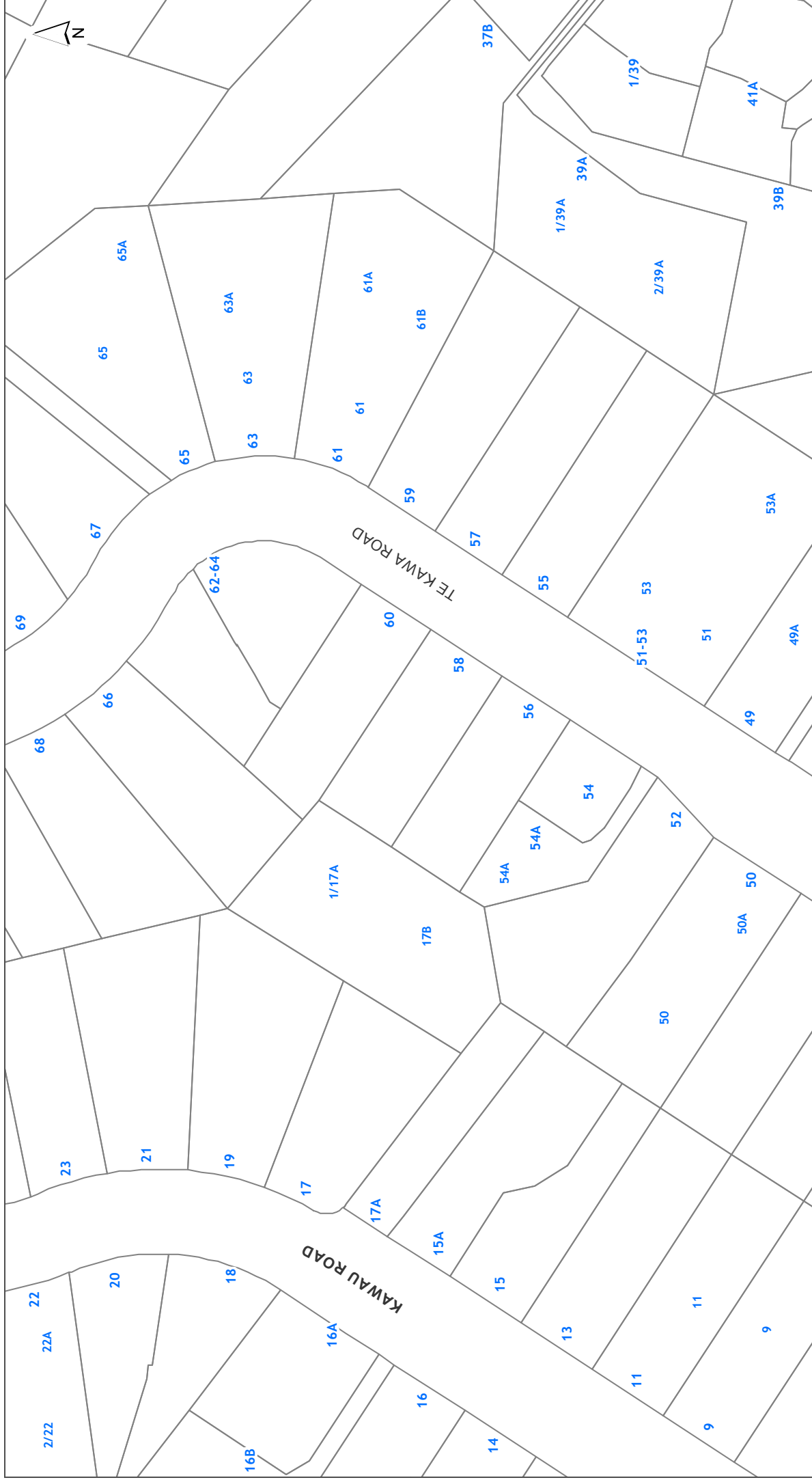
Natural Resources

58 Te Kawa Road Greenlane Auckland 1061

LOT 77 DP 37882

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**Precincts**  
 58 Te Kawa Road Greenlane Auckland 1061  
 LOT 77 DP 37882



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**Date Printed:**  
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## NOTATIONS

### Appeals

-  Properties affected by Appeals seeking change to zones or management layers
-  Properties affected by Appeals seeking reinstatement of management layers

### Proposed Plan Modifications




-  Notice of Requirements
-  Plan Changes

### Tagging of Provisions:

- [ i ] = Information only
- [ rp ] = Regional Plan
- [ rcp ] = Regional Coastal Plan
- [ rps ] = Regional Policy Statement
- [ dp ] = District Plan (only noted when dual provisions apply)

## ZONING


### Residential

-  Residential - Large Lot Zone
-  Residential - Rural and Coastal Settlement Zone
-  Residential - Single House Zone
-  Residential - Mixed Housing Suburban Zone
-  Residential - Mixed Housing Urban Zone
-  Residential - Terrace Housing and Apartment Buildings Zone








### Business

-  Business - City Centre Zone
-  Business - Metropolitan Centre Zone
-  Business - Town Centre Zone
-  Business - Local Centre Zone
-  Business - Neighbourhood Centre Zone
-  Business - Mixed Use Zone
-  Business - General Business Zone
-  Business - Business Park Zone
-  Business - Heavy Industry Zone
-  Business - Light Industry Zone

### Open space

-  Open Space - Conservation Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Open Space - Civic Spaces Zone
-  Open Space - Community Zone
-  Water [i]



### Rural

-  Rural - Rural Production Zone
-  Rural - Mixed Rural Zone
-  Rural - Rural Coastal Zone
-  Rural - Rural Conservation Zone
-  Rural - Countryside Living Zone
-  Rural - Waitakere Foothills Zone
-  Rural - Waitakere Ranges Zone

### Future Urban

-  Future Urban Zone
-  Green Infrastructure Corridor (Operative in some Special Housing Areas)

### Infrastructure

-  Special Purpose Zone - Airports & Airfields  
Cemetery  
Quarry  
Healthcare Facility & Hospital  
Tertiary Education  
Māori Purpose  
Major Recreation Facility  
School
-  Strategic Transport Corridor Zone

### Coastal

-  Coastal - General Coastal Marine Zone [rcp]
-  Coastal - Marina Zone [rcp/dp]
-  Coastal - Mooring Zone [rcp]
-  Coastal - Minor Port Zone [rcp/dp]
-  Coastal - Ferry Terminal Zone [rcp/dp]
-  Coastal - Defence Zone [rcp]
-  Coastal - Coastal Transition Zone



Precincts

--- Rural Urban Boundary

--- Indicative Coastline [i]

# Overlays

## Natural Resources

- Terrestrial [rp/dp]
- Marine 1 [rcp]
- Marine 2 [rcp]
- Water Supply Management Areas Overlay [rp]
- Natural Stream Management Areas Overlay [rp]
- High-Use Stream Management Areas Overlay [rp]
- Natural } Lake Management Areas Overlay (Natural Lake and Urban Lake)
- Urban }
- High-Use Aquifer Management Areas Overlay [rp]
- Quality-Sensitive Aquifer Management Areas Overlay [rp]
- Wetland Management Areas Overlay [rp]

## Infrastructure

- Airport Approach Surface Overlay
  - Aircraft Noise Overlay
  - City Centre Port Noise Overlay [rcp / dp]
  - Quarry Buffer Area Overlay
  - National Grid Subdivision Corridor
  - National Grid Substation Corridor
  - National Grid Yard Compromised
  - National Grid Yard Uncompromised
- } National Grid Corridor Overlay

## Mana Whenua

- Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]

## Built Environment

- Identified Growth Corridor Overlay

## Natural Heritage

- Notable Trees Overlay
- Outstanding Natural Features Overlay [rcp/dp]
- Outstanding Natural Landscapes Overlay [rcp/dp]
- Outstanding Natural Character Overlay [rcp/dp]
- High Natural Character Overlay [rcp/dp]
- Viewshafts
- Height Sensitive Areas
- Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
- Regionally Significant Volcanic Viewshafts Overlay Contours [i]
- Locally Significant Volcanic Viewshafts Overlay [rcp/dp]
- Locally Significant Volcanic Viewshafts Overlay Contours [i]
- Modified
- Natural
- Ridgeline Protection Overlay
- Local Public Views Overlay [rcp/dp]
- Extent of Overlay
- Subdivision Schedule
- Waitakere Ranges Heritage Area Overlay

## Historic Heritage & Special Character

- Historic Heritage Overlay Place [rcp/dp]
- Historic Heritage Overlay Extent of Place [rcp/dp]
- Special Character Areas Overlay Residential and Business
- Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]
- Auckland War Memorial Museum Viewshaft Overlay Contours [i]
- Stockade Hill Viewshaft Overlay – 8m height area
- Stockade Hill Viewshaft [i]

# Controls

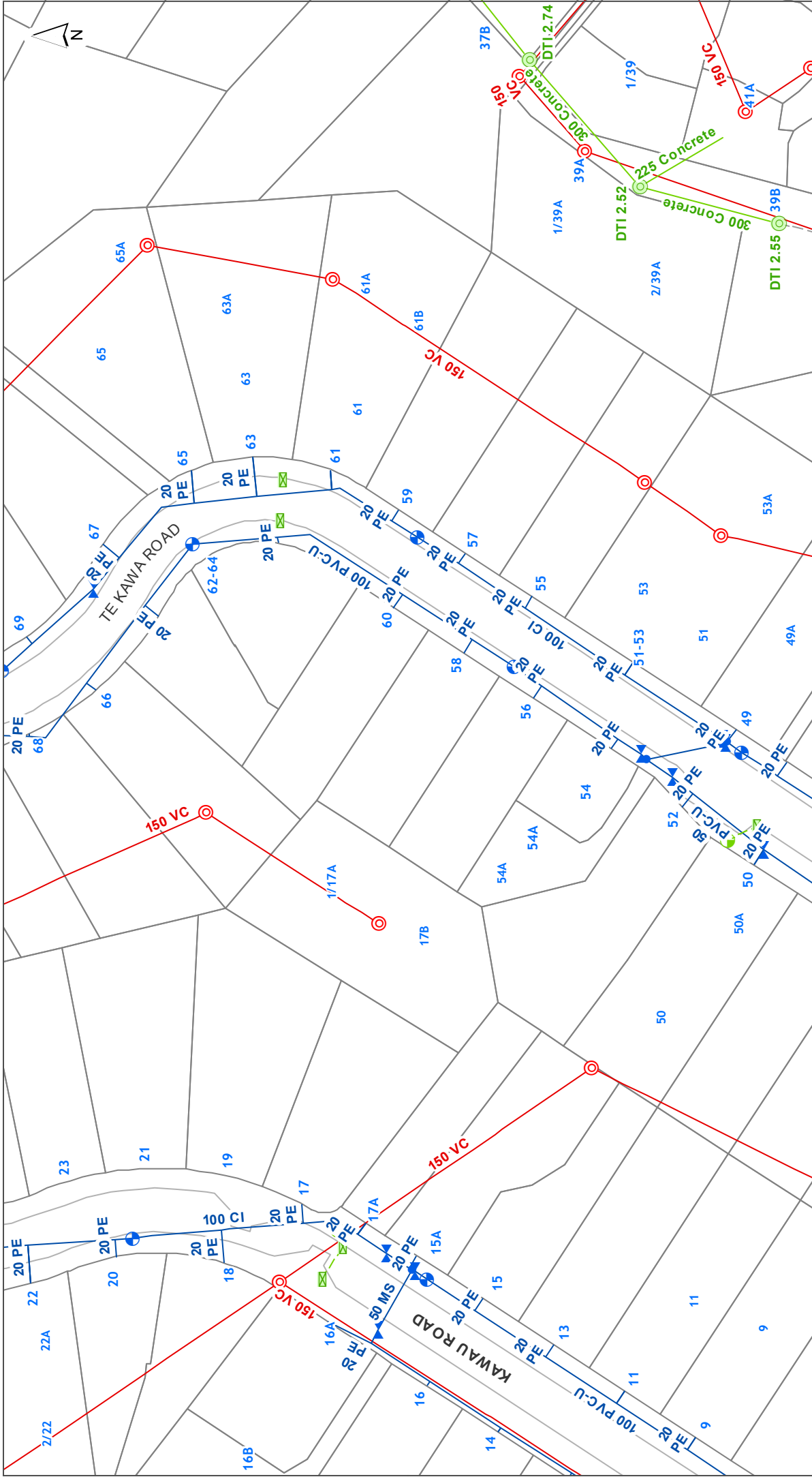
- Key Retail Frontage
  - General Commercial Frontage
  - Adjacent to Level Crossings
  - General
  - Motorway Interchange Control
  - Centre Fringe Office Control
  - Height Variation Control
  - Parking Variation Control
  - Level Crossings With Sightlines Control
  - Arterial Roads
- } Building Frontage Control
- } Vehicle Access Restriction Control

- Business Park Zone Office Control
  - Hazardous Facilities
  - Infrastructure
  - Macroinvertebrate Community Index
  - Flow 1 [rp]
  - Flow 2 [rp]
  - Subdivision Variation Control
  - Surf Breaks [rcp]
  - Cable Protection Areas Control [rcp]
  - Coastal Inundation 1 per cent AEP Plus 1m Control
- } Emergency Management Area Control
- } Stormwater Management Area Control

# Designations

- Designations

- Airspace Restriction Designations



**DISCLAIMER:**  
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**Underground Services**  
 58 Te Kawa Road Greenlane Auckland 1061  
 LOT 77 DP 37882

0 7 14 21  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
 25/06/2021



Stormwater

Note: Unless otherwise specified in the text below, the *colour* of a Stormwater symbol is determined by the ownership or usage status, using the following colour scheme:

**Public**, **Private** or **Abandoned**

	Treatment Device		Overland Flowpath (Public)
	Septic Tank		Overland Flowpath (Private)
	Septic Tank (Hi-Tech)		Forebay (Public)
	Soakage System		Forebay (Private)
	Inspection Chamber		Treatment Facility (Public)
	Manhole (Standard / Custom)		Treatment Facility (Private)
	Inlet & Outlet Structure		Pump Station
	Inlet & Outlet (No Structure)		Planting
	Catchpit		Embankment
	Spillway		Viewing Platform
	Safety Benching		Bridge
	Culvert / Tunnel		Erosion & Flood Control (Other Structure)
	Subsoil Drain		Erosion & Flood Control (Wall Structure)
	Gravity Main		
	Rising Main		
	Connection		
	Fence		
	Lined Channel		
	Watercourse		

Water

	Valve
	Hydrant
	Fitting
	Other Watercare Point Asset
	Other Watercare Linear Asset
	Local Pipe (Operational-Non-Potable)
	Local Pipe (Operational-Potable)
	Local Pipe (Operational Not Vested)
	Local Pipe (Abandoned / Not Operational)
	Transmission Pipe (Operational-Non-Potable)
	Transmission Pipe (Operational-Potable)
	Transmission Pipe (Not Operational)
	Transmission Pipe (Proposed)
	Pump Station
	Reservoir
	Other Structure (Local)
	Chamber (Transmission)
	Water Source (Transmission)
	Other Watercare Structures and Areas

Wastewater

	Fitting
	Fitting (Non Watercare)
	Manhole
	Pipe (Non Watercare)
	Local Pipe (Operational)
	Local Pipe (Operational Not Vested)
	Local Pipe (Abandoned / Not Operational)
	Transmission Pipe (Operational)
	Transmission Pipe (Not Operational)
	Transmission Pipe (Proposed)
	Chamber
	Structure (Non Watercare)
	Pump Station
	Wastewater Catchment

Utilities

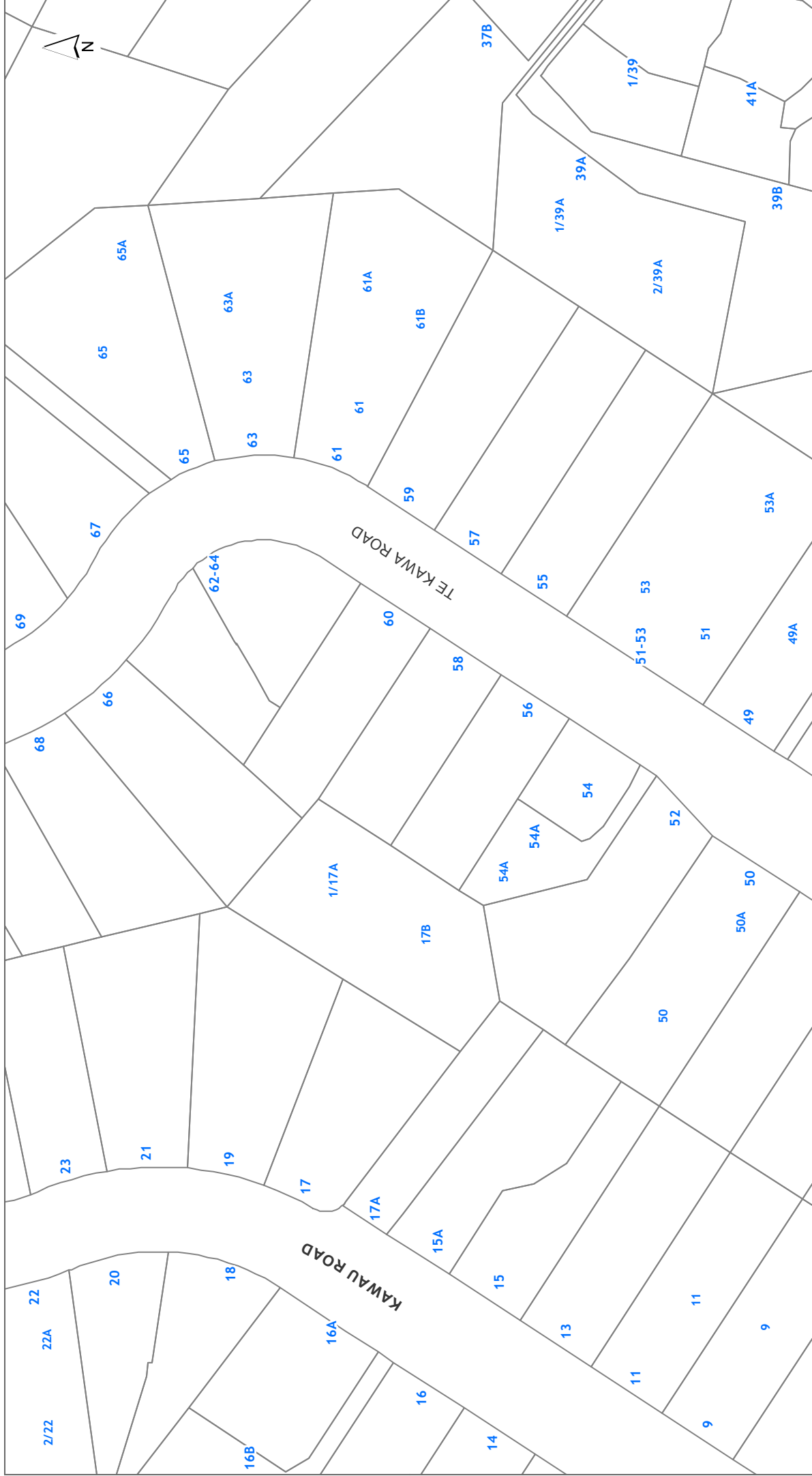
	Transpower Site
	Pylon (Transpower)
	110 kv - Electricity Transmission
	220 kv - Electricity Transmission
	400 kv - Electricity Transmission
	Aviation Jet A1 Fuel Pipeline
	Liquid Fuels Pipeline [Marsden to Wirā]
	Gas Transmission Pipeline
	High-Pressure Gas Pipeline
	Medium-Pressure Gas Pipeline
	Indicative Steel Mill Slurry Pipeline
	Indicative Steel Mill Water Pipeline
	Fibre Optic Cable (ARTA)
	Contour Interval

Legend updated: 21/09/2020









0 6.5 13 19.5  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
25/06/2021

**Natural Hazards - Coastal Inundation**  
**58 Te Kawa Road Greenlane Auckland 1061**  
**LOT 77 DP 37882**

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
Hazards

Soil Warning Area

-  Fill (Franklin District only)
-  Advisory (Franklin District only)
-  Contamination (Franklin District only)
-  Erosion (Franklin District only)
-  Hazardous Activities & Industries List (HAIL) (Franklin District only)
-  Inundation (Franklin District only)
-  Rainfall Event (Franklin District only)
-  Slippage (Franklin District only)
-  Subsidence (Franklin District only)
-  Slippage / Subsidence / Erosion etc (Auckland City and Papakura District only)
-  Uncertified Fill (Auckland City and Papakura District only)
-  Organic Soil (Auckland City and Papakura District only)
-  Filled / Weak Ground (Auckland City and Papakura District only)
-  Refuse Tips Site / Weak Area (Auckland City and Papakura District only)
-  Unstable / Suspected Ground (Auckland City and Papakura District only)
-  Allochthon Waitemata (Rodney District only)
-  Motatau Complex (Rodney District only)
-  Puriri Mudstone (Rodney District only)
-  Mahurangi Limestone (Rodney District only)
-  Mangakahia Complex (Rodney District only)
-  Hukerenui Mudstone (Rodney District only)
-  Whangai Formation (Rodney District only)
-  Tangihua Complex (Rodney District only)
-  within 150m of Northland Allochthon (Rodney District only)




Hazards

Soil Warning Area continued




-  Soil D (Rodney District only)
-  within 150m of Soil D (Rodney District only)
-  Soil C (Rodney District only)
-  within 150m of Soil C (Rodney District only)
-  Soil B (Rodney District only)
-  within 150m of Soil B (Rodney District only)
-  Soil A (Rodney District only)
-  Gas Main Pipeline
-  Petroleum Pipeline
-  Closed Landfill (Auckland Council owned)
-  Closed Landfill (Privately owned)
-  Air Discharge (Franklin District only)
-  No Soakage (Franklin District only)
-  Indicative Steel Mill Slurry Line 20m Buffer (Franklin District only)
-  Indicative Steel Mill Water Line 20m Buffer (Franklin District only)






Natural Hazards

Overland Flow Path

-  Catchment area 2000m<sup>2</sup> to 3999 m<sup>2</sup>
-  Catchment area 4000 m<sup>2</sup> to 3 Ha
-  Catchment area 3 Ha and above








Coastal Inundation

-  1% AEP
-  1% AEP plus 1m sea level rise
-  1% AEP plus 2m sea level rise

-  1% AEP Flood Plain
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Sea Spray
-  Volcanic Cones

Other

Cultural Heritage Index

-  Archaeological Site
-  Hayward and Diamond
-  Historic Botanical Site
-  Historic Structure
-  Maori Heritage Area
-  Maritime Site
-  Reported Historic Site

The information Council holds in relation to Special Land Features differs based on the area a property is located in. Those areas where information is held on a Special Land Feature is denoted in the legend above.

Legend updated: 12/06/2018

# Decision on an application for resource consent under the Resource Management Act 1991



## Restricted discretionary activity for a residential activity

**Application number(s):** LUC60374224 (s9 land use consent)  
**Applicant:** Amy Xiong  
**Site address:** 58 Te Kawa Road, Greenlane  
**Legal description:** Lot 77 DP 37882  
**Proposal:**  
To demolish the existing dwelling and construct a new house with an internal double garaging.

Resource consent is required for the following reasons:

### Land use consent (s9) – LUC60374224

#### Auckland Unitary Plan (Operative in part)

##### *Residential – Single House Zone*

- New buildings and additions to buildings has the same activity status as the land use activity and is therefore a **restricted discretionary** activity under rule H3.4.1(A36).
- The proposal involves use and development that fails to meet the following standards and is a **restricted discretionary** activity under rule C1.9(2):
  - The proposed dwelling will infringe the 2.5m + 45° Height in relation to boundary standard on the subject site over 60 Te Kawa Road by a maximum vertical height of 0.288m over a maximum horizontal length of 9.174m as it relates to the western boundary as required under H3.6.7.
  - The building coverage is 235.3m<sup>2</sup> or 36.5%, which exceeds the permitted 35% building coverage by 9.5m<sup>2</sup> or 1.5% as required under H3.6.10.

##### *Special Character Areas Overlay – Residential and Business (Isthmus B)*

- The proposal involves a new building in the Special Character Residential Isthmus B Overlay Area which are a **restricted discretionary** activity pursuant to D18.4.1(A5).
- The proposal involves use and development that fails to meet the following standards and is a **restricted discretionary** activity under rule C1.9(2):
  - The proposed dwelling has a front yard setback of 8.55m, which is an infringement to the 9.4m front yard setback applicable to this site as required under standard D18.6.1.3.



- The building coverage is 235.3m<sup>2</sup> or 36.5%, which exceeds the permitted 35% building coverage by 9.5m<sup>2</sup> or 1.5% as required under D18.6.1.4.
- The 1.8m high fence on the side and rear boundaries, which exceeds the permitted 1.2m high fence as required under D18.6.1.7.

### District land use (proposed plan provisions)

#### *Special Character Areas Overlay – Residential and Business (Isthmus B) under PC26*

- The proposal involves use and development that fails to meet the following core Special Character Area development standards and is a restricted discretionary activity pursuant to rule C1.9(2):
  - The proposed dwelling has a front yard setback of 8.55m, which is an infringement to the 9.4m front yard setback applicable to this site as required under standard D18.6.1.3.
  - The building coverage is 235.3m<sup>2</sup> or 36.5%, which exceeds the permitted 35% building coverage by 9.5m<sup>2</sup> or 1.5% as required under D18.6.1.4.

The reasons for consent are considered together as a restricted discretionary activity overall.

## Decision

I have read the application, supporting documents, and the report and recommendations on the application for resource consent. I am satisfied that I have adequate information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104C and Part 2 of the RMA, the resource consent is **GRANTED**.

## Reasons

The reasons for this decision are:

1. The application is for restricted discretionary resource consent, and as such under s104C only those matters over which council has restricted its discretion have been considered. Those matters are:
  - Clause H3.8.1(2) for buildings that do not comply with Standard H3.6.7 Height in relation to boundary and H3.6.10 Building coverage:
    - (a) any policy which is relevant to the standard;
    - (b) the purpose of the standard;
    - (c) the effects of the infringement of the standard;
    - (d) the effects on the rural and coastal character of the zone;
    - (e) the effects on the amenity of neighbouring sites;

- (f) the effects of any special or unusual characteristic of the site which is relevant to the standard;
- (g) the characteristics of the development;
- (h) any other matters specifically listed for the standard; and
- (i) where more than one standard will be infringed, the effects of all infringements.

*Special Character Areas Overlay - Residential*

- Clause D18.8.1.1(2) – for the construction of a new building or the relocation of a building to a site:
    - (a) The effects on the streetscape and special character context as outlined in the Special Character Area Statement;
    - (b) The building and its contribution to streetscape character; including its design, quality, purpose and amenities including matters of scale, form, massing, materials, setbacks and the relationship to the street; and
    - (c) The effects on landscape and vegetation.
  - D18.8.1.1 (3) – for an infringement to any of the standards listed in D18.6.1 for buildings in the Special Character Areas Overlay – Residential:
    - (a) The effects on the infringement of the standard on the streetscape and special character context as outlined in the specialist character area statement; and
    - (b) The matters for external alterations or additions to buildings or for the construction of a new building listed above.
  - Clause C1.9(3) – In addition to those matters of discretion listed above, when considering an application for a resource consent for a restricted discretionary activity for an infringement of a standard under Rule C1.9(2), the Council will restrict its discretion to all of the following relevant matters:
    - (a) any objective or policy which is relevant to the standard;
    - (b) the purpose (if stated) of the standard and whether that purpose will still be achieved if consent is granted;
    - (c) any specific matter identified in the relevant rule or any relevant matter of discretion or assessment criterion associated with that rule;
    - (d) any special or unusual characteristic of the site which is relevant to the standard;
    - (e) the effects of the infringement of the standard; and
    - (f) where more than one standard will be infringed, the effects of all infringements considered together.
2. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA, the actual and potential effects from the proposal will be acceptable as:
- a. The proposed dwelling has been designed in a functional manner that provides the amenities necessary to meet the day-to-day needs of residents. The proposal will have the positive effect of increasing the social wellbeing for occupants of the subject site,

whilst ensuring the adverse effects on the environment and any persons are acceptable.

- b. In terms of special character and streetscape effects, the proposal responds positively to the scale, setback and massing of the existing development and maintains the existing relationship between houses, the landform and existing street planting. The proposal retains a front yard similar in depth to other properties in the area. The scale of identified infringements is minor and the proposal is generally supported by Council's Heritage Specialist. Given that the local special character is created by the scale and positioning of houses within a tree-lined streetscape with verdant front garden, the use of non-traditional materials is less harmful in this particular part of the Isthmus B area.
  - c. The height, bulk, form and appearance of development maintains a suburban built character that minimises visual dominance effects to adjoining sites. The dwelling is of an appropriate size and scale for the area. Impacts to persons on adjoining sites from shading, loss of daylight, privacy and over-looking and visual dominance are negligible. The amenity of the neighbouring sites is also maintained as the dwelling will substantially comply with the zone requirements and is visually appropriate in size and scale for the area with the landscaped area.
  - d. In terms of positive effects, the proposal will enhance the liveability of the subject site for the residents and will provide quality on-site residential amenity.
  - e. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment and/or within the relevant matters of discretion.
3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents, insofar as they relate to the matters over which discretion is restricted. In particular,
- With regards to the SCA-R, the proposal is consistent with the objectives and policies of Special Character Areas Overlay – Isthmus B and has been assessed against the relevant matters of the plan. The additions and alterations to the existing dwelling are appropriate in the special character context.
  - The proposal is consistent with the relevant objectives H3.2(1)-(3) and policies H3.3(1)-(6) of the Residential - Single House Zone as the proposal is in keeping with the existing suburban built character and will provide for quality on-site amenity for the residents of the site and will maintain the amenity of neighbouring properties.
  - The development maintains the existing suburban built character with the height, bulk and form that is in keeping with the character and amenity values of the established residential neighbourhood.
4. As a restricted discretionary activity, no other matters can be considered under s104(1)(c) of the RMA.
5. In the context of this restricted discretionary activity application for land use, where the relevant objectives and policies and other relevant provisions in the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear

environmental outcomes. They also provide a clear framework for assessing all relevant potential effects, there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.

6. Overall, the proposal will have acceptable effects, and accords with the relevant provisions to which council has restricted its discretion.

## Conditions

Under sections 108 and 108AA of the RMA, this consent is subject to the following conditions:

1. This consent must be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent number, LUC60374224.
  - Application Form and Assessment of Environmental Effects titled '58 Te Kawa Road Greenlane Auckland 1061. Resource Consent Application & Assessment of Environmental Effects. One new dwelling in the Special Character Overlay' prepared by Civix, dated 10 March 2021.

Report title and reference	Author	Rev	Dated
Proposed New Dwelling. 58 Te Kawa Road, Greenlane, Special Character Matters	Richard Knott Limited	-	10/12/2020
Site Infrastructure Report, Job 2011051	CSE Consultants Ltd		January 2021
Geotechnical Investigation Report, Ref: GM1557	Geoconsult		14/12/2020

Drawing title and reference	Author	Rev	Dated
Artistic Impression, RC001	PTG	2	22/10/2020
Design Statement, RC002	PTG	3	23/02/2021
Proposed Site Plan, RC101	PTG	6	08/03/2021
Driveway & Landscape Plan, RC102	PTG	6	08/03/2021
Site Plan Showing HIRB, RC104	PTG	6	08/03/2021
Ground Floor Plan, RC201	PTG	6	08/03/2021
First Floor Plan, RC202	PTG	3	23/02/2021
Roof Plan, RC203	PTG	6	08/03/2021
Elevations, RC301	PTG	5	03/03/2021
Elevations, RC302	PTG	5	08/03/2021

Other additional information	Author	Rev	Dated
An email titled 'RE: LUC60374224 – 58 Te Kawa Road Greenlane'	Delilah McIntyre		16 April 2021

2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
  - a. The consent is given effect to; or
  - b. The council extends the period after which the consent lapses.
3. The consent holder must pay the council an initial consent compliance monitoring charge of \$340 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this / these consent/s.

**Advice note:**

*The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consent(s). In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.*

**Surveyor Certificate: Height in relation to boundary**

4. No building works for the dwelling must proceed beyond the roof framing stage until a registered surveyor or licensed cadastral surveyor, engaged by the consent holder, has provided written certification to the Council that the works have been completed:
  - have been completed in accordance with the approved plans as referred to in condition 1 of this consent, or
  - do not exceed the vertical or horizontal extent of any breach, infringement, or non-compliance approved under this consent.

**Advice Note:**

*The purposes of certification at the roof framing stage of construction are to:*

- provide assurance that the building works, to that point, have been undertaken in accordance with the consent
  - reduce the risk of non-compliance as the works are completed.
  - Written certification should include the following:
    - the finished ground level is clearly marked on the subject site
    - the relevant consent reference number and site address
    - levels, calculations, plans and drawings of the structure(s) that are the subject of certification
    - the quantification of the extent of any breach, infringement or non-compliance identified at the time of survey, where this has occurred.
    - Written certification is to be provided directly to the officer specified in this condition.
5. The works approved under this resource consent do not include any rock breaking activity that may exceed the construction noise and vibration standards of the AUP OP. If any

solid rock (such as basalt) is encountered that requires removal by rock breaking and/or blasting methods, the consent holder must immediately cease works onsite.

Within 10 working days, the consent holder must submit, a Construction Noise and Vibration Management Plan (CNVMP) to the Council for certification. The CNVMP must include the following information:

- a. a description of the rock breaking activities and removal methodology,
- b. a list of the potentially noisy machinery and their approximately location on the subject site,
- c. specific noise mitigation measures, which may include (but are not limited to): acoustic screening and/or alternative equipment, and
- d. estimated noise levels as part of a report prepared by a qualified acoustics engineer.

Following certification, the consent holder must complete any subsequent excavation works in accordance with the CNVMP and to the satisfaction of the Council.

**Advice note:**

*Where the proposed method of rock breaking will result in exceeding the AUP OP construction noise and/or vibration standards (Chapter E25), the consent holder must obtain a new resource consent from Council before continuing with any rock breaking works*

*This condition has been proffered by the applicant due to the uncertainty and difficulty in determining whether any rock breaking will be required for the proposed excavation.*

## Advice notes

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
2. *For the purpose of compliance with the conditions of consent, “the council” refers to the council’s monitoring officer unless otherwise specified. Please email [monitoring@aucklandcouncil.govt.nz](mailto:monitoring@aucklandcouncil.govt.nz) to identify your allocated officer.*
3. *For more information on the resource consent process with Auckland Council see the council’s website: [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz). General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment’s website: [www.mfe.govt.nz](http://www.mfe.govt.nz).*
4. *If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*
5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage*

*New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*

Delegated decision maker:

Name: Angie Mason

Title: Intermediate Planner, Resource Consents

Signed:

A handwritten signature in blue ink, appearing to read 'A. Mason', written over a horizontal dotted line.

Date: 22 April 2021