

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>	3/20A Garland Road GREENLANE Auckland 1061
<b>Application number</b>	8270353001
<b>Customer Reference</b>	
<b>Date issued</b>	17-Nov-2021
<b>Legal Description</b>	LOT 3 DP 553419
<b>Certificates of title</b>	961004

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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.

### Flood Plain

This site (property parcel) spatially intersects with a Flood Plain, as displayed on the map attached to this LIM entitled "Special Land Features - Natural Hazards - Flooding", and may flood during significant rainfall events.

Flood Plains represent the predicted area of land inundated by runoff from a 1% Annual Exceedance Probability (AEP) magnitude event, often referred to as a '1 in 100-year event'.

Flood Plains are generally determined by computer based hydrological and hydraulic modelling.

The Auckland Unitary Plan contains policies and rules relating to development and/or works within or adjacent to Flood Plains.

Note: The terms “Flood Plain” and “Floodplain” are used interchangeably.

### **Flood Sensitive Area**

This site (property parcel) spatially intersects with a Flood Sensitive Area, as displayed on the map attached to this LIM entitled “Special Land Features – Natural Hazards - Flooding”.

A Flood Sensitive Area is derived from the Flood Plain by adding 0.5m to the maximum water level, and extending this new level until it reaches the terrain.

The Flood Sensitive Area is an indicative area for information about where flood related residential freeboards may apply.

### **Flood Prone Area**

This site (property parcel) spatially intersects with a Flood Prone Area, as displayed on the map attached to this LIM entitled “Special Land Features – Natural Hazards - Flooding”.

Flood Prone Areas represent depressions in the terrain with no natural outlet. The frequency of flooding within the Flood Prone Area is dependent on the upstream catchment area, the amount of rainfall and the outlet capacity.

Flood Prone Areas are determined from analysis of a Digital Terrain Model (DTM).

Any development within a Flood Prone Area may require a risk assessment.

### **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.

## Coastal Erosion

This explanation appears on all LIMs, not just sites that may be susceptible to coastal erosion.

The map entitled "Natural Hazards - Coastal Erosion" shows information on potential coastal erosion and resulting land instability, if any, in relation to this site.

Coastal erosion is the wearing away of land due to coastal processes such as waves and currents. Coastal instability is the movement of land (typically as a landslide) resulting from the loss of support caused by coastal erosion.

Where applicable, the map shows lines that indicate areas susceptible to coastal instability and erosion (ASCIE) within the next 100 years. The lines do not show the future position of the coast. Rather, they show the landward edge of the area that might become unstable as a result of coastal erosion. The area between this line and the sea is considered to be potentially susceptible to erosion, or instability caused by erosion.

The lines represent three timescales, and take into account projected sea level rise based on carbon emission scenarios known as representative concentration pathways (RCP):

- 2050 (0.28 m of sea level rise; RCP 8.5)
- 2080 (0.55 m of sea level rise; RCP 8.5)
- 2130 (1.18 m of sea level rise; RCP 8.5)
- 2130 (1.52 m of sea level rise; RCP 8.5+)

The RCP projections are from the Intergovernmental Panel on Climate Change fifth assessment report (2015), and the related sea level rise values align with Ministry for the Environment Coastal Hazards and Climate Change Guidance for Local Government (2017).

The lines are based on data from a regional study ("Predicting Auckland's Exposure to Coastal Instability and Erosion", available on the Council website). The lines may not take into account local variability, and are not intended for site-specific use.

Development on sites affected by potential coastal erosion may be subject to Auckland Unitary Plan activity controls and may require a detailed coastal hazard assessment report to be completed by a qualified expert.

### 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

<b>Billing Number/ Rate Account:</b>	12346278955
<b>Rates levied for the Year 2021/2022 :</b>	\$0.00
<b>Total rates to clear for the current year (including any arrears and postponed rates):</b>	\$0.00

The rates figures are provided as at 8 a.m. 17/11/2021. 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

3/20A Garland Road GREENLANE Auckland 1061

Application No.	Description	Decision	Decision Date
R/JSL/2016/3317	Land Use Consent Construction of three new dwellings and associated subdivision.	Granted(Construction Monitoring Underway)	07/12/2016

### Subdivisions

3/20A Garland Road GREENLANE Auckland 1061

Application No.	Description	Decision	Decision Date
R/JSL/2016/3317	Subdivision Consent Construction of three new dwellings and associated subdivision.	Granted	07/12/2016
R/JSL/2016/3317	Subdivision survey plan ((s)223) 223 Survey Plan for LT 553419	Granted	07/09/2021
R/JSL/2016/3317	Subdivision completion cert ((s)224C) 224C Certification - Construction of three new dwellings and associated subdivision. - LT 553419 (Consent notice included)	Approved	07/09/2021

### 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

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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

3/20A Garland Road GREENLANE Auckland 1061

Application No.	Description	Issue Date	Status
B/2017/4822 B/2017/4822 B/2017/4822	RBW - Lot 3 - New double storey, four bedroom dwelling with double garage Amendment - RBW - New two storey dwelling relocated on same site RBW - Amendment - Lot 3- Change original foundation and sub floor bracing.	07/06/2018	CCC Issued 27/10/2021 (See Note 2)

Note	Description
2	Code Compliance Certificate (CCC) for this consent was issued.

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)

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.

## Vehicle Crossing

3/20A Garland Road GREENLANE Auckland 1061

Application No.	Description	Decision
VXG21481580	Vehicle Crossing	Completion Certificate Issued (See Note 2)

Note	Description
2	Certificate of Completion issued by Auckland Transport. This confirms that Final Inspection has occurred and certifies that the Vehicle Crossing has been constructed in accordance with the guidelines and specifications detailed in the Approval.

The installation and maintenance of vehicle crossings is the responsibility of the owner of the land. The standard required is set out in by-laws for your area, these are available to view at: <https://at.govt.nz/about-us/working-on-the-road/vehicle-crossing-application/#standards>

## 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>

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



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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).

## 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 : Conditions JSL 2016 3317
- As Built Drainage Plan : Drainage 3-20A Garland Rd

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

### Address

3/20A Garland Road GREENLANE 1061

### Legal Description

LOT 3 DP 553419

### Appeals

### Modifications

### Zones

Residential - Mixed Housing Suburban Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index - Urban

### Overlays

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

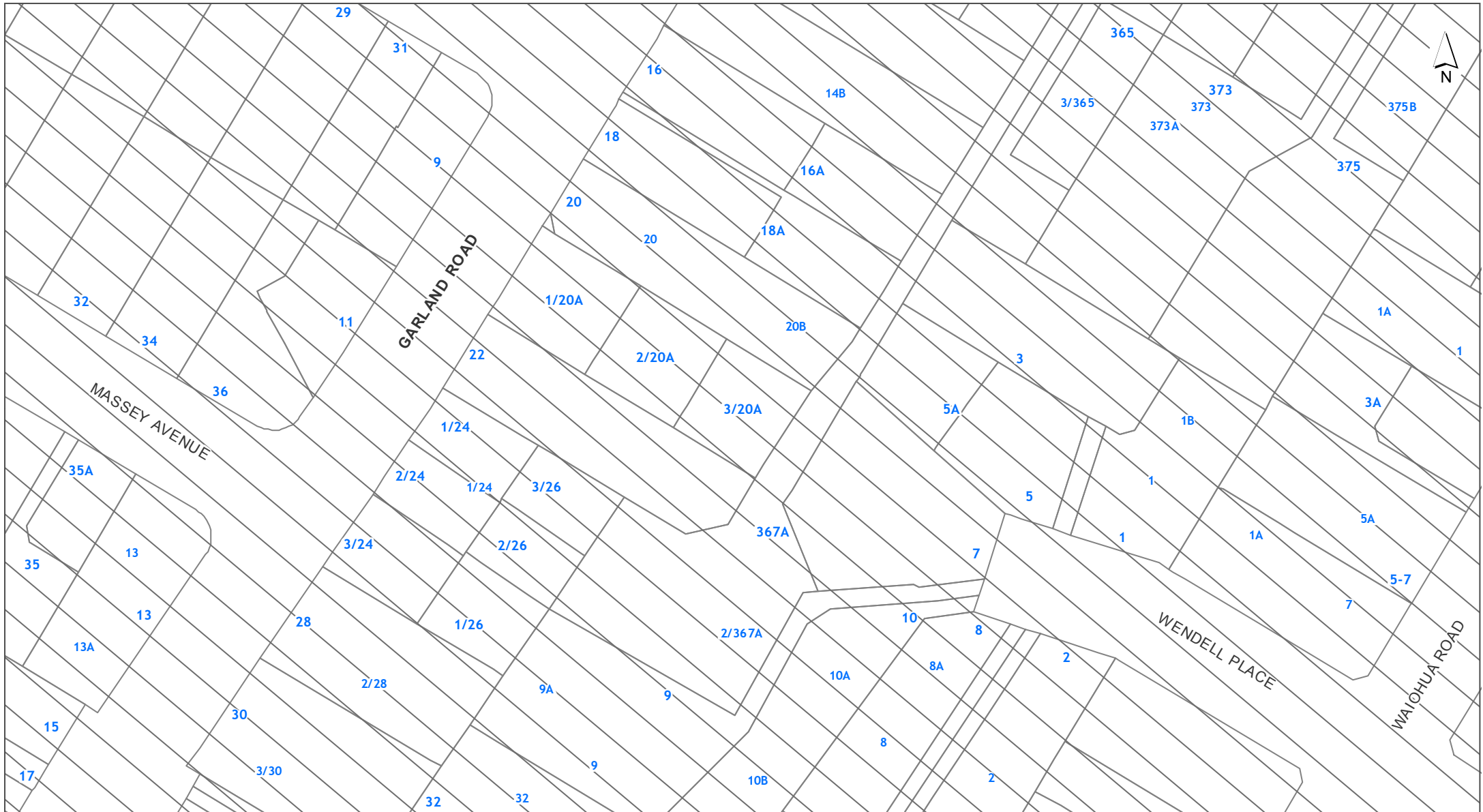


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**Built Environment**  
**3/20A Garland Road GREENLANE 1061**  
**LOT 3 DP 553419**

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 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
 17/11/2021



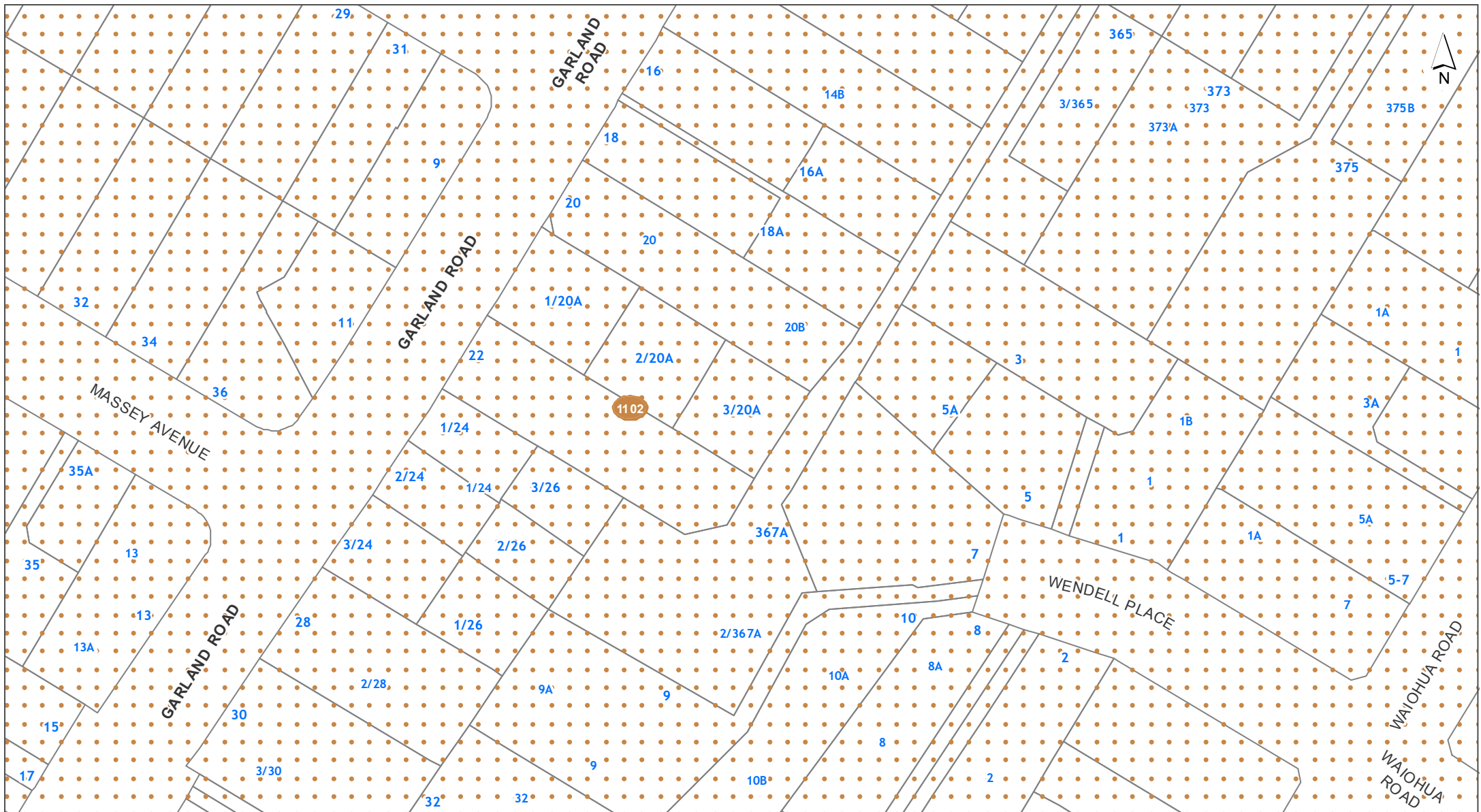


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**Controls**  
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**Designations**  
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**Historic Heritage and Special Character**  
**3/20A Garland Road GREENLANE 1061**  
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**Infrastructure**  
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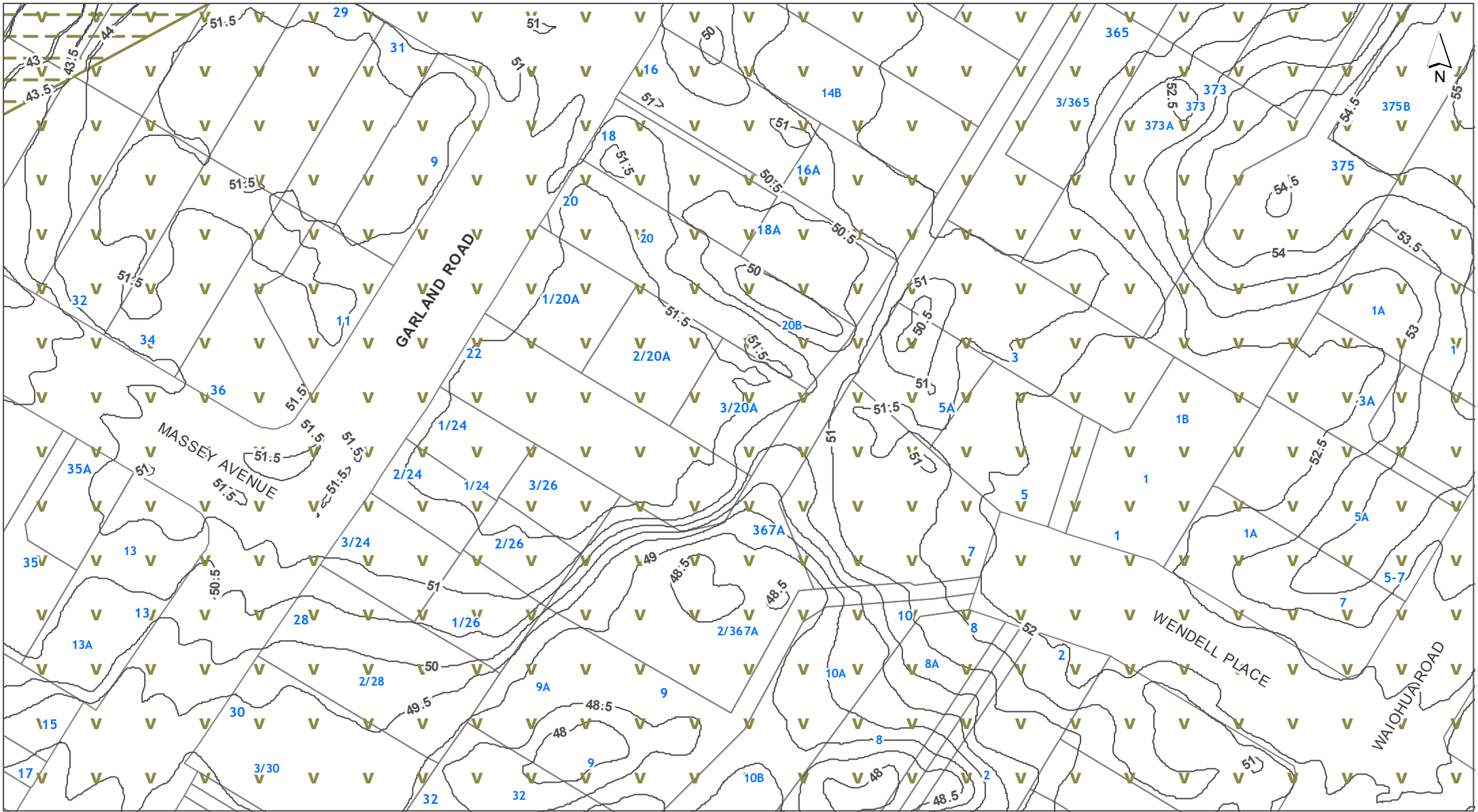


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**Mana Whenua**  
**3/20A Garland Road GREENLANE 1061**  
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Natural Heritage  
3/20A Garland Road GREENLANE 1061  
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**Natural Resources**  
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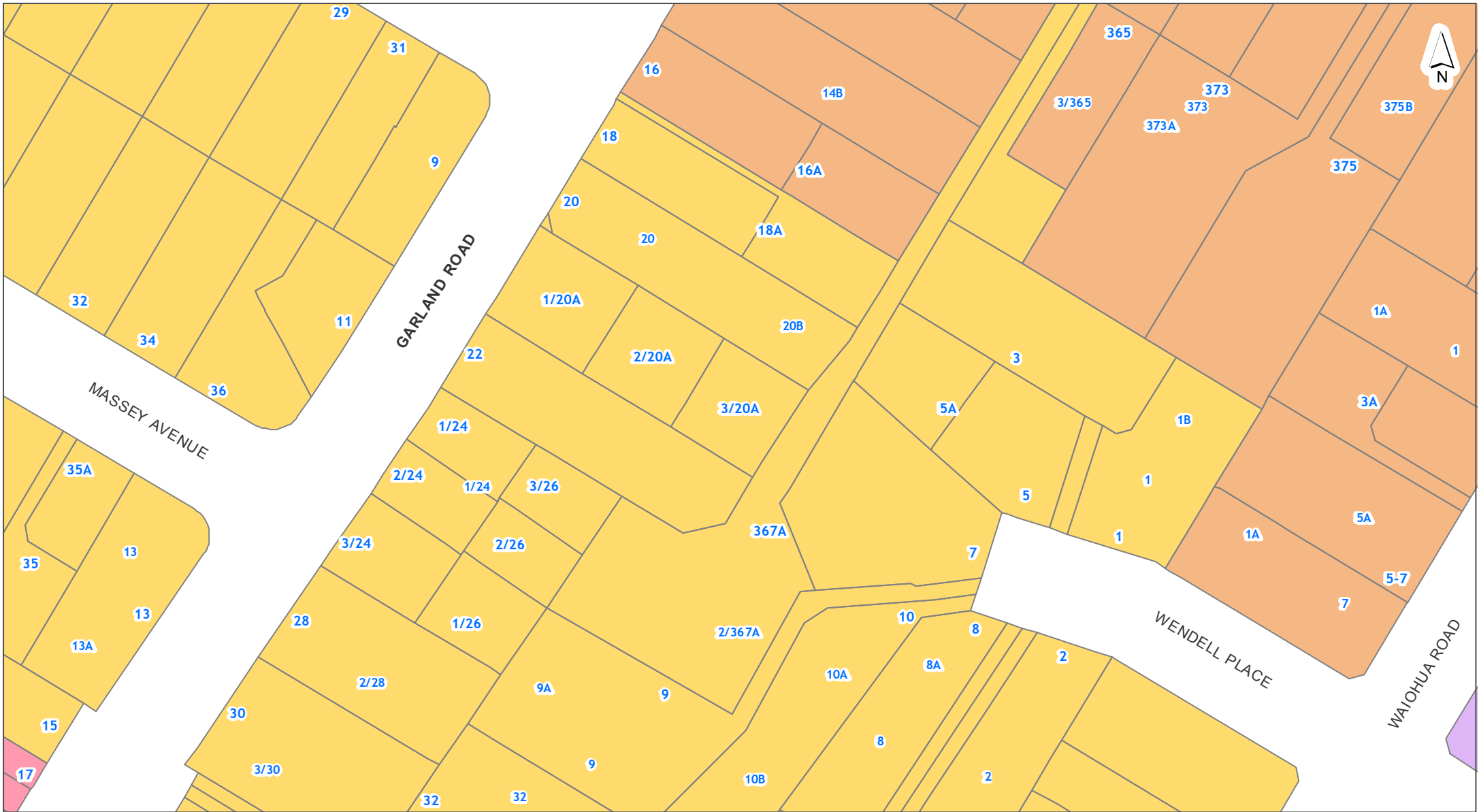


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Precincts  
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Zones and Rural Urban Boundary  
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## NOTATIONS

### Appeals to the Proposed Plan

 Appeals seeking changes to zones or management layers

### Proposed Plan Modifications to Operative in part Plan

 Notice of Requirements

 Proposed 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
  -  Urban
  -  High-Use Aquifer Management Areas Overlay [rp]
  -  Quality-Sensitive Aquifer Management Areas Overlay [rp]
  -  Wetland Management Areas Overlay [rp]
- } Significant Ecological Areas Overlay








## Natural Heritage

-  Verified position of tree
  -  Unverified position of tree
  -  Group of Trees
  -  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 Overlay Contours [i]
  -  Locally Significant Volcanic Viewshafts Overlay [rcp/dp]
  -  Locally Significant Volcanic Viewshafts Overlay Contours [i]
  -  Modified
  -  Natural
  -  Local Public Views Overlay [rcp/dp]
  -  Extent of Overlay
  -  Subdivision Schedule
- } Notable Trees Overlay
- } Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
- } Waitakere Ranges Heritage Area Overlay
- } Ridgeline Protection Overlay


## 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

## 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]












## Mana Whenua












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

## Built Environment

-  Identified Growth Corridor Overlay

# 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
  -  Business Park Zone Office Control
- } Building Frontage Control
- } Vehicle Access Restriction Control

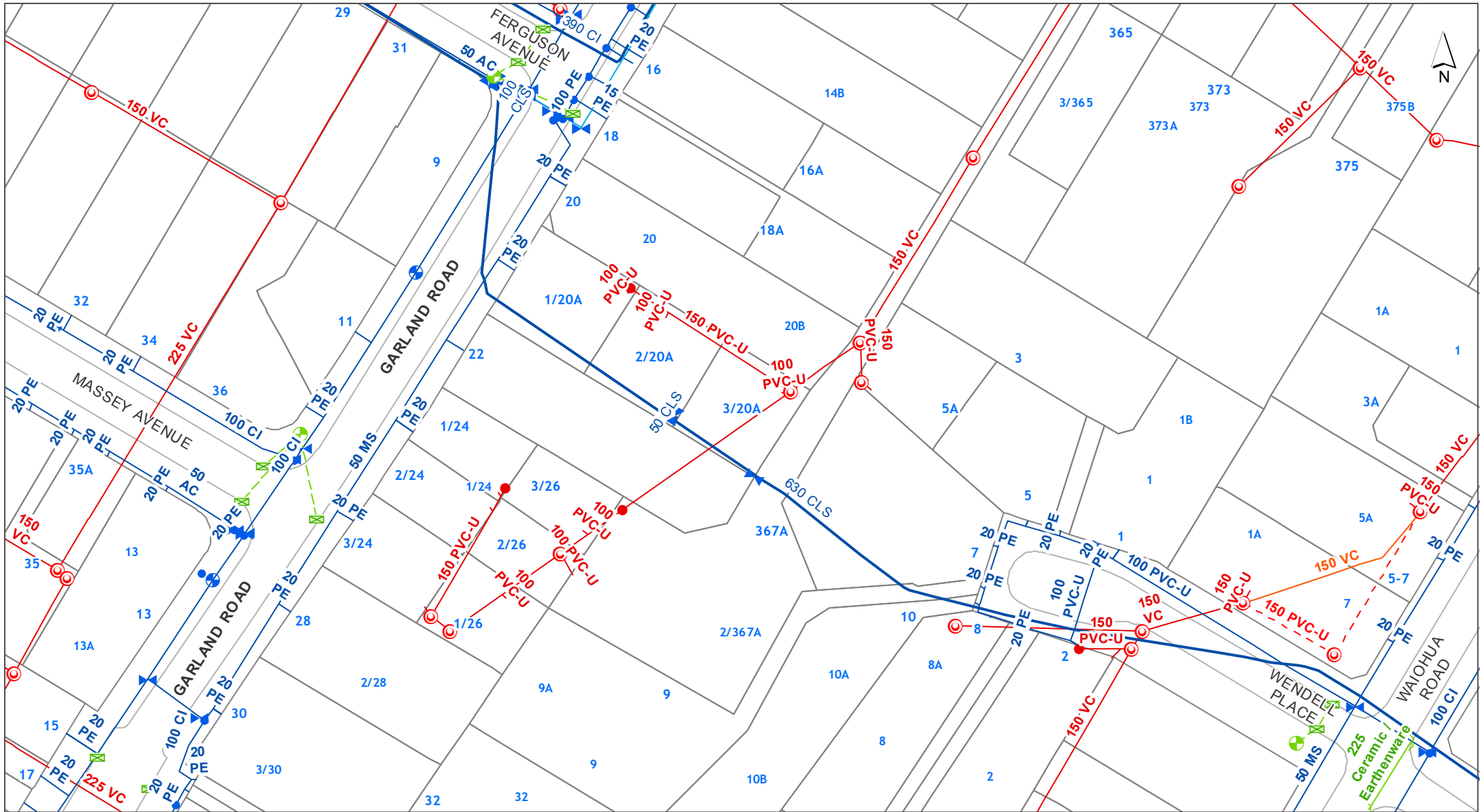
-  Hazardous Facilities
  -  Infrastructure
  -  Macroinvertebrate Community Index
  -  Flow 1 [rp]
  -  Flow 2 [rp]
  -  Subdivision Variation Control
  -  Indigenous Vegetation 749.7 ha
  -  Freshwater Wetland 14.6 ha
  -  Surf Breaks [rcp]
  -  Cable Protection Areas Control [rcp]
  -  Coastal Inundation 1 per cent AEP Plus 1m Control
- } Emergency Management Area Control
- } Stormwater Management Area Control
- } Kawau Island Rural Subdivision SEAs Control

# Designations

-  Designations

-  Airspace Restriction Designations





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**Underground Services**  
 3/20A Garland Road GREENLANE 1061  
 LOT 3 DP 553419

0 7 14 21  
 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 17/11/2021



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-NonPotable)        |
|  | Local Pipe (Operational-Potable)           |
|  | Local Pipe (Operational Not Vested)        |
|  | Local Pipe (Abandoned / Not Operational)   |
|  | Transmission Pipe (Operational-NonPotable) |
|  | 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 Wiri] |
|  | 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



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**Hazards**  
 3/20A Garland Road GREENLANE 1061  
 LOT 3 DP 553419



Scale @ A4  
 = 1:1,000

Date Printed:  
 17/11/2021



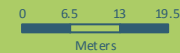


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**Natural Hazards - Coastal Erosion ASCIE**

**3/20A Garland Road GREENLANE 1061**

**LOT 3 DP 553419**



**Scale @ A4**  
 = 1:1,000

**Date Printed:**  
 17/11/2021



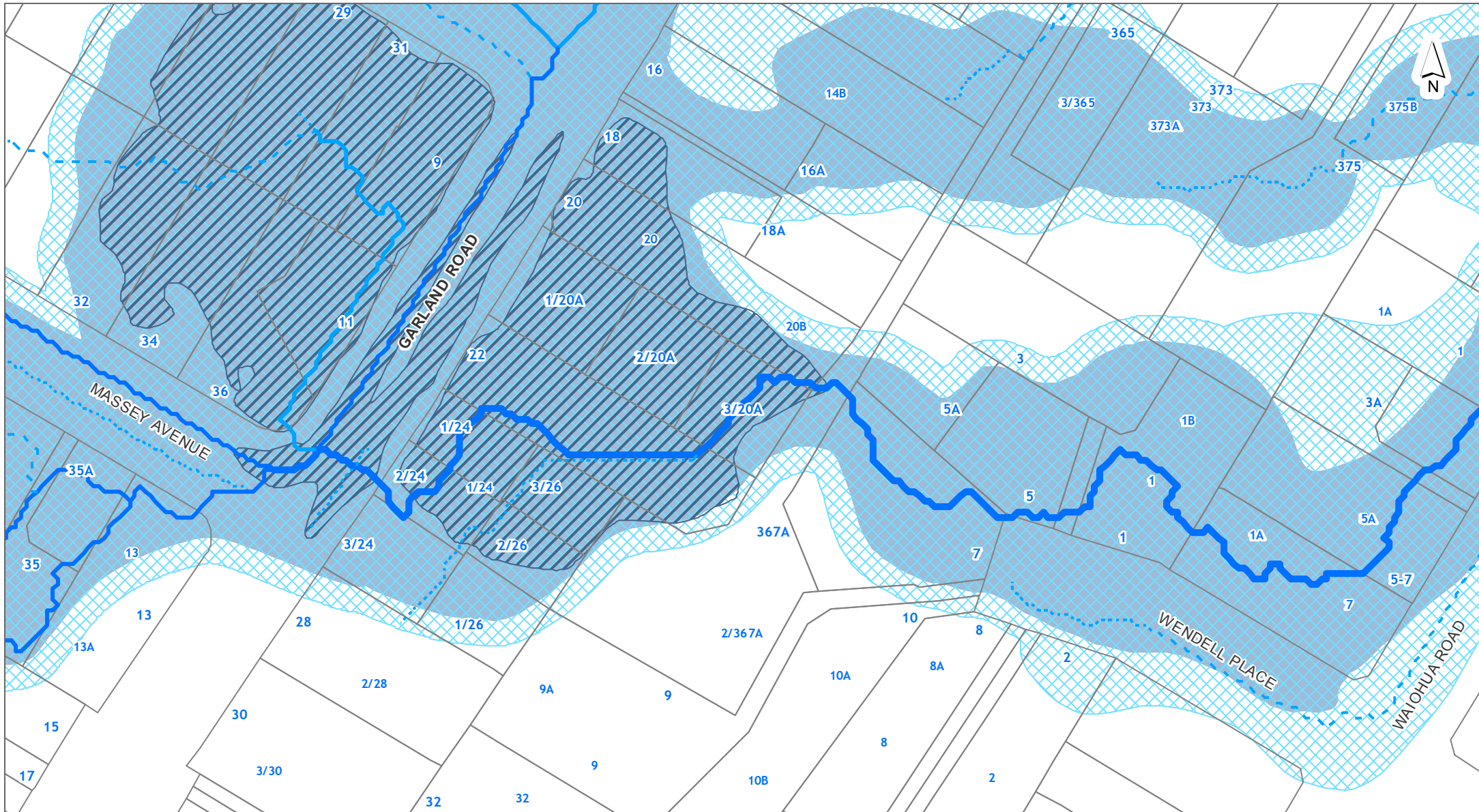


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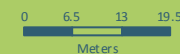
**Natural Hazards - Coastal Inundation**  
**3/20A Garland Road GREENLANE 1061**  
**LOT 3 DP 553419**

0 6.5 13 19.5  
 Meters  
**Scale @ A4 = 1:1,000**  
**Date Printed: 17/11/2021**



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**Natural Hazards - Flooding****3/20A Garland Road GREENLANE 1061****LOT 3 DP 553419****Scale @ A4  
= 1:1,000****Date Printed:  
17/11/2021**



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**Natural Hazards - Sea Spray**  
**3/20A Garland Road GREENLANE 1061**  
**LOT 3 DP 553419**



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**Natural Hazards - Volcanic Cones**  
**3/20A Garland Road GREENLANE 1061**  
**LOT 3 DP 553419**

0 6.5 13 19.5  
 Meters  
**Scale @ A4 = 1:1,000**  
**Date Printed: 17/11/2021**

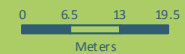






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**Other**  
 3/20A Garland Road GREENLANE 1061  
 LOT 3 DP 553419



Scale @ A4  
 = 1:1,000

Date Printed:  
 17/11/2021











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 100 Ha and above
-  Catchment area 3 Ha to 100 Ha
-  Catchment area 1 Ha and 3 Ha
-  Catchment area 4000 m<sup>2</sup> to 1 Ha
-  Catchment area 2000 m<sup>2</sup> to 4000 m<sup>2</sup>
-  1% AEP Flood Plain
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Sea Spray
-  Volcanic Cones

Coastal Inundation

-  1% AEP
  -  1% AEP plus 1m sea level rise
  -  1% AEP plus 2m sea level rise
- Areas Susceptible to Coastal Instability and Erosion (ASCIE)**
-  ASCIE 2050 (RCP8.5)
  -  ASCIE 2080 (RCP8.5)
  -  ASCIE 2130 (RCP8.5)
  -  ASCIE 2130 (RCP8.5+)
  -  Marine Area (Based on MHWs10, from Unitary Plan)

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: 22/07/2021

07 December 2016

Stellar Projects Limited  
PO Box 33915  
Takapuna  
Auckland 0740

Dear Sir/Madam

**Resource consent application – advice of decision**

Application Number(s):	R/JSL/2016/3317
Applicant:	T Chen
Proposed Activity(s):	Construction of three new dwellings and associated subdivision.
Address:	20A Garland Road, Greenlane, Auckland 1061

Following an assessment of your resource consent application under the Resource Management Act 1991 (RMA) and with reference to the Auckland Council District Plan (Auckland City Isthmus Plan), and the Proposed Auckland Unitary Plan, a decision has been made to approve your application, subject to conditions of consent.

Please take the time to read and understand the conditions of consent. Council officers will undertake inspections of your project to check compliance with this resource consent. For your reference, a copy of the decision is attached. It outlines the basis for the decision and the conditions.

If you disagree with the decision, or parts of it including the conditions, you can lodge an objection with us or file an appeal with the Environment Court within 15 working days of receiving this decision.

Objections should be addressed to the Principal Planner Hearings and Resolutions - Central, Auckland Council at 35 Graham Street, Auckland. Information on the objection process can be found on our website [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz) (type "objection process" in the search field).

Information on the appeal process can be found on the Environment Court website [www.justice.govt.nz/courts/environment-court](http://www.justice.govt.nz/courts/environment-court)

A final invoice will be sent shortly. No work is allowed to commence until all outstanding fees have been paid, as stated in condition of your consent.

If you have any queries, please contact Council and quote the application number above.

Yours sincerely



Isabel Braganza  
**Administrator**  
**Resource Consents**

## Resource Consent Notice of Works Starting

Please email this form to [monitoring@aucklandcouncil.govt.nz](mailto:monitoring@aucklandcouncil.govt.nz) at least 14 days prior to work starting on your development or post it to the address at the bottom of the page.

<b>Site address:</b> 20A Garland Road, Greenlane, Auckland 1061				
<b>AREA</b> (please tick the box)	Auckland CBD <input type="checkbox"/>	Auckland Isthmus <input type="checkbox"/>	Hauraki Gulf Islands <input type="checkbox"/>	Waitakere <input type="checkbox"/>
Manukau <input type="checkbox"/>	Rodney <input type="checkbox"/>	North Shore <input type="checkbox"/>	Papakura <input type="checkbox"/>	Franklin <input type="checkbox"/>
<b>Resource consent number:</b> R/JSL/2016/3317			<b>Associated building consent:</b>	
<b>Expected start date of work:</b>			<b>Expected duration of work:</b>	

Primary contact	Name	Mobile / Landline	Address	Email address
Owner				
Project manager				
Builder				
Earthmover				
Arborist				
Other (specify)				

<b>Signature:</b> Owner / Project Manager (indicate which)	<b>Date:</b>
--	--------------

Once you have been contacted by the monitoring inspector, all correspondence should be sent directly to them.

**SAVE \$\$\$ minimise monitoring costs!**

The council will review your property for start of works every three months from the date of issue of the resource consent and charge for the time spent. You can contact your Resource Consent monitoring inspector on 09 301 0101 to discuss a likely timetable of works before the inspection is carried out and to avoid incurring this cost.

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



## Non-complying activity

**Application number(s):** R/JSL/2016/3317  
**Applicant:** Tiffany Chen  
**Site address:** 20A Garland Road, Greenlane  
**Legal description:** Lot 2 DP 86751

### Proposal:

To remove the existing dwelling from the site and construct three new residential dwellings and then subdivide around the approved dwelling to create two additional lots.

The resource consents required are:

### Land use consents (s9) – JSL/2016/3317

#### Auckland Council District Plan (Isthmus section)

- Under Rule 5D.6.1 any activity or development in a flood prone area is subject to minimum freeboard heights. The site is located within a 100-year ARI flood plain with an estimated flood hazard level of RL44.3m. The proposed dwellings comply with the minimum freeboard heights at RL 44.8, being 500mm above the 1 in 100 year flood. The proposed garages do not meet the non-habitable minimum freeboard height of 200mm and require resource consent as a **restricted discretionary**.

#### Auckland Unitary Plan Operative in Part

- Under Table H4.4.1 (A4) three or more dwellings per site require resource consent as a **restricted discretionary** activity. The proposal is for three dwellings on the site.
- Table H4.6.7.1 requires a minimum depth of 3m for the front yard. The porch roof structure of the proposed dwelling at the front of the site intrudes into the yard by 0.5m. Resource consent for a **restricted discretionary** activity is required.
  - Under Table E12.4.1(A4) earthworks in residential zones between 500m<sup>2</sup> and 1000m<sup>2</sup> require resource consent as a **restricted discretionary** activity.
  - Under Table E36.4.1(A37) all new structures and buildings within the 1 percent annual exceedance probability (AEP) floodplain requires resource consent as a **restricted discretionary** activity.
  - Under Table E36.4.1(A38) the use of new buildings to accommodate more vulnerable activities located within the 1 percent annual exceedance probability (AEP) floodplain requires resource consent as a **restricted discretionary** activity.

- Under Table E36.4.1(A42) any buildings or other structures including retaining walls (but excluding permitted fences and walls) located within or over an overland flow path requires resource consent as a **restricted discretionary** activity.

## Decision

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

Under s88A I have considered the application(s) on the basis of the activity status when lodged, before the PAUP Decisions Version was notified (19 August 2016), even though I have considered the provisions of the AUP Operative in Part as the relevant proposed plan.

Acting under delegated authority, under sections 104, 104B and 104D the application is **GRANTED**.

## 1. Reasons

The reasons for this decision are:

1. The proposal passes the tests under s104D for non-complying activities. As discussed below the proposal is consistent with the relevant objectives and policies and will have less than minor effects.
2. In accordance with an assessment under s104(1)(a) of the RMA the actual and potential effects from the proposal will be acceptable as:
  - Effects on the streetscape character and amenity of the wider environment will be less than minor as the garage and paved manoeuvring areas are to the rear of the front dwelling and there is sufficient area for landscaping within the front yard which will maintain a suitably landscaped appearance commensurate to the character and appearance of the existing streetscape.
  - The three dwellings comply with height and recession plane standards for this zone and have been designed with outdoor living areas on the northern side of the site which creates a setback from the neighbouring properties to the north thus minimising any potential for adverse dominance or shadowing effects on owners and occupiers on neighbouring boundaries. A new timber fence is proposed around all external site boundaries to screen outdoor areas and ground floor living spaces of the proposed dwellings from neighbouring owners and occupiers.
  - The earthworks will not significantly change the landform or the character of the area.
  - The three dwellings have provision for two parking spaces each on site and there is sufficient space to manoeuvre and exit the site in a forward direction.
  - The site is within a flood prone area, flood plain and has an overland floodpath crossing it. The Council's development engineer has reviewed and accepted the flood report and accepted the recommended finished floor levels for the dwellings and garages. Mr Haque concludes that the building structures, retaining walls and fence design are such

that they will not likely alter the entry and exit point of the overland flowpath and flow capacity at this location.

- The proposed servicing arrangements can adequately provide for anticipated stormwater, wastewater and water requirements of the new dwelling.
  - Potential adverse effects arising from the earthworks activities will be suitably mitigated and managed by way of a sediment runoff and erosion control plan.
  - The construction effects will be of a temporary nature, commensurate to the scale of typical residential development and the adverse effects on the wider environment will therefore be acceptable overall.
3. In terms of positive effects:
- The proposal will result in the efficient use of a residential site by creating two additional residential dwellings.
4. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular:
- a. The proposal is consistent with the objectives and policies for the Residential Mixed Housing Suburban zone outlined in Clauses H4.2 and H4.3 and the relevant assessment criteria at Clause H4.8.2(2) for three or more dwellings on a site as the proposed development will be at a scale, form and bulk that is appropriate for the residential character in this area. Furthermore, the proposal will provide a quality on-site amenity for adjacent properties and the neighbourhood, as well as the residents within the developed site.
  - b. The proposal is consistent with the relevant objective and policies for land disturbance which are at Clauses E12.2 and E12.3 and enable land disturbance which is necessary for a range of activities undertaken to provide for people and communities social, economic and cultural well being and their health and safety. The proposal involves earthworks for the creation of three building platforms, vehicle crossing, accessway and manoeuvring areas on the site.
  - c. The proposal is consistent with the objectives and policies for natural hazards and flooding which are at Clauses E36.2 and E36.3 by designing dwellings to have habitable rooms above flood levels and designing the structures to allow the overland flow path to enter and exit the site in the same locations. These features minimise the risks from flood hazards to people and property upstream and downstream of the site.
  - d. The outcomes under both plans can be different, with no density limits within the Mixed Housing Suburban Zone of the AUP-OIP against the medium intensity sought under the Residential 6a zone of the Isthmus Plan. The proposed development is a level of intensification that could be achieved under both Plans, retaining a spacious quality built and natural environment under the Residential 6a rules and an overall onsite amenity under the Mixed Housing Suburban.
5. In accordance with an assessment under s104(1)(c) of the RMA other matters such as monitoring and conditions have been considered in the determination of the application. Conditions can ensure the development is carried out as per this assessment and to

mitigate and avoid any potential adverse effects that may be generated. A development contribution is applicable under the Auckland Council Development Contributions Policy.

6. As the outcomes are the same under both the operative and proposed plan frameworks, no weighting is required.
7. This proposal achieves the sustainable management purpose of the RMA under Part 2 because it promotes a more intensive use of existing developed urban land resources in a manner anticipated by the District and Regional Plans.
8. Overall the proposal is consistent with the relevant objectives, policies and assessment criteria of the Operative and Proposed Plan provisions and the underlying principles of the Resource Management Act.

## 2. Conditions

Under section 108 of the RMA, this consent is subject to the following conditions:

1. The land use activity shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent number(s) JSL/2016/3317.
  - Application Form, and Assessment of Environmental Effects prepared by Bridget Ford of Stellar Projects dated 26 July 2016.

Report title and reference	Author	Rev	Dated
Construction of three dwellings and associated subdivision, 20A Garland Road, Greenlane	Stellar		26 July 16
Flood Risk Assessment	Babbage	3	20 July 16
Soakage Testing	Babbage		7 June 16

Plan title and reference	Author	Rev	Dated
Sheet 1c Overall site earthworks plan	Joy Homes Ltd		Oct 2016
Sheet 1e ROW long section plan	Joy Homes Ltd		Oct 2016
Sheet 1 Overall site & drainage plan	Joy Homes Ltd	A	10 Sep 16
Sheet 1a Overall site plan	Joy Homes Ltd	A	10 Sep 16
Sheet 1b Overall landscaping plan	Joy Homes Ltd	A	10 Sep 16
Sheet 1c Overall elevation plan	Joy Homes Ltd	A	10 Sep 16
Sheet 2 Site plan Lot 1	Joy Homes Ltd	A	10 Sep 16
Sheet 3 Floor plan Lot 1	Joy Homes Ltd	A	10 Sep 16
Sheet 4 Elevation plan Lot 1	Joy Homes Ltd	A	10 Sep 16
Sheet 5 Elevation plan Lot 1	Joy Homes Ltd	A	10 Sep 16
Sheet 2 Site plan Lot 2	Joy Homes Ltd	A	10 Sep 16
Sheet 3 Floor plan Lot 2	Joy Homes Ltd	A	10 Sep 16



Sheet 4 Elevation plan Lot 2	Joy Homes Ltd	A	10 Sep 16
Sheet 5 Elevation plan Lot 2	Joy Homes Ltd	A	10 Sep 16
Sheet 2 Site plan Lot 3	Joy Homes Ltd	A	10 Sep 16
Sheet 3 Floor plan Lot 3	Joy Homes Ltd	A	10 Sep 16
Sheet 4 Elevation plan Lot 3	Joy Homes Ltd	A	10 Sep 16
Sheet 5 Elevation plan Lot 3	Joy Homes Ltd	A	10 Sep 16

Other additional information	Author	Rev	Dated
Section 92 response	B Ford, Stellar		22 Nov 16
PAUP memo	B Ford, Stellar		19 Oct 16
Section 92 response	B Ford, Stellar		12 Oct 16

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 shall pay the council an initial consent compliance monitoring charge of \$600 (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 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. 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.*

**Earthworks and Construction**

4. There shall be no obstruction of access to public footpaths, berms and road resulting from the earthworks activity.
5. There shall be no damage to public roads, footpaths, berms, kerbs, drains or other public asset as a result of the earthworks activity. In the event that such damage does occur, the Team Leader Compliance Monitoring – Central will be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition will be met by the consent holder.
6. All earthworks shall be managed to ensure that they do not lead to any uncontrolled instability or collapse affecting either the site or adversely affecting any neighbouring properties. In the event that such collapse or instability does occur, it shall immediately be rectified.
7. All earthworks shall be managed to ensure that no debris, soil, silt, sediment or sediment laden water is discharged beyond the subject site to either land, stormwater drainage systems,

watercourses or receiving waters. In the event that a discharge occurs, works shall cease immediately and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader Central – Monitoring.

**Advice Note:**

*In accordance with Condition 4 all earthworks shall be undertaken to ensure that all potential sediment discharges are appropriately managed. Such means and measures may include:*

- *Catchpit protection*
- *Run-off diversions*
- *Sediment retention ponds*
- *Silt and sediment traps*
- *Decanting earth bunds*
- *Silt fences*

*During excavation, the ingress and accumulation of surface run-off water and/or perched groundwater can be minimised by:*

- *Maintaining a waterproof cover over any excavations trenches and pits outside of working hours*
- *Diversion of surface water flow around the works area, and*
- *Regular disposal of the water into an appropriate sediment control device if ponding occurs within the excavation.*

*Please note that the diversion of stormwater and/or groundwater may require a consent in accordance with chapters 5 and 6 of the Auckland Council Regional Plan (Air, Land and Water) or the Proposed Auckland Unitary Plan.*

*It is recommended that you discuss any potential measures with the Council's monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Team Leader Central Monitoring for more details. Alternatively please refer to "Auckland Regional Council, Technical Publication No. 90, Erosion & Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region."*

8. The consent holder shall take all necessary measures to control silt-contaminated stormwater at all times during the earthworks and during building development in accordance with Council and/or Auckland Regional Council's requirements. See Annexure 14 of the District Plan.
9. All construction, demolition and earthworks activities on the subject site shall comply with the New Zealand Standard 6803:1999 for Acoustics – Construction Noise at all times.

The use of noise generating tools, motorised equipment, and vehicles that are associated with construction and earthworks activity on the subject site shall therefore be restricted to between the following hours to comply with this standard:

Monday to Saturday: 7:30am to 6:00pm

Sundays or Public Holidays: no works

Public Wastewater

10. All the necessary pipes and ancillary equipment are to be supplied and laid to extend the public wastewater lead into Lot 1 from the proposed public wastewater manhole in Lot 1.

An Engineering Plan Approval application for this work is required to be submitted to Auckland Council's Development Engineering and approved prior to the works commencing.

#### As-builts for Public Infrastructure

11. All as-built documentation is to be provided to Council for all new public assets to be vested in the Council. The documentation is to be in accordance with Auckland Council's Development Engineering As-built Requirements. The as-built information will require approval by Auckland Council's Development Engineering.

Vesting of public assets to Auckland Council and close off and completion of related Engineering Approval consent must be completed.

#### Private Stormwater

12. All the necessary pipes and ancillary equipment shall be supplied and laid to provide individual private stormwater connections to the proposed dwellings within the site and connect them via approved individual rock bore soakage systems within each Lot in accordance with the Soakage Testing report #52355#GE RLS by Babbage Consultant Ltd and dated 7 June 2016. For deep bore soakage systems, the manhole riser and lid must be installed for all lots.

Note: A Building Consent will be required for this work. On completion the connection shall be marked by a 50mm x 50mm x 1m tanalised stake painted blue and clearly dimensioned on any drainage "as-built".

#### Private Wastewater

13. All necessary pipes and ancillary equipment shall be supplied and laid to provide individual private wastewater connections to the proposed dwellings and connect public wastewater systems located within the site.

Note: A Building Consent will be required for this work. On completion the connection shall be marked by a 50mm x 50mm x 1m tanalised stake painted red and clearly dimensioned on any drainage "as-built".

#### Private as- built drawings

14. With respect to conditions 12 and 13 the S224(c) Certificate will not be issued until either a Code Compliance certificate has been issued for the work OR a copy of the Auckland Council's Inspections Officer's final drainage inspection sheet (showing as passed) and the drainlayer's signed "as-built" drainage plan are provided to confirm that the drainage work has been completed, inspected and passed by Council.

#### Access

15. The Right of Way labelled "A" and "B" on the approved Site Plan, Revision A, by Joy Homes Ltd and dated 10 September 2016 shall be formed, paved and drained to Auckland City Council specifications including the provision of stormwater catch-pits and/or slot drains within the boundaries of the Right of Way. Where necessary the provision of kerbing or similar to prevent water flowing on to other property (including the footpath) shall be provided.

- 1) The final formation shall be in accordance with the long-section plan by Joy Homes Ltd and dated October 2016.

- 2) A surveyor's certified "as-built" will be required to confirm compliance with the approved grades.

Note: An Engineering Common Access-way application for construction for this work is required to be submitted and approved by Development Engineering prior to the works commencing. A building consent will be required for any drainage work required on the drive.

#### New Vehicle Crossing

16. A new vehicle crossing must be constructed to serve the proposed dwellings from proposed RoW. A Vehicle Crossing Permit is required to be obtained for these works. Please contact Auckland Transport for vehicle crossings, Ph. (09) 353 3553 or refer to their website for standards and requirements. <https://at.govt.nz/about-us/working-on-the-road/vehicle-crossing-application/>

A final certification is to be provided from Auckland Transport, in terms of the vehicle crossing acceptance, at the time of a Section 224(c) application.

17. The existing power pole is to be relocated clear from the proposed new vehicle crossing to achieve a minimum of one metre clearance.

Note: Approval from the relevant utility provider is to be obtained.

#### Redundant Vehicle Crossing

18. The redundant vehicle crossing must be reinstated to footpath, kerb and berm to Auckland Transport standards and that the footpath and grassed berm be repaired where it has been damaged during construction. A Vehicle Crossing Permit will be required to be obtained prior to commencement of the work. Please contact Auckland Transport for vehicle crossings, Ph. (09) 353 3553 or refer to their website for standards and requirements. <https://at.govt.nz/about-us/working-on-the-road/vehicle-crossing-application/>

A final certification is to be provided from Auckland Transport, in terms of the vehicle crossing acceptance, at the time of a Section 224(c) application.

#### Parking Area

19. A vehicle parking/manoeuvring area suitable for two motorcars of the 90 percentile category must be formed, provided with an all-weather surface, and drained across the site. A building consent is required for any private drainage.

### **Advice notes**

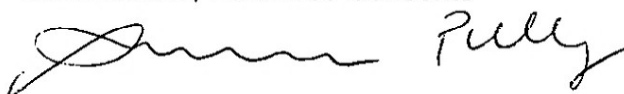
1. *The water supply connection for each lot is to the Water Care supply main and shall be designed in accordance with Water Care Services Ltd.'s "Standards" and shall be made by a Water Care Services Ltd approved contractor. For details, please contact Water Care Services.*
2. *Any provision being made for telecommunications, power or gas to this subdivision are to be underground and are to be to the requirements of the respective utility services.*

3. *The subdivider must take all necessary measures to control silt contaminated stormwater at all times during the earthworks and during building development in accordance with Auckland Council's requirements. See Annexure 14 of the Isthmus District Plan.*
4. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
5. *For the purpose of compliance with the conditions of consent, "Council" refers to Council's monitoring inspector unless otherwise specified. Please contact (09) 301 0101 to identify your allocated officer..*
6. *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).*
7. *If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.*
8. *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: Aruna Pillay

Title: Team Leader, Resource Consents

Signed: 

Date: 7 December 2016

## Decision Two: Subdivision Consent (s11)

The resource consent required is:

### Auckland Unitary Plan – Operative in Part

Under Table E38.4.2(A14) subdivision in residential zones in accordance with an approved land use resource consent complying with Standard E38.8.2.1 requires resource consent as a **restricted discretionary** activity.

## Decision

I have read the application, supporting documents, and the report and recommendations on the consent application. I am satisfied that I have sufficient 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 and 104B, 106, 108 and 220 the application is **GRANTED**.

### 3. Reasons

The reasons for this decision are:

Under section 113 of the RMA the reasons for this decision are:

- In accordance with an assessment under s104(1)(a) of the Resource Management Act the actual and potential effects from the proposal are acceptable and less than minor.
  - The development provides adequate provisions for the disposal of stormwater and wastewater, and adequate vehicle access for each lot. The newly created sites are of sufficient size and dimensions so that each generally complies with the development controls for the zone and an appropriate level of amenity can be achieved on site. Furthermore, the proposal will contribute positively to the Auckland's housing supply by providing one additional lot within an existing urban area. The development is generally consistent with the surrounding urban environment and anticipated growth.
- In accordance with an assessment under s104(1)(b) of the Resource Management Act the proposal will be consistent with the relevant statutory documents, including the relevant objectives and policies for the Residential 6a zone, Subdivision and Transportation. The subdivision facilitates the residential character and amenity of the Residential 6a zone. Additionally, the development provides adequate provisions for water supply, and for the disposal of stormwater and wastewater, as well as adequate vehicle access for each lot.
- The proposal will be consistent with the relevant objectives and policies of the Residential - Mixed Housing Suburban zone, Subdivision and Transport sections of the Proposed Auckland Unitary Plan – Decisions Version because the subdivision will be around an existing and approved development which provides an acceptable standard of residential amenity, access and servicing.

- In accordance with an assessment under s104(1)(c) of the Resource Management Act other relevant matters have been considered. Conditions relate to the creation and servicing of the lots including the provision of wastewater, stormwater and access. A development contribution is applicable under the Auckland Council Development Contributions Policy.
- In accordance with s106 of the Resource Management Act, subdivision consent can be granted subject to conditions as the site is not subject to any hazards which would make the site unsafe or unsuitable for subdivision and sufficient provision has been made for legal and physical access to each allotment.
- This application is considered to be consistent with Part 2 of the Resource Management Act as it provides for the efficient use of a residential site by providing additional housing within an existing urban environment whilst avoiding and mitigating adverse effects on the environment.

## 1. Subdivision Conditions

Under section 108 of the RMA, this consent is subject to the following conditions:

### Lapsing of Consent

1. Under Section 125 of the RMA this resource consent (subdivision) will expire five years after the date of commencement of consent unless given effect to by lodging a survey plan (S223) in respect of the subdivision to the Council within the five year period. An extension of time may be applied for 3 months prior to this period in accordance with section 125(1)(b) of the Resource Management Act 1991
2. The Survey Plan must be deposited with LINZ within 3 years of the Council granting approval under Section 223 to the above plan in accordance with S224(h) of the Act. If the plan is not deposited then the approval under S223 expires and the subdivision lapses.

## Survey Plan Approval (s223) Conditions

3. The survey plan shall be in accordance with the plan titled "*Lots 1, 2 and 3 being a subdivision of Lot 2 DP 86751*", dated July 2016.
4. That Right of Way easements labelled A, C and G shall be created, granted or reserved.
5. That water and sewage and services easements labelled A, B, C and D shall be granted or reserved.

## Section 224c Compliance Conditions

6. That a certificate pursuant to section 224c of the Resource Management Act will not be issued until conditions 7 to 13 have been met to the satisfaction of the Council and at the applicant's expense.

### Public Wastewater

7. All the necessary pipes and ancillary equipment are to be supplied and laid to extend the public wastewater lead into Lot 1 from the proposed public wastewater manhole in Lot 1.

An Engineering Plan Approval application for this work is required to be submitted to Auckland Council's Development Engineering and approved prior to the works commencing.

#### As-builts for Public Infrastructure

8. All as-built documentation is to be provided to Council for all new public assets to be vested in the Council. The documentation is to be in accordance with Auckland Council's Development Engineering As-built Requirements. The as-built information will require approval by Auckland Council's Development Engineering.

Vesting of public assets to Auckland Council and close off and completion of related Engineering Approval consent must be completed.

#### Private Stormwater

9. All the necessary pipes and ancillary equipment shall be supplied and laid to provide individual private stormwater connections to the proposed Lots 1, 2 and 3 and connect them via approved individual rock bore soakage systems within each Lot in accordance with the Soakage Testing report #52355#GE RLS by Babbage Consultant Ltd and dated 7 June 2016. For deep bore soakage systems, the manhole riser and lid must be installed for all lots.

Note: A Building Consent will be required for this work. On completion the connection shall be marked by a 50mm x 50mm x 1m tanalised stake painted blue and clearly dimensioned on any drainage "as-built".

#### Private Wastewater

10. All necessary pipes and ancillary equipment shall be supplied and laid to provide individual private wastewater connections to the proposed lots and connect public wastewater system located within each lot.
11. Note: A Building Consent will be required for this work. On completion the connection shall be marked by a 50mm x 50mm x 1m tanalised stake painted red and clearly dimensioned on any drainage "as-built".

#### Private as- built drawings

12. With respect to conditions 1.3 and 1.4 the S224(c) Certificate will not be issued until either a Code Compliance certificate has been issued for the work OR a copy of the Auckland Council's Inspections Officer's final drainage inspection sheet (showing as passed) and the drainlayer's signed "as-built" drainage plan are provided to confirm that the drainage work has been completed, inspected and passed by Council.

#### Access

13. The Right of Way labelled "A" and "B" on the approved Site Plan, Revision A, by Joy Homes Ltd and dated 10 September 2016 shall be formed, paved and drained to Auckland City Council specifications including the provision of stormwater catch-pits and/or slot drains within the boundaries of the Right of Way. Where necessary the provision of kerbing or similar to prevent water flowing on to other property (including the footpath) shall be provided.

1) The final formation shall be in accordance with the long-section plan by Joy Homes Ltd and dated October 2016.



2) A surveyor's certified "as-built" will be required to confirm compliance with the approved grades.

Note: An Engineering Common Access-way application for construction for this work is required to be submitted and approved by Development Engineering prior to the works commencing. A building consent will be required for any drainage work required on the drive.

#### New Vehicle Crossing

14. A new vehicle crossing must be constructed to serve the Proposed Lots 1, 2 and 3 from proposed RoW. A Vehicle Crossing Permit is required to be obtained for these works. Please contact Auckland Transport for vehicle crossings, Ph. (09) 353 3553 or refer to their website for standards and requirements. <https://at.govt.nz/about-us/working-on-the-road/vehicle-crossing-application/>

A final certification is to be provided from Auckland Transport, in terms of the vehicle crossing acceptance, at the time of a Section 224(c) application.

15. The existing power pole is to be relocated clear from the proposed new vehicle crossing to achieve a minimum of one metre clearance.

Note: Approval from the relevant utility provider is to be obtained.

#### Redundant Vehicle Crossing

16. The redundant vehicle crossing must be reinstated to footpath, kerb and berm to Auckland Transport standards and that the footpath and grassed berm be repaired where it has been damaged during construction. A Vehicle Crossing Permit will be required to be obtained prior to commencement of the work. Please contact Auckland Transport for vehicle crossings, Ph. (09) 353 3553 or refer to their website for standards and requirements. <https://at.govt.nz/about-us/working-on-the-road/vehicle-crossing-application/>

A final certification is to be provided from Auckland Transport, in terms of the vehicle crossing acceptance, at the time of a Section 224(c) application.

#### Parking Area

17. A vehicle parking/manoeuvring area suitable for two motorcars of the 90 percentile category must be formed, provided with an all-weather surface, and drained on all lots 1, 2 and 3. A building consent is required for any private drainage.

#### Consent Notice

18. The subdivider shall cause to be registered against the Certificate of Title for Lots 1, 2 and 3 a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, recording the following condition which is to be complied with on a continuing basis:

Stormwater runoff from the Lots is disposed of by a rock bore soakage system. The on-going operation and maintenance of the soakage system is the responsibility of the Lot owner.

#### **Advice notes**

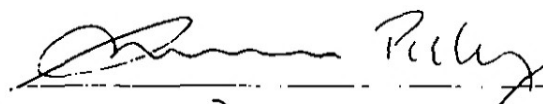
1. *Development may involve building over or adjacent to a Council Public Stormwater / wastewater drain. A CCTV shall be required to be submitted to Auckland Council as a part of building consent application. Diversion / replacement / bridging of the old public stormwater/wastewater drain may be required at the building consent stage. A building consent shall be required for this work. Works on public drains require an engineering plan approval.*
2. *The FFL of the house has to comply with 1.2 m head requirement of Watercare standards for wastewater connection. If this is not complying, private wastewater pump may be required at building consent stage.*
3. *The private driveways, parking and manoeuvring areas serving Lots 1 & 2 be formed and drained. A building consent will be required.*
4. *All water supply connections for both the lots to the Water Care supply main and shall be designed in accordance with Water Care Ltd's "Standards" and be made by a Water Care Services Ltd approved contractor. For details, please contact Water Care Services.*
5. *Any provision being made for telecommunications, power or gas to this subdivision are to be underground and are to be to the requirements of the respective utility services.*
6. *Please note a fee is payable upon lodgement of an application for the issue of a certificate pursuant to Section 224(c) of the Resource Management Act 1991 relating to this application. Please contact Auckland Council for the current fee.*
7. *Please attach copies of any Code Compliance Certificate(s) for the drainage work(s) or copies of the Auckland Council Inspections Officer's sign off and drainlayers signed "As-built" drainage plans with the application for the issue of a certificate pursuant to Section 224(c) of the Resource Management Act 1991 relating to this application.*
8. *If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to Council within 15 working days of notification of decision.*
9. *All water supply connections for each lot are to the Watercare Services Ltd supply main and shall be designed in accordance with Watercare Services Ltd.'s "Standards" and be made by a Watercare Services Ltd approved contractor. For details, please contact Watercare Services Ltd.*
10. *The subdivider must take all necessary measures to control silt contaminated stormwater at all times during the earthworks and during building development in accordance with Auckland Council's requirements. See Annexure 14 of the Isthmus District Plan.*
11. *Any provision being made for telecommunications, power or gas to this subdivision are to be underground and are to be to the requirements of the respective utility services.*

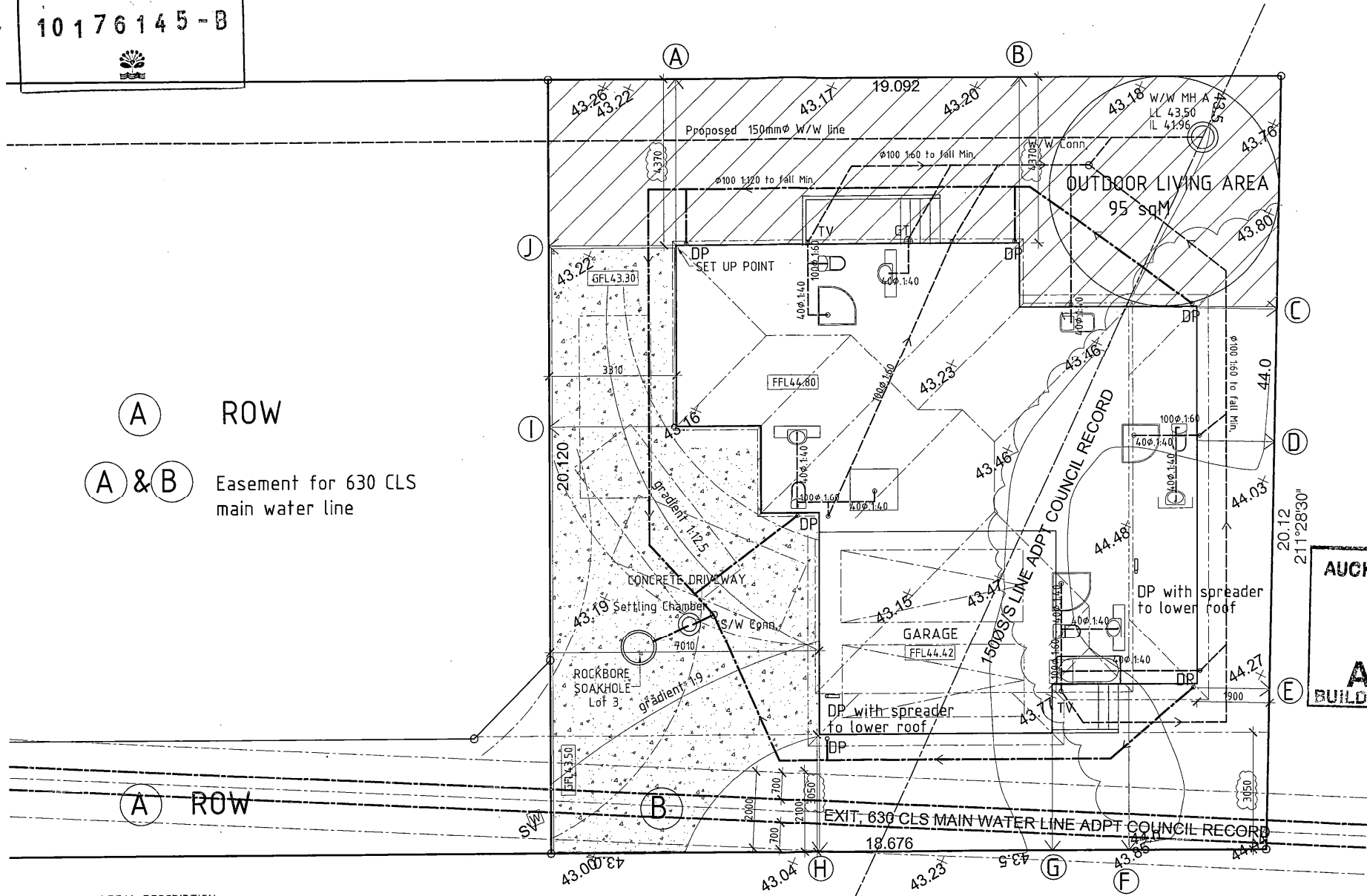
Delegated decision maker:

Name: Aruna Pillay

Title: Team Leader, Resource Consents

Signed:

  
7 December 2016



Ⓐ ROW  
Ⓐ & Ⓑ Easement for 630 CLS main water line

**AUCKLAND COUNCIL**  
- 7 MAR 2019  
**AMENDED**  
BUILDING CONSENT PLANS

LEGAL DESCRIPTION  
Lot 3 DP 86751 AREA : 380 sq.M.  
SITE ADDRESS : 20A GARLAND RD, GREENLANE  
ZONING: 6a RESIDENTIAL.

Area= 380 sq.M	SITE COVERAGE	IMPERMEABLE	PERMEABLE	EARTHWORKS
Allowable	133 ( 35.0% )	95 ( 25.0% )	152 ( 40.0% )	
Actual	130 Floor+3 Porch = 133 ( 35.0% )	Driveway 81 sqM (21.31%)	166 ( 43.68% )	240 sq.M ( 35 cu.M )

Sheet 2	DRAWING TITLE	
Scale 1:100	SITE PLAN	
Proposed Dwelling for : T. Chen lot 3, 20A Garland Rd, Greenlane		
<b>JOY HOMES LTD</b>	Designed: John	May 2016
Phone: (09) 441-4571		
Fax: (09) 441-4572	Building Consent	
Email: <a href="mailto:ijanjohn88@gmail.com">ijanjohn88@gmail.com</a>	Rev.A	20 Oct, 2017