

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



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Applicant	Barfoot & Thompson Epsom
LIM address	1 Marei Road ELLERSLIE Auckland 1061
Application number	8270367027
Customer Reference	
Date issued	18-Jan-2022
Legal Description	LOT 1 DP 512907
Certificates of title	790942

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, 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


Billing Number/ Rate Account:	12345648945
Rates levied for the Year 2021/2022 :	\$3,853.10
Total rates to clear for the current year (including any arrears and postponed rates):	\$5,151.40

The rates figures are provided as at 8 a.m. 18/01/2022. It is strongly advised these are not used for settlement purposes.

Retrofit Your Home Programme

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

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

Planning

1 Marei Road ELLERSLIE Auckland 1061

Application No.	Description	Decision	Decision Date
R/JSL/2009/1520	Land Use Consent JSI - 2 lot subdivision with land use, hirtb, works within tree roots,	Lapsed	24/02/2015

Subdivisions

1 Marei Road ELLERSLIE Auckland 1061

Application No.	Description	Decision	Decision Date
R/223/2009/1520/1	Subdivision survey plan ((s)223) Survey plan.	Granted	28/07/2010
R/JSL/2009/1520	Subdivision Consent JSI - 2 lot subdivision with land use, hirtb, works within tree roots,	Lapsed	24/02/2015

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

1 Marei Road ELLERSLIE Auckland 1061

Application No.	Description	Issue Date	Status
O/960/13	Dwelling	20/03/1955	Issued (See Note 1)

Application No.	Description	Issue Date	Status
O/3988/09	Garage	21/03/1955	Issued (See Note 1)
O/15581/05	Addition to dwelling	30/04/1963	Issued (See Note 1)
O/48960	Garden shed	14/11/1963	Issued (See Note 1)
O/1687/16	Drainage	08/06/1964	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)

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

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

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 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/haurakigulfislands>

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

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.

- 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 : R JSL 2009 1520
- As Built Drainage Plan : Drainage Plan

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

Address

1 Marei Road ELLERSLIE 1061

Legal Description

LOT 1 DP 512907

Appeals

Modifications

Zones

Residential - Mixed Housing Urban 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



Auckland Council
Te Kaunihera o Tāmaki Makaurau

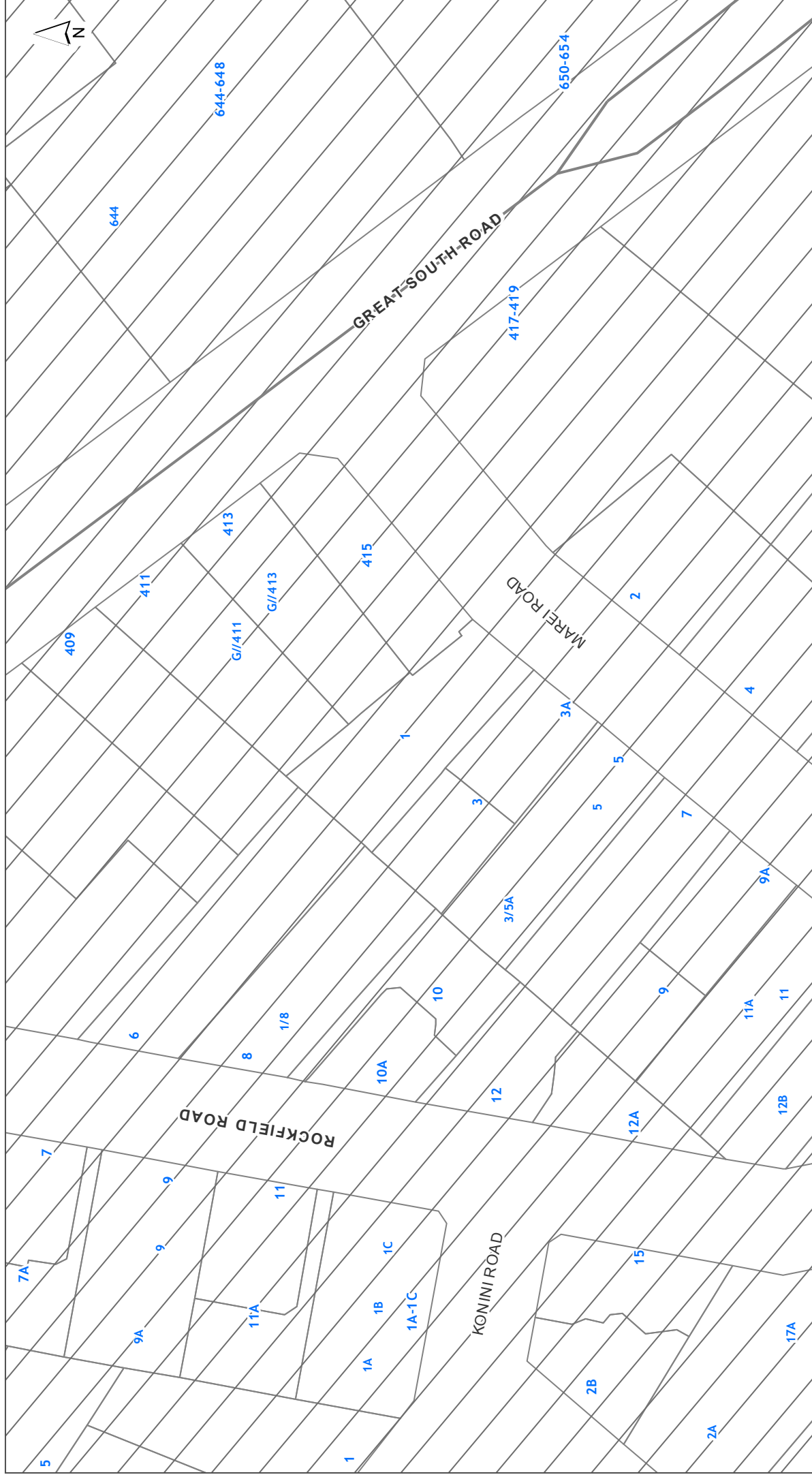
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Built Environment
1 Marei Road ELLERSLIE 1061
LOT 1 DP 512907

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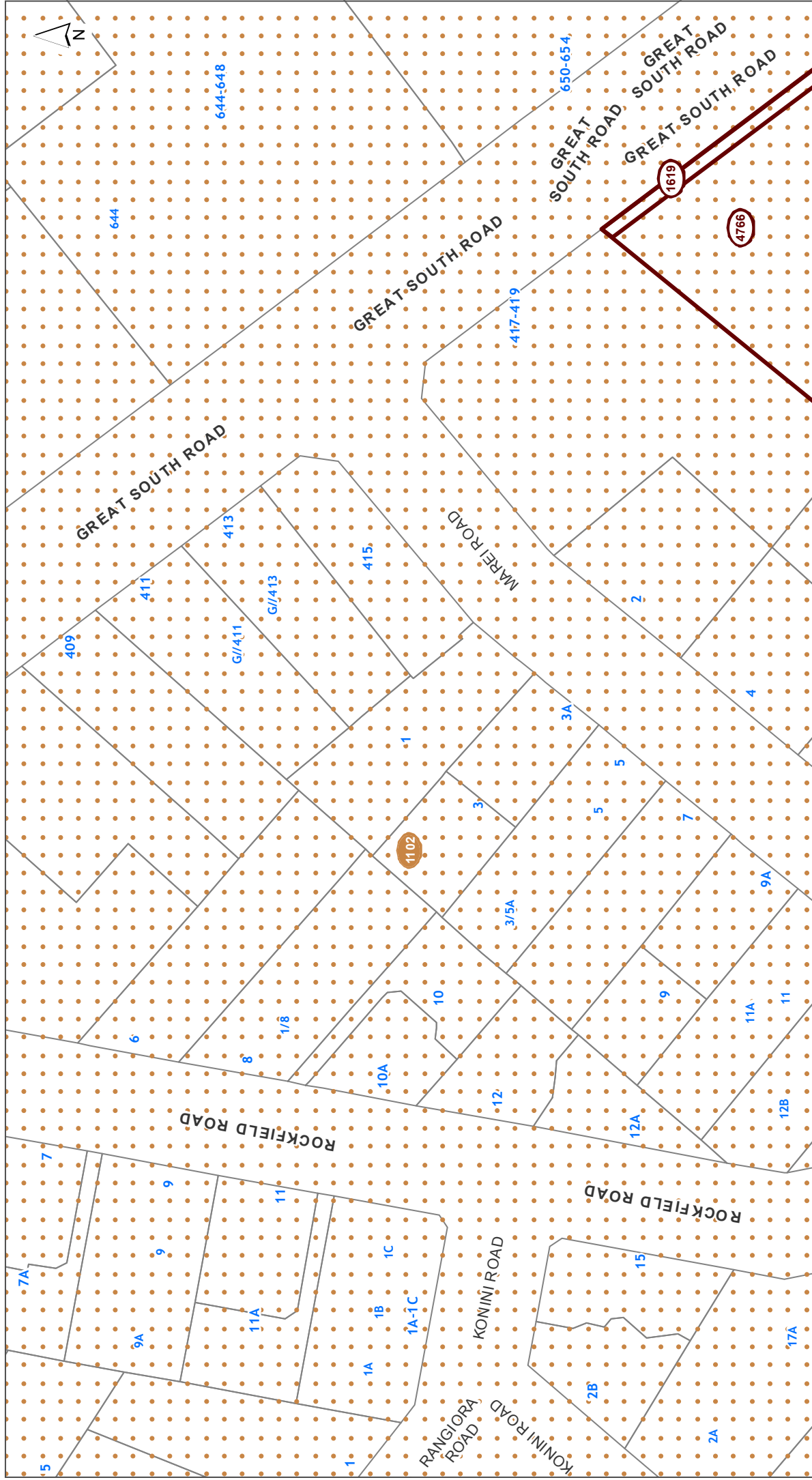
Controls

1 Marei Road ELLERSLIE 1061

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Designations

1 Marei Road ELLERSLIE 1061

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Historic Heritage and Special Character
1 Marei Road ELLERSLIE 1061
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Infrastructure
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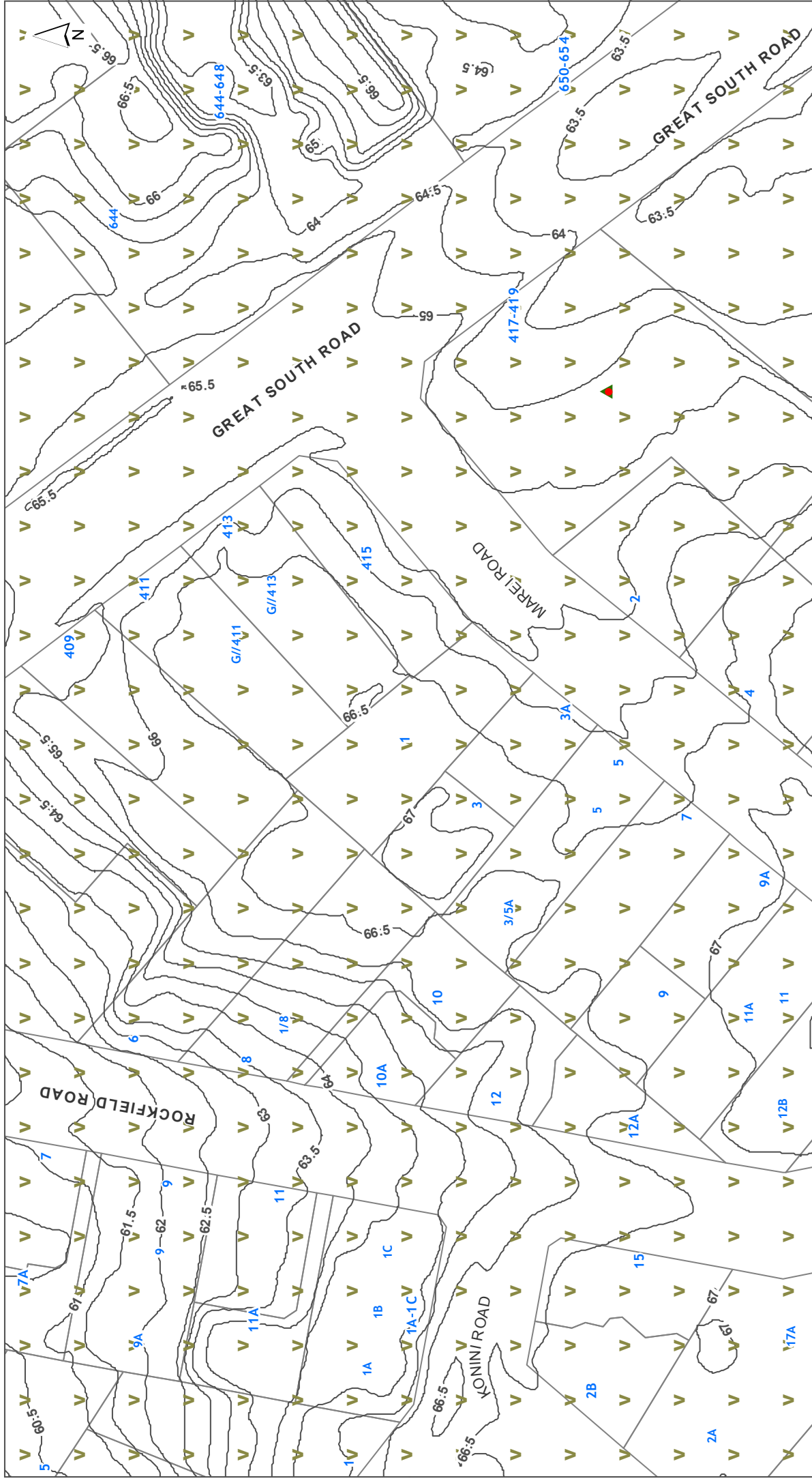


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Mana Whenua
1 Marei Road ELLERSLIE 1061
LOT 1 DP 512907

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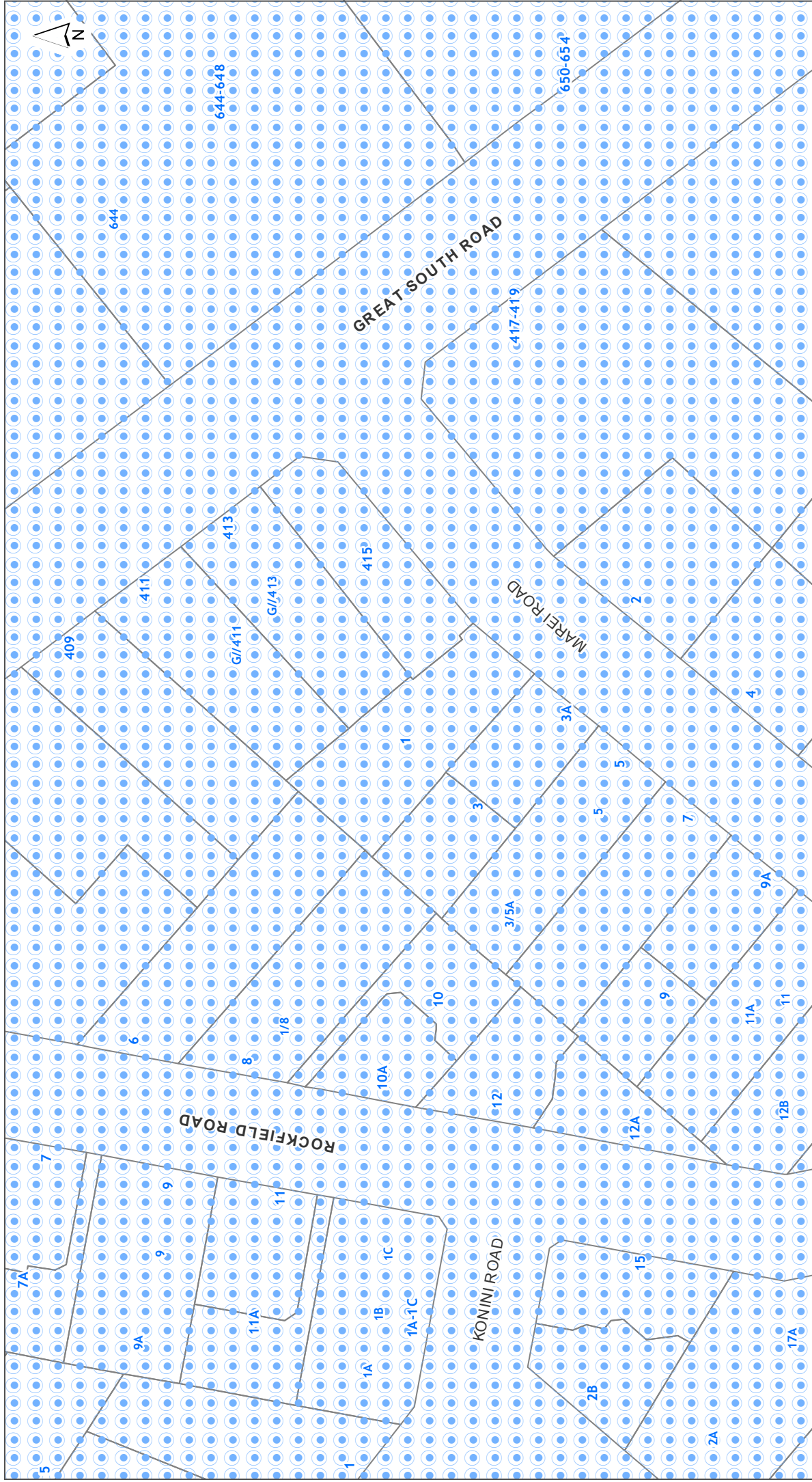


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Natural Heritage
1 Marei Road ELLERSLIE 1061
LOT 1 DP 512907

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Natural Resources

1 Marei Road ELLERSLIE 1061

LOT 1 DP 512907

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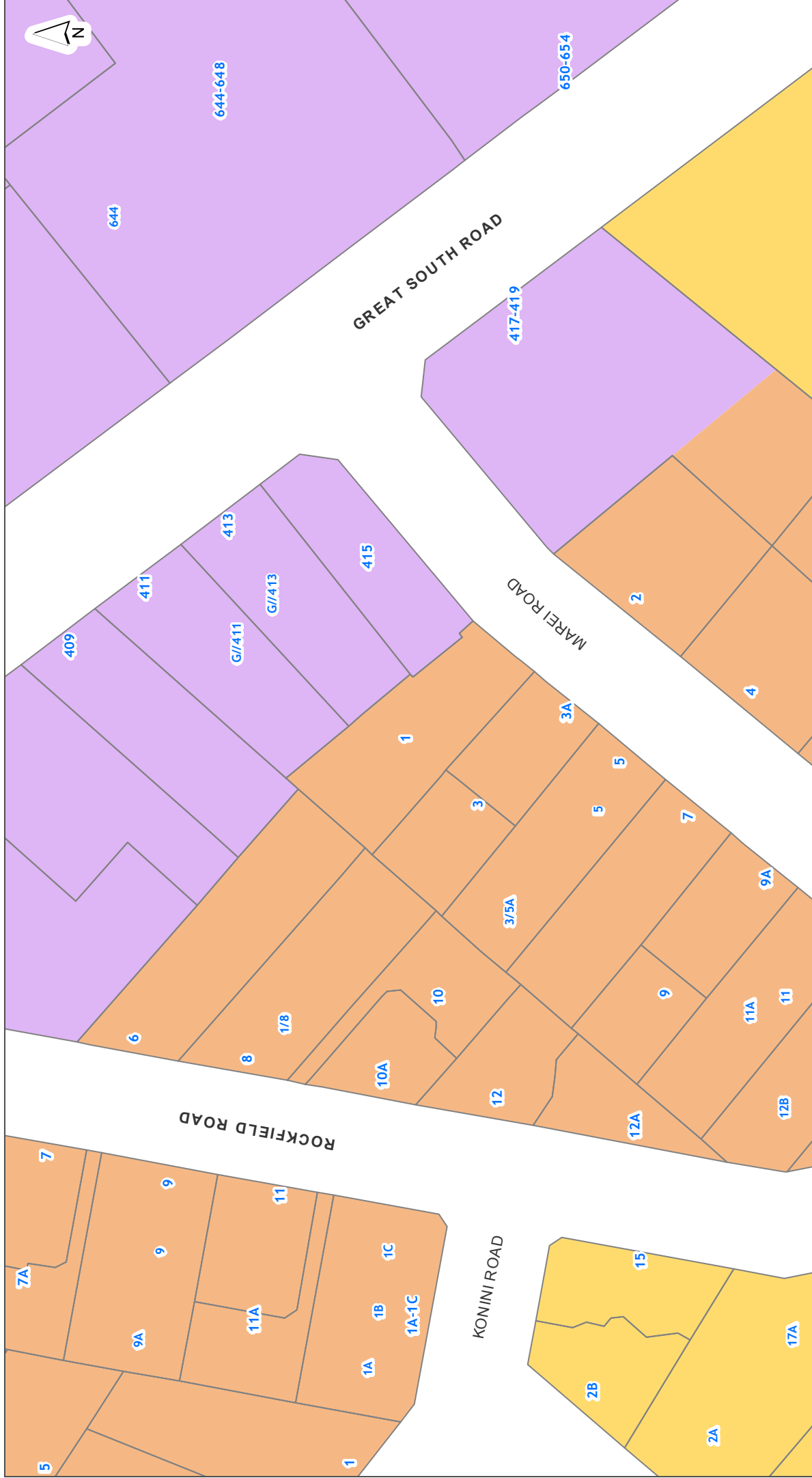


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Precincts
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 LOT 1 DP 512907

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Zones and Rural Urban Boundary
1 Marei Road ELLERSLIE 1061
LOT 1 DP 512907

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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

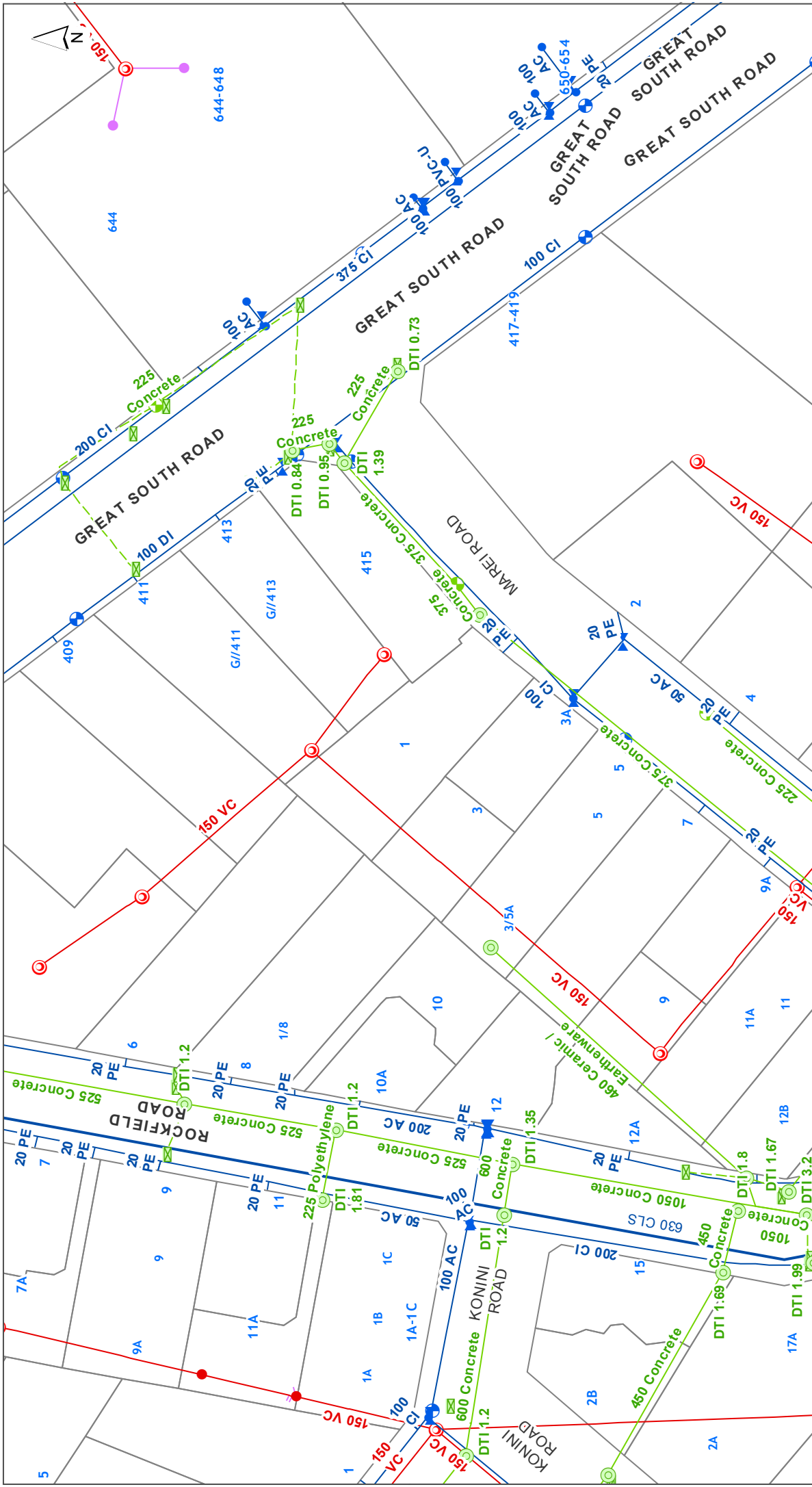
Controls

-  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
 -  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
- } Building Frontage Control
- } Vehicle Access Restriction 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
 1 Marei Road ELLERSLIE 1061
 LOT 1 DP 512907

0 7 14 21
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 18/01/2022



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





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Hazards
 1 Marei Road ELLERSLIE 1061
 LOT 1 DP 512907

0 6.5 13 19.5
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 18/01/2022





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Natural Hazards - Coastal Erosion ASCIE
 1 Marei Road ELLERSLIE 1061
 LOT 1 DP 512907

0 6.5 13 19.5
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 18/01/2022

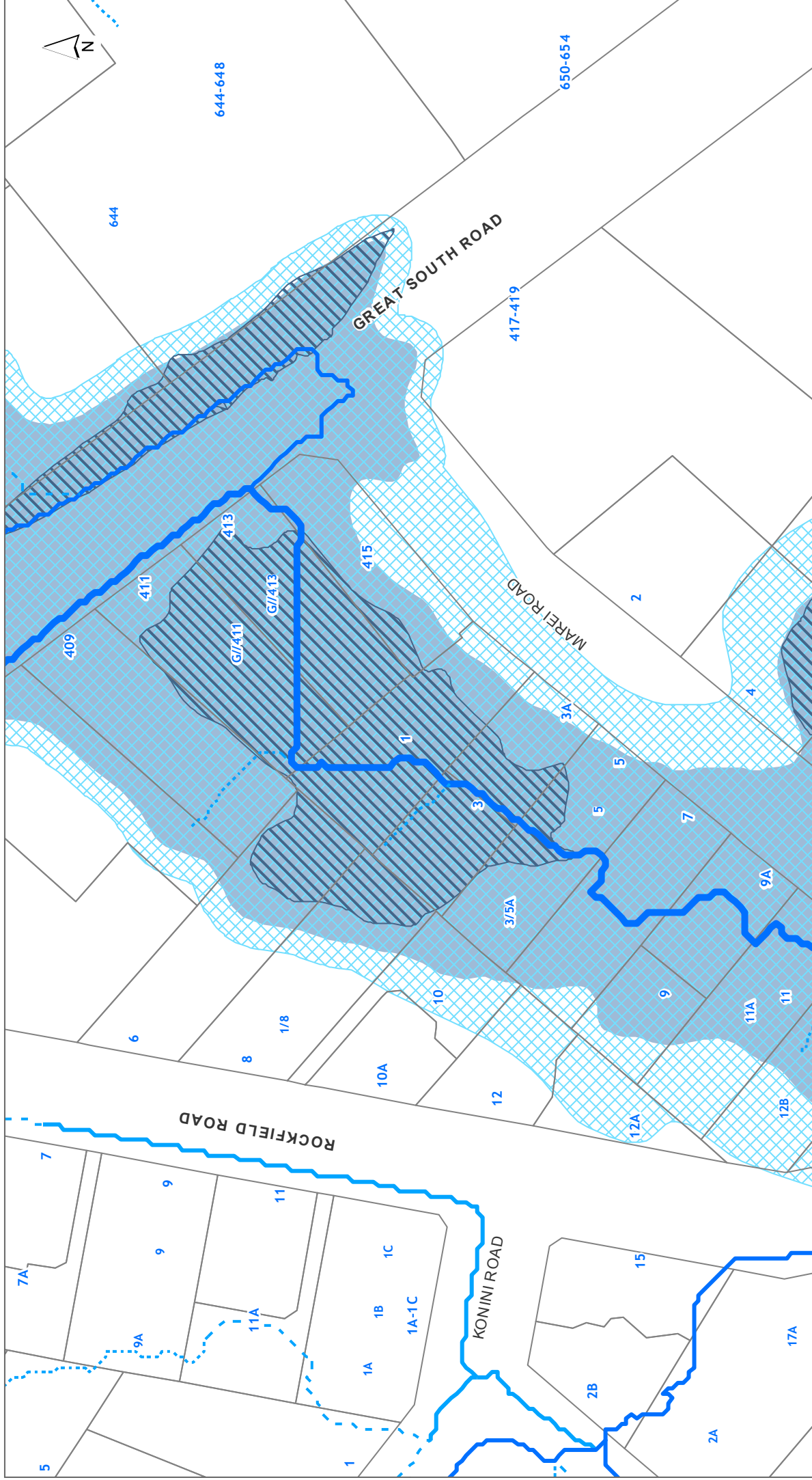


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Natural Hazards - Coastal Inundation
1 Marei Road ELLERSLIE 1061
LOT 1 DP 512907

0 6.5 13 19.5
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 18/01/2022





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Natural Hazards - Flooding
1 Marei Road ELLERSLIE 1061
LOT 1 DP 512907

0 6.5 13 19.5
 Meters
Scale @ A4
= 1:1,000
Date Printed:
18/01/2022





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Natural Hazards - Sea Spray
1 Marei Road ELLERSLIE 1061
LOT 1 DP 512907

0 6.5 13 19.5
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 18/01/2022





0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
18/01/2022

Natural Hazards - Volcanic Cones
1 Marei Road ELLERSLIE 1061
LOT 1 DP 512907

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Other
 1 Marei Road ELLERSLIE 1061
 LOT 1 DP 512907








0 6.5 13 19.5
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 18/01/2022





















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 m² to 1 Ha
-  Catchment area 2000 m² to 4000 m²
-  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.



25 February 2010

McKay Knarston Limited
PO Box 33082
Takapuna
North Shore City 0740

Dear Sir/Madam

**Application For Resource Consent R/JSL/2009/1520
1 Marei Road, Ellerslie, Auckland 1061**

This is to advise you that resource consent was granted under delegated authority by Liz Stewart Planning Subdivision Team Leader, Resource Consents on the 24/02/2010.

The reporting officer for the application was Vishal Chandra. If you have any questions relating to this decision, please contact the reporting officer via Council's customer call centre on (09) 379 2020.

A full copy of the decision, including conditions of consent, is attached. A copy of the conditions of consent and approved plans are to be held on site at all times during the works to which this consent relates. Please ensure that all contractors implementing the development associated with this resource consent are aware of their obligations to comply with the conditions of consent.

You will need to submit a copy of this decision and the stamped approved resource consent plans with any building consent application that is lodged for this proposal.

The Resource Management Act provides certain objection (and appeal rights) from the Council's decision on an application.

Pursuant to section 357A of the Resource Management Act, you have a right of objection to the Council decision and conditions, which must be lodged in writing with the Council within 15 working days of receipt of the decision.

Pursuant to section 357B of the Resource Management Act 1991, you have a right of objection to additional charges relating to the processing of this application, which shall be lodged in writing with the Council within 15 working days of receipt of the invoice.

Yours faithfully

Chantelle Williams
Senior Administration Officer
REGULATORY PLANNING





Find out more: phone 379 2020 or visit www.aucklandcity.govt.nz

DECISION ON RESOURCE CONSENT LAND USE AND SUBDIVISION APPLICATION R/JSL/2009/1520 AT 1 MAREI ROAD, ELLERSLIE, AUCKLAND 1061

DECISION ONE – LAND USE

1. Pursuant to section 104B of the Resource Management Act 1991, the discretionary activity land use application by Cortell Investments Limited to demolish the existing dwelling and construct two dwellings on the site that requires resource consent for the following reasons:

Operative District Plan

- The proposal involves work within the dripline of a generally protected Jacaranda tree located at the rear of the site.
- The proposal involves the removal of two generally protected trees, Bottlebrush and False Cypress on the site.
- The proposal involves the removal of two Flowering Cherry on Roads and Unzoned land located on the street outside the property.
- The 2 metre + 45 degree building in relation to boundary control is infringed on the proposed dwelling on 1 Marei Road over 415 Great South Road by a vertical height of 1.0 metre reducing to 0.3 metres over a maximum horizontal length of 10.5 metres as it relates to the eastern boundary.
- The proposal is unable to provide satisfactory manoeuvring depth for the rear dwelling at 1 Marei Road, Ellerslie, Auckland 1061 on land described as LOT 1 DP 18690 be **granted consent.**

2. Pursuant to section 113 of the Resource Management Act 1991, the following matters have been taken into account in making the decision set out above:

Relevant Statutory Provisions

The following provisions of the Resource Management Act 1991 were relevant in the assessment of this application:

- Part 2 and sections 104, 104B and 108 (discretionary activity)

Relevant Plan Provisions

The relevant planning documents considered were:

Auckland City Operative District Plan 1999 – Isthmus Section and in particular the following:

- Part 4A – General Rules
- Part 5C – Heritage
- Part 7 – Residential Activities
- Part 12 - Transportation

Principal Issues in Contention

The application was not the subject of a contested hearing as the Council generally concurs with the applicant's assessment and the applicant has endorsed the recommended conditions of consent. Accordingly, there were no issues in contention.

Summary of Evidence

This application was not the subject of a contested hearing. Whilst no evidence has been provided, Council has considered the following specialists' reports:

- The Assessment of Effects entitled "Application for Integrated Resource Consent for Land Use and Subdivision; 1 Marei Road Penrose" prepared by McKay Knarston Ltd, and dated March 2009;
- The arboricultural memo for three generally protected trees entitled "No.1 Marei Road, Ellerslie" prepared by Consultant Arborist, Adrian Lamont of Greenscene Limited and dated 3 July 2009;
- The arboricultural memo for two street trees entitled "1 Marei Rd, Ellerslie - R/JSL/2009/1520" prepared by Howell Davies, Arborist Advisor of Auckland City Council, and dated 29 April 2009;
- The planning report entitled "Report for a discretionary activity resource consent application under the Resource Management Act 1991 at 1 Marei Road, Ellerslie, Auckland 1061" prepared by Irene Ho dated 23 February 2010;
- Scheme Plan, ref: 11223-SP, prepared by McKay Knarston Ltd entitled "Proposed Subdivision at 1 Marei Road, Penrose being Lot 1 DP 18690", dated April 2007, received 25 September 2009;
- Architectural plans for the front dwelling, prepared by Cortell Group entitled "New Residential units at 1 Marei Road, Penrose", being sheets 00-01 Rev F and 00-02 Rev F, all dated 13 February 2010; and 00-04 Rev B, 00-07 Rev B and 00-08 Rev C, all dated 16 November 2009;
- Architectural plans for the rear dwelling, prepared by Cortell Group entitled "New Residential units at 1 Marei Road, Penrose", being sheets 00-03 Rev D, dated 14 February 2010; and 00-05 Rev D, 00-06 Rev F, all dated 13 February 2010;

Main Findings of Fact

The main findings of fact are:

- The works within the dripline is necessary, as no alternatives exist and if carried out in an arboriculturally sensitive manner the resulting effects will be less than minor.
- The proposed dwelling will have less than minor effects on the shadowing and dominance, and amenity values in the surrounding area..

Reasons for the Decision

The reasons for this discretionary activity consent are as follows:

- (a) In terms of section 104(1)(a) of the Resource Management Act 1991, the actual or potential effects on the environment of having two dwellings on the site is less than minor. The height in relation to boundary infringement; and the works within the dripline of a general protected tree and two street trees; the removal of two generally protected trees and shortfall of the manoeuvring depth will have less than minor adverse effects to the environment.
- (b) In terms of section 104(1)(b) of the Resource Management Act 1991, the proposal can meet the assessment criteria of the Auckland City Operative District Plan 1999 – Isthmus Section.

- (c) In terms of section 104(1)(c) of the Resource Management Act 1991, other relevant matters, including monitoring and development contribution, have been considered in the determination of the application.

3. Pursuant to section 108 of the Resource Management Act 1991, this consent is subject to the following conditions:

Activity in Accordance with Application and Plans

- 3.1 The proposed activity shall be carried out in accordance with the plans and all information submitted with the application, being described as:
- The Assessment of Effects entitled "Application for Integrated Resource Consent for Land Use and Subdivision; 1 Marei Road Penrose" prepared by McKay Knarston Ltd, and dated March 2009;
 - Scheme Plan, ref: 11223-SP, prepared by McKay Knarston Ltd entitled "Proposed Subdivision at 1 Marei Road, Penrose being Lot 1 DP 18690", dated April 2007, received 25 September 2009;
 - Architectural plans for the front dwelling, prepared by Cortell Group entitled "New Residential units at 1 Marei Road, Penrose", being sheets 00-01 Rev F and 00-02 Rev F, all dated 13 February 2010; and 00-04 Rev B, 00-07 Rev B and 00-08 Rev C, all dated 16 November 2009;
 - Architectural plans for the rear dwelling, prepared by Cortell Group entitled "New Residential units at 1 Marei Road, Penrose", being sheets 00-03 Rev D, dated 14 February 2010; and 00-05 Rev D, 00-06 Rev F, all dated 13 February 2010;

Trees

- 3.2 The consent holder shall employ an arborist (appointed arborist) to monitor, direct and supervise all works within the dripline of all protected vegetation for the duration of the works.
- 3.3 Prior to any works commencing there shall be a pre-commencement meeting on site with **the consent holder, the project manager/site foreman and the consent holder's appointed monitoring arborist**. This meeting shall discuss the proposed work, how it is to be done, conditions of consent, tree protection, protective fencing requirements and installation.
- 3.4 The pre-commencement meeting may also be attended by Council's Resource Consent monitoring officer (Phone: 379 2020). The consent holder shall give the monitoring officer at least 5 working days prior notice of the intended date of the meeting. If Council's Resource Consent monitoring officer is not able to attend the pre-commencement meeting, a copy of the notes from the pre-commencement meeting, including a list of attendees, shall be forwarded to Council's Resource Consent monitoring team leader the day of the meeting (fax 353 9186).
- 3.5 The pre-commenting may also be attended by Council's ACR Services Arborist (Council's Arborist) Mr. Howell Davies (379 2020) who is responsible for the tree asset. The consent holder shall give Council's Arborist at least 5 working days prior notice of the intended date of the meeting.
- 3.6 The consent holder shall ensure that all contractors, sub-contractors and work site supervisory staff who are carrying out any works within the dripline of any protected vegetation covered by this consent are advised of the Conditions of Consent and act in accordance with the conditions. A copy of the Conditions of Consents shall be available **at all times** on the work site.

- 3.7 Prior to work starting on site, there shall be a protective fence constructed to the dripline of the Cabbage Tree growing adjacent to the north-western boundary of the site and at a 3m radius from the trunk of the Kauri growing in the western corner of the site. The protective fencing shall be self-supporting, 1.8m high and shall be of solid construction.
- 3.8 The area within the protective fencing shall be considered a total exclusion zone as follows:
- No storage of diesel, cement, building materials, site huts, spoil etc.
 - No spillages of substances likely to be injurious to tree health within seepage distance of the delineated area.
 - No access into or works within the delineated area without the prior approval of the appointed arborist.
 - No alteration to the dimensions of the delineated area without prior consultation with and agreement from the appointed arborist.
 - No use or storage of machinery within the delineated area.
- 3.9 The protective fencing is to be retained and maintained by the project manager until the end of works on the site.
- 3.10 No machinery shall be stored or operated within the dripline of the jacaranda unless it can be kept wholly within the bounds of an existing sealed, loading bearing surface or temporary load bearing surface installed to the satisfaction of the appointed arborist.
- 3.11 No materials, spoil, fill soil or equipment will be stored or temporarily placed within the dripline of Jacaranda unless it is approved by the appointed arborist.
- 3.12 Pruning of the Jacaranda and removal of the Bottlebrush and False Cypress located within the site shall be carried out by a competent arborist in accordance with accepted arboricultural practices such that no damage occurs to other vegetation on site.
- 3.13 The consent holder shall directly contact the ACR Services (Arts, Community and Recreation) arborist (Howell Davies 379-2020) to arrange for the removal of the two Flowering Cherry trees located in the council berm outside No. 1 Marei Road, Ellerslie.
- 3.14 A minimum of 10 working days notice shall be given to enable enable the works to be programmed with the Council contractor.
- 3.15 The ACR Services arboricultural contractor shall remove the two Flowering Cherry trees located in the council berm outside No.1 Marei Road, Ellerslie. No other persons shall undertake works on council land without prior written permission.
- 3.16 The consent holder shall be directly responsible for all costs associated with the tree removal (including stump grinding if required) and replacement planting. The total cost for the removal of the two Flowering Cherry trees and the replanting of two new trees is \$600.
- 3.17 The consent holder shall contact the ACR Services arborist to provide details for invoicing upon receipt of the final approval document.
- 3.18 The pruning of the Jacaranda shall be restricted to:
- i. Reducing the canopy away from the new dwelling to allow up to 1m clearance from the dwelling.
 - ii. Removal of deadwood.
 - iii. No topping or reduction of height.
- 3.19 No tree removal or pruning shall take place until all relevant consents, including building consent, have been obtained.
- 3.20 Where the footprint of the dwelling stands within the dripline of the protected Jacaranda, the building shall be constructed upon pile foundations. The first 400mm of any excavations required to install the required piles shall be hand-dug by spade. All roots encountered that

are 35mm diameter or greater shall be retained, protected and worked around. Once roots that are to be retained and protected have been identified, excavations required for pile holes may be completed by auger / machine dug.

- 3.21 Roots that are less than 35mm in diameter, whose removal is necessary only to complete the proposed works, shall be cleanly cut back to the edge of excavations using a sharp implement such as a handsaw or secateurs. All root pruning is to be carried out by the appointed arborist.
- 3.22 All exposed roots and root ends shall be protected from drying out. This shall be done by covering the excavated roots immediately with hessian (or similar), ensuring that the material is kept damp until backfilling occurs. Excavations shall be lined with plastic prior to any concrete pour. The plastic is to remain in place as a permanent root barrier.
- 3.23 Within the planting season (April to September) immediately following the completion of work on the site, the applicant shall plant at least two appropriate replacement trees within the site with a minimum root ball size of Pb 95 (or equivalent) and a minimum height of 1.8 metres at the time of planting.
- 3.24 All replacement planting shall be carried out in accordance with correct arboricultural practices. All replacement trees shall be planted in locations that provide for their long-term growth and development and shall be maintained in accordance with correct arboricultural practices.
- 3.25 Once all site development works are completed, the consent holder shall contact the ACR Services arborist to arrange for the replacement planting to occur. The tree will be planted in the next available planting cycle (May – August).
- 3.26 The consent holder shall supply a completion memorandum to Council's Resource Consent Monitoring Leader upon completion of all works on site. This memorandum shall include minutes of the pre-commencement meeting that is required as a condition of consent, size, species and location of the replacement trees planted within the site and either confirmation that all conditions were adhered to or a description of any incidents or noncompliance that occurred which, in the opinion of the appointed arborist, is likely to result in any significant adverse effect to any part of a protected tree, either immediately or long-term or which has reduced, or will reduce the visual amenity value of the tree. Notification can be sent by fax on 353 9186 attn: Resource Consent Monitoring Leader, or mailed to Private Bag 92516, Wellesley St, Auckland.

Licensed Cadastral Surveyor Certificate

- 3.27 The consent holder shall engage a licensed cadastral surveyor to certify to Council in writing prior to work progressing beyond the roof framing stage that the height in relation to boundary control complies on the eastern boundaries of the proposed front dwelling is either:
 - (a) completed to this stage in accordance with the levels and dimensions on approved plans; OR
 - (b) there are differences to approved plans in levels and dimensions of work completed to this stage, but the differences do not breach or increase non-compliance with the Operative Auckland City District Plan (Isthmus Section), if what remains to be built beyond this stage will be built in accordance with approved plans.

In the event of (b), the certificate shall also specify the differences. In either event, work shall not proceed beyond this stage until receipt of the above-required certificate to the satisfaction of Council (Resource Consents Monitoring Leader).

Garages and manoeuvring depth

- 3.28 The width of the garage door for the front dwelling shall be 5.2m wide with a 6.45m long manoeuvring depth.
- 3.29 The width of the garage door for the rear dwelling shall be 5.2m wide with a 6.3m long manoeuvring depth.

Private Driveway and manoeuvring areas

- 3.30 That the driveway and manoeuvring areas serving Lots 1 & 2 shall be formed and drained. A building consent will be required.

Monitoring

- 3.31 The Consent Holder shall pay the Council a consent compliance monitoring charge of \$542.75 (inclusive of GST) please any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent. (This charge 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).

The **\$542.75 (inclusive of GST)** charge shall be paid as part of the Resource Consent fee and the consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

ADVICE NOTES

1. Subject to Section 198 of the Local Government Act 2002 and Auckland City Council's Policy on Development Contributions, a development contribution is payable on this proposal. A notice of assessment will be sent out which outlines the amount of the contribution payable for this development. Please contact the Development Contributions team for any queries in this regard.

Please note that with respect to this development, building consent will not be released, code of compliance certificates will not be issued, and Section 224(c) certificates for subdivisions will not be issued until the development contribution is paid.

2. Pursuant to section 125 of the Resource Management Act 1991, this resource consent will expire 5 years after the date of commencement of consent unless, before the consent lapses:
- a. the consent is given effect to; or
 - b. an application is made to the consent authority to extend the period of the consent, and the consent authority decides to grant an extension after taking in account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.
3. The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 2004, and comply with all relevant Council Bylaws. **If the tree/s to which this consent relates are not located on land owned by the consent holder, the approval of the tree owner/s or an order to be made by the court under Section 129C of the Property Law Amendment Act 1952 may need to be obtained to give effect to the consent.**
4. A copy of this consent should be held on site at all times during the establishment and construction phase of the activity.
5. The consent holder is advised that the fruit trees growing within the site are generally thought of as trees grown primarily for their edible fruit, (i.e. Apple and Feijoa) and as such,

Principal Issues in Contention

The application was not the subject of a contested hearing as the Council generally concurs with the applicant's assessment and the applicant has endorsed the recommended conditions of consent. Accordingly, there were no issues in contention.

Summary of Evidence

This application was not the subject of a contested hearing. Whilst no evidence has been provided, Council has considered the following specialists' reports:

- The Assessment of Effects entitled "Application for Integrated Resource Consent for Land Use and Subdivision; 1 Marei Road Penrose" prepared by McKay Knarston Ltd, and dated March 2009;
- The engineering memo entitled "1 Marei Road, Penrose" prepared by Inthan Azoor of Auckland City Council, and dated 23 February 2010;
- The planning report entitled " Report for a discretionary activity resource consent application under the Resource Management Act 1991 at 1 Marei Road, Ellerslie, Auckland 1061" prepared by Irene Ho dated 23 February 2010;
- Scheme Plan, ref: 11223-SP, prepared by McKay Knarston Ltd entitled "Proposed Subdivision at 1 Marei Road, Penrose being Lot 1 DP 18690", dated April 2007, received 25 September 2009;

Main Findings of Fact

The main findings of fact are:

- The Council considers that the site is suitable for future development and subdivision and that the lots can be fully serviced. The engineering works proposed have been considered acceptable by Council's Development Engineer

Reasons for the Decision

The reasons for this discretionary activity consent are as follows:

- (a) In terms of section 104(1)(a) of the Resource Management Act 1991, In terms of section 104(1)(a) of the Resource Management Act 1991, the actual or potential effects on the environment of this activity are minor and limited to the owners or occupiers of the dwelling.
- (b) In terms of section 104(1)(b) of the Resource Management Act 1991, the proposal meets the relevant plans and policy documents includes the Auckland City's Operative Isthmus Section District Plan 1999, and the Resource Management Act 1991.
- (c) In terms of section 104(1)(c) of the Resource Management Act 1991, other relevant matters, including development contribution, have been considered in the determination of the application.

Conditions of Consent

3. Pursuant to Section 108 and 220 of the Resource Management Act 1991, this consent is subject to the following conditions:
 - 3.1 That right of way easement labelled 'A' be created and granted or reserved.
 - 3.2 That sewerage drainage and utility services easement labelled 'A' and 'B' be granted or reserved.
 - 3.3 That a certificate pursuant to section 224(c) of the Resource Management Act will not be issued until conditions 3.3.1 to 3.3.8 have been met to the satisfaction of the Council and at the applicants expense.

are exempt under the Auckland Operative District Plan rule 5C.7.3.3. As such, the consent holder has the right to fell and remove these fruit trees without resource consent.

6. The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of fourteen days prior to commencement. Notification should be provided on the **Resource Consent Monitoring - Notice of Works Starting** form included with this consent decision. Notification can be submitted the following ways;
- By email to rcadmin@aucklandcity.govt.nz
 - By post to Auckland City Environments, Private Bag 92516, Wellesley Street, Auckland 1141. Attention: Resource Consent Monitoring Administrator
 - By fax to 09 353 9186. Attention Resource Consent Monitoring Administrator

If there is no **Resource Consent Monitoring - Notice of Works Starting** form attached to this decision please contact Councils Resource Consent Monitoring Administrator on 09 353 9111 to request a copy.

DECISION TWO - SUBDIVISION

1. Pursuant to section 104B of the Resource Management Act 1991, the discretionary activity subdivision application by Cortell Investments Limited for a two-lot freehold subdivision and that creates land use infringements;;
- The 35% maximum building coverage control is infringed on Lot 2 by 0.1% or 0.2m², with 143.2m² maximum allowed, and 143.4m² proposed.
 - The 2m + 45 degree building in relation to boundary control is infringed on the proposed dwelling on Lot 1 over Lot 2 by a maximum vertical height of 0.8 metres over a maximum horizontal length of 5.4 metres as it relates to the northern internal boundary.
 - The 2m + 35 degree building in relation to boundary control is infringed on the proposed dwelling on Lot 2 over Lot 1 by a maximum vertical height of 2.0 metres over a maximum horizontal length of 13.2 metres as it relates to the southern internal boundary.

at 1 Marei Road, Ellerslie, Auckland 1061 on land described as LOT 1 DP 18690 be **granted consent.**

2. Pursuant to section 113 of the Resource Management Act 1991, the following matters have been taken into account in making the decision set out above:

Relevant Statutory Provisions

The following provisions of the Resource Management Act 1991 were relevant in the assessment of this application:

- Part 2 and sections 104, 104B and 108 (discretionary activity)
- Section 220 (conditions on a subdivision)

Relevant Plan Provisions

The relevant planning documents considered were:

Auckland City Operative District Plan Isthmus Section and in particular the following:

- Part 7 - Residential Activity
- Part 11 - Subdivisions

Stormwater

3.3.1 That all necessary pipes and ancillary equipment are to be supplied and laid to provide individual stormwater private connection to proposed Lot 1 and connect it to the existing rockbore soakagehole – BH5. (Refer Soakhole Drilling Site Report by Niederer Drilling dated 5 April 2005).

Note: A building consent will be required for the drainage work. The connection on Lot 1, shall be marked by a 50mm x 50mm x 1m tanalised painted blue stake on completion and clearly dimensioned on any drainage "As-Built".

3.3.2 That all necessary pipes and ancillary equipment are to be supplied and laid to provide individual stormwater private connection to the proposed Lot 2 and connect it to the approved Rockbore soakage pit designed in accordance with the Stormwater Soakage Report by McKay Knarston Limited 21 May 2009.

A typical soakpit in rock will be installed on Lot 2.

Note: A building consent will be required for this work. The connection on Lot 2, shall be marked by a 50mm x 50mm x 1m tanalised painted blue stake on completion and clearly dimensioned on any drainage "As-Built".

Wastewater Conditions

3.3.2 That all necessary pipes and ancillary equipment are to be supplied and laid to provide individual wastewater private connection to either Lot 1 or Lot 2 and connect to the existing public wastewater line.

Note: A Building Consent will be required for this work. The connections shall be marked by a 50mm x 50mm x 1m tanalised painted red stake on completion and clearly dimensioned on any drainage "As-Built".

3.3.3 The existing private wastewater connection can be utilised for either Lot 1 or Lot 2 by providing information such as a CCTV to the Development Engineer.

Note: Applicant need to provide sufficient information to prove the condition of the existing private connection and as – built drawings to be provided.

3.3.4 With respect to conditions 3.3.1, 3.3.2 and 3.3.3 The consent holder is advised that a Section 224(c) Certificate **will not be issued** until a Code Compliance Certificate has been issued for the drainage works, **OR** a copy of the Auckland City Council's Inspections Officer's sign off and drainlayer's signed as-built drainage plan are provided to confirm that the drainage work has been completed and inspected to Councils satisfaction.

Access

3.3.5 That the ROW 'A' shall be formed, paved and drained to Auckland City Council specifications including the provision of stormwater catchpits and/or slot drains within the boundaries of the Common Access Way (or elsewhere within the site, if appropriate). Where necessary the provision of kerbing or similar to prevent water flowing on to other property (including the footpath) shall be provided.

An Engineering Common Accessway application for construction for this work is required to be submitted and approved prior to the works commencing. A building consent will be required for any drainage work required on the drive.

3.3.6 That the redundant vehicle crossing be reinstated to footpath, kerb and berm to Council 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.

3.3.7 That a new vehicle crossing be constructed to serve the proposed Lots 1 and 2. A Vehicle Crossing Permit is required to be obtained for these works. Please contact Auckland City Council Vehicle Crossings Inspections Officer, Ph 379-2020 for standards and requirements.

Consent Notice

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

1. *Stormwater runoff disposal from the site is by way of deep bore soakage system. The on going operation and maintenance of the soakage system is the responsibility of the Lot owner.*
2. *A flood assessment has been completed by Hydraulic Modelling Services for Airy Consultants Limited and concludes that a stormwater flood hazard affects Lots 1 and 2 and the 100year flood level is established as RL26.5m and the 10year flood level is RL25.7m..*

*In accordance with the above flood report, minimum finished floor levels of all habitable areas shall be: **RL 27.0m**(RL 26.5 + 0.5 = 27.0m), and non-habitable floor areas: **RL 25.90m**(RL 25.7 + 0.20 = 25.90m). All levels are in terms of Land Information of New Zealand (LINZ) datum.*

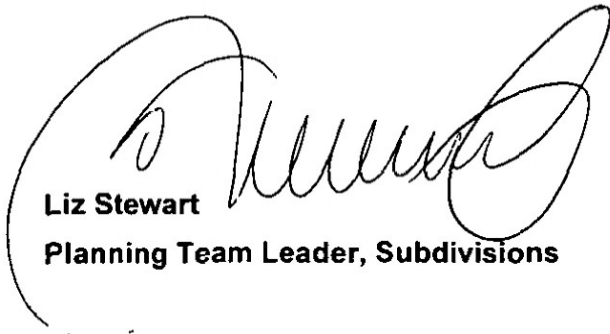
ADVICE NOTES

1. Subject to Section 198 of the Local Government Act 2002 and Auckland City Council's Policy on Development Contributions, a development contribution is payable on this proposal. A notice of assessment will be sent out which outlines the amount of the contribution payable for this development. Please contact the Development Contributions team for any queries in this regard.
2. 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.
3. The Survey Plan must then 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.
4. All water supply connections to the Metrowater supply main and shall be designed in accordance with Metrowater's "Development and Connection Standards" and be made by a Metrowater approved contractor. For details, please contact Metrowater.
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. Settling Chamber/treatment devices on Lots 1 and 2 shall be installed at the time of construction of the new dwellings.

7. Development involves building over a Council Public Drain. Detailed specific design for the bridging of the public line has to be done at the building consent stage which includes accurately locating the line within the site, CCTVs before and after construction. Approval to build over the drain may not necessarily be given or specific foundation bridging may be required.
8. If you disagree with any of the above conditions or with any additional charges relating to the processing of the application, you have a right of objection pursuant to Section 357 of the Resource Management Act 1991 which shall be made in writing to Council within 15 working days of notification of the decision. Council will as soon as practicable consider the objection at a hearing.

SECTION 104 DETERMINATION - R/JSL/2009/1520

Having considered the submitted application material and all relevant statutory considerations, I concur with the foregoing assessment. As such, acting under delegated authority, this application at 1 Marei Road, Ellerslie, Auckland 1061 for land use and subdivision resource consent shall be granted consent.



Liz Stewart
Planning Team Leader, Subdivisions

DATE: 24 February 2010

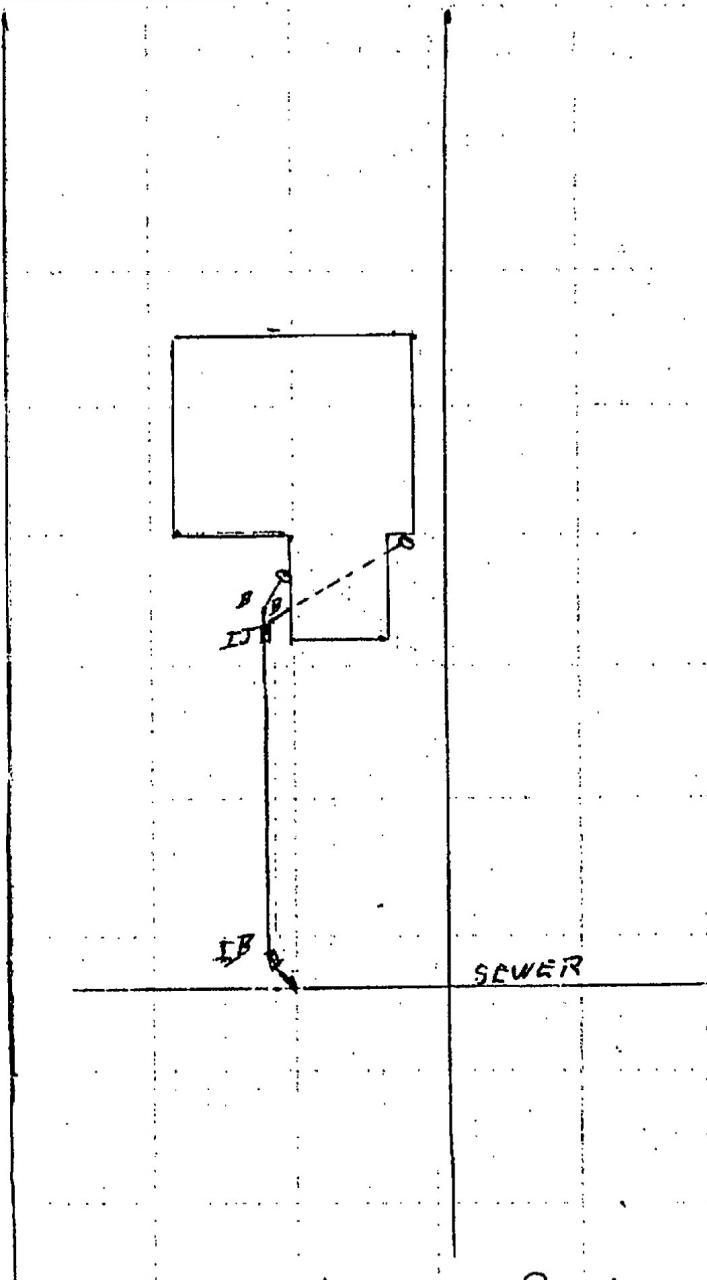
DRAINAGE PLAN

MICROFILMED
31 JAN 1999

ONE TREE HILL
BOROUGH COUNCIL

Premises 4 Marei Rd
Owner Mr. Bonwell

Drainlayer H. Hellowell



4 Marei Road

Drainage Permit No. 1687

Bldg. Permit No. MICROFILMED

NOTE--For Drainage Work a scale plan in ink showing street line, section, boundaries, building, in outline, lines of drains, inspection pipes etc., **MUST** be supplied.

Work Inspected and Passed 9-6-64
[Signature] Inspector.

SCALE: - 1/8th inch = 2 Feet

PRIVATE DRAINAGE PLAN

Site Address: 1 Marei Road, Ellerslie, Auckland 1061
Date Printed: 08 April 2009 3:32 PM
Page: 1 of 1
Not to Scale

Note: This plan may contain errors or omissions.
The information has been provided by contractors undertaking work for the property owner and exact locations have not been verified by Auckland City Council.
Please consult the relevant Council Office if you have any queries regarding this plan.



AUCKLAND CITY