

# STATEMENT OF PASSING OVER OF INFORMATION

This information has been supplied by the vendor or the vendor's agents. Accordingly Megan Jaffe Real Estate Limited is merely passing over the information as supplied to us by the vendor or the vendor's agents. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law Megan Jaffe Real Estate Limited does not accept any responsibility to any person for the accuracy of the information herein.

Megan Jaffe Real Estate Ltd  
411 Remuera Road  
AUCKLAND 1050



<b>Applicant</b>	Megan Jaffe Real Estate Ltd
<b>LIM address</b>	192 Green Lane West Greenlane Auckland 1051
<b>Application number</b>	8270413951
<b>Customer Reference</b>	
<b>Date issued</b>	13-Sep-2022
<b>Legal Description</b>	Lot 1 DP 425234
<b>Certificates of title</b>	499497

## 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.

### **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:**

12343235295

<b>Rates levied for the Year 2022/2023 :</b>	\$7,576.13
<b>Total rates to clear for the current year (including any arrears and postponed rates):</b>	\$6,653.01

The rates figures are provided as at 8 a.m. 13/09/2022. 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

192 Green Lane West Greenlane Auckland 1051

Application No.	Description	Decision	Decision Date
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Application No.	Description	Decision	Decision Date
LUC20080715301	Land Use Consent LUC - 3 lot subdivision with land use (earthworks)	Granted	23/02/2009

### Subdivisions

192 Green Lane West Greenlane Auckland 1051

Application No.	Description	Decision	Decision Date
LUC20080715301	Subdivision Consent LUC - 3 lot subdivision with land use (earthworks)	Granted	23/02/2009
R/223/2008/7153/1	Subdivision survey plan ((s)223) Survey Plan	Granted	15/04/2010
R/224C/2008/7153/1	Subdivision completion cert ((s)224C) Section 224C.	Approved	11/11/2010

### Engineering Approvals

192 Green Lane West Greenlane Auckland 1051

Application No.	Description	Decision	Decision Date
E/ECA/2009/418	Engineering Compliance Common access way	Approved	24/12/2009

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

192 Green Lane West Greenlane Auckland 1051

Application No.	Description	Issue Date	Status
O/1133/15	Additions & alterations to dwelling	04/03/1946	Issued (See Note 1)
O/4188/09	Resite garage	08/11/1955	Issued (See Note 1)
O/14055/03	Construct bay window & change kitchen	04/10/1984	Issued (See Note 1)
O/1218/16	Plumbing	06/11/1985	Issued (See Note 1)

Application No.	Description	Issue Date	Status
O/1219/15	Drainage alterations	11/11/1985	Issued (See Note 1)
B/2009/4527	Main floor - Bathroom relocation, new front entry, extension of family room. Upper floor - New wardrobe, new acoustic wall, new door s. Roof - New roof, skylights and rubber membrane.	09/11/2009	CCC Issued 27/03/2012 (See Note 2)
B/2009/4152	Two storey garage and office.	09/12/2009	CCC Issued 28/03/2012 (See Note 2)
B/2009/5332 B/2009/5332/A	Construct new private storm water soakage system and new waste water connection to service existing and proposed lots (current properties addresses - 192 Greenlane Rd West and 76 Wheturangi Rd) Amendment - Relocate new soakage chamber	14/12/2009	CCC Issued 26/03/2012 (See Note 2)

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

### **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

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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 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>



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## **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>

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## **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.

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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 R JSL 2008 7153
- As Built Drainage Plan : Drainage 2009 5332

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

### Address

192 Green Lane West Greenlane Auckland 1051

### Legal Description

Lot 1 DP 425234

### Appeals

### Modifications

Plan Changes - Plan Change 78 - Intensification - Multiple Layers - [View PDF](#) - Proposed - 18/08/2022

### Zones

Residential - Mixed Housing Urban Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index - Urban

### Overlays

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

Natural Heritage: Locally Significant Volcanic Viewshafts Overlay [rcp/dp] - O10 - One Tree Hill

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - O1 - One Tree Hill - Viewshafts

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - O2 - One Tree Hill - Viewshafts

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

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

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

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

### Designations

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



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= 1:1,000

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13/09/2022

**Built Environment**  
192 Green Lane West Green lane Auckland 1051  
Lot 1 DP 425234

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Historic Heritage and Special Character  
192 Green Lane West Greenlane Auckland 1051  
Lot 1 DP 425234

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**Auckland Council**  
Te Kaunihera o Tamaki Makaurau

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Meters

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**Infrastructure**  
192 Green Lane West Green lane Auckland 1051  
Lot 1 DP 425234

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**Auckland Council**  
Te Kaunihira o Tamaki Makaurau

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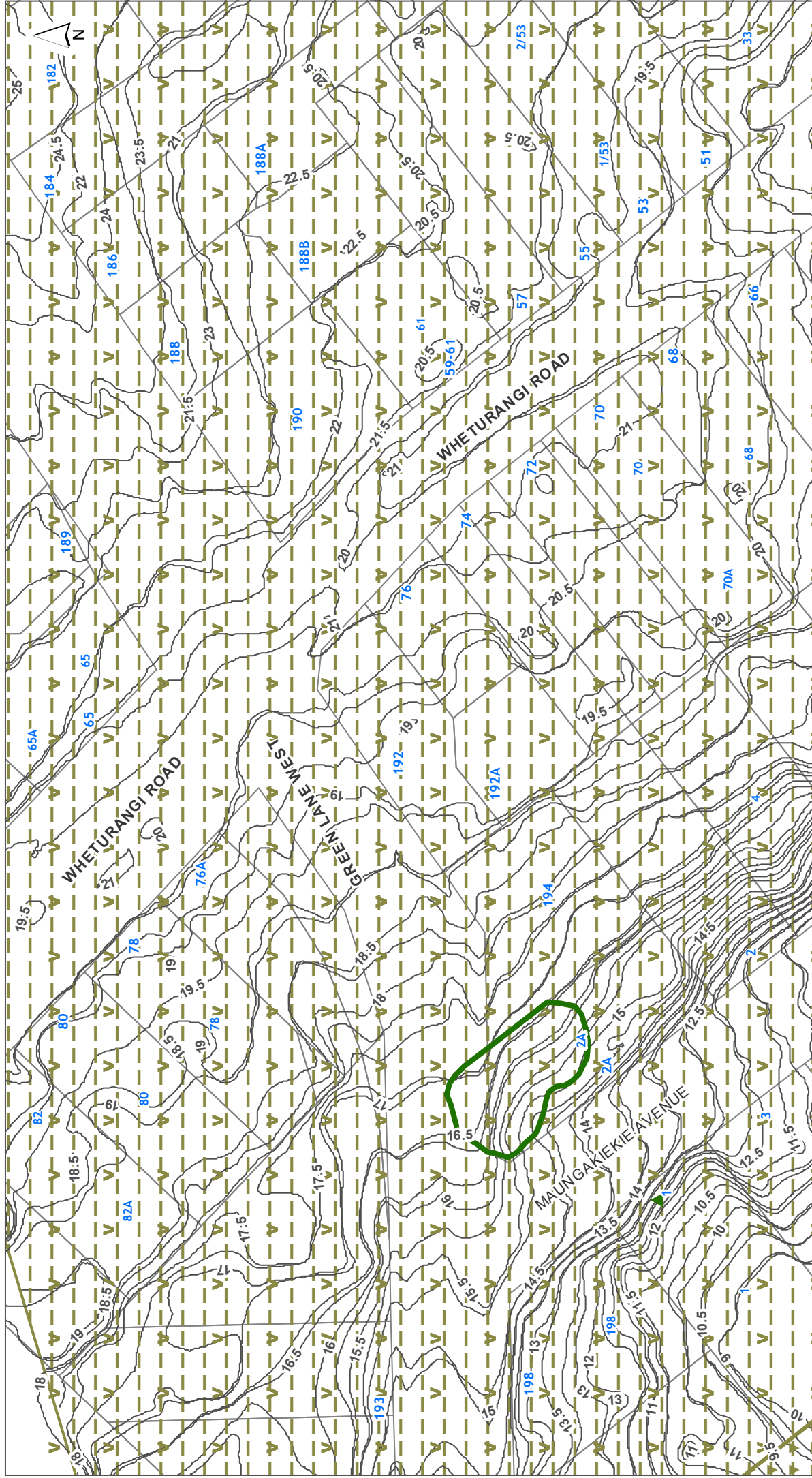
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**Mana Whenua**  
192 Green Lane West Greenlane Auckland 1051

**Lot 1 DP 425234**

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Natural Heritage

192 Green Lane West Greenlane Auckland 1051

Lot 1 DP 425234



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13/09/2022







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**Precincts**  
192 Green Lane West Greenlane Auckland 1051

**Lot 1 DP 425234**

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**Cornwall Park  
sub-precinct C**



**Auckland Council**  
Te Kaunihira o Tāmaki Makaurau

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Date Printed:  
13/09/2022

Zones and Rural Urban Boundary  
192 Green Lane West Greenlane Auckland 1051  
Lot 1 DP 425234


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## NOTATIONS


### Appeals to the Proposed Plan

 Appeals seeking changes to zones or management layers

### Proposed Modifications

 Notice of Requirements

 Plan Changes

 Future Coastal Hazards Plan Change

### 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

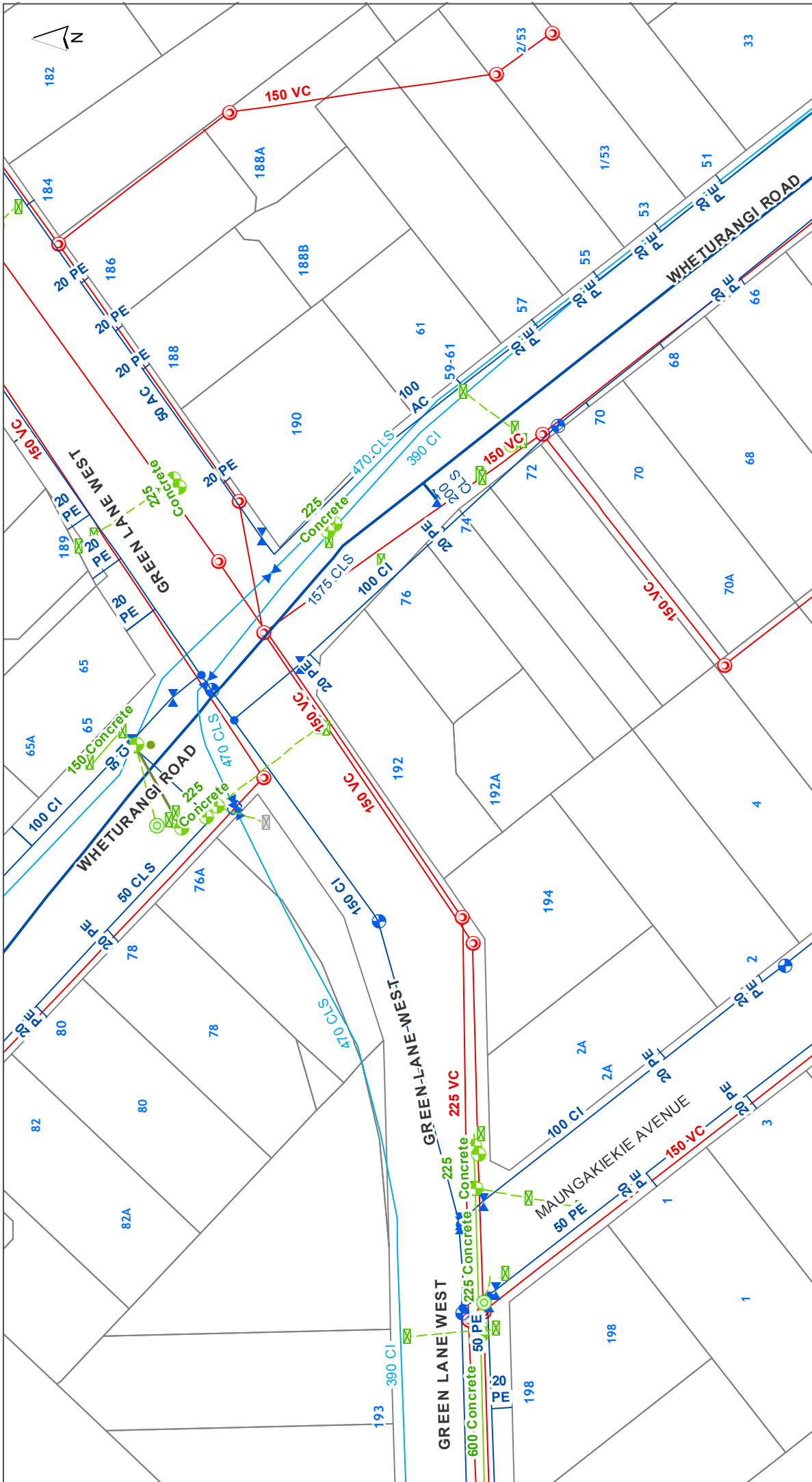
- Hazardous Facilities
  - Infrastructure
  - Macroinvertebrate Community Index
  - Flow 1 [rp]
  - Flow 2 [rp]
  - Subdivision Variation Control
  - Indigenous Vegetation 749.7 ha
  - Freshwater Wetland 14.6 ha
  - Surf Breaks [rcp]
  - Cable Protection Areas Control [rcp]
  - Coastal Inundation 1 per 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**  
 192 Green Lane West Greenlane Auckland 1051  
 Lot 1 DP 425234

0 7 14 21  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
 13/09/2022



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**  
 192 Green Lane West Greenlane Auckland 1051  
 Lot 1 DP 425234

0 6.5 13 19.5  
 Meters  
 Scale @ A4 = 1:1,000  
 Date Printed: 13/09/2022



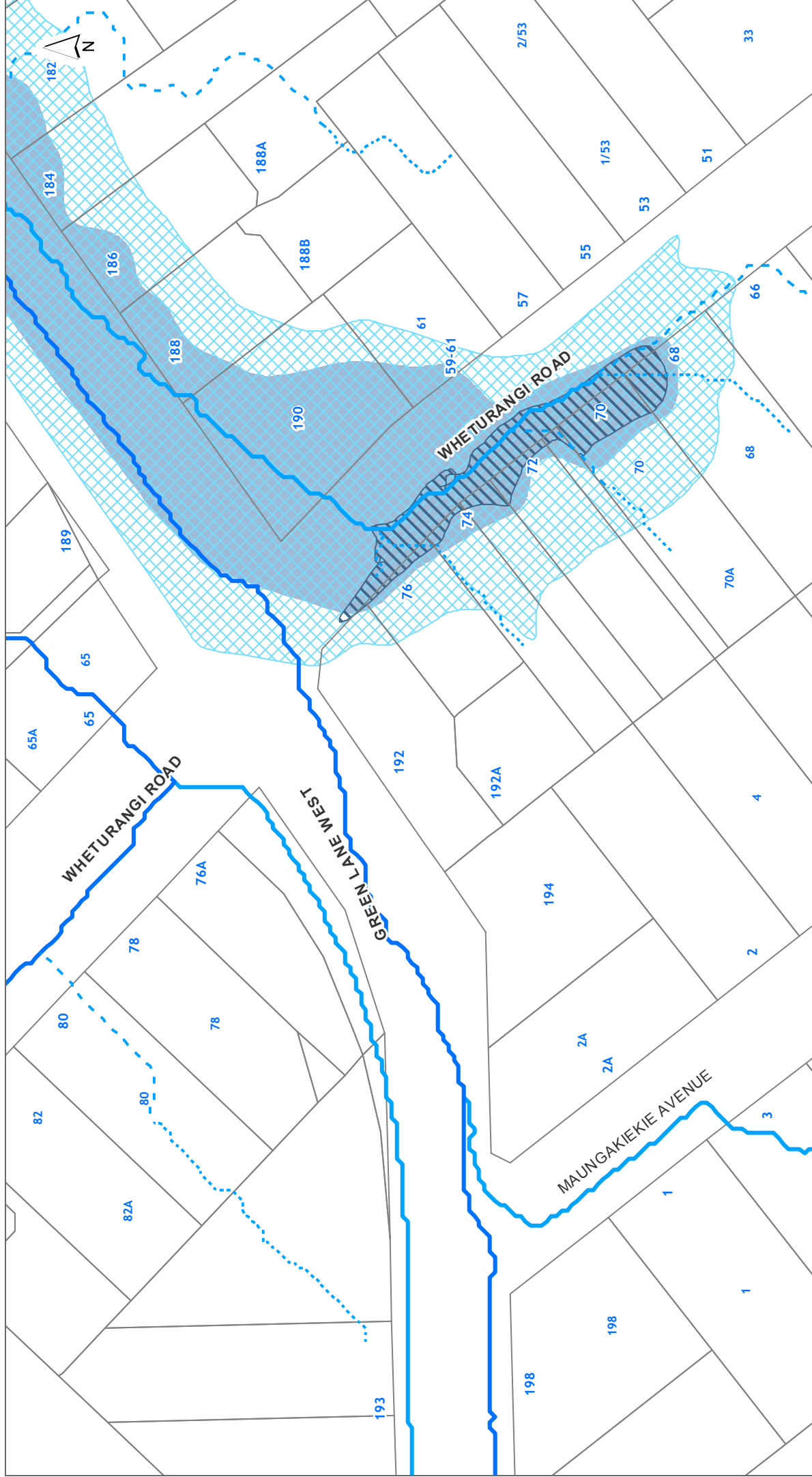


Scale @ A4 = 1:1,000  
Date Printed: 13/09/2022

Natural Hazards - Coastal Erosion ASCIE  
192 Green Lane West Greenlane Auckland 1051  
Lot 1 DP 425234

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**Natural Hazards - Flooding**  
 192 Green Lane West Greenlane Auckland 1051  
 Lot 1 DP 425234

0 6.5 13 19.5  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
 13/09/2022



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**Natural Hazards - Sea Spray**  
 192 Green Lane West Greenlane Auckland 1051  
 Lot 1 DP 425234

0 6.5 13 19.5  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
 13/09/2022





**Auckland Council**  
Te Kaunihera o Tamaki Makaurau

0 6.5 13 19.5  
Meters

Scale @ A4 = 1:1,000  
Date Printed: 13/09/2022

**Natural Hazards - Volcanic Cones**  
192 Green Lane West Greenlane Auckland 1051  
Lot 1 DP 425234

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**Other**  
 192 Green Lane West Greenlane Auckland 1051  
 Lot 1 DP 425234

0 6.5 13 19.5  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
 13/09/2022





















**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 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.

QDC House, 75 Graham Street, Auckland Central  
Private Bag 27116, Victoria Street, Auckland 1142  
25 February 2009  
http://www.aucklandcity.govt.nz

Clc Consulting Group Ltd  
PO Box 51547  
Pakuranga  
Manukau 2140



Dear Sir/Madam

**Application For Resource Consent at 76 Wheturangi Road, Greenlane, Auckland 1051  
by QCD International Limited  
Council Reference Number: R/JSL/2008/7153**

This is to advise you that resource consent was granted under delegated authority by the Subdivision Team Leader, Resource Consents on 23 February 2009.

The reporting officer for the application was William Hung. 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.

Please note that you are required to contact Council prior to any works commencing, by completing, the attached works commencement form and either fax it to (09) 353 9186, emailing to [rcadmin@aucklandcity.govt.nz](mailto:rcadmin@aucklandcity.govt.nz), or phone the resource consent monitoring administrator via Council's customer call centre on (09) 379 2020.

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

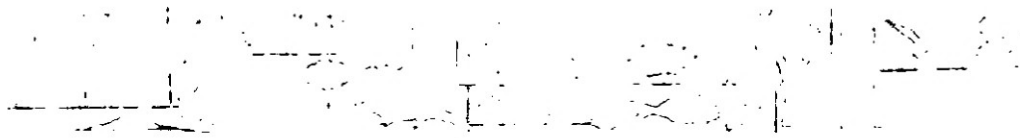
Pursuant to section 357A of the Resource Management Act, you have a right of objection to the Council decision and conditions, which must be lodged in writing with the Council within 15 working days of receipt of the decision.

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

A handwritten signature in black ink, appearing to read "Babu John", written over a horizontal line.

**Babu John  
Senior Administrator  
REGULATORY PLANNING**



Find out more: phone 379 2020 or visit [www.aucklandcity.govt.nz](http://www.aucklandcity.govt.nz)

## **DECISION ON RESOURCE CONSENT LAND USE AND SUBDIVISION APPLICATION R/JSL/2008/7153 AT 192 Greenlane West & 76 Wheturangi Road, Greenlane, Auckland 1051**

### **DECISION ONE – LAND USE**

Pursuant to section 104B of the Resource Management Act 1991, the discretionary activity land use application by QCD International Limited to establish one new residential dwelling and one garage/home office facility that requires resource consent for the following reasons:

#### **Operative District Plan**

- The proposal involves parking within the required front yard setback, and;
- The proposed activity has access within a Defined Road Boundary, and;
- The proposal involves earthworks with an area greater than 250m<sup>2</sup> on an area with an average slope more than 5%. In particular, the applicant proposes to undertake 583m<sup>2</sup> of earthworks on an area with an average of 4.5%, and;
- The proposal involves the removal of eleven generally protected trees being one Pohutukawa, three Kohuhu, two Lemonwood, three Flowering Cherries, one Five Finger and one Pittosporum located at the west of the site, and;
- The proposal involves work within the dripline of a generally protected Queensland Box at the site frontage towards Green Lane West

at 192 Green Lane West & 76 Wheturangi Road, Greenlane, Auckland 1051 described as PT LOT 1 DP 15670, CT 50B/221 and PT Lot 1 DP 15670 and Part Lot 69 Allotment 10 Section 12 AUCKLAND SUBS, CT 50B/220 be **granted consent**.

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 4           General Provision
- Part 7           Residential activity
- 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 'Combined resource consent application for land use and fee simple subdivision at 76 Wheturangi Road and 192 Greenlane West, Greenlane' prepared by CLC Consulting Group Limited, and dated October 2008;
- Letter response for further information under Section 92 of the Resource Management Act 1991 prepared by CLC Consulting Group Limited, and dated 6 November 2008, 10 December 2008 and 23 January 2009;
- The Arboricultural assessment prepared by Karl Burgisser of Arborlab Consultancy Services Limited, and dated 16 June 2008;
- The traffic impact assessment entitled 'Proposed development, 192 Greenlane West/ 76 Wheturangi Road initial traffic comments' prepared by Bryce Hall of Traffic Planning Consulting Consultants Limited, dated 11 October 2007
- The arborist memo prepared by Kit Twinch of Auckland City Council, and dated 1 December 2008;
- The planning report entitled "Report for a discretionary activity resource consent application under the Resource Management Act 1991 at 192 Greenlane West and 76 Wheturangi Road, Greenlane, Auckland" prepared by William Hung dated 4 February 2009;
- Scheme Plan prepared by CLC Consulting Group Limited entitled "76 Wheturangi Road and 192 Greenlane West, Greenlane", being sheet 1 rev. E, dated 9 December 2008.
- Private wastewater and driveway design plans prepared by CLC Consulting Group Limited entitled "76 Wheturangi Road and 192 Greenlane West, Greenlane", being sheet 1 rev. B and C, all dated 9 December 2008.
- Manoeuvring diagram prepared by CLC Consulting Group Limited, dated 9 December 2008.
- Site and elevation plan prepared by Kim Veltman Architects entitled 'QCD International Garage', being sheet 1, dated July 2008;
- Site, floor and elevation plans prepared by Kim Veltman Architects entitled 'QCD International Residence', all dated May 2008

## Main Findings of Fact

The main findings of fact are:

- The proposed parking pad is not anticipated to significantly affect the amenity of the surrounding streetscape.
- The proposed development is not anticipated to generate additional traffic that will have major affect to the current roading system.
- The generally protected trees which are proposed to be removed are not of significant value to the district's amenity.

## 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, and subject to the recommended conditions of consent, any actual and potential effects of allowing the establishment and relocation of residential dwellings will be no more than minor on the environment. In particular, the infringements on front yard setback, traffic, earthworks and tree works will generate no more than minor adverse effect in terms of privacy, amenity, character, traffic and stormwater runoff on the surrounding environment.
- (b) In terms of section 104(1)(b) of the Resource Management Act 1991, the proposal is consistent with the objectives and policies of the Auckland City Operative District Plan – Isthmus Section. Specifically being the objectives and policies of the Residential 5 zone and is consistent with the anticipated environmental results for the zone.
- (c) In terms of section 104(1)(c) of the Resource Management Act 1991, other relevant matters, including monitoring, development contribution under Local Government Act 2002 and designations and limitations, have been considered in the determination of the application.

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

### 1. Activity in Accordance with Application and Plans

The proposed activity shall be carried out in accordance with the plans and all information submitted with the application, being described as:

- Scheme Plan prepared by CLC Consulting Group Limited entitled “76 Wheturangi Road and 192 Greenlane West, Greenlane”, being sheet 1 rev. E, dated 9 December 2008.
- Site and elevation plan prepared by Kim Veltman Architects entitled ‘QCD International Garage’, being sheet 1, dated July 2008;
- Site, floor and elevation plans prepared by Kim Veltman Architects entitled ‘QCD International Residence’, all dated May 2008

and referenced by Council as R/JSL/2008/7153.

### 2. Licensed Cadastral Surveyor’s Certificate - foundations

The building work shall:

- Be constructed in accordance with the approved plans and
- Not exceed the degree of infringement approved, and
- Elsewhere comply with the maximum height and the height to boundary control of the Plan

The consent holder shall employ a licensed cadastral surveyor at his/her own expense who shall set out the foundations of the proposed structure. The consent holder shall ensure that the licensed cadastral surveyor certifies to Council’s Resource Consents Monitoring Leader in writing prior to work progressing beyond the foundation stage whether the foundations have

been set out in accordance with the approved plans in terms of building works' levels, position and dimension:

- Site and elevation plan prepared by Kim Veltman Architects entitled 'QCD International Garage', being sheet 1, dated July 2008;
- Site, floor and elevation plans prepared by Kim Veltman Architects entitled 'QCD International Residence', all dated May 2008

### 3. Tree removal and protection of the Queensland Box

- 3.1 All tree work shall be carried out by a competent arborist or tree surgeon in accordance with accepted arboricultural practice.
- 3.2 A copy of this consent shall be held on site at all times.
- 3.3 Pruning of the **Queensland box** shall be restricted to lifting the canopy over the proposed hard-stand, to a height of 3.5 metres from ground level and creating a clearance of 1.5 metres from the new garage.
- 3.4 The consent holder shall employ the services of a competent, experienced arborist, to oversee the works; ensuring that the conditions of consent are adhered to and the trees (including their roots) are not unduly damaged.
- 3.5 All excavations within the dripline of any protected tree or tree to be retained shall be under the direct supervision of the Consent holder's appointed monitoring arborist.
- 3.6 Prior to works commencing there shall be a pre-commencement meeting on site with: **the resource consent monitoring officer (379 2020), the consent holder, the project manager/site foreman, the consent holder's appointed monitoring arborist and the author of the Arborlab company's arboricultural report.** This meeting shall discuss the proposed work, how it is to be done, conditions of consent, tree protection and identify the trees for removal.
- 3.7 When working within the protected rootzone of the **Queensland box**, root severance shall not cause the tree to decline or become unstable. Roots required to keep the tree healthy and structurally sound shall, if need be, be incorporated within the basecourse of the hard-stand.
- 3.8 Within the vicinity of protected trees (including the street tree), there shall be no storage of product, materials, spoil or machinery or the operation of machinery (including parking cars).
- 3.9 Washings from concrete trucks and/or associated machinery shall not contaminate any area within the vicinity of protected trees or areas that are required for landscaping.

### 4. Earthworks

- 4.1 All demolition, earthworks and construction works shall be restricted to the hours between 7:30am to 6:00pm Monday to Friday and 8:00am to 1:00 pm Saturday. No such work shall occur on Sundays or public holidays.
- 4.2 Earthwork construction methods and silt control arrangements shall be constructed and maintained in accordance with the ARC's Technical Publication No. 90 (TP90).
- 4.3 To prevent contamination of drains with water containing soil sediment:
  - a) any surplus excavated material (except where this is to be re-used on the site) shall be removed from the site, and

- b) material to be re-used on site shall be covered with a waterproof cover or grassed.
- 4.4 That a wheel wash should be constructed and all vehicles exiting the site are required to use this facility.
- 4.5 Site monitoring of the erosion and sediment control systems shall be undertaken before, during and immediately after heavy rain events to a standard satisfactory to the Resource Consents Monitoring Leader, Auckland City.
- 4.6 All practical measures shall be taken to minimise dust generation on the site, especially during dry and windy weather. Such measures may include but are not limited to the use of sprinkler systems or water trucks to dampen down exposed earth. The measures shall be undertaken to the satisfaction of the Resource Consents Monitoring Leader, Auckland City.
- 4.7 Immediately following the completion of the stockpiling activity, the land disturbed by the activity shall be remediated by reinstating the landform to a similar form to that which existed prior to works commencing. Topsoil to a minimum depth of 100mm shall be placed over the disturbed land and sown with grass to re-establish vegetation to the satisfaction of the Resource Consents Monitoring Leader, Auckland City.
- 4.8 All work shall comply with the New Zealand Standard NZS 6803:1999 Acoustics – Construction Noise. Please note that this may mean that no noisy construction work can be undertaken before 7:30am. In the event that there are concerns that programmed works may breach the levels in New Zealand Standard NZS 6803:1999 Acoustics – Construction Noise, the consent holder shall immediately contact the Resource Consents Monitoring Leader, Auckland City (379 2020).

## 5. Monitoring

The Consent Holder shall pay the Council a consent compliance monitoring charge of **\$542.75 (inclusive of GST)** plus 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 consents 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 into 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. It is further noted that this consent does not constitute building consent approval. Please check as to whether or not a building consent is required under the Building Act 2004. If a building consent application is already lodged with Council or has already been obtained, you are advised that, unless otherwise stated, the use shall not commence until conditions of this resource consent have been met. Furthermore, if this consent and its conditions alter or affect a previously approved building consent for the same project, you are advised that a new building consent may need to be applied for.
4. A copy of this consent shall be held on site at all times during the establishment and construction phase of the activity.
5. The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Resource Consent Monitoring Leader (fax: 353 9186) and include the following details:
  - name and telephone number of the project manager and site owner
  - site address to which the consent relates
  - activity to which the consent relate
  - expected duration of works.
6. 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.

## DECISION TWO - SUBDIVISION

Pursuant to section 104B of the Resource Management Act 1991, the discretionary activity subdivision application by QCD International Limited for a freehold subdivision to create one additional lot and that creates land use infringements::

- The proposed garage and office on Lot 1 infringes the 2m + 35° building in relation to boundary control over Lot 3 by a maximum vertical height of 5.0 metres over a maximum horizontal length of 9.0 metres as it relates to the southern internal boundary, and;
- The existing dwelling on Lot 2 is infringed the 29.9% maximum paved-impermeable surface control by 10.9%, or 55m<sup>2</sup>, with 151.0m<sup>2</sup> allowed, and 206m<sup>2</sup>, or 40.8% proposed, and;
- The proposed dwelling on Lot 3 infringes the 27.3% maximum paved-impermeable surface control by 0.7%, or 3.5m<sup>2</sup>, with 133.5m<sup>2</sup> allowed, and 137m<sup>2</sup>, or 28.0% proposed, and;
- The existing dwelling on Lot 2 infringes the 40% minimum landscaped-permeable surface control by 10.9%, or 55m<sup>2</sup>, with 202m<sup>2</sup> allowed, and 147m<sup>2</sup>, or 29.1% proposed, and;
- The proposed dwelling on Lot 3 infringes the 40% minimum landscaped-permeable surface control by 0.7%, or 3.6m<sup>2</sup>, with 195.6m<sup>2</sup> allowed, and 192m<sup>2</sup>, or 39.3% proposed

at 192 Green Lane West and 76 Wheturangi Road, Greenlane, Auckland 1051 described as PT LOT 1 DP 15670, CT 50B/221 and PT Lot 1 DP 15670 and Part Lot 69 Allotment 10 Section 12 AUCKLAND SUBS, CT 50B/220 be **granted consent**.

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

### **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 'Combined resource consent application for land use and fee simple subdivision at 76 Wheturangi Road and 192 Greenlane West, Greenlane' prepared by CLC Consulting Group Limited, and dated October 2008;
- Letter response for further information under Section 92 of the Resource Management Act 1991 prepared by CLC Consulting Group Limited, and dated 6 November 2008, 10 December 2008 and 23 January 2009;
- The soakage report entitled 'Stormwater soakage investigation report for a proposed residential development at 76 Wheturangi Road and 192 Greenlane West, Greenlane for QCD International Limited' prepared by CLC Consulting Group Limited dated June 2008;
- The engineering memo prepared by Joby Thomas of Auckland City Council, and dated 27 January 2009;
- The planning report entitled "Report for a discretionary activity resource consent application under the Resource Management Act 1991 at 192 Greenlane West and 76 Wheturangi Road, Greenlane, Auckland" prepared by William Hung dated 4 February 2009;
- Scheme Plan prepared by CLC Consulting Group Limited entitled "76 Wheturangi Road and 192 Greenlane West, Greenlane", being sheet 1 rev. E, dated 9 December 2008.
- Private wastewater and driveway design plans prepared by CLC Consulting Group Limited entitled "76 Wheturangi Road and 192 Greenlane West, Greenlane", being sheet 1 rev. B and C, all dated 9 December 2008.

- Manoeuvring diagram prepared by CLC Consulting Group Limited, dated 9 December 2008.
- Site and elevation plan prepared by Kim Veltman Architects entitled 'QCD International Garage', being sheet 1, dated July 2008;
- Site, floor and elevation plans prepared by Kim Veltman Architects entitled 'QCD International Residence', all dated May 2008

### **Main Findings of Fact**

The main findings of fact are:

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

### **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, and subject to the recommended conditions of consent, any actual and potential effects of the proposed subdivision will be no more than minor. In particular, internal infringements on building in relation to boundary, permeable and impermeable surface controls are generated as a result of the creation of the new freehold boundary within the site. This proposed subdivision does not change the effect the development has on the environment. Applicant has provided evidence that the proposed sites can be adequately serviced.
- (b) In terms of section 104(1)(b) of the Resource Management Act 1991, the application is consistent with the objectives and policies of the Residential 5 zone and subdivision rule. The proposal is consistent with the relevant assessment criteria for discretionary activities and the objectives and policies of the subdivision of land.
- (c) In terms of section 104(1)(c) of the Resource Management Act 1991, other relevant matters, including monitoring and development contribution under Local Government Act 2002, have been considered in the determination of the application.

### **Conditions of Consent**

Pursuant to Section 108 and 220 of the Resource Management Act 1991, this consent is subject to the following conditions:

1. That right of way and service easement labelled 'A' be created and granted or reserved.
2. That right of way easement labelled 'B' be created and granted or reserved.
3. That wastewater drainage easement labelled 'C' be granted or reserved.
4. That a certificate pursuant to section 224(c) of the Resource Management Act will not be issued until conditions 4.1 to 4.11 have been met to the satisfaction of the Council and at the applicants expense.

#### **Wastewater**

- 4.1 That all the necessary pipes and ancillary equipment are to be supplied and laid to provide a wastewater private connection to the proposed Lot 3 and shall be connected to the existing public wastewater line.

A building consent is required for lot 3. The connection shall be marked by a 50mm x 50mm x 1m tanalised painted red stake on completion and clearly dimensioned on any drainage "As-Built". This private wastewater line for lot 3 shall be extended into the lot body of lot 3.

### Stormwater

4.2 That the stormwater discharge from any existing roof ,paved area, proposed double garage from lot 1 and the proposed right of way labelled 'A' and 'B' are to be collected and connect individually to the individual soakage deep bore hole BH1 via a sealed pipe system being the approved soakage system designed in accordance with the soakage report prepared by CLC Consulting Ltd dated June 2008 with the site report prepared by IntoRock drilling dated 20th June 2008.

A building consent will be required .

*Note: The pre-treatment device for lot 1 shall be installed now.*

4.3 That all the necessary pipes and ancillary equipment are to be supplied and laid to provide individual storm water private connection to the proposed Lot 3 and connect it to the individual soakage deep bore hole BH3 being the approved soakage system designed in accordance with the soakage report prepared by CLC Consulting Ltd dated June 2008 with the site report prepared by IntoRock drilling dated 20th June 2008.

A building consent will be required for all the lot 3.

All connections shall be marked by a 50mm x 50mm x 1m tanalised painted blue stake on completion and clearly dimensioned on any drainage "As-Built".

*Note: The pre-treatment device for lot 3 can be installed at the time of construction of the dwelling on Lot 3.*

4.4 The existing downpipes that are not connected to the existing private stormwater line of lot 2 shall be connected to this existing private stormwater line of lot 2 via a proposed sealed pipe system.

4.5 **With respect to Conditions 4.1, 4.2, 4.3, 4.4, 4.6 & 4.7, a 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 City Council's Inspections Officer's passed final drainage inspection sheet and the drainlayer's signed "as-built" drainage plan be provided to confirm that the drainage work has been completed and inspected

### Access

4.6 That the right of way labelled 'A' and 'B' 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 right of 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 Approval application including detailed engineering plans and calculations 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.

- 4.7 That a parking area suitable for 2 vehicles is to be formed, paved and drained on Lot 1. This area is required to be served by a suitable area for on site manoeuvring. A building consent is required for any private drainage.

#### **Removal of buildings**

- 4.8 That the existing garage and sleepout facilities on 192 Greenlane West be removed prior to s224(c) application. A building consent will be required.
- 4.9 That the existing garage and driveway (from the garage to the area shown hatched on the scheme plan) on 76 Wheturangi Road be removed prior to s224(c) application. A building consent will be required.

#### **Consent Notice**

- 4.10 A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against, the new Certificate of Title for Lots 1, 2 and 3; recording the following condition which is to be complied with on a continuing basis:

*Stormwater runoff disposal from the site is by way of: on-site deep bore soakage for lots 1 & 3 and Onehunga type soakhole for lot 2. The on going operation and maintenance of the soakage system is the responsibility of the lot owner.*

- 4.11 A Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against, the new Certificate of Title for Lot 1; recording the following condition which is to be complied with on a continuing basis:

#### *Paved impermeable surface*

*That, so as the total paved impermeable area (as defined in the district plan) on the aggregate of the land that was subdivided to create this lot does not exceed the district plan requirements, the paved impermeable area on this lot is not to exceed 24.3% of the (net) site area or 192.5sqm. Before approval can be given to any future development on this lot that will exceed this limitation, the council will have to agree to vary or cancel this consent notice. This will be in addition to any Resource Consent that may be required for the proposal.*

*If the proposal will exceed the paved impermeable control for this allotment as laid down in the district plan then a Resource Consent will also be required.*

#### **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 consents 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. 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 for each stage. 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.

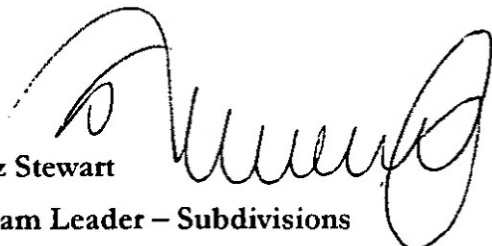
3. The Survey Plan(s) must then be deposited with LINZ within 3 years of the Council granting approval under Section 223 to the above plan in accordance with S224(h) of the Act. If the plan is not deposited then the approval under S223 expires and the subdivision lapses.
4. Both the lots 1, 2 & 3 will require separate water meters. 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. All these works should not interfere with any permanent works.
6. That the subdivider 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.
7. Please note that a fee is payable upon lodgement of an application for issue of a certificate pursuant to section 224(c) of the Resource Management Act 1991 relating to this application. Please contact Auckland City Environments for the current fee.

#### **SECTION 104 DETERMINATION - R/JSL/2008/7153**

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 192 Green Lane West and 76 Wheturangi Road, Greenlane, Auckland 1051 for land use and subdivision resource consent shall be granted consent.

Liz Stewart

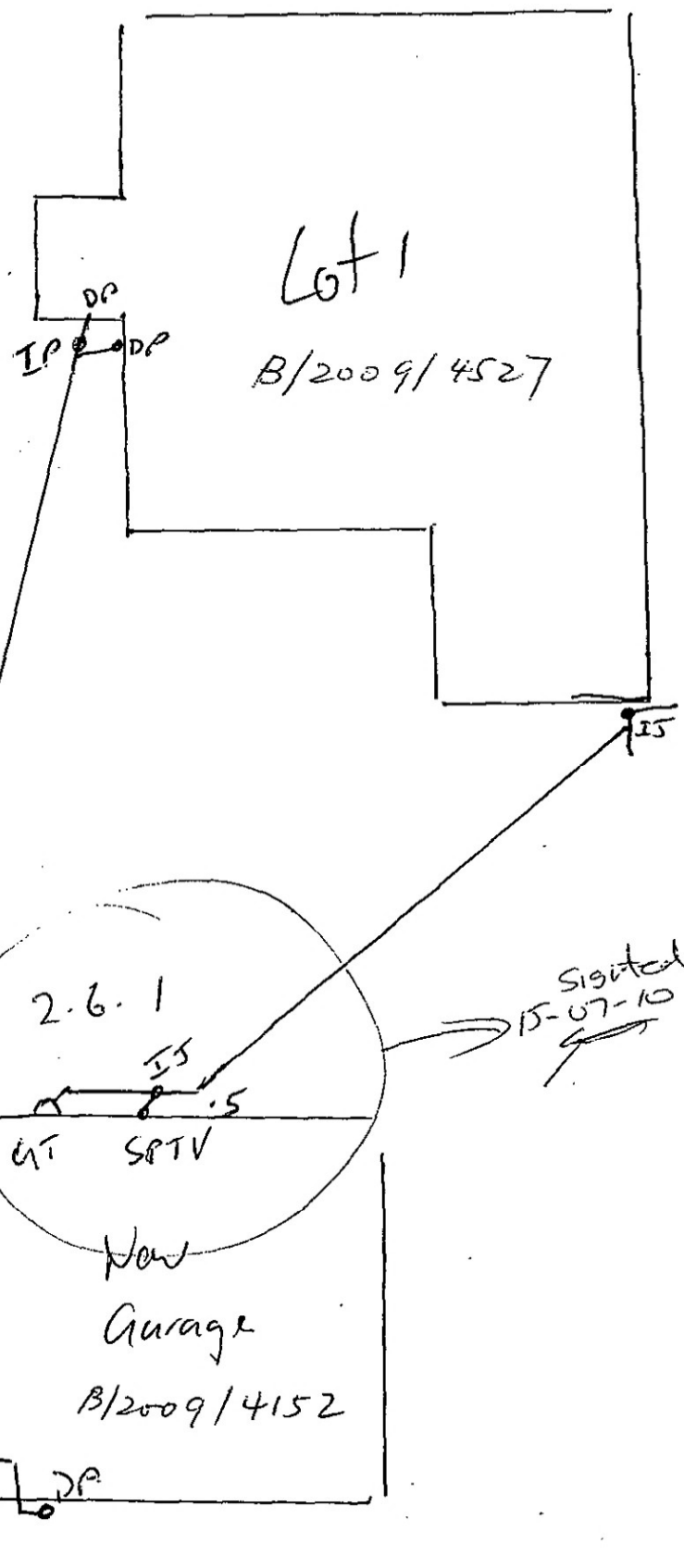
Team Leader – Subdivisions



DATE: 23 February 2009

Lot 192 Greenlane Rd  
Consent No. B/2009/5332(A)

Drainlayer.  
B Shaw.  
Key No. 09932  
Address 19 Woodfern Cres  
Titirangi  
PH 0274987456  
B R Mun



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**C.L.C.**

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PROJECT  
**QCD INTERNATIONAL LTD**  
16 WHETURANGI ROAD &  
192 GREENLANE WEST  
GREENLANE  
Parts Lot 1 DP1670 & Part  
Lot 69 Allotment 10 Section 12  
Suburbs of Auckland

**PRIVATE DRAINAGE  
DESIGN PLAN**

**NOTES**

LEVELS ARE IN TERMS OF LANDS AND SURVEY (AUCKLAND) DATUM 1946.  
CONTOR INTERVAL IS 0.2M.  
ALL WORK AND MATERIALS SHALL BE A 2% RIGT GRADIENT AND TO THE ADEQUATE CITY COUNCILS CONCERN AND TO THE RELEVANT DEPARTMENT AND CONNECTION STANDARDS.  
THE CONTRACTOR IS TO LOCATE AND PROTECT ALL EXISTING SERVICES AND UTILITIES AND TO OBTAIN ASSISTANCE AND ADVISE.  
THE CONTRACTOR IS TO ENSURE THE HEALTH AND SAFETY OF ALL PERSONS AND TO TAKE ALL NECESSARY PRECAUTIONS TO AVOID ACCIDENTS AND INJURY TO PERSONS AND PROPERTY.  
ALL EXISTING MANHOLE HAVE BEEN INTERPOLATED AS SHOWN IN THESE PLANS.  
THE CONTRACTOR IS TO ENSURE THE SAFETY OF ALL PEOPLE AND PROPERTY AT ALL TIMES MUST BE KEPT CLEAR OF THE SITE.  
REVISIONS:

No	DESCRIPTION	BY	DATE
G	SWIM POOL	TC	28.10.09
F	DETAIL AMENDED	TC	01.10.09
E	EX 4 100mm DIA UPVC	TC	30 SEP 09
D	CHANGED ROE LEVELS AND ADDED NEW AND EXISTING PRIVATE DRAINAGE	TC	10 SEP 09
C	LOT 1 PARKING SPACE ADDED	KP	9 DEC 08
B	Garage/Type 4 Easement Lot 1	KP	11 NOV 08
A	Private Drain for Lot 3 moved.	SJ	14 OCT 08

SCALES  
1:125 (A1)  
1:250 (A3)

SURVIVED: OH 03/2009  
DESIGNED: S.J. 04/2009  
CONFD: K.H. 01/2009  
CHECKED: S.J. 01/2009

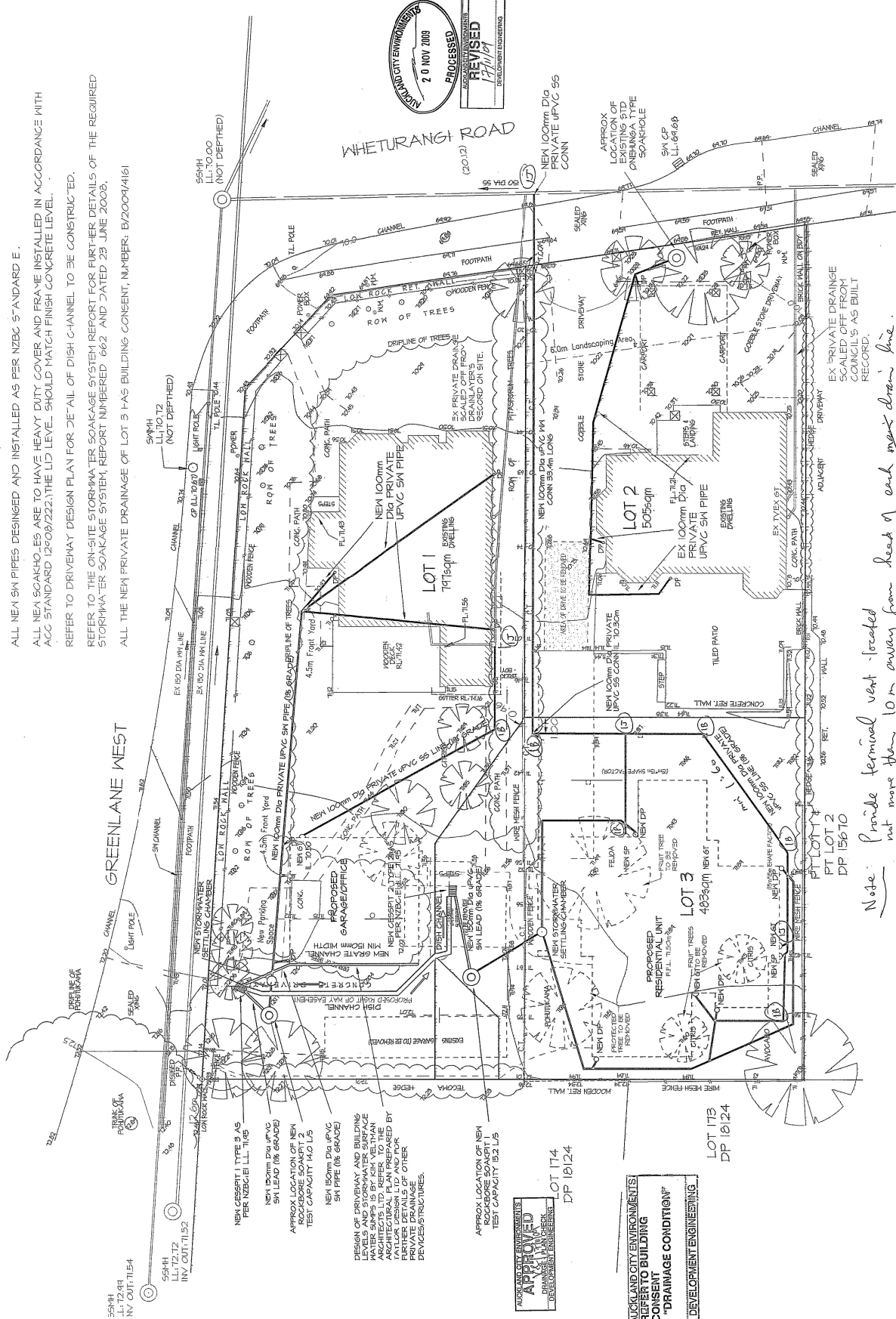
SHT 1 OF 2 REV G  
PLAN No. 16621 - PD

**NOTES:**

- ALL STORMWATER DISCHARGES FROM THE BUILDING ROOF AREAS ARE TO BE CONVEYED THROUGH A SETTLING CHAMBER PRIOR TO DISCHARGE INTO THE SOAK-HOLE AND IS TO BE CONSTRUCTED IN ACCORDANCE WITH ACC SOAKAGE DESIGN MANUAL DRAWING NUMBER: A168501-04-REV A.
- THE STORMWATER DISCHARGES FROM THE SHARED DRIVEWAY, PARKING AND MANOEUVRING AREAS ARE TO BE COLLECTED IN CESSPITS AS PER NZ BUILDING CODE E1 AND ARE TO BE FITTED WITH A CATCH-TYPE FILTER SUCH AS AN ENVIROPOD OR SIMILAR APPROVED DEVICE.
- ALL SURPLUS MATERIAL SHALL BE REMOVED FROM SITE TO AN APPROVED TIP SITE.
- ALL THE EXISTING PRIVATE DRAINAGE HAS BEEN SCALED OFF FROM COUNCIL'S AS BUILT RECORD. THE NEW PRIVATE DRAINAGE IS TO BE CONSTRUCTED IN ACCORDANCE WITH 6B OF NZ BUILDING CODE.
- DOWNPIPE POSITIONS SUPPLIED BY CHARLES FRASER 02/09/04
- ALL NEW SWM PIPES DESIGNED AND INSTALLED AS PER NZBC 5-ANDARD E.
- ALL NEW SOAKHOLES ARE TO HAVE HEAVY DUTY COVER AND FRAME INSTALLED IN ACCORDANCE WITH ACC STANDARD 12/08/222.1 THE L17 LEVEL. SHOULD MATCH FINISH CONCRETE LEVEL.
- REFER TO DRIVEWAY DESIGN PLAN FOR DETAIL OF DISH CHANNEL TO BE CONSTRUCTED.
- REFER TO THE ON-SITE STORMWATER SOAKAGE SYSTEM REPORT FOR FURTHER DETAILS OF THE REQUIRED STORMWATER SOAKAGE SYSTEM, REPORT NUMBERED 662 AND DATED 29 JUNE 2008.
- ALL THE NEW PRIVATE DRAINAGE OF LOT 3 HAS BUILDING CONSENT NUMBER: B/2009/14161

Building Consent 2009

5332



AUCKLAND CITY ENVIRONMENTAL  
20 NOV 2009  
PROCESSED  
REVISOR  
DEVELOPMENT ENGINEERING

AUCKLAND CITY ENVIRONMENTAL  
REFER TO BUILDING  
CONSENT  
"DRAINAGE CONDITION"  
DEVELOPMENT ENGINEERING

AUCKLAND CITY ENVIRONMENTAL  
REFER TO BUILDING  
CONSENT  
"DRAINAGE CONDITION"  
DEVELOPMENT ENGINEERING

Note: Provide terminal vent located from head of each main drain line.  
not more than 1.0m away from head of each main drain line.