

Barfoot & Thompson Epsom  
280 Manukau Road  
Epsom  
AUCKLAND 1023



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<b>Applicant</b>	Barfoot & Thompson Epsom
<b>LIM address</b>	51/218 Green Lane West Epsom Auckland 1051
<b>Application number</b>	8270432696
<b>Customer Reference</b>	
<b>Date issued</b>	23-Jan-2023
<b>Legal Description</b>	Unit 51 DP 208399, AU 51 DP 208399
<b>Certificates of title</b>	NA136C/934

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### Disclaimer

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

The LIM includes information which:

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

This LIM does not include other information:

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

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

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

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

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

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

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

### Site Contamination

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

### Wind Zones

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

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

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

### Soil Issues

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

### Flooding

This statement entitled "Flooding" appears on all LIMs.

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

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

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

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

### Overland Flow Path

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

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

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

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

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

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

## Exposure Zones

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

This property is classified as: Zone C

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

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

## Coastal Erosion

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

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

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

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

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

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

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

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

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

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

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

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

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

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

No Information has been notified to Council.

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

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

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

<b>Billing Number/ Rate Account:</b>	12342826960
<b>Rates levied for the Year 2022/2023 :</b>	\$3,068.90
<b>Total rates to clear for the current year (including any arrears and postponed rates):</b>	\$1,406.52

The rates figures are provided as at 8 a.m. 23/01/2023. It is strongly advised these are not used for settlement purposes.

**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

218 Green Lane West Epsom Auckland 1051

Application No.	Description	Decision	Decision Date
AR/99/03023	Right of Way S.348: row	Granted	14/01/2000
AR/00/01981	Right of Way Row to replace existing row	Granted	10/11/2000
AO/00/03982	Land Use Consent S127 to ao/99/02305	Granted	22/11/2000

### Subdivisions

218 Green Lane West Epsom Auckland 1051

Application No.	Description	Decision	Decision Date
TS/96/02304	Subdivision Consent Subdivision at 214 218-220 greenlane road	Granted	30/10/1996
AU/01/03594	Subdivision Consent 2nd stage unit title	Granted	24/08/2001
AU/01/03356	Subdivision Consent Stage one unit title	Granted	24/08/2001
A1/01/03930	Subdivision completion cert ((s)224C) 224(c) for unit title	Approved	07/09/2001

### Engineering Approvals

218 Green Lane West Epsom Auckland 1051

Application No.	Description	Decision	Decision Date
E/EPA/2001/3000527	Engineering Compliance Extension of public sewer(two lines) & common accessway	Approved	22/05/2009

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

218 Green Lane West Epsom Auckland 1051

Application No.	Description	Issue Date	Status
TC/97/09968	Erect temporary site office and display room 12 months	23/12/1997	CCC Issued 25/07/2001 (See Note 2)
AC/00/05785	Er display home unit (no.34) stage 1 (services stage 2)	30/08/2000	CCC Issued 11/10/2001 (See Note 2)
AC/01/09047	Erect 58 three-level town- houses incorpg double stacked garaging.	19/02/2001	CCC Issued 11/03/2002 (See Note 2)
B/2014/10942 B/2014/10942/A B/2014/10942	RBW - RECLAD - Replace existing membrane roofs and decks, reclad with james hardie linea weatherboard, reinstate window joinery (typ) new thresholds with nibs (Units 45-58) RBW - RECLAD - Amendment - Various approved minor variations from Stage A - Units 1-9, 32-44 as applicable to Stage B - Minor flasin g and structural changes Amendment to B/2014/10942 for internal layout. Confirmation to G and G - end units. Proposed internal change to units 51. Concrete NIBS to F Type units. Details for restatement of rear canopy roofs.	31/10/2014	CCC Issued 09/02/2018 (See Note 2)
B/2014/10940 B/2014/10940/A B/2014/10940/B	RBW - RECLAD - Replace existing membrane roofs and decks, reclad with james hardie linea weatherboard, reinstate window joinery (typ) new thresholds with nibs (Units 1-9, 32-44) RBW - RECLAD - Amendment - Replace existing with new metal roofing and flashings to units 2, 5 and 8, replace units 35-40 metal roof ing with membrane roof on ply with new penetration details RBW - Amendment - Retain existing type 1 domestic smoke alarms to Units 1,9 & 32.	31/10/2014	CCC Issued 28/11/2016 (See Note 2)

Application No.	Description	Issue Date	Status
B/2014/10944 B/2014/10944/A B/2014/10944/B B/2014/10944/C	RBW - RECLAD - Replace existing membrane roofs and decks, reclad with james hardie linea weatherboard, reinstate window joinery (typ) new thresholds with nibs (Units 10-31). Includes amendments - BCO10164626-A RBW - RECLAD - Amendment - Replace units 11, 14, 17, 20-22, 25-30 metal roofing and flashings with new penetration details. BCO10164626-B RBW - RECLAD - Various approved minor variations from Stage A - Units 1-9, 32-44 as applicable to Stage B - Minor flasing and structural changes. BCO10164626-C RBW - Amendment - Retain existing type 1 domestic smoke alarms (do not upgrade), support fire assessment provided. RBW - RECLAD - Amendment - Replace units 11, 14, 17, 20-22, 25-30 metal roofing and flashings with new penetration details RBW - RECLAD - Various approved minor variations from Stage A - Units 1-9, 32-44 as applicable to Stage B - Minor flasing and struct ural changes RBW - Amendment - Retain existing type 1 domestic smoke alarms (do not upgrade), support fire assessment provided	31/10/2014	CCC Issued 15/06/2017 (See Note 2)

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

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

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

### Compliance Schedules (Building Warrant of Fitness)

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

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

### 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 been notified of the following information under Section 124 of the Weathertight Homes Resolution Services Act 2006:

Effective Date	Description	Details
24/08/2011	Weathertightness claim	The Department of Building and Housing has provided the following information under section 124 1 of the WHRS Act 2006 regarding a claim relating to this property. DBH case number 06740. An application for an assessor's report was accepted on 22 August 2011. The claim for this property was decided eligible by the Chief Executive on 11 November 2011. MBIE case number 06740. The claimant has chosen to close their claim on 13/03/2018. This information is disclosed pursuant to sections 124 of the Weathertight Homes Resolution Services Act 2006 (the Act) and 44A(2)(ea) and/or 44A(3) of the Local Government Official Information and Meetings Act 1987: A multi-unit building/ weathertight defects claim under WHRS No. 06740 by Body Corporate 208399 and some or all the units at 218 Green Lane West was resolved 13/03/2018. Council holds information to do with consented building work on its Property File which is available to view but does not generally provide further details of claims for privacy reasons nor comment on the extent of remediation (if any) as the scope of building work is determined by the Body Corporate/Owner, to whom enquiries concerning these latter matters should be directed.

### 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



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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/aurakigulfislands>

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

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

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

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

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

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

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

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

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

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

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

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

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

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## 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
- Consent Conditions : R\_LUC\_2000\_5703982
- As Built Drainage Plan : Drainage Plan
- As Built Drainage Plan : Drainage
- As Built Drainage Plan : Drainage 2001 9047
- As Built Drainage Plan : Private Drainage

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

### Address

51/218 Green Lane West Epsom Auckland 1051

### Legal Description

Unit 51 DP 208399 on AU 51 DP 208399

### Appeals

### Modifications

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

### Zones

Residential - Terrace Housing and Apartment Building Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index - Urban

### Overlays

### Designations

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



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**Built Environment**

51/218 Green Lane West Epsom Auckland 1051

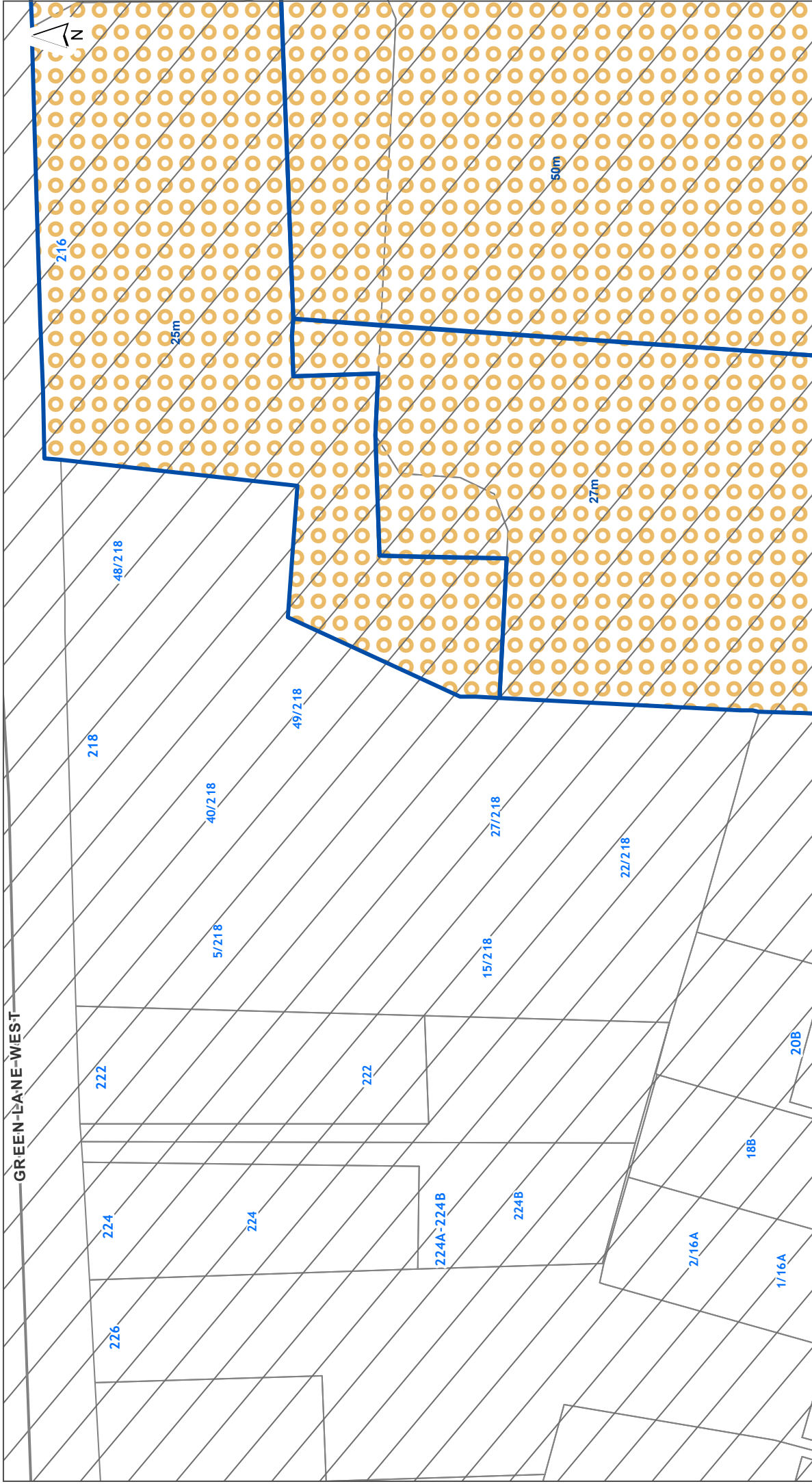
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23/01/2023





GREEN-LANE-WEST



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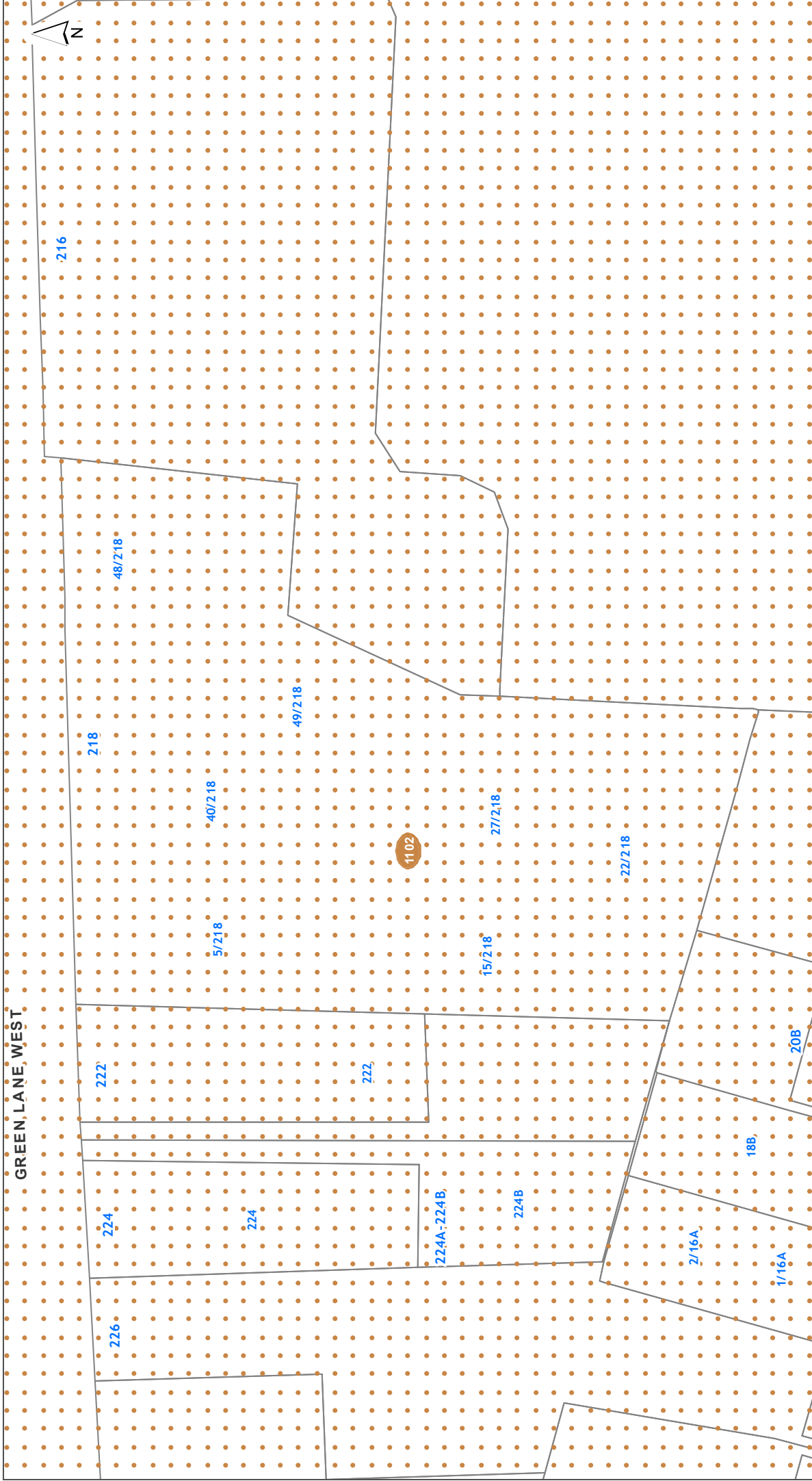
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Controls

51/218 Green Lane West Epsom Auckland 1051

Unit 51 DP 208399 on AU 51 DP 208399

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**Auckland Council**  
Te Kauhīhera o Tāmaki Makaurau

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23/01/2023

**Designations**

51/218 Green Lane West Epsom Auckland 1051

Unit 51 DP 208399 on AU 51 DP 208399

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23/01/2023

**Historic Heritage and Special Character**  
51/218 Green Lane West Epsom Auckland 1051

Unit 51 DP 208399 on AU 51 DP 208399

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GREEN LANE WEST



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**Infrastructure**  
 51/218 Green Lane West Epsom Auckland 1051  
 Unit 51 DP 208399 on AU 51 DP 208399

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23/01/2023

Mana Whenua

51/218 Green Lane West Epsom Auckland 1051

Unit 51 DP 208399 on AU 51 DP 208399

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GREEN LANE WEST



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**Natural Heritage**  
 51/218 Green Lane West Epsom Auckland 1051  
 Unit 51 DP 208399 on AU 51 DP 208399

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Date Printed:  
23/01/2023

**Natural Resources**

51/218 Green Lane West Epsom Auckland 1051

Unit 51 DP 208399 on AU 51 DP 208399

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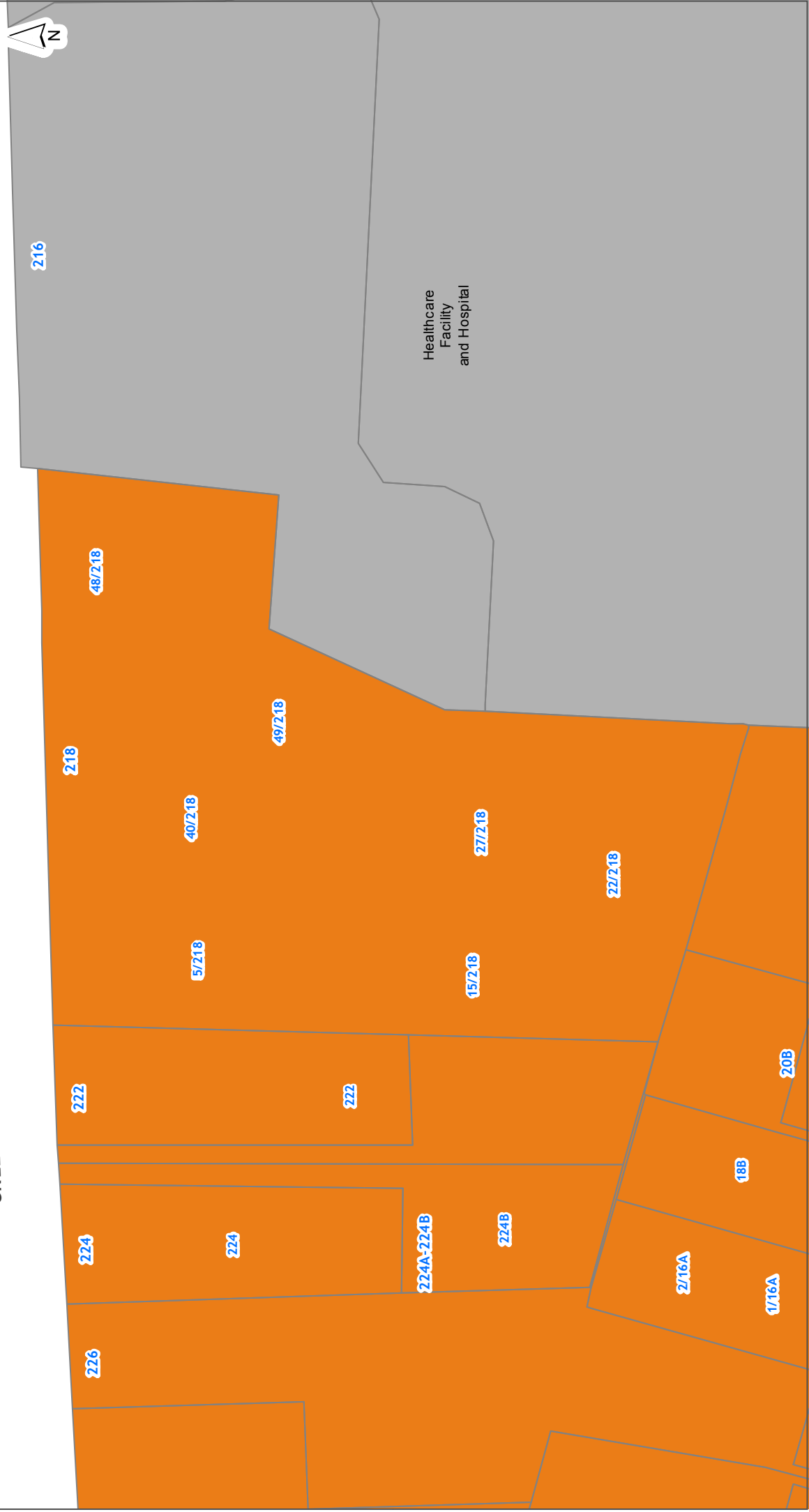
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**Precincts**  
 51/218 Green Lane West Epsom Auckland 1051  
 Unit 51 DP 208399 on AU 51 DP 208399

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 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 23/01/2023



GREEN LANE WEST



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**Zones and Rural Urban Boundary**  
 51/218 Green Lane West Epsom Auckland 1051  
 Unit 51 DP 208399 on AU 51 DP 208399

0 7 14 21  
 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 23/01/2023





## 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

## 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

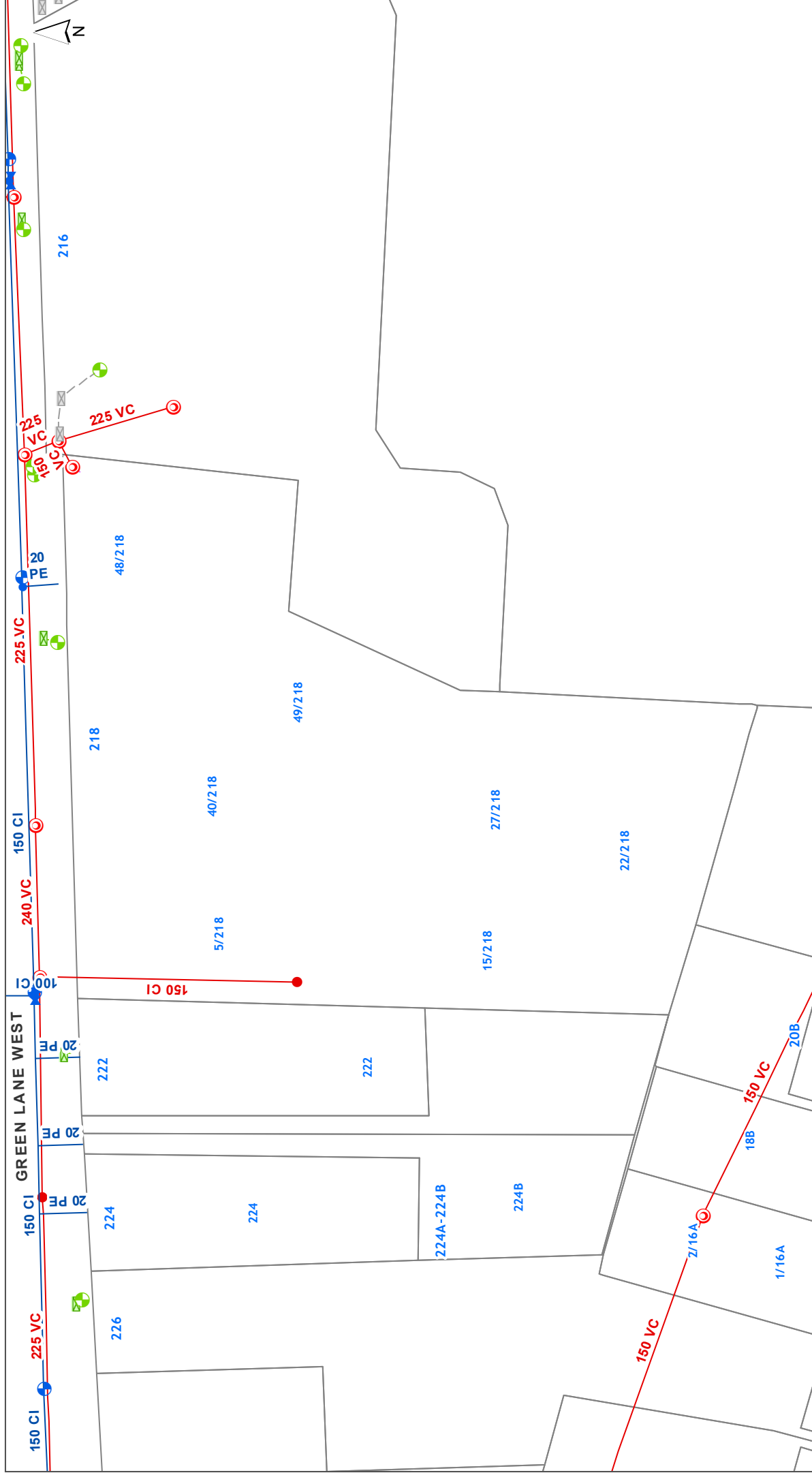
- Key Retail Frontage
  - General Commercial Frontage
  - Adjacent to Level Crossings
  - General
  - Motorway Interchange Control
  - Centre Fringe Office Control
  - Height Variation Control
  - Parking Variation Control
  - Level Crossings With Sightlines Control
  - Arterial Roads
  - Business Park 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**  
51/218 Green Lane West Epsom Auckland 1051  
Unit 51 DP 208399 on AU 51 DP 208399

0 7 14 21  
Meters

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

**Date Printed:**  
23/01/2023



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



GREEN LANE WEST



216

222

218

226

224

48/2/18

224

5/2/18

40/2/18

224

49/2/18

224A-224B

222

15/2/18

224B

27/2/18

22/2/18

2/16A

18B

1/16A

20B

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Hazards

51/2/18 Green Lane West Epsom Auckland 1051

Unit 51 DP 208399 on AU 51 DP 208399



Scale @ A4 = 1:1,000

Date Printed: 23/01/2023



Auckland Council

Te Kaunihera o Tamaki Makaurau

GREEN LANE WEST



216

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218

226

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47/2/18

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41/2/18

9/2/18

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58/2/18

224A-224B

222

224A

12/2/18

24/2/18

224B

20/2/18

2/16A

18B

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20B

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Natural Hazards - Coastal Erosion ASCIE

51/2/18 Green Lane West Epsom Auckland 1051

Unit 51 DP 208399 on AU 51 DP 208399



Scale @ A4 = 1:1,000

Date Printed: 23/01/2023

GREEN LANE WEST



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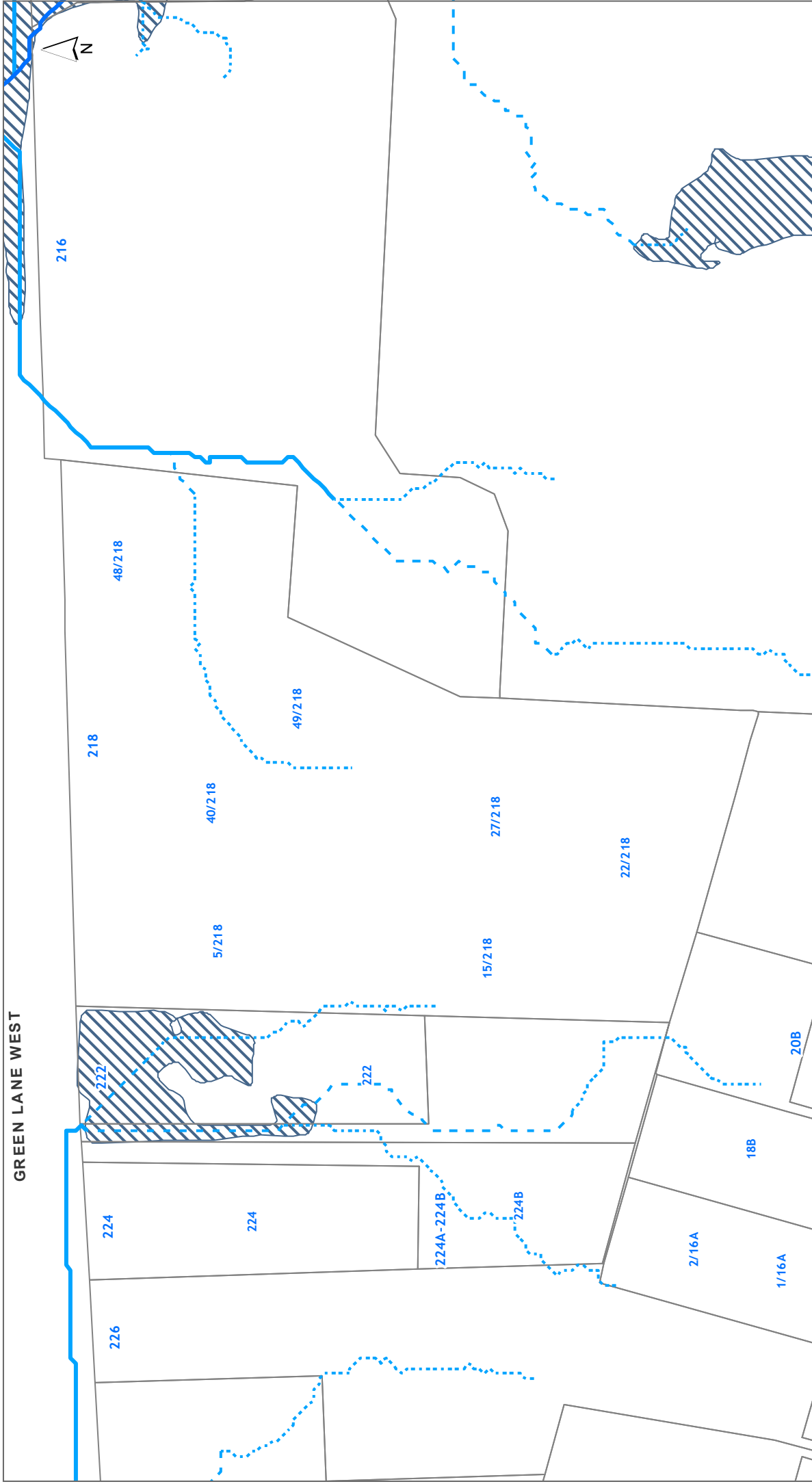
20B

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Natural Hazards - Coastal Inundation  
51/2/18 Green Lane West Epsom Auckland 1051  
Unit 51 DP 208399 on AU 51 DP 208399

0 6.5 13 19.5  
Meters  
Scale @ A4  
= 1:1,000  
Date Printed:  
23/01/2023





GREEN LANE WEST



Scale @ A4  
= 1:1,000  
Date Printed:  
23/01/2023

Natural Hazards - Flooding  
51/218 Green Lane West Epsom Auckland 1051  
Unit 51 DP 208399 on AU 51 DP 208399

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GREEN LANE WEST



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Natural Hazards - Sea Spray  
51/218 Green Lane West Epsom Auckland 1051  
Unit 51 DP 208399 on AU 51 DP 208399

0 6.5 13 19.5  
Meters  
Scale @ A4  
= 1:1,000  
Date Printed:  
23/01/2023



GREEN LANE WEST



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224B

27/218

22/218

2/16A

18B

1/16A

20B

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Natural Hazards - Volcanic Cones  
51/218 Green Lane West Epsom Auckland 1051  
Unit 51 DP 208399 on AU 51 DP 208399

0 6.5 13 19.5  
Meters  
Scale @ A4  
= 1:1,000  
Date Printed:  
23/01/2023





GREEN LANE WEST



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49/2/18

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Other

51/2/18 Green Lane West Epsom Auckland 1051

Unit 51 DP 208399 on AU 51 DP 208399



Scale @ A4 = 1:1,000

Date Printed: 23/01/2023



Auckland Council

Te Kaunihera o Tamaki Makaurau



















**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 information 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.



**AUCKLAND CITY**

**DEMOCRACY SERVICES**

27 November 2000

373-6376

TCS NO: AO/00/3982

File Ref: P4193

Marcam Developments Ltd  
C/- B Putt  
Metro Planning Ltd  
PO Box 36215  
NORTHCOTE

Dear Sir/Madam

**214-218 GREENLANE RD WEST - AO/00/3982**

**Section 94 Determination and Resource Consent Determination on an application to redevelop the site for residential purposes in accordance with the provisions for "Innovative Housing".**

I refer to the above application which was considered by the Planning Fixtures Subcommittee, on Wednesday, 22 November 2000. It was resolved:

**Pursuant to Section 94 of the Resource Management Act 1991, this application be processed without notice because:**

- **The adverse effect on the environment of the activity for which consent is sought will be minor; and**
- **Written approval has been obtained from every person who may be adversely affected by the granting of this resource consent; and**
- **There are no special circumstances to warrant notification.**

**Pursuant to Section 105 of the Resource Management Act 1991, the non-notified Discretionary Activity land use application by Marcam Developments Limited to construct a 58 residential unit 'Innovative Housing Development' within the Residential 7a zone that:**

- **Involves 450m<sup>3</sup> of earthworks;**
- **involves the provision of 41 stacked parking spaces;**
- **exceeds the landscape-permeable surface control of 40% by 6% with 34% proposed;**
- **exceeds the paved-impermeable surface control of 25% by 7%, with 32% being proposed; and**
- **infringes the private open space requirement of providing an individual area of 80m<sup>2</sup>**

**at 214-218 Greenlane West, Greenlane, described as Lot 1 DP 15162 CT 89B/722 and Lot 3 DP 45991 CT 2047/93, be granted consent.**

Postal Address:  
Private Bag 92516 Wellesley Street Auckland 1 New Zealand  
Location:  
Civic Building 1 Greys Avenue Auckland New Zealand  
Telephone (09) 379-2020 Facsimile (09) 307-7579

Pursuant to Section 113 of the Resource Management Act 1991, the reasons for this Discretionary Activity consent are as follows:

- (a) The adverse effects on the environment of the proposal will be no more than minor because the site is particularly well suited to the proposed development due to its size, location towards public facilities (i.e Cornwall Park, shops, and hospital).
- (b) The proposed development creates a more consistent and integrated use of the site, than the previously approved development (Council ref AO/99/2305), with a less intensive use of the site.
- (c) The proposal is consistent with the objectives and policies of the Operative Plan for the Residential 7A zone, with the proposal achieving a high intensity, and locating on a major transport route servicing both public and private transport.

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

- 1 The proposed activity shall be carried out in accordance with the plans and all information submitted with the application, being:
  - Sheets RC1-100, RC1-105, titled "Proposed Innovative Housing Development, 218 Greenlane Rd, Epsom", drawn by Powley Architects, dated 31 August 2000;
  - Sheets RC1-102 - RC1-104, titled "Proposed Innovative Housing Development, 218 Greenlane Rd, Epsom", drawn by Powley Architects, dated 26 September 2000;
  - Sheets 1664.1 - 1664.4, titled "Marcam Developments Ltd, Greenlane West - landscape concept", date stamped 6 September 2000;
  - Written report titled "Assessment of Effects, Innovative Housing Development, 214-218 Greenlane West, Greenlane", written by Metro Planning Limited, date stamped 6 September 2000;and referenced by Council as AO/00/3982.
- 2 Landscaping shall be carried out in accordance with the landscaping concept depicted sheets 1664.1 - 1664.4, titled "Marcam Developments Ltd, Greenlane West - landscape concept".
  - (i) The landscaping shall be implemented and maintained in accordance with the approved landscaping plan within the first planting season following the completion of the works on the site. The landscaping is to be irrigated and maintained for a minimum of two planting seasons or three years, which ever is longer.
- 3 To ensure the performance of the landscaping condition, the consent holder shall pay a bond to the sum of \$30,000 to the Council.
  - (i) This bond shall be paid prior to the commencement of work on the site and shall be either cash or guaranteed by a registered trading bank in accordance with Council's requirements.

- (ii) The bond shall be held for a minimum period of 24 months from the date of planting. The bond shall be released when in the opinion of the Team Leader, Compliance Monitoring the landscaping condition has been satisfied.
- (iii) The bond document shall be prepared by the consent holder at his/her expense and submitted to the Team Leader, Compliance Monitoring for approval. Any costs incurred by Council in preparing, checking, assessing and release of this bond shall be met by the consent holder.

4 Disposal of stormwater shall be to on-site soakage complying with the requirements of Auckland City Council's Soakage Manual issued June 1991. Please note that the final soakage design and details including testing shall form part of the Council's Building Consent process and shall be to the satisfaction of the Auckland City Council's Team Coordinator Development Engineering.

5 All care shall be taken during the construction of this development to preserve the integrity and stability of the adjacent road reserve and associated underground services.

6 A Traffic Management Plan and Pedestrian Safety Plan for the construction period is to be submitted to and approved by Traffic and Roading Services prior to construction commencing on the site. The Plan shall include measures to be undertaken to prevent construction vehicles damaging footpaths, kerbs and the road.

7 The Consent Holder shall operate in accordance with the Land Management Plan contained within the application material, and shall also implement sediment and erosion control devices conforming to the recommendations of Annexure 14 of the District Plan. Of particular concern is the requirement of the Consent Holder to minimise soil from entering the footpath and road and consequently to Council drains.

8 All adhesives, solvents, paints and other contaminants from building operations shall be prevented from entering stormwater drains.

9 A Registered Surveyor shall certify to Council in writing prior to work progressing beyond foundation stage that the building will comply with the Auckland City District Plan's (Isthmus Section) building in relation to boundary control and maximum height control. No work shall proceed beyond this stage until receipt of such certification, to the satisfaction of Team Leader, Compliance Monitoring.

For building in relation to boundary, a Surveyors Certificate shall be provided for units 41, 42, 43, 51-58 as depicted in the site plan. For maximum height certification shall be provided for units 10-15.

10 Access to Claude Road shall only be permitted if the Consent Holder has secured legal right of way over the land at 24A Claude Road.

11 Prior to the lodgement of the building consent, the consent holder shall prepare a waste management plan which includes a designated area(s) for refuse bins for recycling of glass, paper, plastic and cans, and provides for on-site storage and collection. The waste management plan shall be prepared in accordance with Council's waste reduction policy. This plan shall be submitted for approval of the Contract Co-ordinator, Recreation and Community Services. The waste management plan shall be implemented thereafter.

12 Pursuant to Section 108(2)(a) of the Resource Management Act 1991, and in accordance with Clause 4B.4.3(d) of the Auckland District Plan 1999, the consent holder shall pay to

the Council in cash or bank cheque, a financial contribution for the development of \$441,579.04 (inclusive of GST), prior to the issue of the building consent for the development. The contribution has been calculated based on the value of 30m<sup>2</sup> of the site for each new residential unit. The property has been valued at \$2,650,000.00 inclusive of GST.

Payment shall be made in cash or bank cheque prior to the uplifting of the issued building consent of the development. However, if the building consent for the development has already been issued, payment shall be made within 30 days of this resource consent commencing.

- 13 The consent holder shall pay the Council a consent compliance monitoring charge of \$ 270 (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 \$ 270 (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. The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws.
2. This resource consent will expire two years after the date of commencement of consent unless: (a) It is given effect to before the end of that period; or, (b) Upon an application made up to 3 months after the expiry of that period (or such longer period as is fixed under section 37 of the Resource Management Act), the Council fixes a longer period. The statutory considerations which apply to extensions are set out in section 125(1)(b) of the Resource Management Act 1991.
3. A copy of this consent is to be held on site at all times during the establishment and construction phase of the activity are being carried out.
4. 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 Manager of Environmental Compliance 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.
5. If you disagree with any of the above conditions (excluding the Condition relating to the financial contribution for development), or disagree with the 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 shall as soon as practicable consider the objection at a hearing. Any request to reduce or waive the financial contribution for development or any request for change to timing of payment or to bond

for the financial contribution will require a new resource consent as a non-complying activity.

6. **This consent does not constitute building consent approval. Please check as to whether or not a building consent is required under the Building Act 1991. 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.**
7. **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.**
8. **Drainage for the site is to be private as the application has been presented as a proposed Unit Title ownership. Further servicing requirements at the Consent holders cost may be required for any subsequent subdivision proposal.**

The Resource Management Act provides certain objection and appeal rights from Council's decision on the application. Please contact your professional adviser for advice on those matters. These notes are indicated as a guide only and do not constitute legal advice.

Any objection, including objection to additional charges relating to the processing of the application shall be made in writing to Council within 15 working days of receipt of the decision. Any appeal must be lodged with both the Environment Court (Department of Justice, P O Box 5027 Wellington) and Council within 15 working days of the receipt of the decision.

If you require any further information in relation to the decision and this letter, please contact Hayes Perkins, Team Co-ordinator – Balmoral, phone 353 9193.

Yours faithfully



**Barbara Watson  
HEARINGS ADMINISTRATOR**



**AUCKLAND CITY**

**HARRISON GRIERSON  
CONSULTANTS LIMITED**

**RESOURCE MANAGEMENT ACT 1991  
SECTION 94 ASSESSMENT AND DETERMINATION, AND REPORT ON  
A LAND USE RESOURCE CONSENT APPLICATION AT  
214-218 GREENLANE WEST, GREENLANE**

**To:** Planning Fixtures Subcommittee

**From:** Andrew Wilkinson  
Planner, Harrison Grierson Consultants Limited

**Reference:** AO/00/3982

**Outline** The proposal is to redevelop the site for residential purposes in accordance with the provisions for "Innovative Housing", and is a Discretionary Activity. The development involves the construction of 58 residential units, which is a reduction of 4 units on a previous approval for the site (Council ref AO/99/2305). The proposal involves communal facilities including a petanque terrain and BBQ area.

It is recommended that the application be approved.

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**1.0 THE APPLICANT AND PROPERTY DETAILS**

**Site Address** : 214-218 Greenlane West, Greenlane  
Greenlane

**Applicant's Name** : Marcam Developments Limited

**Address For Service** : Brian Putt  
Metro Planning Limited  
PO Box 36-215  
Northcote

**Legal Description** : Lot 1 DP 15162 CT 89B/722 and Lot 3 DP 45991 CT  
2047/93

**Site Area** : 10,082m<sup>2</sup>

**District Plan Zoning** : Residential 7a Auckland City District Plan Isthmus  
(1999)



**Designations/limitations :** F09/15 Building Line for Road Widening  
Greenlane West is a Regional Arterial Road

**Locality diagram :** Refer to attached map

## **2.0 THE PROPOSAL AND SITE DESCRIPTION**

The applicant proposes to develop the site under the Innovative Housing provisions of the District Plan to contain a total of 58 residential units with associated parking and outdoor amenity areas. A previous resource consent for a similar development was approved in 1999 (Council ref: AO/99/2305) and was subsequently cancelled by the then applicant. This proposal is for a similar development on the site.

The site presently contains a single residential unit, which is under construction and forms the display home for the proposed development. Prior to this two residential dwellings were located on the site, but have been removed in recent months as part of the preparation for the development of the site.

The previously approved proposal was for 62 residential units and was in a form that is very similar to this present proposal. The general form of the proposal remains consistent with the previous approval, with only subtle changes to the positioning and bulk of the buildings on site. The previous proposal had a mixture of residential units, with some one, two and three bedroom units. This application proposes only three bedroom units, based on economic viability of the development.

The site did contain a small number of mature trees, many of which had consent for their removal. This work has taken place, with only two trees remaining. One of these is a tree required to be retained by the previous consent, whilst the second is a Pohutukawa tree that was given consent for removal, but is now proposed to be retained and transplanted to another area on the site.

The site is bounded on the eastern side by National Women's Hospital, to the rear by town houses gaining access from Claude Road and to the west by the Parklane Motel. The Auckland Trotting Club grounds are located to the north on the opposite side of Greenlane West. The site slopes gently down from the rear boundary towards Greenlane West.

### **2.1 Background**

This application was initially lodged as Section 127 application, however Council deemed that the applicant was unable to utilise that previous consent. The previous applicant for development of the site informed Council in writing of their intent to surrender the approval, pursuant to Section 138 of the Resource Management Act 1991, with the Council replying in writing (letter dated 24 July 2000) confirming their acceptance of the surrender. The applicant to this application has attempted to lodge and proceed with a Section 127 application, however, following a review of the s138 and discussions between Council and the applicant, this application is to be assessed afresh.

### 3.0 REASONS FOR THE APPLICATION

A resource consent is required for the following reasons:

- (a) The applicant proposes to construct 58 residential units as an 'Innovative Housing Development'. Such developments within the Residential 7a zone are listed within Rule 7.7.1 as a Discretionary Activity.
- (b) The proposal will involve approximately 450m<sup>3</sup> of earthworks. This volume will infringe the earthworks control (Rule 7.7.1 and 4A.2B) which permits a total volume of 25m<sup>3</sup> of earthworks to be undertaken and as such Discretionary Activity consent is required.
- (c) The proposal involves the provision of stacked parking for the development. A total of 41 "stacked parking" spaces are proposed for the residential units. This will restrict ingress and egress to one parking space within the garage (Rule 12.8.1.3) which in accordance with Rule 12.9.1.1 of the District Plan is deemed to be a Restricted Discretionary activity.
- (d) The proposed development will establish a landscape permeable surface coverage on the site of 3399m<sup>2</sup> or 34%. This will exceed the permitted landscape permeable surface coverage for the zone of 40% (Rule 7.8.1.5). There is provision in the District Plan for this to be assessed as a Development Control Modification, which is a Discretionary Activity in accordance with Rule 4.3.1.2(b).
- (e) The proposed development will also establish a paved-impermeable surface coverage on the site of 3221m<sup>2</sup> or 32%. This will exceed the paved-impermeable surface coverage for the zone of 25% (Rule 7.8.1.6). There is provision in the District Plan for this to be assessed as a Development Control Modification, which is a Discretionary Activity in accordance with Rule 4.3.1.2(b).
- (f) The proposed development will not provide in excess of 80m<sup>2</sup> private open space for each individual unit, creating an infringement of the Private Open Space requirements of Rule 7.8.1.8B, which in accordance with Rule 4.3.2.6 is a restricted discretionary activity.

Overall, the application is considered to be a Discretionary Activity.

The previously approved application (Council ref: AO/99/2305) for the development of the subject site was a non-complying activity. This was due to an infringement of the density provisions contained within the then Operative Plan. With the then Proposed District Plan having since become operative, the application is now a Discretionary Activity.

## 4.0 SECTION 94 ASSESSMENT AND DETERMINATION

### (i) Adverse Effects Assessment

Adverse Effects On :	Magnitude Of Effect/s	Extent Of Effect/s	Mitigation / Neighbours Approval / Other Comments
	<ul style="list-style-type: none"> <li>• Nil</li> <li>• <i>de minimus</i> (insignificant)</li> <li>• Minor *</li> <li>• More Than Minor *</li> <li>• As of right **</li> </ul>	<p>W/P = wholly within subject property</p> <p>(No)A/S = (no) of affected abutting sites</p> <p>&gt; = affects abutting sites and beyond</p>	<p>* If magnitude of effects is "minor" or "more than minor" in Column 2, confirm below whether approval(s) of affected person(s) obtained.</p> <p>** (If effects "as of right", give reasons for this - e.g "although building is tall and dominant, it meets all relevant development controls - yards, height, HRB etc.")</p> <p>Consider consequential effects arising from a non-compliance - (eg yard infringement resulting in a larger, more dominant building than could be established as of right.)</p>

<b>Land, Flora and Fauna</b>			
Trees	Nil		There are no mature trees located on the site that will be impacted by the development. A previously identified Olive Tree is to be retained, along with a Pohutukawa tree, which has previously been granted consent for removal.
Vegetation	De-minimus	W/P	Vegetation that remains on site is in an overgrown and unkempt state. The comprehensive development plan includes the proposal to landscape the site.
Fauna	Nil		
Landform	Minor	W/P	Earthworks are required for the building foundations and for the proposed driveway and parking areas. The proposal will alter the overall landform of the site, but only limited cuts are proposed, and therefore the proposed change to the landform will be minimal. The proposal is consistent with the previously approved development for the site.
Waterbodies	Nil		
Heritage (trees / volcanic cones)	Nil		
Groundwater	Nil		
<b>Infrastructure</b>			
Run-off	Minor	W/P	The present proposal increases the amount of landscape permeable area on the site beyond what the previous proposal could achieve. The previous proposal identified that engineering investigations indicated that there was adequate soakage for stormwater to be disposed of on site. With a similar form of development and an increase in landscape permeable area, it is considered that the effects will be consistent with or less than the previous determination.
Capacity	Minor	Public infrastructure off site	The site is served by an existing sanitary sewer connection that can be gravity fed. The application has been reviewed by Council Development Engineers. In a Memorandum (dated 22 September 2000) it was concluded that the public infrastructure can adequately sustain the proposed development.
Flooding	Nil		
Pollution	Nil		

### People and Built Form

Shadowing	As of Right		The proposed development is set sufficient distances from site boundaries to ensure that the proposed buildings all meet the District Plan standards.
Privacy	Minor	9 A/S	The proposed development is located near residential activity at the rear (southern boundary) of the site, while located adjacent to Greenlane Hospital to east and a motel operation to the west. The design of the development is such that most units are orientated towards the centrally communal open space area, as opposed to facing neighbouring sites. Along the southern boundary, it is noted that the proposed buildings are separated by the internal driveway access through the site and the proposed landscaping along the boundaries which will minimise any potential impact for the neighbours to the south. The applicant has obtained the written approval of the neighbours at 20A and 24A Claude Road. In accordance with S94(4), no further consideration of the effects on this neighbour are therefore required.
Dominance	Minor	9 A/S	The proposal is considered to be consistent in terms of bulk with the development previously approved for the site. It is considered that the scale of the activity is consistent with and no greater than the nature of the activities to the east and west (being the hospital and motel respectively). The proposal is also considered to be consistent with the previous approval for development of the site. Again, the neighbours to the south are considered to be the only potentially adversely affected parties. These sites are units A & B 20A and units 2-8 24A Claude Road and have given their written consent. In accordance with S94(4), no further consideration of the effects on these neighbours are therefore required.
Character	Minor	9 A/S	The character of the area is highly mixed with Greenlane Hospital immediately to the east, the motel activity to the west and Alexandra Park being located across the road. The proposed bulk of the development is in a form and scale that will blend in with the residential development to the south. Any effects generated by the increase in intensity of use of the site is anticipated as being limited to only those affected parties to the rear at 20A and 24A Claude Road who have given their written consent to the proposal. In accordance with S94(4), no further consideration of the effects on these neighbours is therefore required.
Amenity	De-minimus	W/P	The proposed development provides for communal outdoor living areas on the site, with only limited private area being associated with each individual unit. Given this, the adverse effects of having only limited individual open space areas will be minimal due to the internal focus of the site and the provision of communal

			facilities. Any effects are therefore considered to be insignificant, and are not considered to extend beyond the site boundaries.
Views	Minor	9 A/S	There are currently views across the site that will be modified by the development of the proposed buildings into the site. However, it is noted that those parties potentially affected by the development have given their written consent to the proposal, being 20A and 24A Claude Road. In accordance with S94(4), no further consideration of the effects on these neighbours is therefore required.
Streetscape	De-minimus	>	<p>The proposal will modify an existing open front yard. The applicant proposes to construct a volcanic rock wall along the road boundary of the site, which is consistent with a number of other sites in the locality, in particular Cornwall Park and Alexandra Park, both of which have significant frontage along Greenlane West. The new wall will strongly complement the streetscape environment along Greenlane West, and in this instance largely mitigate any potential adverse effects created by the loss of the open nature that exists.</p> <p>The streetscape has been modified recently by due to the widening of the road at the front of the site.</p>
Heritage (structures)	Nil		
Cultural Values	Nil		
Socio-economic	Nil		
Smell	Nil		
Noise	Minor (Temporary)	>	<p>Noise will occur on-site during the period of earthworks and construction. Any effect is anticipated to be minimal and of a temporary nature. The applicant has confirmed in the Land Management Plan provided that works will occur during standard working hours during the day. The Plan states that the construction noise of the development will also comply with the District Plan and Bylaw noise levels.</p> <p>Following completion of the development, the intensification in use of the site will generate no greater than a de-minimus effect related to general noise. It is noted that Greenlane West contains a high traffic volume establishing a relatively high ambient noise level.</p> <p>Through the development of the site it is considered that there is potential for a reduction in this effect on those sites to the south of the site, by the masking created by the new buildings.</p>
Dust	Minor (Temporary)	>	The proposed development will generate dust effects given the site area and volume of earthworks. It is considered that the proposed adverse effects will be no more than minor, with the applicants undertaking management techniques (described in the Land Management

			Plan) to minimise the potential impact.
Air discharges	Nil		
Vibration	Minor (Temporary)	>	Refer to Noise and Dust above.
Soil Stability	Nil		
<b>Traffic Generation and Vehicle Movements</b>			
On-Street Parking	Nil		<p>No on-street parking is possible along Greenlane West. The proposed activity provides all necessary on-site parking whilst also offering 16 visitor parking spaces.</p> <p>A detailed traffic assessment has been provided and been assessed by Council consultant Traffic Engineer. In a letter dated 27 September 2000 it was confirmed that sufficient on site parking was provided and that the stacked parking spaces were acceptable, as they would be allocated to the same unit.</p>
Driver Safety	Minor	>	<p>The applicants have provided a traffic engineering assessment of the development. This report has been assessed by Council's Traffic engineer, who has stated that approval be given to the application (letter dated 27 September 2000). It is noted that there may be some delays on exit due to the traffic volumes along Greenlane West, however the flush median and the break in traffic created by existing signals on Greenlane West will alleviate any potential problem. It is anticipated that the traffic movements to and from the site will be no greater than that of the previously approved development (AO/99/2305). Whilst the adverse effects are considered to be minor, it is considered that there are no parties that will be directly affected by the proposal. The greatest impact will be on those motorists who are accessing the site, who will be familiar with the particular driving characteristics of the locality.</p>
Pedestrian Safety	De-minimus	>	<p>The area is of reasonably flat topography along the road in either direction from the points of ingress-egress from the site. In addition there are no visual obstructions (trees etc) that will block a motorist's view of pedestrians on footpaths. As such a high level of pedestrian safety will be maintained.</p>
Traffic Generation	Minor	>	<p>Traffic generation has been assessed by council's Traffic Engineer who reviewed the applicant's traffic engineering report. It was concluded that there is a potential trip generation of 600 vehicles per day and 60 vehicles per hour during peak hour periods (letter dated 27 September 2000). This is anticipated to be a lower number as a result of the reduction in the number of proposed units than the previously approved development. Given this, the overall potential effects on traffic generation in the vicinity are considered to be no more than minor. Whilst the adverse effects are considered to be minor, it is considered that there are no parties that will be directly affected</p>

			by the proposal. The greatest impact will be on those motorists who are accessing the site, who will be familiar with the particular driving characteristics of the locality.
Roading Capacity	Minor	>	As per Traffic Generation (above).
Noise	Minor	>	See above
Vehicle Movements	Minor	>	See above

Overall, the adverse effects on the environment of the activity for which consent is sought will be minor.

**(ii) Adversely Affected Persons**

<b>Person (owner/occupier)</b>	<b>Address</b>	<b>Approval obtained</b>
H Lala	A/20A Claude Road	Yes
J Lala	A/20A Claude Road	Yes
S K Tay	B/20A Claude Road	Yes
S K Tay	2/24A Claude Road	Yes
S Tse	3/24A Claude Road	Yes
Epsom Estate Limited	4/24A Claude Road	Yes
National Heart Foundation	5/24A Claude Road	Yes
National Heart Foundation	6/24A Claude Road	Yes
Epsom Estate Limited	7/24A Claude Road	Yes
Q W Wong	8/24A Claude Road	Yes

Written approval has been obtained from every person whom the consent authority is satisfied may be adversely affected by the granting of the resource consent.

**(iii) Special Circumstances (S 94(5))**

It is considered that there are no special circumstances that warrant notification of the application.

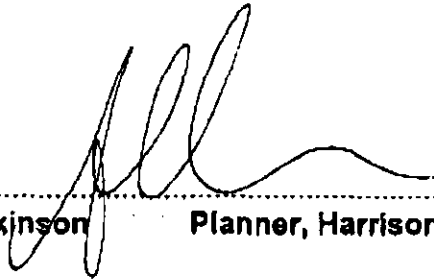
**(iv) Section 94 Recommendation**

Pursuant to Section 94 of the Resource Management Act 1991, this application be processed without notice because:

- The adverse effect on the environment of the activity for which consent is sought will be minor; and
- Written approval has been obtained from every person who may be adversely affected by the granting of this resource consent; and
- There are no special circumstances to warrant notification.



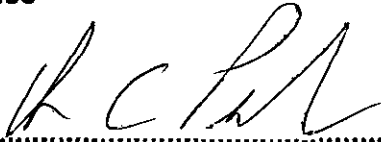
**SIGNED**



..... Date: *14/11/00*  
**Andrew Wilkinson** Planner, Harrison Grierson Consultants Ltd

**SECTION 94 DETERMINATION**

**Section 94 recommendation approved for release to Planning Fixtures Sub-Committee**



..... Date: *14/11/00*  
**Team Coordinator**

# ASSESSMENT OF NON-NOTIFIED RESOURCE CONSENT APPLICATION UNDER SECTIONS 104 AND 105 OF THE ACT

## 5.0 STATUTORY MATTERS

Matters to be considered by the Council when assessing an application for resource consent under s104 of the Act include, (subject to Part II), any actual and potential effects on the environment and any relevant objectives, policies, rules or other provisions of a Plan or Proposed Plan.

Council is required to monitor the exercise of resource consents under section 35 of the Act and can charge the consent holder under section 36 in order to carry out monitoring functions. The amount that can be charged is based on actual and reasonable costs associated with monitoring and covers such tasks as site inspections, carrying out tests and administration.

## 6.0 SECTIONS 104 AND 105 AND FOURTH SCHEDULE - ASSESSMENT

### 6.1 District Plan Assessment

#### (a) Discretionary Activity - Innovative Housing

The definition of "Innovative Housing development" is:

*"Any residential development of five or more residential units (incorporating activities provided for in the residential zone), which may not comply with one or more of the requirements relating to subdivision, density, development controls or parking.*

*The development may but is not required to include pensioner housing, housing for the elderly or disabled, papakianga, and other group housing schemes where accommodation ranges from shared accommodation to individual residential units. Ancillary facilities may but are not required to include medical care, recreation, personal training, restaurants, bars or other communal facilities, which offer exclusive service to the residents of the development."*

The explanation provide in the District Plan of what is intended is:

*"The term 'Innovative Housing Development' is applied to a specific form of residential development. It is envisaged that these developments will occur on large sites and will involve a combination of various types of residential accommodation and associated facilities, which may include medical care, recreational and communal activities. The development should where possible be integrated, with co-ordinated pedestrian and vehicle linkages and similar or complimentary design of buildings and landscaping. Particular consideration will be given to any adverse effects that may be generated."*

The District Plan sets out matters for consideration when assessing an Innovative Housing proposal. With respect to the criteria contained in Rules 7.7.4.2 and 7.7.4.3(F) of the District Plan, the following observations are noted on the particular matters to be considered:

- Traffic, Parking and Access

These issues have been addressed by the applicant who has provided a Traffic Engineering assessment. This assessment has also been reviewed for the Council by City Design (letter dated 27 September 2000). The review concluded that the traffic generation will have no greater than a minor effect on the existing road network, and that sufficient parking is provided on site for the individual units (plus additional spaces for visitors). While some delays may be experienced exiting the site, existing road conditions (as a result of the road widening work recently carried out) will alleviate this problem. It should be noted that the proposed development reduces the number of units for the development, from that previously given consideration to, and will likely generate a slightly lower volume of traffic.

- Buildings

The proposed buildings for the development are considered to be of a scale that will complement the surrounding residential activity, particularly when considering that the site is located between motel accommodation and National Women's Hospital. It is also considered that the general appearance of the development will also complement the nearby residential activity. Proposed landscaping along with the driveway through the site will act to create an amenity buffer with a reduction of potential effects on neighbouring sites.

- Noise

The applicant has provided a Land Management Plan that has stated that the development will comply with the District Plan and Council Bylaws as they relate to the hours of operation and noise levels. Any noise arising from construction activity will be of a temporary nature.

In addition, the proposed development of the site has the potential to reduce noise for neighbouring properties to the rear once development is completed as the buildings may assist to mask the noise generated along Greenlane West (predominantly traffic noise).

- Development Controls

The proposed development will infringe certain development controls (as commented on below), although to a certain extent this is anticipated by the type of development. Taking this into account, generally the proposal achieves a greater compliance with the development controls, than did the previously approved development of the site, with the exception being an increase in the occurrence of stacked parking. The paved-impermeable surface and landscape permeable surface infringements are influenced in this particular instance by the

need to provide safe and efficient access around the site and for the provision of visitor parking spaces. Whilst individual private open space is limited, the communal aspect to the development will provide sufficiently for the needs of each resident, and mitigate against any potential adverse effect in this regard.

- Natural Environment

Consideration needs to be given to the potential effects on the natural environment that may occur as a result of discharges from any particular use. In this instance the proposal will result in discharges that are standard for residential development, and are therefore considered unlikely to create an impact on the local environment. The issues of stormwater and foulwater discharges have been assessed by Council's Development Engineers who have concluded that the existing systems are adequate (Memorandum dated 22 September 2000). Stormwater and foulwater discharges are in this instance disposed of by soakage and infrastructure networks respectively, with no discharges being directly to a natural receiving environment.

- Outdoor Activities

The primary concern for this issue is to ensure that the visual and aural privacy of adjacent land is not adversely affected and that the environmental amenity of surrounding sites is not compromised. The proposed development has an internal focus, with reasonable separation distances between the buildings and the boundaries, and with the placement of proposed landscaping. The focal point of the site is the communal outdoor area between the units, with the units generally having a focus towards this area. It is considered that the development has taken into consideration the maintenance of privacy for surrounding residential sites.

- Cumulative Effect

Activities in an area have the potential to combine and increase adverse effects that may already be generated in a locality. The District Plan states a concern where residential areas may be impacted by increasing adverse effects such as noise and traffic. In this instance the proposal is for a residential use, therefore meaning the nature of the activity is consistent with the neighbouring residential use of the area to the south. In addition the proposal is located between other non-residential uses. Generated effects from this proposed development are considered to be consistent with what would be expected within a residential zoned area. It is noted previously in this report that the proposed building on the site may act to mask already established traffic noise effects for residential properties to the south.

- Objectives and Policies

The objective for the Residential 7 zones is:

*To maximise design flexibility and allow residential activities to establish at a relatively high intensity, while protecting the surrounding environment from adverse effects of development.*

The objective is to be achieved by the stated policies, including:

- *By providing for higher density residential development in appropriate locations.*
- *By imposing minimal development controls on sites within the zone, while affording appropriate protection on the interface with lower intensity residential zones.*

The strategy for the Residential 7 zone explains that these zones are characterised by a range of building types and includes relatively high-density development. These areas are reasonably accessible to local open spaces, public transport, community centres and business areas, and are often located adjacent to regional or district arterial roads.

The subject site is located in an area that is typical of the Residential 7a zone. The area is characterised by a range of activity, not solely residential, although the residential activity that has occurred is of a medium to higher density in the immediate surroundings. It is also considered that the proposal makes a positive use of a site that has been zoned in such a manner. It is therefore considered that the proposed development is in accordance with the objectives and policies for the Residential 7 zones.

- Compatibility to Surrounding Development

As previously identified the surrounding environment is not made up of solely residential development. To the east is National Women's Hospital, whilst to the west are a number of motels. The occurrence of residential activity is limited to the area to the rear (south) of the site. In a contextual basis along Greenlane West, it is considered that the activity will appear no more intensive in terms of bulk, when compared with the non-residential uses that have been established. To the south, the residential activity is of a medium to higher density, and the proposal is considered compatible with neighbouring activity, in terms of the scale and form of the buildings in particular.

- Sustainability of Development

The proposal has been assessed by the Council's Development engineers who have concluded that there are sufficient public infrastructure services to accommodate the likely wastewater and stormwater discharges from the proposed development. In this instance the reduction in the number of units

compared to the previously approved development of the site will also assist to ensure the services can accommodate the development.

- **Public Transport**

The subject site is located along Greenlane West, and within close walking distance of Manukau Road. Both roads operate as major public transport routes, with bus stops being within reasonable walking distance.

#### Conclusion

In this instance the permitted density limit for development of the site would be 50 units, however, in this proposal 58 units are proposed. A communal open space area has been designed which includes a petanque terrain and BBQ area. The overall bulk of the development is considered to be consistent with a permitted dwelling unit development. The proposal provides in excess of the required number of parking spaces, with the additional spaces capable of being used by visitors to the site. The development is considered to be designed as an integrated whole which is not necessarily the outcome of a standard unit development where each unit could be held under separate certificate of title without body corporate or communal overall management. The proposal is considered to also be consistent with the previously approved development for the site and which was considered as an 'Innovative Housing Development', but offers advantages in terms of a reduced number of units and improved internal layout.

#### **(b) Discretionary Activity - Earthworks**

The applicant proposes to undertake 450m<sup>3</sup> of earthworks for the construction of the building platform for the development. With respect to the criteria contained in Rules 7.7.4.3B and 4A.2.B(c) of the District Plan, the following observations are noted on the particular matters to be considered:

- The proposed works are necessary for the construction of suitable building platforms for the proposed development. The scale of the development is such that earthworks are necessary to establish the most suitable platforms on the site. However, the slope of the section is such that no significant cuts or filling is required for the development.
- The proposed earthworks are required for the proposed dwellings and therefore relate to activities associated with residential use, which is the intended dominant use of the site, given its residential zoning. The proposed earthworks will result in minimal modification of the landform of the site to construct the proposed dwellings.
- It is recommended that conditions be placed on the resource consent to ensure that neighbouring properties and the street are not physically adversely affected by the removal of soil from the site and that the applicant takes all measures necessary to prevent the run-off of silt or sediment onto adjoining properties or into the public stormwater system.

- The proposal requires approximately the same volume of earthworks to be undertaken, as was the case with the previously approved development of the site.

### **(c) Restricted Discretionary Activity - Stacked Parking**

The District Plan requires parking spaces to have necessary points of ingress and egress. This proposal is for the 41 parking spaces to be set in a “stacked parking” situation, which restricted the easy access to the ingress and egress to that space. The District plan provides for Stacked Parking to be assessed as a Restricted Discretionary in accordance with Rule 12.9.1.1. With respect to the assessment criteria contained within Clause 12.9.1.2(d) the following is noted:

- For 41 of the proposed dwellings, the width of the building limits the ability to be able to provide parking in a side by side situation. However, each residential unit will have two parking spaces associated with it, whether it be in a side by side parking arrangement or stacked parked.
- The proposal has been assessed by the City Design, who have concluded that this aspect of the proposal is acceptable as the stacked spaces will be allocated to the same unit to which they are attached (report dated 27 September 2000).
- The 58 unit development requires a minimum of 116 parking to be provided. In this instance, while stacked parking is in part proposed, a total of 132 parking spaces are proposed which is in excess of the requirements contained within the District Plan.

### **(d) Discretionary Activity - Landscape Permeable Coverage**

The proposed development involves taking the landscape permeable surface coverage on site to 3399m<sup>2</sup> (34%), which infringes the Residential 7a development control for landscape permeable surface coverage of a minimum of 40% by an additional 6% or 633m<sup>2</sup>. It is noted that this is an improvement on the previously approved development for the site, where only 33% was approved.

The purpose of the landscape permeable surface control is to provide sufficient permeable areas on site to assist with the control stormwater runoff. Additionally the control contributes to providing amenity to an area, by creating spaciousness and pleasantness. The control creates a balance with the building coverage and paved-impermeable coverage controls. With respect to the relevant assessment criteria of Clause 4.3.1.2(b) of the District Plan, the following comments can be made:

- The proposal is an improvement on the previously approved development of the site, as a result of a proposed increase in the area of landscape surfaces on the site by 72m<sup>2</sup>, and with a more consistent pattern of development on

site which will as a result give the appearance of having a larger open area located centrally within the site.

- An assessment of the proposal by the Council's Development Engineers, concludes that previous on-site soakage tests have shown the site can accommodate the stormwater run-off generated by the development. With this new proposal there is a slight enhancement in the ability of the site to assist with stormwater runoff, given the increase in landscaping area from the previously approved development.
- The proposed landscaping and communal open space on the site is a key feature of the development. The control also attempts to contribute towards the amenity value of an area and provide spaciousness and planting opportunities. The development proposal has a comprehensive landscape plan, a feature of which is the communal area central to the site.

#### **(e) Discretionary Activity - Paved-Impermeable Coverage**

The proposed development involves taking the paved-impermeable surface coverage on site to 3221m<sup>2</sup> (32%), which infringes the Residential 7a development control for paved-impermeable surface coverage of a maximum of 25% by an additional 7% or 700m<sup>2</sup>. It is noted that this is an improvement on the previously approved development for the site, where 39% was approved.

In a similar manner to the landscaped-permeable control, the purpose of the paved-impermeable surface control is to provide sufficient permeable areas on site to assist with the control of stormwater runoff. Additionally the control contributes to providing amenity to an area, by allowing sufficient room for planting. The control creates a balance with the building coverage and landscape permeable coverage controls. With respect to the relevant assessment criteria of Clause 4.3.1.2(b) of the District Plan, the following comments can be made:

- The proposal reduces the area of paved surface on the site from the previously approved development, through providing a more comprehensive pattern of landscaping throughout the site.
- An assessment of the proposal by Council Development Engineers, who are satisfied that previous on-site soakage tests have confirmed that the site can accommodate the stormwater run-off generated by the development. With this new proposal there is a slight enhancement in the ability of the site to assist with stormwater runoff, given the increase in landscaping area from the previously approved development.

#### **(f) Restricted Discretionary Activity - Private Open Space**

The proposed development involves the provision of both communal and private open space on the site. Each individual unit will have on average 36.7m<sup>2</sup> of



private open space for the exclusive use of that unit, infringing the requirement of providing 80m<sup>2</sup> on site for each individual unit. The balance of the private open space area is to be provided by the communal area for the exclusive use of the residential units that form the development. The District Plan allows for this to be considered as a Restricted Discretionary Activity in accordance with Rule 4.3.2.6. With respect to the Rule 7.8.1.8B - Private Open Space, the following is noted:

- The Residential 7a zone does allow for the use of outlook courts, as some dwellings may not have ground floor access. In this instance all sites have a portion of private open space at ground level. In addition, all units have access from the main living component of the dwelling to either a deck or a courtyard.
- A key component of the proposed development is the communal open space area that is located centrally on the site, with an associated petanque terrain, BBQ area and water feature.
- It is considered that the available outdoor space for each dwelling, being a combination of outdoor courtyard and deck space, is sufficient for the dwellings, when combined with the communal area that is available.
- The available open space on the site is considered to be consistent with space available on higher density sites.
- A comprehensive landscaping plan has been submitted by the applicant detailing landscaping for the individual units as well as the communal area. It is considered appropriate to impose a condition requiring this landscaping to be undertaken as this plan is an integral part of the development. It is also considered appropriate for the Council to include a bond condition to ensure the planting is carried out as proposed.

## 6.2 Objective, Policies and Rules

The Residential 7 zones are described as "High Intensity" in the District Plan and the objective for these zones are:

*To maximise design flexibility and allow residential activities to establish at a relatively high intensity, while protecting the surrounding environment from adverse effects of development.*

It is noted in the strategy statement for the Residential 7 zones that three and four storey development can be found in these areas but that the 10m height limit applied in the Residential 7a zone is relevant to the locations that exhibit relatively intense development usually at 2-3 storeys. The expected outcomes from development in the Residential 7 zones is described as:

*"The density applied in Residential 7 is expected to facilitate more intensive development in areas near major public transport routes, near major commercial centres and in areas where the local environment and*

*infrastructure are able to accommodate the level of additional development envisaged."*

In this case the site is within close walking distance to the shops at the intersection of Manukau Road and Greenlane West, and close walking distance to Cornwall Park and One Tree Hill Domain. Greenlane West is a major transport route for public transport and there is a large convenience shopping centre near the intersection of Greenlane West and Great South Road. The inherent characteristics of the site and the style of the proposed development are therefore considered to be consistent with the objective, policies and expected outcomes for the zoning.

### **6.3 Other Matters**

#### Building Line Restriction

It is noted that the site is subject to a Building Line Restriction of 3m (District Plan reference F09/15). Work has taken place in the subject area of Greenlane West, with the road widening having occurred at the subject site. As such development has been taken from the new boundary position. Compliance with the development controls has taken into consideration the new boundary line.

#### Maximum Height / Building in Relation to Boundary

It is noted that some of the proposed dwellings will be within 150mm of the building in relation to boundary control along the northern and eastern boundary's, and so to ensure that compliance can be maintained once development begins, a condition is recommended requiring confirmation of compliance by a registered surveyor. In addition, the development plans indicate that certain units are also within 450mm of compliance with the 10m maximum height control, therefore to ensure that compliance can be maintained once development begins, a condition is also recommended requiring confirmation of compliance by a registered surveyor.

For building in relation to boundary, a Surveyors Certificate shall be provided for units 41, 42, 43, 51-58 as depicted in the site plan. For maximum height certification shall be provided for units 10-15.

#### Certificate of Title

The Certificate of Title for the site includes a caveat registered against the title by the previous applicant (reference D474555.1). The agent advised in a meeting held on 15 September 2000 that they are aware of the caveat.

#### Financial Contributions

The proposed development involves the construction of new residential units on the site and in accordance with Rule 4B.4.4 of the Isthmus District Plan the

applicant is required to pay a financial contribution for open space calculated at the rate of the value of 30m<sup>2</sup> of the site for each residential unit.

Rule 4B.4.5 provides for a number of exemptions for the open space contribution. The exemptions applicable in this case are that two existing units have been removed from the site within the last few months meaning an exemption is available for two units pursuant to Rule 4B.4.5. Therefore a contribution shall only be charged on 56 of the 58 units.

In this case 56 units are proposed and hence the contribution to be paid is calculated as follows: **site value (inclusive of GST) ÷ site area in m<sup>2</sup> x 30m<sup>2</sup> x no. of additional units = \$y (inclusive of GST)**. Unless exemptions apply, this equates to: **(2,650,000) ÷ (10,082) x (30) x (56) = \$(441,579.04)** inclusive of GST. This sum is to be paid prior to the issue of the building consent for the units.

### Monitoring

The main components of this consent which will require monitoring are that the work takes place in accordance with the plans submitted as part of the application, and that the conditions of consent are met, particularly those conditions in relation to traffic management, construction management and landscaping. It is therefore anticipated that a monitoring fee of \$ 270 will be appropriate in this case. A condition requiring payment of this fee is recommended.

## **7.0 CONCLUSION**

Based on the above assessment, it is my opinion that consenting to the application will not have any more than a minor adverse effect on the environment and will not be contrary to the objectives and policies of the Operative Plan. Consent can therefore be granted subject to conditions.

In considering the application, regard has been given to the relevant parts of Section 104 of the Act, i.e. (1)(a), (d) and (i). Hence, in accordance with Section 105(1)(b) of the Act, it is considered appropriate for consent to be granted.

## RECOMMENDATION ON RESOURCE CONSENT APPLICATION AO/00/3982

Pursuant to Section 105 of the Resource Management Act 1991, the non-notified Discretionary Activity land use application by Marcam Developments Limited to construct a 58 residential unit 'Innovative Housing Development' within the Residential 7a zone that:

- Involves 450m<sup>3</sup> of earthworks;
- involves the provision of 41 stacked parking spaces;
- exceeds the landscape-permeable surface control of 40% by 6% with 34% proposed;
- exceeds the paved-impermeable surface control of 25% by 7%, with 32% being proposed; and
- infringes the private open space requirement of providing an individual area of 80m<sup>2</sup>

at 214-218 Greenlane West, Greenlane, described as Lot 1 DP 15162 CT 89B/722 and Lot 3 DP 45991 CT 2047/93, be **granted consent**.

Pursuant to Section 113 of the Resource Management Act 1991, the reasons for this Discretionary Activity consent are as follows:

- (a) The adverse effects on the environment of the proposal will be no more than minor because the site is particularly well suited to the proposed development due to its size, location towards public facilities (i.e Cornwall Park, shops, and hospital).
- (b) The proposed development creates a more consistent and integrated use of the site, than the previously approved development (Council ref AO/99/2305), with a less intensive use of the site.
- (c) The proposal is consistent with the objectives and policies of the Operative Plan for the Residential 7A zone, with the proposal achieving a high intensity, and locating on a major transport route servicing both public and private transport.

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

- 1 The proposed activity shall be carried out in accordance with the plans and all information submitted with the application, being:
  - Sheets RC1-100, RC1-105, titled "Proposed Innovative Housing Development, 218 Greenlane Rd, Epsom", drawn by Powley Architects, dated 31 August 2000;
  - Sheets RC1-102 - RC1-104, titled "Proposed Innovative Housing Development, 218 Greenlane Rd, Epsom", drawn by Powley Architects, dated 26 September 2000;
  - Sheets 1664.1 - 1664.4, titled "Marcam Developments Ltd, Greenlane West - landscape concept", date stamped 6 September 2000;

- Written report titled "Assessment of Effects, Innovative Housing Development, 214-218 Greenlane West, Greenlane", written by Metro Planning Limited, date stamped 6 September 2000;

and referenced by Council as AO/00/3982.

- 2 Landscaping shall be carried out in accordance with the landscaping concept depicted sheets 1664.1 - 1664.4, titled "Marcam Developments Ltd, Greenlane West - landscape concept".
  - (i) The landscaping shall be implemented and maintained in accordance with the approved landscaping plan within the first planting season following the completion of the works on the site. The landscaping is to be irrigated and maintained for a minimum of two planting seasons or three years, which ever is longer.
- 3 To ensure the performance of the landscaping condition, the consent holder shall pay a bond to the sum of **\$ 30,000** to the Council.
  - (i) This bond shall be paid prior to the commencement of work on the site and shall be either cash or guaranteed by a registered trading bank in accordance with Council's requirements.
  - (ii) The bond shall be held for a minimum period of **24** months from the date of planting. The bond shall be released when in the opinion of the Team Leader, Compliance Monitoring the landscaping condition has been satisfied.
  - (iii) The bond document shall be prepared by the consent holder at his/her expense and submitted to the Team Leader, Compliance Monitoring for approval. Any costs incurred by Council in preparing, checking, assessing and release of this bond shall be met by the consent holder.
- 4 Disposal of stormwater shall be to on-site soakage complying with the requirements of Auckland City Council's Soakage Manual issued June 1991. Please note that the final soakage design and details including testing shall form part of the Council's Building Consent process and shall be to the satisfaction of the Auckland City Council's Team Coordinator Development Engineering.
- 5 All care shall be taken during the construction of this development to preserve the integrity and stability of the adjacent road reserve and associated underground services.
- 6 A Traffic Management Plan and Pedestrian Safety Plan for the construction period is to be submitted to and approved by Traffic and Roding Services prior to construction commencing on the site. The Plan shall include measures to be undertaken to prevent construction vehicles damaging footpaths, kerbs and the road.
- 7 The Consent Holder shall operate in accordance with the Land Management Plan contained within the application material, and the shall also implement

sediment and erosion control devices conforming to the recommendations of Annexure 14 of the District Plan. Of particular concern is the requirement of the Consent Holder to minimise soil from entering the footpath and road and consequently to Council drains.

- 8 All adhesives, solvents, paints and other contaminants from building operations shall be prevented from entering stormwater drains.
- 9 A Registered Surveyor shall certify to Council in writing prior to work progressing beyond foundation stage that the building will comply with the Auckland City District Plan's (Isthmus Section) building in relation to boundary control and maximum height control. No work shall proceed beyond this stage until receipt of such certification, to the satisfaction of Team Leader, Compliance Monitoring.

For building in relation to boundary, a Surveyors Certificate shall be provided for units 41, 42, 43, 51-58 as depicted in the site plan. For maximum height certification shall be provided for units 10-15.

- 10 Access to Claude Road shall only be permitted if the Consent Holder has secured legal right of way over the land at 24A Claude Road.
- 11 Prior to the lodgement of the building consent, the consent holder shall prepare a waste management plan which includes a designated area(s) for refuse bins for recycling of glass, paper, plastic and cans, and provides for on-site storage and collection. The waste management plan shall be prepared in accordance with Council's waste reduction policy. This plan shall be submitted for approval of the Contract Co-ordinator, Recreation and Community Services. The waste management plan shall be implemented thereafter.
- 12 Pursuant to Section 108(2)(a) of the Resource Management Act 1991, and in accordance with Clause 4B.4.3(d) of the Auckland District Plan 1999, the consent holder shall pay to the Council in cash or bank cheque, a financial contribution for the development of \$441,579.04 (inclusive of GST), prior to the issue of the building consent for the development. The contribution has been calculated based on the value of 30m<sup>2</sup> of the site for each new residential unit. The property has been valued at \$2,650,000.00 inclusive of GST.

Payment shall be made in cash or bank cheque prior to the uplifting of the issued building consent of the development. However, if the building consent for the development has already been issued, payment shall be made within 30 days of this resource consent commencing.

- 13 The consent holder shall pay the Council a consent compliance monitoring charge of \$ 270 (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 \$ 270 (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

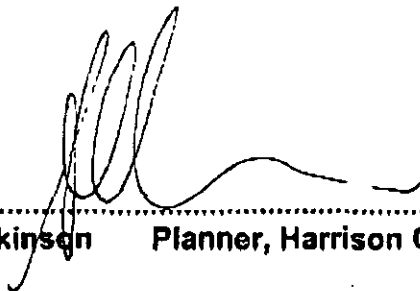
charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

## **ADVICE NOTES**

1. The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws.
2. This resource consent will expire two years after the date of commencement of consent unless: (a) It is given effect to before the end of that period; or, (b) Upon an application made up to 3 months after the expiry of that period (or such longer period as is fixed under section 37 of the Resource Management Act), the Council fixes a longer period. The statutory considerations which apply to extensions are set out in section 125(1)(b) of the Resource Management Act 1991.
3. A copy of this consent is to be held on site at all times during the establishment and construction phase of the activity are being carried out.
4. 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 Manager of Environmental Compliance 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.
5. If you disagree with any of the above conditions (excluding the Condition relating to the financial contribution for development), or disagree with the 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 shall as soon as practicable consider the objection at a hearing. Any request to reduce or waive the financial contribution for development or any request for change to timing of payment or to bond for the financial contribution will require a new resource consent as a non-complying activity.
6. This consent does not constitute building consent approval. Please check as to whether or not a building consent is required under the Building Act 1991. 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.
7. 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.

- 8. Drainage for the site is to be private as the application has been presented as a proposed Unit Title ownership. Further servicing requirements at the Consent holders cost may be required for any subsequent subdivision proposal.

**SIGNED**



..... Date: 14/11/00  
**Andrew Wilkinson** Planner, Harrison Grierson Consultants Limited

**Recommendation to the non-notified Resource Consent at 214-218 Greenlane West, Greenlane Approved for release to Planning Fixtures Sub Committee.**



..... Date: 14/11/00  
**Team Coordinator**



AC/01/09047

214 Greenlane West Road

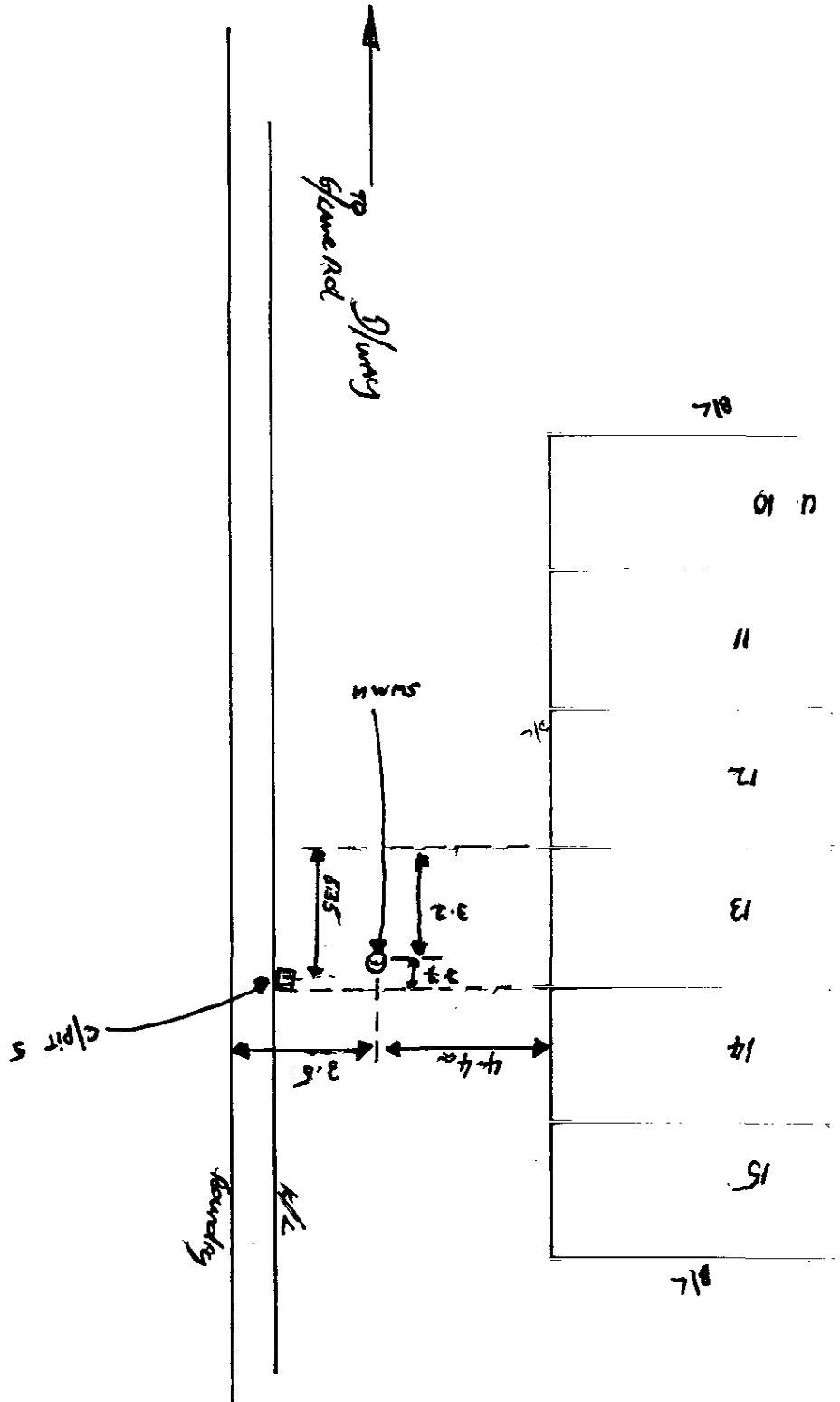
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Lazarus Plumbing & Drainage  
P.O. Box 13-877  
Onehunga  
Ph: 622-0435 Fax: 622-0436  
GST#: 78-886-943

AS BUILT'S 24.8.01

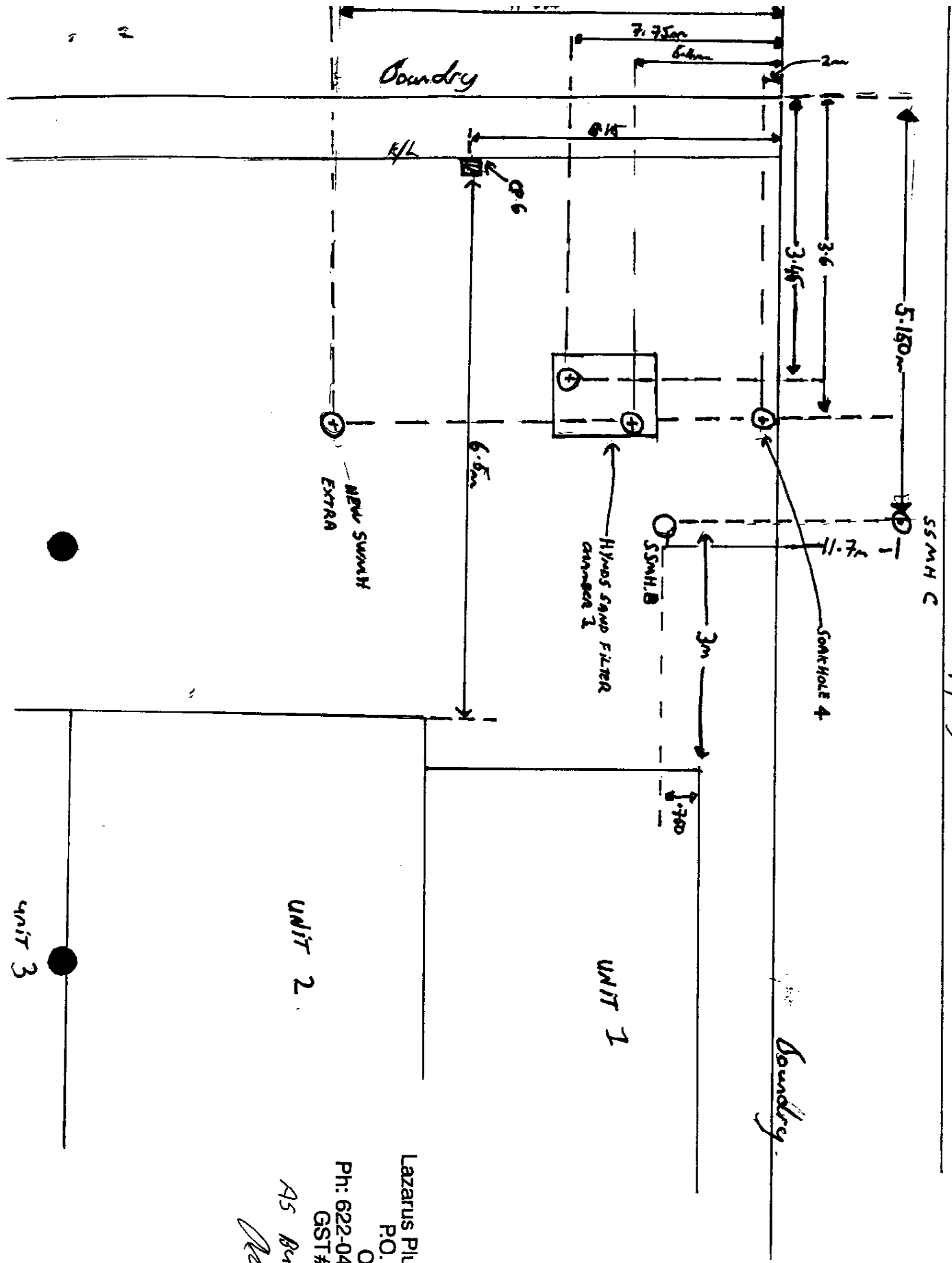
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Greenlane Rd:

10/5

All measurements in m

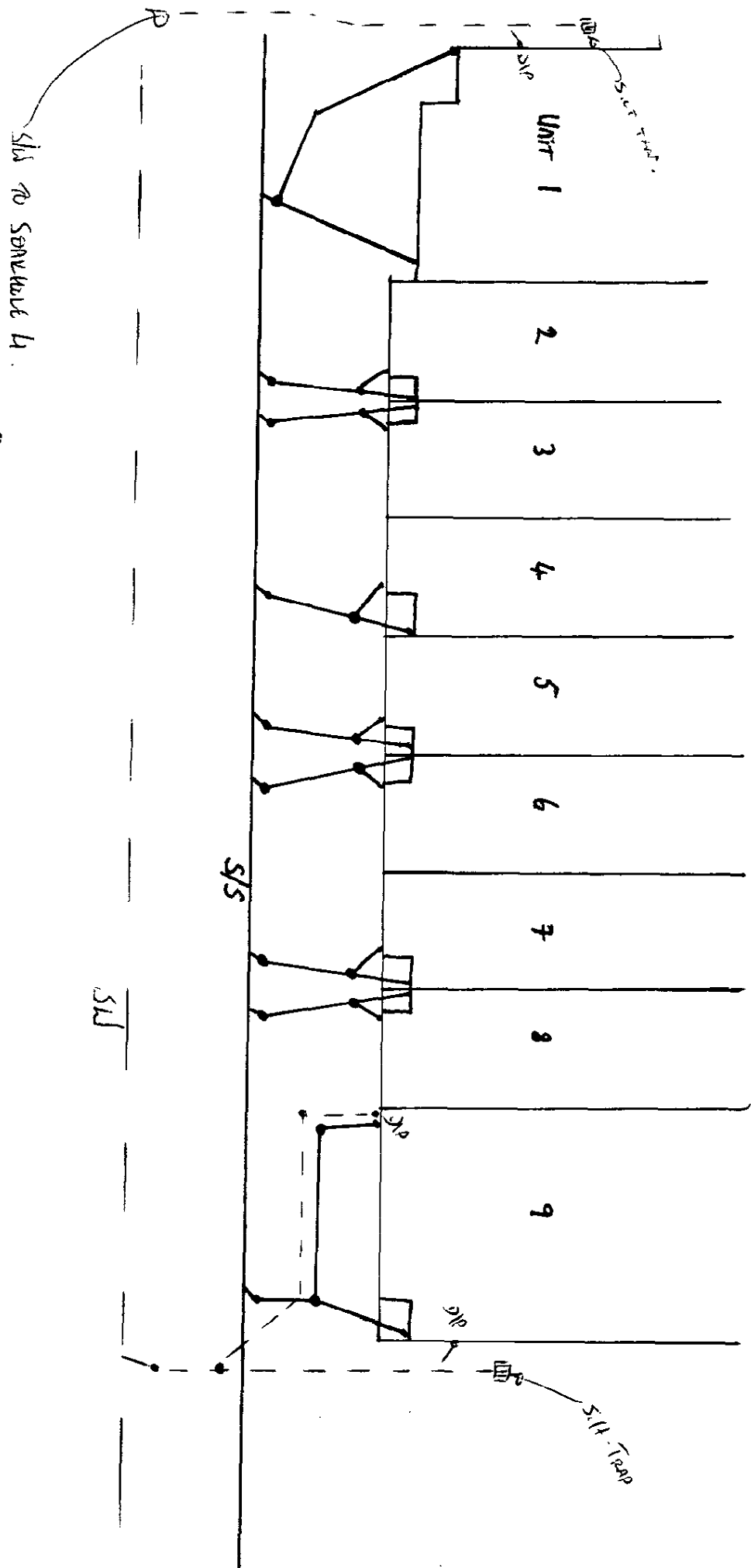


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unit 3

UNIT 2

UNIT 1



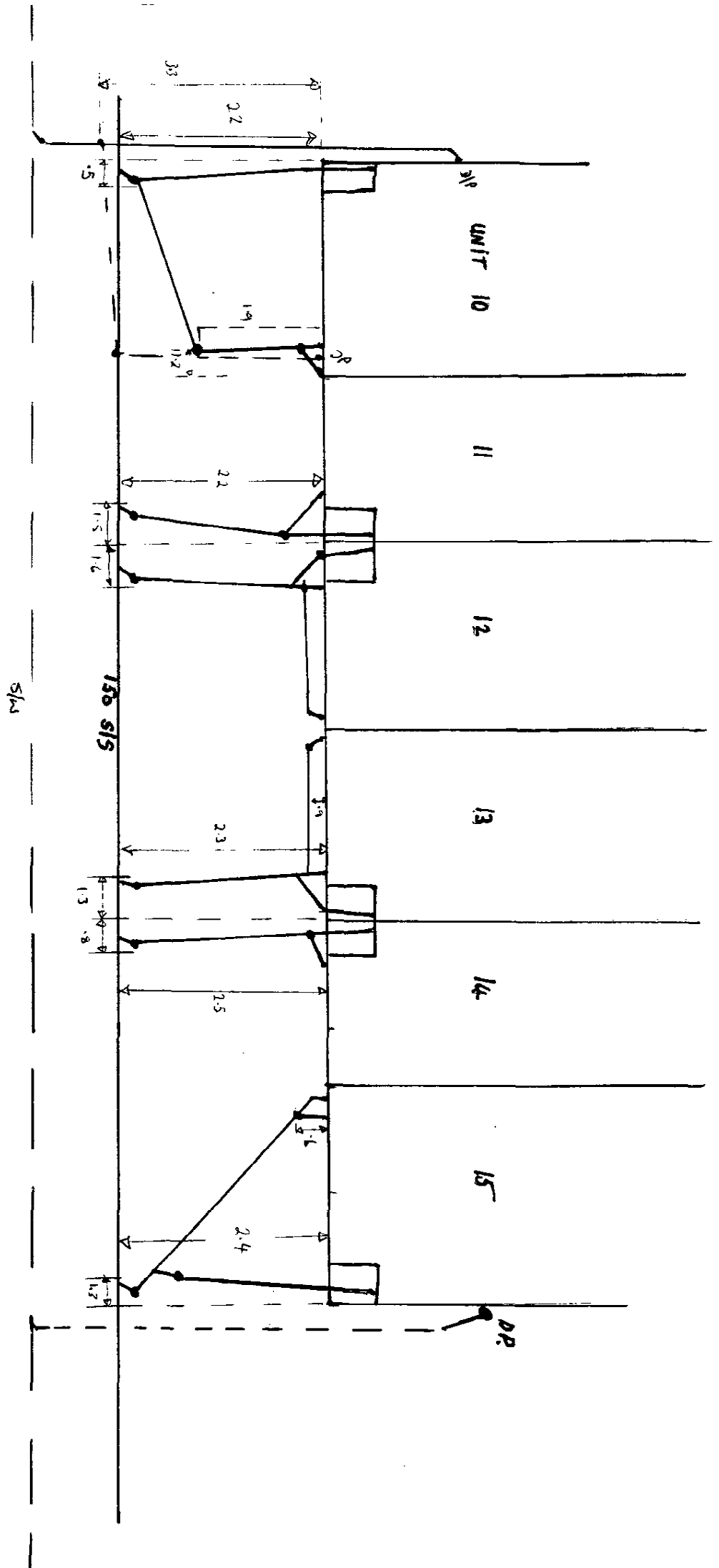
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214 Greenlane West Road

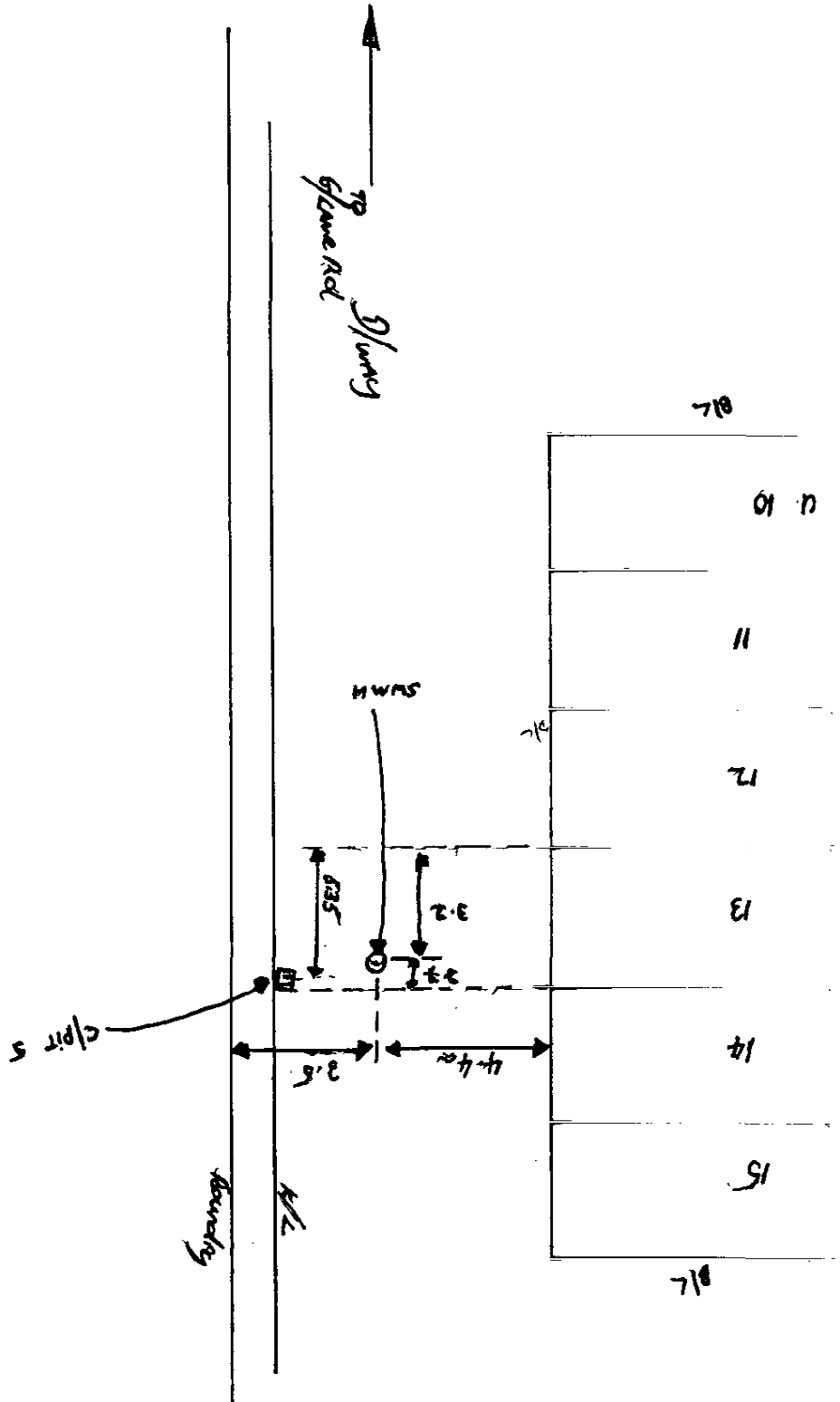
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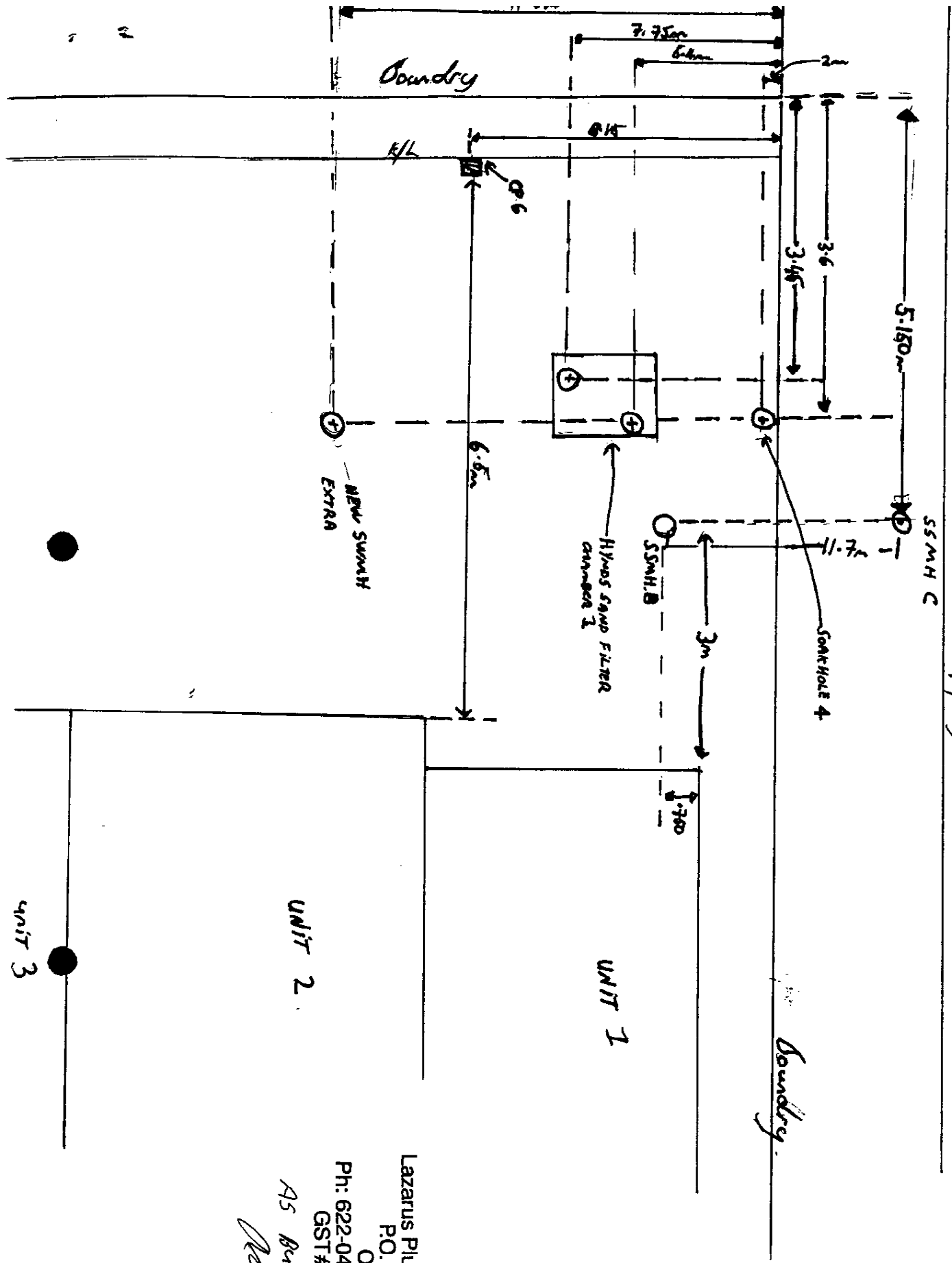
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Greenlane Rd:

10/5

All measurements as of



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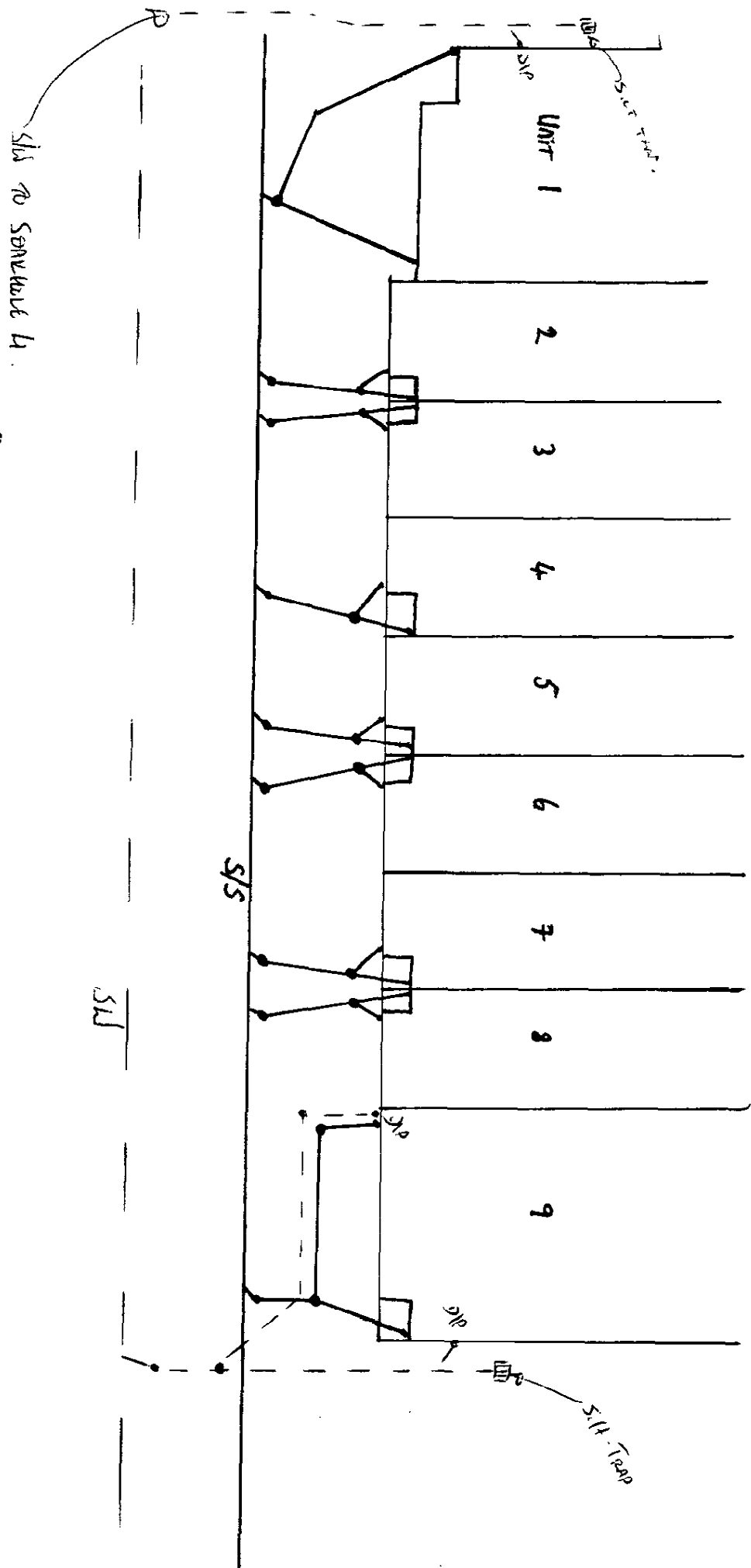
unit 3

UNIT 2

UNIT 1

Boundary

Boundary



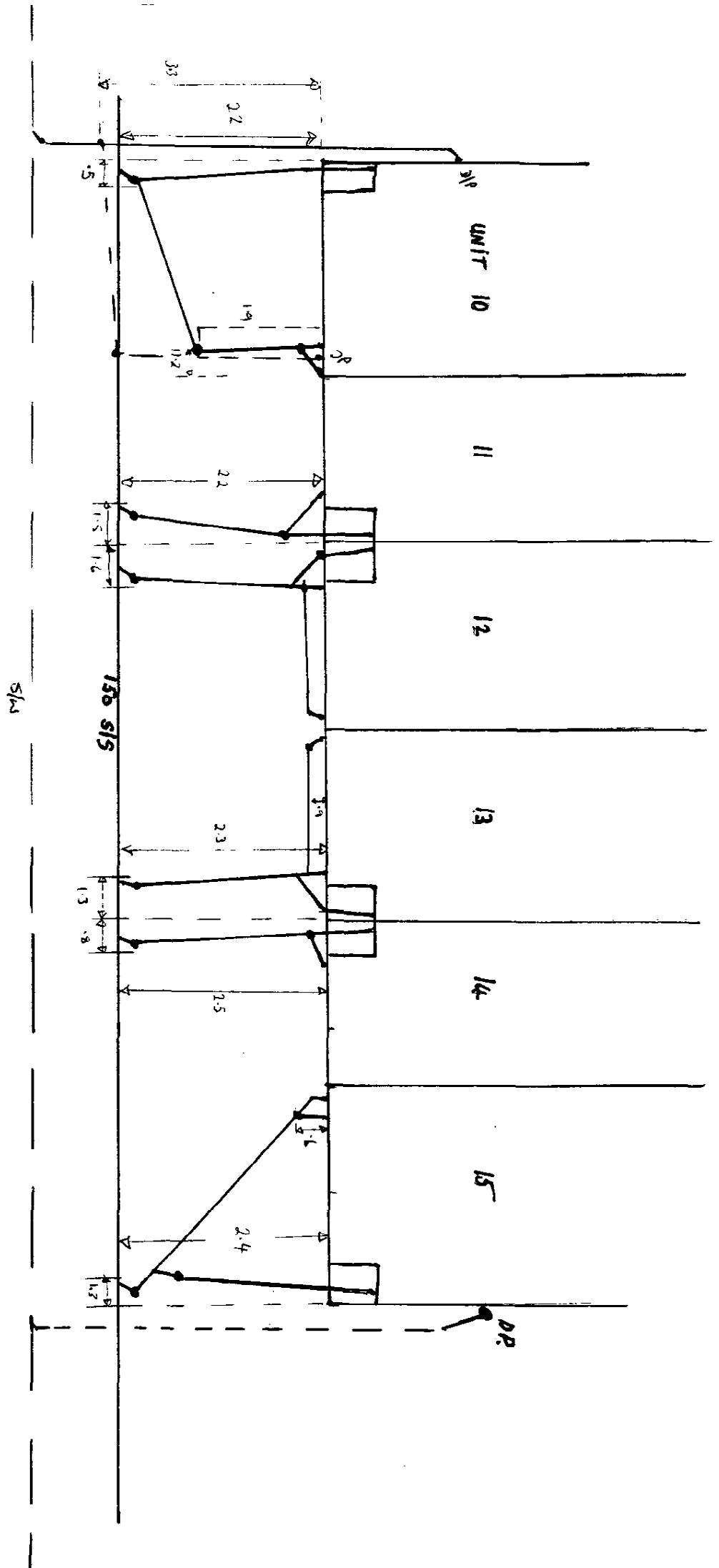
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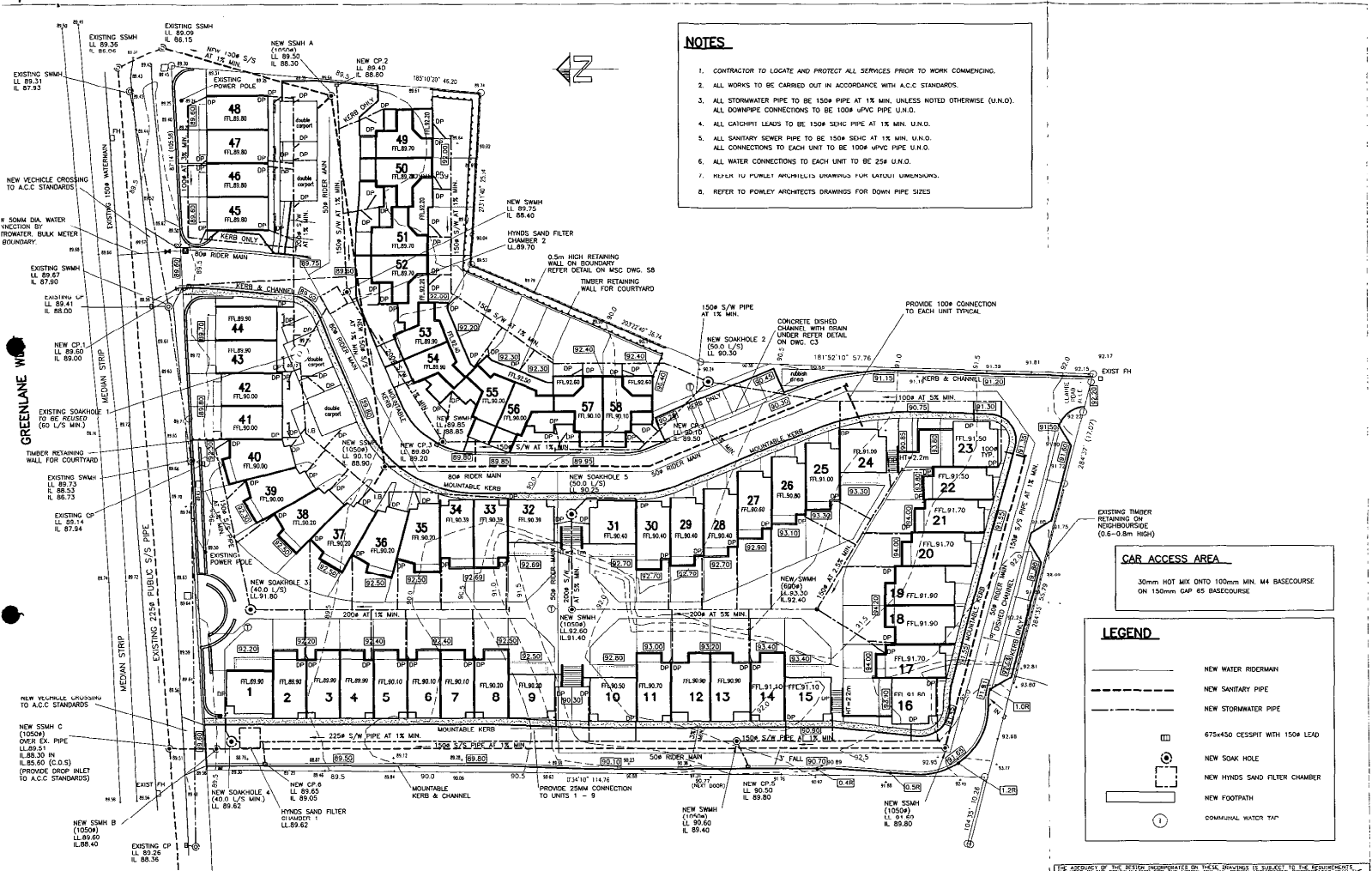
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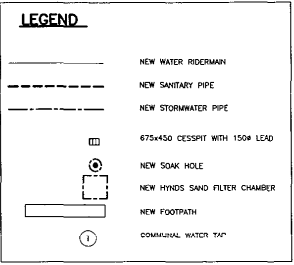






- NOTES**
1. CONTRACTOR TO LOCATE AND PROTECT ALL SERVICES PRIOR TO WORK COMMENCING.
  2. ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH A.C.C. STANDARDS.
  3. ALL STORMWATER PIPE TO BE 150mm PIPE AT 1% MIN. UNLESS NOTED OTHERWISE (I.N.O.). ALL DOWNPIPE CONNECTIONS TO BE 100mm UPVC PIPE U.N.O.
  4. ALL CATCHPIE LEADS TO BE 150mm SEHC PIPE AT 1% MIN. U.N.O.
  5. ALL SANITARY SEWER PIPE TO BE 150mm SEHC AT 1% MIN. U.N.O. ALL CONNECTIONS TO EACH UNIT TO BE 100mm UPVC PIPE U.N.O.
  6. ALL WATER CONNECTIONS TO EACH UNIT TO BE 25mm U.N.O.
  7. REFER TO POWLEY ARCHITECTS DRAWINGS FOR LAYOUT DIMENSIONS.
  8. REFER TO POWLEY ARCHITECTS DRAWINGS FOR DOWN PIPE SIZES

**CAR ACCESS AREA**  
 30mm HOT MIX ONTO 100mm M4 BASECOURSE ON 150mm CAP 65 BASECOURSE



**MSC** **MCGUIGANSYME CHILCOTT LTD**  
 CONSULTING ENGINEERS • CIVIL • STRUCTURAL  
 2nd Floor, 218, P.O. Box 33-428, Teapono, Auckland 8, New Zealand  
 Ph: (09) 488-2210 Fax: (09) 488-0225 Email: m.c@msc.co.nz

**PROPOSED HOUSING DEVELOPMENT**  
**214-218 GREENLANE ROAD, EPSOM**  
**for MARCAM DEVELOPMENTS LTD.**

SHEET TITLE		SHEET No.	
SITE PLAN		C.2	
DRAWN	S.L.	CHECKED	
DATE	08/08/07	DATE	10/01/08
SCALE	1:250	SCALE	1:250
DATE	08/08/07	DATE	10/01/08
DATE	08/08/07	DATE	10/01/08

AC/01/09047

214 Greenlane West Road

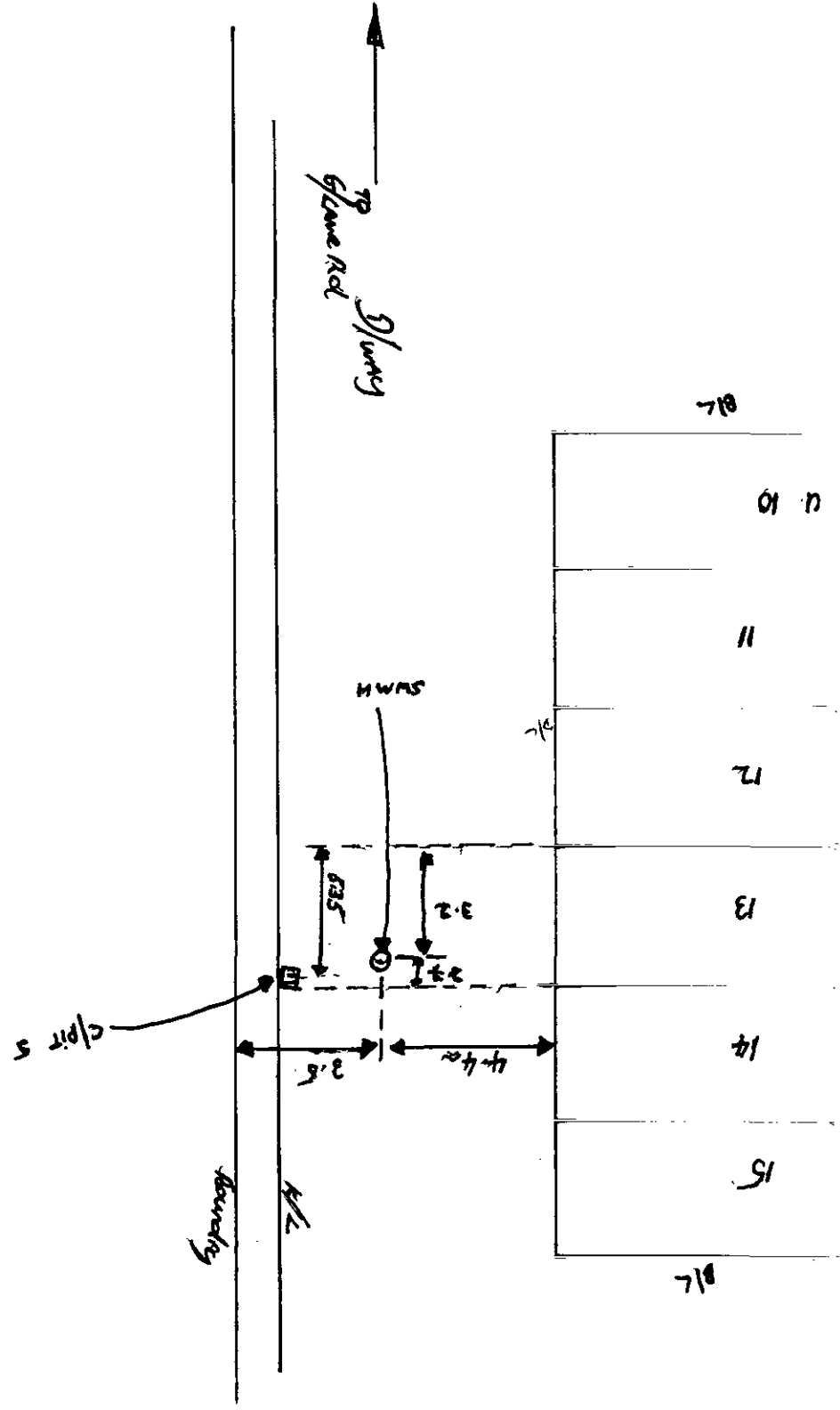
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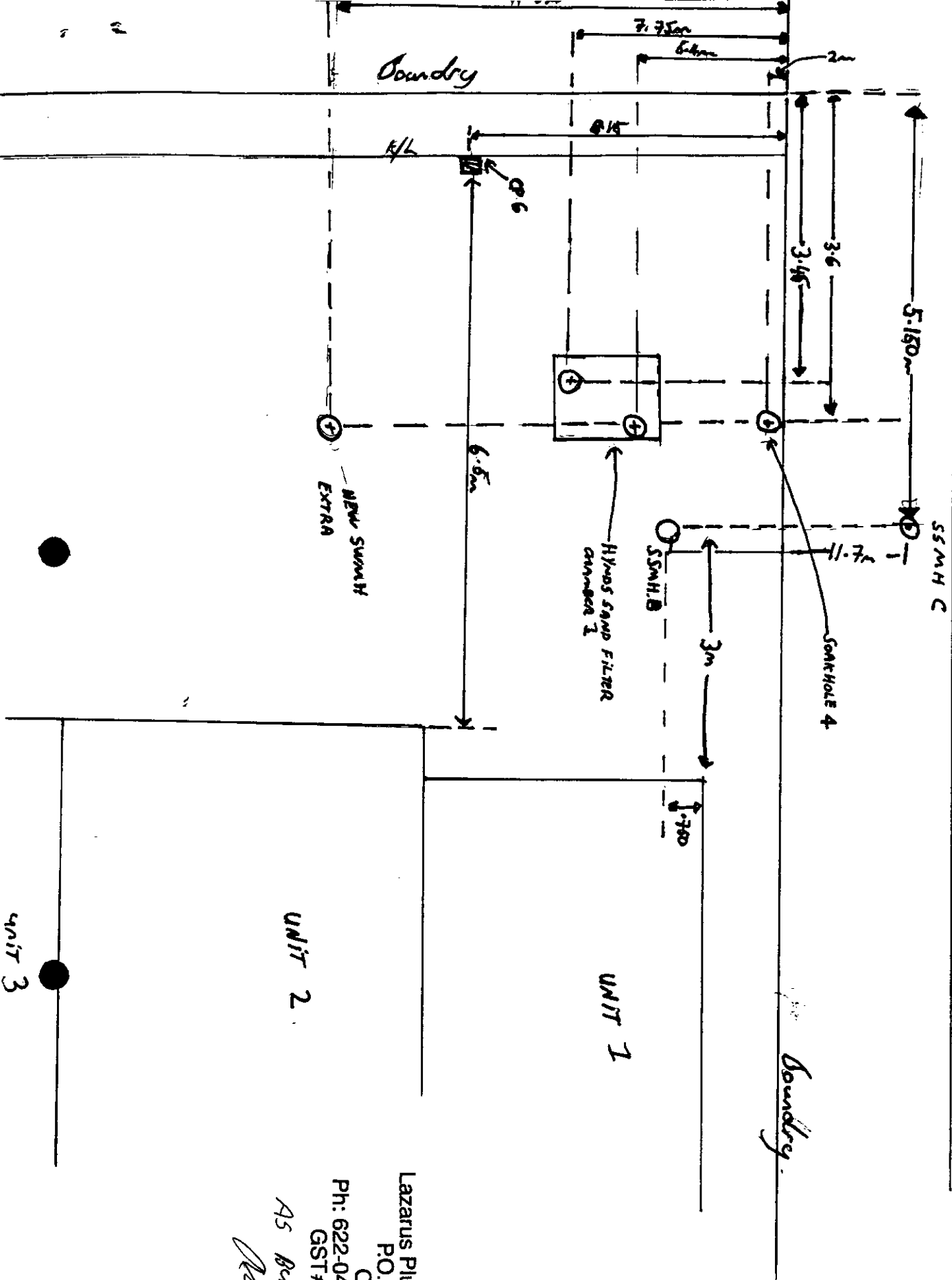
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Greenlane Rd:

14/5

All measurements in m



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unit 3

UNIT 2

UNIT 1

Boundary

Boundary

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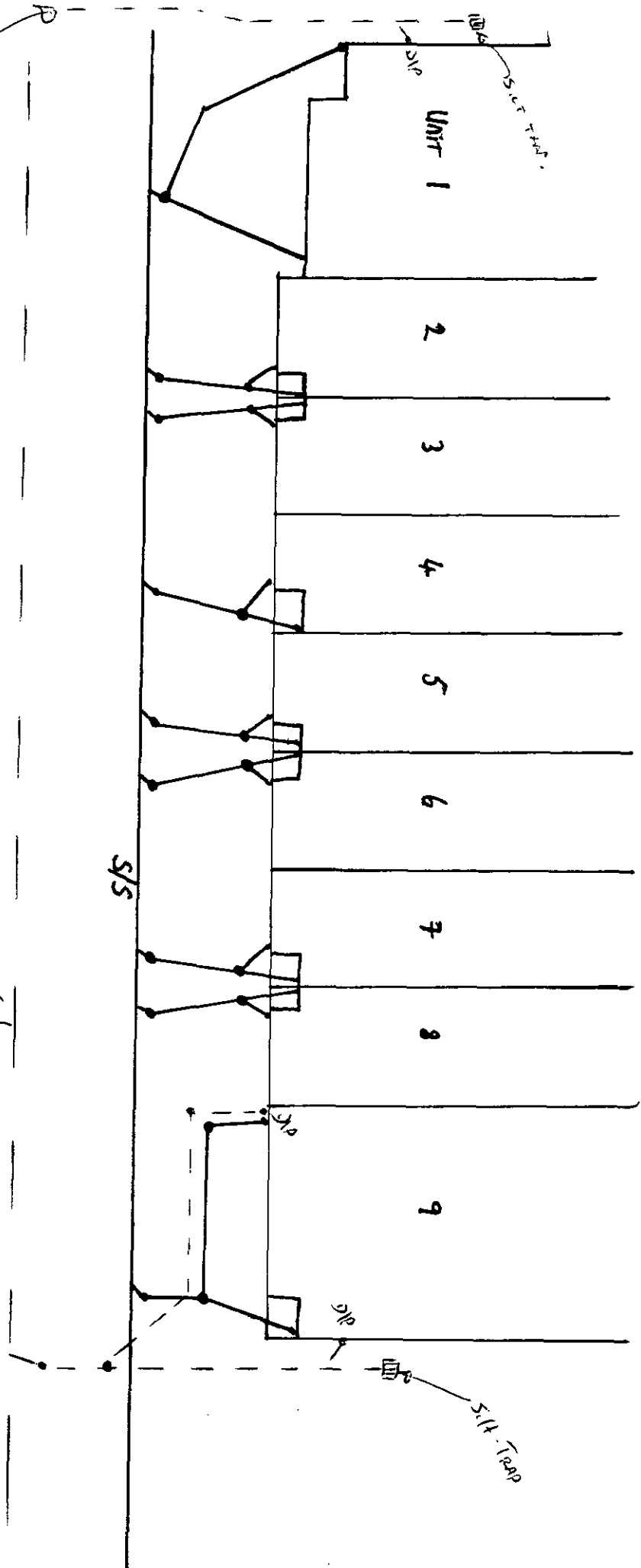
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S/S to Sewerline L1

S/S

S/S



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AS Built 24.8.01  
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