



Rhonda G Evans Barrister & Solicitor
PO Box 19196
Avondale
Auckland 1746

Applicant	Rhonda G Evans Barrister & Solicitor
LIM address	2C/60 Galway Street Onehunga Auckland 1061
Application number	P/LEN/2017/1875
Client name/ref	10417
Date issued	13/02/2017
Legal description	Unit F UP 376775, AU 6 UP 376775
Certificates of title	CT-308540

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 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 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.

Property addresses on this site

This site contains a number of addresses. Council may hold information on any or all of these addresses, and may also hold information on the site as a whole.

Site address

Address	60 Galway Street Onehunga Auckland 1061
Legal description	Lot 1 DP 80967 557m2, SRS UP 376775
Certificates of title	CT-308543

Other addresses

Address	1A/60 Galway Street Onehunga Auckland 1061
Legal description	Unit B UP 376775, AU 2 UP 376775
Certificates of title	CT-308536

Address	1B/60 Galway Street Onehunga Auckland 1061
Legal description	Unit A DP 376775, AU 1 DP 376775
Certificates of title	CT-308535

Address	1C/60 Galway Street Onehunga Auckland 1061
Legal description	Unit C UP 376775, AU 3 UP 376775
Certificates of title	CT-308537

Address	1D/60 Galway Street Onehunga Auckland 1061
Legal description	Unit D UP 376775, AU 4 UP 376775
Certificates of title	CT-308538

Address	2A/60 Galway Street Onehunga Auckland 1061
Legal description	Unit G UP 376775, AU 7 UP 376775
Certificates of title	CT-308541

Address	2B/60 Galway Street Onehunga Auckland 1061
Legal description	Unit H UP 376775, AU 8 UP 376775
Certificates of title	CT-308542

Address	2C/60 Galway Street Onehunga Auckland 1061
Legal description	Unit F UP 376775, AU 6 UP 376775
Certificates of title	CT-308540

Address	2D/60 Galway Street Onehunga Auckland 1061
Legal description	Unit E UP 376775, AU 5 UP 376775
Certificates of title	CT-308539



Auckland Council customer support at Property Data (09) 301 0101 if you require further information.

Financial obligations

Financial / development contributions

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

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



Auckland Council (09) 301 0101 if you require further information.

Property rates - combined information as of 1 July 2012

Address	2C/60 Galway Street, Onehunga, Auckland 1061
Billing number	10067523
Land area	0m2
Previous year's rates	1,452.40
Current rates	1,488.21
Arrears	0.00
Penalties	0.00
Other charges	0.00
Total charges	1488.21
Receipts	-1,488.21
Discounts	0.00
Refunds	0.00
Remissions	0.00
Overpayments	-340.82
Balance at 13/02/2017	-340.82



Auckland Council (09) 301 0101 if you require further information.



Rates information is available for viewing
<http://www.aucklandcouncil.govt.nz>

Retrofit Your Home Programme

The Retrofit Your Home programme provides financial assistance, advice and information to householders wanting to create an improved home environment. The scheme contributes to the achievement of the Air Quality National Environmental Standards encouraging the installation of clean heat and insulation in homes as well as supporting access to central

government grants and subsidies. The programme offers homeowners a retrofit plan for their homes and financial assistance up to \$5000 repaid through a targeted rate.

Note: This LIM does not contain information as to whether this property is subject to a targeted rate under the Retrofit Your Home Programme. To find out if any outstanding rates owing in relation to this programme, please contact Auckland Council (09) 301 0101 or email retrofit@aucklandcouncil.govt.nz for more information.

Water services

Watercare Services charges are based on consumption and are not assessed as a rate pursuant to the Local Government (Rating) Act 2002. As such, any charges invoiced to an individual or entity by Watercare Services is personal information as defined by the provisions of the Privacy Act 1991, and is not information that is required to appear on LIM documentation.



Watercare Services (09) 442 2222 if you require further information on water and wastewater services provided to the property.

Drainage and water services plans

If any as-built private drainage plans and/or public drainage and water services maps exist for this land they will be included in the attachments section.

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



Auckland Council (09) 301 0101 if you require further information.

Consents and permits

The following consents and permits have been applied for and/or issued.

Note that consents and permits for other addresses will be included. For cross leases it may be important to consider these for site coverage issues.

If the land has been subdivided there may be consents and permits included that relate to the original property.

Building, plumbing and drainage consents and permits

Address: 60 Galway Street Onehunga Auckland 1061

Summary description	Application number	Decision	Life span	Status
Certificate of Acceptance Addition o internal partitions outside scope of building consent to create two extra apartments (Certificate of acceptance)	BLD20052938701	Accepted 25/08/2008		COA Issued (1)

Summary description	Application number	Decision	Life span	Status
Create six residential apartments.	AC/02/05382	Approved 11/12/2002	50 years	CCC Issued 18/01/2006 (2)
Sanitary & stormwater drainage	O/4353/05	Approved 07/02/1977		Note (3)
Install plumbing	O/4350/10	Approved 03/02/1977		Note (3)
Install plumbing	O/4285/11	Approved 29/10/1976		Note (3)
Erect industrial building	O/78741	Approved 13/09/1976		Note (3)
Demolish dwelling	O/78719	Approved 27/08/1976		Note (3)



Status notes:

- Report received for work performed without consent.



Auckland Council building helpdesk (09) 353 9358 if you require further information.

- Code Compliance Certificate for this consent was issued on this date. Documents may be included in the attachments section.
- Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.

Life span note: For those building consents issued under the Building Act 1991, life span describes the intended life of an item or building, from CCC issue date, that has been granted approval to be installed, constructed or erected. After this time, the owner is to take the appropriate steps to replace, upgrade or maintain the item or building to the relevant standards that this building consent relates to.

Building Act note: While Auckland Council has always endeavoured to maintain full pre-Building Act records, Councils were not legally obliged to do so. It is recognised that 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 Council records are viewed and compared with the actual building and activities on site to identify any illegal or unauthorised building works or activities.



Auckland Council (09) 301 0101 if you require further information.



Auckland Council building helpdesk (09) 353 9358 if you require further information.

Engineering approvals

No engineering approvals recorded.



Auckland Council (09) 301 0101 if you require further information.

Vehicle crossing permits

No vehicle crossing permits recorded.

Note: Council has recorded vehicle crossing permits from 22/03/2001. Any vehicle crossing permits prior to that will not be included.



Auckland Council (09) 301 0101 if you require further information.

Resource consents - planning

Address: 60 Galway Street Onehunga Auckland 1061

Summary description	Application number	Decision	Decision date
Two new residential units Harrison Grierson	AO/03/04401	Approved	06/10/2005
6 new residential units-plan change 71/carpark shortfall/st scape imp/rev man/pos(rms)	AO/02/02864	Approved	13/12/2002

Address: 1A/60 Galway Street Onehunga Auckland 1061

Summary description	Application number	Decision	Decision date
Demolish or remove dwelling from site (Certificate of Compliance)	R/CER/2013/3676	Decision Pending	

Address: 1B/60 Galway Street Onehunga Auckland 1061

Summary description	Application number	Decision	Decision date
Demolish or remove dwelling from site (Certificate of Compliance)	R/CER/2013/3676	Decision Pending	

Address: 1C/60 Galway Street Onehunga Auckland 1061

Summary description	Application number	Decision	Decision date
Demolish or remove dwelling from site (Certificate of Compliance)	R/CER/2013/3676	Decision Pending	

Address: 1D/60 Galway Street Onehunga Auckland 1061

Summary description	Application number	Decision	Decision date
Demolish or remove dwelling from site (Certificate of Compliance)	R/CER/2013/3676	Decision Pending	

Address: 2A/60 Galway Street Onehunga Auckland 1061

Summary description	Application number	Decision	Decision date
Demolish or remove dwelling from site (Certificate of Compliance)	R/CER/2013/3676	Decision Pending	

Address: 2B/60 Galway Street Onehunga Auckland 1061

Summary description	Application number	Decision	Decision date
Demolish or remove dwelling from site (Certificate of Compliance)	R/CER/2013/3676	Decision Pending	

Address: 2C/60 Galway Street Onehunga Auckland 1061

Summary description	Application number	Decision	Decision date
Demolish or remove dwelling from site (Certificate of Compliance)	R/CER/2013/3676	Decision Pending	

Address: 2D/60 Galway Street Onehunga Auckland 1061

Summary description	Application number	Decision	Decision date
Demolish or remove dwelling from site (Certificate of Compliance)	R/CER/2013/3676	Decision Pending	

Note: If there are any conditions, then only that portion of the consent will be included in the attachments section.



Auckland Council (09) 301 0101 if you require further information.

Resource consents - subdivision

Address: 60 Galway Street Onehunga Auckland 1061

Summary description	Application number	Decision	Decision date
SUB - Sec 224(c)	SUB20060189503	Approved	06/12/2006
223	SUB20060189502	Approved	27/09/2006
SUB - Unit title (8 units)	SUB20060189501	Approved	27/09/2006

Note: If there are any conditions, then only that portion of the consent will be included in the attachments section.



Auckland Council (09) 301 0101 if you require further information.

Special Housing Area (SHA)

A number of Special Housing Areas Created under the provisions of the HASHAA 2013 are in operation around Auckland.

Being in a SHA enables land owners/developers to develop under the provisions of the Proposed Auckland Unitary Plan, which may be significantly different to the current 'operative' District Plans, and to access a fast-track development process.

Maps and other information on SHAs can be found on the following internet page:
<http://www.aucklandcouncil.govt.nz/en/ratesbuildingproperty/housingsupply/pages/specialhousingareas.aspx>

Contact the Housing Project Office (09) 373 6292 or
specialhousingarea@aucklandcouncil.govt.nz for further information.

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 and by Auckland Council prior to November

2013. If you would like the Council to search for this type of information, please call (09) 301 0101.

Compliance schedules

Address: 60 Galway Street Onehunga Auckland 1061

Compliance number	Warrant of fitness (WOF)	WOF expiry date
200600009	00009	20/01/2017



Auckland Council (09) 301 0101 if you require further information.

Swimming/spa pools

No swimming/spa pools recorded.



Auckland Council (09) 301 0101 if you require further information.



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

Other issues or actions required

No other issues or actions recorded.



Auckland Council (09) 301 0101 if you require further information.

Planning

This site is in the Auckland Isthmus District Plan area.

The following is a summary of town planning controls affecting this site.

Zoning	Business - Mixed Use
Limitations	Height Control - Airport Approach Height Control - Volcanic Cones Road Designation - Collector Roads Onehunga Centre Plan (see diagram H10-49)
Proposed Modifications	None recorded.

District Plan maps are contained in the attachments section.



Auckland Council Planning helpdesk (09) 353 9356 for further information.



District Plan maps are available for viewing

<http://www.aucklandcouncil.govt.nz>

Please note that the **Auckland Unitary Plan - Operative in part** 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. As from 15 November 2016 parts of the Auckland Unitary Plan are operative. Where that is the case, those parts of the Auckland Unitary Plan replace the corresponding parts of legacy regional and district plans. Certain parts of the Auckland Unitary Plan have not become operative. Where this is the case, both the Auckland Unitary Plan and the legacy regional and district plans will need to be considered.

The relevant planning maps from the Auckland Unitary Plan and legacy district plans are attached. The Auckland Unitary Plan can be viewed online at:

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

and the (legacy) regional and district plans can be viewed online at:

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/DistrictRegionalPlans/Pages/Home.aspx>

Unitary plan documentation on last attachment.

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

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

Special land features

The council knows the following special features or characteristics of this land.

Note that 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.

Soil issues

No soil issues recorded.

No soil reports held.

Flood risk

This site is potentially at risk of flooding during heavy rainfall events. The extent of this flooding is shown on the attached special land features map as "Overland flowpath".

The overland flowpath has been determined after detailed hydraulic analysis and/or modelling of the stormwater system and represents the general overland route that stormwater may take.

The council may also hold a catchment or flood hazard report giving detailed flood maps and flood levels in this area. These are held, and available for viewing (for a fee), at 35 Graham Street, Auckland.

Any proposed development on this site may require a detailed flood risk report to be completed by a qualified drainage engineer. This will confirm the extent of risk and action required. Proposed development must have regard for established flood flows and levels and the need to ensure that flood plains and flow paths are not impeded.



Auckland Council (09) 301 0101 for further information.

Contamination issues

No Contamination Issues Recorded.

General issues

Site investigations show no contamination levels of concern for the current land use. Contact Auckland Council environmental health specialist 09 301 0101 for further details.

Reports

One or more reports are available for viewing (for a fee) at 35 Graham Street, Auckland.

Wind zone

Medium

This wind classification from New Zealand Standards (NZS 3604:1999) will apply for new structures under Approved Document B1 of the New Zealand Building Code.



Auckland Council building helpdesk (09) 301 0101 for further details of the Building Code.

Corrosion exposure zone

Zone 1

New Zealand Standards (NZS 3604:1999) applies zones to all building sites, depending on the degree of exposure to wind-driven sea salt or to geothermal gases.

All of New Zealand is classified as either sea spray zone or zones 1 to 4. The different zones require fittings and fixtures appropriate to the designation.

Auckland Council isthmus and the Gulf Islands sites are designated either sea spray (generally for more coastal locations) or zone 1 (generally city suburbs) or a combination of the two zones. When a property is designated with both sea spray zone and zone 1, the requirements of the sea spray zone will apply.

Classifications will apply for new structures, under Approved Document B1 and B2 of the New Zealand Building Code.

If property is outside Isthmus and Gulf Island boundary please contact Auckland Council Building Helpdesk.



Auckland Council building helpdesk (09) 353 9358 for further details of the Building Code.

A special land features map is contained in the attachments section.

Attachments

Code Compliance Certificates (CCC's)



1 page attached.

Consent conditions



36 pages attached.

Note that these are only a portion of each consent. Page numbering may not be sequential or complete.

Other issues or actions required



No documents attached.

Private drainage plans



3 plans attached.

Public drainage and water services map



Attached map indicates public drainage and water services.

District Plan maps



District Plan – Isthmus, Operative 1999, Map 1 – Zoning
District Plan – Isthmus, Operative 1999, Map 2 – Additional Limitation
District Plan – Isthmus, Operative 1999, Map 3 – Additional Limitation

Special land features map



Attached map indicates wind, flood, soil warnings, soils register and contamination, if recorded.

Unitary Plan Documentation



Unitary plan document(s) attached.
(Unitary Plan Map legend on last page)

CODE COMPLIANCE CERTIFICATE

SECTION 95, BUILDING ACT 2004

CONSENT NO: AC/02/05382
Issued By: Auckland City Council

PROJECT:

Use: Create Six Residential Apartments.
Class: Apartment Block - Attach Vert **Intended Life:** Not Less Than 50 Years

PROJECT ADDRESS: 60 Galway Street Onehunga 1006

LOT 1 DP 80967
CT-37C/919

Name of Owner Neale Robert, Johnson, The Silver Family Trust, P O Box 99894,
Newmarket, Auckland 1031

This is: A final Code Compliance Certificate issued in respect of all of the building work under the above Consent.

This Code Compliance Certificate is issued subject to the following conditions:
Nil

The Building Consent Authority named below is satisfied, on reasonable grounds, that:

- (a) The building work complies with the building code; and
- (b) The specified systems in the building are capable of performing to the performance standards set out in the building code

This Code Compliance Certificate is based on the Council Officer's opinion that the building work inspected complies with the Building Code. The reasonable grounds for the Council Officer's belief are:

The provision of Producer Statements in respect of fire alarm, mechanical ventilation.
The inspection of the building works by Council Inspections Officers

Signed for and on behalf of Council



Ian McCormick
Manager Building Control
Date: 18 January 2006

Attachment: Compliance Schedule

6 December 2006

To: Brian Trafford Ltd (4203)

Fax No: 520 2247

224(C) CERTIFICATE- 60 Galway Street (SUB20060189503)

This is to advise that your 224(c) Certificate has been processed and it is now available for collection.

<p>The certificate can be collected from:</p> <p>Front of House Ground Floor Auckland City Council UDC House 35 Graham Street AUCKLAND</p>	<p>The certificate has been posted today to:</p> <hr/> <hr/> <hr/>
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A Pay on Delivery courier service is also available. If you wish to use this please contact Customer Services on 353 9337.

If you have any queries or need any further information related to the invoice please phone 353 9179.

Address: 60 Galway Street
Onehunga
Auckland City Council Plan Number T6005/23
Subdivision Application Number SUB20060189503

**CERTIFICATE PURSUANT TO SECTIONS
224(c) AND 224(f)
RESOURCE MANAGEMENT ACT 1991**

In the matter of Plan DP 376775 and pursuant to Section 224(c) of the Resource Management Act 1991 I hereby certify that some conditions of the subdivision consent have been complied with to the satisfaction of the Auckland City Council and that 1 consent notice has been issued in respect of the remaining conditions that require ongoing compliance.

I further certify, pursuant to Section 224(f) of the Resource Management Act 1991 that the Auckland City Council is satisfied on reasonable grounds that every existing building or part of an existing building shown on this plan complies with (or will comply with) the provisions of the building code specified in Section 116A of the Building Act 2004.

Dated this 6th day of December 2006

.....
D.E. COOK
SENIOR SUBDIVISIONS OFFICER

CONSENT NOTICE

In the matter of a Consent Notice issued pursuant to Section 221 of the Resource Management Act 1991 in respect of a condition of subdivision consent for Units on DP 376775 being a subdivision of LOT 1 DP 80967 (Auckland City Council Plan No T6005/23).

I, David Ernest, Senior Subdivision Officer of the Auckland City Council, hereby certify that the following condition, to be complied with on a continuing basis, was imposed when subdivision consent was granted by the Team Leader Subdivision Consents on 29/07/2006 under delegated authority from the Auckland City Council.

That the subdivider will have registered against the Certificate of Title for the Units A-H, a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, recording the following conditions which are to be complied with on a continuing basis:

Common Private Drainage

The body corporate shall keep and maintain the common private sanitary sewer and stormwater drains, in good working order repair and condition, including (without limitation) regularly cleaning out any silt collection devices such as cesspits or silt traps, and shall ensure drains are only used for their intended purpose.

Dated this 6th day of December 2006

Signed by DAVID ERNEST COOK)
Senior Subdivisions Officer)
on behalf of, and by the authority of the)
AUCKLAND CITY COUNCIL under)
Section 252(1) (a) of the Local).....
Government Act 1974)Principal Administrative Officer.

6 October 2006

Brian Trafford Ltd (4203)
88 Arney Road
REMUERA
AUCKLAND
1005

Dear Sir/Madam,

**APPLICATION FOR RESOURCE CONSENT AT 60 Galway Street, Onehunga BY
Home Investments Limited (TCS REF: SUB20060189502)**

This is to advise you that resource consent was granted under delegated authority by the Team Leader subdivisions on 29/07/06

The full text of the decision is as follows.

1 RECOMMENDATIONS

- (1) Pursuant to Section 104A of the Resource Management Amendment Act 2003, the non-notified controlled activity subdivision application by Home Investments Limited for a unit title subdivision at 60 Galway Street, Onehunga (LOT 1 DP 80967) described on Auckland City Council Plan Number (T6005/23), be granted consent.
- (2) Pursuant to Section 113 of the Resource Management Act 1991, the statutory provisions relevant to the application were:
 - (a) Section 104A of the Resource Management Act 2003 (controlled activity) which enables council to grant or decline application; section 108 and 220 of the Resource Management Act 1991 which authorises the imposition of consent conditions if consent is to be granted; and section 104 of the Resource Management Amendment Act 2003, which specifies the matters to which a consent authority must, subject to Part 2, consider in the determination of the application.
 - (b) The Auckland Regional Policy Statement, and the Operative Isthmus District Plan, 1999 were the relevant planning documents. The most relevant provisions were : -

Auckland Regional Policy Statement

- Urban Growth Management

Operative Isthmus District Plan, 1999

- Rule 11.5.2.7, Subdivision around existing and approved development

- (c) The principal issues considered related to fire rating, the provision of services to the site and access to the site.
- (d) Having regard to the information provided Council considers the Unit Title Subdivision complies around that development, and that the sites created can be fully serviced

Having had regard to the foregoing matters the consent authority has determined that the controlled activity consent **shall be granted for the following reasons** : -

- The granting of consent to the applicant's proposal will have no adverse effects on the environment. In particular, the proposed subdivision will be around an already approved development and hence any adverse effects remain the same as those permitted by the District Plan. The applicant has also provided evidence that the proposed sites are adequately serviced.
 - The granting of consent to the applicant's proposal is consistent with the relevant assessment criteria for discretionary activities, and in particular the unit title subdivision around approved development.
 - The imposition of the following conditions will ensure that the effects of the applicant's proposal are avoided, and in particular that the proposal is carried out in accordance with the approved plans, and that all necessary stormwater, wastewater connections and the right of way is completed to Council specifications.
 - The applicant's proposal is consistent with the objectives and policies of the Operative District Plan, and the sustainable management purpose of the Resource Management Act 1991.
 - No persons are considered to be affected by the proposal.
- 3) Pursuant to Sections 108 and 220 of the Resource Management Act 1991, this consent is subject to the following conditions:

- 3.1 That a certificate pursuant to section 224(c) of the Resource Management Act will not be issued until conditions 3.1.1 and 3.1.2 have been met to the satisfaction of the Council and the owners expense

Common Access and Parking Area

- 3.1.1 The common access and parking area have been paved and drained. It appears that these areas have been constructed without engineering approval. Please carry out the following:

That evidence of any relevant engineering application/approval uplifted from Council at the time of constructing the above common area be produced **OR**

That a certification by a Registered Engineer confirming the above common area has been constructed in compliance with Council standards be submitted. Council may require evidence in support of the above certification. **OR**

Fire Report

- 3.1.2 That works as necessary are required to be completed to upgrade the existing buildings to comply with Section 116A of the Building Act 2004, Fire Protection. These works are as generally described in the Report by Pacific Consultants, ref: 06028/firesafe dated 2/05/2006 are to be implemented. Prior to 224(f) approval final producer statement from the applicant's Fire Engineer is required to show that the above work has been done.

Consent Notice

- 3.3.1. That the subdivider will have registered against the Certificate of Title for the Units A-H, a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, recording the following conditions which are to be complied with on a continuing basis:

Common Private Drainage

The body corporate shall keep and maintain the common private sanitary sewer and stormwater drains, in good working order repair and condition, including (without limitation) regularly cleaning out any silt collection devices such as cesspits or silt traps, and shall ensure drains are only used for their intended purpose.

- 4) That survey plan approval be given pursuant to Section 223 of the Resource Management Act 1991 and the Land Transfer Plan (Acc Plan No T6005/24 be signed).
- 5) That the council certify that the requirements of Section 5(1)(g) of the Unit Title Act 1972 have been complied with and that such a certificate be signed by the authorised Officer.

ADVICE NOTES

1. Subject to section 198 of the Local Government Act 2002 and Auckland City Council's Policy on Development Contributions, a top up development contribution of \$17,647.88 inclusive of GST will be payable on this development. The contribution paid on the building consent has been taken into account in this assessment. A development contributions advice note for this amount will be sent in due course. Please note that a section 224C certificates will not be issued until the development contribution has been paid.
2. Any provision being made for telecommunications, power or gas to the this subdivision is to be underground and are to be the requirements of the respective utility services.
3. This resource consent will expire five years after the date of commencement of consent unless: (a) a survey plan is presented to Council for approval under Section 223 of the Resource Management Act 1991 and that plan is deposited within three years of that approval date; or, (b) an application is made to the consent authority to extend the period of the consent, and the consent authority decides to grant an extension after taking into

account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.

Please note that a fee is payable upon lodgement of an application for the issue of a certificate pursuant to Section 224(c) of the Resource Management Act 1991 relating to this application. Please contact Auckland City Environments for the current fee

Yours faithfully,

Rachel Young
SENIOR ADMINISTRATION OFFICER
CUSTOMER ADVICE & CONSENTS



AUCKLAND CITY

**REPORT ON A NON-NOTIFIED CONTROLLED SUBDIVISION RESOURCE
CONSENT APPLICATION AT 60 GALWAY STREET, ONEHUNGA**

To: Senior Subdivision Officer

From: Sheik Hamid
Subdivision Consents Officer

Reference: SUB20060189501 / (T6005/23)

APPLICANT AND PROPERTY DETAILS

Applicant's Name: Home Investments Limited

Address For Service: 88 Arney Road
REMUEA
AUCKLAND

Attention: Brian Trafford Ltd (4203)

Legal Description: LOT 1 DP 80967, CT 37C/919

Site Area: 1114m²

District Plan & Zoning: Isthmus District Plan 1999, Business -
MU

Designations/limitations: nil

1 THE PROPOSAL

Plan T6005/23 shows unit title subdivision of the 8 residential units Unit A – H, that have been constructed on this site. The units have been constructed in accordance with approved building consent BLD57020286401 and LUC57020286401.

Access to the site is from Galway Street via common property. AUs' 1 – 8 are open space car parks for units A – H.

The dwelling comprises of 4 units at upper level and further 4 units at ground level and 8 accessory units at the ground level as parking spaces.

2 REASONS FOR THE APPLICATION

An application for resource consent is required because:

- Under the subdivision rules (part 11.5.2.2) of the 1999 Isthmus District Plan, as this application is for a unit title that is not being staged, it requires a controlled activity consent.

Overall, the application is a controlled activity.

3 SECTION 94

Section 94(1)(a) states that an application for a subdivision consent need not be notified in accordance with section 93, if the subdivision is a controlled activity, and there are no special circumstances that would require the application to be notified.

In my opinion no special circumstances exist.

4 SECTION 94 RECOMMENDATION

That 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 less than minor;
- There are no persons considered to be adversely affected by the granting of this resource consent; and

There are no special circumstances to warrant notification.

5 ASSESSMENT (SECTION 104) AND FOURTH SCHEDULE ASSESSMENT

5.1 Objectives, Policies, Rules and Relevant Assessment Criteria

In accordance with Section 104A of the Resource Management Act 1991, controlled activities are activities, which comply with standards and terms specified in the Plan and are assessed according to matters the consent authority has reserved control over in the Plan.

6 S104A RMA 1991

As a controlled activity, section 104A of the RMA states that the Council must grant consent to the applicant's proposal, but may impose conditions under section 108 of the Act.

Having reviewed the applicant's proposal, it is considered that the proposal be granted consent with suitable conditions imposed to mitigate against any possible adverse effects.

All buildings subject to a cross lease, unit title or company lease application must have:

- existing use rights; or
- comply with the relevant provisions of the Plan; or
- a resource consent.

Where an existing building, included in an application for subdivision consent, has obtained resource consent or is a permitted activity, any proposed covenant, unit or accessory unit boundary shall take into account all relevant development controls for the zone.

6.1 Resource Management Act 1991 and the Building Act 1991

Section 224(f) of the Resource Management Act requires Council to certify that buildings being unit titled will comply with Section 116A of the Building Act 2004.

A fire report has been submitted as part of this application and has been reviewed by council's Fire Engineer Carol Caldwell. The report was prepared by Pacific Consultants, titled Apartment building 60 Galway Street – Onehunga, Fire Safety Report Ref: 06028/firesafe.doc issued on 2 May 2006.

The Council's Fire Engineer has highlighted that for this development to comply with Section 224(f) of the Resource Management Act the requirement of the report 06028/firesafe need to be implemented. Final producer statement from the applicant's fire engineer are required to show that this work has been done before a 224(f) is issued.

6.2 Unit Titles Act 1972

Section 5(1) (g) of the Unit Titles Act requires Council to certify that all units on a staged unit plan or complete unit plan are physically measurable. The units on the plan are existing therefore the 5(1)(g) certificate can be signed on the plan.

6.3 Residential Development Contribution

A financial contribution for this development was paid as part of building consent BLD20052938701. However, in accordance section 198 of the Local Government Act 2002 and Auckland City Council's Policy on Development Contributions, this contribution must also be assessed as part of this subdivision. The contribution for parks and reserves is calculated at the value of 7.5% of the site per additional unit. The sum paid for the building consent is credited against the sum required for this subdivision consent.

Therefore, the Policy on Development contributions, a further development contribution of \$17,647.88 is required, as set out in the attached spreadsheet. This development contribution must be paid prior to the release of a section 224c certificate, and an appropriate advice note should be included if consent is to be granted.

6.4 Engineering Considerations

The development details a development comprising of 8 principal units complete with 8 auxiliary units at the above site. The buildings and associated works have been completed.

The submitted private drainage as built plan confirms that these units have been provided with stormwater and wastewater connections to the public systems. These drains are common and connect to public stormwater and wastewater systems on Galway Street immediately outside the property. The development is to operate under a body corporate set up. A consent notice be registered on the titles of these units with respect to their operation and maintenance responsibilities.

Resource consent no AO/02/02864 was granted in 2002. The infrastructure capacity, traffic impact study and flooding issues were addressed and found to be satisfactory to cater for the development.

All common parking and manoeuvring areas have been paved, drained and clearly identified. However, it appears that an engineering approval has not been sought for the construction of the common access and parking area.

The vehicle crossing is in good condition.

A fire hydrant is located within 135 metres of the proposed site.

6.4 Conclusion

Based on the above assessment, it can be concluded that the unit title subdivision will have less than minor effect on the environment because the subdivision will be around an existing development in accordance with approved building permit subject to the conditions of this consent and simply provides for separate ownership of the residential units which does not further affect the use of the land.

7 RECOMMENDATIONS

- (1) Pursuant to Section 104A of the Resource Management Amendment Act 2003, the non-notified controlled activity subdivision application by Home Investments Limited for a unit title subdivision at 60 Galway Street, Onehunga (LOT 1 DP 80967) described on Auckland City Council Plan Number (T6005/23), be **granted consent**.
- (2) Pursuant to Section 113 of the Resource Management Act 1991, the statutory provisions relevant to the application were:
 - (a) Section 104A of the Resource Management Act 2003 (controlled activity) which enables council to grant or decline application; section 108 and 220 of the Resource Management Act 1991 which authorises the imposition of consent conditions if consent is to be granted; and section 104 of the Resource Management Amendment Act 2003, which specifies the matters to which a consent authority must, subject to Part 2, consider in the determination of the application.
 - (b) The Auckland Regional Policy Statement, and the Operative Isthmus District Plan, 1999 were the relevant planning documents. The most relevant provisions were : -
 - Auckland Regional Policy Statement**
 - Urban Growth Management
 - Operative Isthmus District Plan, 1999**
 - Rule 11.5.2.7, Subdivision around existing and approved development
 - (c) The principal issues considered related to fire rating, the provision of services to the site and access to the site.
 - (d) Having regard to the information provided Council considers the Unit Title Subdivision complies around that development, and that the sites created can be fully serviced

Having had regard to the foregoing matters the consent authority has determined that the controlled activity consent **shall be granted for the following reasons : -**

- The granting of consent to the applicant's proposal will have no adverse effects on the environment. In particular, the proposed subdivision will be around an already approved development and hence any adverse effects remain the same as those permitted by the District Plan. The applicant has also provided evidence that the proposed sites are adequately serviced.
 - The granting of consent to the applicant's proposal is consistent with the relevant assessment criteria for discretionary activities, and in particular the unit title subdivision around approved development.
 - The imposition of the following conditions will ensure that the effects of the applicant's proposal are avoided, and in particular that the proposal is carried out in accordance with the approved plans, and that all necessary stormwater, wastewater connections and the right of way is completed to Council specifications.
 - The applicant's proposal is consistent with the objectives and policies of the Operative District Plan, and the sustainable management purpose of the Resource Management Act 1991.
 - No persons are considered to be affected by the proposal.
- 3) Pursuant to Sections 108 and 220 of the Resource Management Act 1991, this consent is subject to the following conditions:

3.1 That a certificate pursuant to section 224(c) of the Resource Management Act will not be issued until conditions 3.1.1 and 3.1.2 have been met to the satisfaction of the Council and the owners expense

Common Access and Parking Area

3.1.1 The common access and parking area have been paved and drained. It appears that these areas have been constructed without engineering approval. Please carry out the following:

That evidence of any relevant engineering application/approval uplifted from Council at the time of constructing the above common area be produced **OR**

That a certification by a Registered Engineer confirming the above common area has been constructed in compliance with Council standards be submitted. Council may require evidence in support of the above certification. **OR**

Fire Report

3.1.2 That works as necessary are required to be completed to upgrade the existing buildings to comply with Section 116A of the Building Act 2004, Fire Protection. These works are as generally described in the Report by Pacific Consultants, ref: 06028/firesafe dated 2/05/2006 are to be implemented. Prior to 224(f) approval final producer statement from the applicant's Fire Engineer is required to show that the above work has been done.

Consent Notice

3.3.1. That the subdivider will have registered against the Certificate of Title for the Units A-H, a Consent Notice pursuant to Section 221 of the Resource Management Act 1991, recording the following conditions which are to be complied with on a continuing basis:

Common Private Drainage

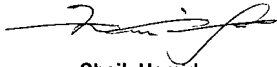
The body corporate shall keep and maintain the common private sanitary sewer and stormwater drains, in good working order repair and condition, including (without limitation) regularly cleaning out any silt collection devices such as cesspits or silt traps, and shall ensure drains are only used for their intended purpose.

- 4) That survey plan approval be given pursuant to Section 223 of the Resource Management Act 1991 and the Land Transfer Plan (Acc Plan No T6005/24 be signed).
- 5) That the council certify that the requirements of Section 5(1)(g) of the Unit Title Act 1972 have been complied with and that such a certificate be signed by the authorised Officer.

ADVISE NOTES

1. Subject to section 198 of the Local Government Act 2002 and Auckland City Council's Policy on Development Contributions, a top up development contribution of \$17,647.88 inclusive of GST will be payable on this development. The contribution paid on the building consent has been taken into account in this assessment. A development contributions advice note for this amount will be sent in due course. Please note that a section 224C certificates will not be issued until the development contribution has been paid.
2. Any provision being made for telecommunications, power or gas to the this subdivision is to be underground and are to be the requirements of the respective utility services.
3. This resource consent will expire five years after the date of commencement of consent unless:
(a) a survey plan is presented to Council for approval under Section 223 of the Resource Management Act 1991 and that plan is deposited within three years of that approval date; or,
(b) an application is made to the consent authority to extend the period of the consent, and the consent authority decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.
4. Please note that a fee is payable upon lodgement of an application for the issue of a certificate pursuant to Section 224(c) of the Resource Management Act 1991 relating to this application. Please contact Auckland City Environments for the current fee.

AUTHOR:



Sheik Hamid,
Subdivision Consents Officer

DATE: 27/9/06

DECISION

Granted consent in accordance with the above recommendation under Delegated Authority to the non-notified Subdivision Resource Consent at 60 Galway Street, Onehunga, 1006.



D E Cook
Senior Subdivision Officer
Auckland City Environments

DATE: 27/9/2006



7 July 2005

Direct Dial: 09 373 6208

LUC No.: 57030440101

File Ref: P4171

Vivid Investments Limited
C/- Connell Wagner Limited
PO Box 9762
Newmarket
AUCKLAND

Dear Sir/Madam

**RESOURCE CONSENT APPLICATION
60 GALWAY STREET, ONEHUNGA**

This application was determined by Planning Commissioner Cr G Fryer on 7 July 2005. A copy of the decision of the Planning Commissioner is attached.

Objection rights are set out in section 357 of the Resource Management Act 1991 and shall be made in writing to Council within 15 working days of receipt of the decision. Any objection made under section 357(4) 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 invoice. Pursuant to section 116 this consent will not commence until such time as any appeals or objections are withdrawn or decided.

The applicant may lodge an appeal against the council's decision with the Registrar of the Environment Court (PO Box 7147, Wellesley Street, Auckland, phone (09) 916 9091, fax (09) 916 9090). The appeal must be lodged with the Environment Court within 15 working days of the receipt of the decision together with a filing fee of \$55.00. The format of the appeal must follow that prescribed by Regulation 16 (Form 34) of the Resource Management (Forms, Fees, and Procedure) Regulations 2003. A copy of the appeal must be served on the 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 Ms F Blight, phone 353 9209, who will direct your inquiry to the appropriate officer.

Yours faithfully

Kevin Quensell
HEARINGS SERVICES MANAGER

**RESOLUTIONS PASSED BY A
PLANNING COMMISSIONER**

**SECTION 94 DETERMINATION
FOR VIVID INVESTMENTS LIMITED AT
60 GALWAY STREET, ONEHUNGA
(LUC NO.: 57030440101)**

COMMISSIONER: Cr G Fryer

APPLICANT: Vivid Investments Limited

DECISION

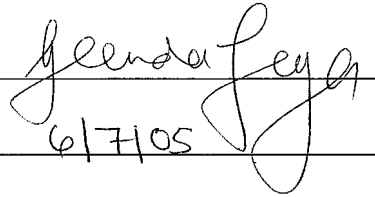
That, pursuant to sections 93 and 94 of the Resource Management Act 1991, this application be processed without notice because:

- There will be no adverse effects on the environment as a result of the activity; and
- There are no persons considered to be adversely affected by the activity.

That, pursuant to section 94C, there are no special circumstances to warrant notification.

Cr G Fryer
Commissioner:

Date:


6/7/05

**RESOLUTIONS PASSED BY A
HEARINGS COMMISSIONER**

**APPLICATION FOR A RESOURCE CONSENT
BY VIVID INVESTMENTS LIMITED AT
60 GALWAY STREET, ONEHUNGA
(LUC NO.: 57030440101)**

COMMISSIONER: Cr G Fryer

APPLICANT: Vivid Investments Limited

DECISION

Pursuant to Section 104B of the Resource Management Act 1991, the discretionary activity land use application by Vivid Investments Limited for retrospective consent to convert 2 rear residential units within an existing building into 4 units that:

- Involves the location of an activity on a contaminated site
- Involves a shortfall of 8 parking spaces (Operative Plan) or 2 parking spaces (Plan Modification 71)

at 60 Galway Street, Onehunga described as LOT 1 DP 80967, CT 37C/919 be granted consent.

Pursuant to section 125 of the Resource Management Act 1991, this resource consent will expire 5 years after the date of commencement of consent unless, before the consent lapses;

- (a) the consent is given effect to; or
- (b) an application is made to the consent authority to extend the period of the consent, and the consent authority decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.

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

- (a) The granting of consent to the applicant's proposal will have no more than minor adverse effects on the environment. In particular, the proposal comprises a residential activity within an existing building, with no external alterations, consistent with the mixed use activities in the surrounding area.
- (b) The granting of consent to the applicant's proposal is consistent with the relevant assessment criteria for discretionary activities,

and in particular the parking provided on-site is considered to be sufficient to meet the requirements of the activity.

- (c) The imposition of the following conditions will ensure that the effects of the applicant's proposal are avoided, remedied or mitigated, and in particular the parking area in front of the building is amended to match the layout shown on the application plans.
- (d) The applicant's proposal is consistent with the objectives and policies of the Operative District Plan, and the sustainable management purpose of the Resource Management Act 1991.

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

Activity in Accordance with Application and Plans

- (1) The proposed activity shall be carried out in accordance with the plans and all information submitted with the application, being described as:
 - Sheet WD01 and WD02 titled "Apartment Development 60 Galway Street, Onehunga" prepared by Bailey Architects and dated 6 June 2002
 - Application report (except as amended by additional material listed below) titled "60 Galway Street" prepared by Connell Wagner Ltd, dated 28 August 2003
 - Further information letter dated 22 March 2005, titled "Resource Consent for 60 Galway Street, Onehunga Council Reference AO/03/04401 Retrospective Consent for two additional Residential Units Further Information Requested 21st October 2004", prepared by Angelene Butler of Connell Wagner Ltd
 - Parking Assessment dated 21 March 2005 titled "60 Galway Street, Onehunga - Parking Assessment (Revised)", prepared by Gordon Wemyss, Senior Engineer of Connell Wagner Ltd

and referenced by Council as AO/03/04401.

Monitoring

- (2) The consent holder shall pay the Council a consent compliance monitoring charge of \$304.00 (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 \$304.00 (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.

Parking Layout

- (3) The consent holder shall amend the markings for the carparking area at the front of the site so that they are in accordance with those indicated on the application plans (Refer to Sheet WD01 referenced in Condition 1 above). This is to provide 8 parking spaces parallel to the road boundary of the site rather than the existing angled parking spaces to reduce the incidence of reverse manoeuvring onto the adjacent street.

Financial Contribution

- (4) In accordance with clause 4B.4 of the Auckland City Operative District Plan 1999 (Isthmus), and the Interim Operational Policy, the consent holder shall pay to Council by bank cheque or electronic transfer, a financial contribution for the development of \$29,224.85 plus GST of \$3,653.11 for a total amount payable of \$32,877.95. The contribution has been calculated based on the value of 18m² of the site and 12m² at \$430.00 per square metre, for each of the 2 new residential units. The property has been valued at \$292,500.00 (inc. GST).

Payment shall be made by bank cheque or electronic transfer prior to the uplifting of the issued building consent for the development. However, if building consent for the development is not applicable, payment of the financial contribution is already due and shall be made within 30 days of this resource consent commencing.

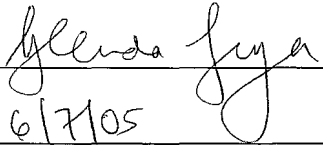
ADVICE NOTES

1. The consent holder needs to obtain all other necessary consents and permits, including those under the Building Act 2004, and comply with all relevant Council Bylaws.
2. A copy of this consent should be held on site at all times during the establishment and construction phase of the activity.
3. 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 Team Leader, Compliance Monitoring 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.

4. This consent does not constitute building consent approval. Please check as to whether or not a building consent is required under the Building Act 2004. If a building consent application is already lodged with Council or has already been obtained you are advised that unless otherwise stated, the use shall not commence until conditions of this resource consent have been met.
5. 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.
6. If you disagree with any of the above conditions (excluding the condition relating to the financial contribution for development) or with any additional charges relating to the processing of the application, you have a right of objection pursuant to Section 357 of the Resource Management Act 1991 which shall be made in writing to Council within 15 working days of notification of the decision. Council will as soon as practicable consider the objection at a hearing.

Cr G Fryer
Commissioner:


6/7/05

Date:

13 December 2002

Connell Wagner Ltd
P O Box 9762
Newmarket
Auckland 1031

Attention: Andrew Gysberts

Dear Sir/Madam,

**APPLICATION FOR RESOURCE CONSENT AT 60 Galway Street, Onehunga BY
Green Ice Limited (TCS REF: AO/02/02864)**

This is to advise you that resource consent was granted under delegated authority by
the team Coordinator on 13-12-2002

The full text of the decision is as follows.

Pursuant to Section 105 of the Resource Management Act 1991, the discretionary activity land use application by Green Ice Ltd to convert an existing warehouse / factory into six (6) apartments that:

- Involves minor alterations and additions and a change of use to a building in the proposed Mixed Use zone, within 30m of a residential zone.
- Involves minor alterations and additions and a change of use to a building in the Business 4 zone, within 30m of a residential zone.
- Provides no front yard landscaping where the District Plan requires that in the Business 4 zone no less than 50% of that part of the site between the road boundary and a parallel line 3m therefrom be permeable landscaped area.
- Provides no front yard landscaping where the proposed District Plan requires that in the Mixed Use zone no less than 60% of that part of the site between the road boundary and a parallel line 2m therefrom be permeable landscaped area.
- Involves development on an identified contaminated site.
- Provides 8 carparking spaces on the site in lieu of the 12 car parks required under the operative District Plan.
- Includes reverse manoeuvring onto the road from two parking spaces (spaces 1 and 5), in lieu of the providing on site manoeuvring of vehicles.
- Is unable to provide private open space or an outlook court for units A3 and A4 that complies with the minimum requirements of the proposed District Plan within the Mixed Use zone.
- Involves car parking spaces that are unable to provide manoeuvring depths that comply with both Figure 12.2b of the District Plan and the tracking curves shown in figure 12.3a of the District Plan.

at 60 Galway Street, Onehunga described as LOT 1 DP 80967, CT 37C/919 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 granting of consent to the applicant's proposal will have no more than de minimis effects on the environment, given that:
- The development will not result in disruption to any vegetation, fauna, landform, waterbodies or groundwater or natural heritage features.
 - The services needs of the development have been determined by a suitably qualified drainage engineer, to be able to be within the capacity of the existing infrastructure available to the site.
 - The majority of the conversion works will be carried out within the building. The development includes only minimal changes to the exterior that will be largely cosmetic, to enhance the exterior of the building for residential purposes.

- As there will be no significant changes in the bulk and location of the building the proposal will not have any adverse effects such as shadowing, building dominance, effects on privacy or obstruction of views
 - The proposal will not have adverse effects in terms of contamination issues identified on the site.
 - Given that there is currently no front yard landscaping on the site, and that the changes to the building will improve the façade of the building, the lack of front yard landscaping proposed will have no more than insignificant adverse effects on streetscape.
 - The development of apartments on the site will be consistent with the existing mixed residential / commercial and light industrial character of the neighbourhood.
 - The use of the existing building as apartments will not result in the generation of dust, vibration or air discharges, or noise beyond that anticipated within the existing environment.
 - Although the proposal involves a parking shortfall under the Operative District Plan, reduction in parking and manoeuvring depths and reverse manoeuvring of vehicles onto the road, it has been determined by a suitably qualified traffic engineer that the development can be accommodated within the existing road network without compromising its function, capacity or safety.
- (b) The granting of consent to the applicant's proposal is consistent with the relevant assessment criteria for discretionary activities, given that:
- The proposed parking shortfall complies with the relevant assessment criteria set out in Section 12.9.1.2(b) of the District Plan.
 - The proposed alterations and additions and a change of use on the site, within 30m of a residential zone, complies with the relevant assessment criteria for such activities as set out in Section 3 & 4 of Proposed Plan Change T003 and Section 8.7.7.3.2 of Proposed Plan Change 71.
 - The proposed front yard landscaping and private open space shortfalls comply with the relevant assessment criteria for development control modification as set out in section 4.3.1.2 of the operative District Plan.
 - Development on the site identified as being subject to contamination complies with the relevant assessment criteria set out in Section 5E.7.3.1 of the District Plan.
 - The proposal for reverse manoeuvring onto the road from some of the parking spaces on the site complies with the relevant assessment criteria for discretionary traffic matters in Section 12.9.1.2 of the Plan.
- (c) The following conditions have been applied to ensure that the activity is carried out in accordance with the plans and application considered by Council. Accordingly the following conditions will ensure that significant adverse effects of the proposal are avoided.

- (d) The applicant's proposal is consistent with the objectives and policies of the Operative District Plan, and the sustainable management purpose of the Resource Management Act 1991.

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

Activity in Accordance with Plans

- (1) The proposed activity shall be carried out in accordance with the plans and all information submitted with the application, being described as plans entitled "60 Galway Street, Onehunga, Auckland" dated 06/09/02, Sheet WD01 to WD10, as drawn by Bailey Architects and referenced by Council as AO/02/02864.

Noise

- (2) Prior to the issue of a building consent, the consent holder shall provide certification to the Council (Team Leader, Incident Management) from an experienced acoustical consultant confirming that the design and materials to be used are such that the internal noise levels in the residential units will not exceed 35 dBA (L10) in bedrooms and 45 dBA (L10) in other habitable rooms, based on an external level of 60dBA (L10) at all site boundaries.

- (3) **Financial Contribution**

Pursuant to Section 108(2)(a) of the Resource Management Act 1991 and in accordance with Clause 4B.4 of the Auckland City Operative District Plan 1999 (Isthmus), the consent holder shall pay to Council in **cash or bank cheque**, a reserve contribution for the development of **\$54,533.00** (inclusive of GST), prior to the issue of the building consent for the development. The contribution has been calculated based on the value of 30m² of the site for each additional residential unit. The property has been valued at **\$168,750.00** (inclusive of GST).

Monitoring

- (4) The consent holder shall pay the Council a consent compliance monitoring charge of \$198 (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 \$198 (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 should be held on site at all times during the establishment and construction phase of the activity.*
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 Team Leader, Compliance Monitoring and include the following details:*
 - a. *name and telephone number of the project manager and site owner*
 - b. *site address to which the consent relates*
 - c. *activity to which the consent relate*
 - d. *expected duration of works.*
5. *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.*
6. *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.*
7. *If you disagree with any of the above conditions (except any condition that requires the payment of a financial contribution) or with any additional charges relating to the processing of the application, you have a right of objection pursuant to Section 357 of the Resource Management Act 1991 which shall be made in writing to Council within 15 working days of notification of the decision. Council will as soon as practicable consider the objection at a hearing.*

Yours faithfully,

Sharon Tipene
SENIOR ADMINISTRATION OFFICER
CUSTOMER ADVICE & CONSENTS

Connell Wagner Limited Telephone: +64 9 520 6019
 10 Kent & Crowhurst Streets Facsimile: +64 9 524 7815
 PO Box 9762
 Auckland
 New Zealand

Connell Wagner

Project: 60 GARWAY ST	Reference: 5728
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To:	Copy:	Circulate:	Name:	Company:	Location/Facsimile:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	MARK WHITE	ACC	353 9186
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

From: ANDREW GYSBERG	Date: 12.12.02	Attached Pages: SIX
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Subject: ENDORSEMENT OF CONDITIONS

Mark

RE: AO/02/2864

Thanks for your help.

Andrew G

Neil 025 661 7529

Connell Wagner Limited
Level 6
6 Crowhurst Street
(PO Box 9762)
Newmarket
Auckland New Zealand

Telephone: +64 9 520 6019
Facsimile: +64 9 524 7815
Email: cwaki@connwag.com
www.connwag.com

FAXED**Connell Wagner**

Project: 60 Galway Street				Reference:	
To:	Copy:	Circulate:	Name:	Organisation:	Location/Facsimile:
<input checked="" type="checkbox"/>			Mark White	Auckland City Council	353 9816
<input type="checkbox"/>					
<input type="checkbox"/>					
<input type="checkbox"/>					
From: Andrew Gysberts				Date: 5 December 2002	Total Pages: 5
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Subject: Agreement to Conditions					

Mr White

Further to your note of 25 November 2002, please find attached the signed agreement of the applicant to the proposed conditions of consent.

We look forward to the completed processing of this application.

Kind regards,

Andrew Gysberts

attachment

238



AUCKLAND CITY

RECEIVED

FACSIMILE

Please hand the following pages to:

To: Andrew Gysbert

Fax 524-7815

From: Mark White

Team Co-ordinator - Customer Advice & Consents

Date: 25/11/02

Total number of pages: (5) including cover sheet
If you do not receive all pages, please telephone: 353-9458

RE: RESOURCE CONSENT APPLICATION: 60 Gateway Street, Chelmsford
 - ENDORSEMENT TO RECOMMENDED CONDITIONS OF CONSENT.

Dear Sir/Madam,

I refer to the above application for resource consent. Where the Council proposes to impose conditions on a resource consent, it is Council policy that the applicant sign and endorse the recommended conditions of consent. Enclosed is a copy of the recommended conditions. If you agree to these conditions, please ensure that each page contains both your initials and the date. If the conditions are not satisfactory please contact me so they can be discussed.

Please note that the final approval to the above resource consent application is unable to be given until such endorsement is received. Any problems or queries, please contact me by phone on 353 9458 or I can be contacted by fax on 353 9186 or e-mail WhiteM@ac.govt.nz.

Regards

Mark White

Team Co-ordinator - Customer Advice & Consents
AUCKLAND CITY ENVIRONMENTS

\\AC_CIVIC\DATA\DATA\ACSC\CONSENT\Gens\Wazak\White\consent.doc

FROM :

**RECOMMENDATION ON RESOURCE CONSENT APPLICATION
A0/02/02084 AT 60 GALWAY STREET, ONEHUNGA**

Pursuant to Section 105 of the Resource Management Act 1991, the discretionary activity land use application by Green Ice Ltd to convert an existing warehouse / factory into apartments that:

- Involves minor alterations and additions and a change of use to a building in the proposed Mixed Use zone, within 30m of a residential zone.
- Involves minor alterations and additions and a change of use to a building in the Business 4 zone, within 30m of a residential zone.
- Provides no front yard landscaping where the District Plan requires that in the Business 4 zone no less than 50% of that part of the site between the road boundary and a parallel line 3m therefrom be permeable landscaped area.
- Provides no front yard landscaping where the proposed District Plan requires that in the Mixed Use zone no less than 60% of that part of the site between the road boundary and a parallel line 2m therefrom be permeable landscaped area.
- Involves development on an identified contaminated site.
- Provides 8 carparking spaces on the site in lieu of the 12 car parks required under the operative District Plan.
- Includes reverse manoeuvring onto the road from two parking spaces (spaces 1 and 5), in lieu of the providing on site manoeuvring of vehicles.
- Is unable to provide private open space or an outlook court for units A3 and A4 that complies with the minimum requirements of the proposed District Plan within the Mixed Use zone.
- Involves car parking spaces that are unable to provide manoeuvring depths that comply with both Figure 12.2b of the District Plan and the tracking curves shown in figure 12.3a of the District Plan.

at 60 Galway Street, Onehunga described as LOT 1 DP 40967, CT 370919 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 granting of consent to the applicant's proposal will have no more than de minimis effects on the environment, given that:
- The development will not result in disruption to any vegetation, fauna, landform, waterbodies or groundwater or natural heritage features.
 - The services needs of the development have been determined by a suitably qualified drainage engineer, to be able to be within the capacity of the existing infrastructure available to the site.
 - The majority of the construction works will be carried out within the building. The development includes only minimal changes to the exterior that will be largely cosmetic, to enhance the exterior of the building for residential purposes.

NRT

25/11/2002

- As there will be no significant changes in the bulk and location of the building the proposal will not have any adverse effects such as shadowing, building dominance, effects on privacy or obstruction of views.
- The proposal will not have adverse effects in terms of contamination issues identified on the site.
- Given that there is currently no front yard landscaping on the site, and that the changes to the building will improve the facade of the building, the lack of front yard landscaping proposed will have no more than insignificant adverse effects on the streetscape.
- The development of apartments on the site will be consistent with the existing mixed residential / commercial and light industrial character of the neighbourhood.
- The use of the existing building as apartments will not result in the generation of dust, vibration or air discharges, or noise beyond that anticipated within the existing environment.
- Although the proposal involves a parking shortfall under the Operative District Plan, reduction in parking and manoeuvring depths and reverse manoeuvring of vehicles onto the road, it has been determined by a suitably qualified traffic engineer that the development can be accommodated within the existing road network without compromising its function, capacity or safety.

(b) The granting of consent to the applicant's proposal is consistent with the relevant assessment criteria for discretionary activities, given that:

- The proposed parking shortfall complies with the relevant assessment criteria set out in Section 12.9.1.2(b) of the District Plan.
- The proposed alterations and additions and a change of use on the site, within 30m of a residential zone, complies with the relevant assessment criteria for such activities as set out in Section 3 & 4 of Proposed Plan Change T003 and Section 8.7.7.3.2 of Proposed Plan Change 71.
- The proposed front yard landscaping and private open space shortfalls comply with the relevant assessment criteria for development control modification as set out in section 4.3.1.2 of the operative District Plan.
- Development on the site identified as being subject to contamination complies with the relevant assessment criteria set out in Section 5E.7.3.1 of the District Plan.
- The proposal for reverse manoeuvring onto the road from some of the parking spaces on the site complies with the relevant assessment criteria for discretionary traffic matters in Section 12.9.1.2 of the Plan.

(c) The following conditions have been applied to ensure that the activity is carried out in accordance with the plans and application considered by Council. Accordingly the following conditions will ensure that significant adverse effects of the proposal are avoided.

(d) The applicant's proposal is consistent with the objectives and policies of the Operative District Plan, and the sustainable management purpose of the Resource Management Act 1991.

NLT 25/11/2002

FROM :

FAX NO. : 096344508

Nov. 26 2002 08:18AM P4

ID: 64 9 5247815

PAGE 4/5

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

Activity in Accordance with Plans

- (1) The proposed activity shall be carried out in accordance with the plans and all information submitted with the application, being described as plans entitled: "80 Galloway Street, Onewhanga, Auckland" dated 06/09/02, Sheet WD01 to WD10, as drawn by Bailey Architects and referenced by Council as A002/022864.

Noise

- (2) Prior to the issue of a building consent, the consent holder shall provide certification to the Council (Team Leader, Incident Management) from an experienced acoustical consultant confirming that the design and materials to be used are such that the internal noise levels in the residential units will not exceed 35 dBA (L10) in bedrooms and 45 dBA (L10) in other habitable rooms, based on an external level of 60 dBA (L10) at all site boundaries.

- (3) Financial Contribution

Pursuant to Section 108(2)(a) of the Resource Management Act 1991 and in accordance with Clause 4B.4 of the Auckland City Operative District Plan 1999 (Isthmus), the consent holder shall pay to Council in cash or bank cheque, a reserve contribution for the development of \$54,533.21 (inclusive of GST), prior to the issue of the building consent for the development. The contribution has been calculated based on the value of 30m² of the site for each additional residential unit. The property has been valued at \$168,750.00 (inclusive of GST).

Monitoring

- (4) The consent holder shall pay the Council a consent compliance monitoring charge of \$188 (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 \$188 (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 renewed 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 should be held on site at all times during the establishment and construction phase of the activity.

PKS 25/11/2002

FROM :

FAX NO. : 096344508

Nov. 26 2002 08:09AM PS

ID: 64 9 5247815

PAGE 5/5

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 Team Leader, Compliance Monitoring and include the following details:

- a. name and telephone number of the project manager and site owner
- b. site address to which the consent relates

c. activity to which the consent relates

d. expected duration of works

5. 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.

6. 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.

7. If you disagree with any of the above conditions (except any condition that requires the payment of a financial contribution) or with any additional charges relating to the processing of the application, you have a right of objection pursuant to Section 367 of the Resource Management Act 1991 which shall be made in writing to Council within 15 working days of notification of the decision. Council will as soon as practicable consider the objection at a hearing.

SECTION 105 DETERMINATION

Acting under delegated authority, and for the reasons set out in the above recommendation, this application for resource consent at 60 Gateway Street, Owhango be granted consent.

Mark White- Customer Advice & Consents

DATE:

PRJ 25/11/2002

28 September 2005

Direct Dial: 09 373 6208
LUC No.: 57020440101

The Remuera 198 Trust Company Limited
C/- WN Johnson
4/198 Remuera Road
Remuera
Auckland 1005

Dear Sir/Madam

S357 OBJECTION
60 GALWAY STREET, ONEHUNGA

An objection pursuant to section 357 of the Resource Management Act 1991 for the above site was considered by Cr GA Mulholland and Cr WA Christian on Wednesday, 28 September 2005. It was resolved as per the attached decision.

The applicant may lodge an appeal against the council's decision with the Registrar of the Environment Court (PO Box 7147, Wellesley Street, Auckland, fax (09) 916 9090). The appeal must be lodged with the Environment Court within 15 working days of the receipt of the decision together with a filing fee of \$55.00. The format of the appeal must follow that prescribed by Regulation 16 (Form 34) of the Resource Management (Forms, Fees, and Procedure) Regulations 2003. A copy of the appeal must be served on the 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 Veena Krishna, phone 353 9254, who will direct your inquiry to the appropriate officer.

Yours faithfully



Kevin Quensell
HEARINGS SERVICES MANAGER

RESOLUTIONS PASSED AT A PLANNING HEARING BY
HEARINGS COMMISSIONERS HELD ON WEDNESDAY, 28 SEPTEMBER 2005
AT 11.00 AM IN THE HEARINGS MEETING ROOM, LEVEL 1,
TOWN HALL, 301 QUEEN STREET, AUCKLAND

SECTION 357 OBJECTION
BY THE REMUERA 198 TRUST COMPANY LIMITED AT
60 GALWAY STREET, ONEHUNGA
(LUC NO.: 57020440101)

COMMISSIONERS: Cr GA Mulholland (Chairman)
Cr WA Christian

COUNCIL OFFICERS: Ms V Krishna Team Leader Hearings and Appeals
Mr R Blakey Reporting Planner
Ms J McKee Hearings Administrator

APPLICANT: The Remuera 198 Trust Company Limited

DECISION

That pursuant to section 357(7) of the Resource Management Act 1991, the objection by The Remuera 198 Trust Company Limited to condition (4), being a condition requiring a financial contribution of \$32,877.95 incl GST, imposed in respect of a non-notified discretionary activity land use resource consent for retrospective approval for the development of two additional residential units (Council reference LUC57030440101) at 60 Galway Street, Onehunga, be upheld in part and dismissed in part, and that the first paragraph of that condition be amended as follows (amendments in italics and deletions in ~~strikethrough~~):

- “(4) In accordance with clause 4B.4 of the Auckland City Operative District Plan 1999 (Isthmus), ~~and the Interim Operational Policy~~, the consent holder shall pay to Council by bank cheque or electronic transfer, a financial contribution for the development of \$21,431.43 plus GST of \$2,678.93 for a total amount payable of \$24,110.36. *The contribution has been calculated based on the Interim Operational Policy and the value of 22m² of the site for each of the 2 additional two-bedroom units.* The property has been valued at \$292,500.00 (inc. GST).

Payment shall be made in cash or bank cheque or electronic transfer prior to the uplifting of the issued building consent for the development. *However, as the building consent has been issued and the units have been constructed if building consent for the development is not applicable, payment of the financial contribution is already due and shall be made within 30 days of this objection decision.*

The reasons for upholding the objection in part are:

- (a) While not part of the grounds of the objection, the revised financial contribution includes an adjustment that takes into account the likely occupancy rates of the proposed development, being comprised of two-bedroom units, with these rates being based on recent survey information of similar developments.
- (b) The amended condition is therefore considered to be fair and reasonable.

The reasons for dismissing the objection in part are:

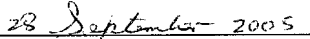
- (a) There is no provision in the District Plan for site value to be based on rental returns.
- (b) The date of the valuation should remain as 2005, due to the delays in the lodgement of the retrospective application and those further delays arising in response to the Council's requests for further information.
- (c) The division of the two larger units into four smaller units creates no net credit in terms of the way financial contributions are calculated.
- (d) As no reductions are recommended on the basis of the rationale advanced by the objector, particularly with regard to the use of a June 2005 valuation based on site value as required under the District Plan, no reduction in the costs of obtaining that valuation are considered necessary.

There being no further matters to discuss the Chair closed the meeting at 11.05 am.

Cr GA Mulholland
Chairman:



Date:





AUCKLAND CITY
DEMOCRACY SERVICES
Hearings Management

COPY

Direct Dial: 373 6208
Fax Number: 373 6214

Democracy Services File:
Group File:

LUC 57020440101

MEMORANDUM

TO: Cr GA Mulholland
Cr WA Christian

CC: Veena Krishna, Team Leader Hearings & Appeals, ACE
Richard Blakey, Reporting Planner

FROM: Julie McKee, Hearings Administrator

DATE: 7 September 2005

SUBJECT: 357 OBJECTION HEARING
60 GALWAY STREET, ONEHUNGA

This hearing has been scheduled to be heard as follows:

DATE: Wednesday, 28 September 2005

VENUE: Hearings Meeting Room
Level 1
Town Hall
301 Queen Street
AUCKLAND

TIME: 11:00 am

The documentation is attached. Please write this commitment in your diaries.

COPY



Auckland City

Find out more

www.aucklandcity.govt.nz

7 September 2005

Direct Dial: 09 373 6208
LUC No.:57020440101

The Remuera 198 Trust Company Limited
C/- WN Johnson
4/198 Remuera Road
Remuera
Auckland 1005

Dear Sir/Madam

S357 OBJECTION
60 GALWAY STREET, ONEHUNGA

The above-mentioned application will be considered by hearings commissioners Cr GA Mulholland and Cr WA Christian as follows:

DATE: Wednesday, 28 September 2005

VENUE: Hearings Meeting Room
Level 1
Town Hall
301 Queen Street
AUCKLAND

TIME: 11:00 am

A copy of the documentation is enclosed. Should you wish to attend the meeting and speak to this application, please contact Julie McKee on 373 6208 as soon as possible, and inform her of who will be attending and wishing to speak.

Yours faithfully

Kevin Quensell
HEARINGS SERVICES MANAGER



AUCKLAND CITY ENVIRONMENTS

AS BUILT DRAINAGE PLAN

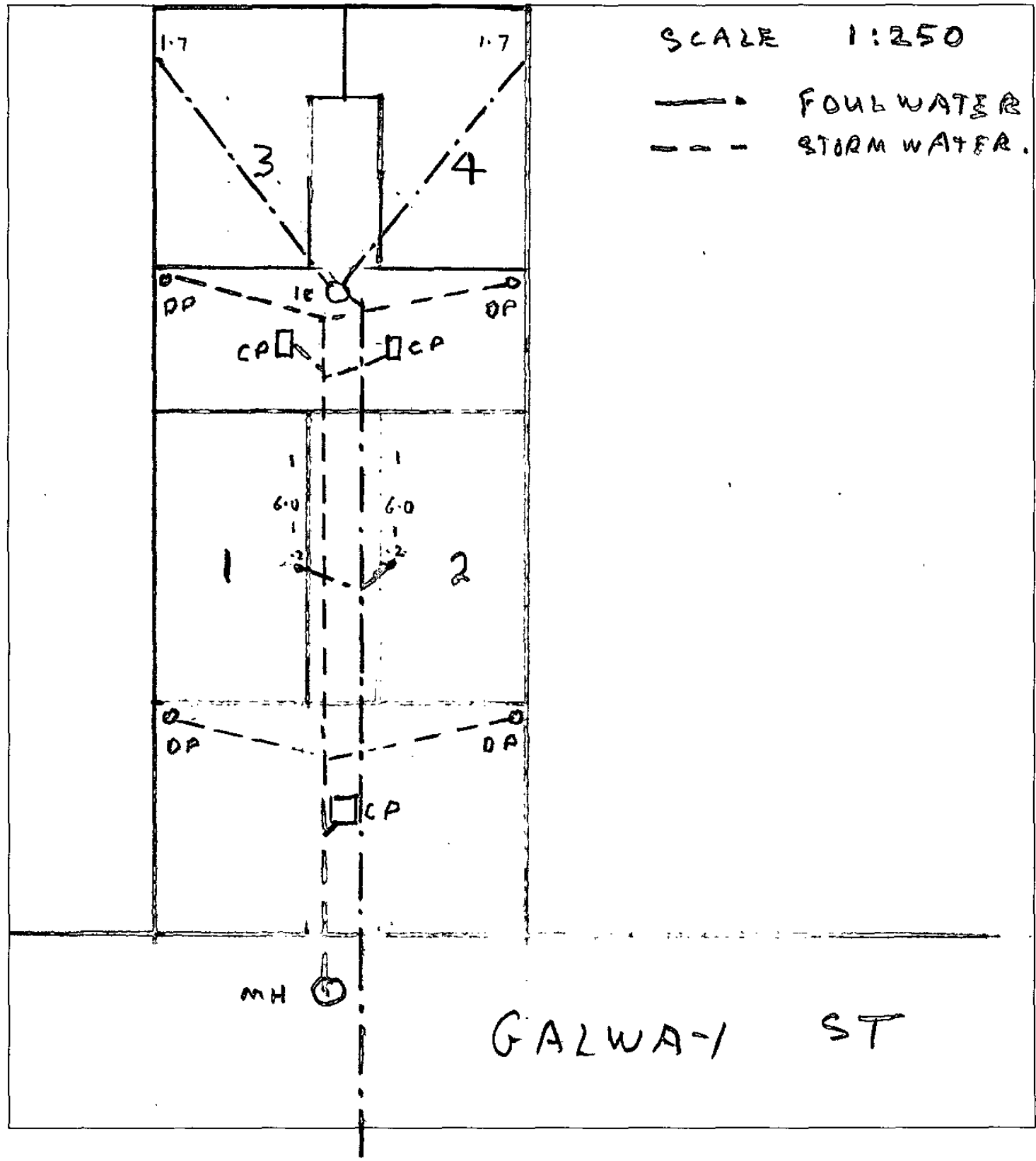
Consent number: AC/02/5387 Owner: REMUEAA 198 TRUST CO LTD

Site address: 60 GALWAY ST ONEHUNGA

Drainlayer: EDDIE PARKER, DEVEL, LTD Registration number: 333 87

NOTE: Please provide figures/measurements from a defined point of reference.

Date submitted



AUCKLAND CITY

Auckland City Environments, 35 Graham Street (off Victoria Street West), Auckland Central
Private Bag 92 516, Wellesley Street, Auckland. Telephone: 379 2020. Website: www.akcitr.govt.nz

PRIVATE DRAINAGE PLAN

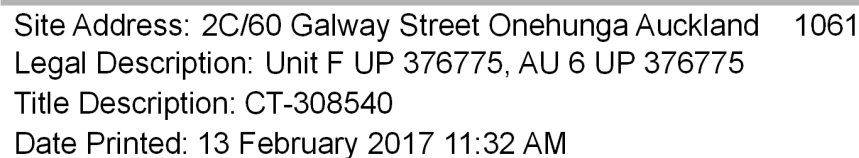
Site Address: 2C/60 Galway Street Onehunga Auckland 1061

Date Printed: 13/02/2017

Page: 1 of 3

Not to scale

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



Legend

— • District Boundary

Wastewater

- W'sale Connections
- W'sale Built
- W'sale Out of Service
- W'sale Proposed
- W'sale Chamber
- Pumping Station
- Retail Pipe
- Connection
- Meter
- Air Vent
- Control Valve
- Gate Valve
- Reflex Valve
- Air Control Valve

Water

- Cross Junction
- Horizontal Bend
- Vertical Bend
- Test Point WQ
- Test Point Pressure
- Water Pipe
- T Junction
- End Cap
- Node
- Nodal Change
- Hydrant
- Peat Valve
- Control Valve
- Butterfly Valve
- Ball Valve
- Sluice Valve
- Air Valve
- Non Return Valve

Stormwater

Treatment Device

- Public
- Private

Septic Tank

- Public - Hi-Tech
- Private - Hi-Tech
- Public - Other
- Private - Other

Soakage System

- Public
- Private

Manhole And Chamber

- Public - Standard/Custom
- Private - Standard/Custom
- Public - Inspection Chamber
- Private - Inspection Chamber

Inlet And Outlet

- Public - No Structure
- Private - No Structure
- Public - Structure
- Private - Structure

Catchpit

- Public
- Private

Spillway

- Public
- Private

Pipe

- Public - Gravity Mains
- Private - Gravity Mains
- Public - Culvert/Tunnel
- Public - Rising Main
- Private - Culvert/Tunnel
- Private - Rising Main
- Public - Subsoil Drain
- Private - Subsoil Drain

Fence

- Public
- Private

Watercourse

- Public
- Private

Parcel Boundaries

Rail Area

Air Valve

Scour Valve

Lampole

Online Valve

JoinT

Manhole

Nodal Change

Horizontal Bend

Vertical Bend

Strainer

Reducer

Anti Vacuum

Backflow Preventor

Node

Gate Valve

Reflex Valve

Hydrant Scour

Hydrant Air

Pump

Reducer

Access Hole Bolt Down

Access Hole Weld Down

Sample Point

Joint

Probe Flow Point

Water Wholesale Meter

Strainer

Tap

W'sale Treated Built

W'sale Raw Built

W'sale Proposed

W'sale Out of Service

W'sale Tunnel

Reservoir

Treatment Plant

Channel

- Public
- Private

PumpStation

- Public
- Private

Planting

- Public
- Private

Erosion And Flood Control

- Public - Wall Structure
- Private - Wall Structure
- Public - Other Structure
- Private - Other Structure

Connection

- Public
- Private

Overland Flowpath

- Public
- Private

Viewing Platform

- Public
- Private

Embankment

- Public
- Private

Stormwater Treatment Facility

- Public
- Private

Forebay

- Public
- Private

Bridge

- Public
- Private

Safety Benching

- Public
- Private

Abandoned Connection

- Public

Abandoned Pipe

- Public - Gravity Mains
- Public - Culvert/Tunnel
- Public - Rising Main
- Public - Subsoil Drain

Operative District Plan - 1999
Isthmus Section
Planning Map 1
Zoning

DISCLAIMER:





This Plan may contain errors or omissions or may not have the spatial accuracy required for some purposes. While providing an indication of the District Plan provisions in the area shown, it does not constitute the legal District Plan document. Please consult Council if you have any queries.


Authorised District Plan Maps are located here:
<http://www.aucklandcity.govt.nz/council/documents/district/default.asp>

Legend

Isthmus Zoning Activities






Activity Zone

-  Residential
-  Business
-  Open Space
-  Special Purpose

 Isthmus Zoning Boundary






 Special Parking Zone locations

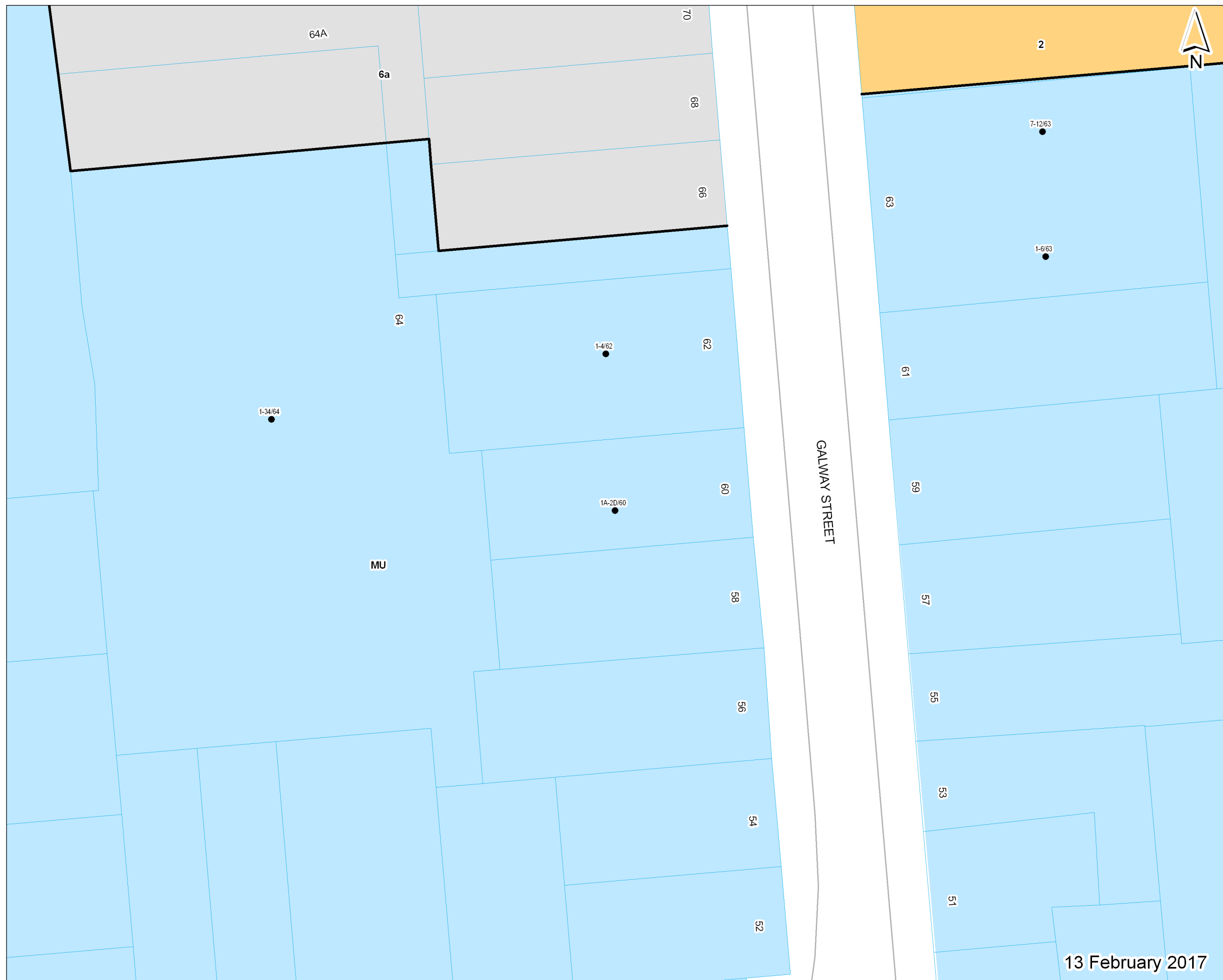
District Plan Modification Affected line
Plan Change Process

-  Notification
-  Lodgement
-  Submission
-  Appeals
-  Decisions

District Plan Modification Area

Plan Change Process

-  Notification
-  Lodgement
-  Submission
-  Appeals
-  Decisions

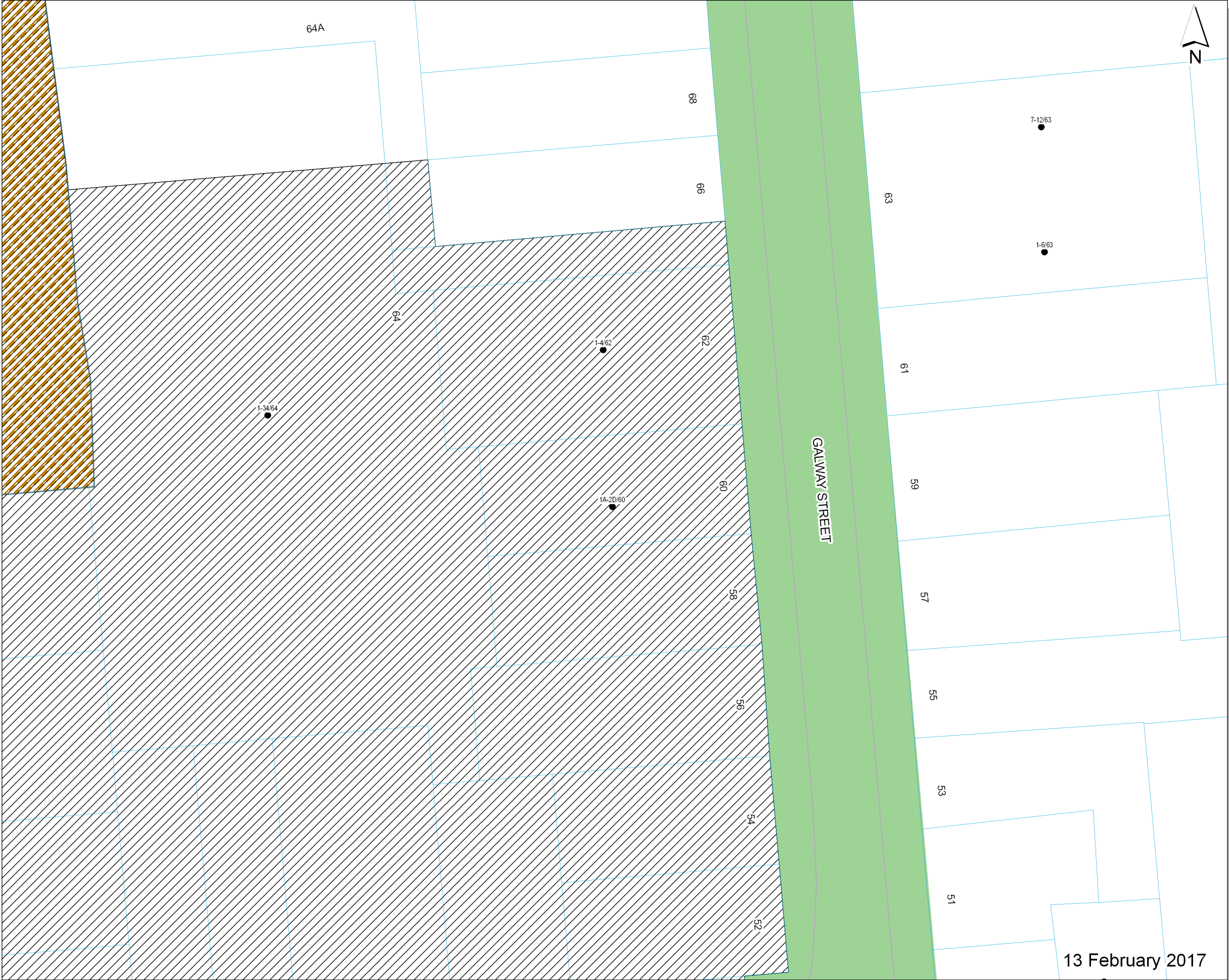


Site Address: 2C/60 Galway Street Onehunga Auckland 1061
Legal Description: Unit F UP 376775, AU 6 UP 376775
Title Description: CT-308540
Date Printed: 13 February 2017 11:32 AM

10 0 10 20 30 40 50
Meters

A3 @ 1:500

Property boundary positions derived from aerial photography



Operative District Plan - 1999
Isthmus Section
Map 2
Additional Limitation

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Legend

Heritage

- Buildings
- Groups of Trees (two or more)
- Tree (singular)
- Archaeological
- Cliffline Tree Amenity
- Geological
- Interchange Control
- Maori Heritage
- Tamaki Scenic Way
- Significant Site Line (Geological Features)
- Electricity Tunnel
- Microwave Transmission Corridor Location

Building Line Control

Class

- Building Line Restriction
- Interchange Control Area
- Retail Frontage and Verandah Control
- Special Yard Requirement
- Vehicular Access Restriction
- Verandah Control
- Centre Plan
- Structure Plan
- Cliffline Tree Amenity Area
- Tamaki Drive Scenic Way

Significant Site Extent

Class

- Archaeological Features
- Archaeological and Geological Features
- Geological Features
- Maori Heritage
- Significant Ecological Area

Site Development Controls

Class

- Designated Works
- Additional Development Controls
- Former Landfill Areas

Road Designations

- Arterial Roads
- Collector Roads
- District Arterial Roads
- Footways
- Pedestrian Malls
- Regional Arterial Roads
- Service Lanes
- Strategic Routes

Site Address: 2C/60 Galway Street Onehunga Auckland 1061
Legal Description: Unit F UP 376775, AU 6 UP 376775
Title Description: CT-308540
Date Printed: 13 February 2017 11:32 AM

10 0 10 20 30 40 50
Meters

A3 @ 1:500

Property boundary positions derived from aerial photography

Operative District Plan - 1999
Isthmus Section
Map 3
Other Additional Limitation



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Legend

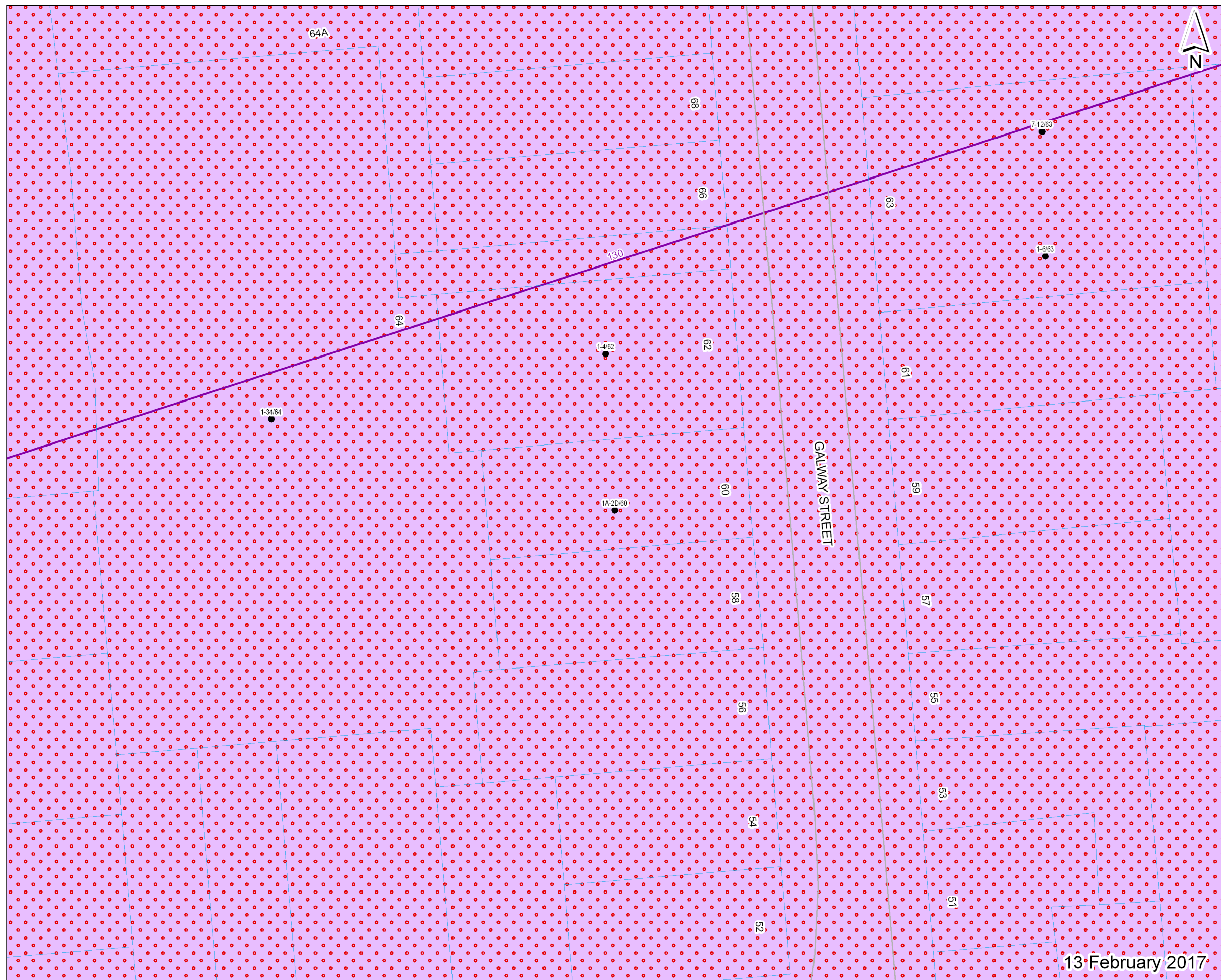
Other Addition Limitations

-  Airport Approach Slope Inner Edge
-  Coastal Management Areas

Special Height Controls

View Protections

-  Airport Approach
-  Dilworth Terrace Houses
-  Newmarket Viaduct Affected Areas - Harbour and Gulf
-  Newmarket Viaduct Affected Areas - Mt. Hobson
-  Onehunga Motorway Affected Areas
-  Special Height Limit
-  Sunlight Admission Control - Broadway
-  Volcanic Cones
-  War Memorial Museum



Site Address: 2C/60 Galway Street Onehunga Auckland 1061
Legal Description: Unit F UP 376775, AU 6 UP 376775
Title Description: CT-308540
Date Printed: 13 February 2017 11:32 AM

10 0 10 20 30 40 50
Meters

A3 @ 1:500

Property boundary positions derived from aerial photography




13 February 2017

Special Land Features

DISCLAIMER:

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Legend

-  Gas Main Pipeline
-  Petroleum Pipeline
-  Contaminated Sites

Soil Register




Soil Warning area

-  Slippage/Subsidence/Erosion etc
-  Uncertified Fill
-  Organic Soil
-  Filled/Weak Ground
-  Refuse Tips Site/Weak Area
-  Unstable/Suspected Ground

Flood Plains

-  Flood Plains

Overland Flow Path

-  2000m2 to 4000m2
-  4000m2 to 3ha
-  3ha and above





Corrosion Exposure Zone

TYPE

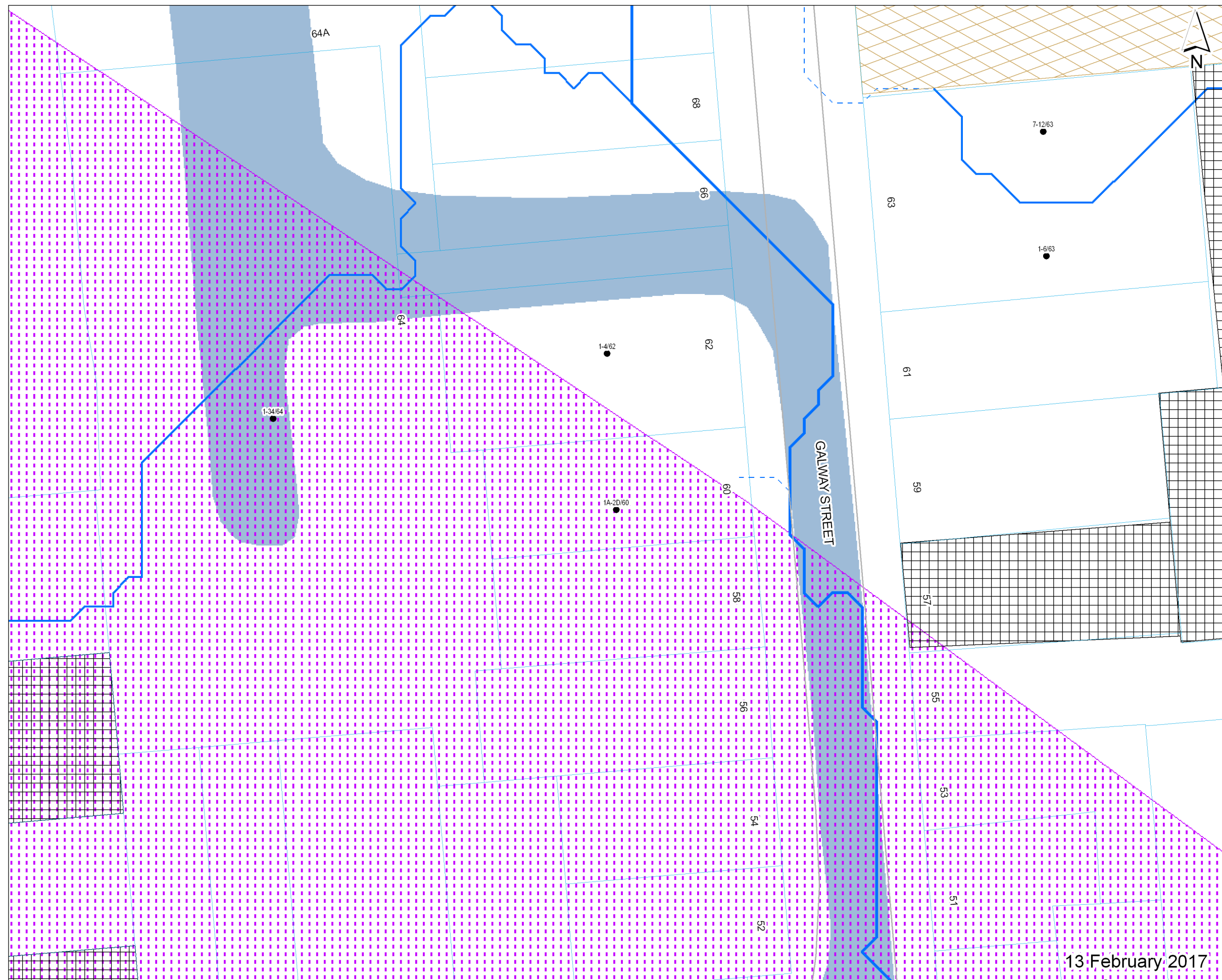
-  Seaspray
-  Seaspray baseline
-  Seaspray exclusion
-  Zone 1
-  Zone 1 baseline

Wind Zone

CLASS

-  Medium
-  High
-  Very High
-  Specific Design

-  Volcanic Cones



Site Address: 2C/60 Galway Street Onehunga Auckland 1061

Legal Description: Unit F UP 376775, AU 6 UP 376775

Title Description: CT-308540

Date Printed: 13 February 2017 11:32 AM

Property boundary positions derived from aerial photography

Meters

A3 @ 1:500

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

Address

2C/60 Galway Street Onehunga Auckland 1061

Legal Description

Unit F UP 376775, AU 6 UP 376775

Appeals

Modifications

Zones

Residential - Terrace Housing and Apartment Building Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index [rcp/dp] - Urban

Overlays

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - O11 - One Tree Hill - Viewshafts

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

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

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

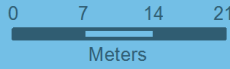
Designations

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



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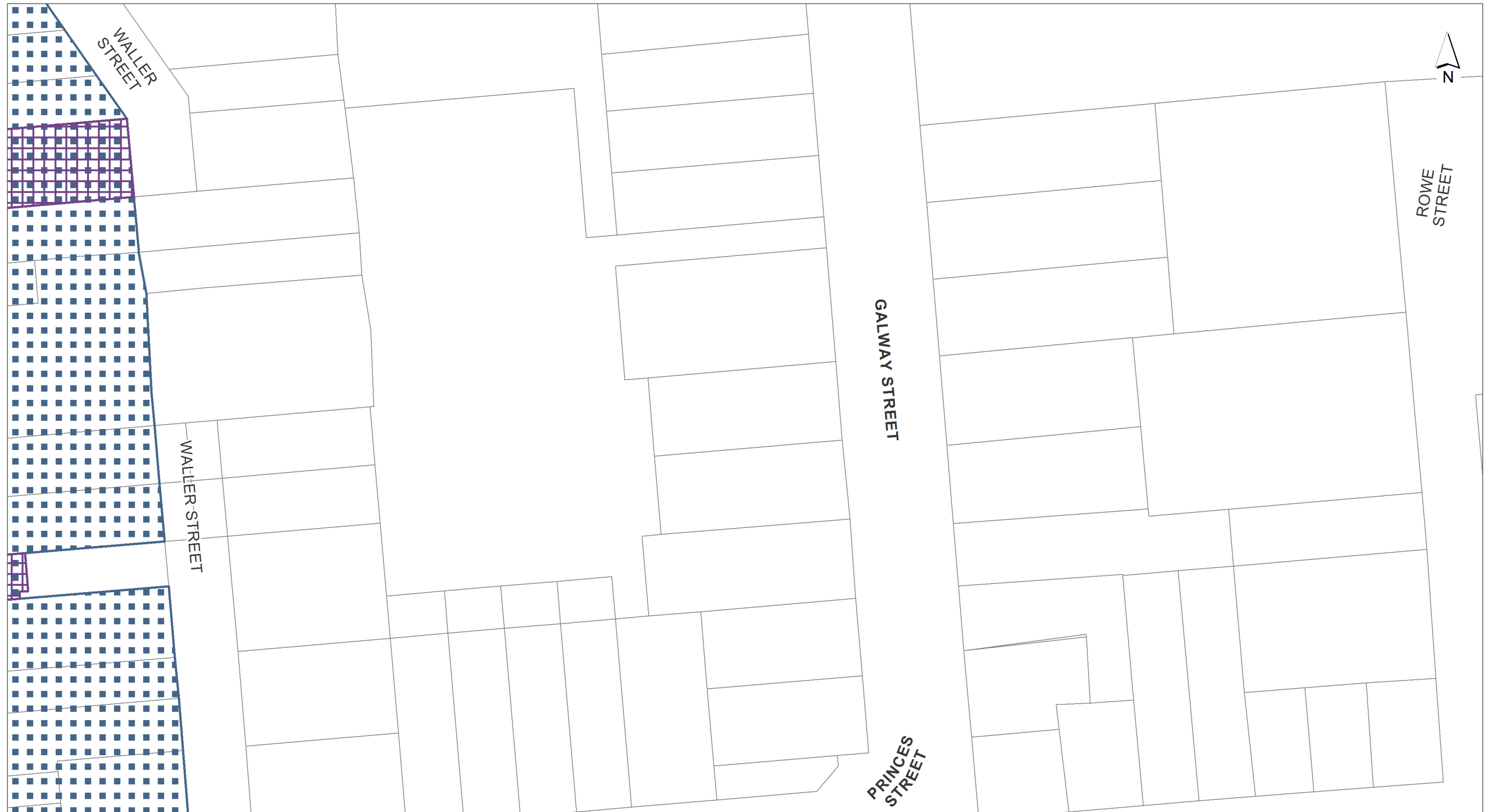
Built Environment



Scale @ A4
= 1:1,000

Date Printed:
13/02/2017



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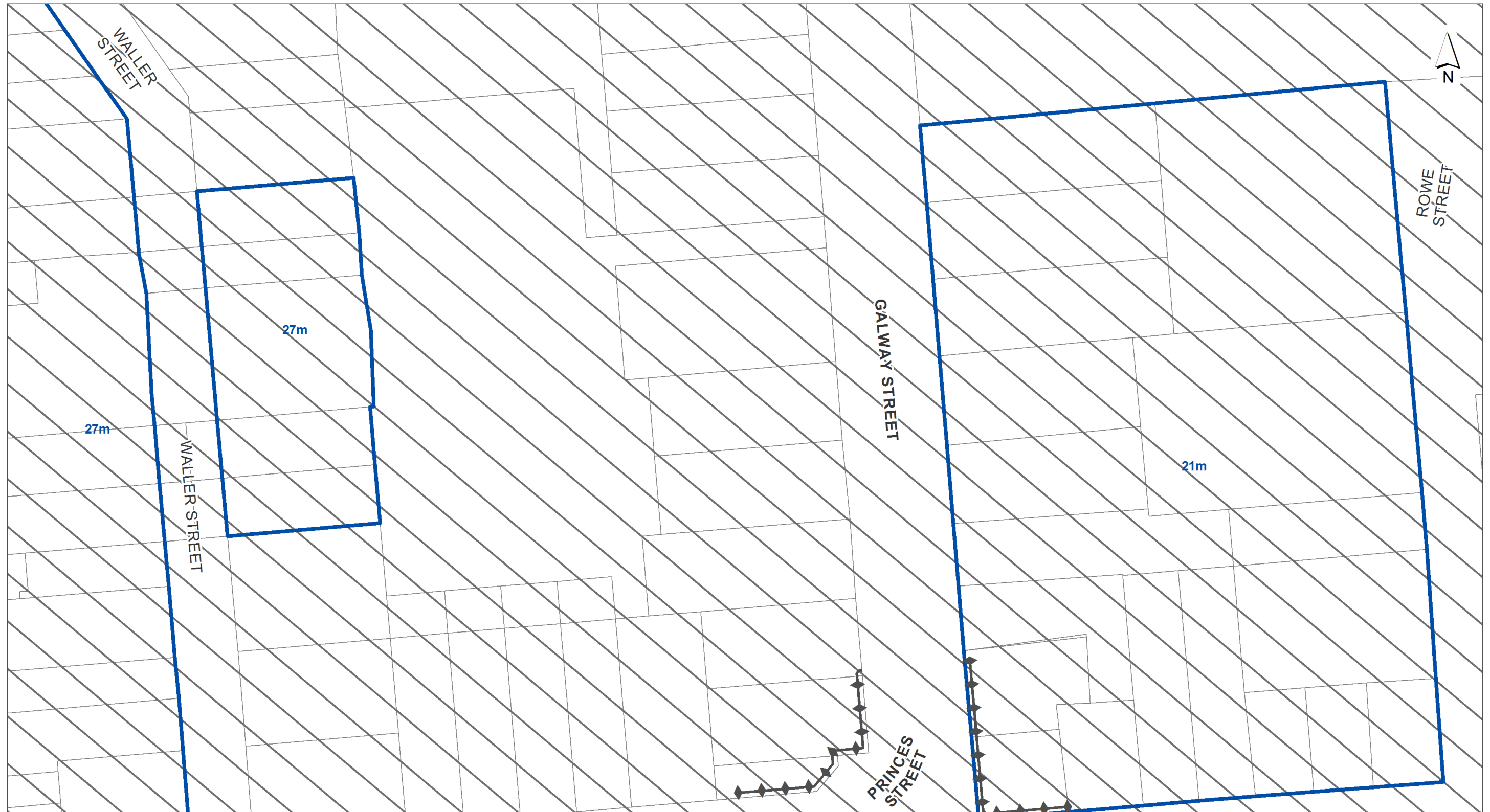
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Built Heritage and Character

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
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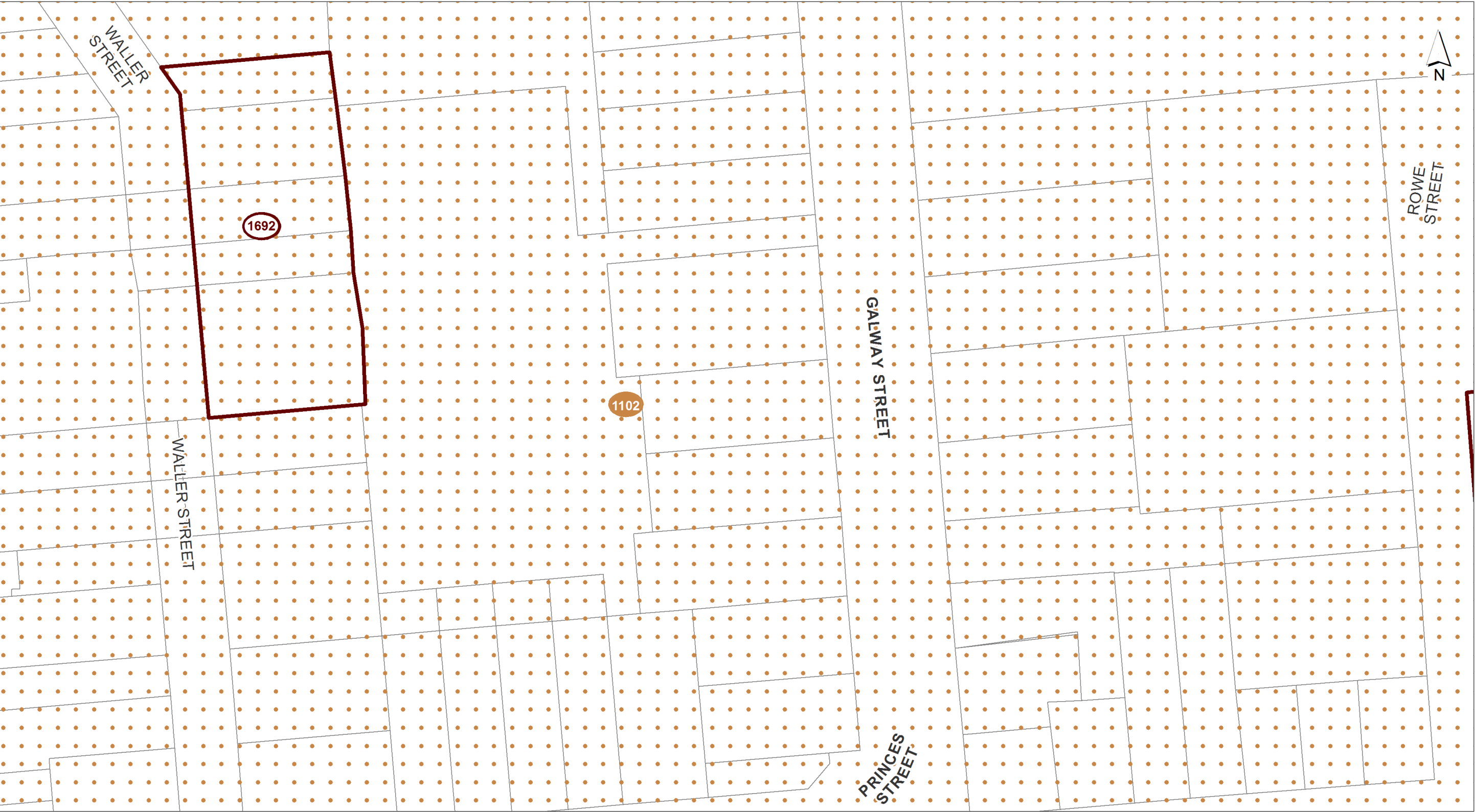
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Controls

0 7 14 21
Meters

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Designations



Scale @ A4
= 1:1,000

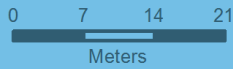
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Infrastructure



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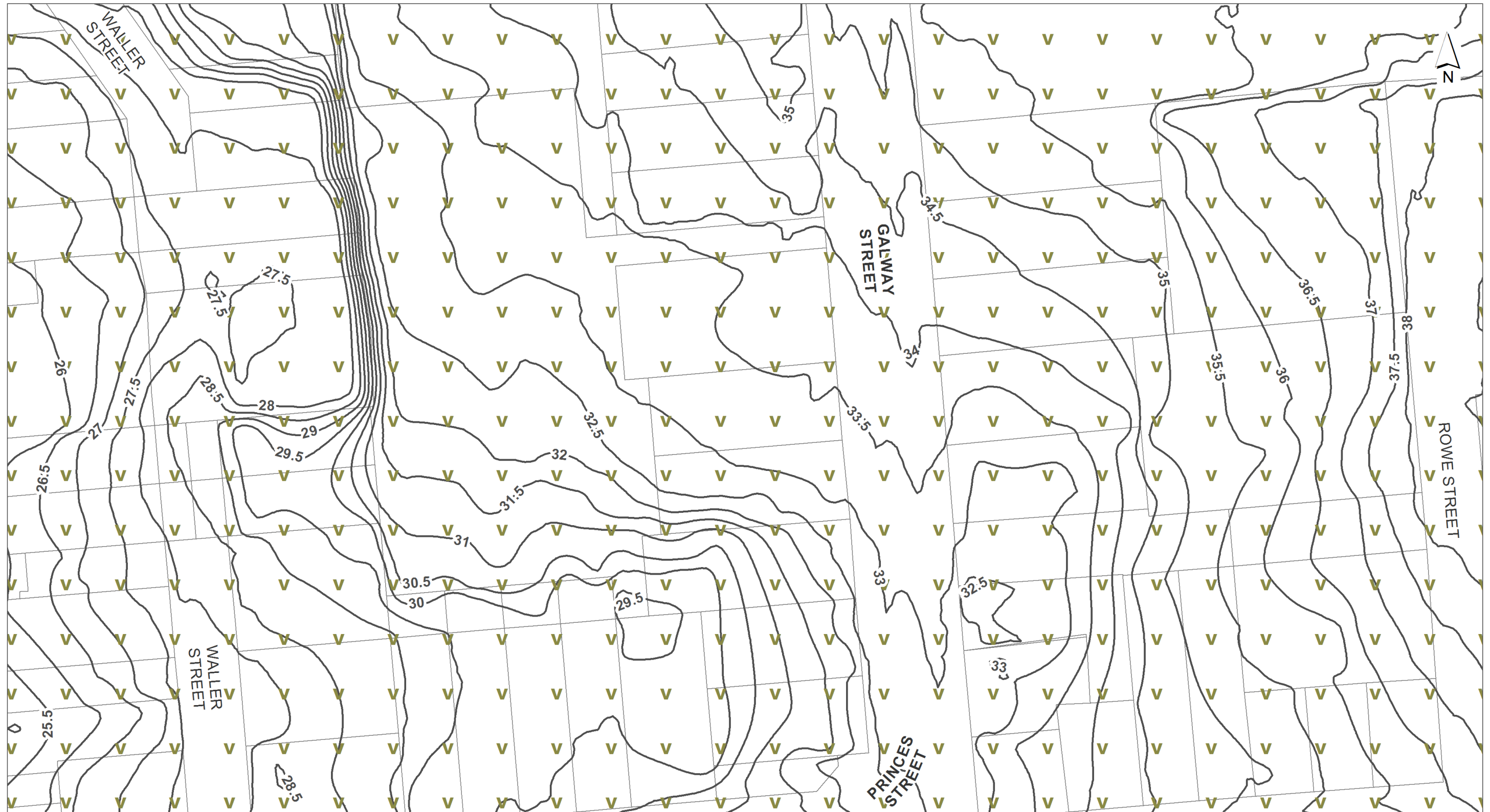
Mana Whenua



Scale @ A4
= 1:1,000

Date Printed:
13/02/2017



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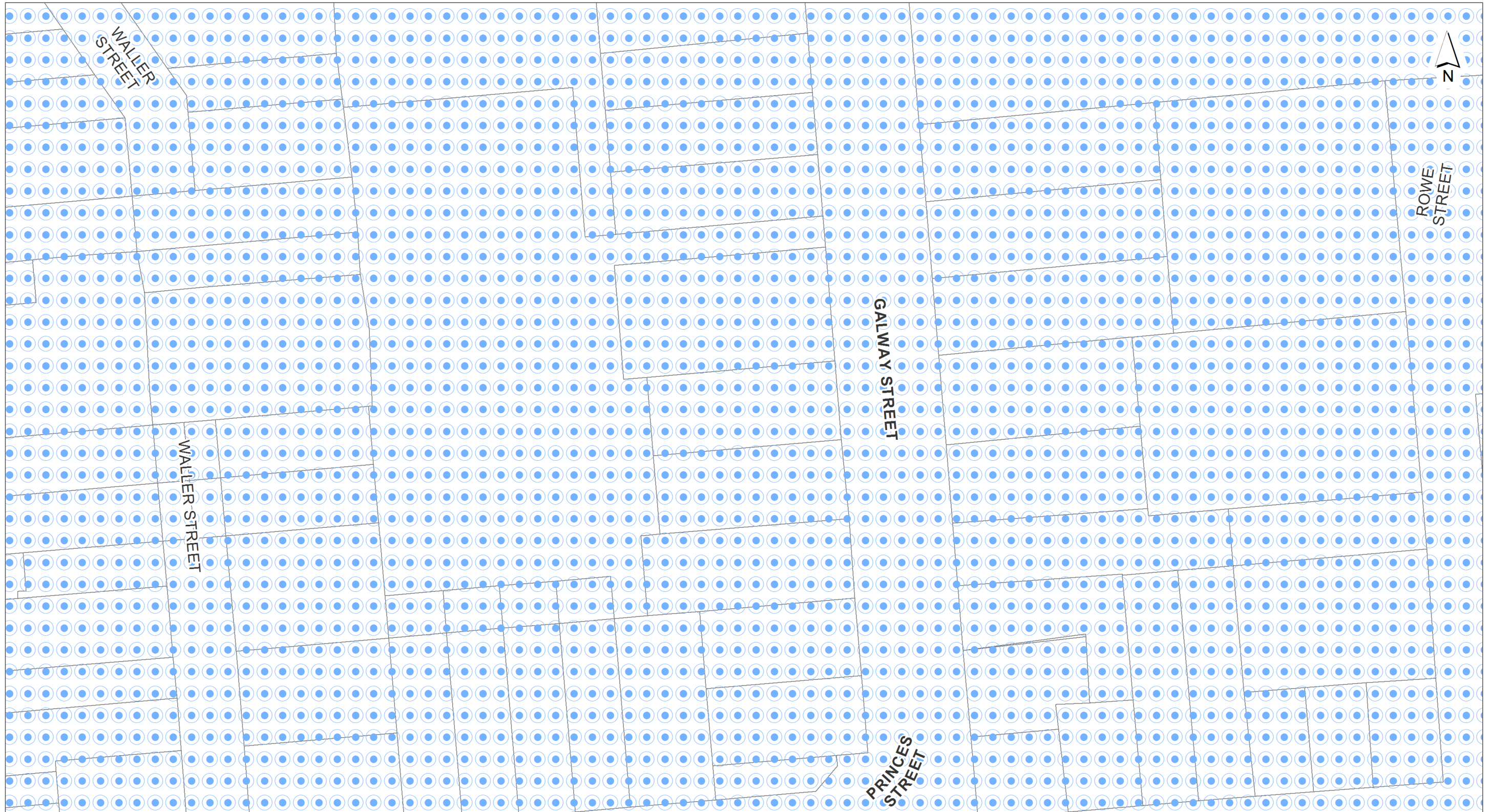
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Natural Heritage

0 7 14 21
Meters

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Natural Resources

0 7 14 21
Meters

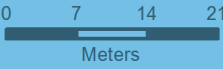
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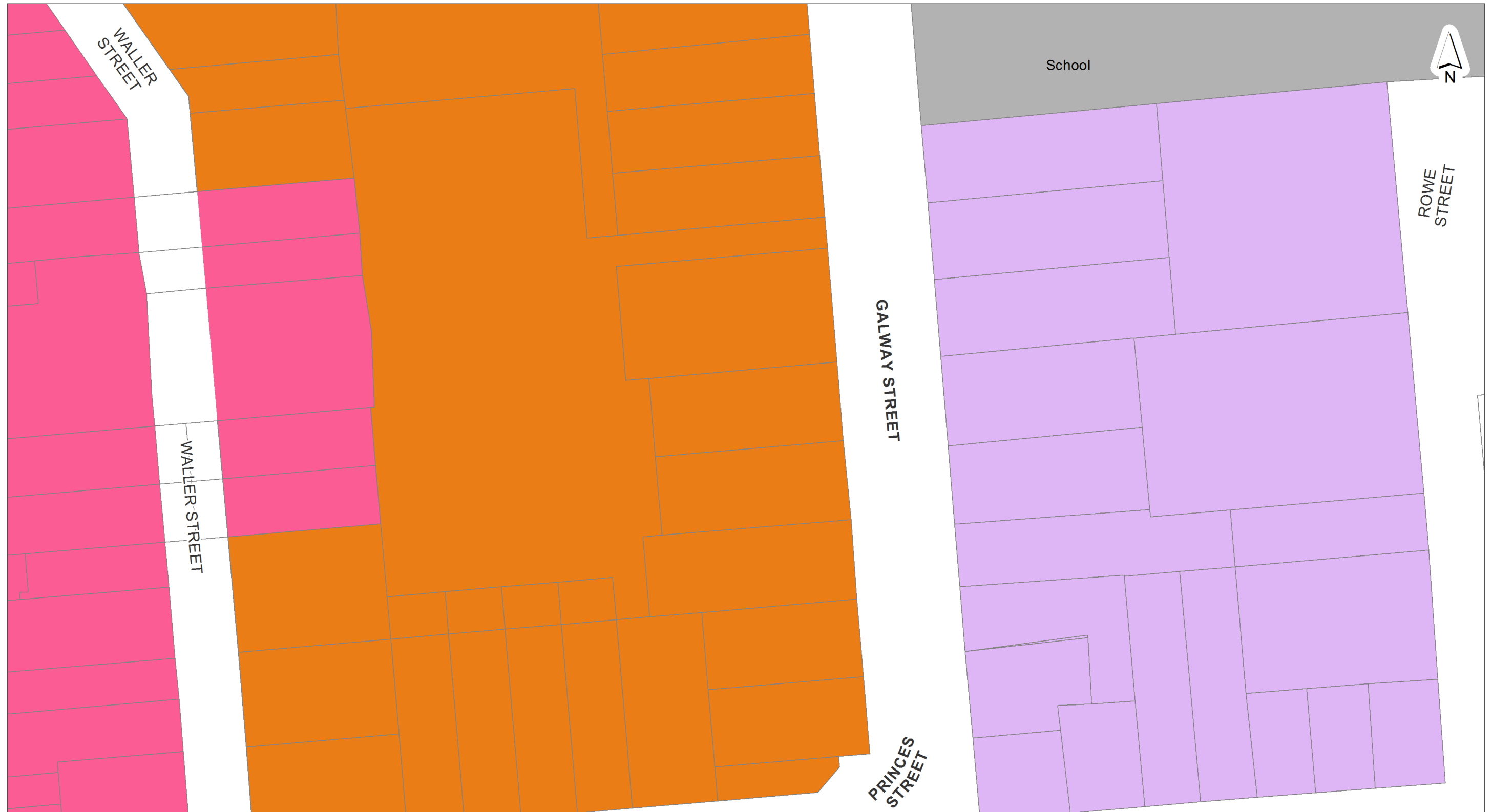
Precincts



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Zones and Rural Urban Boundary



0 7 14 21
Meters

Scale @ A4
= 1:1,000



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Auckland Unitary Plan Operative in part 15th November 2016 - LEGEND

Appeals

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

Plan Modifications

-  Notice of Requirements
-  Plan Changes

ZONES		Residential - Large Lot Zone	ZONES		Rural - Rural Production Zone	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)
		Residential - Rural and Coastal Settlement Zone			Rural - Mixed Rural Zone	
		Residential - Single House Zone			Rural - Rural Coastal Zone	
		Residential - Mixed Housing Suburban Zone			Rural - Rural Conservation Zone	
		Residential - Mixed Housing Urban Zone			Rural - Countryside Living Zone	
		Residential - Terrace Housing and Apartment Buildings Zone			Rural - Waitakere Foothills Zone	
		Business - City Centre Zone			Rural - Waitakere Ranges Zone	
		Business - Metropolitan Centre Zone			Future Urban Zone	
		Business - Town Centre Zone			Green Infrastructure Corridor (Operative in some Special Housing Areas)	
		Business - Local Centre Zone			Coastal - General Coastal Marine Zone [rcp]	
		Business - Neighbourhood Centre Zone			Coastal - Marina Zone [rcp/dp]	
		Business - Mixed Use Zone			Coastal - Mooring Zone [rcp]	
		Business - General Business Zone			Coastal - Minor Port Zone [rcp/dp]	
		Business - Business Park Zone			Coastal - Ferry Terminal Zone [rcp/dp]	
		Business - Heavy Industry Zone			Coastal - Defence Zone [rcp]	
		Business - Light Industry Zone			Coastal - Coastal Transition Zone	
		Open Space - Conservation Zone			Special Purpose Zone - Airports & Airfields, Cemetery, Quarry, Healthcare Facility & Hospital, Tertiary Education, Maori Purpose, Major Recreation Facility, School	
		Open Space - Informal Recreation Zone			Strategic Transport Corridor Zone	
	Open Space - Sport and Active Recreation Zone		Water [i]			
	Open Space - Civic Spaces Zone					
	Open Space - Community Zone					
DESIGNATIONS		 	Designations Airspace Restriction Designations			
OVERLAYS		Terrestrial [rp/dp]	OVERLAYS		Precincts	Natural Heritage
		Marine 1 [rcp]			Rural Urban Boundary	
		Marine 2 [rcp]			Notable Trees Overlay	
		Natural			Outstanding Natural Features Overlay [rcp/dp]	
		Urban			Outstanding Natural Landscapes Overlay [rcp/dp]	
		Water Supply Management Areas Overlay [rp]			Outstanding Natural Character Overlay [rcp/dp]	
		Natural Stream Management Areas Overlay [rp]			High Natural Character Overlay [rcp/dp]	
		High-Use Stream Management Areas Overlay [rp]			Local Public Views Overlay [rcp/dp]	
		High-Use Aquifer Management Areas Overlay [rp]			Viewshafts	
		Quality-Sensitive Aquifer Management Areas Overlay [rp]			Height Sensitive Areas	
		Wetland Management Areas Overlay [rp]			Regionally Significant Volcanic Viewshafts Overlay Contours [i]	
		Airport Approach Surface Overlay [rcp/dp]			Locally Significant Volcanic Viewshafts Overlay [rcp/dp]	
		Aircraft Noise Overlay			Locally Significant Volcanic Viewshafts Overlay Contours [i]	
		City Centre Port Noise Overlay			Extent of Overlay	
		Quarry Buffer Area Overlay			Subdivision Schedule	
		National Grid Corridor [rcp/dp]			Modified	
		National Grid Yard [rcp/dp]			Natural	
	Infrastructure					
Mana Whenua				Waitakere Ranges Heritage Area Overlay		
	Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]			Built Heritage & Character		
CONTROLS		Key Retail Frontage	CONTROLS		Historic Heritage Overlay Place [rcp/dp]	Built Environment
		General Commercial Frontage			Historic Heritage Overlay Extent of Place [rcp/dp]	
		Adjacent to Level Crossings			Special Character Areas Overlay Residential and Business	
		General			Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]	
		Motorway Interchange Control			Auckland War Memorial Museum Viewshaft Overlay Contours [rcp/dp]	
		Business Park Zone Office Control			Dilworth Terrace Houses Viewshaft Overlay	
		Cable Protection Areas Control [rcp]			Dilworth Terrace Houses Viewshaft Overlay Contours	
		Centre Fringe Office Control			Identified Growth Corridor Overlay	
		Coastal Inundation Control [rcp/dp]			Hazardous Facilities	
		Height Variation Control			Infrastructure	
		Arterial Roads			Flow 1 [rp]	
					Flow 2 [rp]	
					Level Crossings With Sightlines Control	
					Macroinvertebrate Community Index [rcp/dp]	
					Parking Variation Control	
					Subdivision Variation Control	
					Surf Breaks [rcp]	
				Stormwater Management Area Control		