

**NOTE: THIS IS A LIVE DOCUMENT THAT CHANGES, PLEASE ENSURE YOU DOWNLOAD THE MOST UP TO DATE VERSION PRIOR TO MAKING AN OFFER OR ATTENDING AN AUCTION.**

**INTEREST: DURING MARKETING CAMPAIGNS, DATES AND TIMEFRAMES SOMETIMES CHANGE. PLEASE REGISTER YOUR INTEREST WITH US AS EARLY AS POSSIBLE SO YOU DON'T MISS OUT ON PURCHASING THE PROPERTY.**

29 June 2023

**Re: 125 Albionvale Road, Glen Eden**

Thank you for your interest in the above property currently listed with us and for sale.

We have made available to you the following:

- Certificate of Title
- LIM
- Rates information from Auckland Council
- School Zones
- REA Code of Conduct
- REA Guide to Selling and Buying
- Sale & Purchase Agreement

125 Albionvale Road fee simple 66m<sup>2</sup> Lot 18 DP 342732 and 1/15 share of 1002m<sup>2</sup> Lot 22 DP 342732 Certificate of Title 175426. Zoning: Residential – Mixed Housing Suburban Zone

#### **THINGS WE WANT TO DRAW YOUR ATTENTION TO:**

##### **Land Information Memorandum (LIM)**

We have summarised what we believe are the important points in the LIM however we strongly recommend that you read the entire document and seek legal advice.

<b>Wind Zones</b> for this property	Low wind speed of 32 m/s
<b>Drainage, Stormwater &amp; Sewerage</b>	15/07/2005 Low flow water devices The owner shall not place, erect, construct or permit to remain on any part of the land any residential buildings unless:- (a) The construction of such residential buildings provide for the use of low flow water reduction measures which must include the following:- (i) all taps over hand basins and all showerheads are of a type that limit the flow rate to 9 litres/minute or less; (ii) all units/ dwellings have showers; (iii) all toilets are of a 6/3 litre dual flush type; (iv) no in sink waste disposal units are installed; and (b) Upon completion of construction of any residential

	buildings and/or alterations made to any existing habitable buildings the owner shall provide a written report from a registered plumber confirming that all measures mentioned above have been implemented; and (c) All such buildings and/or alterations are constructed in accordance with the above requirements to the satisfaction of the Auckland Council.
<b>Planning</b>	LUC-1999-2282 Land Use Consent 99 Unit medium density housing development Granted 11/11/1999 LUC-2003-1332 Land Use Consent Erection of 22 units – variation of LUC-1999-2282 Granted 29/12/2003
<b>Subdivision</b>	SUB-2000-221 Subdivision Consent 99 Lot residential subdivision Lapsed 03/03/2000 SUB-2004-1471 Subdivision Consent 21 Lot subdivision note: Refer RMA 20031332 for LUC Granted 13/09/2004
<b>Building</b>	COM-2004-232 21 Terraced houses 05/05/2004 CCC Issued 16/03/2005

**Settlement Date on Offer:** 28 July 2023

#### Disclosures:

- An aerial photo has been provided. This is an indicative boundary. The only way to accurately determine the boundary of a property is by obtaining a survey.
- Fridge and microwave are excluded from the chattels.
- In relation to the encumbrance on the title, this is what the vendor has experienced in the time that they are there.

Hi Sarah,

This might be a self organized community of the part of our "village" (we mostly call it that name).

On our side - from houses on our side of the road and starting from number 101 - we had a trust many years ago. That one was closed before COVID era.

We are separate and never paid this money.

The matter of these funds is looking after the territory: gardening, small fence fixing (if required) etc. Currently we just organize that work with the neighbours and only spend small amounts on flexi bin (sometimes save even there).

Best regards,  
Tikhon

The \$1,000 showing in the encumbrance is something that the purchaser will need to accept if it ever becomes a reality, but this is freehold property.

We recommend that you get a building inspection report. We also recommend that when purchasing a property, you seek legal advice, complete due diligence and arrange your finance.



### The ProAgent Team

Bronwyn Scott-Woods  
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Adrian Gomez  
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Austar Realty Ltd Licensed (REAA 2008) | 423 Titirangi Road, Titirangi 0604



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Regards

Bronwyn Scott-Woods & Adrian Gomez



**The ProAgent Team**

Bronwyn Scott-Woods  
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The PRO AGENT.CO.NZ  
Team

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Austar Realty Ltd  
PO Box 151098  
New Lynn  
AUCKLAND 0640



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<b>Applicant</b>	Austar Realty Ltd
<b>LIM address</b>	125 Albionvale Road Glen Eden
<b>Application number</b>	8270457820
<b>Customer Reference</b>	RAY WHITE TITIRANGI
<b>Date issued</b>	13-Jun-2023
<b>Legal Description</b>	LOT 18 DP 342732, LOT 22 DP 342732
<b>Certificates of title</b>	175426

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#### Disclaimer

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

The LIM includes information which:

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

This LIM does not include other information:

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

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

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

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

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

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

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

### Site Contamination

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

### Wind Zones

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

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

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

### Soil Issues

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

### Flooding

This statement entitled "Flooding" appears on all LIMs.

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

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

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

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

### Exposure Zones

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

This property is classified as: Unknown or Unassessed Corrosion Zone

Unknown or unassessed - No known information is available relating to these sites. Recommended that specific sites and/or product designed and to consult suppliers information for specific durability requirements.

## Coastal Erosion

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

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

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

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

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

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

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

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

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

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

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

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

Effective Date	Description	Details
15/07/2005	Low flow water devices	The owner shall not place, erect, construct or permit to remain on any part of the land any residential buildings unless:- (a) The construction of such residential buildings provide for the use of low flow water reduction

		measures which must include the following:- (i) all taps over hand basins and all showerheads are of a type that limit the flow rate to 9 litres/minute or less; (ii) all units/dwellings have showers; (iii) all toilets are of a 6/3 litre dual flush type; (iv) no in sink waste disposal units are installed; and (b) Upon completion of construction of any residential buildings and/or alterations made to any existing habitable buildings the owner shall provide a written report from a registered plumber confirming that all measures mentioned above have been implemented; and (c) All such buildings and/or alterations are constructed in accordance with the above requirements to the satisfaction of the Auckland Council.
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#### s44(2)(ba) Information notified to Council by a drinking water supplier under Section 69ZH of the Health Act 1956

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

No Information has been notified to Council.

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

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

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

<b>Billing Number/ Rate Account:</b>	12342005037
<b>Rates levied for the Year 2022/2023 :</b>	\$1,809.40
<b>Total rates to clear for the current year (including any arrears and postponed rates):</b>	\$0.00

The rates figures are provided as at 8 a.m. 13/06/2023. It is strongly advised these are not used for settlement purposes.

#### s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and (2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004

Note: if the land is part of a cross lease title or unit title, consents and permits for the other flats or units may be included in this LIM. If the land has been subdivided there may be consents and permits included that relate to the original property.

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

## Financial / development contributions

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

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

## Resource Management

### Planning

125 Albionvale Road Glen Eden

Application No.	Description	Decision	Decision Date
LUC-1999-2282	Land Use Consent 99 Unit medium density housing development	Granted	11/11/1999
LUC-2003-1332	Land Use Consent Erection of 22 units - variation of LUC-1999-2282	Granted	29/12/2003

### Subdivisions

125 Albionvale Road Glen Eden

Application No.	Description	Decision	Decision Date
SUB-2000-221	Subdivision Consent 99 Lot residential subdivision	Lapsed	03/03/2000
SUB-2004-1471	Subdivision Consent 21 Lot subdivision note: Refer RMA 20031332 for LUC	Granted	13/09/2004

### Engineering Approvals

There are **NO** Engineering approvals recorded.

If there are any conditions, then only that portion of the consent will be included in the attachments section. The applicant should satisfy themselves as to whether all conditions of resource consents for this property have been met.

### Further Information

The Council may hold additional information for this property, for example concerning resource consents for discharges to air, land or water issued by the former Auckland Regional Council prior to 1 November 2010. If you would like Auckland Council to search for this type of information, please contact us.

### Building

125 Albionvale Road Glen Eden

Application No.	Description	Issue Date	Status
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Application No.	Description	Issue Date	Status
COM-2004-232	21 Terraced houses	05/05/2004	CCC Issued 16/03/2005 (See Note 2)

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

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

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

### Compliance Schedules (Building Warrant of Fitness)

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

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

### Swimming/Spa Pool Barriers

The Council has no record of a swimming pool or spa pool being registered on this property. Swimming pools and spa pools must have a barrier that complies with the Building Act 2004.

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

### Licences

There are NO current licences recorded

### s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006

The Council has not been notified of any information under Section 124 of the Weathertight Homes Resolution Services Act 2006 relating to this property.

### s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use

Purchasers or those intending to develop the land should satisfy themselves that the land is suitable for any

intended use or future development proposal. In addition to any site specific limitations recorded below, general restrictions that apply across the region may be relevant to any development proposals on this property.

### **Auckland Unitary Plan - Operative in Part (AUP:OP)**

The **Auckland Unitary Plan - Operative in part(AUP:OP)** applies to this property and should be carefully reviewed and considered, as it may have implications for how this property can be developed and/or used. Those parts of the Auckland Unitary Plan that are operative replace the corresponding parts of legacy regional and district plans. However, certain parts of the AUP:OP are the subject of appeals and have not become operative. If a property is subject to an appeal this will be identified on the attached Unitary Plan Property Summary Report. Where this is the case, both the Auckland Unitary Plan Decisions version and the legacy regional and district plans will need to be considered.

The AUP:OP zones, controls, overlays, precincts, and designations that apply to this property are set out in the Property Summary Report, which is attached to this memorandum.

The AUP:OP can be viewed here:

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

The legacy regional and district plans can be viewed here:

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

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

The appeals to the AUP:OP can be viewed here:

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

### **Auckland Council District Plan - Hauraki Gulf Islands Section (Operative 2013) (DP:HGI)**

While the regional provisions in the AUP:OP apply to the Hauraki Gulf Islands, and are set out in the Property Summary Report attached to this memorandum, the AUP:OP does not contain any district provisions for the Hauraki Gulf Islands. If the Property Summary Report attached to this memorandum lists its zone as "Hauraki Gulf Islands", the district provisions that apply are in the Auckland Council District Plan Hauraki Gulf Islands Section (Operative 2013) (**DP:HGI**).

The relevant maps of the DP:HGI are attached to this memorandum, if applicable. The text of the DP:HGI can be found here:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **Auckland Unitary Plan**

Please note that the Auckland Unitary Plan (Operative in part) applies to this property. The Unitary Plan should be carefully reviewed and considered, as it may have implications for how this property can be developed or used. Parts of the Unitary Plan that are relevant to this property relating to zones, overlays, controls, designations and other restrictions are identified in the Property Summary Report attached to this LIM.

The Unitary Plan can be accessed at Council service centres and libraries and can be found on the following internet page:

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

## **Information concerning Caveat, Bond, Encumbrance, Consent Notice and Covenant**

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For any information concerning Caveats, Bonds, Encumbrances, Consent Notices or Covenants, please refer to the Certificate of Title for this property.

### **s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation**

No information has been notified to Council.

### **s44A(2)(h) Information regarding the land which has been notified to Council by any network utility operator pursuant to the Building Act 1991 or Building Act 2004**

Underground Services and District Plan maps are attached.

Please note: Height restrictions apply where overhead power lines cross the site. Works near water services utilities may require approval. Works near high-pressure Gas, Oil or LPG pipelines create risk of damage and must first be approved. Please contact the relevant Utility provider in your area for further information.

Any escape of gas or liquid from the pipelines is potentially dangerous and requires immediate action as soon as discovered (Dial 111 and ask for the Fire Service).

## Attachments

As the placement of the building/s on the attached maps is based on aerial photography we cannot guarantee the accuracy. A formal survey will indicate the exact location of the boundaries.

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- Auckland Unitary Plan Property Summary Report
- Auckland Unitary Plan - Operative in part Maps and Map Legend
- Auckland Council District Plan - Hauraki Gulf Islands Section (if applicable)
- Underground Services & Utilities Map and Map Legend
- Special Land Features Map and Map Legend

Please note Map Legends have been created for use across the region and may contain features which were not captured by the previous legacy Councils; therefore the information may not be available for these maps. Please contact the Resource Management Planning Team in your area for further information on any features which may or may not appear on your map.

- Consent Conditions : LUC-2003-1332
- Consent Conditions : LUC-1999-2282
- As Built Drainage Plan : 117 Albionvale Road Glen Eden
- As Built Drainage Plan : ABA-2004-232
- As Built Drainage Plan : 2004-232 As built drainage plan Unit 18 and 19

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

### Address

125 Albionvale Road Glen Eden

### Legal Description

LOT 18 DP 342732

### Appeals

### Modifications

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

### Zones

Residential - Mixed Housing Suburban Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index - Urban

### Overlays

### Designations

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**Built Environment**

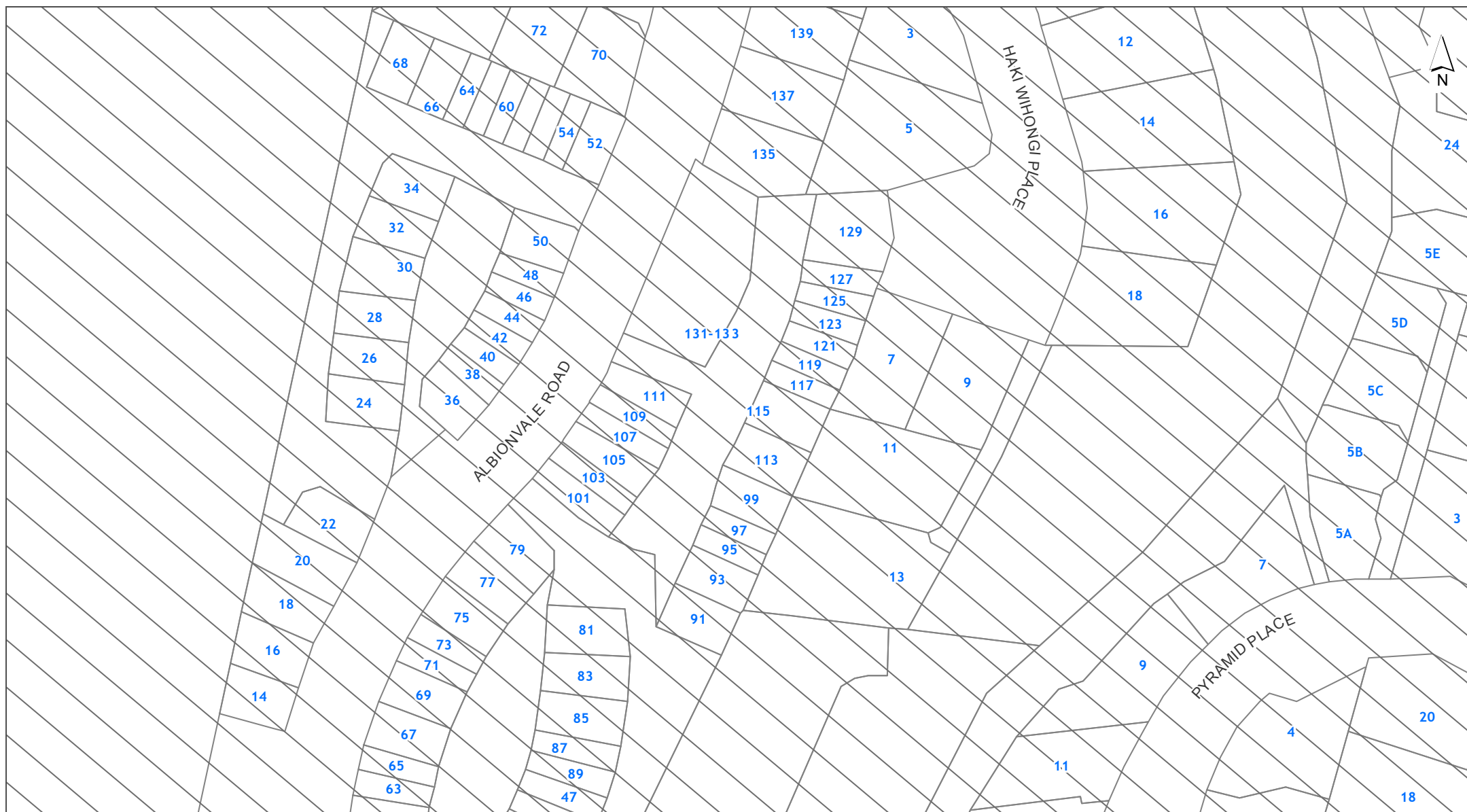
125 Albionvale Road Glen Eden

LOT 18 DP 342732

0 7 14 21  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
13/06/2023

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**Controls**

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LOT 18 DP 342732

0 7 14 21  
Meters

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**Designations**

125 Albionvale Road Glen Eden

LOT 18 DP 342732

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Meters

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**Historic Heritage and Special Character**

125 Albionvale Road Glen Eden

LOT 18 DP 342732

0 7 14 21  
Meters

Scale @ A4  
= 1:1,000

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**Infrastructure**

125 Albionvale Road Glen Eden

LOT 18 DP 342732

0 7 14 21  
Meters

Scale @ A4  
= 1:1,000

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13/06/2023

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**Mana Whenua**

125 Albionvale Road Glen Eden

LOT 18 DP 342732

0 7 14 21  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
13/06/2023

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**Natural Heritage**

125 Albionvale Road Glen Eden

LOT 18 DP 342732

0 7 14 21  
Meters

Scale @ A4  
= 1:1,000

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13/06/2023

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**Natural Resources**

125 Albionvale Road Glen Eden

LOT 18 DP 342732

0 7 14 21  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
13/06/2023

**DISCLAIMER:**

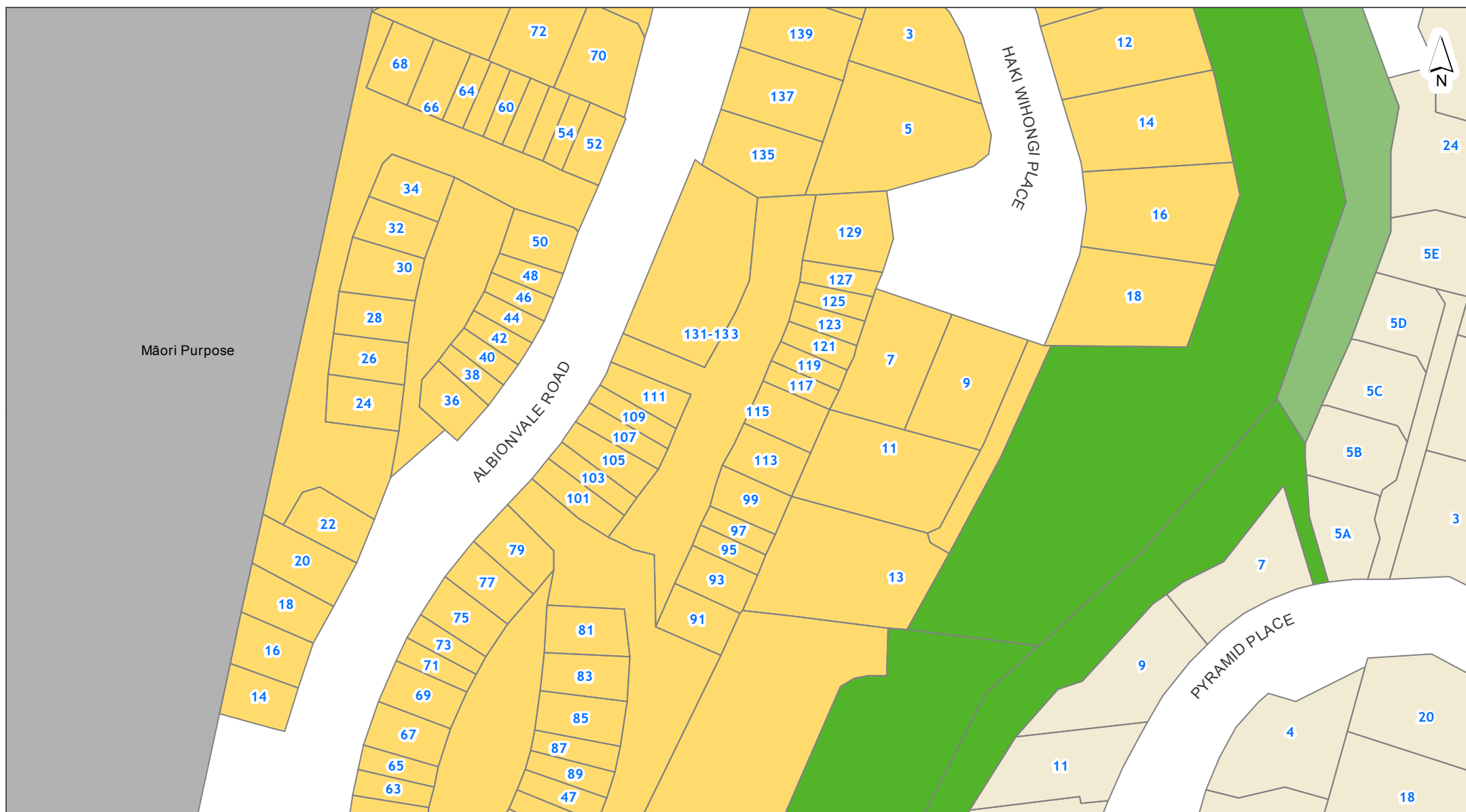
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**Precincts****125 Albionvale Road Glen Eden****LOT 18 DP 342732**

0 7 14 21  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
13/06/2023



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## Zones and Rural Urban Boundary

125 Albionvale Road Glen Eden

LOT 18 DP 342732

0 7 14 21  
Meters

Scale @ A4  
= 1:1,000


Date Printed:  
13/06/2023


## NOTATIONS


### Appeals to the Proposed Plan

 Appeals seeking changes to zones or management layers

### Proposed Modifications

 Notice of Requirements

 Plan Changes

 Future Coastal Hazards Plan Change

### Tagging of Provisions:

[ i ] = Information only

[ rp ] = Regional Plan





[ rcp ] = Regional Coastal Plan

[ rps ] = Regional Policy Statement

[ dp ] = District Plan (only noted when dual provisions apply)

## ZONING


### Residential

-  Residential - Large Lot Zone
-  Residential - Rural and Coastal Settlement Zone
-  Residential - Single House Zone
-  Residential - Mixed Housing Suburban Zone
-  Residential - Mixed Housing Urban Zone
-  Residential - Terrace Housing and Apartment Buildings Zone








### Business

-  Business - City Centre Zone
-  Business - Metropolitan Centre Zone
-  Business - Town Centre Zone
-  Business - Local Centre Zone
-  Business - Neighbourhood Centre Zone
-  Business - Mixed Use Zone
-  Business - General Business Zone
-  Business - Business Park Zone
-  Business - Heavy Industry Zone
-  Business - Light Industry Zone


### Open space

-  Open Space - Conservation Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Open Space - Civic Spaces Zone
-  Open Space - Community Zone
-  Water [i]



### Rural

-  Rural - Rural Production Zone
-  Rural - Mixed Rural Zone
-  Rural - Rural Coastal Zone
-  Rural - Rural Conservation Zone
-  Rural - Countryside Living Zone
-  Rural - Waitakere Foothills Zone
-  Rural - Waitakere Ranges Zone

### Future Urban

-  Future Urban Zone
-  Green Infrastructure Corridor (Operative in some Special Housing Areas)

### Infrastructure

-  Special Purpose Zone - Airports & Airfields  
Cemetery  
Quarry  
Healthcare Facility & Hospital  
Tertiary Education  
Māori Purpose  
Major Recreation Facility  
School
-  Strategic Transport Corridor Zone

### Coastal

-  Coastal - General Coastal Marine Zone [rcp]
-  Coastal - Marina Zone [rcp/dp]
-  Coastal - Mooring Zone [rcp]
-  Coastal - Minor Port Zone [rcp/dp]
-  Coastal - Ferry Terminal Zone [rcp/dp]
-  Coastal - Defence Zone [rcp]
-  Coastal - Coastal Transition Zone



Precincts

--- Rural Urban Boundary

--- Indicative Coastline [i]

## Overlays

### Natural Resources

	Terrestrial [rp/dp]	} Significant Ecological Areas Overlay
	Marine 1 [rcp]	
	Marine 2 [rcp]	
	Water Supply Management Areas Overlay [rp]	
	Natural Stream Management Areas Overlay [rp]	
	High-Use Stream Management Areas Overlay [rp]	
	Natural	
	Urban	
	High-Use Aquifer Management Areas Overlay [rp]	
	Quality-Sensitive Aquifer Management Areas Overlay [rp]	
	Wetland Management Areas Overlay [rp]	

### Infrastructure

	Airport Approach Surface Overlay	
	Aircraft Noise Overlay	
	City Centre Port Noise Overlay [rcp / dp]	
	Quarry Buffer Area Overlay	
	National Grid Subdivision Corridor	} National Grid Corridor Overlay
	National Grid Substation Corridor	
	National Grid Yard Compromised	
	National Grid Yard Uncompromised	

### Mana Whenua

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

### Built Environment

	Identified Growth Corridor Overlay
--	------------------------------------

### Natural Heritage

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

### Historic Heritage & Special Character

	Historic Heritage Overlay Place [rcp/dp]
	Historic Heritage Overlay Extent of Place [rcp/dp]
	Special Character Areas Overlay Residential and Business
	Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]
	Auckland War Memorial Museum Viewshaft Overlay Contours [i]
	Stockade Hill Viewshaft Overlay – 8m height area
	Stockade Hill Viewshaft [i]

## Controls

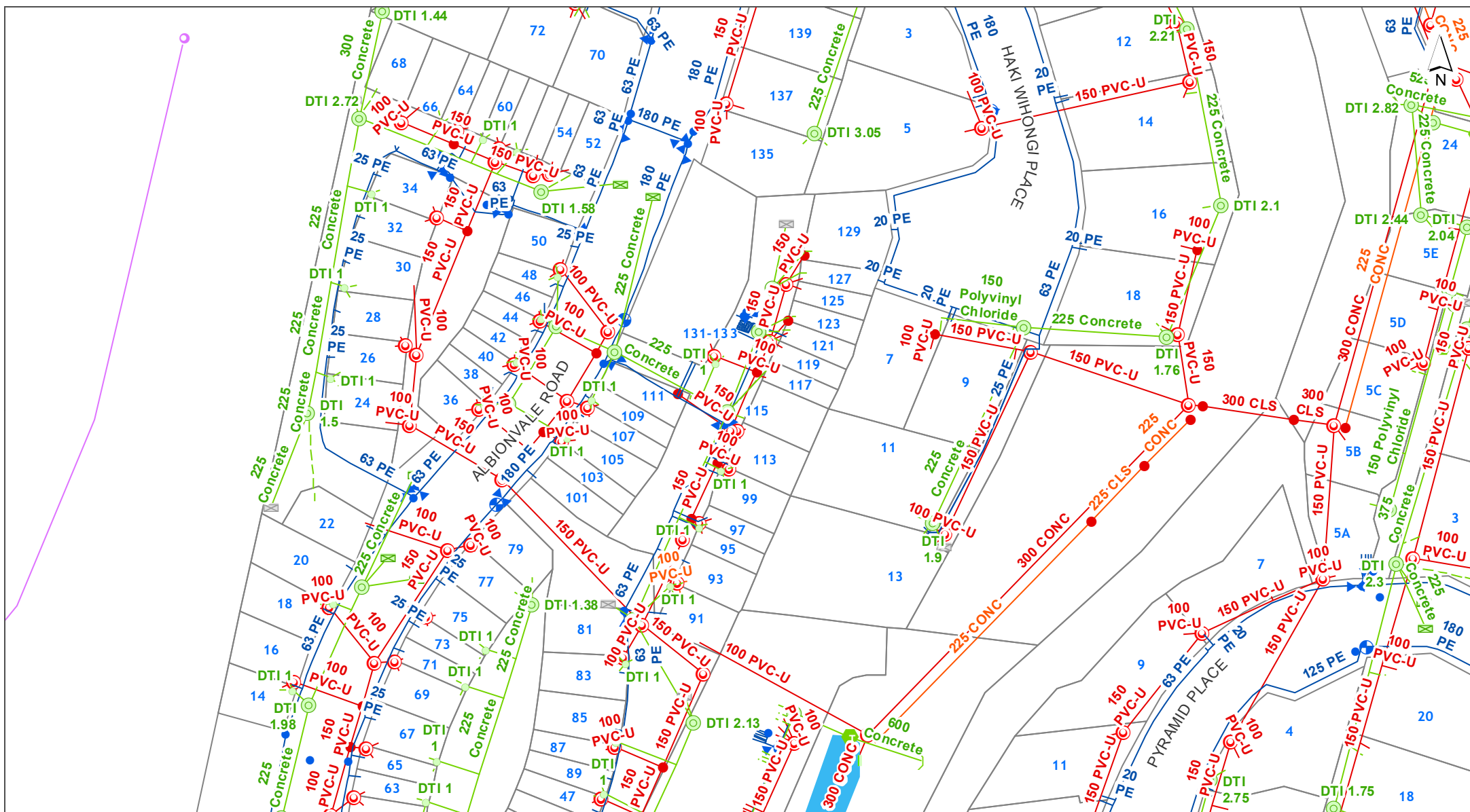
	Key Retail Frontage	} Building Frontage Control
	General Commercial Frontage	
	Adjacent to Level Crossings	
	General	} Vehicle Access Restriction Control
	Motorway Interchange Control	
	Centre Fringe Office Control	
	Height Variation Control	
	Parking Variation Control	
	Level Crossings With Sightlines Control	
	Arterial Roads	
	Business Park Zone Office Control	

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

## Designations

	Designations
--	--------------

	Airspace Restriction Designations
--	-----------------------------------



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## Underground Services

**125 Albionvale Road Glen Eden**

**LOT 18 DP 342732**



Scale @ A4  
= 1:1,000

**Date Printed:**  
13/06/2023

## Stormwater

Note: Unless otherwise specified in the text below, the *colour* of a Stormwater symbol is determined by the ownership or usage status, using the following colour scheme:

**Public**, **Private** or **Abandoned**

	Treatment Device		Overland Flowpath (Public)
	Septic Tank		Overland Flowpath (Private)
	Septic Tank (Hi-Tech)		Forebay (Public)
	Soakage System		Forebay (Private)
	Inspection Chamber		Treatment Facility (Public)
	Manhole (Standard / Custom)		Treatment Facility (Private)
	Inlet & Outlet Structure		Pump Station
	Inlet & Outlet (No Structure)		Planting
	Catchpit		Embankment
	Spillway		Viewing Platform
	Safety Benching		Bridge
	Culvert / Tunnel		Erosion & Flood Control (Other Structure)
	Subsoil Drain		Erosion & Flood Control (Wall Structure)
	Gravity Main		
	Rising Main		
	Connection		
	Fence		
	Lined Channel		
	Watercourse		

## Water

	Valve
	Hydrant
	Fitting
	Other Watercare Point Asset
	Other Watercare Linear Asset
	Local Pipe (Operational-NonPotable)
	Local Pipe (Operational-Potable)
	Local Pipe (Operational Not Vested)
	Local Pipe (Abandoned / Not Operational)
	Transmission Pipe (Operational-NonPotable)
	Transmission Pipe (Operational-Potable)
	Transmission Pipe (Not Operational)
	Transmission Pipe (Proposed)
	Pump Station
	Reservoir
	Other Structure (Local)
	Chamber (Transmission)
	Water Source (Transmission)
	Other Watercare Structures and Areas

## Wastewater

	Fitting
	Fitting (Non Watercare)
	Manhole
	Pipe (Non Watercare)
	Local Pipe (Operational)
	Local Pipe (Operational Not Vested)
	Local Pipe (Abandoned / Not Operational)
	Transmission Pipe (Operational)
	Transmission Pipe (Not Operational)
	Transmission Pipe (Proposed)
	Chamber
	Structure (Non Watercare)
	Pump Station
	Wastewater Catchment

## Utilities

	Transpower Site
	Pylon (Transpower)
	110 kv - Electricity Transmission
	220 kv - Electricity Transmission
	400 kv - Electricity Transmission
	Aviation Jet A1 Fuel Pipeline
	Liquid Fuels Pipeline [Marsden to Wiri]
	Gas Transmission Pipeline
	High-Pressure Gas Pipeline
	Medium-Pressure Gas Pipeline
	Indicative Steel Mill Slurry Pipeline
	Indicative Steel Mill Water Pipeline
	Fibre Optic Cable (ARTA)
	Contour Interval

Legend  
updated:  
21/09/2020



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#### Hazards

125 Albionvale Road Glen Eden

LOT 18 DP 342732

0 6.5 13 19.5  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
13/06/2023



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#### Natural Hazards - Coastal Erosion ASCIE

125 Albionvale Road Glen Eden

LOT 18 DP 342732

0 6.5 13 19.5  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
13/06/2023



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#### Natural Hazards - Coastal Inundation

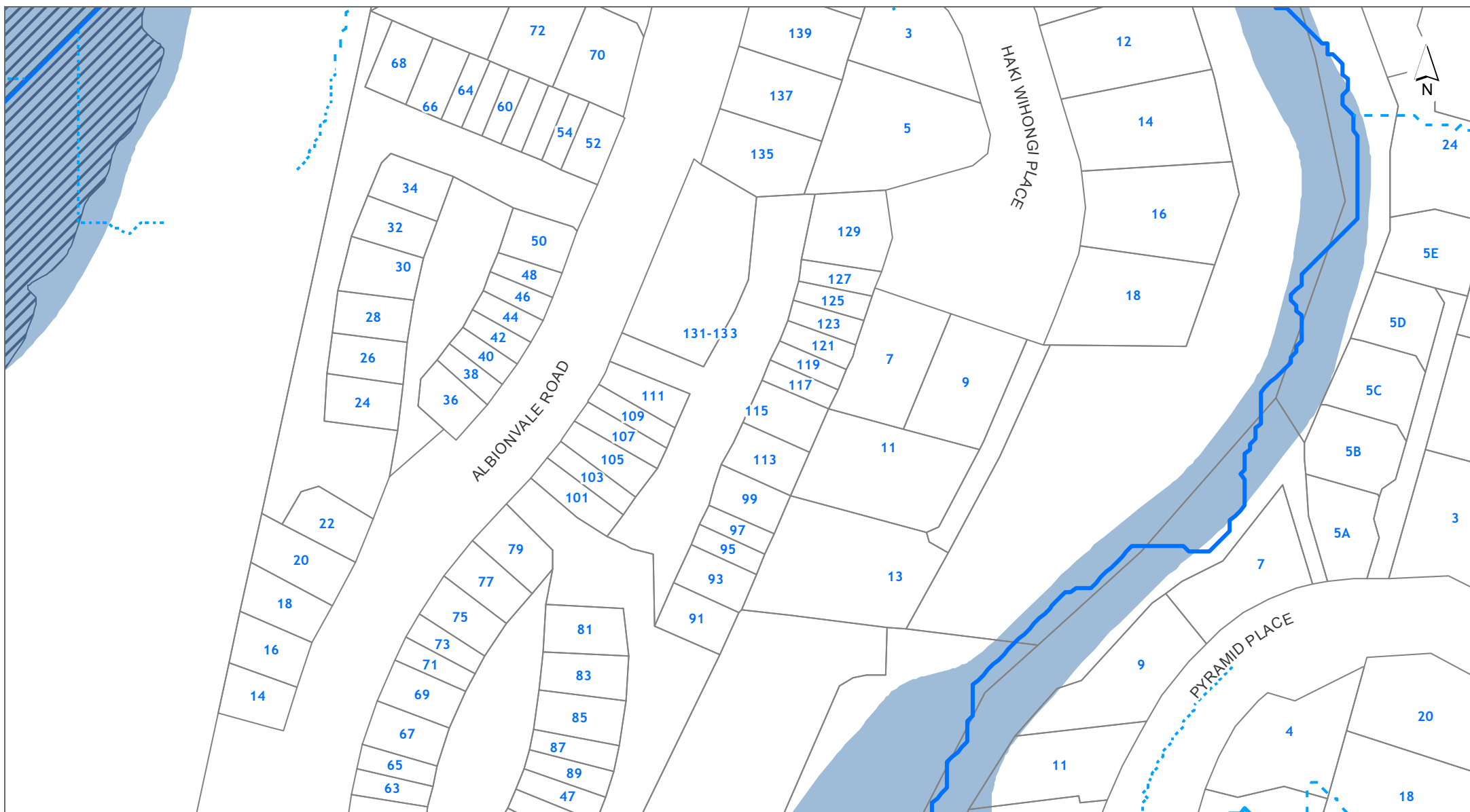
125 Albionvale Road Glen Eden

LOT 18 DP 342732

0 6.5 13 19.5  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
13/06/2023



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#### Natural Hazards - Flooding

125 Albionvale Road Glen Eden

LOT 18 DP 342732

0 6.5 13 19.5  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
13/06/2023



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**Natural Hazards - Sea Spray**  
**125 Albionvale Road Glen Eden**  
**LOT 18 DP 342732**

0 6.5 13 19.5  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
13/06/2023



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#### Natural Hazards - Volcanic Cones

125 Albionvale Road Glen Eden

LOT 18 DP 342732

0 6.5 13 19.5  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
13/06/2023



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#### Other

125 Albionvale Road Glen Eden

LOT 18 DP 342732

0 6.5 13 19.5  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
13/06/2023
















## Hazards

## Soil Warning Area

-  Fill (Franklin District only)
-  Advisory (Franklin District only)
-  Contamination (Franklin District only)
-  Erosion (Franklin District only)
-  Hazardous Activities & Industries List (HAIL) (Franklin District only)
-  Inundation (Franklin District only)
-  Rainfall Event (Franklin District only)
-  Slippage (Franklin District only)
-  Subsidence (Franklin District only)
-  Slippage / Subsidence / Erosion etc (Auckland City and Papakura District only)
-  Uncertified Fill (Auckland City and Papakura District only)
-  Organic Soil (Auckland City and Papakura District only)
-  Filled / Weak Ground (Auckland City and Papakura District only)
-  Refuse Tips Site / Weak Area (Auckland City and Papakura District only)
-  Unstable / Suspected Ground (Auckland City and Papakura District only)
-  Allochthon Waitemata (Rodney District only)
-  Motatau Complex (Rodney District only)
-  Puriri Mudstone (Rodney District only)
-  Mahurangi Limestone (Rodney District only)
-  Mangakahia Complex (Rodney District only)
-  Hukerenui Mudstone (Rodney District only)
-  Whangai Formation (Rodney District only)
-  Tangihua Complex (Rodney District only)
-  within 150m of Northland Allochthon (Rodney District only)










## Hazards

## Soil Warning Area continued




-  Soil D (Rodney District only)
-  within 150m of Soil D (Rodney District only)
-  Soil C (Rodney District only)
-  within 150m of Soil C (Rodney District only)
-  Soil B (Rodney District only)
-  within 150m of Soil B (Rodney District only)
-  Soil A (Rodney District only)
-  Gas Main Pipeline
-  Petroleum Pipeline
-  Closed Landfill (Auckland Council owned)
-  Closed Landfill (Privately owned)
-  Air Discharge (Franklin District only)
-  No Soakage (Franklin District only)
-  Indicative Steel Mill Slurry Line 20m Buffer (Franklin District only)
-  Indicative Steel Mill Water Line 20m Buffer (Franklin District only)

## Natural Hazards






## Overland Flow Path

-  Catchment area 100 Ha and above
-  Catchment area 3 Ha to 100 Ha
-  Catchment area 1 Ha and 3 Ha
-  Catchment area 4000 m² to 1 Ha
-  Catchment area 2000 m² to 4000 m²
-  1% AEP Flood Plain
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Sea Spray
-  Volcanic Cones

## Coastal Inundation








-  1% AEP
-  1% AEP plus 1m sea level rise
-  1% AEP plus 2m sea level rise

## Areas Susceptible to Coastal Instability and Erosion (ASCIE)

-  ASCIE 2050 (RCP8.5)
-  ASCIE 2080 (RCP8.5)
-  ASCIE 2130 (RCP8.5)
-  ASCIE 2130 (RCP8.5+)
-  Marine Area (Based on MHSW10, from Unitary Plan)

## Other

## Cultural Heritage Index

-  Archaeological Site
-  Hayward and Diamond
-  Historic Botanical Site
-  Historic Structure
-  Maori Heritage Area
-  Maritime Site
-  Reported Historic Site

The information Council holds in relation to Special Land Features differs based on the area a property is located in. Those areas where information is held on a Special Land Feature is denoted in the legend above.

Legend updated: 22/07/2021

29 December 2003

Private Bag 93109  
Henderson  
Waitakere City

435 WEST LIMITED  
PO BOX 20550  
GLEN EDEN  
WAITAKERE CITY

Dear Sir/Madam

**Resource Consent Application Number RMA20031332**

**Location: 435A WEST COAST ROAD, GLEN EDEN, WAITAKERE CITY**

I am pleased to advise that your Resource Consent (Planning) application has been considered and consent has been granted pursuant to sections 93, 94, 104, and 108 of the Resource Management Act 1991.

The full report considering your application and the decision which has been made is attached. The following contains the decision on your application and the conditions which must be met for your consent to be valid:

#### DECISION

Pursuant to Sections 104, 105 and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, it is recommended that **consent is granted** to the application by 435 West Ltd To erect twenty residential dwellings, within an approved medium-density development that lies outside of the medium density circle, and is not situated on either a Regional and Strategic Road. The proposal introduces a density of development of between 55m<sup>2</sup> to 120m<sup>2</sup> with height in relation to boundary, building coverage, height, outdoor space, and car parking infringement and the establishment of 53% impermeable surfaces. The site is placed on Council's Hazard Register requiring specific geotechnical assessment, and that the floor level of any residential building shall not be less than 500mm above the 1 in 100 year flood level of the overland flowpath.(as more accurately defined in Sections 3 and 4 of this report) at 435 West Coast Road being Lot 1 DP 187089 for the following reasons:

- (i) The proposed development is considered to be of an appropriate design and layout that provides appropriate residential character and detailing consistent with the surrounding residential neighbourhood. Whilst of a higher density, the development would not detract from the visual, landscape and residential amenities of the locality or the character and appearance of the surrounding residential area. The proposal would strengthen the residential nature of the area with development consistent with its surroundings.
- (ii) Adequate on-site parking and manoeuvring is provided and access to the site would not detract from matters of road safety. The existing road network would be of sufficient capacity to accommodate the additional traffic movements without detriment to the road's function or safety in the road hierarchy.
- (iii) The proposed development would not detract from the visual and landscape amenities of the site or cause detriment to nearby residential amenity in terms of loss of privacy, daylight access, traffic noise, or increased visual intrusion.
- (iv) The earthworks result in the re-contouring of the land and would not significantly alter the existing landform. The topography of the site would remain consistent with the surrounding area. The earthworks are considered to be of a scale consistent with the development being undertaken.

- (v) On-site residential amenity is considered appropriate through the design and layout which provides adequate sunlight/ daylight, privacy, on-site parking and surveillance.
- (vi) The proposal satisfies the relevant objectives, policies, rules and other provisions of the Waitakere City Operative District Plan

**Conditions imposed on the consent are as follows:**

1. The development shall proceed in accordance with the plans prepared by City Design Architects and dated 24/03/03 and referenced A02052/A01/E, A02052/A02/E & A02052/A03/E and all referenced by Council as RMA 20031332 and the information, including further information, submitted with the application.

General

2. The consent holder is advised that under s125 of the Resource Management Act 1991 that this resource consent once granted with expiry 2 years after the date of granting.
3. A copy of this Resource Consent shall be held on site throughout the period of work. Prior to works commencing, it shall be the responsibility of the consent holder to explain the Conditions of Consent to all contractors, sub-contractors and work site supervisory staff who are carrying out any works associated with the project.

Earthworks

4. Before commencement of any works, adequate sediment and erosion control measures shall be constructed. The control measures must be maintained until the site has been adequately stabilised against erosion. The construction and maintenance shall be in accordance with Appendix 3, Erosion and Sediment Control Measures to the Natural Area Rules in the Waitakere City Operative District Plan.. Await approval from Council's Environmental Monitoring Officer to sediment and control measures before commencing any further works.
5. The consent holder shall implement suitable measures, such as wheel wash facilities or the construction of a stabilised entrance way to prevent the deposition of earth on the surrounding streets from trucks entering or leaving the site, to the satisfaction of the Manager Resource Consents. These measures shall remain in place until the completion of the development. Should any material be deposited on the street, it shall be removed immediately at the expense of the consent holder.
6. Footpaths, berms and kerbs shall be protected from damage by crossing or parking vehicles to the satisfaction of the Manager Resource Consents. Any damage which is attributed to the earthworks operation shall be rectified at the cost of the consent holder
7. All necessary action shall be taken to prevent a dust nuisance to neighbouring properties to the satisfaction of the Manager, Resource Consents
8. That the site shall be stabilised against erosion as soon as practicable and in a progressive manner as earthworks are finished over various areas of the site.
9. All cleanwater runoff from stabilised surfaces shall be diverted away from the earthworks via a stabilised system, so as to prevent surface erosion.
10. All development works on the site including earthworks and the use of associated heavy machinery shall be undertaken between the following hours only:

Monday to Friday:	7.30am - 7.00pm
Saturday	8.00am - 5.30pm
Sunday and Public Holidays	NO WORK

### Infrastructure

11. Due to the density of the proposed development and resultant increase in wastewater flows mitigation is required. Therefore advise Council which of the following you will be carrying out and fulfil the requirements either

(A) Mitigate the increase in wastewater flows from the site by providing the following flow reduction measures in the proposed units and advise at the time of Building Consent or prior to the issue of a 224c certificate related to a subdivision that mitigation of wastewater flows will be carried out under future building consents on vacant Lots:

- (i) All taps over handbasins/sinks and showerheads are to be of a type that limits the flow rate to 9 litres/minute or less.
- (ii) All units/dwellings shall have showers.
- (iii) All toilets shall be of 6/3 litre dual flush type.
- (iv) No in sink waste disposal units shall be installed.

The consent holder will ensure the installation and continuing use of low water use devices to limit wastewater flows to Councils satisfaction. An appropriate entry will be made in the Councils Hazard Register. A registered covenant to this effect is to be entered into pursuant to S108(2) (d) of the Resource Management Act 1991. The covenant will be prepared and registered by the City Solicitor at the consent holder's cost.

(B) Under building or subdivision consent, pay to the Council pursuant to Section 407/409 of the Act the sum of \$12,611.59 (incl. GST at 12.5%) to further mitigate wastewater flows (main system improvements) necessary to serve the subdivision. Notes: (i) Further reductions may be possible through recycling of grey water or other innovations. (ii) If in-sink waste disposal units are proposed then the sum required will rise to \$14,635.15.

(C) Or pay to Council the sum of \$25,670.30 (incl. of GST) towards the cost of mitigating the flow of wastewater from the site over and above that allowed for as a permitted activity without carrying out any mitigation measures. No covenant is required. Note: The above sums are based on three bedroom units. If this is to change the contribution is to be amended. The calculations of the above sums are available from EcoWater.

12. Under building or subdivision consent, pay to the Council pursuant to Section 407/409 of the Act the sum of \$1,626.56 (incl. GST at 12.5%) towards the cost of upgrading the sanitary sewer reticulation (main system improvements) necessary to serve the subdivision. (\$203.32 per additional Unit).

13. Under a building or subdivision consent, Pay to the Council pursuant to Section 407/409 of the Act the sum of \$12,628.24 (incl. GST at 12.5%) towards the cost of upgrading the stormwater drainage system (\$1,485.00 Twin Streams Catchment, \$93.53 main system improvements) necessary to serve the subdivision. (\$1,578.53 per additional Unit).

### Roading & Traffic

14. The consent holder shall, prior to the occupation of the units, ensure that all access, manoeuvring and parking areas are formed, sealed and marked out in an all-weather surface, lit and drained to the satisfaction of the Manager, Resource Consents.
15. The consent holder, prior to the occupation of the units, shall clearly mark out visitor parking spaces in accordance with the Waitakere City Council Code of Practice for City Infrastructure and Land Development, and ensure that they can be easily identified, to the satisfaction of the Manager, Resource Consents.
16. The shared driveway(s) shall be constructed in compliance with the Code of Practice: Drawing SD 3.07.

### General

17. A detailed landscaping plan for the purpose of mitigating the visual impacts of development and to enhance the nature of development shall be prepared and submitted to Council for the consideration of the Manager, Resource Consents, within three months of the date of this consent. This plan shall include details of planting, pedestrian accessways, fencing to all units, lighting standards, clothes lines, and postal boxes. This planting shall be instated by the first planting season (May until 7<sup>th</sup> Sept), following completion of the dwellings hereby approved, and with replacement planting instated within the following seasons as necessary, until the planting is established.

18. The consent holder shall erect fencing as shown as the approved landscaping plan prior to the occupation of the units and to the satisfaction of the Manager, Resource Consent.
19. At the time of Building Consent, submit for the approval of the Manager, Resource Consents, details of vehicle crossings, carriageway and on-site pedestrian footpaths to be finished in different textured materials and / or colour to differentiate between the public / private and pedestrian/ vehicle areas.
20. The consent holder shall at the time of Building Consent for the development , submit for the approval of the Manager, Resource Consents, a Lighting Plan for the site. The Plan shall include:
  - Details of any exterior lighting on the residential units
  - Exterior lighting systems to ensure all footpaths and entrances are well lit.
21. That the consent holder shall install all lighting in accordance with the detailed design approved in Condition 20, prior to the occupation of the units and to the satisfaction of the Manager, Resource Consents.
22. At the time of Building Consent, the consent holder shall submit to the Manager, Resource Consents, written confirmation from Waitakere City Council's Solid Waste and Refuse Station (50 The Concourse, Henderson) the siting and location of the refuse collection point, to serve all dwellings accessed by the northern-most accessway. Prior to occupation of the dwellings, ensure that the approved hard stand location area for solid waste bins complies with Council's "Code of Practice for City Infrastructure & Land Development" standard detail SD 3.7.

Alternatively, the consent holder shall arrange for refuse collection to be undertaken by a private contractor, and in this instance written confirmation shall be submitted to the Manager, Resource Consents, prior to the occupation of the units.
23. At the time of building consent, the foundations of the hereby approved dwellings shall be subject of specific investigation and design by a registered engineer experienced in geo-mechanics who is familiar with the contents of the Soil and Rock Consultants Ltd geo-technical report dated March 2000 and all such construction is carried out in accordance with that design to the satisfaction of the Waitakere City Council
24. A consent compliance monitoring fee of \$1000.00 (inclusive of G.S.T.) shall be paid to the Council. This fee is to recover the actual and reasonable costs incurred ensuring compliance with the conditions of this consent. If, on inspection all conditions have not been satisfactorily met, a reinspection shall be required at the relevant hourly rate applicable at the time the re-inspection is carried out.

The \$1000.00 fee shall be paid as part of the resource consent and the resource consent holder shall be advised of any further monitoring fees if they are required.

#### **Advice Notes:**

#### ***\*End of Conditions\****

Compliance with the above conditions will be monitored by Councils Environmental Monitoring Officer in accordance with section 35(d) of the Resource Management Act. This will typically include site visits to verify compliance (or non compliance) and documentation (site notes and photographs) of the activity established under the Resource Consent. Only after all conditions of the Resource Consent have been met, will Council issue a letter of compliance on request of the applicant.

Please note also that you must complete the activity that is consented to within two (2) years including compliance with the conditions of consent. If that does not happen the consent lapses and you may need to apply for an extension or a new consent. **Note: Your consent lapses on 05/01/2006.**

Please contact MATTHEW WRIGHT (extn 8798) of the Resource Consents Section if you have any general queries about the enclosed report or decision.

Yours faithfully



Graeme McCarrison  
MANAGER: RESOURCE CONSENTS

# City of Waitakere District Plan

## Report for Non-Complying and Discretionary Activity Application

### 1.0 SUMMARY OF PROPOSAL

It is proposed to develop a medium density housing development for 99 units off West Coast Road, with a new public road through the site, serving a number of private ways within the development. This road is also to provide access to the adjacent land to be developed for the West Auckland (Maori) University. There will be a variety of unit types and orientations within the development, thus creating an interesting built form on the site.

### 2.0 APPLICATION DETAILS

Planner:	Hugh Briggs
Site Address:	433-437 West Coast Road, Glen Eden
Applicant:	435 West Limited
Date Received:	15 October 1999
Resource Consent No:	992282
Building Consent No:	N/A
Ward:	Waitakere
Legal Description:	Lots 1, 2 and 3 DP 187089
Address for Service:	435 West Limited PO BOX 47741 Market Road
Site Area:	23,000m <sup>2</sup>
Unit Site Area(s):	N/A
Transitional Plan: Zoning: Section:	Industrial 2/Commercial 4 Waitemata
Proposed Plan: Human Environment: Natural Area: Landscape Elements: Hazards: Roading Hierarchy:	Living General 7m Riparian District Arterial
Further Information Required:	Yes – Amended Plans
Date Requested:	4/11/99
Date Received:	Part 11/11/99
Any Affected Persons:	Yes (See Attached Section 94 Report)
Approval Given:	Yes

### 3.0 REASON FOR APPLICATION

#### 3.1 Relevant District Plan Rule(s) and Extent of Divergence from those Rules

- Transitional Plan: Non-compliance with Commercial and Industrial Activity status
- Proposed Plan: Medium Density Housing Criteria and Rule 2.3 where residential activity (including medium density) does not meet the standards in 2.1 or 2.2 re location factors for such developments

#### 3.2 Type of Activity Proposed

- Transitional Plan: Non-Complying Activity as not provided for in either the Commercial or Industrial Zones
- Proposed Plan: Discretionary Activity as Rule 2.3 requires such medium density applications where not on a Strategic or Regional Arterial to be considered as a Discretionary Activity under the Assessment Criteria and Medium Density Housing Criteria

Overall, the application is considered to be a Non-Complying Activity. The proposal complies with all other development control rules under the Transitional and Proposed District Plans.

### 4.0 SITE AND PROPOSAL

#### 4.1 Site Description

The site is located on the northern side of West Coast Road, adjacent to Parrs Park and the John Waiti Memorial Marae and proposed West Auckland (Maori) University site. It is currently undeveloped with only an existing house and cottage on it on the road frontage, and an old timber house at the northern end of the site. There are some old farm sheds scattered around the site too.

It has limited vegetation, with some oak trees along the West Coast Road frontage and some cabbage trees in relatively poor condition along the dirt track near the old house.

The sites immediately adjacent to the east on the same side of West Coast Road contain some brick and tile houses, with some mature trees around them. Further to the east on the other side of the stream is the new Woodbank subdivision, on which the first 3 units of a 22 unit medium density housing development have been built.

On the other side of West Coast Road are numerous single storey houses of various styles and a successful fruit and vegetable operation. To the west of the site are the open areas of the Marae and School and Parrs Park, which have a number of mature trees on their sites. The locality thus has a mixed visual character and the new developments will add to this character.

West Coast Road is a very busy road, with about 20,000 vehicles a day in both directions (1996 figures). In the consultant traffic planner's report, it was indicated that these figures would likely have increased by a significant amount, given the recent growth in Henderson and further out west. The road has a central flush median, which would enable traffic to turn right in and out of the site without detriment to the existing traffic flows or the traffic entering or exiting this site.

#### 4.2 Proposal

The proposal is for 99 units in a comprehensively designed, medium density housing development, with a variety of housing types and styles, including freestanding, duplex and blocks of housing.

The development has been designed around a central spine of the public road, which has been designed to link through to the adjacent Maori Trust land to the east, to enable that part of their site to be developed for housing associated with the University proposal. The road for this stage of the development has not been fully formed to the northern boundary, or to the eastern boundary where one of the lanes is to provide access into the Maori Trust land for a small enclave of housing on the slopes above the stream.

This road will have to have its intersection designed to meet the Council's Roading and Traffic standards, to ensure that the traffic flows generated by the development and from the adjacent Maori Trust land will be accommodated readily.

This road will serve a number of private lanes or ways, either as crescents or culs de sac, providing an interesting variation in unit form and orientations. The road and the lanes are curved to create more design interest and character, given that the units themselves are only variations on a theme.

Following discussions with the Roading and Traffic section, the layout was modified to accommodate the necessary connections more clearly and to amend the parking layouts accordingly. It was also considered appropriate to accommodate two traffic-calming measures along the main road to Council's design. These have been incorporated in the amended plans.

Within the development will be two main open spaces and another smaller landscaped area, creating more amenity and character within the development. It is proposed that these will be private spaces managed by the body corporate or similar, and not as public reserves available to other residents in the locality. These provide attractive features within the development and outlooks for the units adjacent to them.

The parking arrangements for the units are varied – with the majority having internal garaging for one car, and some with two as an option, but one design having an external carport off the site. Within the site, there are several parking spaces available for visitors and residents. In total there are now 192 spaces being provided for the 99 units, with 93 visitor and "extra" residents' spaces. The layout of these was amended slightly to accommodate the roading changes as identified above.

A comprehensive landscape plan has been prepared for the development, with a number of specimen trees being shown throughout the development. There are 3 themes to the selection and distribution of these trees throughout. The trees around the boundaries are larger and generally bulkier, such as pohutukawa and titoki. Where the units are closer to boundary, kowhai are used, to reduce light loss and also for greater amenity. In the park areas, jacaranda and albizzia are used, with their light trunks and lightness of canopies, and also kowhai to assist with the transition to the boundary. To reflect the history of the site, as being on old orchard, an avenue of olive trees has been created along the main road.

The Maori Trust Board had been concerned about the effects on the school site on the western boundary, and the design of the units had been modified to accommodate that. That common boundary will be appropriately landscaped and planted to ensure that the vehicle effects will be reduced. The Trust Board requested that a pedestrian connection be provided through to the school from the site, so that the children could walk through the site along the public road to the school via the private road or open space area. It was considered that this would be incorporated into the design.

## **5.0 STATUTORY ASSESSMENT**

- 5.1 As noted, the proposal requires consideration as a non-complying activity under the provisions of the Resource Management Act 1991. Section 105(2A) of the Act sets a threshold test which all resource consent applications for non-complying activities must first pass before a consent authority has jurisdiction to grant consent, having regard to the matters specified in Section 104. In short, the proposal must be able to establish and operate without generating more than minor adverse effects on the environment, or must not be contrary to the relevant objectives and policies of either the Proposed District Plan or the Transitional District Plan.
- 5.2 The assessment contained later in this report demonstrates that the proposal would generate no more than minor adverse effects on the environment. Jurisdiction to grant consent has therefore been established. However, it is noted that for a consent authority to grant consent to a non-complying activity application, there should be some exceptional element to the proposal. If such unique circumstances do not exist, then the proposal would effectively compromise the integrity of the District Plan, and public confidence in the consistent administration of the Plan may be undermined.

- 5.3 As noted, the proposal also requires consideration as a discretionary activity under the provisions of the Resource Management Act 1991. In considering the application, the consent authority shall have regard to the matters specified in Section 104. The relevant matters include a consideration of actual and potential effects on the environment, together with an assessment of the extent to which the proposal is consistent with the objectives, policies and rules of the District Plan.
- 5.4 There has been a major change of direction from industrial to residential in this locality between the two Plans, and some progress to achieving that with new developments in the locality. There has also been a degree of progress made towards getting the Proposed Plan made operative, and thus it would be inappropriate to give much weight to the Transitional Plan – even though recent Court decisions require some consideration to be given to it.
- 5.5 In this instance, the application has been processed on a non-notified basis in accordance with Section 94(2) of the Act. Specifically, the proposal would generate no more than minor adverse effects on the environment, and the written approvals of all potentially affected parties have been obtained.

## **6.0 ENVIRONMENTAL ASSESSMENT**

### **6.1 Transitional Plan**

The provision of residential development in the industrial zones was not contemplated at the time that that Plan was produced. Circumstances have changed considerably since then, with a reduction in the need for such industrial land in this particular locality, and the increasing demand for more varied forms of housing in locations close to centres and on public transport routes.

This development proposal reflects the increased interest in medium density housing complexes, with smaller units and more compact forms of development. It has been designed to create a varied form of housing, which will relate to the residential neighbourhood and also to the physical setting adjacent to the stream and the open area of the Maori land, soon to be developed for housing and the University. The local planning context of this area has changed considerably since the Plan was prepared.

The Transitional Plan does permit some comprehensive forms of residential development in this zone and other non-industrial activities, which could generate different effects than industrial activities. Those permitted as either permitted or (conditional) discretionary activities are travellers' accommodation (permitted) or social, cultural and recreational buildings and churches (discretionary). The Plan therefore recognises that such activities can be established in such localities, subject to them meeting the appropriate performance standards.

The relevant ones are: yards; landscaping and screening; height in relation to boundary and the controls on the ancillary household units. These give some guidelines as to the standards that should be applied to a residential development in this industrial zone. However, these are not as comprehensive as those in the Proposed Plan for assessing medium density housing developments in residential (Living Activity) areas.

Those Transitional Plan controls were designed to mitigate potential effects of residential activities on legitimate industrial activities within this zone, which is not applicable in this case, or on other adjacent residential or open space zones. The potential effects that this form of development could have on the adjacent Maori land and school could be noise from the rear service lane and light spill from the cars manoeuvring in that rear area, and overlooking and noise from residential activity during the day.

Such effects can be appropriately mitigated by measures proposed, such as the reduced height of the units, and good screen fencing and landscaping. It is not considered that these effects would be more than minor on the residential properties next door - any more so than with any complying industrial type activity that could have taken place under this Plan.

The Proposed Plan has recognised the demand for more residential development in this locality with the change of activity status from industrial to residential. The Living Environment makes provision for more varied and intensive forms of development, such as medium density housing. In doing so, it has placed some controls on the form and intensity of such developments, in that they should be located on appropriate roads and public transport routes. This is to ensure that such developments will not have significant impacts on the character and amenity of the surrounding "standard" residential neighbourhoods.

The objectives and policies include statements about the need for medium density housing in areas where it will reduce vehicle trips and support public transport, and be located near centres and rail stations, and on main routes. It also states that such housing should be comprehensively designed to provide both a high internal and external amenity, to protect existing residential areas, and to integrate the development with adjacent public open space, and the surrounding neighbourhood and facilities.

In Rule 2 of the Living Environment, medium density housing with sites with a net area below 400m<sup>2</sup> on routes lower in the hierarchy than Regional or Strategic Arterials are discretionary activities. They are assessed against a set of criteria relating to:

- *Neighbourhood character and amenity values*

The proposal creates a new element to the character of this neighbourhood, which is a mix of architectural styles and locations on sites fronting West Coast Road. There are also remnants of old horticultural and industrial buildings in this vicinity. Thus there is a very mixed visual character, and not one of particularly high amenity.

The proposed quality of the new housing will enhance this locality, with intensive planting along the road frontages and quality building finishes. There will also be a high quality of landscaping and attractive open space areas for the residents of this development. There will be however some shortfall of amenity with some of the 3 storey units having less than the recommended 50m<sup>2</sup> courtyards for units of 2-3 bedrooms. Some of these in particular will have south facing yards with some large trees in those yards, which will reduce their sun and daylight.

There is another recently approved medium density housing development of 22 units, which has the first stage of 3 units now under construction, at 415 West Coast Road immediately across the stream valley. This will provide another new development in this locality.

The character of the neighbourhood is thus changing, and being enhanced with new developments. The mixture of building heights, with some 3 storey, will provide visual interest. The 3 storey units fronting West Coast Road have their rear yards to the street and there will be some more planting along this frontage to supplement the existing oak tree. However, as stated above, this will have the effect of reducing their amenity level. The remaining 3 storey units are spread around the site, away from other adjacent 1 or 2 storey houses on the southern boundaries.

The adjacent site currently contains the Marae and school, and is to be developed as the new West Auckland (Maori) University. This will be an exciting project, with different building forms and spaces. This development will complement that, and will reflect some of that character. The development has been modified to respect the specific concerns of the Trust Board about overlooking, noise impacts on the school and the desire to create a footpath link between the two sites.

The neighbours, who had the most potential to be affected by the intensity and scale of the development, have signed their written consents, after some modifications were made to meet those concerns. The school site was adjacent to some proposed 3 storey units, which were reduced in height to offset the concern. Two 3 storey units on the south eastern corner were deleted because they infringed the height in relation to boundary controls to that neighbour's site.

- **Compatibility with size of the site**

This is a very large site, which can accommodate innovative forms of development. The design has utilised the site characteristics well, relating to its landform and its location adjacent to the stream and the Maori Trust land. It is an interesting design concept, with many variations of built form and open spaces between the blocks of buildings.

- **Compatibility with existing development on site**

The site is currently vacant, having been cleared as an orchard, but there are existing dwellings immediately adjacent to it on its eastern side and along West Coast Road on the opposite side and the western side of the subdivision. There is a dwelling at the rear of the site, which is being incorporated into the development.

- **Incorporation of natural features on site**

There are no natural vegetation features on the site, other than the existing mature oak trees along the road frontage and some cabbage trees along the track, which are not in a very healthy state. These oak trees should be retained and incorporated into the development concept. The natural contours are being used to good effect to provide views across the site to the east across the valley to the Woodbank subdivision and the adjacent industrial buildings. The natural contours are being left in the north-western corner to ensure that the development does not overwhelm the adjacent Marae and school complexes.

- **Adequate mitigation of any adverse effects**

There will be limited adverse effects on neighbouring properties, being the adjacent houses close to West Coast Road and the school on the Maori Trust land. The potential effects from the development of noise from cars and close dwellings, the overlooking from taller units, and the inherent loss of amenity, have been considered. These will be mitigated through the retention of those existing oak trees, further amenity and screen planting, and appropriate fencing along the relevant boundaries. The reduction of the units' heights along the critical north-western boundary has also been agreed and incorporated in the amended plans.

### **6.3 Proposed Plan – Medium Density Housing Criteria**

There are numerous assessment criteria by which all medium density housing developments have to be evaluated. The critical ones to this development are included below, and the complete assessment criteria (A – I) are attached as Appendix A. The design elements below are those where the potential effects are such that they require comments and mitigation measures to be imposed.

The Design Element Criteria are categorised as follows:

- A1-8 *Neighbourhood Character*
- B1-12 *Site Layout*
- C1-8 *Building Location*
- D1-6 *Visual and Acoustic Privacy*
- E1-5 *Car parking and Access*
- F1-8 *Onsite Outdoor Space*
- G1-5 *Entries to Buildings*
- H1-9 *Site Facilities*
- I1-11 *Landscape Treatment*

Refer to the full text of the Assessment Criteria in Appendix A.

#### **A Neighbourhood Character**

##### **A1 Residential Character and Streetscape**

The existing character of West Coast Road is mixed. With the advent of new "off road" developments such as this and the one at 415, the character is changing from a semi-rural transitional state to a fully developed residential area.

The internal site character is created with a varied frontage and spatial pattern on to the new public street, with different unit layouts and orientations along the street.

Whilst the depths of front yards are very similar, there will be street trees and parking bays at intervals along the street, and views into the "courtyards" of the private lanes. There will be some small planted areas between the units also to create some visual interest and variety.

The location of a group of 3 storey units close to West Coast Road will create a contrast to the more normal housing styles and scale, but this grouping is inward to the site and not the street. These were modified to respect the potential visual and shading effects they could have had on the adjacent properties. They are also located amongst the oak trees and thus it is important to retain those trees where possible to create some screening of them from the street and the adjacent affected houses.

**A2**     *Change of Building Heights*

The majority of the units are 2 storey, which would therefore reflect more closely the 1 and 2 storey houses along this part of West Coast Road. There are some blocks of 3 storey units along West Coast Road as described above, within the longer blocks along the main road, and around the park areas, which makes for a varied façade and pattern.

**A3**     *Façade Treatment*

Each of the 5 two storey unit types are very similar in treatment, but they have variations on the use of materials and features, such as windows, timber screens, and lintels over doors and windows. The variety of materials, such as weather boards, brick veneer, plaster finish, create more visual interest, particularly when there are 5-6 units in a terrace.

**A4**     *Safe Outlook to Street*

The front yards along the main internal road will remain open so that there will be sufficient visibility from the front (kitchen or living room depending on which option is chosen) to ensure views over the street. Where the units are on the private lanes, they will also look out over the "street".

**A6**     *Garage Location off Street Frontage*

As indicated above, the garages are adjacent to the access lanes and fronting onto the main street on the separate units. They do not dominate the street frontages as they are set back some distance from the road.

**A7**     *Service Facilities*

There are some refuse refuges for point collections shown at 3 locations along the main road. Given the number of units in the development, and the difficulty of getting the contractors to service private ways, it will be necessary to have either further well designed collection areas in specially designed facilities or on the roadside in identified locations under the control of the Body Corporate. This will have to be done to the satisfaction of the Manager Waste Minimisation by way of a condition being imposed.

**A8**     *Landscaping and Vegetation Retention*

The landscaping has been comprehensively designed to a theme of three planting types. Whilst the concept is considered appropriate by the Consents Services landscape architect, further details on the extent of planting in the "bulk" areas and in some of the open spaces are required.

There are some areas where some changes should be made and some aspects clarified. Some more details are required on the type, size and number of plants, and some detail changes for the open spaces, such as surface changes (grass/paved areas). Similarly, details are required for fencing between the units, and on the street frontages where relevant, and for gate details for the private courtyards.

The open areas should show what they are to be used for, with some play equipment shown and the paths relocated to the edges to enable such spaces to be created within them. All these aspects will be incorporated into an appropriate condition, requiring a more detailed landscape plan, in accordance with the Council's "Proposed Landscape Treatment Plan" and Proposed Planting Plan" guidelines brochures. Some suggestions of the Council's landscape architect for more appropriate species should be considered, to ensure success of the planting. This will be covered by way of the

condition requiring the Landscape Plan to be approved by the Manager Resource Consents.

**B Site Layout**

**B1 Neighbourhood Site Linkages**

The site has the potential to accommodate good pedestrian links throughout the development for local residents as well as those from adjacent properties, across the development to the School and Marae, and also to Parrs Park. A connection through to the School and Marae site from the main central road via the open space and access lane should be determined in conjunction with the Maori Trust Board and the Manager Parks Unit. The Parks Engineer indicated that access to the marae land should be by way of pedestrian easements over the private lanes and the common area in the central part of the site where the car parking bay is. Such an access route will have signs provided indicating that it is a pedestrian access, but that the privacy of the residents shall be respected.

The paths through the reserves should be realigned to enable the areas to be used for some form of play by the residents, especially children. This would not prevent the paths from being used as through routes for residents from the development.

There are two road connections proposed to the adjacent land - with the main central road extending north into the Maori land, and one of the private lanes being extended into the adjacent Maori land, to enable a small area to be developed for housing on the upper slopes above the stream. At this stage, until the Maori land development concept is finalised, the roads will terminate as culs de sac on or near the boundary. They will be extended when that development commences or when the owners want access to become available. This will be covered by way of a condition of consent, as requested by the Maori Trust Board in granting its consent.

**B2 Street Fronting Houses**

All the houses along the main road front the street, as do those units around the private lanes or courtyard areas. Each unit has an internal garage, which has direct access to the street or lane in front.

**B3 Privacy of Front Spaces**

Many of the units do not have front yards, being arranged around courtyards, which they can look over. The other units, primarily along the main street, have small front yards, which are set back about 3m-5m from the footpath. There is thus little privacy in this respect.

**B6 Minimal Overlooking**

The arrangement of the blocks around the site has been done in such a way that there is little direct overlooking of neighbours' open spaces, with a number of terraced units, with distance set backs of units on the opposite side of the open spaces. There are a few that are oriented east-west which do look over each others' rear yards. Overall, the objective has been achieved.

**B8 Wind Minimisation**

Each of those units areas, which are independent ones, have been screen fenced to a height of 1.8m. Other units, which have only minimal open areas, are proposed to be open to the common areas with some planting as screening but with none or limited fencing. This is an intentional design feature to give a feeling of more openness, but not perhaps providing as much wind screening as maybe necessary.

**B9 Sunshine Exposure**

The majority of the units will receive adequate winter sunshine, but there are a few south facing units that will not get as much sun.

**B10 Minimal Wind and Sun Effects**

There are few design features included to reduce the potential of wind and sun exposure, other than some shade planting.

**B11 Views From and Within Site**

The bulk of the site is relatively flat, but it does drop away to the east particularly, and to some extent to the north-west towards the stream valleys. The mix of heights will mean that there will be some views out across the valleys and also towards the Waitakere ranges for some units. Within the site, there will be a mixture of views across open spaces and the main roads. With the variety of heights and orientations of blocks and individual units, the views will thus be varied.

**B12 Retention of Existing Vegetation**

There are few trees on the main part of the site that are worthy of retention. However, there are some large oak trees along the West Coast Road frontage, which should be retained, as they are attractive features in their own right and will create an attractive entrance for the development. They are located in very close proximity to the 3 storey units in that location, and it will be necessary to establish that these buildings will not cause any damage to them. There is a larger specimen oak tree that appears to be located in the midst of that block of units, and it will need to be carefully plotted. It is recommended that this tree be retained if at all possible.

**C Building Location**

**C1 Building Setback from Road**

The units along the main road are set back some 3m-5m from the footpath, which creates a suitable sense of space between the buildings, whilst some of the other units are set around the courtyards, directly fronting the street area. The variety of setbacks gives the development its character, and enables the site to be used efficiently, yet also giving a sense of space and comfort for the residents.

The 3 storey units on the West Coast road frontage are set close to the road, which, given their additional height, makes them more intrusive and dominant. The south facing yards could have been bigger to provide more distance from the road and for more light to get in.

**C2 Amenity Protection for Adjacent Housing**

The most affected houses adjacent to the development are those fronting West Coast Road on the eastern side of its entrance. These are to some extent sheltered by the existing oak trees but will be affected by the bulk of the additional height of the 3 storey units. Similarly, the car parking area and associated carports in this yard will be adjacent to the rear of those properties.

However, the owners have signed their consent to the plans, subject to the height to boundary being met. The layout plan originally submitted was amended to reduce the number of units in that location by two, to ensure that the adjacent property on West Coast Road was not going to be adversely affected.

**C3 Linkage of Buildings**

Several units have been formed into terraces to make efficient use of the land, and to meet the demand for such housing forms. It therefore provides a greater degree of choice.

**C4 Minimising Impermeable Surfaces**

The layout has been designed to minimise the extent of impermeable surfaces through the use of terrace units, limited front yards for the terraced units and direct access from the garages and front doors. There are large areas of open space within the total development and the use of grassed areas as the front and rear courtyards where applicable for most units.

**C5 Habitable Room Layout**

In the majority of the units the habitable rooms (bedrooms and living rooms) are oriented to receive sunlight where possible.

**C6 Minimal Daylight Standard**

As above, the majority of units receive daylight to those habitable rooms.

### ***Sunlight to Outdoor Spaces***

With the orientation of most of the units being primarily north to south, the outdoor spaces receive sufficient sun. There are some, which are east-west, will not get as much sun, particularly with the existing trees in that locality.

## ***D Visual and Acoustic Privacy***

### ***D1 Protection from Overlooking***

With the majority of the units being in some form of terracing, there is considerably less overlooking on to the adjacent units open spaces, with no upper level balconies as many similar developments have. The locations where there are units opposite each other, across lanes or the larger open spaces, the distances are sufficient to minimise any feeling of loss of privacy.

### ***D2 Restriction of Views***

Again, the distances are sufficient to restrict any loss of privacy.

### ***D3 Noise Transmission***

The units which are in terrace or semi-detached form have their garages adjacent to each other, so that the downstairs rooms are not adjacent to them.

### ***D5 Acoustic Screening of Bedrooms from Vehicles***

The bedrooms are not located adjacent to recreational rooms but are on the floors above the living areas.

## ***E Parking and Vehicle Access***

### ***E1 Adequate Parking***

There are 99 units, with 192 spaces available on and off site for all residents and guests to the units. This exceeds the overall Council requirements or guidelines by around 16 spaces, which is encouraging. Some of these visitor spaces are provided as stack parking in front of the units' garages. This is considered to be acceptable.

### ***E2 Parking Close to Units***

All the units have internal garages, other than the unit type 6, which has a carport directly across the lane from it. Thus all individual spaces are very close, and the additional spaces for residents and guests have been allocated around the site in combined areas off the main road or the lanes/courtyards.

### ***E3 Grouping of Spaces and Garages***

The parking bays have been grouped along the main road between the blocks adjacent to small open spaces, enabling them to be landscaped and screened, and they are also off the private lanes in discrete locations.

### ***E4 Parking and Driveway Location***

The parking areas are appropriately located, allowing safe movements, although some of the spaces in the bays off the main road would require reverse manoeuvring on to the road. Many of them are though screened or planted around with specimen trees or are located adjacent to the landscaped open areas. Given that most of them are only for 3-4 spaces, they are not significant paved areas, and thus would not be dominant features on the street. There is one large area off the entrance behind the existing house close to West Coast Road, which could dominate this section of road frontage.

### ***E5 Shared Driveways***

The long lanes or access ways have been designed to the satisfaction of a consultant traffic engineer, and are designed to maximise the level of service to the maximum number of units. There are some one-way lanes to limit the extent of paved area.

## **F On Site Outdoor Space**

### **F1 Outlook of Outdoor Spaces**

Each of the units have individual private open areas, of differing sizes, but many well below the recommended guideline in the Assessment Criteria for medium density housing of 50m<sup>2</sup> for 2 or more bed units. Where communal outdoor open space is to be provided, then the plan permits those areas to be reduced.

Nevertheless, some of the open spaces for some units are minimal, particularly the south facing yards of the 3 storey units on the West Coast Road frontage, and 6 other units, which also have the south facing yards with no other outlook available.

The majority of the units have an acceptable balance of private open space and views of or proximity to the common open space areas.

These open areas will be landscaped as shown on the comprehensive landscape concept plan as submitted, but further details will be required to be submitted subsequently. The treatment of these communal spaces needs to make provision for sitting and playing areas to meet the needs of the residents.

### **F2 Location of Outdoor Space**

The private spaces are located in most cases to ensure adequate light into the adjacent living areas. These spaces are not on the appropriate side in the south facing units, and hence those units do not fit well with these guidelines.

### **F3 Internal-External Relationship**

The outdoor spaces are adjacent to the living areas in 5 out of the 6 unit designs, with the 3 storey units having the garage (and possibly one extra bedroom/study) on the ground level next to the small courtyard made available for these units.

### **F4 Privacy of Outdoor Space**

Some of the units will have a high degree of privacy for their private yards, but many others will have a degree of overlooking from adjacent units with back to back yards or yards adjacent to the communal areas. There will be some tree planting and fencing, which will provide some element of screening to reduce that overlooking. With the 2 and 3 storey units, it will be possible to look over the neighbours' yards from the upper floors.

### **F5 Landscaping and Fencing Treatment**

The landscaping and fencing proposed (with 1.8m fences) and the planting will endeavour to reduce the loss of privacy to a level that would be acceptable and expected in such medium density layouts.

### **F6 Size of Outdoor Space**

The minimum areas of open space as recommended in the Medium Density Housing Assessment Guidelines would not be met for many units. It is recognised that some "extra" space is provided for common use in the communal areas, which do create attractive open spaces for the residents. These also give more of a feeling of openness in the development as compensation for some of the very small private areas.

### **F7 Size and Use of Outdoor Space**

The suggested minimum areas for the relative size of units are not met in most cases, but the extra space provided as communal space does compensate in most cases for that shortfall. Some of the east-west oriented units, especially the 3 storey ones by West Coast Road, do not have sufficient space individually and there is not any common area in close proximity, and thus there is lower than desirable level of private open space.

### **F8 Communal Outdoor Space**

There are 2 very large areas of outdoor space, with footpaths through, providing attractive areas for passive and some limited active play. Further details are required to establish what use these are to be put to. The other 3 landscaped amenity areas along the site boundaries also need to be detailed further to indicate what their use is to be.

They do provide open spaces at appropriate location around the site and between the unit blocks.

## **G Entries to Buildings**

### **G1 Visibility of Entries**

The front door entries are clearly visible from the road or private lanes.

### **G3 Disabled Access**

The entries at the ground floor level are accessible to disabled persons.

### **G5 Well Lit Entries**

All unit entries will be well lit for security purposes.

## **H Site Facilities**

### **H1 Complementary External Facilities/H2 Refuse Disposal**

The refuse refuges, as shown on the plan, have been well designed, but additional ones will be required to the satisfaction of the Manager Waste Minimisation. These have been located close to the road for ease of collection by contractors.

### **H7 Lockable Storage**

Provision needs to be made for external lockable storage areas as recommended in the guidelines.

### **H8 Clothes Drying**

Clothes drying can be carried out in most of the private open areas away from the street or private lanes.

### **H9 Emergency Vehicle Access**

The requirements have been met with the design of the private lanes for emergency vehicles to gain access to all units and be able to manoeuvre.

## **I Landscape Treatment**

### **I1 Private Outdoor Space Maintenance**

The individual open areas can easily be maintained by the owners, and a Body Corporate will be established to maintain the large communal open areas.

### **I2 Existing Trees**

The existing oak trees on the West Coast Road frontage should be retained as they provide an attractive frontage to the development, even though they will take out some light for the 3 storey units along that frontage.

### **I3 Development to Blend in with Streetscape**

The development is creating its own street frontage along the new public road, with an attractive planting theme of particular species.

### **I5 Paving Surfaces**

The paved areas adjacent to the units are designed to create differentiation between the road/lane surfaces and those to be used by pedestrians/residents.

### **I6 Impermeable Surface Design**

The layout has been designed to reduce the amount of impermeable surfaces by having terraces of units and limited front yards on most designs.

### **I7 Shade Planting**

The landscape plan shows a number of trees, which will provide some shading for residents and for many units.

### **I8 Privacy Improvements**

The proposed landscape plan will show in more detail the extent of planting in each unit to ensure adequate privacy from fencing and planting.

110 **Fencing Treatment**

The fences around the units' rear yards will be 1.8m high to attain a degree of privacy, with other lower 1.2 m fences to create "barriers" and edging boundaries.

111 **Planting Species**

The landscaping concept plan has shown an attractive range of species, which are generally considered appropriate for this area. A more detailed plan shall be prepared, which will be approved by the Landscape Architect/Resource Planner, indicating the size and range of proposed planting that has been shown on the concept plan.

## **7.0 CONCLUSIONS**

### **7.1 Neighbourhood Compatibility and Environmental Effects**

This development is reflecting another new development set off the West Coast Road, on the larger sites perpendicular to the road. It will complement the existing range of residential dwellings along West Coast Road, whilst setting new trends in medium density housing in this location. The range of sizes, facades, height and orientations of the units, as well as the varying open spaces and set backs of the units will create an interesting neighbourhood character.

It is located adjacent to the stream, with a form of development that complements the stream valley and contours of the site and neighbouring sites. It creates a sense of openness adjacent to the Marae and University site, which will also have new built forms being developed in the future. The pedestrian and road linkages to these sites will ensure it is an integral part of this newly developing neighbourhood.

It will generate significant additional traffic but the local roading network can accommodate such an increase, with the appropriate traffic management measures in place. The road network within the site is well designed with the central public road providing the link through to the adjacent Marae and University land. The private lanes provide excellent access around the development, which can be used by other local residents by way of pedestrian easements over the private lanes to get to the school and Marae, and Parrs Park.

The extent of the development is such that it would be impossible to complete the works within the normal 2 year time frame. The adjacent Maori Trust land is in the process of having a development concept prepared for the University and associated housing. The infrastructure for the north western corner of this site has to cross over that Trust land. That portion of the development has been delayed until the development concept is finalised, and the most appropriate alignment is agreed.

### **7.2 District Plan Assessment**

The development has been comprehensively assessed against the Medium Density Housing criteria of the Proposed District Plan, and it is considered that it generally meets those criteria in substance. There are a number of facets of the development concept that are extremely well designed. However, there are some shortfalls in areas such as open space provisions for particular units, and possibly the potential lack of consideration for the retention of the oak trees along the road frontage.

## **8.0 MONITORING**

The proposal will need to be monitored in accordance with the conditions specified in this report, and the requirements contained in the District Plan.

## **9.0 RECOMMENDED DECISION**

Pursuant to Sections 94, 104, 105 and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected, it is recommended that **consent be granted** to the application by 435 West Limited for a Medium Density Housing development for 99 Units (as more accurately

defined in Sections 3 and 4 of this report) at 433-437 West Coast Road, Glen Eden, being Lots 1, 2 and 3 DP 187089, for the following reasons:

- (i) The written consent has been obtained from all persons considered to be potentially affected by the proposal pursuant to Section 94(2)(b) of the Resource Management Act 1991.
- (ii) The proposal has been considered in terms of the relevant assessment criteria, would be consistent with the objectives and policies of the Transitional and Proposed Plans, and would create no more than minor adverse effects on the environment.
- (iii) The proposal has been considered in terms of the relevant housing design and medium density housing assessment criteria. It is considered to be consistent with the objectives and policies of the Transitional and Proposed Plans.
- (iv) The development would create no more than minor adverse effects on the immediate neighbours or on the local environment, with the mitigation measures and conditions imposed.
- (v) The development will have a number of positive effects on the present neighbourhood character, and will create an innovative and exciting form of development for this locality.
- (vi) The extent of the development is such that it would be impossible to complete the engineering, roading and housing works within the two year time frame which is the usual time frame for a consent. It is appropriate to allow a longer time period, particularly since some services have to cross the adjacent Maori trust land, for which the development concept has not been completed.

**Conditions imposed on the consent are as follows:**

**General Implementation and Staging of Development**

- (1) That a consent compliance monitoring fee of \$80.00 (inclusive of G.S.T) shall be paid to the Council. This fee is to recover the actual and reasonable costs incurred ensuring compliance with the conditions of this consent. If, on inspection all conditions have not been satisfactorily met, a further inspection shall be required at a further cost of \$80.00 (inclusive of G.S.T).  
  
The \$80.00 fee shall be paid as part of the resource consent fee and the resource consent holder shall be advised of any further monitoring fees if they are required.
- (2) That the development shall be staged in such a manner that the portion of the development in the north west corner adjacent to the Marae School site shall not be developed until the Development Concept Plan for the Marae and Maori University has been agreed by the Te Whanau O Waipareira Trust, and discussed with the applicant. This is to ensure that the proposed sewer and stormwater infrastructure can be connected across this land in conjunction with the Trust's own development.
- (3) In all other respects, the development shall proceed in accordance with the plans and /or information as submitted with the application, subject to any minor alterations as may be permitted by the Manager Resource Consents.

**Roading and Traffic**

- (4) That two traffic calming devices shall be provided along the newly formed road at approximately 100 metres apart. The design and type are to be approved by the Manager Roading & Traffic section.
- (5) That a splitter island on the new road shall be provided at its intersection with West Coast Road to the satisfaction of the Manager Roading and Traffic.
- (6) That the new road shall be formed up to and short of the northern boundary where a Type C (SD 3.3) turning head is to be established. A future road connection to the Wananga land is proposed at this location. This connection could be in the form of a minor link (Type 3), as shown in the WCC Developers Design Guide, but without provision for parking.

- (7) That those road extensions shall be formed and connected to the adjacent site at the time when the development of that land occurs as agreed by all parties (M2 Developments, the Maori Trust Board and the Council).
- (8) That the width of the main road shall be 7.5m, with footpaths on both sides.
- (9) That service manholes will not be permitted within the carriageway.
- (10) That street lighting, and on street planting and landscaping shall be to the satisfaction of the Manager of Roading & Traffic (Street Assets), and the Manager Parks.
- (11) That parking spaces shall be provided at the ratio of 1 space per unit (for up to 2 bedrooms) and 1.5 spaces per unit (3 bedrooms or larger).
- (12) That visitor parking spaces shall be provided at 1 space per 3 units.

#### **Design and Landscaping**

- (13) That the Landscape Plan as submitted, with the modifications as recommended by the Consents Services Landscape Architect/Planner, shall be implemented to the satisfaction of the Manager Resource Consents. A more detailed Landscaping Plan shall be submitted to the Manager Resource Consents within one month of the receipt of this consent, which shows the details of the plant types, species, number and sizes, the fencing details for all units and along public boundaries, and surfacing materials.
- (14) That this detailed Landscape Plan shall also indicate the location of the street trees and the street lighting proposed, which shall be approved by both the Manager Parks and Manager Roading and Traffic (Street Assets), prior to commencement of building works.
- (15) That a footpath connection shall be created through to the Marae land to the west, in consultation with the Maori Trust Board and the Manager Parks Unit, at a location (or locations) agreed by the parties. A pedestrian easement is to be granted through the site from the public road to this connection via the private lanes and/or the communal open space as agreed by all parties.
- (16) That all planting shall be completed within the first planting season following commencement of construction.
- (17) That the oak trees on the West Coast Road frontage shall be retained where possible, and no works under the drip line shall be permitted, except by way of a special resource consent to be approved by the Field Services Officer (Environmental Management).

#### **Development and Engineering**

- (18) That all infrastructure relating to stormwater treatment and disposal, wastewater disposal, and water supply shall be accepted by Eco-Water. Compliance with the Waitakere City Council Code of Practice for City Infrastructure and Land Development is deemed to be in accordance with the above condition. All reticulated services, including power and telephone, shall be provided underground.
- (19) That the refuse refuges and/or collection points shall be established in accordance with a management plan to satisfy the Manager Waste Minimisation. The collection points as shown on the Development Plan as submitted with the application and subsequently amended shall be to his satisfaction and additional ones created at points to be agreed with the Manager.
- (20) That, within 18 months of the issue of the building consent, the common access drive shall be formed, sealed and drained to Council standards. In the event that a freehold or cross-lease subdivision is to be carried out, the construction shall be finalised prior to the issue of the section 224(c) certificate.
- (21) That within 12 months of the issue of the building consent, all other access, manoeuvring and parking areas shall be formed and finished in an all-weather surface, to the satisfaction of the Manager Resource Consents.

- (22) Before the commencement of any work, the approval of Council shall be obtained for engineering plans and specifications prepared in accordance with Council's "Code of Practice for City Infrastructure and Land Development", detailing the nature and extent of any proposed work. The Engineering Approval Fee of \$2500.00 (inclusive of GST @ 12½%) shall be paid, as well as the Works Supervision Fee of \$800.00 (inclusive of GST @ 12½%) for each stage of 1 lots or more.

Note: These fees are a deposit only. Any additional costs will be charged at Council's scheduled rates.

*This condition is required to comply with Council's Code of Practice for City Infrastructure and Land Development (hereafter referred to as WCC COP)(Refer section 1.8)*

- (23) That a complete public wastewater reticulation system shall be designed, provided and installed to serve all units, in compliance with Council's Code of Practice for City Infrastructure and Land Development (Refer Section 5.0). All the fees shall be paid, if applicable, to the Council for the cost of connecting the said reticulation to the Council's main sewer.

Notes:

- (1) To minimise the number of connections to the principal lines, a dry chamber shall be provided on connections and serve 2 units from these chambers. This is required to reduce infiltration to public drainage lines.
- (2) Locate all drainage lines in the shared driveway shall be provided for ease of access for future maintenance requirements.
- (3) Where services cross the public road, these are to be directed to manholes where possible. Use 150mm diameter main with reducer to chamber for an over length connection from a manhole. 3 connections to a dry chamber will not be acceptable. Further amendments may be required when detailed full size engineering plans are provided.
- (4) Show all drains clear of building footprints to the satisfaction of EcoWater.
- (5) Divert existing public drains passing through the site clear of building platforms and rationalise or abandon lines as appropriate to EcoWater's satisfaction.

*This condition is required to comply with the WCC COP (Refer section 5.0)*

- (24) That a complete public water supply reticulation system shall be designed, provided and installed to serve all units in compliance with Council's Code of Practice for City Infrastructure and Land Development (Refer section 6). The fees shall be paid to the Council for the cost of supervising the connection of this reticulation to the Council's water supply mains.

Note:

- (1) The medium density provisions of the Code of Practice section 6.3.3.6 will apply.
- (2) Individual metering is required. Meters are to be grouped and at the road reserve boundary as per SD6.6.
- (3) Ducting of private water pipes under paved areas is recommended.
- (4) The 150mm diameter water main in West Coast Rd shall be extended to the site.

*This condition is required to comply with the WCC COP (Refer section 6.0)*

- (25) That a fire hydrant shall be installed within 135 metres of the farthest point of fire risk.

Note: The hydrant is to be on a direct traffic route to the property. The 135m may not be measured as a radius.

*This condition is required to comply with the WCC COP (Refer section 6.3.10)*

- (26) That a complete public stormwater reticulation system shall be designed, provided and installed to serve all units in compliance with Council's Code of Practice for City Infrastructure and Land Development (Refer Section 4.0). All fees shall be paid, if applicable, to the Council for the cost of connecting the said reticulation to the Council's main sewer.

Notes:

- (1) To minimise the number of connections to the principal lines provide a dry chamber on connections and serve 2 units from these chambers. This is required to reduce infiltration to public drainage lines.
  - (2) Locate all drainage lines in the shared driveway to provide for ease of access for future maintenance requirements.
  - (3) Where a service crosses the public road, it shall be directed to a manhole if possible. Use 150 diameter main with reducer to chamber for an over length connection from a manhole. 3 connections to a dry chamber will not be acceptable. Further amendments may be required when detailed full size engineering plans are provided.
  - (4) Show all drains clear of building footprints to the satisfaction of EcoWater.
  - (5) Show all erosion protection measures proposed for the temporary open drain.
- (27) That the applicant shall liaise with Council's Customer Field Adviser - Resource Management (ph ext 8693) regarding any drainage to be laid through bush areas or riparian margins, prior to seeking engineering approval for public drainage works.

Note: Drainage may be required to be thrust through bush areas.

- (28) That where drainage work is required to be carried out on land outside the subdivision, the written consent of the owner(s) of that land shall be obtained prior to the approval of the drainage plans. After construction and prior to Section 224 release, the written acknowledgement of the owner(s) that the property has been satisfactorily reinstated shall be obtained.

*This condition is required to comply with the WCC COP (Refer section 1.6.2.3)*

- (29) That in the design of services the reticulation of the upstream catchment shall be provided for, and such reticulation to the boundary of the upstream properties shall be installed.

*This condition is required to comply with the WCC COP (Refer section 4.2, 4.3.3.2, 5.2)*

- (30) That a 2½% maintenance deposit on the value of works being taken over by Council shall be paid, which is refundable upon final acceptance of the works at the end of the maintenance period.

*This condition is required to comply with the WCC COP (Refer section 1.10.1, 1.11.5.1, 5.7 Quality & Release Section))*

- (31) That a catchment analysis shall be provided, which defines and forms the 1 in 100 year overland flood path. The Council's Hazards Register will be advised of the overland flow path that placement of fill or the erection of solid walls or fences or other impediments within that flow path shall be precluded. A minimum freeboard of one-half metre above the 1 in 100 year overland flood path for the floor levels of residential buildings shall be provided.

Note: an As Built plan of the overland flow path showing a long section and cross section shall be provided for inclusion in Council's Hazards Register.

*This condition is required to comply with the WCC COP (Refer section 4.2, 4.3.2.2, 4.3.4, 4.3.7)*

- (32) That pursuant to Section 39 of the Auckland Metropolitan Drainage Act 1960 the applicant shall notify Watercare Services Ltd of any building or other works to be carried out within 10 metres of their sewers. It shall provide Council with copies of correspondence with Watercare Services Ltd when the engineering plans are submitted to Council for approval.

*This condition is required to comply with the WCC COP (Refer section 1.6.2.3)*

- (33) That the applicant shall pay to the Council, pursuant to Section 407 of the Act, the sum of \$20,925.94 (Inclusive of GST at 12.5%) towards the cost of upgrading the stormwater drainage system (@ \$120 per lot in the Oratia Stream Catchment and \$93.53 per lot for main system improvements) necessary to serve the subdivision.

*This condition is required to comply with the requirements of Section 283 of the Local Government Act.*

- (34) That the applicant shall advise Council the name of the Consultant and/or person/s who will be the developer's representative fulfilling engineering responsibilities, as detailed in section 1.4.1 of Council's Code of Practice for City Infrastructure and Land Development

*This condition is required to comply with Council's Code of Practice for City Infrastructure and Land Development (Refer section 1.4 Developers Representative)*

- (35) That the applicant shall either pay to Council, pursuant to Section 407/409 of the Act, the sum of \$298,930.32 (incl. of GST) towards the cost of upgrading the wastewater reticulation necessary to serve the subdivision, and to mitigate the increase in flows due to the density of the development.

This sum is made up as follows:

- i) The regular upgrading contribution multiplied by the number of Lots that may be expected as a Permitted Activity under the Living Environment 2 Rules.  
\$203.32 x 36 additional sites = \$7,319.52 (incl. of GST)
- ii) A contribution based on Council mitigating the flow of sanitary sewer from the site over the above that allowed for as a permitted activity.  
\$4703.40 x 62 sites = \$291,610.80 (incl. of GST)

Or the applicant shall reduce proposed wastewater flows by the use of the following:

1. All taps and showerheads are to be of a type that limit the flow rate to 9 litres/minute or less.
2. All units/dwellings shall have showers
3. All toilets shall be of 6/3 litre dual flush type.
4. No in sink waste disposal units shall be installed.

Further reductions in wastewater flows are available by recycling of grey water for toilet use or other innovations.

The applicant is required to provide evidence from a registered plumber that all the above requirements are satisfied when retrofitting existing dwellings.

If the mitigation measures are put in place, then the applicant shall only have to pay to Council a reduced sum to be advised on receipt of the proposed mitigation measures. With the regular mitigation measures above, the reduced sum is estimated at \$220,851.34.

**Explanation:**

If the wastewater flows are reduced to that which would result from development as a permitted activity, then the amount may be reduced to the regular upgrading contribution multiplied by total number of Lots (Units). Any application for a reduction of the mitigation contribution is to be accompanied by supporting calculations by a suitably qualified person. An application should be made to the Consents Section, EcoWater in the first instance. Information is available from EcoWater to assist with calculations.

**Note: The above sums are estimates only. Please advise the number of bedrooms per unit, the mitigation proposed and a plan showing road reserve and access areas to enable the exact sum to be calculated.**

*This condition is required to comply with the requirements of Section 283 of the Local Government Act.*

*The catchment wide wastewater system is designed with sufficient capacity to accommodate full development to the permitted activity level (Living Environment-Rule 2). Development to a*

density greater than this level will create increased wastewater volumes and peak flows in the sewer system greater than the design capacity. Therefore it is necessary for the developer to mitigate the proposed additional flow.

There have been 3 methods developed to mitigate this additional flow i.e.

- (1) keeping within the density of development allowed for as a permitted activity by the Living Environment Rule 2 (minimum net 450m<sup>2</sup> sites)
- (2) Pay a financial contribution to Council to mitigate flow in system or
- (3) provide low flow water devices to mitigate the flow. Payment to Council of a reduced contribution may still be required if the additional flows are only partially reduced.

- (37) That, if low wastewater flow devices are proposed, an encumbrance will be required to be issued, and registered on the new title requiring the use of low water use devices to limit wastewater flows to Council's satisfaction.

*This condition is required to comply with the requirements of Section 283 of the Local Government Act covering financial contributions and mitigation works.*

- (38) That stormwater quality treatment shall be provided for the site, in accordance with the Auckland Regional Council publication TP10 and the Council's Code of Practice.
- (39) Any damage to adjacent property or vegetation, or adverse effects on the stability of adjoining property (occurring as a result of the earthworks activities undertaken) shall be fully reinstated (to their pre-existing condition) to the satisfaction of Council, within 3 months of completion of works.

#### **Reserve Contribution**

- (40) That a reserve contribution equivalent to the value of 20m<sup>2</sup> of land for every unit after the first 2 units (i.e. for 97 units) shall be paid to the Council. This shall be considered as a preliminary reserve contribution. At the time of issue of the subdivision consent, the reserve contribution will be based on 6% of the value of the unit site areas, and therefore credit will be given for any monies paid.

#### **Advice Notes:**

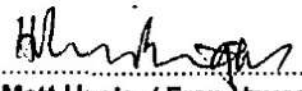
- (1) The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws.
- (2) This resource consent will expire five years after the date of commencement unless (a) it is given effect to before the end of that period; or (b) upon application made up to 3 months after the expiry of that period (or such longer period as fixed under Section 37 of the Resource Management Act 1991), the Council fixes a longer period. The statutory considerations, which apply to extensions, are set out in Section 125(1)(b) of the Resource Management Act 1991.
- (3) A copy of this consent is to be held on site at all times the works, which the consent relates to, are being carried out.
- (4) This consent does not relieve the consent holder of his/her responsibility to apply for any other consents which may be required by the Auckland Regional Council and/or New Zealand Historic Places Trust.
- (5) This consent is issued under the Resource Management Act 1991 and does not remove the need to comply with all other applicable Acts (including the Property Law Act), regulations, Bylaws, and rules of law. If the tree/s are not located on the land owned by the consent holder the approval of the land owner/s or an order made by the court under section 129(c) of the Property Law Amendment Act 1952 will need to be obtained to give effect to this consent. Note that this consent does not give the right to enter onto neighbours land to give effect to the consent.
- (6) It is the applicant's responsibility to obtain from the Auckland Regional Council a discharge permit on terms acceptable to the Council, and to pay all costs attributable to such an application, and to comply with any conditions imposed by the Council. Copies of subdivision consent conditions

and hydraulic or geotechnical reports to the Regional Council shall be provided. The applicant shall provide the Waitakere City Council with a copy of this permit prior to Engineering Approval.

Reporting Planner:   
(Hugh Briggs)

Date: 20/12/99

**10.0 CONSENT GRANTED AS RECOMMENDED**

  
Matt Heale / Fran Hayes  
~~Team Leader Consents~~

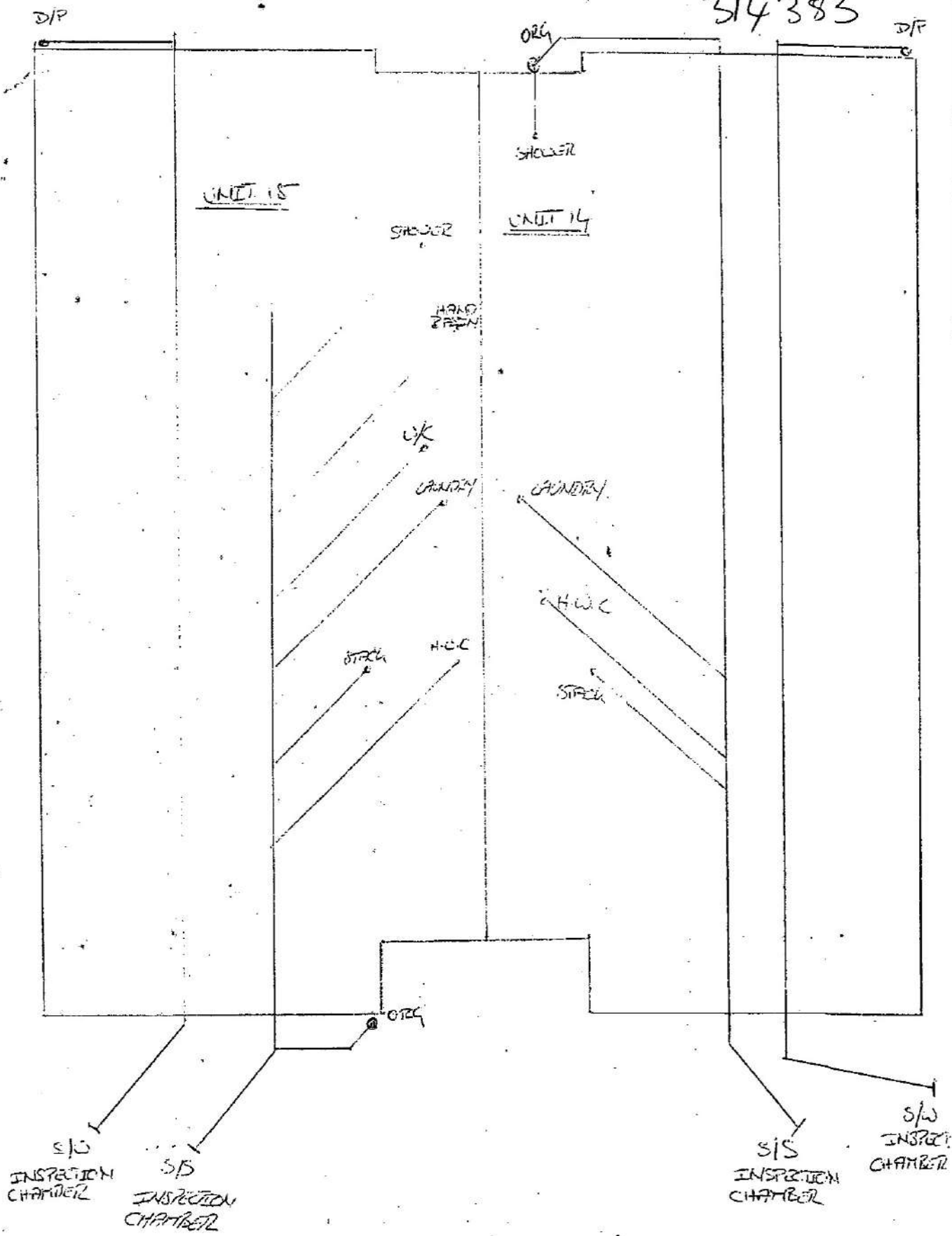
Date: 20/12/99

Hugh Briggs  
Manager, Resource Consents

Please contact Hugh Briggs (Ph 836 8000 ext. 8600) if you have any queries about this resource consent and associated report.

117 ALBIONVALE RP

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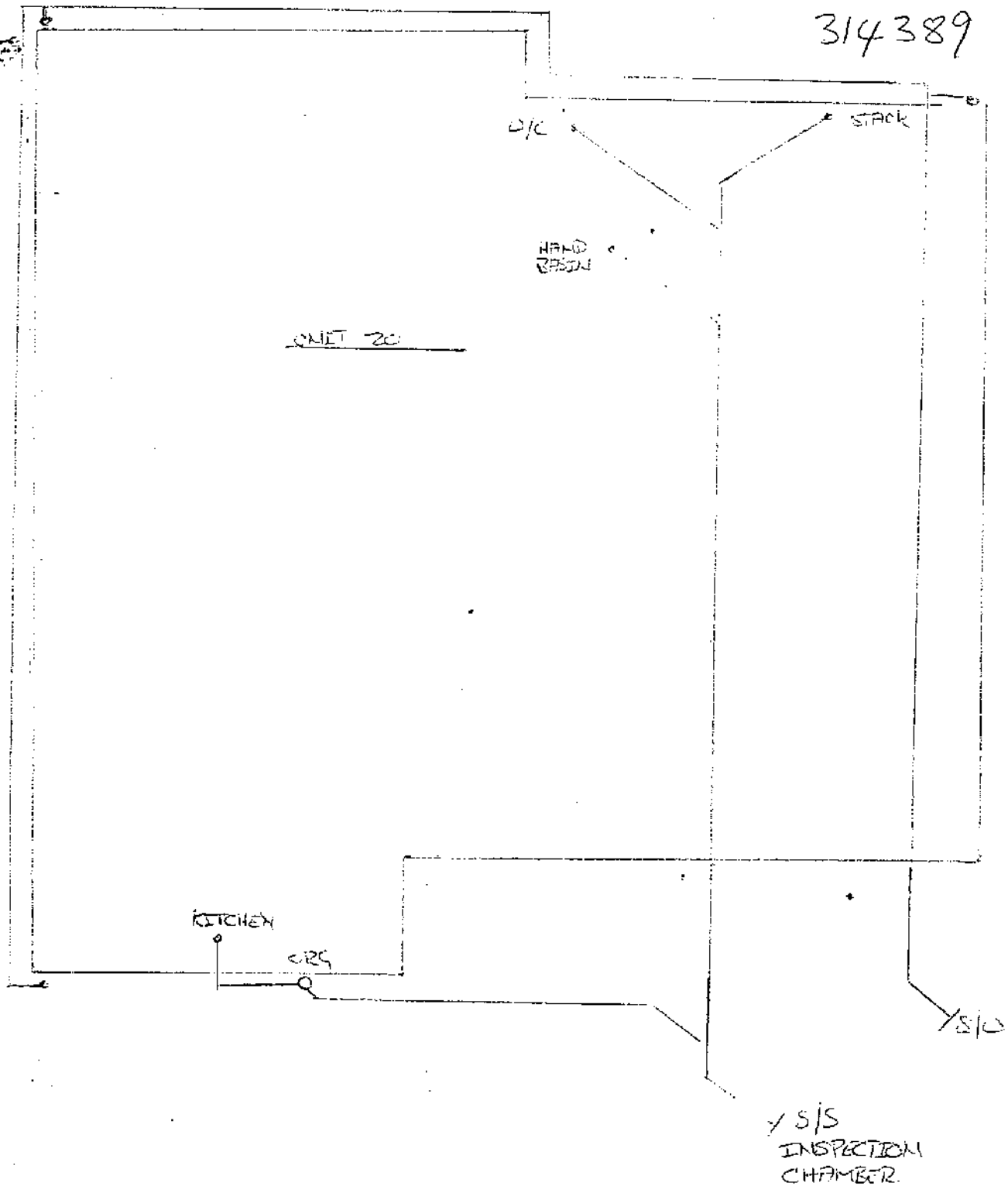
UNITS 14 AND 15 FLOOR AND DRAINAGE PLAN.

Unit 14  
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129 ALBIONVALE RD

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UNIT 20 PREHOOOR AND DRAINAGE PLAN

ABA 20040930

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Unit 20

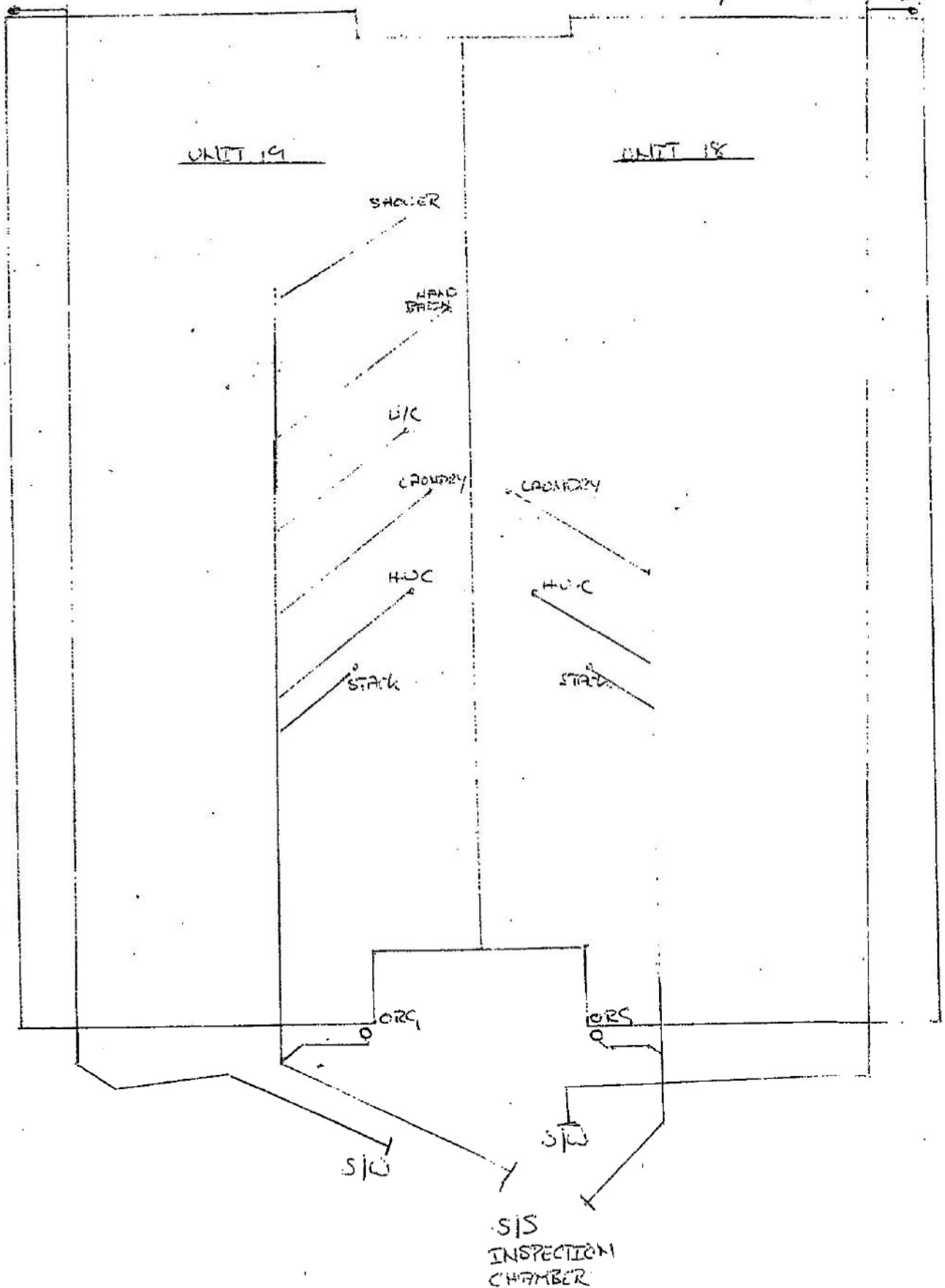
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125 ALBION VALE RD

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UNITS 18 AND 19 PRE-FLOOR AND DRAINAGE PLAN.

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Unit 18.