

3 March 2025

Baseplan Limited

By email: jethro@baseplan.co.nz

Dear Jethro,

**IN ACCORDANCE REQUEST FOR CHANGES TO APPROVED RESOURCE CONSENT
LUC60403316 AT 132 GREEN LANE EAST, GREENLANE**

Thank you for your correspondence received on 31 January and 20 February 2025, requesting the proposed changes as noted on the attached drawings below to be in accordance with the approved resource consent reference LUC6040316.

Drawings and Documents Submitted:

Drawing title and reference	Author	Rev	Date
RC.200 Reference Plan – Level 0	Ockham Residential	F	21.01.2024
RC.201 Reference Plan – Level 1	Ockham Residential	F	21.01.2024
RC.202 Reference Plan – Level 2	Ockham Residential	D	21.01.2024
RC.203 Reference Plan – Level 3	Ockham Residential	D	21.01.2024
RC.204 Reference Plan – Level 4	Ockham Residential	E	21.01.2024
RC.205 Reference Plan – Level 5	Ockham Residential	E	21.01.2024
RC.301 Elevations	Ockham Residential	F	21.01.2024

The proposed changes include the following:

1. The consent holder is proposing changes to interior apartment layouts, that they consider improves functionality of spaces particularly for internal circulation and based on market feedback on the consented typologies.
2. In some of the smaller apartment typologies, the consent holder identified that the small laundry spaces were not desirable– so a communal laundry has been introduced abutting the communal lounge at the top level of the building.
3. An equal apartment yield is proposed as was consented – however less bedrooms are proposed than the consented development – as some of the 3-bedroom apartments have been converted to 2-bedroom apartments and some of the 2-bedroom apartments to 1 bedroom plus study apartments.
4. No changes to building height, bulk, or coverages (building, landscape or impervious) are proposed. Likewise, the materiality of the building is not proposed to be changed. The only change externally is to the southern façade, with window changes to

accommodate the internal layout adjustments. There is however no increase in the number of windows on this façade, and generally the windows are smaller in form.

It is considered that the changes proposed are in accordance with the approved resource consent referenced LUC60403316 for the following reasons.

1. The proposal will result in the same overall building mass/bulk as was originally consented.
2. The proposal will result in no change in the overall number of apartments.
3. Changes to windows on the southern elevation will not lead to a change in privacy effects for any neighbouring persons, and the form of the windows will also continue to serve to break up the mass of that façade. As can be seen in the images below, the same number of windows will be established, and in no instance will the windows be larger than consented
4. Although some individual laundry areas will be removed from within some apartments, the provision of a communal facility within the building will ensure that all amenities for the apartments continues to be provided.

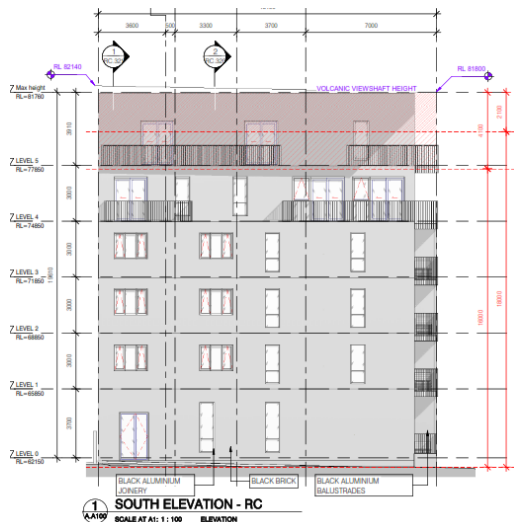


Figure 1: Approved Southern Facade

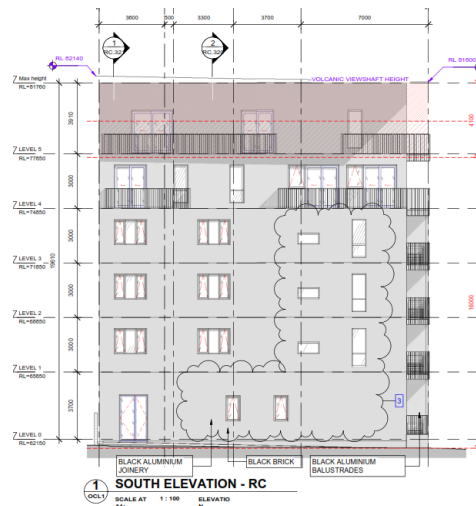


Figure 2: Proposed Southern Facade

Overall, the proposed changes are considered to be in accordance with the approved resource consent with reference LUC60403316 and no additional resource consent or s127 variation approval is required.

Please note that the revised plans do not change the approval date of the resource consent for the purpose of s125 of the Resource Management Act 1991.

Please also find attached the invoice for processing your request, which is now due for payment.

I trust that this letter answers your enquiry. It will be scanned to the resource consent file for information and I will ensure that a copy of the plans are forwarded to the Council's Compliance Monitoring team for the resource consent. Please retain a copy of this letter and its attachments for your records. If you have any queries regarding the above, please feel free to contact Andrew Wilkinson on 021 619 571 or via email at:

andrew@scottwilkinson.co.nz

Yours faithfully,

A handwritten signature in blue ink, appearing to be 'Fennel Mason', with a small horizontal line at the end.

Fennel Mason

Principal Project Lead Planning, Resource Consents



31st of January 2025

Fennel Mason and Andrew Wilkinson
Project Lead and Planning Lead
Auckland Council

In Accordance Request – LUC6043316 – 132 Green Lane East, Greenlane

Dear Fennel and Andrew,

On behalf of 'the Applicant', Ngāti Maru – Ockham JV, the information included in this letter, and attached supporting plans are prepared for the purposes of seeking Auckland Councils approval of an 'In Accordance Request' supporting internal floor layout changes and window changes to the southern facade relevant to the approved resource consent, referenced as LUC60403316 at 132 Green Lane East, Greenlane. An outline of the changes set out in the proposed plans prepared by Ockham Residential included in Attachment A, are set out as follows:

- Changes to interior apartment layouts to improve functionality of spaces particularly for internal circulation and based on market feedback on the consented typologies.
- In some of the smaller apartment typologies, small laundry spaces are not desirable– so a communal laundry has been introduced abutting the communal lounge at the top level of the building.
- An equal apartment yield is proposed as was consented – however less bedrooms are proposed than the consented development – as some of the 3-bedroom apartments have been converted to 2-bedroom apartments and some of the 2 bedroom apartments to 1 bedroom plus study apartments.
- No changes to building height, bulk, or coverages (building, landscape or impervious) are proposed nor any aesthetic changes with the exception of minor changes to façade at the southern elevation a result of the internal layout changes at southern footprint apartments – seen as comparable with no additional or larger glazing introduced.

The specifically amended plans included in Attachment A are referenced as follows:

Drawing title and reference	Author	Rev	Dated
RC.200 Reference Plan – Level 0	Ockham Residential	F	21.01.2024
RC.201 Reference Plan – Level 1	Ockham Residential	F	21.01.2024
RC.202 Reference Plan – Level 2	Ockham Residential	D	21.01.2024
RC.203 Reference Plan – Level 3	Ockham Residential	D	21.01.2024
RC.204 Reference Plan – Level 4	Ockham Residential	E	21.01.2024
RC.205 Reference Plan – Level 5	Ockham Residential	E	21.01.2024
RC.301 Elevations	Ockham Residential	F	20.12.2022

The changes set out above have been derived from progression of the detailed design phase for building consent as well as market feedback. In our review of the subject proposed plans (included within Attachment A) and the relevant provisions of the AUP OP, in particular Chapter H13, E25, E27, and E36, the minor amendments proposed result in no change required to any conditions, or any new, increased or additional infringements to rules/standards. Furthermore, the following clarifications are important:

- The changes will have no impact on the implementation or outcome to be achieved by the existing conditions of the approved consent;
- The changes to the internal layouts only, and no external changes with respect to the overall design of the proposal, will not be significantly altered;
- The changes do not relate to, or rely on any third party approval utilised at time of the granted of the existing consents for the subject development.

It is our view that Auckland Council can consider the proposed changes 'in accordance' with the approved resource consenting of the subject development, and we seek that approval herewith.

The information attached to this letter is listed below.

Attachments

Attachment A: OR - Amended Architectural Plans

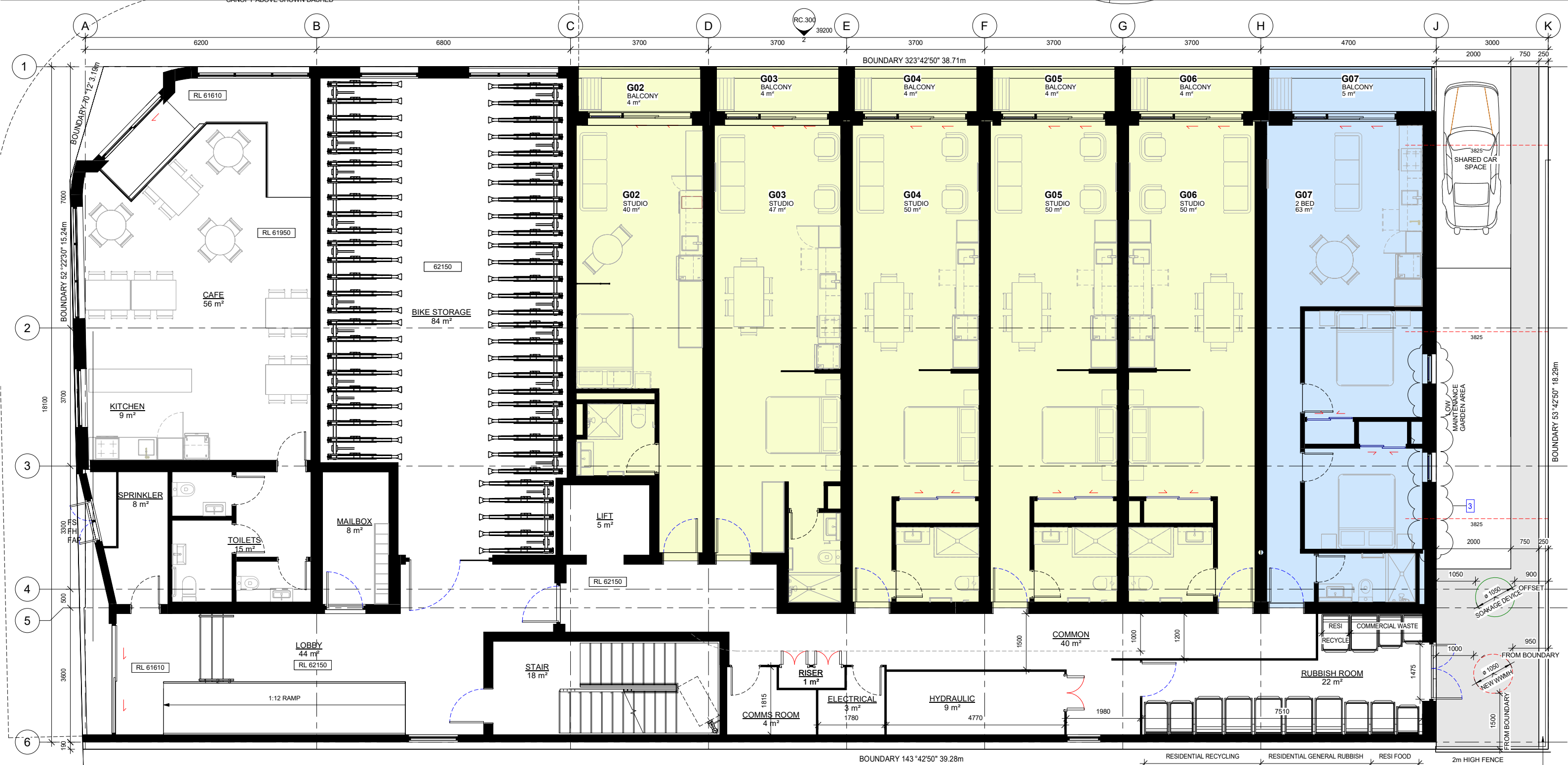
Attachment B: AC – Existing Resource Consent Decision

Prepared by,



Jethro Joffe

Baseplan Limited



AREA SCHEDULE (GROSS BUILDING) -...

LEVEL	NUMBER	NAME	ARE A
LEVEL 0	G00	BIKE STORAGE	84 m²
LEVEL 0	G00	CAFE	56 m²
LEVEL 0	G00	COMMON	40 m²
LEVEL 0	G00	COMMS ROOM	4 m²
LEVEL 0	G00	ELECTRICAL	3 m²
LEVEL 0	G00	HYDRAULIC	9 m²
LEVEL 0	G00	LIFT	5 m²
LEVEL 0	G00	LOBBY	44 m²
LEVEL 0	G00	MAILBOX	8 m²
LEVEL 0	G00	RISER	1 m²
LEVEL 0	G00	RUBBISH ROOM	22 m²
LEVEL 0	G00	SPRINKLER	8 m²
LEVEL 0	G00	STAIR	18 m²
LEVEL 0	G01	KITCHEN	9 m²
LEVEL 0	G01	TOILETS	15 m²
LEVEL 0	G02	BALCONY	4 m²
LEVEL 0	G02	STUDIO	40 m²
LEVEL 0	G03	BALCONY	4 m²
LEVEL 0	G03	STUDIO	47 m²

AREA SCHEDULE (GROSS BUILDING) -...

LEVEL	NUMBER	NAME	ARE A
LEVEL 0	G04	BALCONY	4 m²
LEVEL 0	G04	STUDIO	50 m²
LEVEL 0	G05	BALCONY	4 m²
LEVEL 0	G05	STUDIO	50 m²
LEVEL 0	G06	BALCONY	4 m²
LEVEL 0	G06	STUDIO	50 m²
LEVEL 0	G07	2 BED	63 m²
LEVEL 0	G07	BALCONY	5 m²
LEVEL 0: 27		Grand total: 27	652 m²

APARTMENT TYPE

- STUDIO
- 1 - BEDROOM + STUDY
- 2 - BEDROOM
- 3 - BEDROOM

RC REVISION SCHEDULE

- 1 - 2 BEDROOM UNIT UPDATED TO 1 BEDROOM + STUDY UNIT
- 2 - 3 BEDROOM UNIT UPDATED TO 2 BEDROOM, 2 BATHROOM UNIT
- 3 - REVISED WINDOW LAYOUT
- 4 - INTERIOR LAYOUT CHANGES TO STUDIO UNITS
- 5 - COMMUNAL LAUNDRY ADDED TO RESIDENT LOUNGE

FOR INFORMATION



OCKHAM RESIDENTIAL LTD
PO Box 78 007
Grey Lynn
Auckland
Ph: 09 360 1476
ockham.co.nz

Notes:

Project: GRLE
Address: 132 Green Lane East, Greenlane, Auckland 1051
For: Ngati Maru-Ockham JV

REV	DATE	DESCRIPTION	INITIAL	CH'D
1	2021.08.16	Preliminary Issue	TW	
2	2021.08.20	Preliminary Issue	TW	
3	2021.08.24	Preliminary Issue	TW	
4	2022.02.24	Preliminary Issue	ZM	
5	2022.03.11	Preliminary Design Issue	TW	
A	2022.05.11	DRAFT UDS	ZM	
B	2022.05.17	FINAL UDS	ZM	
C	2022.05.18	FINAL RC	ZM	
D	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
E	2022.12.20	RC REVISION	TW	
F	21.01.2024	RC REVISIONS	HCC	



Project Code: GRLE
Project No: 2022-01
Date: 21.01.2024
Scale @ A1: 1 : 50
Drawn: OKM

REFERENCE PLAN - LEVEL 0

Sheet: RC.200

Revision: F

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AREA SCHEDULE (GROSS BUILDING) - LEV...			
LEVEL	NUMBER	NAME	AREA
LEVEL 1	100	COMMON	57 m ²
LEVEL 1	100	LIFT	5 m ²
LEVEL 1	100	RISER	1 m ²
LEVEL 1	100	STAIR	15 m ²
LEVEL 1	101	BALCONY	3 m ²
LEVEL 1	101	STUDIO	40 m ²
LEVEL 1	102	BALCONY	3 m ²
LEVEL 1	102	STUDIO	39 m ²
LEVEL 1	103	2 BED	69 m ²
LEVEL 1	103	BALCONY	4 m ²
LEVEL 1	104	1 BED + STUDY	56 m ²
LEVEL 1	104	BALCONY	4 m ²
LEVEL 1	105	BALCONY	4 m ²
LEVEL 1	105	STUDIO	40 m ²
LEVEL 1	106	BALCONY	4 m ²
LEVEL 1	106	STUDIO	50 m ²
LEVEL 1	107	BALCONY	4 m ²

AREA SCHEDULE (GROSS BUILDING) - LEV...			
LEVEL	NUMBER	NAME	AREA
LEVEL 1	107	STUDIO	57 m ²
LEVEL 1	108	BALCONY	4 m ²
LEVEL 1	108	STUDIO	57 m ²
LEVEL 1	109	BALCONY	4 m ²
LEVEL 1	109	STUDIO	51 m ²
LEVEL 1	110	2 BED	80 m ²
LEVEL 1	110	BALCONY	5 m ²
LEVEL 1: 24			657 m ²
Grand total: 24			657 m ²

APARTMENT TYPE

- STUDIO
- 1 - BEDROOM + STUDY
- 2 - BEDROOM
- 3 - BEDROOM

RC REVISION SCHEDULE

- 1 - 2 BEDROOM UNIT UPDATED TO 1 BEDROOM + STUDY UNIT
- 2 - 3 BEDROOM UNIT UPDATED TO 2 BEDROOM, 2 BATHROOM UNIT
- 3 - REVISED WINDOW LAYOUT
- 4 - INTERIOR LAYOUT CHANGES TO STUDIO UNITS
- 5 - COMMUNAL LAUNDRY ADDED TO RESIDENT LOUNGE



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23/01/2025 12:44:53 pm

Project: GRLE
Address: 132 Green Lane East, Greenlane, Auckland 1051
For: Ngati Maru-Ockham JV

REV	DATE	DESCRIPTION	INITIAL	CH'D
1	2021.09.20	Preliminary Issue	TW	
2	2022.02.24	Preliminary Issue	ZM	
3	2022.03.11	Preliminary Design Issue	TW	
A	2022.05.11	DRAFT UDS	ZM	
B	2022.05.17	FINAL UDS	ZM	
C	2022.05.18	FINAL RC	ZM	
D	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
E	2022.12.20	RC REVISION	TW	
F	21.01.2024	RC REVISIONS	HCC	



Project Code: GRLE
Project No: 2022-01
Date: 21.01.2024
Scale @ A1: 1 : 50
Drawn: OKM

REFERENCE PLAN - LEVEL 1

Sheet: RC.201

Revision: F

FOR INFORMATION



AREA SCHEDULE (GROSS BUILDING) - LEV...

LEVEL	NUMBER	NAME	AREA
LEVEL 3	300	COMMON	57 m ²
LEVEL 3	300	LIFT	5 m ²
LEVEL 3	300	RISER	1 m ²
LEVEL 3	300	STAIR	15 m ²
LEVEL 3	301	BALCONY	3 m ²
LEVEL 3	301	STUDIO	40 m ²
LEVEL 3	302	BALCONY	3 m ²
LEVEL 3	302	STUDIO	39 m ²
LEVEL 3	303	2 BED	69 m ²
LEVEL 3	303	BALCONY	4 m ²
LEVEL 3	304	1 BED + STUDY	56 m ²
LEVEL 3	304	BALCONY	4 m ²
LEVEL 3	305	BALCONY	4 m ²
LEVEL 3	305	STUDIO	40 m ²
LEVEL 3	306	BALCONY	4 m ²
LEVEL 3	306	STUDIO	50 m ²
LEVEL 3	307	BALCONY	4 m ²

AREA SCHEDULE (GROSS BUILDING) - LEV...

LEVEL	NUMBER	NAME	AREA
LEVEL 3	307	STUDIO	57 m ²
LEVEL 3	308	BALCONY	4 m ²
LEVEL 3	308	STUDIO	57 m ²
LEVEL 3	309	BALCONY	4 m ²
LEVEL 3	309	STUDIO	51 m ²
LEVEL 3	310	2 BED	80 m ²
LEVEL 3	310	BALCONY	5 m ²
LEVEL 3: 24			657 m ²
Grand total: 24			657 m ²

APARTMENT TYPE

- STUDIO
- 1 - BEDROOM + STUDY
- 2 - BEDROOM
- 3 - BEDROOM

RC REVISION SCHEDULE

- 1 - 2 BEDROOM UNIT UPDATED TO 1 BEDROOM + STUDY UNIT
- 2 - 3 BEDROOM UNIT UPDATED TO 2 BEDROOM, 2 BATHROOM UNIT
- 3 - REVISED WINDOW LAYOUT
- 4 - INTERIOR LAYOUT CHANGES TO STUDIO UNITS
- 5 - COMMUNAL LAUNDRY ADDED TO RESIDENT LOUNGE

FOR INFORMATION



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3	2022.05.18	FINAL RC	ZM	
4	2022.05.28	RESOURCE CONSENT SUBMISSION	ZM	
5	2022.12.20	RC REVISION	TW	
6	21.01.2024	RC REVISIONS	HCC	



Project Code: GRLE
Project No: 2022-01
Date: 21.01.2024
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Drawn: OKM

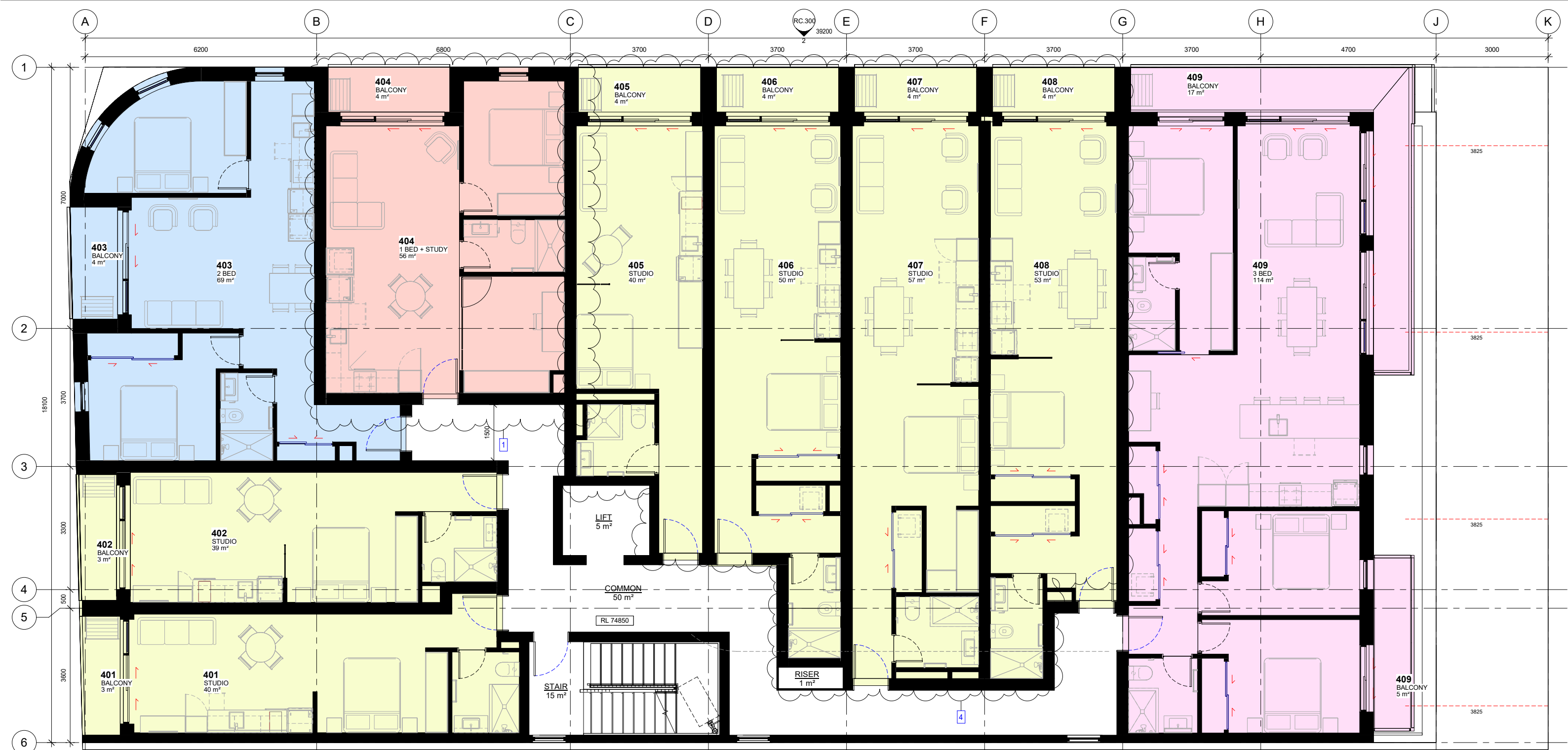
REFERENCE PLAN - LEVEL 3

Sheet: RC.203

Revision: D

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AREA SCHEDULE (GROSS BUILDING) - LEV...

LEVEL	NUMBER	NAME	AREA
LEVEL 4	400	COMMON	50 m ²
LEVEL 4	400	LIFT	5 m ²
LEVEL 4	400	RISER	1 m ²
LEVEL 4	400	STAIR	15 m ²
LEVEL 4	401	BALCONY	3 m ²
LEVEL 4	401	STUDIO	40 m ²
LEVEL 4	402	BALCONY	3 m ²
LEVEL 4	402	STUDIO	39 m ²
LEVEL 4	403	2 BED	69 m ²
LEVEL 4	403	BALCONY	4 m ²
LEVEL 4	404	1 BED + STUDY	56 m ²
LEVEL 4	404	BALCONY	4 m ²
LEVEL 4	405	BALCONY	4 m ²
LEVEL 4	405	STUDIO	40 m ²
LEVEL 4	406	BALCONY	4 m ²

AREA SCHEDULE (GROSS BUILDING) - LEV...

LEVEL	NUMBER	NAME	AREA
LEVEL 4	406	STUDIO	50 m ²
LEVEL 4	407	BALCONY	4 m ²
LEVEL 4	407	STUDIO	57 m ²
LEVEL 4	408	BALCONY	4 m ²
LEVEL 4	408	STUDIO	53 m ²
LEVEL 4	409	3 BED	114 m ²
LEVEL 4	409	BALCONY	5 m ²
LEVEL 4	409	BALCONY	17 m ²
LEVEL 4: 23			641 m ²

Grand total: 23

APARTMENT TYPE

- STUDIO
- 1 - BEDROOM + STUDY
- 2 - BEDROOM
- 3 - BEDROOM

RC REVISION SCHEDULE

- 1 - 2 BEDROOM UNIT UPDATED TO 1 BEDROOM + STUDY UNIT
- 2 - 3 BEDROOM UNIT UPDATED TO 2 BEDROOM, 2 BATHROOM UNIT
- 3 - REVISED WINDOW LAYOUT
- 4 - INTERIOR LAYOUT CHANGES TO STUDIO UNITS
- 5 - COMMUNAL LAUNDRY ADDED TO RESIDENT LOUNGE

FOR INFORMATION

Project: GRLE
Address: 132 Green Lane East, Greenlane, Auckland 1051
For: Ngati Maru-Ockham JV

REV	DATE	DESCRIPTION	INITIAL	CH'D
1	2021.09.20	Preliminary Issue	TW	
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4	2022.05.18	FINAL RC	ZM	
5	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
6	2022.12.20	RC REVISION	TW	
7	21.01.2024	RC REVISIONS	HCC	



Project Code: GRLE
Project No: 2022-01
Date: 21.01.2024
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REFERENCE PLAN - LEVEL 4

Sheet: RC.204

Revision: E



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AREA SCHEDULE (GROSS BUILDING) - LEVE...

LEVEL	NUMBER	NAME	AREA
LEVEL 5	500	COMMON	50 m ²
LEVEL 5	500	LIFT	5 m ²
LEVEL 5	500	RISER	1 m ²
LEVEL 5	500	STAIR	15 m ²
LEVEL 5	501	BALCONY	3 m ²
LEVEL 5	501	STUDIO	40 m ²
LEVEL 5	502	BALCONY	3 m ²
LEVEL 5	502	STUDIO	39 m ²
LEVEL 5	503	BALCONY	15 m ²
LEVEL 5	503	RESIDENTS' LOUNGE	58 m ²
LEVEL 5	504	1 BED + STUDY	56 m ²
LEVEL 5	504	BALCONY	4 m ²
LEVEL 5	505	BALCONY	4 m ²
LEVEL 5	505	STUDIO	40 m ²
LEVEL 5	506	BALCONY	4 m ²
LEVEL 5	506	STUDIO	47 m ²

AREA SCHEDULE (GROSS BUILDING) - LEVE...

LEVEL	NUMBER	NAME	AREA
LEVEL 5	507	BALCONY	4 m ²
LEVEL 5	507	STUDIO	60 m ²
LEVEL 5	508	BALCONY	4 m ²
LEVEL 5	508	STUDIO	53 m ²
LEVEL 5	509	2 BED	77 m ²
LEVEL 5	509	BALCONY	12 m ²
LEVEL 5	509	BALCONY	14 m ²
LEVEL 5: 23			608 m ²
Grand total: 23			608 m ²

APARTMENT TYPE

- STUDIO
- 1 - BEDROOM + STUDY
- 2 - BEDROOM
- 3 - BEDROOM

RC REVISION SCHEDULE

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- 5 - COMMUNAL LAUNDRY ADDED TO RESIDENT LOUNGE

FOR INFORMATION



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For: Ngati Maru-Ockham JV

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E	21.01.2024	RC REVISIONS	HCC	



Project Code: GRLE
Project No: 2022-01
Date: 21.01.2024
Scale @ A1: 1 : 50
Drawn: OKM

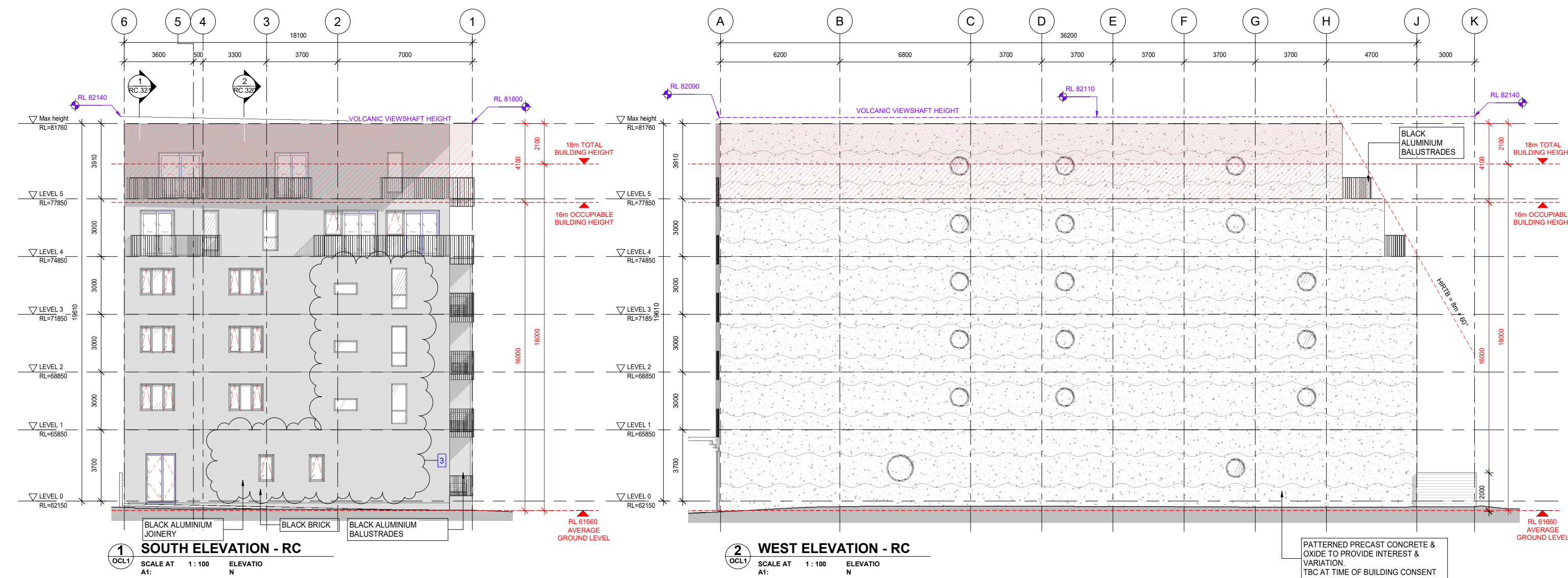
REFERENCE PLAN - LEVEL 5

Sheet: RC.205

Revision: E

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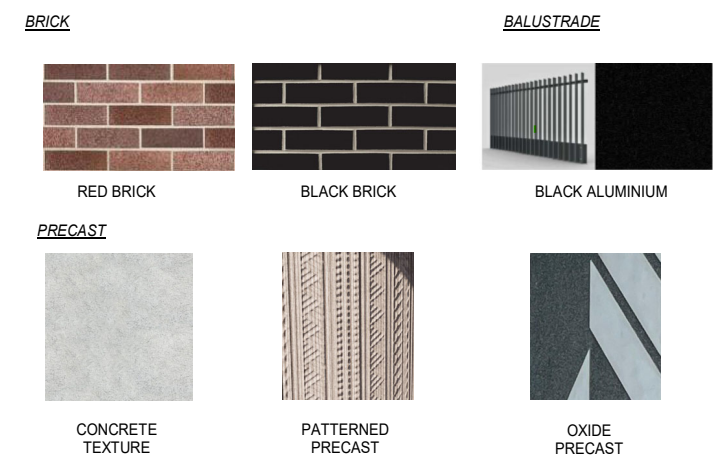
23/01/2025 12:45:04 pm



RC REVISION SCHEDULE

1	- 2 BEDROOM UNIT UPDATED TO 1 BEDROOM + STUDY UNIT
2	- 3 BEDROOM UNIT UPDATED TO 2 BEDROOM, 2 BATHROOM UNIT
3	- REVISED WINDOW LAYOUT
4	- INTERIOR LAYOUT CHANGES TO STUDIO UNITS
5	- COMMUNAL LAUNDRY ADDED TO RESIDENT LOUNGE

CLADDING LEGEND



FOR INFORMATION

Decision on notification of an application for resource consent under the Resource Management Act 1991



Restricted discretionary activity

Application number: LUC60403316 (s9 land use consent)

Applicant: Ngati Maru – Ockham JV

Site address: 132 Green Lane East, Greenlane

Legal description: Pt Lot 22 DP 12290

Proposal:

To construct an apartment building, to contain a total of 53 apartments, being a combination of one-, two-, and three-bedroom units and one ground floor café, within a six level building.

Resource consent is required for the following reasons:

Auckland Unitary Plan (Operative in part)

H13 – Business Mixed Use Zone

- The proposal involves a new building in the mixed-use zone. This requires consideration as a *Restricted Discretionary Activity* pursuant to Activity Table H13.4.1(A45).
- The proposal involves use and development that infringes core standards under rule C1.9(2). The proposed occupiable building height is 4.1m above the 16m maximum occupiable building height and the proposed total building height is 2.1m above the 18 maximum total building height stipulated in Table H13.6.1.1. This requires consideration as a *Restricted Discretionary Activity* pursuant to Standard H13.6.1(1).
- The proposal involves use and development that does not meet the core standards under rule C1.9(2). The proposed building footprint is designed to achieve the 3m side yard setback from the adjoining Residential – Terrace Housing and Apartment Buildings zone boundary south and the abutting the site, and the proposed 3m yard is not planted to a full depth with trees and shrubs. This requires consideration as a *Restricted Discretionary Activity* pursuant to Standard H13.6.5.
- The proposal involves use and development that does not meet the core standards of C1.9(2). The proposed apartment units do not comply with the requirement for outlook due to overlapping of outlook between proposed units and provisions for outlook over adjacent properties. This requires consideration as *Restricted Discretionary Activity* pursuant to Standard H13.6.9.

E25 – Noise and Vibrations

- The proposal involves construction noise and vibrations under Rule E25.6.27 cannot be met. This requires consideration as a *Restricted Discretionary Activity* pursuant to Rule E25.4.1(A2).

E36 – Natural Hazards and Flooding

- The proposal involves a subject site in an existing 1 per cent annual exceedance probability (**AEP**) floodplain. The proposed new building and residential (more vulnerable use) is proposed within the floodplain that encompasses the subject site. This requires consideration as a *Restricted Discretionary Activity* pursuant to Rules E36.4.1(A37) and E36.4.1(A38).

Decision

I have read the application, supporting documents, and the report and recommendations on the application for resource consent. I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on notification.

Public notification

Under section 95A of the RMA, this application shall proceed without public notification because:

1. Under step 1, public notification is not mandatory as:
 - a. the applicant has not requested it;
 - b. there are no outstanding or refused requests for further information; and
 - c. the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977.
2. Under step 2, public notification is not precluded as:
 - a. there is no plan rule or regulation in an NES that specifically precludes public notification of the application; and
 - b. the application is for activities other than those specified in s95A(5)(b).
3. Under step 3, public notification is not required as:
 - a. the application is for activities that are not subject to a plan rule or regulation in an NES that specifically requires it; and
 - b. the activities will have or are likely to have adverse effects on the environment that are no more than minor because:
 - The proposed use and form of the development will contribute to the character of the location, developing what currently appears an underutilised space at the entry to the commercial location.
 - In the context of the commercial nature of the location, the scale and mass of the development is able to be accommodated within the environment and will not appear out of character.

- It is considered that through adoption of a CNVMP, (for which compliance has formed a condition of consent), and due to the limited duration of the noise exceedances, based on the above assessment it has been considered that the actual and adverse effects in terms of noise and vibrations will be less than minor.
 - There will be only very minor displacement of potential flood waters, with insignificant effects on the wider environment.
 - any adverse traffic effects generated by the proposed single parking space, or the use of bicycles onto the immediate transport network will be less than minor.
4. Under step 4, there are no special circumstances that warrant the application being publicly notified because there is nothing exceptional, abnormal or unusual about the application, and the proposal has nothing out of the ordinary run of things to suggest that public notification should occur.

Limited notification

Under section 95B of the RMA this application shall proceed without limited notification because:

1. Under step 1, limited notification is not mandatory as:
 - a. there are no protected customary rights groups or customary marine title groups affected by this proposal; and
 - b. no person to whom a statutory acknowledgement is made is adversely affected by this proposal.
2. Under step 2, limited notification is not precluded as:
 - a. there is no plan rule or regulation in an NES that specifically precludes limited notification of the application; and
 - b. the application is for activities other than that specified in s95B(6)(b).
3. Under step 3, limited notification is not required as:
 - a. this application is not for a boundary activity; and
 - b. there are no adversely affected persons because:
 - The building has been designed to address the street, with all units on each floor that front the street having their primary orientation to address the street, thus providing passive surveillance, and avoiding an undue level of outlook and overlooking of any one particular neighbour.
 - The infrastructure provision for the site has been reviewed, and it is found that the stormwater, wastewater and water provision for the development is appropriate. The review has also concluded that any adverse flooding effects beyond the site will be less than minor for any neighbour.
 - While the application will result in new development and intensity of use of the site which will be obvious from adjacent properties, the scale and intensity of development proposed is generally anticipated in the Unitary Plan for the site. Infringements to standards are limited in scale and potential adverse effects resulting from infringements are appropriately mitigated through design.

- Any shadowing effects generated by the proposal will be comparable and similar to that generated by a building of compliant height, and therefore its adverse effects onto any persons in relation to loss of daylight and sunlight are less than minor.
- The proposal includes a dedicated waste collection service, which will avoid the proliferation of wheelie bins being positioned kerbside for collection. The applicant's AEE has set out that the contractor will wait at the Nolan Road frontage and collect private bins from the rubbish room via a path within the southern yard of the development.
- The AEE also identifies that the frontage of the subject site is not within any vehicle access restriction. Further, the presence of a rubbish truck at off peak times as per the Waste Management Memorandum provided with the application does not establish any conflict given the limited vehicle movement to and from the site. Given this, it is considered that any adverse effects of its positioning are considered less than minor.
- In respect of 2 Nolan Road, it is considered that the separation provided by the road reserve (in excess of 20m in width) is a notable factor in mitigating potential dominance or overlooking/privacy effects. This neighbouring property is located diagonally opposite on Nolan Road, such that the southern and eastern façades windows are obscured from directly overlooking of this neighbour, while oblique angled balustrades will further manage any potential overlooking from the apartments. As such, any adverse privacy or amenity effects will be less than minor.
- The proposal has designed to focus outlook and primary living areas over public road frontages, away from 1 Nolan Road, the closest neighbour to the south. Whilst it is acknowledged that 6 of 53 units do have windows facing towards 1 Nolan Road, these are primarily bedroom windows, with the main living outlook proposed to be towards Nolan Road, any views to the south are therefore secondary. The applicant has also provided a study of overlooking from the apartments and confirms that the higher the apartment is the less likely there are views towards the immediate dwelling given the form of the proposed building. The fence and hedge will screen the two ground level bedrooms from the Nolan Road property, while the four top-floor bedrooms have south-facing views recessed back from the floors below with very restricted views towards the neighbouring property. Furthermore, the proposal has designed outlook and main living spaces over the public road frontages away from the most immediate neighbourhood, being 1 Nolan Road.
- Further, noise, vibration, traffic and silt and sedimentation temporary effects associated with construction will be managed in such a way that any adverse effect on neighbours at 1 and 2 Nolan Road will be less than minor.
- In respect of 136 Green Lane East, it is noted that in the commercial use of the neighbouring property the proposed form of the western boundary face will not compromise existing or future use of that space. Further, noise, vibration, traffic and silt and sedimentation temporary effects associated with construction will be managed in such a way that any adverse effect on this neighbour will be less than minor.
- In regard to 350 Great South Road, given the extensive width of the road corridor (and the functioning of it) will act to mitigate most potential effects of the construction and operation/occupation of the building, such that any adverse effects will be less than minor. It is noted that the raised median along Green Lane East will mean that

any traffic conflicts during construction with road uses gaining access on the neighbouring property will be avoided.

4. Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons because there is nothing exceptional, abnormal, or unusual about the application, and the proposal has nothing out of the ordinary run of things to suggest that notification to any other persons should occur.

Accordingly, this application shall proceed on a **NON-NOTIFIED** basis.



Nicki Williams

Duty Commissioner

28 April 2023

Decision on an application for resource consent under the Resource Management Act 1991



Restricted discretionary activity

Application number: LUC60403316 (s9 land use consent)

Applicant: Ngati Maru – Ockham JV

Site address: 132 Green Lane East, Greenlane

Legal description: Lot 22 DP 12290

Proposal:

To construct an apartment building, to contain a total of 53 apartments, being a combination of one-, two-, and three-bedroom units and one ground floor café, within a six level building.

Resource consent is required for the following reasons:

Land use consent (s9) – LUC60403316

Auckland Unitary Plan (Operative in part)

H13 – Business Mixed Use Zone

- The proposal involves a new building in the mixed-use zone. This requires consideration as a *Restricted Discretionary Activity* pursuant to Activity Table H13.4.1(A45).
- The proposal involves use and development that infringes core standards under rule C1.9(2). The proposed occupiable building height is 4.1m above the 16m maximum occupiable building height and the proposed total building height is 2.1m above the 18 maximum total building height stipulated in Table H13.6.1.1. This requires consideration as a *Restricted Discretionary Activity* pursuant to Standard H13.6.1(1).
- The proposal involves use and development that does not meet the core standards under rule C1.9(2). The proposed building footprint is designed to achieve the 3m side yard setback from the adjoining Residential – Terrace Housing and Apartment Buildings zone boundary south and the abutting the site, and the proposed 3m yard is not planted to a full depth with trees and shrubs. This requires consideration as a *Restricted Discretionary Activity* pursuant to Standard H13.6.5.
- The proposal involves use and development that does not meet the core standards of C1.9(2). The proposed apartment units do not comply with the requirement for outlook due to overlapping of outlook between proposed units and provisions for outlook over adjacent properties. This requires consideration as *Restricted Discretionary Activity* pursuant to Standard H13.6.9.

E25 – Noise and Vibrations

- The proposal involves construction noise and vibrations under Rule E25.6.27 cannot be met. This requires consideration as a *Restricted Discretionary Activity* pursuant to Rule E25.4.1(A2).

E36 – Natural Hazards and Flooding

- The proposal involves a subject site in an existing 1 per cent annual exceedance probability (**AEP**) floodplain. The proposed new building and residential (more vulnerable use) is proposed within the floodplain that encompasses the subject site. This requires consideration as a *Restricted Discretionary Activity* pursuant to Rules E36.4.1(A37) and E36.4.1(A38).

Decision

I have read the application, supporting documents, and the report and recommendations on the application for resource consent. I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104C and Part 2 of the RMA, the resource consent is **GRANTED**.

Reasons

The reasons for this decision are:

1. The application is for restricted discretionary resource consent, and as such under s104C only those matters over which council has restricted its discretion have been considered. Those matters are:
 - H13.8.1(3) – new buildings in Business – Mixed Use zone;
 - H13.8.1(7) – for infringements of standards in Business – Mixed Use zone;
 - E25.8.1 – noise and vibration, and
 - E36.8.1 – natural hazards – flooding.
2. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA, the actual and potential effects from the proposal will be acceptable as:
 - a. Adverse dominance, character and amenity effects associated with the height and yards standards will be avoided by design components, and further mitigated through the modulation of the development, the separation between buildings, and implementation of a landscaping plan which will help to ensure a buffer to neighbouring activity. Noting these factors, it is concluded that the development is consistent with the planned built character and intensity contemplated by the Business – Mixed Use zone.
 - b. In terms of residential amenity, the proposal ensures the adverse bulk, dominance and overlooking effects are mitigated or avoided by the layout of the development. The proposal does not reduce the level of amenity enjoyed or expected to be enjoyed on those sites adjacent to a level that is not anticipated by the Unitary Plan. This is achieved by the separation distances, setbacks, appropriate screening, and modulation in materials.

Any adverse effects on residential amenity generated from the proposal are therefore appropriately mitigated.

- c. The development faces the street and creates a positive interface within the streetscape, through orientation of apartments to face the street, and through the use of different materials, colours and positioning of facades to break up the overall form and bulk of building.
 - d. Earthworks and site development works will be temporary and of short duration. Best practice sediment and erosion controls will be installed and in place during the earthworks phase to avoid and mitigate potential adverse effects, while the applicant proposed construction noise and vibration management plan will ensure that noise and vibration effects are appropriately controlled. A condition has also been imposed requiring a construction traffic management plan.
 - e. With regards to earthworks, conditions for supervision, methodology and a sediment control plan are accepted to ensure that the land disturbance would not cause any instability or excess sediment runoff. The subject site has only a very gentle contour; and does not require basement excavations, and therefore no instability concerns arise. With regards to the excavated soil, the process of disposal will be managed and if required, reduced through the preparation and implementation of the construction traffic management plan. Overall, the adverse effects generated by the proposed earthworks are appropriately mitigated.
 - f. There is provision made for infrastructure to service the development. It has been found that there is sufficient capacity within the stormwater, wastewater, and water networks to provide for this development. Therefore, any adverse effects onto the capacity of the infrastructure networks are avoided or mitigated. The proposal meets required parking and bicycle parking requirements.
 - g. In respect of positive effects, the proposal will provide some benefit through its intensification by adding to the range of housing options available in the locality.
 - h. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment and/or within the relevant matters of discretion.
3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents, insofar as they relate to the matters over which discretion is restricted. In particular the proposal is consistent with the relevant objectives and policies, matters for discretion and assessment criteria found in and H13 Business – Mixed Uses Zone, E25 – Noise and Vibration, and E36 – Natural Hazards of the Auckland Unitary Plan (Operative in Part) as
- The development will increase housing capacity, intensity, and choice in the area, and is of a bulk, height and form of development that is considered reasonably consistent with the Business – Mixed Use zone’s planned built character as guided by the zone standards.
 - The proposal is consistent with the relevant matters for consideration as set out in the Business – Mixed Use zone for new developments and for infringements of standards for the zone.

- The development will positively contribute to the on-site residential amenity for residents on site through the provisions of the residents lounge to building on the deck opportunities for the units.
 - The development is laid out so that the vast majority of units are street facing, contributing towards passive surveillance.
 - Although there are non-compliances to standards including height, yards, , the design minimises the effects of these infringements and in turn minimises potential dominance, overlooking and shadowing effects on adjacent properties, as well as onsite amenity and will achieve an outcome that is generally consistent with the outcomes anticipated by the zoning.
 - The collection and management of waste is provided for in the proposed Waste Management Plan forming part of the application. Waste collection is proposed to be undertaken by private contractors, and there are sufficient areas to store and manage waste on the subject site.
 - The proposed earthworks are of a scale commensurate with the scale of the proposed development and will not result in instability. The works will be temporary in nature and erosion and sediment control measures will ensure that any sediment runoff will be adequately managed.
4. As a restricted discretionary activity, no other matters can be considered under s104(1)(c) of the RMA.
 5. In the context of this restricted discretionary activity application for land use consent, where the relevant objectives and policies and other relevant provisions in the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.
 6. Overall, the proposal is consistent with the sustainable management purpose of the RMA and represents an efficient use of brownfield urban land; will increase housing supply and the variety of housing typologies and choice in the locality; and is of a design and appearance that does not adversely impact on the amenity of the immediate locality.

Conditions

Under sections 108, 108AA of the RMA, this consent is subject to the following conditions:

General condition

These conditions apply to the resource consent:

1. These consents must be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent number LUC60403316.

- Application Form and Assessment of Environmental Effects prepared by Baseplan Limited, dated 31 May 2022

Report title and reference	Author	Rev	Dated
Urban Design Statement; 132 Green Lane East, Greenlane.	Ockham Residential		May 2022
Memo: Assessment of Landscape Effects Commentary	KPLC		26 May 2022
132 Green Lane East, Greenlane – Infrastructure Report	Tektus Consultants	A	25 May 2022
Technical Memo: 132 Green Lane East Flood Assessment	Harrison Grierson		3 August 2021
132 Green Lane East, Greenlane Geotechnical Assessment Report	Initia	A	May 2022
132 Green Lane East Proposed Apartment Building, Green Lane, Auckland, Construction Noise and Vibration Assessment	Earcon Acoustics	A	11 May 2022
132 Greenlane East Proposed Apartments Greenlane, Auckland, Acoustics Report	Earcon	D	26 May 2022
132 Green Lane East, Auckland, Preliminary Site Investigation (Ground Contamination)	WWLA	1	22 March 2022
132 Green Land East, Greenlane, Arboricultural Assessment	Peer Browns Miller		26 May 2022
Site Waste Management & Minimisation Plan	Green Gorilla		25 May 2022

Drawing title and reference	Author	Rev	Dated
RC.010 Aerial Map – Site and Location	Ockham Residential	C	20.12.2022
RC.020 Essential Design	Ockham Residential	C	20.12.2022
RC.100 Site Reference Plan	Ockham Residential	F	03.03.2023
RC.120 Aerial Schedule	Ockham Residential	E	20.12.2022
RC.200 Reference Plan – Level 0	Ockham Residential	F	03.03.2023
RC.201 Reference Plan – Level 1	Ockham Residential	F	03.03.2023
RC.202 Reference Plan – Level 2	Ockham Residential	C	20.12.2022
RC.203 Reference Plan – Level 3	Ockham Residential	C	20.12.2022
RC.204 Reference Plan – Level 4	Ockham Residential	D	20.12.2022
RC.205 Reference Plan – Level 5	Ockham Residential	D	20.12.2022
RC.206 Reference Plan – Roof	Ockham Residential	C	20.12.2022
RC.250 Apartment Types 1-3	Ockham Residential	C	20.12.2022
RC.251 Apartment Types 5, 7 & 8	Ockham Residential	C	20.12.2022
RC.252 Apartment Types 9-11	Ockham Residential	C	20.12.2022
RC.253 Apartment Types 12-13 & Resi	Ockham Residential	C	20.12.2022
RC.300 Elevations	Ockham Residential	E	20.12.2022

RC.301 Elevations	Ockham Residential	E	20.12.2022
RC.320 Sections – Outlook Diagram	Ockham Residential	C	20.12.2022
RC.321 Sections – Context	Ockham Residential	E	20.12.2022
RC.330 3D Views From 1 Nolan RD	Ockham Residential	A	03.03.2023
RC.341 Viewpoint Location Plan	Ockham Residential	B	26.05.2022
RC.343 Visual Simulations – VP1 Proposed	Ockham Residential	F	03.03.2023
RC.345 Visual Simulations – VP2 Proposed	Ockham Residential	E	03.03.2023
RC.347 Visual Simulations – VP3 Proposed	Ockham Residential	E	03.03.2023
RC.349 Visual Simulations – VP4 Proposed	Ockham Residential	E	03.03.2023
RC.351 Visual Simulations – VP5	Ockham Residential	E	03.03.2023
RC.500 3D Views – Detailed	Ockham Residential	C	20.12.2022
RC.600 Shadow Studies – March Equinox	Ockham Residential	C	20.12.2022
RC.601 Shadow Studies – March Equinox	Ockham Residential	C	20.12.2022
RC.602 Shadow Studies – Winter Solstice	Ockham Residential	C	20.12.2022
RC.603 Shadow Studies – Winter Solstice	Ockham Residential	C	20.12.2022
RC.604 Shadow Studies – September Equinox	Ockham Residential	C	20.12.2022
RC.605 Shadow Studies – September Equinox	Ockham Residential	C	20.12.2022
RC.606 Shadow Studies – Summer Solstice	Ockham Residential	C	20.12.2022
RC.700 Outlook Plans	Ockham Residential	B	20.12.2022
RC.701 Outlook Plans	Ockham Residential	B	20.12.2022
RC.702 Outlook Plans	Ockham Residential	B	20.12.2022
RC.703 Outlook Plans	Ockham Residential	B	20.12.2022
RC.704 Outlook Plans	Ockham Residential	B	20.12.2022
RC.705 Outlook Plans	Ockham Residential	B	20.12.2022
RC.800 Outlook Plans	Ockham Residential	B	26.04.2022
132 Green Lane East Building Height Restriction Plan	Woods	3	07.04.2022
132 Green Lane East Building Height Restriction Plan (cross sections AA-BB)	Woods	3	07.04.2022
Landscape Concept Plan – 132 Green Lane East	Peer Browns Miller		08.03.23
Planting Details – 132 Green Lane East	Peer Browns Miller		08.03.23

Other Additional Information	Author	Dated
Response to Auckland Council Section 92 Clarifications for LUC60403316 – 132 Green Lane East, Greenlane	Baseplan Limited	20 December 2022
Response to Auckland Council Section 92 Further Clarification for LUC60403316 – 132 Green Lane East, Greenlane.	Baseplan Limited	20 March 2023

Memo: 132 Green Lane East, Greenlane, Auckland 1051, entitled 'Assessment of Landscape Effect Commentary – Supplementary	KPLC	13 March 2023
Supplementary Supporting Images 132 Green Lane East	Baseplan Limited	20 March 2023
Memo: 132 Green Lane East - Response to Eke Panuku Development Auckland Technical Advisory Group (TAG) Commentary	Ockham Residential	20.12.22
Email: RE: LUC60403316- 132 Green Lane East - s92 – response to Item 6 – construction traffic management plan	Jethro Joffe of Baseplan Limited	19.12.22
Email: LUC60403316- 132 Green Lane East - s92 – response to traffic engineering s92 queries	Chloe Davison of Harrison Grierson	16.12.22
Email: RE: 132 Green Lane East - RFI - 25.8.22 – response to flood hazard assessment s92 queries	Jonathan Chambers of Harrison Grierson	31.7.22
Letter: Proposed Apartments – 132 Green Lane East Response to Council S92 Queries	Earcon Acoustics	24.8.22
132 Green Lane East Proposed Apartment Building Greenlane, Auckland S92 Queries Construction Noise and Vibrations	Earcon Acoustics	19 July 2022

2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. The consent is given effect to; or
 - b. The council extends the period after which the consent lapses.
3. The consent holder must pay the council an initial consent compliance monitoring charge of \$1,044 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this consent.

Advice notes:

The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, should be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.

Pre-development conditions

Architectural Design Plans:

4. Prior to the lodgement of Building Consent, a finalised set of architectural detail drawings and materials specifications must be submitted to Council for written certification by the Council.

The submitted information must be consistent with the consented plans by Ockham Residential referred to in Condition 1. The information must include the following:

Details of the building's façade treatment / architectural features:

- o Design details, materiality, and pattern on the Western Façade to be developed with Ngāti Maru.
- c. Materials schedule and specification, sample palette of materials, surface finishes, and colours as referenced on the architectural elevations.
- d. External / rooftop services / plant, and visual / aural screening elements.
- e. Specifications and details of the balustrades, fencing and hard landscaping treatment, colour and materiality.

The finalised set of drawings must ensure that the building's proposed architectural treatment and finished appearance is consistent with the plans and information referenced at Condition 1. All works must then be carried out with the details certified by the Council, and thereafter retained and maintained, to the satisfaction of the Council.

Advice note:

As part of the condition monitoring process, Council's monitoring inspectors will liaise with Urban Designers from Council's Tāmaki Makaurau Design Ope to ensure that the submitted details are consistent with the approved plans and information.

Services Plan

5. Prior to the lodgement of Building Consent, the consent holder must provide a final set of Services Plans, including details / locations of the proposed servicing for the building i.e. vents, transformers, A/C units, lift overruns, water meters, electric meters, traffic warning devices (if any) etc. The purpose of this condition is to ensure any unsightly servicing components are adequately screened and/or located so that they will not be visible from the public realm e.g. streets, parks etc. The finalised design details certified by Council must be established prior to the development hereby consented being first occupied, and thereafter retained and maintained, to the satisfaction of the Council.

Advice note:

As part of the certification process, Council's monitoring officers will liaise with Urban Designers from Council's Tāmaki Makaurau Design Ope to ensure that the submitted details are consistent with the approved plans and information.

Signage

6. Prior to the occupation of any residential or commercial unit at the building, the consent holder must provide detailed information to illustrate the finalised design details of the proposed signage, including the proposed locations, dimensions, colours, materials, and surface finishes. The finalised design details certified by Council must be established prior to the development hereby consented being first occupied, and thereafter retained and maintained, to the satisfaction of the Council.

Advice note:

As part of the certification process, Council's monitoring officers will liaise with Urban Designers from Council's Tāmaki Makaurau Design Ope to ensure that the submitted details are consistent with the approved plans and information.

Finalised Landscape Design Drawings, Specifications and Maintenance Requirements

7. Prior to the lodgement of building consent, the consent holder must provide to the Council for certification, a finalised set of detailed landscape design drawings and supporting written documentation which have been prepared by a landscape architect. The submitted information must be consistent with the consented landscape concept plan referenced in Condition 1, and at a minimum, must include landscape design drawings, specifications and maintenance requirements including:
- Annotated planting plans which communicate the proposed location and extent of planting within the 3m yard setback.
 - The garden bed width accommodating the specimen trees must have a width of 1.1m where the trees are proposed to be grounded, with the remaining garden bed containing the specimen trees varying in width less than 1m.
 - A plant schedule based on the submitted planting plan(s) which details specific plant species, the number of plants, spacing, height and/or grade (litre) / Pb size at time of planting.
 - Details for any specific drainage, soil preparation, tree pits / garden beds (including dimensions), staking, irrigation and mulching requirements.
 - An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.
 - A three-year landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:
 - Irrigation required in planting season and outside of the planting season to maintain soil moisture.
 - Weed and pest control / spraying.
 - Plant replacement of any dead or dying plants over a minimum three-year period including specimen trees.
 - Inspection timeframes / frequency, contractor responsibilities and any ongoing maintenance requirements (e.g., body corporate, residents' society).

Advice note:

As part of the approval process, the Council's monitoring team will liaise with landscape architects from the Council's Tāmaki Makaurau Design Ope to ensure that the submitted drawings and related information are consistent with the originally consented landscape concept plan.

Construction Traffic Management Plan

8. Prior to the commencement of earthworks or construction, the consent holder must submit a finalised Construction Traffic Management Plan (CTMP) prepared in accordance the Council's requirements for CTMPs and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management must be submitted to the Council for certification.

Advice note:

No construction activity shall commence until confirmation is provided from the Council that the CTMP satisfactorily meets the requirements of the Council's requirements for CTMPs and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management, and all measures identified in that plan as needing to be put in place prior to commencement of works have been.

Building – acoustic design between units

9. Common building elements that connect ground level retail and upper floor residential units must be designed, constructed and maintained so that the internal noise (rating) level arising from any activity measured in any adjoining unit does not exceed the following levels:

Unit	Time	Noise level
In all units except those containing activities sensitive to noise	At all times	50 dB L _{Aeq}
Bedrooms and sleeping areas	Between 11pm and 7am	35 dB L _{Aeq} 45 dB L _{eq} at 63 Hz 40 dB L _{eq} at 125 Hz
	Between 7am and 11pm	40 dB L _{Aeq}
Other noise sensitive spaces	At all other times	40 dB L _{Aeq}

- Adjustments for noise containing special audible characteristics will only apply to A weighted levels.

f. The 63 Hz and 125 Hz octave limits do not apply to fixed mechanical plant.

Building - acoustic façade design

10. Bedrooms and other noise sensitive spaces must be designed, constructed and maintained so that the internal noise levels do not exceed the levels below based on the maximum incident façade noise levels for the Business – Mixed Use Zone (refer E25.6.8):

Unit	Time	Noise level
Bedrooms and sleeping areas	Between 11pm and 7am	35 dB L _{Aeq} 45 dB L _{eq} at 63 Hz 40 dB L _{eq} at 125 Hz
Other noise sensitive spaces	At all other times	40 dB L _{Aeq}

Where the noise levels above can only be achieved when windows and/or external doors to rooms are closed, those rooms must have installed a mechanical ventilation system which does not generate a noise level greater than 35 dB L_{Aeq} in bedrooms and 40 dB L_{Aeq} in other spaces when measured 1m from the diffuser at the minimum air flows required to achieve

the design temperatures and air flows in AUP (OP) E25.6.10 (3) (b) (i) or (ii) or an alternative temperature control system approved by the Council.

Building - acoustic design certificate

11. At the time the building consent application is lodged the consent holder must provide written certification from a suitably qualified and experienced acoustic specialist to the Council confirming that the building has been designed to ensure internal noise levels in bedrooms and other noise sensitive spaces specified in conditions 9 and 10 will be met. Written certification must be in the form of a report to the council.

Advice Notes:

- i. *Noise sensitive space is defined as “Any indoor space within an activity sensitive to noise excluding any bathroom, water closet, laundry, pantry, walk in wardrobe, corridor, hallway, lobby, stairwell, clothes drying area, kitchens not part of a dwelling, garage or other space of a specialised nature occupied neither frequently nor for extended periods.”*
- ii. *Measures to mitigate the effects of noise are likely to include the use of insulation materials, and ventilation systems that enable habitable rooms to be occupied without the need to open windows or external doors. Note that Standard E25.6.10 (3) of the Auckland Unitary Plan outlines the ventilation, mechanical cooling and/or air supply requirements for noise sensitive spaces, for purposes of thermal comfort. Should these requirements be unable to be complied with, a further resource consent may be required.*

Construction noise and vibration management plan

12. The consent holder must submit an updated Construction Noise and Vibration Management Plan (CNVMP) based on the Construction Noise & Vibration Management Plan (CNVMP) dated 11/05/2022 (Rev A) prepared by Earcon Acoustics (referenced in condition 1) for certification prior to the commencement of works. The objective of the CNVMP is to set out the Best Practicable Option for the management of noise and vibration effects. The CNVMP must be prepared with reference to Annex E, New Zealand Standard NZS6803:1999 Acoustics – Construction noise and Appendix B in DIN 4150-3:1999 Structural Vibration – Part 3 Effects of vibration on structures.
13. The updated CNVMP must be submitted to the Council for certification a minimum of ten working days prior to commencement of the works. Construction works must not commence until certification has been received in writing from the Council.
14. Any subsequent amendment of the certified CNVMP which comprises material changes to proposed construction methodology must also be prepared by a suitably qualified and experienced acoustic specialist. Amendments must be tracked and the revised CNVMP submitted to the Council for certification.

Development in Progress Conditions

15. A stabilised entranceway must be constructed in general accordance with Auckland Design Manual – Earthwork Erosion and Sediment Control (GD05) prior to earthwork activities and be the sole means of access for vehicles entering and exiting the site. The stabilised

entranceway must be constructed prior to earthworks commencing onsite and maintained for the duration of the works.

16. All machinery associated with the earthworks activity must be operated in a way that ensures that any spillages of hazardous substances such as fuel, oil, grout, concrete products and any other contaminants are prevented.
17. There must be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks, demolition/removal and construction activity. In the event that such damage does occur, the Council must be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition must be met by the consent holder.
18. All materials and equipment must be stored within the subject site's boundaries unless written permission is granted from Auckland Transport for specific storage within the road reserve.
19. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse affecting either the site or any neighbouring properties. In the event that such collapse or instability does occur, all allied works must cease and any collapse or instability rectified as soon as practicable.
20. All earthworks must be managed to minimise any discharge of debris, soil, silt, sediment or sediment-laden water is discharged beyond the subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works must cease immediately, and the discharge must be mitigated and/or rectified to the satisfaction of the Council.
21. There must be no airborne or deposited dust beyond the subject site as a result of the earthworks / construction / demolition/removal activity, that in the opinion of the Council, is noxious, offensive or objectionable.
22. Within ten working days following the completion or abandonment of earthworks on the subject site all areas of bare earth must be permanently stabilised against erosion to the satisfaction of the Council.

Construction hours

23. All noise generating construction activities associated with the implementation of this resource consent on the subject site must only be carried out between the hours of 7.30am and 6pm, Monday to Saturday except rock breaking works must be restricted to between 8.30am and 5pm, Monday to Friday and, works must not be carried out on any Sunday or public holiday.

Construction noise limits

24. Except where provided for in Condition 25, construction works on the site must be designed and conducted to not exceed the permitted noise standards specified in AUP (OP) Table E25.6.27.1 (i.e. residential) and Table E25.6.27.2 (i.e. commercial) subject to E25.6.27 (4) where levels are decreased by 5 dB, when measured 1m from the most exposed façade of any building that is occupied during the works. Noise from construction work activity must be measured and assessed in accordance with the requirements of New Zealand Standard NZS 6803:1999 Acoustics – Construction noise.

25. Construction works on the site comprising the following specific works must be designed and conducted to ensure that noise from the site does not exceed the noise limits specific to the buildings (when occupied) as set out below: -

Earthworks

- 75 dB L_{Aeq} and 90 dB L_{AFmax} at 136 and 1/136 Green Lane East
- 73 dB L_{Aeq} and 90 dB L_{AFmax} at 1 Nolan Road

Rock breaking

- 78 dB L_{Aeq} and 95 dB L_{AFmax} at 136 and 1/136 Green Lane East (upper floor)
- 75 dB L_{Aeq} and 90 dB L_{AFmax} at 128 Green Lane East and 136 and 1/136 Green Lane East (ground floor)
- 73 dB L_{Aeq} and 90 dB L_{AFmax} at 1 Nolan Road and 2 Nolan Road

Construction vibration – structural limits

26. Vibration levels arising from construction activity on the site must not exceed the limits set out in German Industrial Standard DIN 4150-3 (1999) Structural Vibration – Part 3 Effects of Vibration on Structures criteria when measured in accordance with that Standard on any structure not on the same site as specified in AUP (OP) E25.6.30 (1) (a).

Construction vibration – amenity limit

27. Vibration levels arising from construction activity on the site must not exceed a limit of 2mm/s Peak Particle Velocity for more than 3 days in occupied buildings in any axis when measured in the corner of the floor of the storey of interest for multi-storey buildings, or within 500mm of ground level at the foundation of a single storey building as specified in AUP (OP) Table E25.6.30.1.

If measured or predicted vibration from construction activities exceeds 2mm/s PPV at an occupied building, the consent holder must consult with the occupants to:

- Discuss the nature of the work and the anticipated days and hours when the exceedances are likely to occur.
- Determine whether the exceedances could practicably be timed or managed to reduce the effects on the receiver, and if so, to do so.
- Provide in writing, no less than three (3) days prior to the vibration-generating works commencing, details of the location of the works, the duration of the works, a phone number for complaints and the name of the project manager.

The consent holder must maintain a record of these discussions and make them available to the Council within five (5) working days of a written request.

Advice Note:

If the building is not occupied, then the noise limits and vibration amenity limit specified above (i.e., 2mm/s PPV) do not apply. This allows high noise or vibration creating work to be scheduled when receivers are not present, subject to compliance with structural guideline limits and compliance with the vibration limits at other nearby buildings that are

occupied. The consent holder should maintain a record of these discussions and make them available to the Council within five (5) working days of a written request.

Neighbour consultation

28. The consent holder must advise in writing the occupants of properties identified in Table A1: Neighbouring Receivers contained in the Construction Noise & Vibration Management Plan (CNVMP) dated 11/05/2022 (Rev A) prepared by Earcon Acoustics (referenced in Condition 1). The advice must be provided at least two (2) weeks before the construction works start. The written advice must set out an overview of the construction works, the expected duration and working hours, mitigation measures, expected levels of noise and vibration, a contact phone number to call regarding concerns about the construction noise and vibration, and the name of the project manager.

Temporary acoustic barriers

29. Prior to construction works commencing temporary acoustic barriers must be erected to block the line of sight from the works to the nearest ground level receivers in accordance with the report titled Construction Noise and Vibration Assessment dated 11/05/2022 (Rev A) prepared by Earcon Acoustics Ltd (referenced in condition 1). The barriers must be abutted or overlapped to provide a continuous screen without gaps at the bottom or sides of the panels. Suitable barrier materials include 17.5mm thick plywood panels and/or the following proprietary 'noise curtains':

- Duraflex 'Noise Control Barrier - Performance Series' (www.duraflex.co.nz)
- Soundex 'Acoustic Curtain - Performance Series' (www.ultimate-solutions.co.nz)
- Flexshield 'Sonic Curtain with 4 kg/m² mass loaded vinyl backing' (www.flexshield.co.nz)

As a minimum the barriers must remain in place until all earthworks, rock breaking works and building foundation works are completed.

30. The construction works must be carried out in accordance with the certified CNVMP and a copy of the certified CNVMP must be made available to authorised Council staff during monitoring inspections.

Pedestrian-vehicle intervisibility

31. The consent holder must implement the following measures to ensure adequate pedestrian-vehicle intervisibility at the site's vehicle exit point onto Nolan Road:
- The wall/screen adjoining the vehicle exit point to the north onto Nolan Road must include visually permeable screening where the subject wall/screen is 1.1m or higher.
 - The 2.0-metre-high boundary fence bordering 1 Nolan Road to the south must be set back 2.5 metres from the road boundary.

Vehicle Crossing

32. The consent holder must provide new vehicle crossing to serve the development. The crossing must be designed and formed in accordance with the requirements of Auckland Transport and with sufficient distance from the power pole.

33. The crossing must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, paving, patterns and finish as the footpath on each side of the crossing. Certification that works have been satisfactorily undertaken must be provided to council.

Advice Note:

- *An approval letter and completion certificate from Auckland Transport is required to be submitted to Auckland Council as a verification that Auckland Transport has completed approval and a final vehicle crossing inspection before this condition is considered fulfilled.*
- *Works within the road reserve require prior approval from Auckland Transport. The consent holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.*
- *A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works.*
- *Please note that any redundant vehicle crossings are required to be reinstated.*

Post Construction Conditions

Operational noise limits

34. The consent holder must ensure that noise arising from all activities on the site do not exceed the following limits when measured in accordance with the provisions of NZS 6801:2008 Acoustics – Measurement of environmental sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental noise.
- As the incident level on the façade of any building on any other site zoned business;

Time	Noise Limit
7am – 11pm	65 dB L _{Aeq}
11pm – 7am	55 dB L _{Aeq} 65 dB L _{eq} at 63 Hz 60 dB L _{eq} at 125 Hz 75 dB L _{AFmax}

The 63 Hz and 125 Hz octave limits do not apply to fixed mechanical plant.

- Measured within the boundary of any site zoned Residential;

Time	Noise Limit
Monday to Saturday 7:00am – 10:00pm Sunday 9:00am – 6:00pm	55 dB L _{Aeq}
All other times	45 dB L _{Aeq} 60 dB L _{eq} at 63 Hz 55 dB L _{eq} at 125 Hz 75 dB L _{AFmax}

Advice Note:

The consent holder is reminded of their general obligation under section 16 of the Resource Management Act 1991 to adopt the best practicable option to ensure that the emission of noise does not exceed a reasonable level.

Mechanical plant

35. To ensure the noise standards specified in condition 34 are met at all times, the selection, design and installation of mechanical plant and equipment must be overseen by a suitably qualified acoustic specialist at the detailed design stage of the project. Within one (1) month of a written request from the Council, a report prepared by a suitably qualified acoustic specialist must be provided to the Council demonstrating that noise arising from operation of mechanical plant and equipment is compliant with condition 34.

Landscaping

36. Within the first planting season after the completion of construction, the consent holder must implement the landscape design which has been approved by the Council under Condition 1 and thereafter retain and maintain this landscape (planting, pavement and communal furniture) in perpetuity in accordance with the maintenance plan which has been approved under Condition 1.

Share Car Parking Space

37. The Share Car parking space must be limited to use by a 'small car' of 1.7 metres or less in width.

Advice notes

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
2. *For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring officer unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.*
3. *For more information on the resource consent process with Auckland Council see the council's website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.*
4. *If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).*
5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*

6. *The FFL of the house has to comply with 1.2 m head requirement of Watercare standards for wastewater connection. If this is not complying, private wastewater pump may be required at building consent stage.*
7. *The private driveways, parking and manoeuvring areas serving development be formed and drained. A building consent will be required.*
8. *All water supply connections for all the lots to the Water Care supply main and shall be designed in accordance with Water Care Services "Standards" and be made by a Watercare Services Ltd approved contractor. For details, please contact Water Care Services. Any provision being made for telecommunications, power or gas to this subdivision are to be underground and are to be to the requirements of the respective utility services.*



Nicki Williams

Duty Commissioner

28 April 2023

Resource Consent Notice of Works Starting

Please email this form to monitoring@aucklandcouncil.govt.nz at least 5 days prior to **work starting** on your development or post it to the address at the bottom of the page.

Site address:				
AREA (please tick the box)	Auckland CBD <input type="checkbox"/>	Auckland Isthmus <input type="checkbox"/>	Hauraki Gulf Islands <input type="checkbox"/>	Waitakere <input type="checkbox"/>
Manukau <input type="checkbox"/>	Rodney <input type="checkbox"/>	North Shore <input type="checkbox"/>	Papakura <input type="checkbox"/>	Franklin <input type="checkbox"/>
Resource consent number:			Associated building consent:	
Expected start date of work:			Expected duration of work:	

Primary contact	Name	Mobile / Landline	Address	Email address
Owner				
Project manager				
Builder				
Earthmover				
Arborist				
Other (specify)				

Signature: Owner / Project Manager (indicate which)	Date:
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Once you have been contacted by the Monitoring Officer, all correspondence should be sent directly to them.

SAVE \$\$\$ minimise monitoring costs!

The council will review your property for start of works every three months from the date of issue of the resource consent and charge for the time spent. You can contact your Resource Consent Monitoring Officer on 09 301 0101 or via monitoring@aucklandcouncil.govt.nz to discuss a likely timetable of works before the inspection is carried out and to avoid incurring this cost.

Report for an application for resource consent under the Resource Management Act 1991



Restricted discretionary activity

1. Application description

Application number:	LUC60403316 (s9 land use consent)
Applicant:	Ngati Maru – Ockham JV
Site address:	132 Green Lane East, Greenlane
Legal description:	Pt Lot 22 DP 12290
Site area:	722m ²
Auckland Unitary Plan (Operative in part)	
Zoning and precinct:	Business – Mixed Use Zone
Overlays, controls, special features, designations, etc:	Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Onehunga Volcanic Aquifer Natural Resources: Quality-Sensitive Aquifer Management Areas Overlay [rp] - Onehunga Volcanic Aquifer Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - O1, One Tree Hill, Viewshafts Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - O2, One Tree Hill, Viewshafts Macroinvertebrate Community Index [rcp/dp] – Urban Designation 1629, Council carpark Designations, Auckland Transport Airspace Restriction Designations - ID 1102, Protection of aeronautical functions - obstacle limitation surfaces, Auckland International Airport Ltd

2. Locality Plan



Figure 1: Aerial Photograph
Source: Auckland Council Geomaps

3. The proposal, site, and locality description

Proposal

Mr Jethro Joffe of Baseplan has provided a description of the subject site in Section 3 on pages 5-6 of the Assessment of Environmental Effects (**AEE**) entitled: *“Proposed Development at 132 Green Lane East, Green Lane, under Section 88 of the Resource Management Act 1991”*. I concur that the descriptions provided in the Applicants’ AEE is comprehensive and accurate. Therefore, it will be adopted for the purpose this report.

The Applicant seeks land use consent for a residential development to construct a six storey mixed use development comprising of 53 apartments (with a combination of studio, two-bedroom, and 3-bedroom apartments) and one ground floor café on site. A comprehensive description of the proposal is set out in section 4 of the applicants’ AEE (pages 7 – 12).

The following features have also been proposed:

- a single carparking space for a shared car,
- two main entrances (one at the northern corner of the building for apartments and one at the north-eastern corner for a café),
- and a secondary service entrance at the southern entrance at the south end of the building.
- A bike storage facility on the ground level with 108 bicycle spaces and a shared resident lounge and balcony on the top floor’s north-eastern corner.

The following is a thorough overview of the floor space and intended activities inside each segment of the building:

- *Total Residential Apartments: 53 comprising 38 studio apartments (39m²-49m²), 11 two-bedroom apartments (56m²-77m²) and 4 three-bedroom apartment (80m²-113m²) –plus private balcony allocation.*
- *Café Activity: 56m² gross floor area including service areas.*
- *108 bicycle parking spaces will be provided within the ground floor bike park room.*
- *A 21m² rubbish room at ground floor.*
- *A 58m² communal residential lounge with shared balcony provided at the top floor. The 3m rear yard which includes one parking space for a shared car as well as low planting and rear pedestrian service access and boundary hedging, and a fence is provided at the southern boundary.*

The proposed building will be clad in a predominately brick veneer with red tones throughout the building. External balconies will have aluminium balustrades and a concrete veranda over the commercial tenancy. The materiality package has been based on having a robust and ‘timeless appearance’ that is low maintenance.

A precast concrete western façade is proposed, where build out is anticipated by a neighbouring development that has been anticipated by the applicant, with application plans showing an indicative patterning. The applicant has confirmed that this will be refined at the building consent stage, with Ngati Maru to inform the finalised design. Since lodgement, the applicant has added a small degree of medication to punctuate the façade with a series of windows included for the purpose of design variation rather than being required to provide daylight to the building.

Landscaping is primarily proposed along the south-eastern boundary, adjoining the neighbouring residential zoned land on Nolan Road. Since the lodgement of the application, an updated landscape strategy has been introduced. This is where a wider garden bed directly along the boundary with the incorporates of Rewarewa trees within a general 1.2m wide planting bed are to be planted at 160L (~3m high) at time of planting. In addition, within the garden beds (along the boundary and along the building) lower growing planting which are shade tolerant are proposed.

The proposed will involve earthworks over the entire site area of 722m², with approximately 622m³ of cut and 64m³ of fill material. The volume is minimal and primarily involves a surface scrape and levelling of the undulations of the site.

The concept does not feature resident parking; nevertheless, one communal parking place on site is planned, which would most likely be equipped with a shared electric car (i.e., a city hop vehicle or similar).

Site and surrounding environment description

The AEE has also comprehensively and accurately described the site and surrounding environment. Therefore, it will be adopted for the purpose of this report.

Having undertaken a site visit on 17 May 2022, and again on 19 April 2023, I concur with that description of the site and surrounding environment is accurate, and only note the following as a summary of key components:

- The property adjoins a six-lane arterial road, just west State Highway 1 which is a busy motorway interchange.
- The site, along with other properties along Green Lane East are classified as Business Mixed Use, while land to the south on Nolan Road transitions to residential zoning.
- The location is walkable distance to schools, parks, stores, workplaces, the Greenlane Train Station, and Cornwall Park. Countdown, McDonalds, and a substantial business complex at Marewa Road are north of the subject land on Green Lane East.

4. Background

Specialist Input

The proposal has been reviewed and assessed by the following specialists:

- Yogesh Ganapathi – Urban Designer
- Gabrielle Howdle – Landscape Architect
- Andrew Gordan, Senior Specialist – Noise and Vibration;
- Santosh Borgaoankar, Regulatory Engineer;
- Andrew Temperley, Consultant Traffic Engineer.

Post-lodgements Amendments

Since the lodgement of the application, the proposal has been relatively unchanged from the form in which it was lodged in terms of the building mass. Changes made have been to the materiality of the building, façade treatment, and balconies, along with internal layout changes to the units proposed. Other information supplied has been to address technical queries raised by Council officers.

Local Board

The application was sent to the Local Board for comment on 3 June 2022. A formal response was received on 10 June 2022, which stated:

This application exceeds the Height Rules for the Business Mixed Use zone.

Specifically:

- *Pursuant to Activity Table H13.4.1(A45) consent is required as a Restricted Discretionary Activity for new buildings in the mixed-use zone.*
- *Pursuant to Standard H13.6.1 (1) consent is required as a Restricted Discretionary Activity (under C1.9 (2), as and the proposed total building height is 2.1m above the 18m maximum total building height stipulated in Table*

H13.6.1.1. and the proposed total building height is 2.1m above the maximum building height stipulated in Table H13

- *Pursuant to Standard H13.6.5 consent is required as a Restricted Discretionary Activity (under C1.9(2), as the proposed building footprint is designed to achieve the 3m side yard setback from the residential THAB zone boundary south of and abutting the subject site, however the proposed 3m yard is not planted to a full depth with trees and shrubs.*
- *Pursuant to Standard H13.6.9 consent is required as a Restricted Discretionary Activity (under C1.9(2), as the proposed apartment units do not comply with the requirements for outlook due to overlapping of outlook between the proposed unit.*
- *We also have concerns about the severely limited car parking provision – e.g. only one space for a share car*
- *We also question the suggestion that waste management trucks should wait (double-parked?) in Nolan Ave while bins are collected (AEE, p.11).*

Accordingly, the Albert-Eden Local Board strongly recommends that this application be notified.

The Local Board's comments have been considered in the following assessment of the application, including having regard to the amendments sought for the application.

Designation

It is noted in the Unitary Plan record that the application site is within a designation (Designation no. 1629). This designation being that the entire site is a Council carpark. The application is made on the basis that the Council is disposing of the land. However, the applicant has also sought and obtained written approval under s176(1)(b) of the RMA, from the requiring authority to utilise the land, with a letter received from Auckland Transport dated 14 October 2022.

5. Reasons for the application

Land use consent (s9) – LUC60403316

Auckland Unitary Plan (Operative in part)

H13 – Business Mixed Use Zone

- The proposal involves a new building in the mixed-use zone. This requires consideration as a *Restricted Discretionary Activity* pursuant to Activity Table H13.4.1(A45).
- The proposal involves use and development that infringes core standards under rule C1.9(2) The proposed occupiable building height is 4.1m above the 16m maximum occupiable building height and the proposed total building height is 2.1m above the 18 maximum total building height stipulated in Table H13.6.1.1. This requires consideration as a *Restricted Discretionary Activity* pursuant to Standard H13.6.1(1).

- The proposal involves use and development that does not meet the core standards under Rule C1.9(2). The proposed building footprint is designed to achieve the 3m side yard setback from the adjoining Residential – Terrace Housing and Apartment Buildings zone boundary south and abutting the site; however, the proposed 3m yard is not planted to a full depth with trees and shrubs. This requires consideration as a *Restricted Discretionary Activity* pursuant to Standard H13.6.5.
- The proposal involves use and development that does not meet the core standards of C1.9(2). The proposed apartment units do not comply with the requirement for outlook due to overlapping of outlook between proposed units and provisions for outlook over adjacent properties. This requires consideration as a *Restricted Discretionary Activity* pursuant to Standard H13.6.9.

E25 – Noise and Vibrations

- The proposal involves construction noise and vibrations under Rule E25.6.27 that cannot be met. This requires consideration as a *Restricted Discretionary Activity* pursuant to Rule E25.4.1(A2).

E36 – Natural Hazards and Flooding

- The proposal involves a subject site in an existing 1 per cent annual exceedance probability (**AEP**) floodplain. The proposed new building and residential (more vulnerable use) is proposed within the floodplain that encompasses the subject site. This requires consideration as a *Restricted Discretionary Activity* pursuant to Rules E36.4.1(A37) and E36.4.1(A38).

The reasons for consent are considered together as a **Restricted Discretionary Activity** overall.

6. Public notification assessment (sections 95A, 95C-95D)

Section 95A specifies the steps the council is to follow to determine whether an application is to be publicly notified. These steps are addressed in the statutory order below.

Step 1: mandatory public notification in certain circumstances

No mandatory notification is required as:

- the applicant has not requested that the application is publicly notified (s95A(3)(a));
- there are no outstanding or refused requests for further information (s95C and s95A(3)(b)); and
- the application does not involve any exchange of recreation reserve land under s15AA of the Reserves Act 1977 (s95A(3)(c)).

Step 2: if not required by step 1, public notification precluded in certain circumstances

The application is not precluded from public notification as:

- the activities are not subject to a rule or national environmental standard (NES) which precludes public notification (s95A(5)(a)); and the application does not exclusively involve one or more of the activities described in s95A(5)(b).

Step 3: if not precluded by step 2, public notification required in certain circumstances

The application is not required to be publicly notified as the activities are not subject to any rule or a NES that requires public notification (s95A(8)(a)).

The following assessment addresses the adverse effects of the activities on the environment, as public notification is required if the activities will have or are likely to have adverse effects on the environment that are more than minor (s95A(8)(b)).

Only those effects that relate to matters that are within the council's discretion under the rules are considered in this assessment. For avoidance of doubt, this is listed out in full below:

H13 – Business Mixed Use Zone

H13.8.1.

- (3) *new buildings and alterations and additions to buildings not otherwise provided for:*
- (a) *the design and appearance of buildings in so far as it affects the existing and future amenity values of public streets and spaces used by significant numbers of people. This includes:*
 - (i) *the contribution that such buildings make the attractiveness pleasantness and enclosure of the public space;*
 - (ii) *the maintenance or enhancement of amenity for pedestrians using the public space or street;*
 - (iii) *the provision of the convenient and direct access between the street and building for people for all ages and abilities;*
 - (iv) *measures adopted for limiting the adverse visual effects of any blank walls along the frontage of the public space; and*
 - (v) *the effectiveness of screening of car parking and service areas from the view of people using the public space;*
 - (b) *the provision of floor-to-floor heights that will provide the flexibility of the space to be adaptable to a wide variety of use over time.*
 - (c) *the extent of glazing provided on walls fronting public streets and public spaces and the benefits it provides in terms of:*
 - (i) *the assessment of the above matters having regard to the need to provide for the functional requirements of the activity;*
 - (ii) *the degree of visibility that it provides between the public space and the building interior; and*
 - (iii) *the opportunities for passive surveillance of the street from the ground floor of buildings;*
 - (d) *the provision of verandahs to provide weather protection in areas used, or likely to be used, by significant numbers of pedestrians;*
 - (e) *the application of Crime Prevention through Environmental Design principles to the design and layout of buildings adjoining public spaces;*
 - (f) *the effects of creation of new roads and/or service lanes on the matters listed above;*
 - (g) *the positive effects that landscaping, including required landscaping, on sites adjoining public spaces is able to contribute to the amenity values of the people using or passing through the public space;*
 - (h) *taking an integrated stormwater management approach; and*

- (i) *all the above matters to be assessed having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate;*

For infringements to standards:

- (7) *buildings that do not comply with Standard H13.4.1 New Buildings; Standard H13.6.1 Building Height; H13.6.5 Yard; H13.6.9 Outlook space;*
 - (a) *any policy which is relevant to the standard;*
 - (b) *the purpose of the standard;*
 - (c) *the effects of the infringement of the standard;*
 - (d) *the effects on the amenity of neighbouring sites;*
 - (e) *the effects of any special or unusual characteristic of the site which is relevant to the standard;*
 - (f) *the characteristics of the development;*
 - (g) *any other matters specifically listed for the standard; and*
 - (h) *where more than one standard will be infringed, the effects of all infringements.*

E25 Noise and Vibrations

E25.8.1 matters of discretion

- (1) *for noise and vibrations:*
 - (a) *the effects on adjacent land uses particularly activities sensitive to noise;*
 - (b) *measures to avoid, remedy or mitigate the adverse effects of noise.*
- (2) *for internal noise levels for noise sensitive spaces in the Business – City Centre Zone, Business Metropolitan Centre, Business – Town Centre, Business – Local Centre Zone, Business Neighbourhood Centre Zone or Business - Mixed Use Zone:*
 - (a) *reverse sensitivity effects; and*
 - (b) *alternative temperature control solutions.*

E36 Natural Hazards and Flooding

E36.8.1 matters of discretion

Activities in the 1 per cent annual exceedance probability (AEP) flood plain

- (4) *for fences and walls in the 1 per cent annual exceedance probability (AEP) floodplain that do not comply with Standard E36.6.1.5:*
 - (a) *the design of the fence or wall;*
 - (b) *the effects on flood depth and velocity from the blocking or channelling of water; and*
 - (c) *the effects of the flood hazard within the site and on other properties upstream or downstream of site.*
- (5) *for below ground parking or parking areas in the 1 per cent annual exceedance probability (AEP) floodplain:*
 - (d) *the effects of the location and design of roads, accessways and parking areas;*
- (10) *for use of new buildings to accommodate more vulnerable activities, and changes to accommodate more vulnerable activities within existing buildings located within the 1 per cent annual exceedance probability(AEP) floodplain:*
 - (a) *the type of activity being undertaken and its vulnerability to flood events;*
 - (b) *the likelihood and consequences of a flood event in relation to more vulnerable activities;*
 - (c) *the possible effects on public safety and other property resulting from the proposed development or activity;*
 - (d) *the effects on landscape values, associated earthworks and landform modifications;*
 - (e) *the effects on public access;*
 - (f) *the methods provided to manage the activities and uses within the site, including safe egress from the buildings and structures or the site and the management of people and property during flood event;*

- (g) *any exacerbation of an existing flood hazard or creation of a new flood hazard as a result of the proposed activity or development and possible effects on public safety and other property;*
- (h) *the proposed use of, necessity for and design of hard engineer solutions to mitigate the hazard;*
- (i) *the ability to relocate buildings or structures, including the proposed duration of occupation of the buildings or structures, taking into account the long-term likely effects of climate change; and*
- (j) *the ability to design, construct and maintain buildings or structures so that they are resilient to the effects of the hazard.*

No other effects have been taken into account in this assessment.

Adverse effects assessment (sections 95A(8)(b) and 95D)

Effects that may be disregarded

Permitted baseline

The permitted baseline refers to the effects of permitted activities on the subject site. The permitted baseline may be taken into account and the council has the discretion to disregard those effects where an activity is not fanciful. In this case the permitted baseline is of little relevance as consent is sought as a restricted discretionary activity overall. Therefore a baseline is not relevant in the context of the provisions in AUP(OP).

Assessment

Receiving environment

The receiving environment beyond the subject site includes permitted activities under the relevant plans, lawfully established activities (via existing use rights or resource consent), and any unimplemented resource consents that are likely to be implemented. The effects of any unimplemented consents on the subject site that are likely to be implemented (and which are not being replaced by the current proposal) also form part of this reasonably foreseeable receiving environment. This is the environment within which the adverse effects of this application must be assessed.

In this case, the receiving environment is a mix of commercial and residential activity and a heavily zoned area for development. The proposed development site is located in a Business – Mixed Use Zone, and this extends to the surrounding environment in the north-east and west directions. Towards the northern direction of the surrounding environment, it is zoned Business – Town Centre Zone and towards south and east, extending to the Green Lane East intersection, it is zoned Residential – Terrace Housing and Apartment Building Zone (THAB).

The surrounding environment is zoned for the highest intensity of residential development (THAB zoning). This zone complements the Business-Mixed Use Zone and Business Town Centre in and around Green Lane East, Great South Road, and Nolan Road. The zone complements the intensity of high commercial and retail activity by providing a higher intensity for residential activity.

The review of Council records has identified no resource consents that are granted but are yet to be implemented with the exception of 1 Nolan Road. A resource consent has been granted for

eight residential dwellings, forming a row of terraced units of three-storeys in height. This unimplemented consent also forms part of the receiving environment.

It is against the above environment to which the proposal is assessed against.

Adverse effects

In compliance with schedule 4 of the RMA, the consultant has produced a thorough assessment of adverse environmental effects commensurate with the scale and magnitude of the effects that the proposed activities may have on the environment. This is located on pages 15 to 27 of the AEE.

The conclusions reached under the various effects issue headings therein are considered accurate and generally agreed with. In respect of specific reasons for consent the following comments are also made.

As part of the application review, a number of Council experts conducted reviews of portions of the application. As stated in section 4, the application has been evaluated by the urban designer, development engineer, arboriculturists, landscapers, noise experts of the Council. Their comments and assessment are also set out below.

Building Dominance and Residential Amenity

The proposal will introduce an apartment form of development into the locality. The mass of the building therefore has the potential to result in adverse dominance and/or amenity effects as a consequence of its form. In this regard the baseline, receiving environment and plan context are all relevant to the consideration of the potential effects.

The buildings design and appearance, and effects associated with the building form have been assessed by Council's Urban Designer, Yogesh Ganapathi and Council's Landscape Architect, Gabrielle Howdle (refer to combined memorandum dated 31 March 2023).

The applicant has set out that the proposal has been designed to generally meet bulk and location intent of the Business Mixed Use Zone, through an apartment form, by providing for a high level of residential amenity for future occupants and at the same time recognising the residential amenity of the directly adjacent residential properties. The AEE comments that the site's characteristics enable a building bulk, form and location design to create opportunities to improve new residential amenity and protect existing residential amenity. The proposed built form stands on its own merits within the context of the immediate and surrounding environment.

In terms of assessing the building dominance and residential amenity effects of the proposed building in relation to both the existing and planned future environments, it is important to note that the Business Mixed Use Zone allows for buildings with a baseline permitted activity height of 16m applying to both the site and a significant area of the surrounding environment, in particular along Green Lane Road East.

The applicant has centred the urban design and visual assessment on the immediate views from the adjacent public road, in agreement with Auckland Council landscape specialist. The applicant obtained landscape architectural input from KPLC to evaluate the plan from a landscape and visual dominance standpoint, paying special attention to the over-height component of the structure; Appendix F of the applicant's AEE contains this evaluation. KPLC determines, based on an examination of the current environment and visual catchment, that:

Overall, I confirm that it is my opinion that the proposal, when viewed 'in the round', represents an appropriate design response for this site. In particular, that the proposed infringement of the AUP(OP) 16m Occupiable Building Height and 18m Total Building Height standards will result in an acceptable (very low) level of adverse effects on landscape character and amenity values.

The AEE goes on to summarise the proposal, stating that the proposal:

- creates visual interest with high quality materiality and form, through the use of brick materiality and by highlighting the corner context as a landmark for the street and intersection.*
- accommodates a true mix of uses by way of a commercial café at the ground floor, private residential living above ground floor and communal shared space at the top floor.*
- activates the frontages of Green Lane East and Nolan Road, with entrances and a café space at the corner, as well as outlook from ground floor apartments to Nolan Road and overlooking from apartments above ground floor at Both Nolan Road and Green Lane East.*
- supports the Greenlane, Great South Road, and Ellerslie commercial centres by providing for much lacking residential intensity and a scale of residential development within walking distance to those centres as well as to the train station.*

Overall, the applicant contends that the building will contribute to the attractiveness and pleasantness of the surrounding environment.

The agent goes onto note in the AEE:

- The subject site is a corner site abutting both a six-lane public road and two-lane public road which ensures a void of openness is retained in perpetuity directly adjacent to the subject site, able to absorb the additional height.*
- The additional building height creates more visual interest at the corner of this urban block, especially from further afield in that the additional top floor.*
- The recessed design of the top two floors from the southern residential zone/properties reduces the perceived bulk and dominance of the over-height components of the building to a comparable fully compliant building height with respect to the southern residential properties, reducing perception of visual dominance.*
- In the applicants' assessment, the over-height portions of the proposed built form do not obstruct or adversely compromise any significant views of landscape features, cityscapes or landscape vistas, noting compliance with the volcanic viewshafts overlay for One Tree Hill affecting the subject site.*
- Also in our assessment, the proposed building including the over-height components will not generate any discernible additional visual dominance effects that those for a 5-level building at an 18m complying height, based on the above and interpreting the visual renders prepared by Ockham Residential.*

- *In respect to the existing surrounding context of the site we note the proposed development site is surrounded to the east and west by land zoned as Business Mixed Use Zone enabling built forms to be built up to 18m as anticipated by the maximum building height control. Future redevelopment of the zone as it applies to the surrounding land will absorb the proposed built form further into the future built (and anticipated) environment.*

The above assessment is generally concurred with. In particular, the building is considered to fit into what is an obvious commercial setting, being the point at which traffic enters the Greenlane commercial location. It will provide ground floor activation through the café, and through the residential use will provide a transition into the residentially zoned land to the south.

Although taller than the existing building stock in the locality, in the context of the wider environment, and having regard to the zoning of the site and surrounding environment, it is considered that the introduction of an apartment style of development of 6 floors (including the ground floor commercial space), is a form of development that is reasonably envisaged. In this regard, it is considered that there are a range of factors that assist with mitigating the potential visual effects of the proposed built form on the wider environment.

Ockham Residential have undertaken a shading analysis to determine the potential effects of the infringing building height which is provided in Appendix E of the applicants' AEE. In summary, the shading analysis concluded that the proposed built form above 18m maximum building height will not contribute to any additional adverse shading on adjacent properties (beyond that associated with a complying height building). Moreover, the site is surrounding two public roads, at the northern and eastern interface of the site with greater horizontal separation from corresponding land uses at the opposing side of each road, avoiding any adverse effects on neighbouring properties. Furthermore, the information provided shows that no additional shading (beyond that associated with a complying height building) will extend onto immediately adjoining neighbours to the south and east of the site or the wider environment.

The AEE also addressed the Yard infringement, as well as the infringement resultant from the overlapping of the primary outlook requirements.

The planned building footprint is intended to satisfy the required 3m side yard setback from the residential THAB zone border to the south and adjacent to the site; however, the proposed 3m yard is not fully planted with trees and bushes.

The applicant has noted the following:

The reduction of a full depth of landscaping to the fulfilled 3m rear yard at the interface with the abutting THAB zoned site is not considered to be detrimental to the immediate residential interface and is managed with an appropriate interface treatment include a fence, hedge and low planting. The focus of commercial activity is the ground floor café, albeit at a small scale farther away from the residential zoned properties to the south of the site, and the main outlook of all apartments at the southern portion of the proposed building are facing over the road reserve away from the most immediate residential neighbours. The proposed is respectful of the interface to residential properties south of the subject site.

This assessment is agreed with and there it is considered that the effects of the yard infringement on the wider environment will be less than minor.

In respect of the outlook infringements all of the apartments have their main outlooks facing towards the streets, with complying depth provided. The infringement comes as a result of the apartment widths; however, given how extensive the horizontal outlook over the adjacent roads is for all apartments, it is considered that the infringement has less than minor adverse effects on the internal amenity of residents, and will avoid effects on any neighbours.

Council's urban designer, Mr Ganapathi notes in his assessment:

Overall, the proposed development responds well to its context, presents a functional site layout and a good mix of unit typologies.

- General building form and the design approach are all positive and supported. The building form utilises the corner site appropriately to establish a focal point.*
- The proposed café will provide activation for the urban intersection that positively contributes to the Neighbourhood Centre.*
- The provision of common areas and amenities to the northern interface and around the corner achieves a good balance between street interface response and privacy for the future residents.*
- The large and predominantly blank western wall will be visually prominent from the western views until built out. I consider the proposed precast concrete patterned finish with mana whenua design narrative and small circular openings to be an acceptable outcome.*
- The southern façade can be improved to achieve a more visually balanced appearance. However, the proposal can be supported considering the overall high quality of the building design and the varied architectural techniques it employs that assists in managing the height, bulk and potential visual dominance effects. The existing street trees assist in filtering the building views from the residential catchment to the south.*

In my view, the proposal is consistent with the zone provisions that provides an appropriate design response to its mixed context and corner location. The proposal will contribute positively to the wider environment and the neighbourhood, as well as provide quality choice of housing to the community. I can support the application from an urban design perspective, subject to the conditions of consent as recommended below.

The above assessment by Mr Ganapathi is adopted, noting that the changes that have occurred since the lodgement of the application have addressed the dominance and amenity effects on the immediate surrounding environment. The proposed use and form of the development will contribute to the character of the location, developing what currently appears an underutilised space at the entry to the commercial location.

Ms Howdle's review notes the following in respect of the wider environment effects:

- In a similar manner, as experienced from the immediately adjacent neighbouring property, the proposed setback to the upper floors will help manage the visual appearance of the building when viewed from Nolan Road. Better resolution of the southern elevation was recommended to provide for a sense of visual relief from the dark cladding proposed. No changes were made to the southern elevation;*

however overall, the high-quality materiality and filtering of views from proposed and existing street trees will also provide a level of filtering.

- From Marewa Road and Green Lane East near the motorway the additional floor of the building is not considered to adversely add to the bulk or appearance of the building, as a result of the variation in cladding type/colour, balconies, and range of window locations and shapes.*
- From the south-west end of Green Lane East, the western boundary will be prominent in the view until the adjacent site develops. The interim treatment of the wall; introducing some level of interest with small windows, and a patterned pre-cast concrete wall with design from mana whenua; will ensure that the length of the wall (36m) is visually broken down.*
- Overall, the proposal is not considered to appear significantly dominant or out of context and will result in low adverse landscape effects.*

The above assessment is adopted. As previously noted, in the context of the commercial nature of the location, the scale and mass of the development is able to be accommodated within the environment and will not appear out of context. Ms Howdle's assessment confirm that there will be a low adverse visual effect.

Overall, it is considered that any adverse effects of the built form that is proposed will be less than minor.

In respect of amenity for the wider environment, the proposal has no particular wider environment aspects that will be compromised by the layout of the development (effects on adjacent neighbours are more directly addressed further below). It is considered that the provision of communal residents' lounge on the upper floor for residents will ensure that internal amenity will be provided for.

Noise and Vibration

The site is adjacent to both other residential properties as well as commercial activities. This proximity would expose neighbours to potential noise and vibration effects during the construction works.

As such it is proposed that the following measures will be undertaken during construction:

- 2m high acoustic fences (e.g., acoustic blankets on chain link fences) are established at along the boundaries with adjacent neighbours (western and southern boundaries).*
- 2m high localised shielding around rock breaking areas to shield upper floor receivers.*
- Rock breaking shall be limited to the hours Monday – Friday 8:30am to 5:00pm.*

The overall earthworks are expected to be undertaken over the course of 20 weeks and therefore are considered "long-term duration", which has informed the standards by which the proposal needs to comply.

Earcon Acoustics Limited have prepared for the applicant a Construction Noise and Vibration Assessment and Management Plan (**CNVMP**), which is provided as Appendix J to the application.

The CNVMP sets out that throughout the construction phase, best practise mitigation methods such as acoustic fencing and equipment limitations will be used to minimise vibration and noise impacts on surrounding properties to a minimum. Informed by the findings of Initia, which are attached as Appendix I, Earcon has developed contingency plans for the scenario in which localised pockets of basalt are encountered during excavation and require rock breaking. This has been considered as the worst-case scenario in the assessments and discussion set out by Earcon in their reporting.

Earcon's assessment is that these short periods of infringement are acceptable in the context of the site and adjacent properties, commenting:

it is our opinion that noise and vibration levels can be maintained at reasonable levels commensurate with the type of works and proximity of the adjacent neighbours.

As noted earlier these exceedances will be for 1-2 weeks for any receiver and will amount to only a small discernible difference from the permitted standards (as per Section 9.2.2 & 9.3.3), this is not considered unusual for construction of a multilevel building in the Auckland urban context, and overall acceptable.

The proposal has been reviewed by Council's Senior Specialist – Noise, Andrew Gordon. In a memorandum dated 12 September 2022, Mr Gordon comments:

Short term infringement of construction noise standards is common and typically unavoidable for noisy works in proximity to neighbouring buildings. Such infringements are often considered reasonable if they are of a limited duration and the best practicable options are implemented to avoid, remedy and mitigate construction noise and vibration effects as far as practicable.

To mitigate effects a draft Construction Noise and Vibration Management Plan (CNVMP) has been prepared. The draft CNVMP describes specific noise and vibration mitigation measures which will be implemented to demonstrate that the best practicable option will be adopted to minimise noise and vibration effects as far as practicable.

Construction noise and vibration effects can be reviewed and the CNVMP updated once the construction methodology has been finalised.

I consider the accuracy of noise infringements to be dependable and can be validated once the contractor, equipment, and methodology is confirmed in a updated CNVMP. Further, levels can be verified by onsite monitoring when the works are carried out and if it is reasonable to do so.

Mr Gordon goes on to comment that the effects of this aspect of the proposal can be managed by conditions.

It is considered that through adoption of a CNVMP, (for which compliance has formed a condition of consent), and due to the limited duration of the noise exceedances, based on the above assessment it has been considered that the actual and adverse effects in terms of noise and vibrations will be less than minor.

Flooding Effects

The subject site is in an existing 1 per cent annual exceedance probability (AEP) floodplain. The proposed new building and residential (more vulnerable use) is proposed within this floodplain, and therefore consent is required.

Based on the Tektus Consultants report (refer Appendix G of applicant's AEE), proposal is well within the reception capability of relevant public networks, which is further backed by WWLA and Tektus (Appendix L and Appendix I of the applicants' AEE), as summarised below:

- *appropriate, practical and stable excavation to establish site levels.*
- *best practice erosion and sediment control to protect receiving environments.*
- *provision for onsite deep bore soakage to serve runoff from new impervious surfaces.*
- *capacity for wastewater volume within the receiving public wastewater network.*
- *new public wastewater line extension and manhole within the site.*
- *availability of telecommunications and power to service the development.*
- *stable ground suitable for the proposed building*
- *no excavation or construction affected by groundwater.*
- *No historical HAIL activities or anticipated contamination beyond what is deemed acceptable.*
- *adequate pressure in the water lines and hydrants with close proximity to the development.*

The applicant further notes:

The known floodplain effecting the subject site is assessed in detail by HG in Appendix H the applicants' AEE. It has been concluded that the proposed building is designed to achieve necessary freeboard for the proposed ground floor residential apartments and the commercial café, relating to a 500mm and 300mm freeboard respectively.

...

The findings of the Tektus Consulting reporting is endorsed, and subject to provision of an emergency management plan by way of conditions of consent, the proposal is considered acceptable from a flood hazard risk perspective. Furthermore, as outlined in the flooding analysis prepared by HG in Appendix H the provision for the proposed new building within the floodplain at the subject site will not have adverse impacts on flood risk to the neighbouring properties as there is no increase in the flood plain depth or flow to the neighbouring properties subject to the existing flood.

The proposal has been reviewed by Council's Regulatory Engineer, Santosh Borgaonkar, who in a memorandum dated 30 September 2022 noted:

The proposed development is not identified on Councils GIS warning for geotechnical stability hazard.

However, the development is indicated to be affected by significant flood plain indicated traversing through the property.

Applicant has provided flood assessment report by Harrison Grierson Ltd no A2111522.00 Dated 03/08/2021. The report has identified the flood extent and depth on property. The report comments on flood level as 61.65m. Therefore applicant has proposed FFL for commercial area as 61.95m and for residential area as 62.15m.

The predevelopment flood extent is indicated different to GeoMaps extent based on their own flood modelling assessment by H G Ltd. Based on this extent applicant has provide that that the proposed building will have very minor displacement of flood on neighbour property and hence they can have the building with solid substructure and no structure on piles is required to avoid displacement.

The proposal was forwarded to HW for peer review to confirm if the H G flood model can be considered acceptable by or consistent to HW model. HW have reviewed the proposal and associated model information from H G Ltd. HW have accepted and agreed to all outcomes and recommendations from H G Ltd. As HW have accepted this, I concur with applicant's assessment the proposal is considered acceptable with minor or negligible effects.

Based on the above, it is considered that any adverse flooding effects from developing the site will be less than minor.

Traffic

Within the zone, no carparking is required. The applicant does propose one parking space, capable of providing for a communal car for residents, consistent with what the applicant has undertaken for other similar developments. The applicant otherwise provides several bike parking spaces within the ground floor of the development as the primary means of transportation. Noting that the site is close to the Greenlane Train Station, and on a high frequency public bus transport routes, the provisioning proposed is considered appropriate.

The site will primarily be accessed from Nolan Road, including during construction, and in this regard is considered capable of avoiding undue effects on the arterial road of Green Lane East.

In this context, any adverse traffic effects generated by the proposed single parking space, or the use of bicycles onto the immediate transport network will be less than minor.

Adverse effects conclusion

Overall, it is concluded the actual and potential adverse effects on the wider environment will be less than minor.

Step 4: public notification in special circumstances

If an application has not been publicly notified as a result of any of the previous steps, then the council is required to determine whether special circumstances exist that warrant it being publicly notified (s95A(9)).

Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- outside of the common run of applications of this nature; or
- circumstances which make notification desirable, notwithstanding the conclusion that the activities will not have adverse effects on the environment that are more than minor.

In this instance I have turned my mind specifically to the existence of any special circumstances and conclude that there is nothing exceptional or unusual about the application to suggest that public notification should occur, noting that while this is the first application for an apartment style of development in the immediate locality, there are other examples of intensification in the

immediate area occurring in the context of the provisions enabled by the Business Mixed Use zone.

Furthermore, interest and opposition towards this development in the form of correspondence from the Local Board in itself does not represent special circumstances in itself. Overall, there are no identified special circumstance that relate to this application where public notification would be required.

Public notification conclusion

Having undertaken the s95A public notification tests, the following conclusions are reached:

- Under step 1, public notification is not mandatory.
- Under step 2, there is no rule or NES that specifically precludes public notification of the activities, and the application is for activities other than those specified in s95A(5)(b).
- Under step 3, public notification is not required as the application is for activities that are not subject to a rule that specifically requires it, and it is considered that the activities will not have adverse effects on the environment that are more than minor.
- Under step 4, there are no special circumstances that warrant the application being publicly notified.

It is therefore recommended that this application be processed without public notification.

7. Limited notification assessment (sections 95B, 95E-95G)

If the application is not publicly notified under s95A, the council must follow the steps set out in s95B to determine whether to limited notify the application. These steps are addressed in the statutory order below.

Step 1: certain affected protected customary rights groups must be notified

There are no protected customary rights groups or customary marine title groups affected by the proposed activities (s95B(2)).

In addition, the council must determine whether the proposed activities are on or adjacent to, or may affect, land that is subject of a statutory acknowledgement under schedule 11, and whether the person to whom the statutory acknowledgement is made is an affected person (s95B(3)). Within the Auckland region the following statutory acknowledgements are relevant:

- Te Uri o Hau Claims Settlement Act 2002
- Ngāti Manuhiri Claims Settlement Act 2012
- Ngāti Whātua Ōrākei Claims Settlement Act 2012
- Ngāti Whātua o Kaipara Claims Settlement Act 2013
- Te Kawerau ā Maki Claims Settlement Act 2015
- Ngāti Tamaoho Claims Settlement Act 2018
- Ngāi Tai Ki Tāmaki Claims Settlement Act 2018

In this instance, the proposal is not on or adjacent to and will not affect land that is subject to statutory acknowledgement and will not result in adversely affected persons in this regard.

Step 2: if not required by step 1, limited notification precluded in certain circumstances

The application is not precluded from limited notification as:

- the application is not for one or more activities that are exclusively subject to a rule or NES which preclude limited notification (s95B(6)(a)); and
- the application is not exclusively for a controlled activity, other than a subdivision, that requires consent under a district plan (s95B(6)(b)).

Step 3: if not precluded by step 2, certain other affected persons must be notified

As this application is not for a boundary activity, there are no affected persons related to that type of activity (s95B(7)).

The following assessment addresses whether there are any affected persons that the application is required to be limited notified to (s95B(8)).

In determining whether a person is an affected person:

- a person is affected if adverse effects on that person are minor or more than minor (but not less than minor);
- adverse effects permitted by a rule in a plan or NES (the permitted baseline) may be disregarded;
- the adverse effects on those persons who have provided their written approval must be disregarded; and
- as a restricted discretionary activity, only those effects that fall within the matters of discretion restricted under the plan can be considered. These matters are listed in the public notification assessment section of this report.

Adversely affected persons assessment (sections 95B(8) and 95E)

The consultant has provided in accordance with schedule 4 of the RMA, an assessment of adversely affected persons in such detail as corresponds with the scale and significance of the effects that the activities may have on persons in the surrounding environment.

The AEE comments as follows on specific neighbours:

1 and 2 Nolan Road

The residential properties (two) at 1 Nolan Road and 2 Nolan Road are south and southeast respectively of the application site. The properties at 1 Nolan Road and 2 Nolan Road are zoned as Terraced Housing and Apartment Building (THAB) Zone. 2 Nolan Road is separated from the subject site by the public road, while 1 Nolan Road is directly abutting the southern boundary of the subject site.

The proposal focusses apartments (residential land use intensity) and café activity away from these two closest residentially zoned neighbours, with outlook and outdoor spaces for apartments proposed at the road frontages and able to be absorbed by the road reserve void. The built form is recessed at the top two levels at the southern

portion of the proposed building assisting with a transition in scale to the lower existing typologies south of the subject site.

The existing dwelling at 1 Nolan Road has limited windows facing north, has outlook facing east and west away from the subject proposed development and has an interface with a driveway and series of fencing increasing the horizontal separation and visual screening from the subject site. The existing dwelling at 2 Nolan Road is over the public road, with substantial horizontal separation and has main outlook and outdoor space facing east away from the subject development. This existing characteristic/context shapes and diminishes any actual and or potential adverse effects on these persons/properties. The perceived visual dominance and overlooking adverse effects associated with the proposal are lessened and means that there is no loss of privacy or amenity beyond what is anticipated in the AUP OP context at the zoning interface between the BMU zone and THAB zone.

The proposed building is detailed with a high-quality and identifiably residential treatment with brick, brick patterning and colour variation. The articulation of this high-quality façade treatment improves streetscape character for the adjacent occupiers/owners and breaks up any potential perception of monotony and/or dominance, creates visual interest and provides a residential and human scale that reduces any perception of visual dominance to the owners/occupiers of the existing dwellings south and southeast of the development.

The proposed additional height of the proposed building has been assessed in respect to any shading effects onto the dwellings south and southeast of the site, and that analysis confirms that no additional shading of consequence will arise beyond what is both anticipated as a consequence of the permitted activity standards as well as being acceptable in both the existing and planned urban environment. Where small increments of increased shading have been identified the limited timeframe and scale of shading that will be experienced by the neighbour at 1 Nolan Road does not establish any adverse effect that is considered to be minor.

All noise, vibration, traffic and silt and sedimentation temporary effects associated with construction will be managed by way of acoustic mitigation and construction management plans in line with best practice to comply with the AUP OP standards.

Construction noise temporary effects with respect to 1 Nolan Road and 2 Nolan Road will be managed as set out in the CNVMP to ensure any incremental exceedances to the standards are acceptable and in line with best practice.

The flooding hazard effecting the development site and 132 Green Lane East will not be exacerbated or worsened by the proposed development with respect to depth or flow onto any receiving property.

Overall, following from the findings above, and recognising the existing environment and the Plan context and its anticipated outcomes; the actual and potential adverse effects on the neighbouring properties/ owners and occupiers at 1 and 2 Nolan Road are found to be less than minor.

G/136 and 1/136 Green Lane East

G/136 and 1/136 Green Lane East is sited directly west of the application site. An assessment of the actual and potential adverse effects of the proposal on the owners/occupiers of the commercial building/premises is set out below, summarising the matters contemplated above as well as technical findings of the specialist reporting that supports the proposal:

The proposed additional height of the proposed building and use of a precast façade/ construction at this interface is seen as the most practical arrangement given the anticipated development to 100% coverage and build out to the shared boundary.

The proposed removal of private vehicle access to the rear yard of the property is a commercial agreement between Council and the current owners/occupiers, and the termination of the subject agreement to allow for the construction of the proposed building is not a relevant consideration as part of this resource consent.

Noise, vibration, traffic and silt and sedimentation temporary effects associated with construction will be managed by way of acoustic mitigation and construction management plans in line with best practice to comply with the AUP OP standards.

Construction noise temporary effects with respect to the commercial premises, will be carefully managed as set out in the CNVMP to ensure any incremental exceedances to the standards are acceptable and in line with best practice.

Overall, following from the findings above, and recognising the existing environment and the Plan context and its anticipated outcomes, the actual and potential adverse effects on the neighbouring owners and occupiers at G/136 and 1/136 Green Lane East will be less than minor.

350 Great South Road and 122 Green Lane East

350 Great South Road is a large commercial property located on the opposite side of Green Lane East and includes commercial buildings including an McDonalds Drive-through and parking lot. 122 Green Lane East is a corner site on the opposite side of Nolan Road and it occupied and tenanted by a Z service station. Both properties are separated from the subject site by way of a 6 lane and 2 lane public road, respectively.

An assessment of the actual and potential adverse effects of the proposal on the owners/occupiers of the commercial building/premises is set out below, summarising the findings of the specialist reporting that supports the proposal:

The proposed development ample separation from the two commercial properties, recognising the relationship to the bust arterial at Green Lane East that services those two premises, means that there is no anticipated adverse effect from the proposed development on to the occupiers and owners of 350 Great South Road and 122 Green Lane East.

The proposal will result in the removal of overspill public parking and provision for residential living at the subject site, neither of which is seen as a detrimental effect to the Z Service Station and McDonalds restaurant.

Noise, vibration, traffic and silt and sedimentation temporary effects associated with construction will be managed by way of acoustic mitigation and construction management plans in line with best practice to comply with the AUP OP standards.

Construction noise temporary effects with respect to the commercial premises, will be carefully managed as set out in the CNVMP to ensure any incremental exceedances to the standards are acceptable and in line with best practice.

Overall, following from the findings above, and recognising the existing environment and the Plan context and its anticipated outcomes, the actual and potential adverse effects on 350 Great South Road and 122 Green Lane East will be less than minor.

These assessments are adopted, and it is concluded that persons (immediately adjacent and other persons) will not be adversely affected in relation to these aspects of the proposal. To note and expand on the above assessment, the following assessment is also made:

All neighbours

- The building has been designed to address the street, with all units on each floor that front the street having their primary orientation to address the street, thus providing passive surveillance, and avoiding an undue level of outlook and overlooking of any one particular neighbour.
- Council's Development Engineer has reviewed the infrastructure provision for the site, noting that the stormwater, wastewater, and water provision for the development is appropriate. The review has also concluded that any adverse flooding effects beyond the site will be less than minor for any neighbour.
- While the application will result in additional development and intensity of use of the site which will be obvious from adjacent properties, the scale and intensity of development proposed is generally anticipated in the Unitary Plan for the site. Infringements to standards are relatively limited in scale and potential adverse effects resulting from infringements are appropriately mitigated through design.
- As noted in the public notification assessment above, any shadowing effects generated by the proposal will be comparable and similar to that generated by a building of compliant height, and therefore its adverse effects onto any persons in relation to loss of daylight and sunlight are less than minor.
- The proposal includes a dedicated waste collection service, which will avoid the proliferation of wheelie bins being positioned kerbside for collection. The applicant's AEE has set out that the contractor will wait at the Nolan Road frontage and collect private bins from the rubbish room via a path within the southern yard of the development.
- The AEE also comments that the frontage of the subject site is not within any vehicle access restriction. Further, the presence of a rubbish truck at off peak times as per the Waste Management Memorandum provided with the application does not establish any conflict given the limited vehicle movement to and from the site. Given this, it is considered that any adverse effects of its positioning are considered less than minor.

1 and 2 Nolan Road

The applicant's assessment on the magnitude of effects on these neighbouring persons is also agreed with. As noted in Section 6 on the Receiving Environment, there is an approved but as yet unimplemented consent for the development of the property at 1 Nolan Road.

In respect of 2 Nolan Road, it is considered that the separation provided by the road reserve (in excess of 20m in width) is a notable factor to mitigate potential dominance or overlooking/privacy effects. This neighbouring property is located diagonally opposite on Nolan Road, such that the southern and eastern façades windows are obscured from directly overlooking of this neighbour, while oblique angled balustrades will further manage any potential overlooking from the apartments. As such, any adverse privacy or amenity effects will be less than minor.

The proposal has designed to focus outlook and primary living areas over public road frontages, away from 1 Nolan Road, the closest neighbour to the south. Whilst it is acknowledged that 6 of 53 units do have windows facing towards 1 Nolan Road, these are primarily bedroom windows, with the main living outlook proposed to be towards Nolan Road, any views to the south are therefore secondary. The applicant has also provided a study of overlooking from the apartments and confirms that the higher the apartment is the less likely there are views towards the immediate dwelling given the form of the proposed building. The fence and hedge will screen the two ground level bedrooms from the Nolan Road property, while the four top-floor bedrooms have south-facing views recessed back from the floors below with very restricted views towards the neighbouring property. Furthermore, the proposal has designed outlook and main living spaces over the public road frontages away from the most immediate neighbourhood, being 1 Nolan Road.

Mr Ganapathi and Ms Howdle questioned aspects of the design in terms of potential effects on neighbours but have concluded that the reflective nature of the façade treatment will create a degree of colour variation that limits the dominance of the façade facing this neighbour, while the changes to the landscaping have also addressed the buffer between the development and the neighbour. Further changes through the processing to limit decking facing this neighbour have also addressed the potential for overlooking the neighbouring property. The changes have assisted to lead to the conclusion that any adverse dominance, privacy, or amenity effects will be less than minor.

The approved development of 1 Nolan Road places the residential units away from the common boundary with the application site, with the common vehicle access long that boundary. As such, there will be a maintained separation to the neighbouring activity. The separation will mean that the same conclusions can be reached.

Further, noise, vibration, traffic and silt and sedimentation temporary effects associated with construction will be managed in such a way that any adverse effect on these neighbours will be less than minor.

G/136 and 1/136 Green Lane East

Again, the applicant's assessment of the magnitude of effects on these neighbouring persons is agreed with.

In particular, it is noted that in the commercial use of the neighbouring property the proposed form of the western boundary face will not compromise existing or future use of that space. Further, noise, vibration, traffic, silt, and sedimentation temporary effects associated with construction will be managed in such a way that any adverse effect on this neighbour will be less than minor.

350 Great South Road

The applicant's assessment of the effect of the neighbours located on the opposite side of Green Lane East are also agreed with. It is considered that given the extensive width of the road corridor

(and the functioning of it) will act to mitigate most potential effects of the construction and operation/occupation of the building, such that any adverse effects will be less than minor. It is noted that the raised median along Green Lane East will mean that any traffic conflicts during construction with road uses gaining access on the neighbouring property will be avoided.

Summary

Overall, it is therefore considered that no persons are adversely affected by the proposal in a manner that is minor or more than minor.

Step 4: further notification in special circumstances

In addition to the findings of the previous steps, the council is also required to determine whether special circumstances exist in relation to the application that warrants it being notified to any other persons not already determined as eligible for limited notification (excluding persons assessed under section 95E as not being affected persons).

Special circumstances are those that are:

- Exceptional, abnormal or unusual, but something less than extraordinary or unique;
- circumstances which make limited notification to any other person desirable, notwithstanding the conclusion that no other person has been considered eligible.

In this instance I have turned my mind specifically to the existence of any special circumstances under s95B(10) and conclude that there is nothing exceptional or unusual about the applications to suggest that notification to any persons should occur, noting that while this is the first application for an apartment style of development in the immediate locality, there are other examples of intensification in the general area within this zone throughout the region generally occurring in the context of the provisions enabled by the Business - Mixed Use zoning.

Furthermore, interest and opposition towards this development in the form of correspondence from the Local Board in itself does not represent special circumstances in itself. Overall, there are no identified special circumstances that relate to this application where public notification would be required.

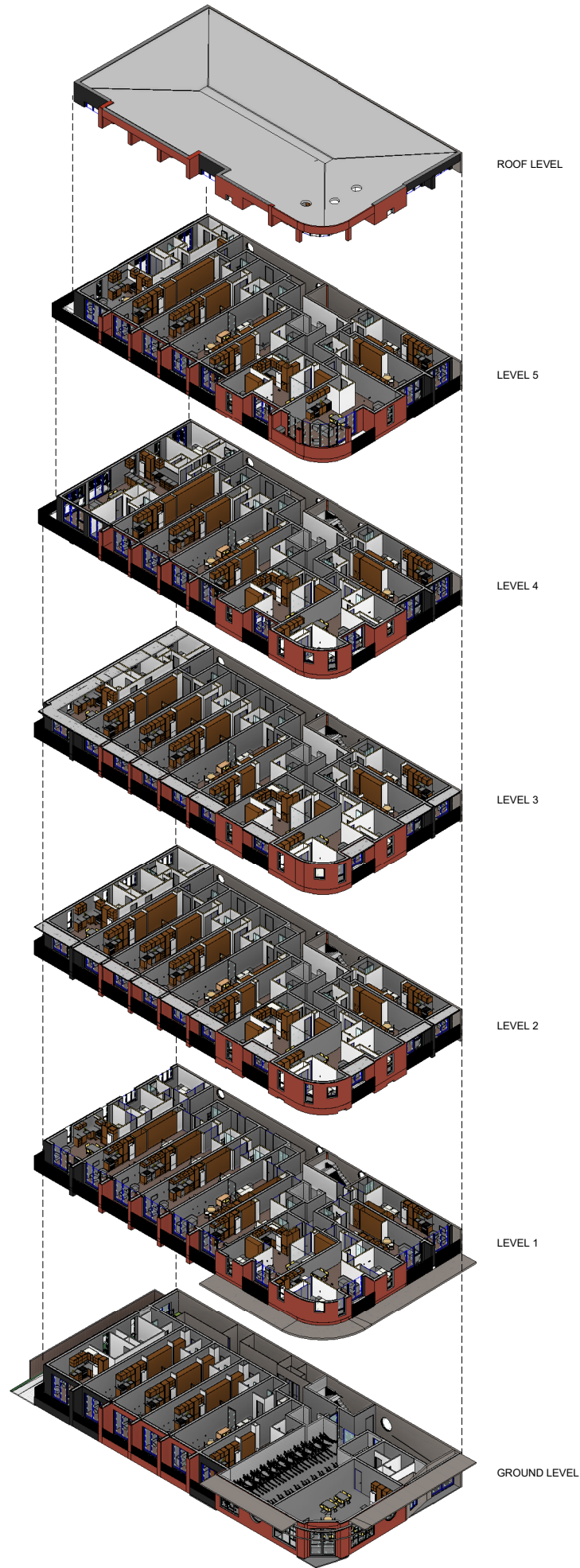
The effects of the proposal can be established and assessed and notification to any persons would unlikely garner additional information to aid decision making.

Limited notification conclusion

Having undertaken the s95B limited notification tests, the following conclusions are reached:

- Under step 1, limited notification is not mandatory.
- Under step 2, there is no rule or NES that specifically precludes limited notification of the activities, and the application is for activities other than those specified in s95B(6)(b).
- Under step 3, limited notification is not required as it is considered that the activities will not result in any adversely affected persons.
- Under step 4, there are no special circumstances that warrant the application being limited notified to any other persons.

It is therefore recommended that this application be processed without limited notification.



LUC60403316

Approved Resource Consent Plan

28/04/2023

SHEET LIST - RESOURCE CONSENT

SHEET NUMBER	SHEET NAME
RC.000	COVER SHEET
RC.010	AERIAL MAP - SITE & LOCATION
RC.020	ESSENTIAL DESIGN OUTCOMES
RC.100	SITE REFERENCE PLAN
RC.120	AREA SCHEDULE
RC.200	REFERENCE PLAN - LEVEL 0
RC.201	REFERENCE PLAN - LEVEL 1
RC.202	REFERENCE PLAN - LEVEL 2
RC.203	REFERENCE PLAN - LEVEL 3
RC.204	REFERENCE PLAN - LEVEL 4
RC.205	REFERENCE PLAN - LEVEL 5
RC.206	REFERENCE PLAN - ROOF
RC.250	APARTMENT TYPES 1-3
RC.251	APARTMENT TYPES 5, 7 & 8
RC.252	APARTMENT TYPES 9-11
RC.253	APARTMENT TYPES 12-13 & RESI
RC.300	ELEVATIONS
RC.301	ELEVATIONS
RC.320	SECTIONS - OUTLOOK DIAGRAM
RC.321	SECTIONS - CONTEXT
RC.340	HIRTB 3D VIEWS
RC.341	VIEWPOINT LOCATION PLAN
RC.342	VISUAL SIMULATIONS – VP1 EXISTING
RC.343	VISUAL SIMULATIONS – VP1 PROPOSED
RC.344	VISUAL SIMULATIONS – VP2 EXISTING
RC.345	VISUAL SIMULATIONS – VP2 PROPOSED
RC.346	VISUAL SIMULATIONS – VP3 EXISTING
RC.347	VISUAL SIMULATIONS – VP3 PROPOSED
RC.348	VISUAL SIMULATIONS – VP4 EXISTING
RC.349	VISUAL SIMULATIONS – VP4 PROPOSED
RC.350	VISUAL SIMULATIONS – VP5 EXISTING
RC.351	VISUAL SIMULATIONS – VP5 PROPOSED
RC.500	3D VIEWS - DETAILED
RC.600	SHADOW STUDIES - MARCH EQUINOX
RC.601	SHADOW STUDIES - MARCH EQUINOX
RC.602	SHADOW STUDIES - WINTER SOLSTICE
RC.603	SHADOW STUDIES - WINTER SOLSTICE
RC.604	SHADOW STUDIES - SEPTEMBER EQUINOX
RC.605	SHADOW STUDIES - SEPTEMBER EQUINOX
RC.606	SHADOW STUDIES - SUMMER SOLSTICE
RC.607	SHADOW STUDIES - SUMMER SOLSTICE
RC.700	OUTLOOK PLANS
RC.701	OUTLOOK PLANS
RC.702	OUTLOOK PLANS
RC.703	OUTLOOK PLANS
RC.704	OUTLOOK PLANS
RC.705	OUTLOOK PLANS
RC.800	DESIGN INSPIRATION & MATERIALITY

FOR RESOURCE CONSENT

COVER SHEET

Sheet: RC.000 Revision: C



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20/12/2022 5:05:57 pm

Notes:

Project: GRLE
Address: 132 Green Lane East, Greenlane, Auckland 1051
For: Ngati Maru-Ockham JV

REV	DATE	DESCRIPTION	INITIAL	CHD
A	2022.05.18	FINAL RC	ZM	
B	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
C	2022.12.20	RC REVISION	TW	

Project Code: GRLE
Project No: 2022-01
Date: 2022.12.20
Scale @ A1:
Drawn: OKM



FOR RESOURCE CONSENT

AERIAL MAP - SITE & LOCATION



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20/12/2022 5:05:58 pm

Project: GRLE
Address: 132 Green Lane East, Greenlane,
Auckland 1051
For: Ngati Maru-Ockham JV

REV	DATE	DESCRIPTION	INITIAL	CHD
1	2022.02.24	Preliminary Issue	ZM	
2	2022.03.11	Preliminary Design Issue	TW	
3	2022.03.17	Revised Preliminary Design Issue	TW	
A	2022.05.18	FINAL RC	ZM	
B	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
C	2022.12.20	RC REVISION	TW	



Project Code: GRLE
Project No: 2022-01
Date: 2022.12.20
Scale @ A1:
Drawn: OKM



- LEGEND
- EXTENT OF THE SITE
 - BUILDING FOOTPRINT
 - GROUND FLOOR PRIMARY ACTIVATION - COFFEE SHOP
 - GROUND FLOOR SECONDARY ACTIVATION - APARTMENT
 - MAIN PEDESTRIAN APARTMENT ENTRY
 - PEDESTRIAN COFFEE SHOP ENTRY
 - CONTINUOUS CANOPY
 - 3M SETBACK
 - EXISTING TREES

1 ESSENTIAL DESIGN OUTCOMES
SCALE AT A1: 1 : 200 PLAN

FOR RESOURCE CONSENT

ESSENTIAL DESIGN OUTCOMES

Sheet: RC.020

Revision: C

Project: GRLE
Address: 132 Green Lane East, Greenlane,
Auckland 1051
For: Ngati Maru-Ockham JV

REV	DATE	DESCRIPTION	INITIAL	CHD
1	2021.08.20	Preliminary Issue	TW	
2	2022.02.24	Preliminary Issue	ZM	
3	2022.03.11	Preliminary Design Issue	TW	
4	2022.05.18	FINAL RC	ZM	
5	2022.05.28	RESOURCE CONSENT SUBMISSION	ZM	
6	2022.12.20	RC REVISION	TW	



Project Code: GRLE
Project No: 2022-01
Date: 2022.12.20
Scale @ A1: 1 : 200
Drawn: OKM

COVERAGES BREAKDOWN

SITE AREA TOTAL	720.7 m ²
OVERALL	
BUILDING COVERAGE	91% 657.13m ²
IMPERVIOUS	92.4% 665.6m ²
Total Building Coverage	657.13m ²
Site Concrete	8.48m ²
PERMEABLE/ LANDSCAPED	
Low Maintenance Planting	23.3m ²
Permeable Walkway (Pavers or sim)	20.3m ²
Permeable Carpark	10.9m ²

SHADING KEY

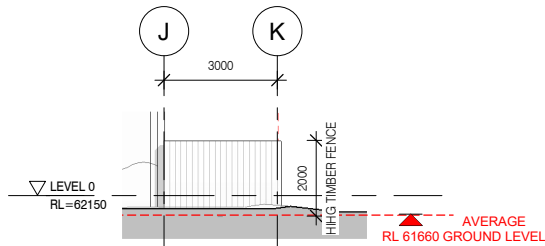
	BUILDING COVERAGE
	CONCRETE PATHWAY TO MATCH EXISTING <1.5M WIDE
	PROPOSED VEHICLE CROSSING
	PERMEABLE CARPARK (PAVERS OR SIMILAR)
	PERMEABLE WALKWAY (PAVERS OR SIMILAR)
	GREEN LANDSCAPING - LOW MAINTENANCE PLANTING

APPLICABLE RECESSION PLANES

NO HRIB RESTRICTION
RESIDENTIAL - TERRACE HOUSING AND APARTMENT BUILDINGS ZONE (8M + 60°)

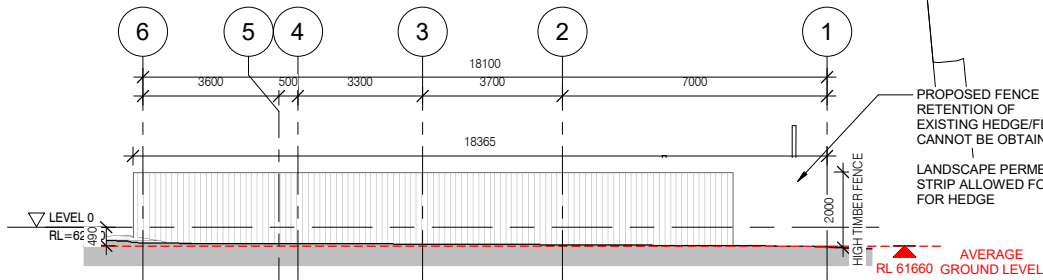
FENCING LEGEND

	2.0m PROPOSED SOLID TIMBER FENCE
--	----------------------------------



2 WEST FENCE ELEVATION

SCALE AT A1: 1 : 100 PLAN



3 SOUTH FENCE ELEVATION

SCALE AT A1: 1 : 100 PLAN



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10/03/2023 3:34:45 pm

Project: GRLE
Address: 132 Green Lane East, Greenlane, Auckland 1051
For: Ngati Maru-Ockham JV

REV	DATE	DESCRIPTION	INITIAL	CH'D
A	2022.05.11	DRAFT UDS	ZM	
B	2022.05.17	FINAL UDS	ZM	
C	2022.05.18	FINAL RC	ZM	
D	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
E	2022.12.20	RC REVISION	TW	
F	2023.03.03	RESOURCE CONSENT REVISION	TW	



Project Code: GRLE
Project No: 2022-01
Date: 2023.03.03
Scale @ A1: As indicated
Drawn: OKM

SITE REFERENCE PLAN

Sheet: RC.100

Revision: F

AREA SCHEDULE (GROSS BUILDING) - OVERALL			
LEVEL	NUMBER	NAME	AREA
LEVEL 0	G00	BIKE STORAGE	84 m²
LEVEL 0	G00	CAFE	56 m²
LEVEL 0	G00	COMMON	40 m²
LEVEL 0	G00	COMMS ROOM	4 m²
LEVEL 0	G00	ELECTRICAL	3 m²
LEVEL 0	G00	HYDRAULIC	9 m²
LEVEL 0	G00	LIFT	5 m²
LEVEL 0	G00	LOBBY	44 m²
LEVEL 0	G00	MAILBOX	8 m²
LEVEL 0	G00	RISER	1 m²
LEVEL 0	G00	RUBBISH ROOM	22 m²
LEVEL 0	G00	SPRINKLER	8 m²
LEVEL 0	G00	STAIR	18 m²
LEVEL 0	G01	KITCHEN	9 m²
LEVEL 0	G01	TOILETS	15 m²
LEVEL 0	G02	BALCONY	4 m²
LEVEL 0	G02	STUDIO	40 m²
LEVEL 0	G03	BALCONY	4 m²
LEVEL 0	G03	STUDIO	47 m²
LEVEL 0	G04	BALCONY	4 m²
LEVEL 0	G04	STUDIO	50 m²
LEVEL 0	G05	BALCONY	4 m²
LEVEL 0	G05	STUDIO	50 m²
LEVEL 0	G06	BALCONY	4 m²
LEVEL 0	G06	STUDIO	50 m²
LEVEL 0	G07	2 BED	63 m²
LEVEL 0	G07	BALCONY	5 m²
LEVEL 0: 27			652 m²
LEVEL 1	100	COMMON	57 m²
LEVEL 1	100	LIFT	5 m²
LEVEL 1	100	RISER	1 m²
LEVEL 1	100	STAIR	15 m²
LEVEL 1	101	BALCONY	3 m²
LEVEL 1	101	STUDIO	40 m²
LEVEL 1	102	BALCONY	3 m²
LEVEL 1	102	STUDIO	39 m²
LEVEL 1	103	2 BED	69 m²
LEVEL 1	103	BALCONY	4 m²
LEVEL 1	104	2 BED	56 m²
LEVEL 1	104	BALCONY	4 m²
LEVEL 1	105	BALCONY	4 m²
LEVEL 1	105	STUDIO	40 m²
LEVEL 1	106	BALCONY	4 m²
LEVEL 1	106	STUDIO	50 m²
LEVEL 1	107	BALCONY	4 m²
LEVEL 1	107	STUDIO	57 m²
LEVEL 1	108	BALCONY	4 m²
LEVEL 1	108	STUDIO	57 m²
LEVEL 1	109	BALCONY	4 m²
LEVEL 1	109	STUDIO	51 m²
LEVEL 1	110	3 BED	80 m²
LEVEL 1	110	BALCONY	5 m²
LEVEL 1: 24			657 m²
LEVEL 2	200	COMMON	58 m²
LEVEL 2	200	LIFT	5 m²
LEVEL 2	200	Riser	1 m²
LEVEL 2	200	STAIR	15 m²
LEVEL 2	201	BALCONY	3 m²
LEVEL 2	201	STUDIO	40 m²
LEVEL 2	202	BALCONY	3 m²
LEVEL 2	202	STUDIO	39 m²
LEVEL 2	203	2 BED	69 m²
LEVEL 2	203	BALCONY	4 m²
LEVEL 2	204	2 BED	56 m²
LEVEL 2	204	BALCONY	4 m²
LEVEL 2	205	BALCONY	4 m²
LEVEL 2	205	STUDIO	40 m²
LEVEL 2	206	BALCONY	4 m²
LEVEL 2	206	STUDIO	50 m²
LEVEL 2	207	BALCONY	4 m²

AREA SCHEDULE (GROSS BUILDING) - 0VERALL			
LEVEL	NUMBER	NAME	AREA
LEVEL 2	207	STUDIO	57 m²
LEVEL 2	208	BALCONY	4 m²
LEVEL 2	208	STUDIO	57 m²
LEVEL 2	209	BALCONY	4 m²
LEVEL 2	209	STUDIO	51 m²
LEVEL 2	210	3 BED	80 m²
LEVEL 2	210	BALCONY	5 m²
LEVEL 2: 24			657 m²
LEVEL 3	300	COMMON	57 m²
LEVEL 3	300	LIFT	5 m²
LEVEL 3	300	RISER	1 m²
LEVEL 3	300	STAIR	15 m²
LEVEL 3	301	BALCONY	3 m²
LEVEL 3	301	STUDIO	40 m²
LEVEL 3	302	BALCONY	3 m²
LEVEL 3	302	STUDIO	39 m²
LEVEL 3	303	2 BED	69 m²
LEVEL 3	303	BALCONY	4 m²
LEVEL 3	304	2 BED	56 m²
LEVEL 3	304	BALCONY	4 m²
LEVEL 3	305	BALCONY	4 m²
LEVEL 3	305	STUDIO	40 m²
LEVEL 3	306	BALCONY	4 m²
LEVEL 3	306	STUDIO	50 m²
LEVEL 3	307	BALCONY	4 m²
LEVEL 3	307	STUDIO	57 m²
LEVEL 3	308	BALCONY	4 m²
LEVEL 3	308	STUDIO	57 m²
LEVEL 3	309	BALCONY	4 m²
LEVEL 3	309	STUDIO	51 m²
LEVEL 3	310	3 BED	80 m²
LEVEL 3	310	BALCONY	5 m²
LEVEL 3: 24			657 m²
LEVEL 4	400	COMMON	50 m²
LEVEL 4	400	LIFT	5 m²
LEVEL 4	400	RISER	1 m²
LEVEL 4	400	STAIR	15 m²
LEVEL 4	401	BALCONY	3 m²
LEVEL 4	401	STUDIO	40 m²
LEVEL 4	402	BALCONY	3 m²
LEVEL 4	402	STUDIO	39 m²
LEVEL 4	403	2 BED	69 m²
LEVEL 4	403	BALCONY	4 m²
LEVEL 4	404	2 BED	56 m²
LEVEL 4	404	BALCONY	4 m²
LEVEL 4	405	BALCONY	4 m²
LEVEL 4	405	STUDIO	40 m²
LEVEL 4	406	BALCONY	4 m²
LEVEL 4	406	STUDIO	50 m²
LEVEL 4	407	BALCONY	4 m²
LEVEL 4	407	STUDIO	57 m²
LEVEL 4	408	BALCONY	4 m²
LEVEL 4	408	STUDIO	53 m²
LEVEL 4	409	3 BED	114 m²
LEVEL 4	409	BALCONY	5 m²
LEVEL 4	409	BALCONY	17 m²
LEVEL 4: 23			641 m²
LEVEL 5	500	COMMON	50 m²
LEVEL 5	500	LIFT	5 m²
LEVEL 5	500	RISER	1 m²
LEVEL 5	500	STAIR	15 m²
LEVEL 5	501	BALCONY	3 m²
LEVEL 5	501	STUDIO	40 m²
LEVEL 5	502	BALCONY	3 m²
LEVEL 5	502	STUDIO	39 m²
LEVEL 5	503	BALCONY	15 m²
LEVEL 5	503	RESIDENTS' LOUNGE	58 m²

AREA SCHEDULE (GROSS BUILDING) - 0VERALL			
LEVEL	NUMBER	NAME	AREA
LEVEL 5	504	2 BED	56 m²
LEVEL 5	504	BALCONY	4 m²
LEVEL 5	505	BALCONY	4 m²
LEVEL 5	505	STUDIO	40 m²
LEVEL 5	506	BALCONY	4 m²
LEVEL 5	506	STUDIO	47 m²
LEVEL 5	507	BALCONY	4 m²
LEVEL 5	507	STUDIO	60 m²
LEVEL 5	508	BALCONY	4 m²
LEVEL 5	508	STUDIO	53 m²
LEVEL 5	509	2 BED	77 m²
LEVEL 5	509	BALCONY	12 m²
LEVEL 5	509	BALCONY	14 m²
LEVEL 5: 23			608 m²
GRAND TOTAL: 145			3871 m²

APARTMENT SCHEDULE	
NAME	COUNT
2 BED	11
3 BED	4
CAFE	1
COMMON	6
LOBBY	1
STUDIO	38
APARTMENT TOTAL: 61	

BIKE PARK SCHEDULE		
BIKE RACK TYPE	COUNT	BIKE PARKS PER BIKE RACK
SECURABIKE - CBR10GS	1	8
SECURABIKE - CBR10GS	1	10
SECURABIKE - CBR10GS	1	10
SECURABIKE - CBR10GS	1	10
SECURABIKE - CBR10GS	1	10
SECURABIKE - CBR10GS	1	10
SECURABIKE - CBR10GS	1	10
SECURABIKE - CBR10GS	1	10
SECURABIKE - CBR10GS	1	10
SECURABIKE - CBR10GS	1	10
SECURABIKE - CBR10GS	1	10
SECURABIKE - CBR10GS	1	10
BIKE RACK - GRAND TOTAL: 11		108



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20/12/2022 5:06:10 pm

Notes:

Project: GRLE
Address: 132 Green Lane East, Greenlane, Auckland 1051
For: Ngati Maru-Ockham JV

REV	DATE	DESCRIPTION	INITIAL	CHD
1	2021.06.16	Preliminary Issue	TW	
2	2021.08.20	Preliminary Issue	TW	
A	2022.05.11	DRAFT UDS	ZM	
B	2022.05.17	FINAL UDS	ZM	
C	2022.05.18	FINAL RC	ZM	
D	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
E	2022.12.20	RC REVISION	TW	

Project Code: GRLE
Project No: 2022-01
Date: 2022.12.20
Scale @ A1:
Drawn: OKM

AREA SCHEDULE

Sheet: RC.120

Revision: E

FOR RESOURCE CONSENT



AREA SCHEDULE (GROSS BUILDING) - GROUND			
LEVEL	NUMBER	NAME	AREA
LEVEL 0	G00	BIKE STORAGE	84 m ²
LEVEL 0	G00	CAFE	56 m ²
LEVEL 0	G00	COMMON	40 m ²
LEVEL 0	G00	COMMS ROOM	4 m ²
LEVEL 0	G00	ELECTRICAL	3 m ²
LEVEL 0	G00	HYDRAULIC	9 m ²
LEVEL 0	G00	LIFT	5 m ²
LEVEL 0	G00	LOBBY	44 m ²
LEVEL 0	G00	MAILBOX	8 m ²
LEVEL 0	G00	RISER	1 m ²
LEVEL 0	G00	RUBBISH ROOM	22 m ²
LEVEL 0	G00	SPRINKLER	8 m ²
LEVEL 0	G00	STAIR	18 m ²
LEVEL 0	G01	KITCHEN	9 m ²
LEVEL 0	G01	TOILETS	15 m ²
LEVEL 0	G02	BALCONY	4 m ²
LEVEL 0	G02	STUDIO	40 m ²
LEVEL 0	G03	BALCONY	4 m ²
LEVEL 0	G03	STUDIO	47 m ²

AREA SCHEDULE (GROSS BUILDING) - GROUND			
LEVEL	NUMBER	NAME	AREA
LEVEL 0	G04	BALCONY	4 m ²
LEVEL 0	G04	STUDIO	50 m ²
LEVEL 0	G05	BALCONY	4 m ²
LEVEL 0	G05	STUDIO	50 m ²
LEVEL 0	G06	BALCONY	4 m ²
LEVEL 0	G06	STUDIO	50 m ²
LEVEL 0	G07	2 BED	63 m ²
LEVEL 0	G07	BALCONY	5 m ²
LEVEL 0: 27			652 m ²
Grand total: 27			652 m ²

- APARTMENT TYPE
- STUDIO
 - 2 - BEDROOM
 - 3 - BEDROOM

FOR RESOURCE CONSENT

REFERENCE PLAN - LEVEL 0

Project: GRLE
Address: 132 Green Lane East, Greenlane, Auckland 1051
For: Ngati Maru-Ockham JV

REV	DATE	DESCRIPTION	INITIAL	CH'D
1	2021.08.16	Preliminary Issue	TW	
2	2021.08.20	Preliminary Issue	TW	
3	2021.08.24	Preliminary Issue	TW	
4	2022.02.24	Preliminary Issue	ZM	
5	2022.03.11	Preliminary Design Issue	TW	
A	2022.05.11	DRAFT UDS	ZM	
B	2022.05.17	FINAL UDS	ZM	
C	2022.05.18	FINAL RC	ZM	
D	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
E	2022.12.20	RC REVISION	TW	
2023.04.09		RESOURCE CONSENT REVISION	ZM	

Project Code: GRLE
Project No: 2022-01
Date: 2023.03.03
Scale @ A1: 1 : 50
Drawn: OKM

Sheet: RC.200 Revision: F



AREA SCHEDULE (GROSS BUILDING) - LEVEL 1

LEVEL	NUMBER	NAME	AREA
LEVEL 1	100	COMMON	57 m ²
LEVEL 1	100	LIFT	5 m ²
LEVEL 1	100	RISER	1 m ²
LEVEL 1	100	STAIR	15 m ²
LEVEL 1	101	BALCONY	3 m ²
LEVEL 1	101	STUDIO	40 m ²
LEVEL 1	102	BALCONY	3 m ²
LEVEL 1	102	STUDIO	39 m ²
LEVEL 1	103	2 BED	69 m ²
LEVEL 1	103	BALCONY	4 m ²
LEVEL 1	104	2 BED	56 m ²
LEVEL 1	104	BALCONY	4 m ²
LEVEL 1	105	BALCONY	4 m ²
LEVEL 1	105	STUDIO	40 m ²
LEVEL 1	106	BALCONY	4 m ²
LEVEL 1	106	STUDIO	50 m ²
LEVEL 1	107	BALCONY	4 m ²

AREA SCHEDULE (GROSS BUILDING) - LEVEL 1

LEVEL	NUMBER	NAME	AREA
LEVEL 1	107	STUDIO	57 m ²
LEVEL 1	108	BALCONY	4 m ²
LEVEL 1	108	STUDIO	57 m ²
LEVEL 1	109	BALCONY	4 m ²
LEVEL 1	109	STUDIO	51 m ²
LEVEL 1	110	3 BED	80 m ²
LEVEL 1	110	BALCONY	5 m ²
LEVEL 1: 24			657 m ²
Grand total: 24			657 m ²

APARTMENT TYPE

- STUDIO
- 2 - BEDROOM
- 3 - BEDROOM



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10/03/2023 3:35:48 pm

Project: GRLE
Address: 132 Green Lane East, Greenlane, Auckland 1051
For: Ngati Maru-Ockham JV

REV	DATE	DESCRIPTION	INITIAL	CH'D
1	2021.08.20	Preliminary Issue	TW	
2	2022.02.24	Preliminary Issue	ZM	
3	2022.03.11	Preliminary Design Issue	TW	
4	2022.05.11	DRAFT UDS	ZM	
5	2022.05.17	FINAL UDS	ZM	
6	2022.05.18	FINAL RC	ZM	
7	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
8	2022.12.20	RC REVISION	TW	
9	2023.03.03	RESOURCE CONSENT REVISION	TW	



Project Code: GRLE
Project No: 2022-01
Date: 2023.03.03
Scale @ A1: 1 : 50
Drawn: OKM

FOR RESOURCE CONSENT

REFERENCE PLAN - LEVEL 1

Sheet: RC.201

Revision: F



AREA SCHEDULE (GROSS BUILDING) - LEVEL 2

LEVEL	NUMBER	NAME	AREA
LEVEL 2	200	COMMON	58 m ²
LEVEL 2	200	LIFT	5 m ²
LEVEL 2	200	Riser	1 m ²
LEVEL 2	200	STAIR	15 m ²
LEVEL 2	201	BALCONY	3 m ²
LEVEL 2	201	STUDIO	40 m ²
LEVEL 2	202	BALCONY	3 m ²
LEVEL 2	202	STUDIO	39 m ²
LEVEL 2	203	2 BED	69 m ²
LEVEL 2	203	BALCONY	4 m ²
LEVEL 2	204	2 BED	56 m ²
LEVEL 2	204	BALCONY	4 m ²
LEVEL 2	205	BALCONY	4 m ²
LEVEL 2	205	STUDIO	40 m ²
LEVEL 2	206	BALCONY	4 m ²
LEVEL 2	206	STUDIO	50 m ²
LEVEL 2	207	BALCONY	4 m ²

AREA SCHEDULE (GROSS BUILDING) - LEVEL 2

LEVEL	NUMBER	NAME	AREA
LEVEL 2	207	STUDIO	57 m ²
LEVEL 2	208	BALCONY	4 m ²
LEVEL 2	208	STUDIO	57 m ²
LEVEL 2	209	BALCONY	4 m ²
LEVEL 2	209	STUDIO	51 m ²
LEVEL 2	210	3 BED	80 m ²
LEVEL 2	210	BALCONY	5 m ²
LEVEL 2: 24			657 m ²
Grand total: 24			657 m ²

APARTMENT TYPE

- STUDIO
- 2 - BEDROOM
- 3 - BEDROOM

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REFERENCE PLAN - LEVEL 2

Project: GRLE
Address: 132 Green Lane East, Greenlane, Auckland 1051
For: Ngati Maru-Ockham JV

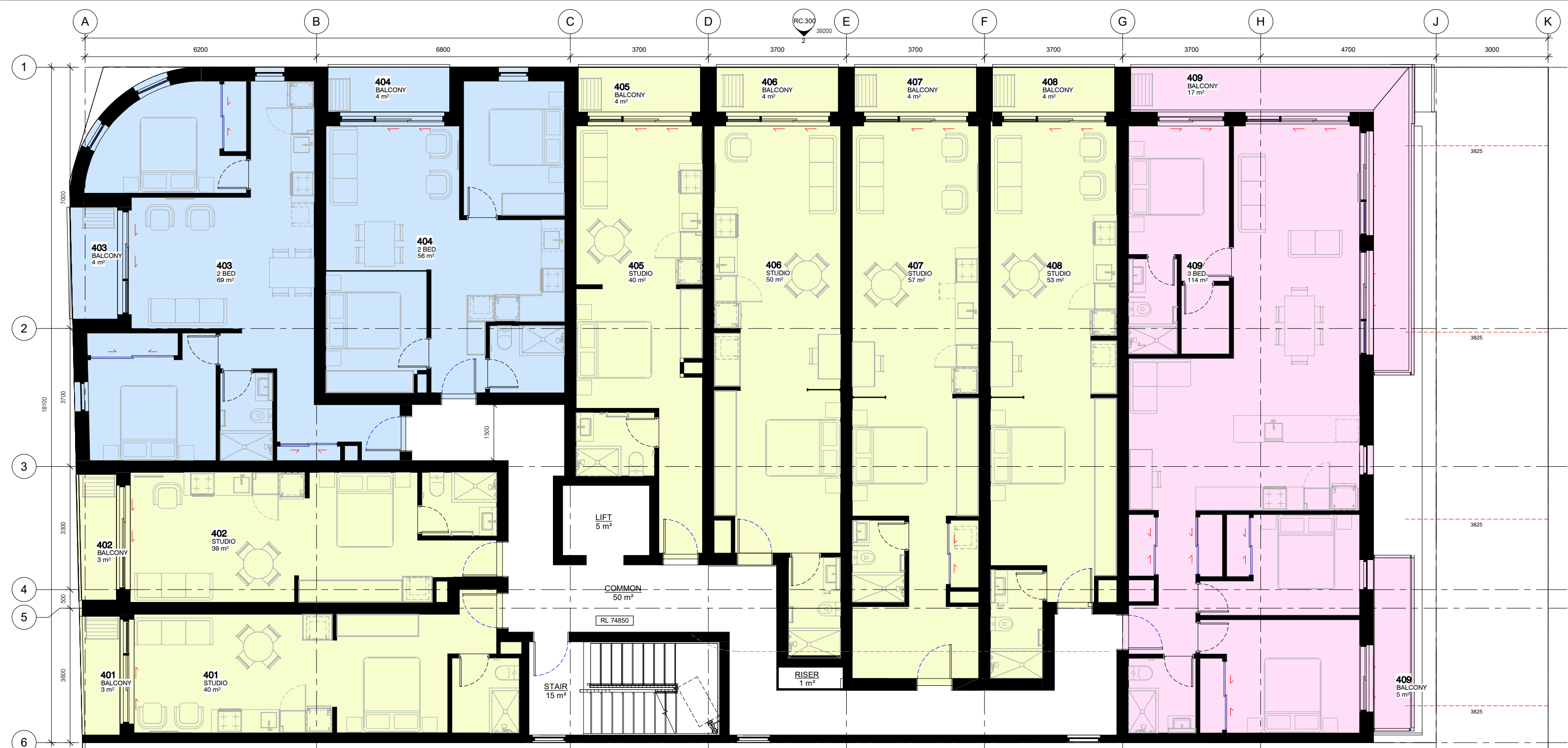
REV	DATE	DESCRIPTION	INITIAL	CHD
1	2021.08.20	Preliminary Issue	TW	
2	2022.03.11	Preliminary Design Issue	TW	
A	2022.05.18	FINAL RC	ZM	
B	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
C	2022.12.20	RC REVISION	TW	



Project Code: GRLE
Project No: 2022-01
Date: 2022.12.20
Scale @ A1: 1 : 50
Drawn: OKM

Sheet: RC.202

Revision: C



AREA SCHEDULE (GROSS BUILDING) - LEVEL 4			
LEVEL	NUMBER	NAME	AREA
LEVEL 4	400	COMMON	50 m²
LEVEL 4	400	LIFT	5 m²
LEVEL 4	400	RISER	1 m²
LEVEL 4	400	STAIR	15 m²
LEVEL 4	401	BALCONY	3 m²
LEVEL 4	401	STUDIO	40 m²
LEVEL 4	402	BALCONY	3 m²
LEVEL 4	402	STUDIO	39 m²
LEVEL 4	403	2 BED	69 m²
LEVEL 4	403	BALCONY	4 m²
LEVEL 4	404	2 BED	56 m²
LEVEL 4	404	BALCONY	4 m²
LEVEL 4	405	BALCONY	4 m²
LEVEL 4	405	STUDIO	40 m²
LEVEL 4	406	BALCONY	4 m²

AREA SCHEDULE (GROSS BUILDING) - LEVEL 4			
LEVEL	NUMBER	NAME	AREA
LEVEL 4	406	STUDIO	50 m²
LEVEL 4	407	BALCONY	4 m²
LEVEL 4	407	STUDIO	57 m²
LEVEL 4	408	BALCONY	4 m²
LEVEL 4	408	STUDIO	53 m²
LEVEL 4	409	3 BED	114 m²
LEVEL 4	409	BALCONY	5 m²
LEVEL 4	409	BALCONY	17 m²
LEVEL 4: 23			641 m²
Grand total: 23			641 m²

APARTMENT TYPE	
	STUDIO
	2 - BEDROOM
	3 - BEDROOM

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REFERENCE PLAN - LEVEL 4

Project: GRLE
Address: 132 Green Lane East, Greenlane, Auckland 1051
For: Ngati Maru-Ockham JV

REV	DATE	DESCRIPTION	INITIAL	CHD
1	2021.08.20	Preliminary Issue	TW	
2	2022.03.11	Preliminary Design Issue	TW	
A	2022.05.11	DRAFT UDS	ZM	
B	2022.05.18	FINAL RC	ZM	
C	2022.05.28	RESOURCE CONSENT SUBMISSION	ZM	
D	2022.12.20	RC REVISION	TW	



Project Code: GRLE
Project No: 2022-01
Date: 2022.12.20
Scale @ A1: 1 : 50
Drawn: OKM

Sheet: RC.204 Revision: D



AREA SCHEDULE (GROSS BUILDING) - LEVEL 5

LEVEL	NUMBER	NAME	AREA
LEVEL 5	500	COMMON	50 m ²
LEVEL 5	500	LIFT	5 m ²
LEVEL 5	500	RISER	1 m ²
LEVEL 5	500	STAIR	15 m ²
LEVEL 5	501	BALCONY	3 m ²
LEVEL 5	501	STUDIO	40 m ²
LEVEL 5	502	BALCONY	3 m ²
LEVEL 5	502	STUDIO	39 m ²
LEVEL 5	503	BALCONY	15 m ²
LEVEL 5	503	RESIDENTS' LOUNGE	58 m ²
LEVEL 5	504	2 BED	56 m ²
LEVEL 5	504	BALCONY	4 m ²
LEVEL 5	505	BALCONY	4 m ²
LEVEL 5	505	STUDIO	40 m ²
LEVEL 5	506	BALCONY	4 m ²

AREA SCHEDULE (GROSS BUILDING) - LEVEL 5

LEVEL	NUMBER	NAME	AREA
LEVEL 5	506	STUDIO	47 m ²
LEVEL 5	507	BALCONY	4 m ²
LEVEL 5	507	STUDIO	60 m ²
LEVEL 5	508	BALCONY	4 m ²
LEVEL 5	508	STUDIO	53 m ²
LEVEL 5	509	2 BED	77 m ²
LEVEL 5	509	BALCONY	12 m ²
LEVEL 5	509	BALCONY	14 m ²
LEVEL 5: 23			608 m ²
Grand total: 23			608 m ²

APARTMENT TYPE

- STUDIO
- 2 - BEDROOM
- 3 - BEDROOM

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REFERENCE PLAN - LEVEL 5

Project: GRLE
Address: 132 Green Lane East, Greenlane, Auckland 1051
For: Ngati Maru-Ockham JV

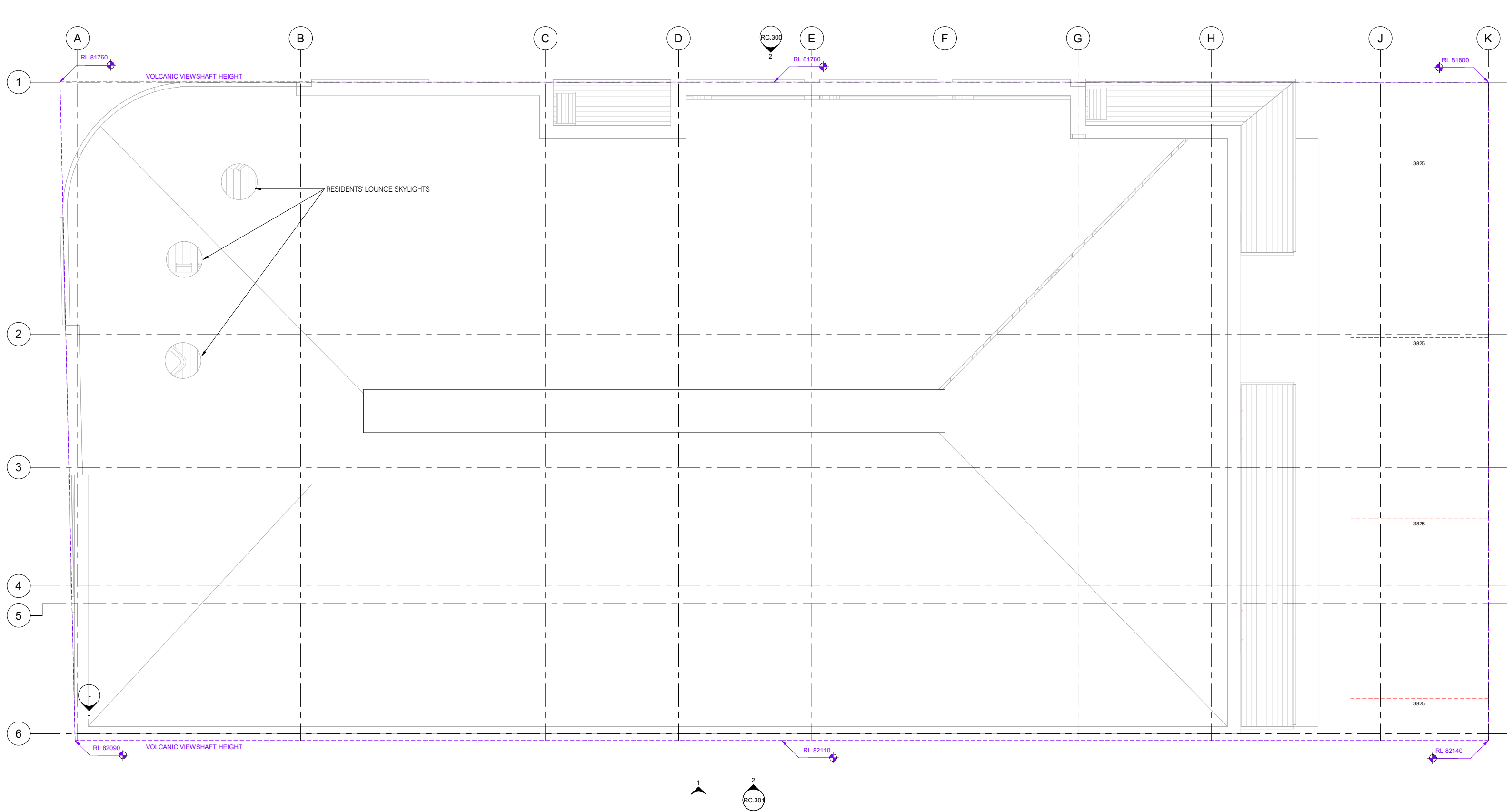
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1	2021.08.20	Preliminary Issue	TW	
2	2022.02.24	Preliminary Issue	ZM	
3	2022.03.11	Preliminary Design Issue	TW	
A	2022.05.11	DRAFT UDS	ZM	
B	2022.05.18	FINAL RC	ZM	
C	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
D	2022.12.20	RC REVISION	TW	



Project Code: GRLE
Project No: 2022-01
Date: 2022.12.20
Scale @ A1: 1 : 50
Drawn: OKM

Sheet: RC.205

Revision: D



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REFERENCE PLAN - ROOF



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20/12/2022 5:07:06 pm

Project: GRLE
Address: 132 Green Lane East, Greenlane,
Auckland 1051
For: Ngati Maru-Ockham JV

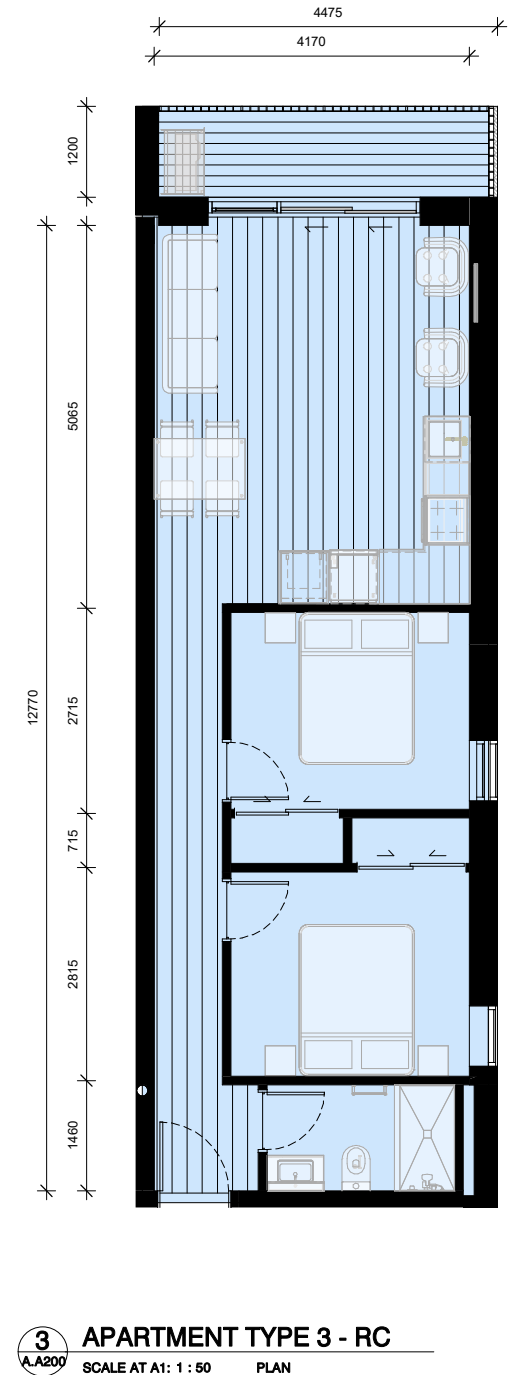
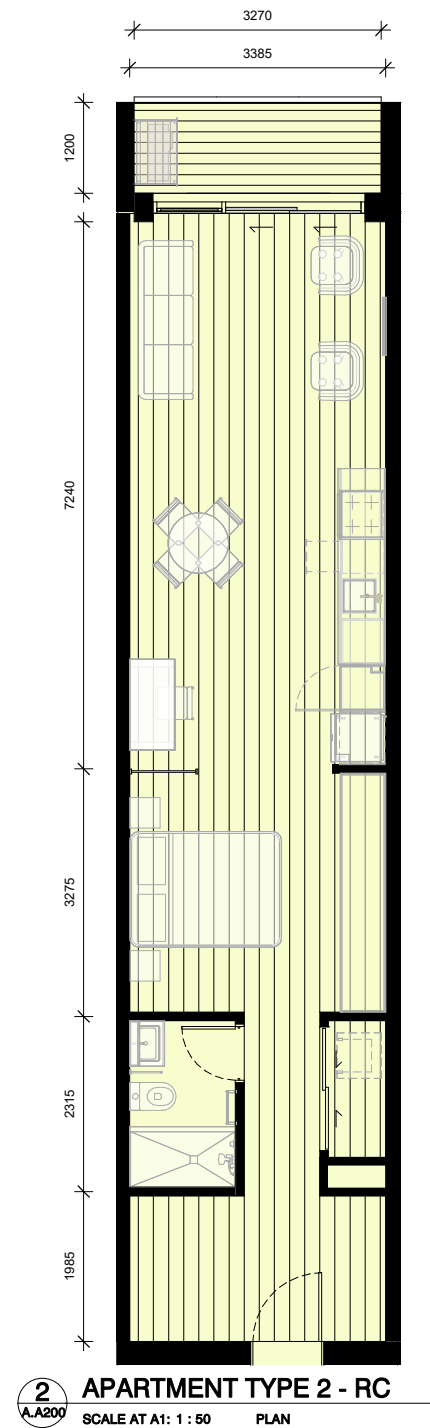
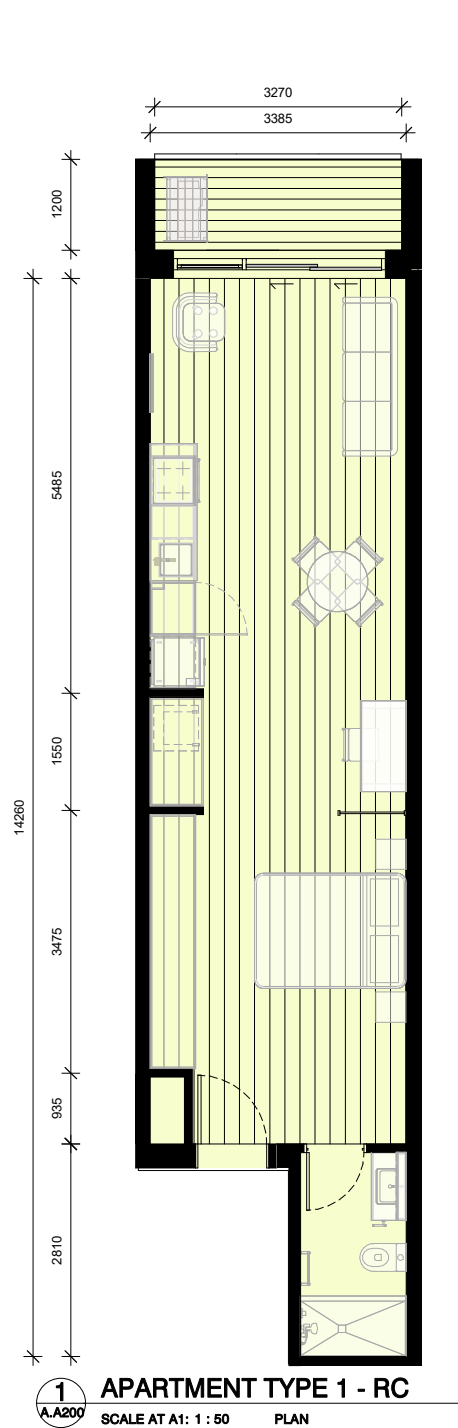
REV	DATE	DESCRIPTION	INITIAL	CHD
A	2022.05.18	FINAL RC	ZM	
B	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
C	2022.12.20	RC REVISION	TW	



Project Code: GRLE
Project No: 2022-01
Date: 2022.12.20
Scale @ A1: 1 : 50
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Sheet: RC.206

Revision: C



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20/12/2022 5:07:10 pm

Notes:

Project: GRLE
Address: 132 Green Lane East, Greenlane,
Auckland 1051
For: Ngati Maru-Ockham JV

REV	DATE	DESCRIPTION	INITIAL	CHD
A	2022.05.18	FINAL RC	ZM	
B	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
C	2022.12.20	RC REVISION	TW	



Project Code: GRLE
Project No: 2022-01
Date: 2022.12.20
Scale @ A1: 1 : 50
Drawn: OKM

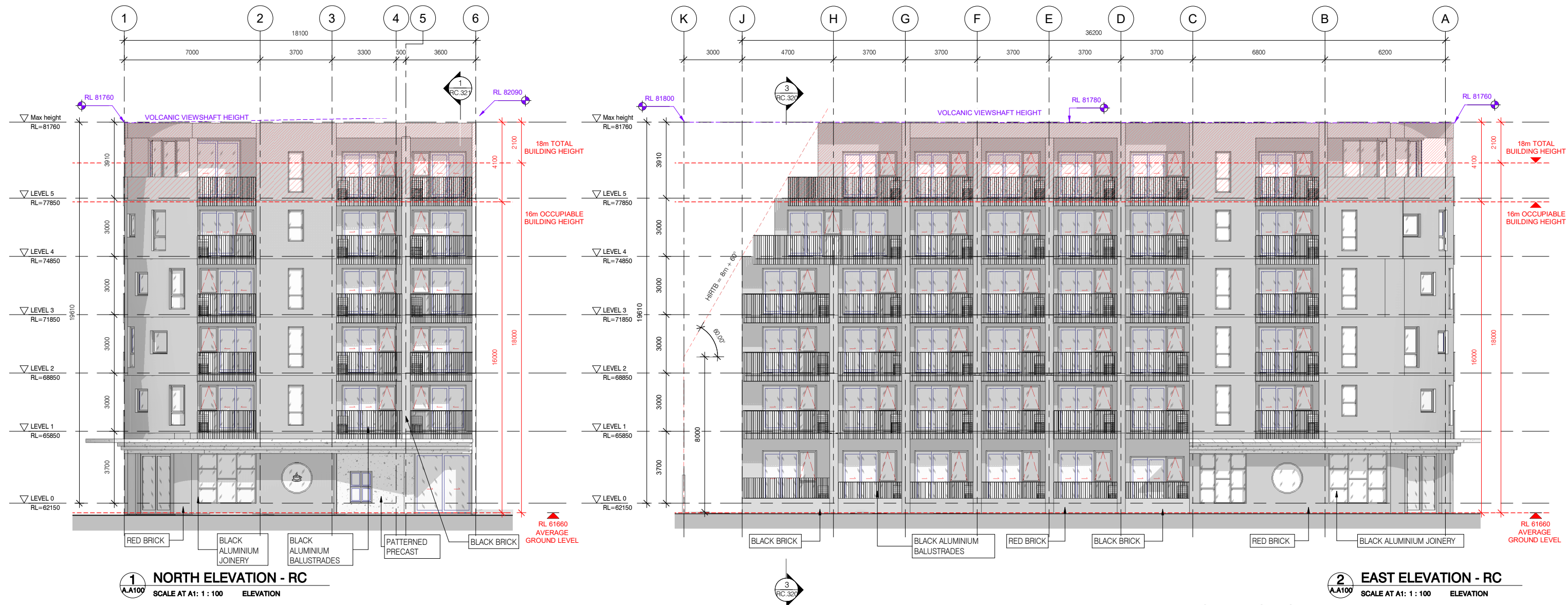
FOR RESOURCE CONSENT

APARTMENT TYPES 1-3

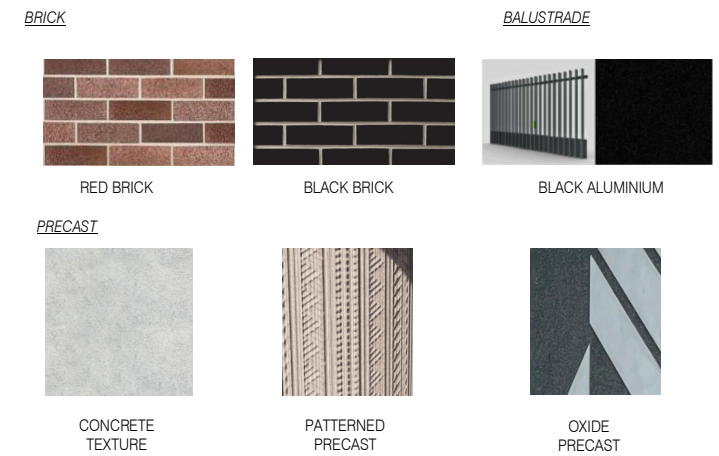
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Revision: C





CLADDING LEGEND



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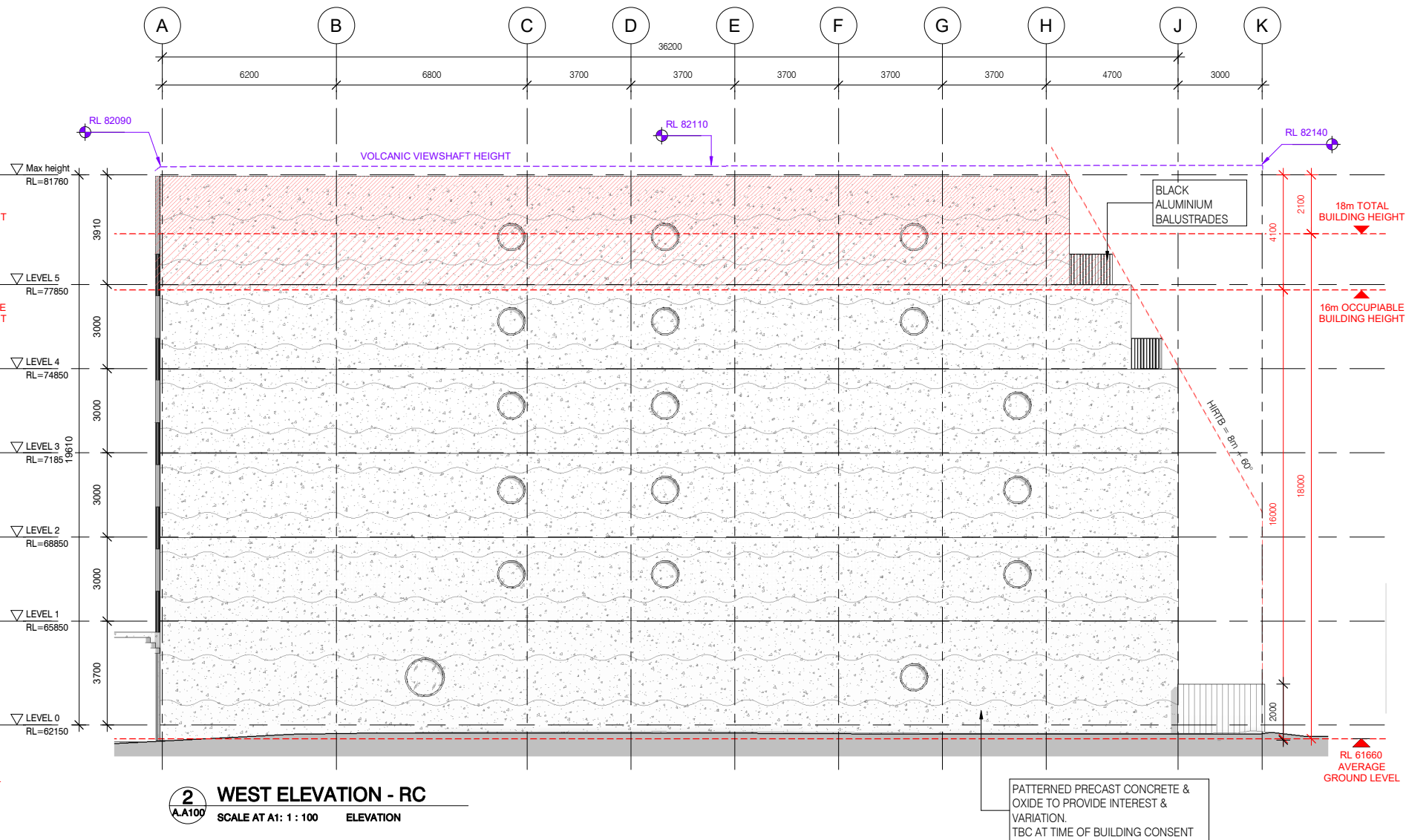
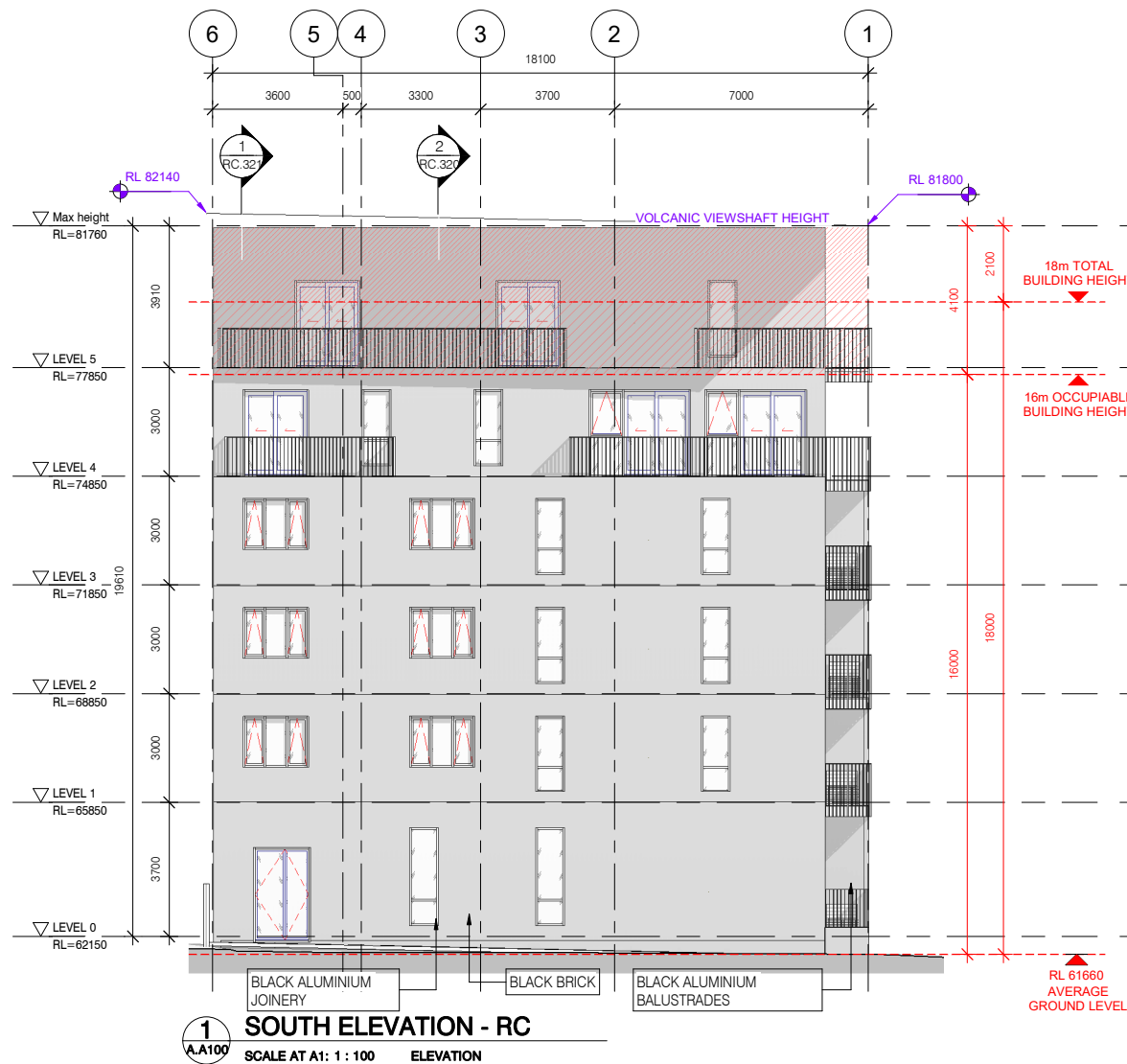
ELEVATIONS

Sheet: RC.300 Revision: E

Project: GRLE
Address: 132 Green Lane East, Greenlane,
Auckland 1051
For: Ngati Maru-Ockham JV

REV	DATE	DESCRIPTION	INITIAL	CHD
1	2021.08.20	Preliminary Issue	TW	
2	2022.02.24	Preliminary Issue	ZM	
3	2022.03.11	Preliminary Design Issue	TW	
4	2022.03.17	Revised Preliminary Design Issue	TW	
A	2022.05.11	DRAFT UDS	ZM	
B	2022.05.17	FINAL UDS	ZM	
C	2022.05.18	FINAL RC	ZM	
D	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
E	2022.12.20	RC REVISION	TW	

Project Code: GRLE
Project No: 2022-01
Date: 2022.12.20
Scale @ A1: As indicated
Drawn: OKM



CLADDING LEGEND

BRICK



RED BRICK



BLACK BRICK

BALUSTRADE

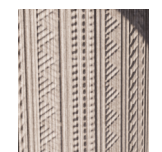


BLACK ALUMINIUM

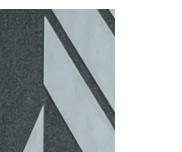
PRECAST



CONCRETE
TEXTURE



PATTERNED
PRECAST



OXIDE
PRECAST

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20/12/2022 5:07:56 pm

Project: GRLE
Address: 132 Green Lane East, Greenlane,
Auckland 1051
For: Ngati Maru-Ockham JV

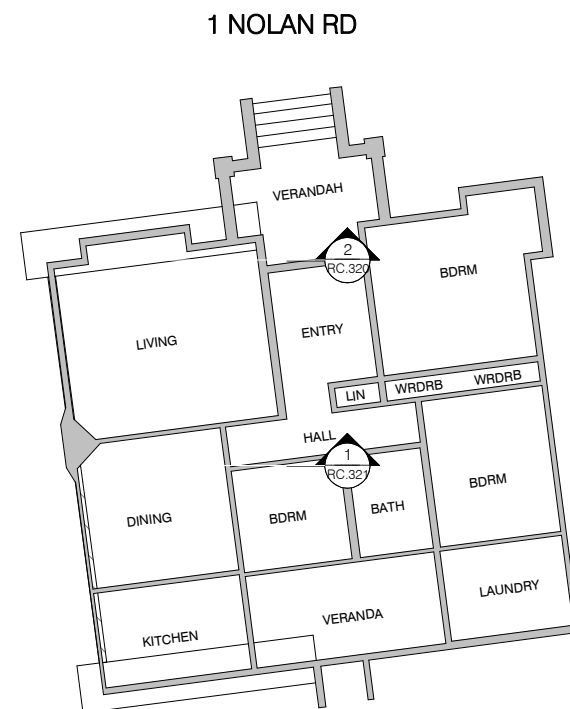
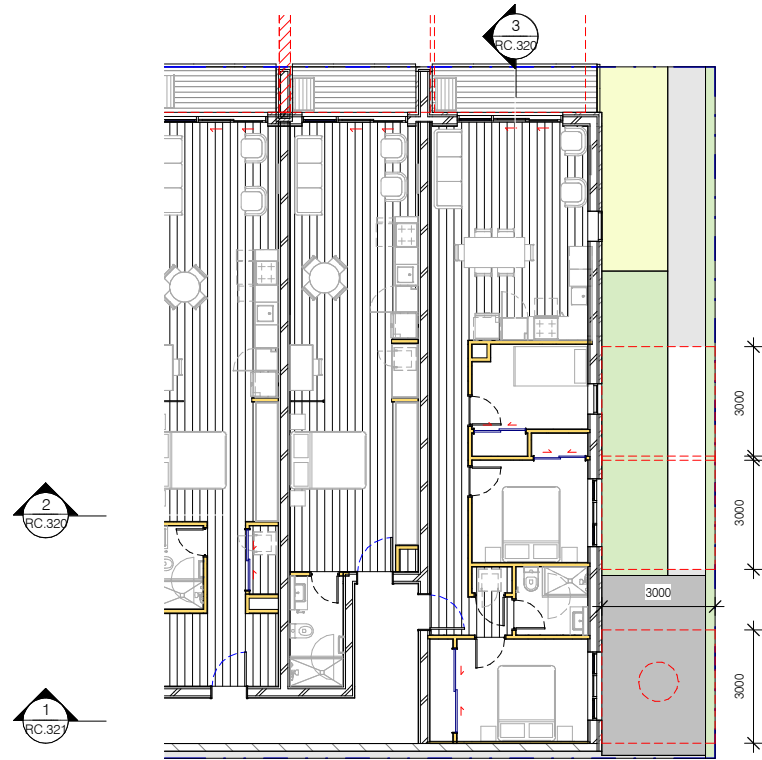
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1	2022.02.24	Preliminary Issue	ZM	
2	2022.03.11	Preliminary Design Issue	TW	
3	2022.03.17	Revised Preliminary Design Issue	TW	
A	2022.05.11	DRAFT UDS	ZM	
B	2022.05.17	FINAL UDS	ZM	
C	2022.05.18	FINAL RC	ZM	
D	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
E	2022.12.20	RC REVISION	TW	

Project Code: GRLE
Project No: 2022-01
Date: 2022.12.20
Scale @ A1: As indicated
Drawn: OKM

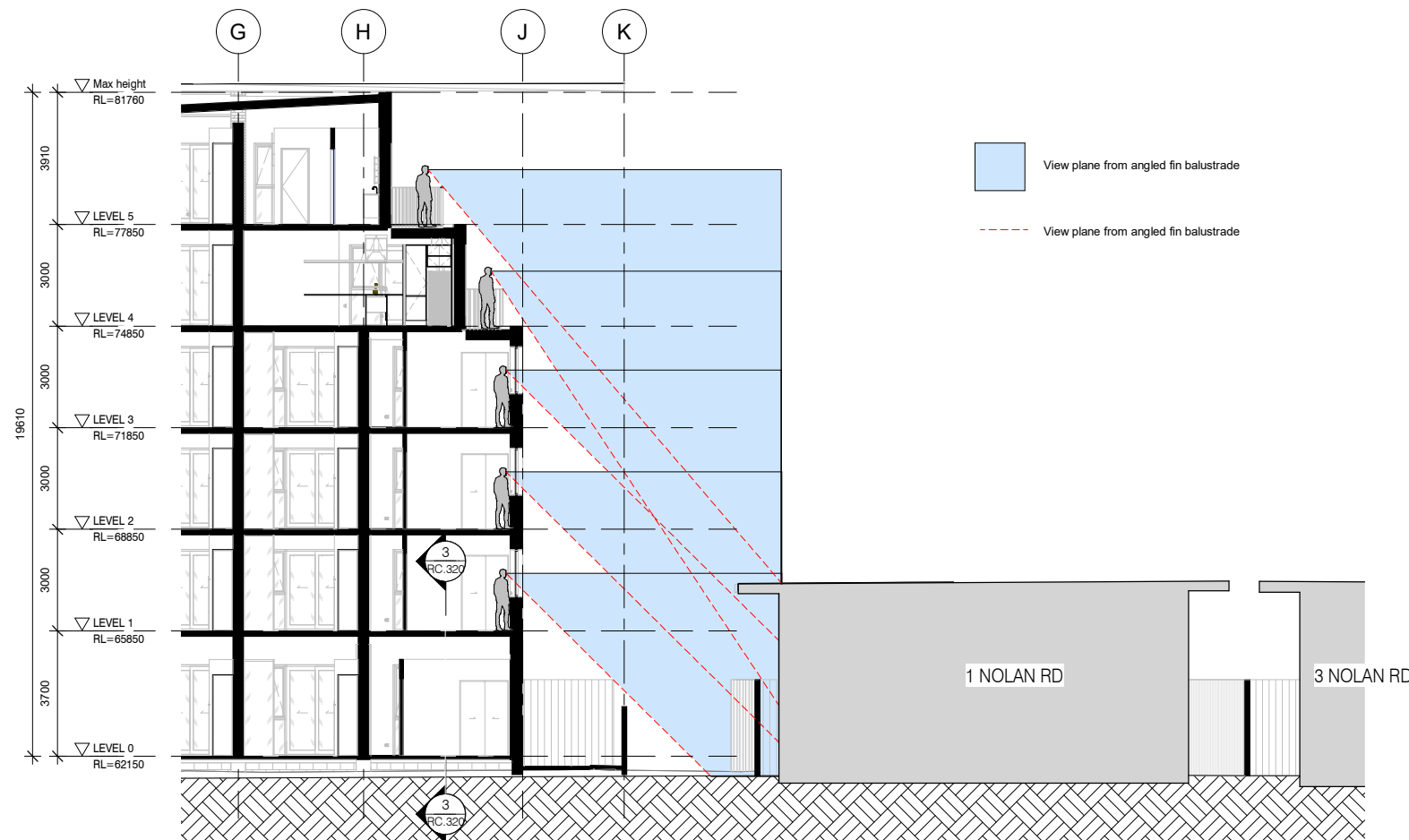
ELEVATIONS

Sheet: RC.301

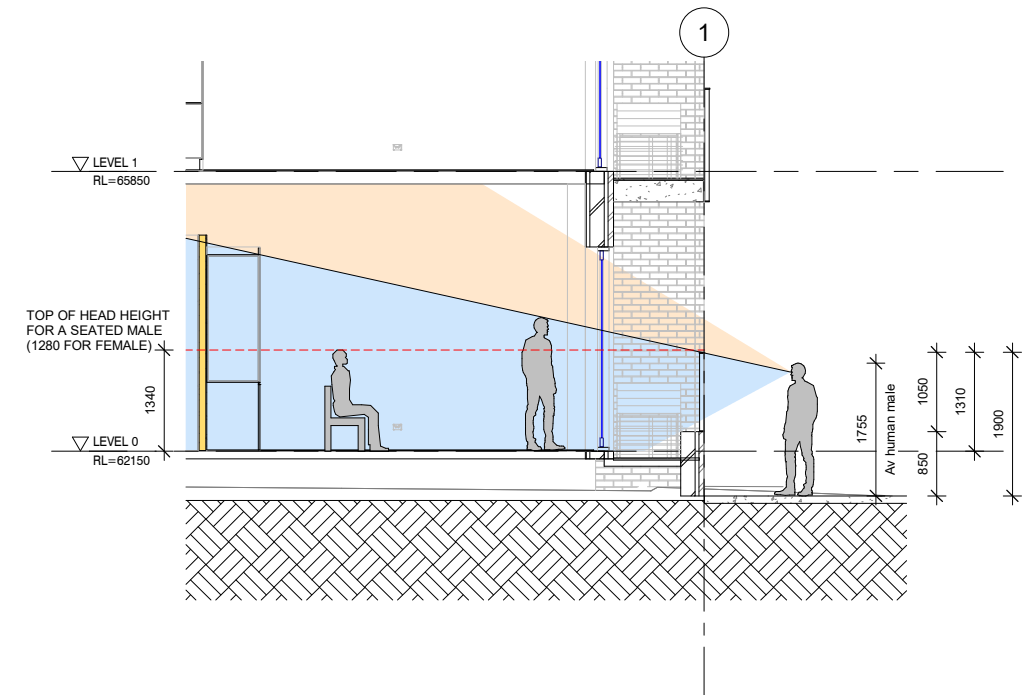
Revision: E



1 OUTLOOK REF PLAN - L1
SCALE AT A1: 1 : 100 PLAN



2 BUILDING SECTION LONG - OUTLOOK - RC
SCALE AT A1: 1 : 100 SECTION



3 GF BALCONY OUTLOOK
SCALE AT A1: 1 : 50 PLAN

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SECTIONS - OUTLOOK DIAGRAM

Sheet: **RC.320**

Revision: **C**



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Notes:

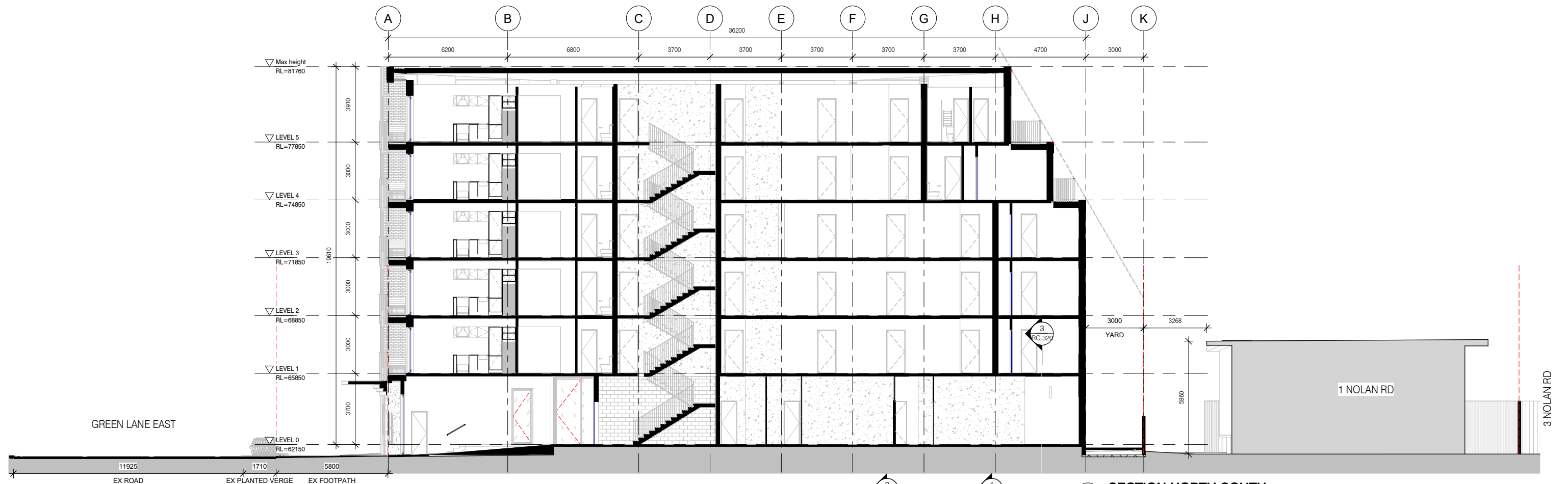
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20/12/2022 5:07:59 pm

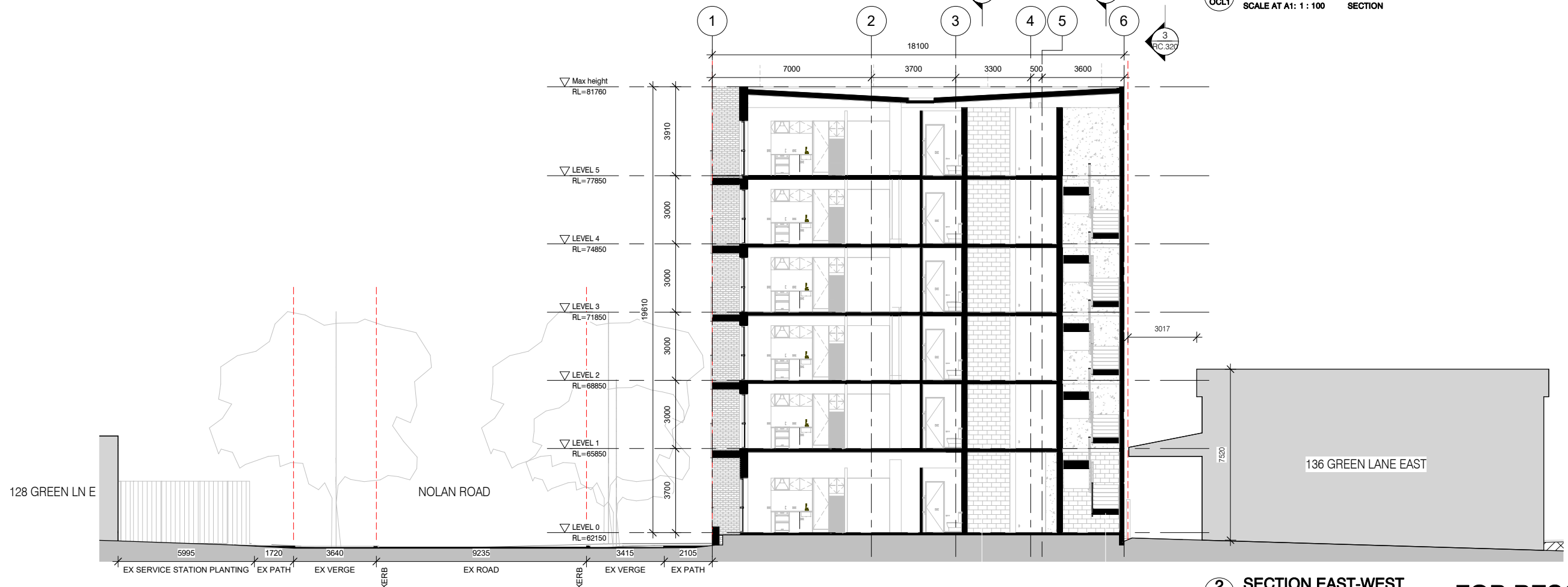
Project: **GRLE**
Address: **132 Green Lane East, Greenlane, Auckland 1051**
For: **Ngati Maru-Ockham JV**

REV	DATE	DESCRIPTION	INITIAL	CHD
A	2022.05.18	FINAL RC	ZM	
B	2022.05.28	RESOURCE CONSENT SUBMISSION	ZM	
C	2022.12.20	RC REVISION	TW	

Project Code: **GRLE**
Project No: **2022-01**
Date: **2022.12.20**
Scale @ A1: **As indicated**
Drawn: **OKM**



1 SECTION NORTH-SOUTH
SCALE AT A1: 1 : 100 SECTION



2 SECTION EAST-WEST
SCALE AT A1: 1 : 100 SECTION

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SECTIONS - CONTEXT



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20/12/2022 5:08:07 pm

Project: GRLE
Address: 132 Green Lane East, Greenlane,
Auckland 1051
For: Ngati Maru-Ockham JV

REV	DATE	DESCRIPTION	INITIAL	CHD
1	2022.03.11	Preliminary Design Issue	TW	
2	2022.03.17	Revised Preliminary Design Issue	TW	
3	2022.05.11	DRAFT UDS	ZM	
4	2022.05.17	FINAL UDS	ZM	
5	2022.05.18	FINAL RC	ZM	
6	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
7	2022.12.20	RC REVISION	TW	

Project Code: GRLE
Project No: 2022-01
Date: 2022.12.20
Scale @ A1: 1 : 100
Drawn: OKM

Sheet: RC.321

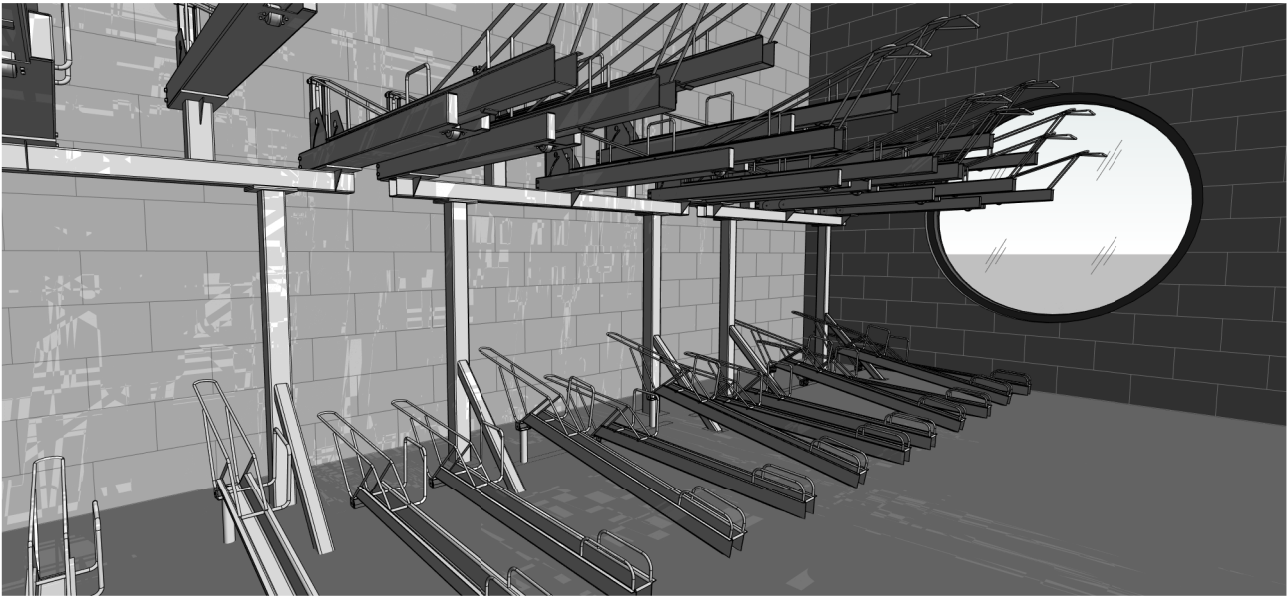
Revision: E



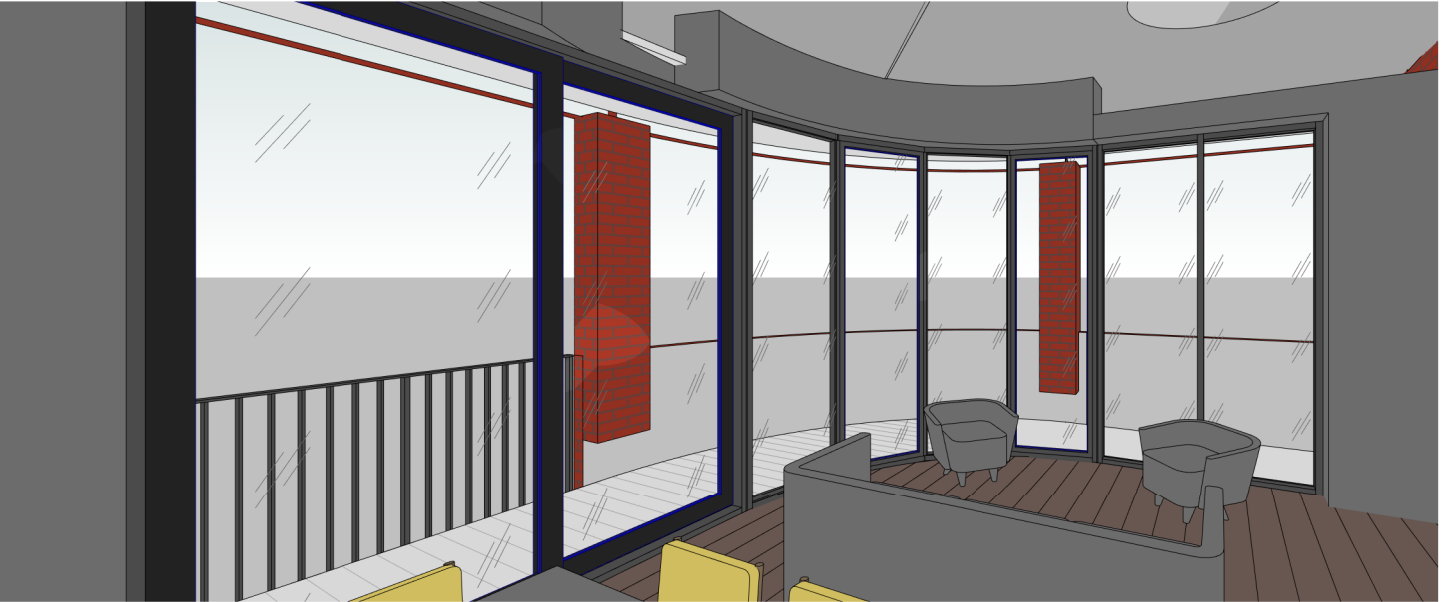
1 COFFEE SHOP EXTERIOR VIEW
SCALE AT A1:



2 RESIDENTS' LOUNGE EXTERIOR VIEW
SCALE AT A1:



3 COFFEE SHOP INTERIOR
SCALE AT A1:



4 RESIDENTS' LOUNGE INTERIOR
SCALE AT A1:

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3D VIEWS - DETAILED

Sheet: RC.500

Revision: C



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Notes:

Project: GRLE
Address: 132 Green Lane East, Greenlane,
Auckland 1051
For: Ngati Maru-Ockham JV

REV	DATE	DESCRIPTION	INITIAL	CHD
1	2022.02.24	Preliminary Issue	ZM	
2	2022.03.11	Preliminary Design Issue	TW	
A	2022.05.18	FINAL RC	ZM	
B	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
C	2022.12.20	RC REVISION	TW	

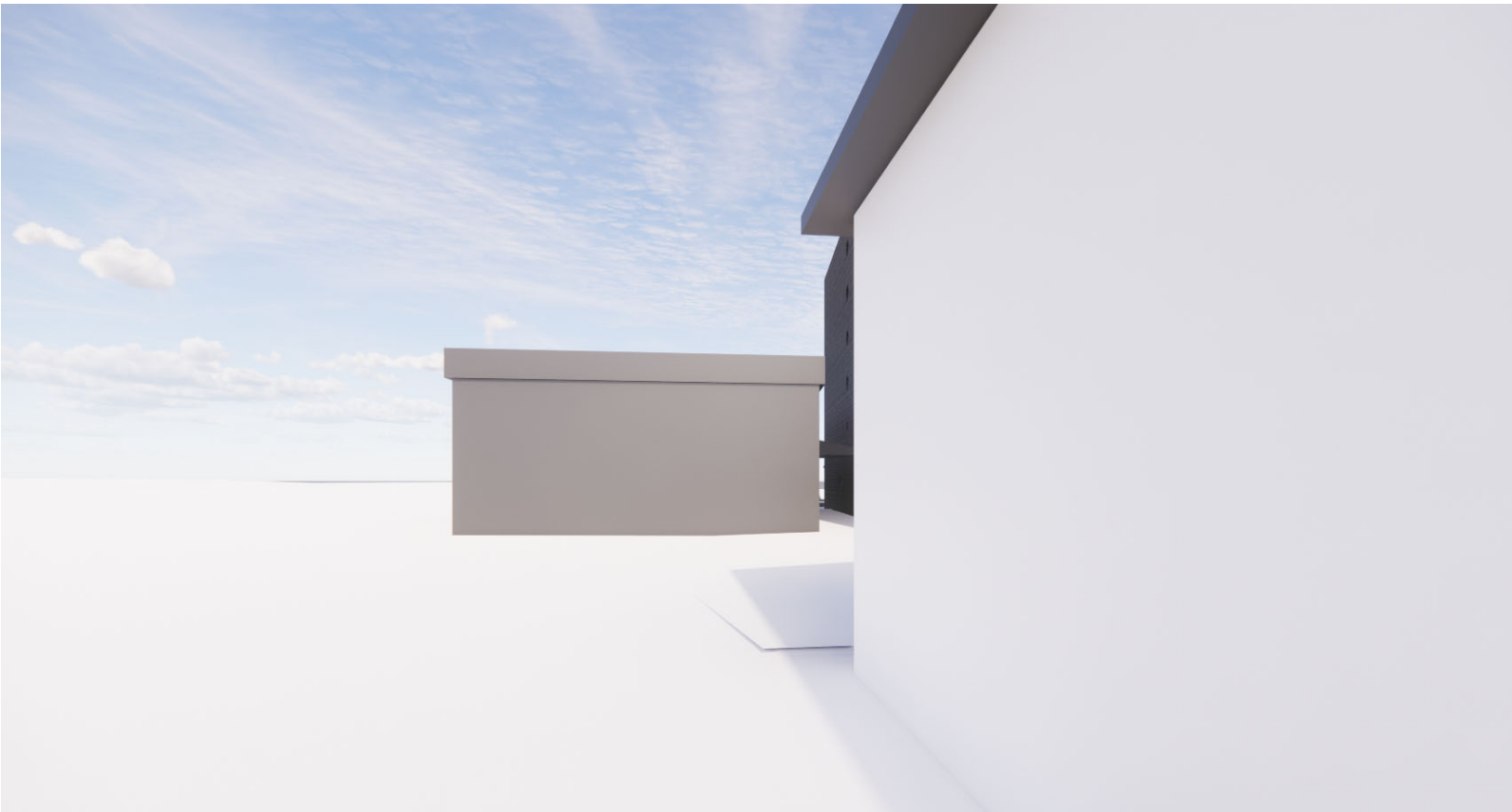
Project Code: GRLE
Project No: 2022-01
Date: 2022.12.20
Scale @ A1:
Drawn: OKM



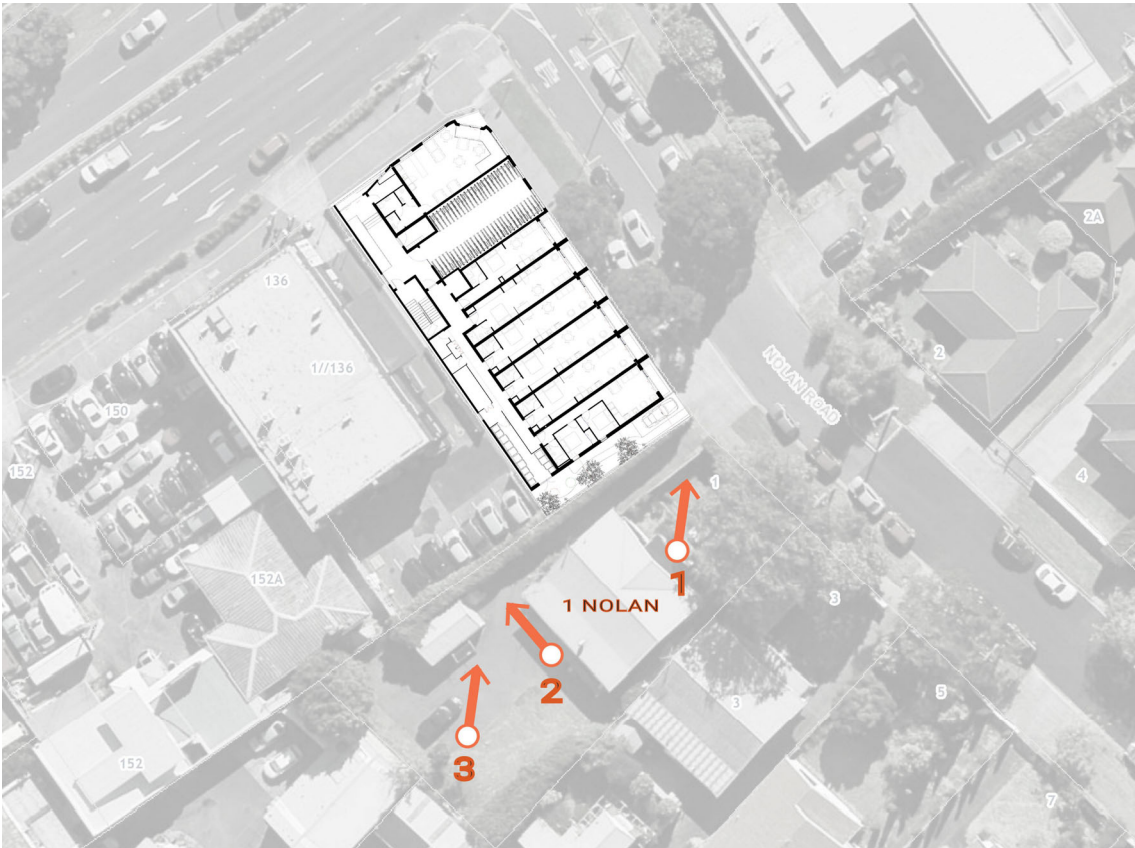
1 VIEW FROM FRONT PORCH



3 VIEW FROM BACKYARD



2 VIEW FROM BACK PORCH



4 VIEWPOINTS MAP

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3D VIEWS FROM 1 NOLAN RD



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Notes:

Project: GRLE
Address: 132 Green Lane East, Greenlane,
Auckland 1051
For: Ngati Maru-Ockham JV

REV	DATE	DESCRIPTION	INITIAL	CH'D
A	2023.03.03	RESOURCE CONSENT REVISION	TW	

Project Code: GRLE
Project No: 2022-01
Date: 2023.03.03
Scale @ A1:
Drawn: Author

Sheet: RC.330

Revision: A



VIEWPOINT 1 – GREEN LANE EAST AND GREAT SOUTH ROAD NE CORNER - LOOKING EAST

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10/03/2023 3:35:50 pm

Notes:
Simulation methodology:
Stitching to create 6-panel-panorama in "Hugin"
Building modeled in "Revit", rendered in "Endscape",
placed into stitched image in "Photoshop"

Project: GRLE
Address: 132 Green Lane East, Greenlane,
Auckland 1051
For: Ngati Maru-Ockham JV

REV	DATE	DESCRIPTION	INITIAL	CH'D
A	2022.05.11	DRAFT UDS	ZM	
B	2022.05.17	FINAL UDS	ZM	
C	2022.05.18	FINAL RC	ZM	
D	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
E	2022.12.20	RC REVISION	TW	
F	2023.03.03	RESOURCE CONSENT REVISION	TW	

Project Code: GRLE
Project No: 2022-01
Date: 2023.03.03
Scale @ A1:
Drawn: OKM

VISUAL SIMULATIONS – VP1
PROPOSED

Sheet: RC.343

Revision: F



VIEWPOINT 2 – MAREWA ROAD - LOOKING SOUTH

FOR RESOURCE CONSENT



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10/03/2023 3:35:51 pm

Notes:
Simulation methodology:
All shots taken with Canon EOS RP (35mm full frame) and Canon 50mm f/1.8 STM at f/8.
Building modeled in "Revit", rendered in "Endscape", placed into 50mm viewpoint in "Photoshop"

Project: GRLE
Address: 132 Green Lane East, Greenlane, Auckland 1051
For: Ngati Maru-Ockham JV

REV	DATE	DESCRIPTION	INITIAL	CH'D
A	2022.05.11	DRAFT UDS	ZM	
B	2022.05.17	FINAL UDS	ZM	
C	2022.05.18	FINAL RC	ZM	
D	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
E	2023.03.03	RESOURCE CONSENT REVISION	TW	

Project Code: GRLE
Project No: 2022-01
Date: 2023.03.03
Scale @ A1:
Drawn: TW

**VISUAL SIMULATIONS – VP2
PROPOSED**

Sheet: RC.345

Revision: E



VIEWPOINT 3 – GREEN LANE EAST NEAR MOTORWAY INTERCHANGE - LOOKING WEST

FOR RESOURCE CONSENT



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Notes:
Simulation methodology:
All shots taken with Canon EOS RP (35mm full frame)
and Canon 50mm f/1.8 STM at f/8.
Building modeled in "Revit", rendered in "Endscape",
placed into 50mm viewpoint in "Photoshop"

Project: GRLE
Address: 132 Green Lane East, Greenlane,
Auckland 1051
For: Ngati Maru-Ockham JV

REV	DATE	DESCRIPTION	INITIAL	CH'D
A	2022.05.11	DRAFT UDS	ZM	
B	2022.05.17	FINAL UDS	ZM	
C	2022.05.18	FINAL RC	ZM	
D	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
E	2023.03.03	RESOURCE CONSENT REVISION	TW	

Project Code: GRLE
Project No: 2022-01
Date: 2023.03.03
Scale @ A1:
Drawn: TW

VISUAL SIMULATIONS – VP3
PROPOSED

Sheet: RC.347

Revision: E



VIEWPOINT 5 – NOLAN ROAD AND DERBY STREET SE CORNER - LOOKING NORTH WEST

FOR RESOURCE CONSENT



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10/03/2023 3:35:53 pm

Notes:

Simulation methodology:
All shots taken with Canon EOS RP (35mm full frame) and Canon 50mm f/1.8 STM at f/8.
Building modeled in "Revit", rendered in "Endscape", placed into 50mm viewpoint in "Photoshop"

Project: GRLE
Address: 132 Green Lane East, Greenlane, Auckland 1051
For: Ngati Maru-Ockham JV

REV	DATE	DESCRIPTION	INITIAL	CH'D
A	2022.05.11	DRAFT UDS	ZM	
B	2022.05.17	FINAL UDS	ZM	
C	2022.05.18	FINAL RC	ZM	
D	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
E	2023.03.03	RESOURCE CONSENT REVISION	TW	

Project Code: GRLE
Project No: 2022-01
Date: 2023.03.03
Scale @ A1:
Drawn: TW

VISUAL SIMULATIONS – VP5
PROPOSED

Sheet: RC.351

Revision: E



EQUINOX - 21 MARCH 8AM
*Low light conditions. Sun rises at 7.24am



EQUINOX - 21 MARCH 10AM



EQUINOX - 21 MARCH 12NOON



EQUINOX - 21 MARCH 2PM



EQUINOX - 21 MARCH 3PM



EQUINOX - 21 MARCH 4PM
*Low light conditions. Sun sets at 7.32pm

KEY:
SHADING FROM A 18M HIGH
BUILDING AT THE SUBJECT SITE

FOR RESOURCE CONSENT

SHADOW STUDIES - MARCH EQUINOX

Sheet: RC.600

Revision: C

Project: GRLE
Address: 132 Green Lane East, Greenlane,
Auckland 1051
For: Ngati Maru-Ockham JV

REV	DATE	DESCRIPTION	INITIAL	CHD
A	2022.05.18	FINAL RC	ZM	
B	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
C	2022.12.20	RC REVISION	TW	



Project Code: GRLE
Project No: 2022-01
Date: 2022.12.20
Scale @ A1:
Drawn: OKM



EQUINOX - 21 MARCH 5PM

*Low light conditions. Sun sets at 7.32pm



EQUINOX - 21 MARCH 6PM

*Low light conditions. Sun sets at 7.32pm

KEY:
SHADING FROM A 18M HIGH
BUILDING AT THE SUBJECT SITE

FOR RESOURCE CONSENT



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20/12/2022 5:09:58 pm

Notes:

Project: GRLE
Address: 132 Green Lane East, Greenlane,
Auckland 1051
For: Ngati Maru-Ockham JV

REV	DATE	DESCRIPTION	INITIAL	CHD
A	2022.05.18	FINAL RC	ZM	
B	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
C	2022.12.20	RC REVISION	TW	



Project Code: GRLE
Project No: 2022-01
Date: 2022.12.20
Scale @ A1:
Drawn: Author

SHADOW STUDIES - MARCH
EQUINOX

Sheet: RC.601

Revision: C



WINTER SOLSTICE - 21 JUNE 8AM
Low light conditions. The sun rises at 7.24am on 21march, by 8am there is still little light, the proposed long shadows cast by the building will be difficult to discern in darkness for all surrounding sites in amongst self-shading in the existing surrounding context of the site and corresponding low light conditions at this time of the day.



WINTER SOLSTICE - 21 JUNE 10AM



WINTER SOLSTICE - 21 JUNE 12NOON



WINTER SOLSTICE - 21 JUNE 1PM



WINTER SOLSTICE - 21 JUNE 2PM



WINTER SOLSTICE - 21 JUNE 3PM
*Low light conditions. Sun sets at 5.11pm

KEY:
SHADING FROM A 18M HIGH BUILDING AT THE SUBJECT SITE

FOR RESOURCE CONSENT

SHADOW STUDIES - WINTER SOLSTICE

Sheet: RC.602 Revision: C



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20/12/2022 5:10:37 pm

Notes:

Project: GRLE
Address: 132 Green Lane East, Greenlane, Auckland 1051
For: Ngati Maru-Ockham JV

REV	DATE	DESCRIPTION	INITIAL	CHD
A	2022.05.18	FINAL RC	ZM	
B	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
C	2022.12.20	RC REVISION	TW	



Project Code: GRLE
Project No: 2022-01
Date: 2022.12.20
Scale @ A1:
Drawn: OKM



WINTER SOLSTICE - 21 JUNE 4PM
*Low light conditions. Sun sets at 5.11pm



WINTER SOLSTICE - 21 JUNE 5PM
*Low light conditions. The sun sets at 5.11pm on 21June, at 5pm there is little light, the proposed long shadows cast by the building will be difficult to discern in darkness for all surrounding sites in amongst self-shading in the existing surrounding context of the site and corresponding low light conditions at this time of the day.

KEY:
SHADING FROM A 18M HIGH BUILDING AT THE SUBJECT SITE

FOR RESOURCE CONSENT



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20/12/2022 5:10:50 pm

Notes:

Project: GRLE
Address: 132 Green Lane East, Greenlane, Auckland 1051
For: Ngati Maru-Ockham JV

REV	DATE	DESCRIPTION	INITIAL	CHD
A	2022.05.18	FINAL RC	ZM	
B	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
C	2022.12.20	RC REVISION	TW	



Project Code: GRLE
Project No: 2022-01
Date: 2022.12.20
Scale @ A1:
Drawn: Author

SHADOW STUDIES - WINTER SOLSTICE

Sheet: RC.603

Revision: C



EQUINOX - 23 SEPTEMBER 8AM
*Low light conditions. Sun rises at 6.10am



EQUINOX - 23 SEPTEMBER 10AM



EQUINOX - 23 SEPTEMBER 12NOON



EQUINOX - 23 SEPTEMBER 2PM



EQUINOX - 23 SEPTEMBER 3PM



EQUINOX - 23 SEPTEMBER 4PM
*Low light conditions. Sun sets at 6.18pm

KEY:
SHADING FROM A 18M HIGH
BUILDING AT THE SUBJECT SITE

FOR RESOURCE CONSENT

SHADOW STUDIES - SEPTEMBER EQUINOX

Sheet: RC.604

Revision: C

Project: GRLE
Address: 132 Green Lane East, Greenlane,
Auckland 1051
For: Ngati Maru-Ockham JV

REV	DATE	DESCRIPTION	INITIAL	CHD
A	2022.05.18	FINAL RC	ZM	
B	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
C	2022.12.20	RC REVISION	TW	



Project Code: GRLE
Project No: 2022-01
Date: 2022.12.20
Scale @ A1:
Drawn: OKM



EQUINOX - 23 SEPTEMBER 5PM

*Low light conditions. Sun sets at 6.18pm



EQUINOX - 23 SEPTEMBER 6PM

*Low light conditions. The sun sets at 6.18pm on 23September, at 6pm there is little light, the proposed long shadows cast by the building will be difficult to discern in darkness for all surrounding sites in amongst self-shading in the existing surrounding context of the site and corresponding low light conditions at this time of the day.

KEY:
SHADING FROM A 18M HIGH
BUILDING AT THE SUBJECT SITE

FOR RESOURCE CONSENT



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20/12/2022 5:11:44 pm

Notes:

Project: GRLE
Address: 132 Green Lane East, Greenlane, Auckland 1051
For: Ngati Maru-Ockham JV

REV	DATE	DESCRIPTION	INITIAL	CHD
A	2022.05.18	FINAL RC	ZM	
B	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
C	2022.12.20	RC REVISION	TW	



Project Code: GRLE
Project No: 2022-01
Date: 2022.12.20
Scale @ A1:
Drawn: Author

SHADOW STUDIES - SEPTEMBER EQUINOX

Sheet: RC.605 Revision: C



SUMMER SOLSTICE - 22 DECEMBER 8AM



SUMMER SOLSTICE - 22 DECEMBER 10AM



SUMMER SOLSTICE - 22 DECEMBER 12NOON



SUMMER SOLSTICE - 22 DECEMBER 2PM



SUMMER SOLSTICE - 22 DECEMBER 4PM



SUMMER SOLSTICE - 22 DECEMBER 5PM

KEY:
SHADING FROM A 18M HIGH
BUILDING AT THE SUBJECT SITE

FOR RESOURCE CONSENT

SHADOW STUDIES - SUMMER SOLSTICE

Sheet: RC.606

Revision: C



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20/12/2022 5:12:25 pm

Notes:

Project: GRLE
Address: 132 Green Lane East, Greenlane,
Auckland 1051
For: Ngati Maru-Ockham JV

REV	DATE	DESCRIPTION	INITIAL	CHD
A	2022.05.18	FINAL RC	ZM	
B	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
C	2022.12.20	RC REVISION	TW	



Project Code: GRLE
Project No: 2022-01
Date: 2022.12.20
Scale @ A1:
Drawn: OKM

OUTLOOK INFRINGEMENT AREA

6000

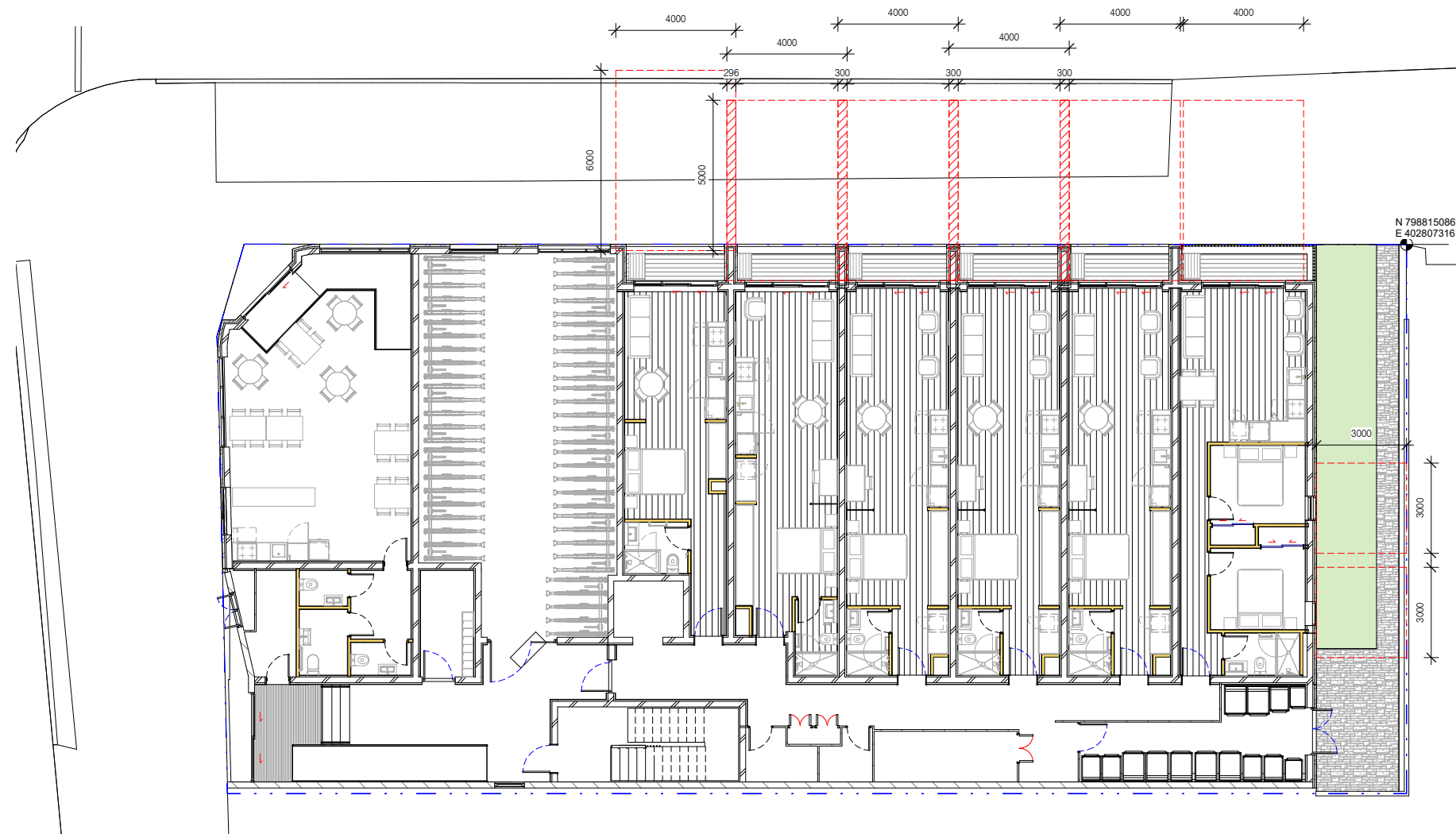
4000

MAIN LIVING OUTLOOK SPACE

3000

3000

BEDROOM OUTLOOK SPACE



1 **OUTLOOK PLAN - LEVEL 0**
A.A200 SCALE AT A1: 1 : 100 PLAN

FOR RESOURCE CONSENT

OUTLOOK PLANS

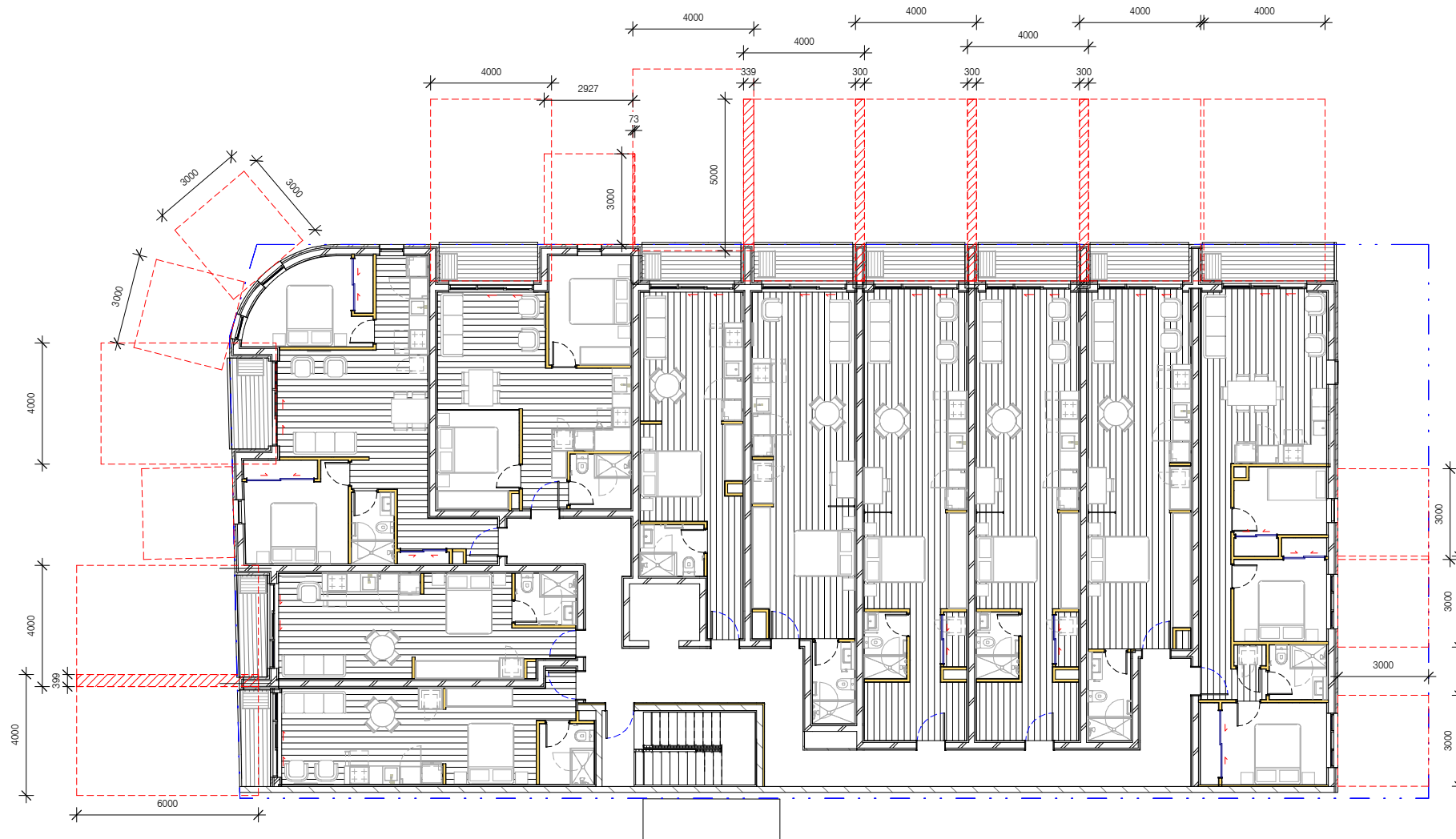
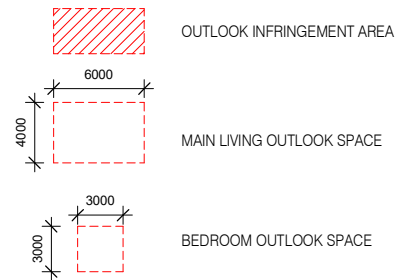
Sheet: RC.700

Revision: **B**

REV	DATE	DESCRIPTION	INITIAL	CHECKED BY
I	2022.03.17	Revised Preliminary Design Issue	TW	
A	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
B	2022.12.20	RC REVISION	TW	



OUTLOOK PLAN LEGEND



FOR RESOURCE CONSENT

OUTLOOK PLANS

Sheet: RC.701 Revision: B

Project: GRLE
Address: 132 Green Lane East, Greenlane,
Auckland 1051
For: Ngati Maru-Ockham JV

REV	DATE	DESCRIPTION	INITIAL	CHD
1	2022.03.17	Revised Preliminary Design Issue	TW	
A	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
B	2022.12.20	RC REVISION	TW	



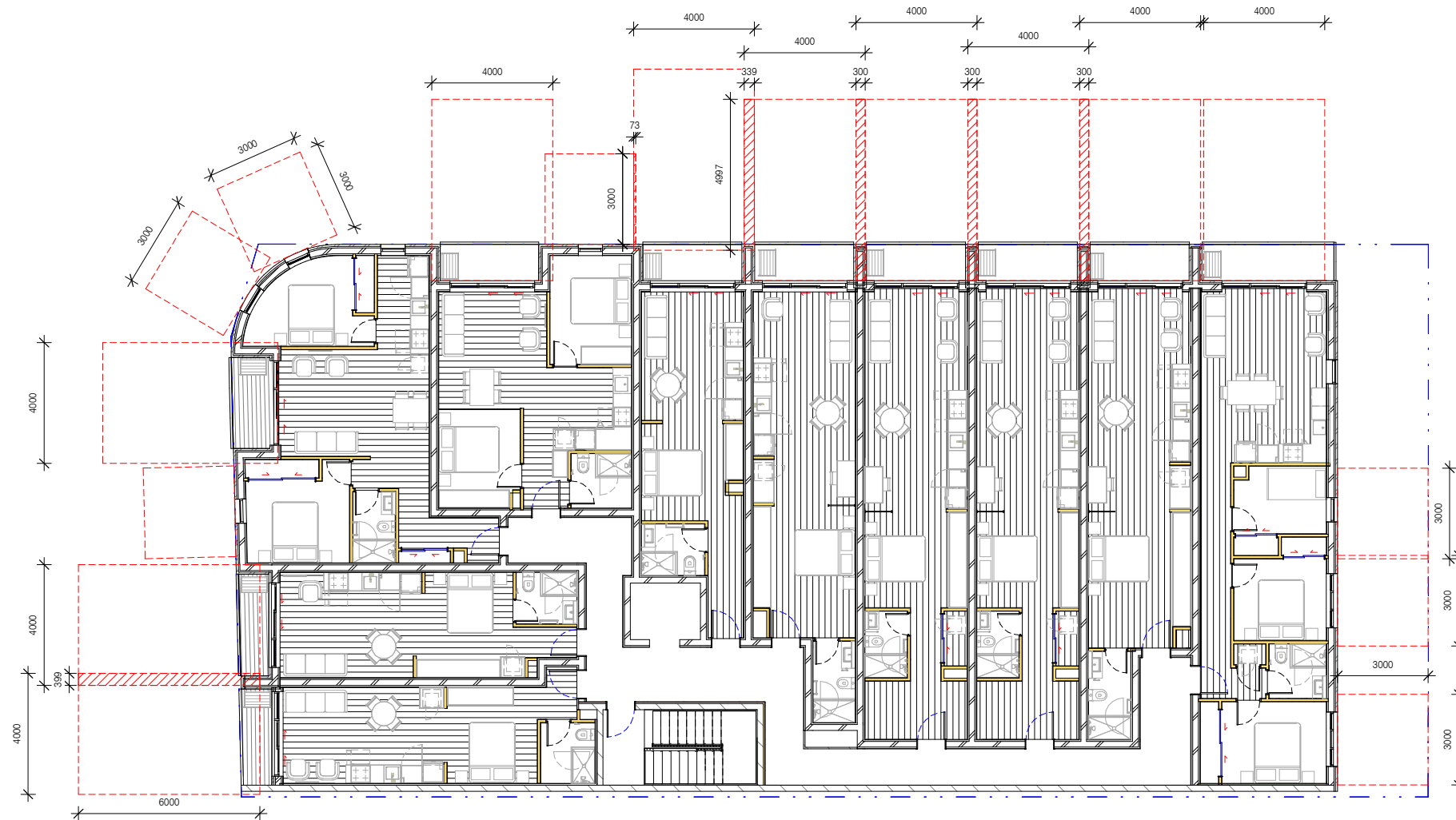
Project Code: GRLE
Project No: 2022-01
Date: 2022.12.20
Scale @ A1: As indicated
Drawn: OKM



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20/12/2022 5:12:36 pm



1 **OUTLOOK PLAN - LEVEL 2**
A.A200 SCALE AT A1: 1 : 100 PLAN

FOR RESOURCE CONSENT

OUTLOOK PLANS

Sheet: RC.702 Revision: B

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Notes:

Project: GRLE
Address: 132 Green Lane East, Greenlane,
Auckland 1051
For: Ngati Maru-Ockham JV

[illegible]

Project Code: **GRLE**
Project No: **2022-01**
Date: **2022.12.20**
Scale @ A1: **As indicated**
Drawn: **OKM**

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20/12/2022 5:12:41 pm

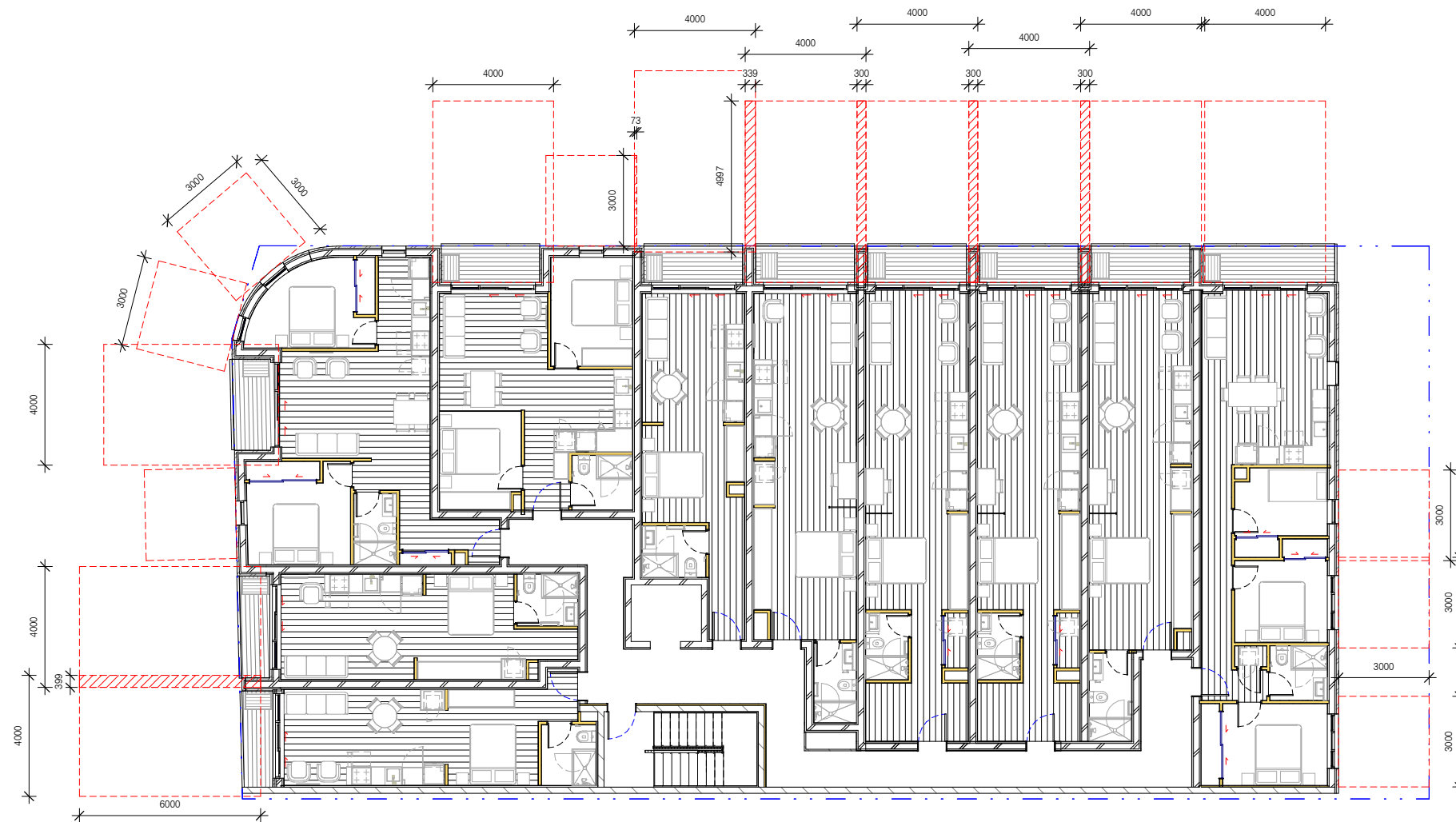
OUTLOOK INFRINGEMENT AREA

6000

MAIN LIVING OUTLOOK SPACE

3000

BEDROOM OUTLOOK SPACE



1 **OUTLOOK PLAN - LEVEL 3**
A.A200 SCALE AT A1: 1 : 100 PLAN

FOR RESOURCE CONSENT

OUTLOOK PLANS

Sheet: **RC.703** Revision: **B**

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20/12/2022 5:12:46 pm

Project: GRLE
Address: 132 Green Lane East, Greenlane,
Auckland 1051
For: Ngati Maru-Ockham JV

[illegible]

Project Code: **GRLE**
Project No: **2022-01**
Date: **2022.12.20**
Scale @ A1: **As indicated**
Drawn: **OKM**

Auckland Council | Approved Resource Consent Plan | LUC60403316 | 28/04/2023 | Page 38 of 40

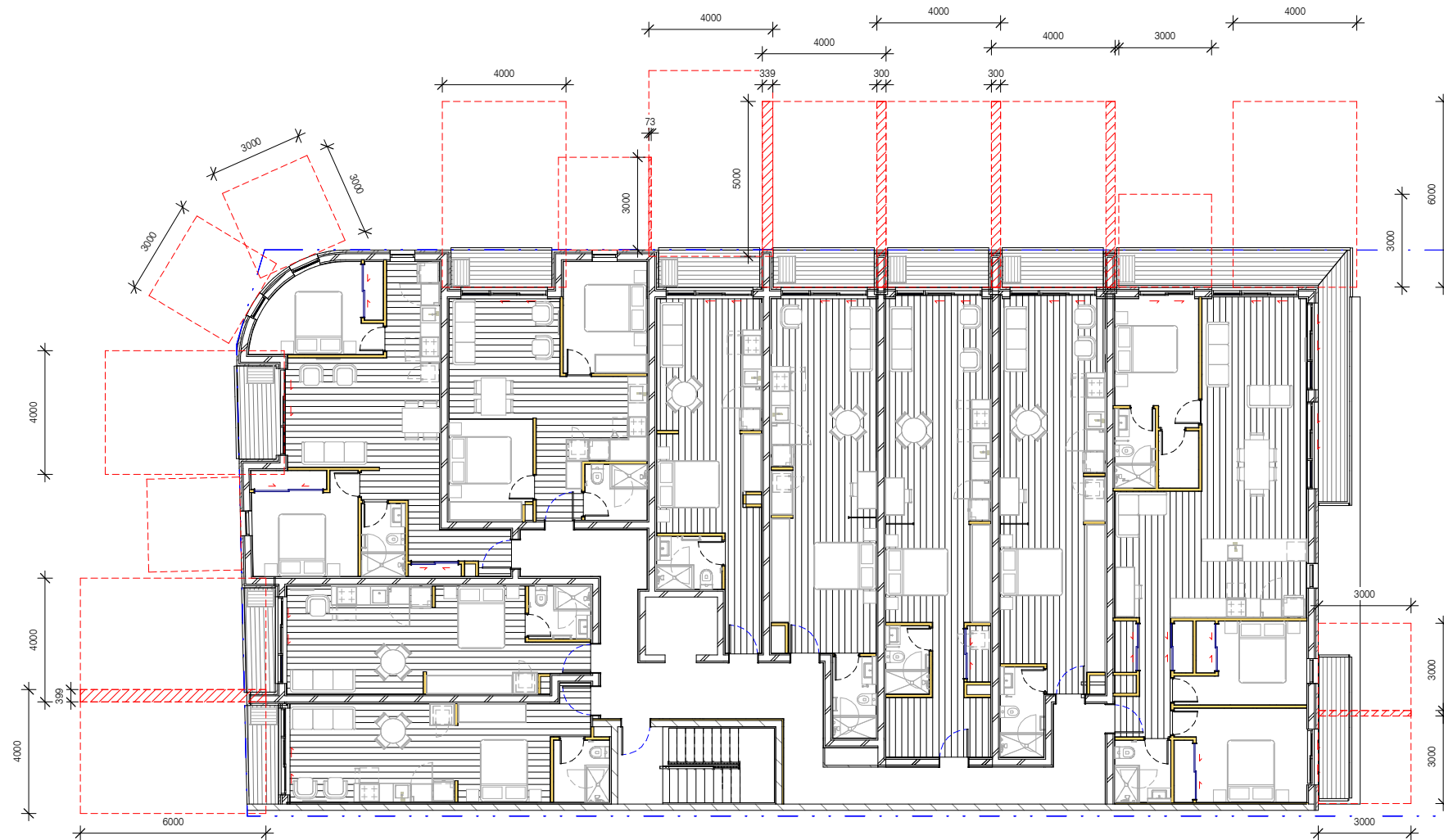
OUTLOOK INFRINGEMENT AREA

6000

MAIN LIVING OUTLOOK SPACE

3000

BEDROOM OUTLOOK SPACE



1 **OUTLOOK PLAN - LEVEL 4**
A.A200 SCALE AT A1: 1 : 100 PLAN

FOR RESOURCE CONSENT

OUTLOOK PLANS

Sheet: **RC.704** Revision: **B**

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20/12/2022 5:12:51 pm

Project: GRLE
Address: 132 Green Lane East, Greenlane,
Auckland 1051
For: Ngati Maru-Ockham JV

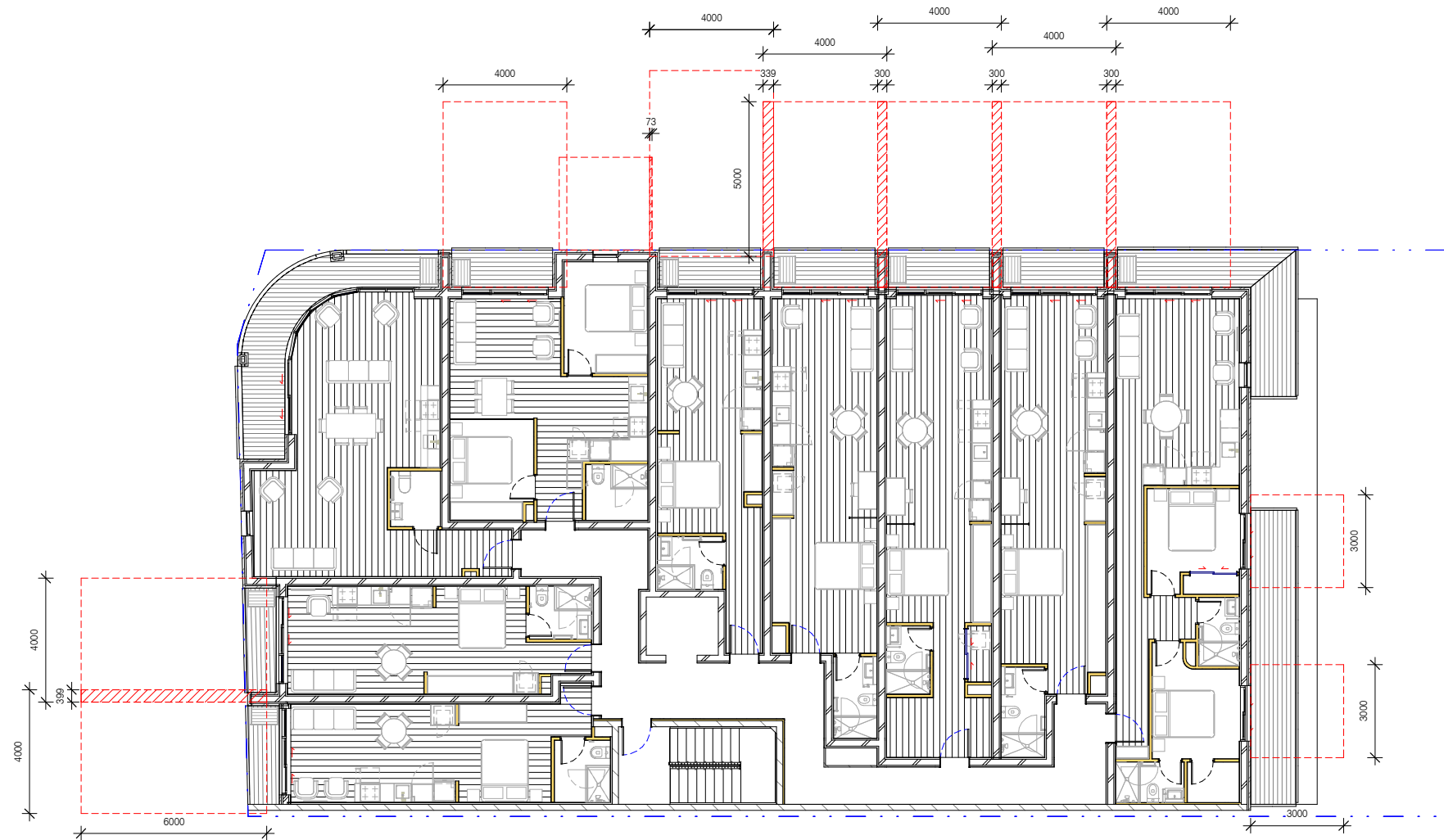
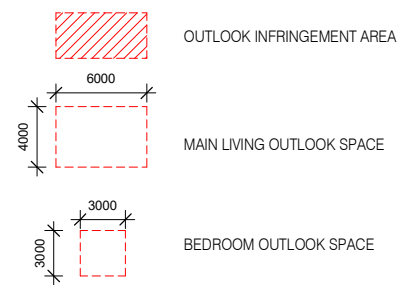
REV	DATE	DESCRIPTION	INITIAL	CHECKED BY
I	2022.03.17	Revised Preliminary Design Issue	TW	
A	2022.05.26	RESOURCE CONSENT SUBMISSION	ZM	
B	2022.12.20	RC REVISION	TW	



Project Code: **GRLE**
Project No: **2022-01**
Date: **2022.12.20**
Scale @ A1: **As indicated**
Drawn: **OKM**

Auckland Council | Approved Resource Consent Plan | LUC60403316 | 28/04/2023 | Page 39 of 40

OUTLOOK PLAN LEGEND



1 **OUTLOOK PLAN - LEVEL 5**
A.A200 SCALE AT A1: 1 : 100 PLAN

FOR RESOURCE CONSENT

OUTLOOK PLANS

Sheet: RC.705 Revision: B

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Notes:

Project: GRLE
Address: 132 Green Lane East, Greenlane,
Auckland 1051
For: Ngati Maru-Ockham JV

[illegible]

Project Code: **GRLE**
Project No: **2022-01**
Date: **2022.12.20**
Scale @ A1: **As indicated**
Drawn: **OKM**

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20/12/2022 5:12:56 pm

8. Notification recommendation

Non-notification

For the above reasons under section 95A this application may be processed without public notification.

In addition, under section 95B, limited notification is not required.

Accordingly, I recommend that this application is processed non-notified.

A handwritten signature in black ink, appearing to read 'AW', followed by a long horizontal flourish.

Andrew Wilkinson
Consultant Planner, Scott Wilkinson Planning

Date: 20 April 2023

Approved for release

Sections 95A and 95B recommendation approved for release to the duty commissioner for determination.

A handwritten signature in blue ink, appearing to read 'Masato Nakamura', followed by a long horizontal flourish.

Masato Nakamura
Principal Project Lead
Resource Consents

Date: 24 April 2023

Recommendation on an application for resource consent under the Resource Management Act 1991



Restricted discretionary activity

Application numbers:	LUC60403316 (s9 land use consent)
Applicant:	Ngati Maru – Ockham JV
Site address:	132 Green Lane East, Greenlane
Legal description:	Lot 22 DP 12290
Proposal:	

To construct an apartment building, to contain a total of 53 apartments, being a combination of one-, two-, and three-bedroom units and one ground floor café, within a 6 level building.

Resource consents required for the following reasons:

Land use consent (s9) – LUC60403316

Auckland Unitary Plan (Operative in part)

H13 – Business Mixed Use Zone

- The proposal involves a new building in the mixed-use zone. This requires consideration as a *Restricted Discretionary Activity* pursuant to Activity Table H13.4.1(A45).
- The proposal involves use and development that infringes core standards under rule C1.9(2). The proposed occupiable building height is 4.1m above the 16m maximum occupiable building height and the proposed total building height is 2.1m above the 18 maximum total building height stipulated in Table H13.6.1.1. This requires consideration as a *Restricted Discretionary Activity* pursuant to Standard H13.6.1(1).
- The proposal involves use and development that does not meet the core standards under rule C1.9(2). The proposed building footprint is designed to achieve the 3m side yard setback from the adjoining Residential – Terrace Housing and Apartment Buildings zone boundary south and the abutting the site, and the proposed 3m yard is not planted to a full depth with trees and shrubs. This requires consideration as a *Restricted Discretionary Activity* pursuant to Standard H13.6.5.
- The proposal involves use and development that does not meet the core standards of C1.9(2). The proposed apartment units do not comply with the requirement for outlook due to overlapping of outlook between proposed units and provisions for outlook over adjacent properties. This requires consideration as *Restricted Discretionary Activity* pursuant to Standard H13.6.9.

E25 – Noise and Vibrations

- The proposal involves construction noise and vibrations under Rule E25.6.27 cannot be met. This requires consideration as a *Restricted Discretionary Activity* pursuant to Rule E25.4.1(A2).

E36 – Natural Hazards and Flooding

- The proposal involves a subject site in an existing 1 per cent annual exceedance probability (**AEP**) floodplain. The proposed new building and residential (more vulnerable use) is proposed within the floodplain that encompasses the subject site. This requires consideration as a *Restricted Discretionary Activity* pursuant to Rules E36.4.1(A37) and E36.4.1(A38).

Recommendation

I have read the application, supporting documents, and the report and recommendations on the application for resource consent. I am satisfied that I have adequate information to make a recommendation.

I recommend, under sections 104, 104C, and Part 2 of the RMA, the resource consent is **GRANTED**.

Reasons

The reasons for this decision are:

1. The application is for restricted discretionary resource consent, and as such under s104C only those matters over which council has restricted its discretion have been considered. Those matters are:
 - H13.8.1(3) – new buildings in Business – Mixed Use zone;
 - H13.8.1(7) – for infringements of standards in Business – Mixed Use zone;
 - E25.8.1 – noise and vibration, and
 - E36.8.1 – natural hazards – flooding.
2. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA, the actual and potential effects from the proposal will be acceptable as:
 - a. Adverse dominance, character and amenity effects associated with the height and yards standards will be avoided by design components, and further mitigated through the modulation of the development, the separation between buildings, and implementation of a landscaping plan which will help to ensure a buffer to neighbouring activity. Noting these factors, it is concluded that the development is consistent with the planned built character and intensity contemplated by the Business – Mixed Use zone.
 - b. In terms of residential amenity, the proposal ensures the adverse bulk, dominance and overlooking effects are mitigated or avoided by the layout of the development. The proposal does not reduce the level of amenity enjoyed or expected to be enjoyed on those sites adjacent to a level that is not anticipated by the Unitary Plan. This is achieved by

the separation distances, setbacks, appropriate screening, and modulation in materials. Any adverse effects on residential amenity generated from the proposal are therefore appropriately mitigated.

- c. The development faces the street and creates a positive interface within the streetscape, through orientation of apartments to face the street, and through the use of different materials, colours, and positioning of facades to break up the overall form and bulk of building.
 - d. Earthworks and site development works will be temporary and of short duration. Best practice sediment and erosion controls will be installed and in place during the earthworks phase to avoid and mitigate potential adverse effects, while the applicant proposed construction noise and vibration management plan will ensure that noise and vibration effects are appropriately controlled. A condition has also been imposed requiring a construction traffic management plan.
 - e. With regards to earthworks, conditions for supervision, methodology and a sediment control plan are accepted to ensure that the land disturbance would not cause any instability or excess sediment runoff. The subject site has only a very gentle contour; and does not require basement excavations, and therefore no instability concerns arise. With regards to the excavated soil, the process of disposal will be managed and if required, reduced through the preparation and implementation of the construction traffic management plan. Overall, the adverse effects generated by the proposed earthworks are appropriately mitigated.
 - f. There is provision made for infrastructure to service the development. It has been found that there is sufficient capacity within the stormwater, wastewater, and water networks to provide for this development. Therefore, any adverse effects onto the capacity of the infrastructure networks are avoided or mitigated. The proposal meets required parking and bicycle parking requirements.
 - g. In respect of positive effects, the proposal will provide some benefit through its intensification by adding to the range of housing options available in the locality.
 - h. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment and/or within the relevant matters of discretion.
3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents, insofar as they relate to the matters over which discretion is restricted. In particular the proposal is consistent with the relevant objectives and policies, matters for discretion and assessment criteria found in and H13 Business – Mixed Uses Zone, E25 – Noise and Vibration, and E36 – Natural Hazards of the Auckland Unitary Plan (Operative in Part) as
- a. The development will increase housing capacity, intensity, and choice in the area, and is of a bulk, height and form of development that is considered reasonably consistent with the Business – Mixed Use zone’s planned built character as guided by the zone standards.

- b. The proposal is consistent with the relevant matters for consideration as set out in the Business – Mixed Use zone for new developments and for infringements of standards for the zone.
 - c. The development will positively contribute to the on-site residential amenity for residents on site through the provisions of the residents' lounge to building on the deck opportunities for the units.
 - d. The development is laid out so that the vast majority of units are street facing, contributing towards passive surveillance.
 - e. Although there are non-compliances to standards including height, yards,, the design minimises the effects of these infringements and in turn minimises potential dominance, overlooking and shadowing effects on adjacent properties, as well as onsite amenity and will achieve an outcome that is generally consistent with the outcomes anticipated by the zoning.
 - f. The collection and management of waste is provided for in the proposed Waste Management Plan forming part of the application. Waste collection is proposed to be undertaken by private contractors, and there are sufficient areas to store and manage waste on the subject site.
 - g. The proposed earthworks are of a scale commensurate with the scale of the proposed development and will not result in instability. The works will be temporary in nature and erosion and sediment control measures will ensure that any sediment runoff will be adequately managed.
- 4. As a restricted discretionary activity, no other matters can be considered under s104(1)(c) of the RMA.
 - 5. In the context of this restricted discretionary activity application for land use consent, where the relevant objectives and policies and other relevant provisions in the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.
 - 6. Overall, the proposal is consistent with the sustainable management purpose of the RMA and represents an efficient use of brownfield urban land; will increase housing supply and the variety of housing typologies and choice in the locality; and is of a design and appearance that does not adversely impact on the amenity of the immediate locality.

Conditions

Under sections 108 and 108AA of the RMA, I recommend that this consent subject to the following conditions:

General condition

These conditions apply to the resource consent:

- These consents must be carried out in accordance with the documents and drawings and all supporting additional information submitted with the application, detailed below, and all referenced by the council as resource consent number LUC60403316.

- Application Form and Assessment of Environmental Effects prepared by Baseplan Limited, dated 31 May 2022

Report title and reference	Author	Rev	Dated
Urban Design Statement; 132 Green Lane East, Greenlane.	Ockham Residential		May 2022
Memo: Assessment of Landscape Effects Commentary	KPLC		26 May 2022
132 Green Lane East, Greenlane – Infrastructure Report	Tektus Consultants	A	25 May 2022
Technical Memo: 132 Green Lane East Flood Assessment	Harrison Grierson		3 August 2021
132 Green Lane East, Greenlane Geotechnical Assessment Report	Initia	A	May 2022
132 Green Lane East Proposed Apartment Building, Green Lane, Auckland, Construction Noise and Vibration Assessment	Earcon Acoustics	A	11 May 2022
132 Greenlane East Proposed Apartments Greenlane, Auckland, Acoustics Report	Earcon	D	26 May 2022
132 Green Lane East, Auckland, Preliminary Site Investigation (Ground Contamination)	WWLA	1	22 March 2022
132 Green Land East, Greenlane, Arboricultural Assessment	Peer Browns Miller		26 May 2022
Site Waste Management & Minimisation Plan	Green Gorilla		25 May 2022

Drawing title and reference	Author	Rev	Dated
RC.010 Aerial Map – Site and Location	Ockham Residential	C	20.12.2022
RC.020 Essential Design	Ockham Residential	C	20.12.2022
RC.100 Site Reference Plan	Ockham Residential	F	03.03.2023
RC.120 Aerial Schedule	Ockham Residential	E	20.12.2022
RC.200 Reference Plan – Level 0	Ockham Residential	F	03.03.2023
RC.201 Reference Plan – Level 1	Ockham Residential	F	03.03.2023
RC.202 Reference Plan – Level 2	Ockham Residential	C	20.12.2022
RC.203 Reference Plan – Level 3	Ockham Residential	C	20.12.2022
RC.204 Reference Plan – Level 4	Ockham Residential	D	20.12.2022
RC.205 Reference Plan – Level 5	Ockham Residential	D	20.12.2022
RC.206 Reference Plan – Roof	Ockham Residential	C	20.12.2022
RC.250 Apartment Types 1-3	Ockham Residential	C	20.12.2022
RC.251 Apartment Types 5, 7 & 8	Ockham Residential	C	20.12.2022

RC.252 Apartment Types 9-11	Ockham Residential	C	20.12.2022
RC.253 Apartment Types 12-13 & Resi	Ockham Residential	C	20.12.2022
RC.300 Elevations	Ockham Residential	E	20.12.2022
RC.301 Elevations	Ockham Residential	E	20.12.2022
RC.320 Sections – Outlook Diagram	Ockham Residential	C	20.12.2022
RC.321 Sections – Context	Ockham Residential	E	20.12.2022
RC.330 3D Views From 1 Nolan RD	Ockham Residential	A	03.03.2023
RC.341 Viewpoint Location Plan	Ockham Residential	B	26.05.2022
RC.343 Visual Simulations – VP1 Proposed	Ockham Residential	F	03.03.2023
RC.345 Visual Simulations – VP2 Proposed	Ockham Residential	E	03.03.2023
RC.347 Visual Simulations – VP3 Proposed	Ockham Residential	E	03.03.2023
RC.349 Visual Simulations – VP4 Proposed	Ockham Residential	E	03.03.2023
RC.351 Visual Simulations – VP5	Ockham Residential	E	03.03.2023
RC.500 3D Views – Detailed	Ockham Residential	C	20.12.2022
RC.600 Shadow Studies – March Equinox	Ockham Residential	C	20.12.2022
RC.601 Shadow Studies – March Equinox	Ockham Residential	C	20.12.2022
RC.602 Shadow Studies – Winter Solstice	Ockham Residential	C	20.12.2022
RC.603 Shadow Studies – Winter Solstice	Ockham Residential	C	20.12.2022
RC.604 Shadow Studies – September Equinox	Ockham Residential	C	20.12.2022
RC.605 Shadow Studies – September Equinox	Ockham Residential	C	20.12.2022
RC.606 Shadow Studies – Summer Solstice	Ockham Residential	C	20.12.2022
RC.700 Outlook Plans	Ockham Residential	B	20.12.2022
RC.701 Outlook Plans	Ockham Residential	B	20.12.2022
RC.702 Outlook Plans	Ockham Residential	B	20.12.2022
RC.703 Outlook Plans	Ockham Residential	B	20.12.2022
RC.704 Outlook Plans	Ockham Residential	B	20.12.2022
RC.705 Outlook Plans	Ockham Residential	B	20.12.2022
RC.800 Outlook Plans	Ockham Residential	B	26.04.2022
132 Green Lane East Building Height Restriction Plan	Woods	3	07.04.2022
132 Green Lane East Building Height Restriction Plan (cross sections AA-BB)	Woods	3	07.04.2022
Landscape Concept Plan – 132 Green Lane East	Peer Browns Miller		08.03.23
Planting Details – 132 Green Lane East	Peer Browns Miller		08.03.23

Other Additional Information	Author	Dated
Response to Auckland Council Section 92 Baseplan Clarifications for LUC60403316 – 132 Green Lane East, Greenlane	Limited	20 December 2022

Response to Auckland Council Section 92 Further Clarification for LUC60403316 – 132 Green Lane East, Greenlane.	Baseplan Limited	20 March 2023
Memo: 132 Green Lane East, Greenlane, Auckland 1051, entitled 'Assessment of Landscape Effect Commentary – Supplementary	KPLC	13 March 2023
Supplementary Supporting Images 132 Green Lane East	Baseplan Limited	20 March 2023
Memo: 132 Green Lane East - Response to Eke Panuku Development Auckland Technical Advisory Group (TAG) Commentary	Ockham Residential	20.12.23
Email: RE: LUC60403316- 132 Green Lane East - s92 – response to Item 6 – construction traffic management plan	Jethro Joffe of Baseplan Limited	19.12.23
Email: LUC60403316- 132 Green Lane East - s92 – response to traffic engineering s92 queries	Chloe Davison of Harrison Grierson	16.12.23
Email: RE: 132 Green Lane East - RFI - 25.8.22 – response to flood hazard assessment s92 queries	Jonathan Chambers of Harrison Grierson	31.7.23
Letter: Proposed Apartments – 132 Green Lane East Response to Council S92 Queries	Earcon Acoustics	24.8.23
132 Green Lane East Proposed Apartment Building Greenlane, Auckland S92 Queries Construction Noise and Vibrations	Earcon Acoustics	19 July 2022

2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. The consent is given effect to; or
 - b. The council extends the period after which the consent lapses.
3. The consent holder must pay the council an initial consent compliance monitoring charge of \$1,044 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this consent.

Advice notes:

The initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, should be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.

Pre-development conditions

Architectural Design Plans:

4. Prior to the lodgement of Building Consent, a finalised set of architectural detail drawings and materials specifications must be submitted to Council for written certification by the Council. The submitted information must be consistent with the consented plans by Ockham Residential referred to in Condition 1. The information must include the following:

Details of the building's façade treatment / architectural features:

- a. Design details, materiality, and pattern on the Western Façade to be developed with Ngāti Maru.
- b. Materials schedule and specification, sample palette of materials, surface finishes, and colours as referenced on the architectural elevations.
- c. External / rooftop services / plant, and visual / aural screening elements.
- d. Specifications and details of the balustrades, fencing and hard landscaping treatment, colour and materiality.

The finalised set of drawings must ensure that the building's proposed architectural treatment and finished appearance is consistent with the plans and information referenced at Condition 1. All works must then be carried out with the details certified by the Council, and thereafter retained and maintained, to the satisfaction of the Council.

Advice note:

As part of the condition monitoring process, Council's monitoring inspectors will liaise with Urban Designers from Council's Tāmaki Makaurau Design Ope to ensure that the submitted details are consistent with the approved plans and information.

Services Plan

5. Prior to the lodgement of Building Consent, the consent holder must provide a final set of Services Plans, including details / locations of the proposed servicing for the building i.e. vents, transformers, A/C units, lift overruns, water meters, electric meters, traffic warning devices (if any) etc. The purpose of this condition is to ensure any unsightly servicing components are adequately screened and/or located so that they will not be visible from the public realm e.g. streets, parks etc. The finalised design details certified by Council must be established prior to the development hereby consented being first occupied, and thereafter retained and maintained, to the satisfaction of the Council.

Advice note:

As part of the certification process, Council's monitoring officers will liaise with Urban Designers from Council's Tāmaki Makaurau Design Ope to ensure that the submitted details are consistent with the approved plans and information.

Signage

6. Prior to the occupation of any residential or commercial unit at the building, the consent holder must provide detailed information to illustrate the finalised design details of the proposed signage, including the proposed locations, dimensions, colours, materials, and surface

finishes. The finalised design details certified by Council must be established prior to the development hereby consented being first occupied, and thereafter retained and maintained, to the satisfaction of the Council.

Advice note:

As part of the certification process, Council's monitoring officers will liaise with Urban Designers from Council's Tāmaki Makaurau Design Ope to ensure that the submitted details are consistent with the approved plans and information.

Finalised Landscape Design Drawings, Specifications and Maintenance Requirements

7. Prior to the lodgement of building consent, the consent holder must provide to the Council for certification, a finalised set of detailed landscape design drawings and supporting written documentation which have been prepared by a landscape architect. The submitted information must be consistent with the consented landscape concept plan referenced in Condition 1, and at a minimum, must include landscape design drawings, specifications and maintenance requirements including:
- a. Annotated planting plans which communicate the proposed location and extent of planting within the 3m yard setback.
 - b. The garden bed width accommodating the specimen trees must have a width of 1.1m where the trees are proposed to be grounded, with the remaining garden bed containing the specimen trees varying in width less than 1m.
 - c. A plant schedule based on the submitted planting plan(s) which details specific plant species, the number of plants, spacing, height and/or grade (litre) / Pb size at time of planting.
 - d. Details for any specific drainage, soil preparation, tree pits / garden beds (including dimensions), staking, irrigation and mulching requirements.
 - e. An annotated pavement plan and related specifications, detailing proposed site levels and the materiality and colour of all proposed hard surfacing.
 - f. A three-year landscape maintenance plan (report) and related drawings and specifications for all aspects of the finalised landscape design, including in relation to the following requirements:
 - i. Irrigation required in planting season and outside of the planting season to maintain soil moisture.
 - ii. Weed and pest control / spraying.
 - iii. Plant replacement of any dead or dying plants over a minimum three-year period including specimen trees.
 - iv. Inspection timeframes / frequency, contractor responsibilities and any ongoing maintenance requirements (e.g., body corporate, residents' society).

Advice note:

As part of the approval process, the Council's monitoring team will liaise with landscape architects from the Council's Tāmaki Makaurau Design Ope to ensure that the submitted

drawings and related information are consistent with the originally consented landscape concept plan.

Construction Traffic Management Plan

8. Prior to the commencement of earthworks or construction, the consent holder must submit a finalised Construction Traffic Management Plan (CTMP) prepared in accordance the Council's requirements for CTMPs and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management must be submitted to the Council for certification.

Advice note:

No construction activity shall commence until confirmation is provided from the Council that the CTMP satisfactorily meets the requirements of the Council's requirements for CTMPs and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management, and all measures identified in that plan as needing to be put in place prior to commencement of works have been.

Building – acoustic design between units

9. Common building elements that connect ground level retail and upper floor residential units must be designed, constructed, and maintained so that the internal noise (rating) level arising from any activity measured in any adjoining unit does not exceed the following levels:

Unit	Time	Noise level
In all units except those containing activities sensitive to noise	At all times	50 dB L _{Aeq}
Bedrooms and sleeping areas	Between 11pm and 7am	35 dB L _{Aeq} 45 dB L _{eq} at 63 Hz 40 dB L _{eq} at 125 Hz
	Between 7am and 11pm	40 dB L _{Aeq}
Other noise sensitive spaces	At all other times	40 dB L _{Aeq}

- g. Adjustments for noise containing special audible characteristics will only apply to A weighted levels.
- h. The 63 Hz and 125 Hz octave limits do not apply to fixed mechanical plant.

Building - acoustic façade design

10. Bedrooms and other noise sensitive spaces must be designed, constructed, and maintained so that the internal noise levels do not exceed the levels below based on the maximum incident façade noise levels for the Business – Mixed Use Zone (refer E25.6.8):

Unit	Time	Noise level
Bedrooms and sleeping areas	Between 11pm and 7am	35 dB L _{Aeq} 45 dB L _{eq} at 63 Hz 40 dB L _{eq} at 125 Hz
Other noise sensitive spaces	At all other times	40 dB L _{Aeq}

Where the noise levels above can only be achieved when windows and/or external doors to rooms are closed, those rooms must have installed a mechanical ventilation system which does not generate a noise level greater than 35 dB L_{Aeq} in bedrooms and 40 dB L_{Aeq} in other spaces when measured 1m from the diffuser at the minimum air flows required to achieve the design temperatures and air flows in AUP (OP) E25.6.10 (3) (b) (i) or (ii) or an alternative temperature control system approved by the Council.

Building - acoustic design certificate

11. At the time the building consent application is lodged the consent holder must provide written certification from a suitably qualified and experienced acoustic specialist to the Council confirming that the building has been designed to ensure internal noise levels in bedrooms and other noise sensitive spaces specified in conditions 9 and 10 will be met. Written certification must be in the form of a report to the council.

Advice Notes:

- i. Noise sensitive space is defined as “Any indoor space within an activity sensitive to noise excluding any bathroom, water closet, laundry, pantry, walk in wardrobe, corridor, hallway, lobby, stairwell, clothes drying area, kitchens not part of a dwelling, garage or other space of a specialised nature occupied neither frequently nor for extended periods.”*
- ii. Measures to mitigate the effects of noise are likely to include the use of insulation materials, and ventilation systems that enable habitable rooms to be occupied without the need to open windows or external doors. Note that Standard E25.6.10 (3) of the Auckland Unitary Plan outlines the ventilation, mechanical cooling and/or air supply requirements for noise sensitive spaces, for purposes of thermal comfort. Should these requirements be unable to be complied with, a further resource consent may be required.*

Construction noise and vibration management plan

12. The consent holder must submit an updated Construction Noise and Vibration Management Plan (CNVMP) based on the Construction Noise & Vibration Management Plan (CNVMP) dated 11/05/2022 (Rev A) prepared by Earcon Acoustics (referenced in condition 1) for certification prior to the commencement of works. The objective of the CNVMP is to set out the Best Practicable Option for the management of noise and vibration effects. The CNVMP must be prepared with reference to Annex E, New Zealand Standard NZS6803:1999 Acoustics – Construction noise and Appendix B in DIN 4150-3:1999 Structural Vibration – Part 3 Effects of vibration on structures.
13. The updated CNVMP must be submitted to the Council for certification a minimum of ten working days prior to commencement of the works. Construction works must not commence until certification has been received in writing from the Council.
14. Any subsequent amendment of the certified CNVMP which comprises material changes to proposed construction methodology must also be prepared by a suitably qualified and experienced acoustic specialist. Amendments must be tracked and the revised CNVMP submitted to the Council for certification.

Development in Progress Conditions

15. A stabilised entranceway must be constructed in general accordance with Auckland Design Manual – Earthwork Erosion and Sediment Control (GD05) prior to earthwork activities and be the sole means of access for vehicles entering and exiting the site. The stabilised entranceway must be constructed prior to earthworks commencing onsite and maintained for the duration of the works.
16. All machinery associated with the earthworks activity must be operated in a way that ensures that any spillages of hazardous substances such as fuel, oil, grout, concrete products, and any other contaminants are prevented.
17. There must be no damage to public roads, footpaths, berms, kerbs, drains, reserves or other public asset as a result of the earthworks, demolition/removal and construction activity. In the event that such damage does occur, the Council must be notified within 24 hours of its discovery. The costs of rectifying such damage and restoring the asset to its original condition must be met by the consent holder.
18. All materials and equipment must be stored within the subject site's boundaries unless written permission is granted from Auckland Transport for specific storage within the road reserve.
19. All earthworks must be managed to ensure that they do not lead to any uncontrolled instability or collapse affecting either the site or any neighbouring properties. In the event that such collapse or instability does occur, all allied works must cease, and any collapse or instability rectified as soon as practicable.
20. All earthworks must be managed to minimise any discharge of debris, soil, silt, sediment, or sediment-laden water is discharged beyond the subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works must cease immediately, and the discharge must be mitigated and/or rectified to the satisfaction of the Council.
21. There must be no airborne or deposited dust beyond the subject site as a result of the earthworks / construction / demolition/removal activity, that in the opinion of the Council, is noxious, offensive, or objectionable.
22. Within ten working days following the completion or abandonment of earthworks on the subject site all areas of bare earth must be permanently stabilised against erosion to the satisfaction of the Council.

Construction hours

23. All noise generating construction activities associated with the implementation of this resource consent on the subject site must only be carried out between the hours of 7.30am and 6pm, Monday to Saturday except rock breaking works must be restricted to between 8.30am and 5pm, Monday to Friday and, works must not be carried out on any Sunday or public holiday.

Construction noise limits

24. Except where provided for in Condition 25, construction works on the site must be designed and conducted to not exceed the permitted noise standards specified in AUP (OP) Table E25.6.27.1 (i.e. residential) and Table E25.6.27.2 (i.e. commercial) subject to E25.6.27 (4)

where levels are decreased by 5 dB, when measured 1m from the most exposed façade of any building that is occupied during the works. Noise from construction work activity must be measured and assessed in accordance with the requirements of New Zealand Standard NZS 6803:1999 Acoustics – Construction noise.

25. Construction works on the site comprising the following specific works must be designed and conducted to ensure that noise from the site does not exceed the noise limits specific to the buildings (when occupied) as set out below: -

Earthworks

- 75 dB L_{Aeq} and 90 dB L_{AFmax} at 136 and 1/136 Green Lane East
- 73 dB L_{Aeq} and 90 dB L_{AFmax} at 1 Nolan Road

Rock breaking

- 78 dB L_{Aeq} and 95 dB L_{AFmax} at 136 and 1/136 Green Lane East (upper floor)
- 75 dB L_{Aeq} and 90 dB L_{AFmax} at 128 Green Lane East and 136 and 1/136 Green Lane East (ground floor)
- 73 dB L_{Aeq} and 90 dB L_{AFmax} at 1 Nolan Road and 2 Nolan Road

Construction vibration – structural limits

26. Vibration levels arising from construction activity on the site must not exceed the limits set out in German Industrial Standard DIN 4150-3 (1999) Structural Vibration – Part 3 Effects of Vibration on Structures criteria when measured in accordance with that Standard on any structure not on the same site as specified in AUP (OP) E25.6.30 (1) (a).

Construction vibration – amenity limit

27. Vibration levels arising from construction activity on the site must not exceed a limit of 2mm/s Peak Particle Velocity for more than 3 days in occupied buildings in any axis when measured in the corner of the floor of the storey of interest for multi-storey buildings, or within 500mm of ground level at the foundation of a single storey building as specified in AUP (OP) Table E25.6.30.1.

If measured or predicted vibration from construction activities exceeds 2mm/s PPV at an occupied building, the consent holder must consult with the occupants to:

- a. Discuss the nature of the work and the anticipated days and hours when the exceedances are likely to occur.
- b. Determine whether the exceedances could practicably be timed or managed to reduce the effects on the receiver, and if so, to do so.
- c. Provide in writing, no less than three (3) days prior to the vibration-generating works commencing, details of the location of the works, the duration of the works, a phone number for complaints and the name of the project manager.

The consent holder must maintain a record of these discussions and make them available to the Council within five (5) working days of a written request.

Advice Note:

If the building is not occupied, then the noise limits and vibration amenity limit specified above (i.e., 2mm/s PPV) do not apply. This allows high noise or vibration creating work to be scheduled when receivers are not present, subject to compliance with structural guideline limits and compliance with the vibration limits at other nearby buildings that are occupied. The consent holder should maintain a record of these discussions and make them available to the Council within five (5) working days of a written request.

Neighbour consultation

28. The consent holder must advise in writing the occupants of properties identified in Table A1: Neighbouring Receivers contained in the Construction Noise & Vibration Management Plan (CNVMP) dated 11/05/2022 (Rev A) prepared by Earcon Acoustics (referenced in Condition 1). The advice must be provided at least two (2) weeks before the construction works start. The written advice must set out an overview of the construction works, the expected duration and working hours, mitigation measures, expected levels of noise and vibration, a contact phone number to call regarding concerns about the construction noise and vibration, and the name of the project manager.

Temporary acoustic barriers

29. Prior to construction works commencing temporary acoustic barriers must be erected to block the line of sight from the works to the nearest ground level receivers in accordance with the report titled Construction Noise and Vibration Assessment dated 11/05/2022 (Rev A) prepared by Earcon Acoustics Ltd (referenced in condition 1). The barriers must be abutted or overlapped to provide a continuous screen without gaps at the bottom or sides of the panels. Suitable barrier materials include 17.5mm thick plywood panels and/or the following proprietary 'noise curtains':
- Duraflex 'Noise Control Barrier - Performance Series' (www.duraflex.co.nz)
 - Soundex 'Acoustic Curtain - Performance Series' (www.ultimate-solutions.co.nz)
 - Flexshield 'Sonic Curtain with 4 kg/m² mass loaded vinyl backing' (www.flexshield.co.nz)

As a minimum the barriers must remain in place until all earthworks, rock breaking works and building foundation works are completed.

30. The construction works must be carried out in accordance with the certified CNVMP and a copy of the certified CNVMP must be made available to authorised Council staff during monitoring inspections.

Pedestrian-vehicle intervisibility

31. The consent holder must implement the following measures to ensure adequate pedestrian-vehicle intervisibility at the site's vehicle exit point onto Nolan Road:
- The wall/screen adjoining the vehicle exit point to the north onto Nolan Road must include visually permeable screening where the subject wall/screen is 1.1m or higher.
 - The 2.0-metre-high boundary fence bordering 1 Nolan Road to the south must be set back 2.5 metres from the road boundary.

Vehicle Crossing

32. The consent holder must provide new vehicle crossing to serve the development. The crossing must be designed and formed in accordance with the requirements of Auckland Transport and with sufficient distance from the power pole.
33. The crossing must maintain an at-grade (level) pedestrian footpath across the length of the crossing, using the same materials, kerbing, paving, patterns, and finish as the footpath on each side of the crossing. Certification that works have been satisfactorily undertaken must be provided to council.

Advice Note:

- An approval letter and completion certificate from Auckland Transport is required to be submitted to Auckland Council as a verification that Auckland Transport has completed approval and a final vehicle crossing inspection before this condition is considered fulfilled.*
- Works within the road reserve require prior approval from Auckland Transport. The consent holder should contact Auckland Transport as soon as possible to ensure any required approvals are issued prior to construction.*
- A vehicle crossing approval permit is required to be obtained from Auckland Transport for these works.*
- Please note that any redundant vehicle crossings are required to be reinstated.*

Post Construction Conditions

Operational noise limits

34. The consent holder must ensure that noise arising from all activities on the site do not exceed the following limits when measured in accordance with the provisions of NZS 6801:2008 Acoustics – Measurement of environmental sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental noise.
- a. As the incident level on the façade of any building on any other site zoned business;

Time	Noise Limit
7am – 11pm	65 dB L _{Aeq}
11pm – 7am	55 dB L _{Aeq} 65 dB L _{eq} at 63 Hz 60 dB L _{eq} at 125 Hz 75 dB L _{AFmax}

The 63 Hz and 125 Hz octave limits do not apply to fixed mechanical plant.

- b. Measured within the boundary of any site zoned Residential;

Time	Noise Limit
Monday to Saturday 7:00am – 10:00pm Sunday 9:00am – 6:00pm	55 dB L _{Aeq}

All other times	45 dB L_{Aeq} 60 dB L_{eq} at 63 Hz 55 dB L_{eq} at 125 Hz 75 dB L_{AFmax}
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Advice Note:

The consent holder is reminded of their general obligation under section 16 of the Resource Management Act 1991 to adopt the best practicable option to ensure that the emission of noise does not exceed a reasonable level.

Mechanical plant

35. To ensure the noise standards specified in condition 34 are met at all times, the selection, design and installation of mechanical plant and equipment must be overseen by a suitably qualified acoustic specialist at the detailed design stage of the project. Within one (1) month of a written request from the Council, a report prepared by a suitably qualified acoustic specialist must be provided to the Council demonstrating that noise arising from operation of mechanical plant and equipment is compliant with condition 34.

Landscaping

36. Within the first planting season after the completion of construction, the consent holder must implement the landscape design which has been approved by the Council under Condition 1 and thereafter retain and maintain this landscape (planting, pavement and communal furniture) in perpetuity in accordance with the maintenance plan which has been approved under Condition 1.

Share Car Parking Space

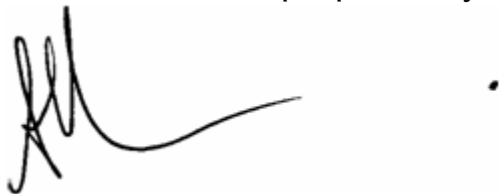
37. The Share Car parking space must be limited to use by a 'small car' of 1.7 metres or less in width.

Advice notes

1. Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.
2. For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring officer unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.
3. For more information on the resource consent process with Auckland Council see the council's website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.
4. If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).

5. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
6. *The FFL of the house has to comply with 1.2 m head requirement of Watercare standards for wastewater connection. If this is not complying, private wastewater pump may be required at building consent stage.*
7. *The private driveways, parking and manoeuvring areas serving development be formed and drained. A building consent will be required.*
8. *All water supply connections for all the lots to the Water Care supply main and shall be designed in accordance with Water Care Services "Standards" and be made by a Watercare Services Ltd approved contractor. For details, please contact Water Care Services. Any provision being made for telecommunications, power or gas to this subdivision are to be underground and are to be to the requirements of the respective utility services.*

Recommendation prepared by:



Andrew Wilkinson
Consultant Planner, Scott Wilkinson Planning

Date: 20 April 2023

Approved for release

Recommendation approved for release to the duty commissioner for determination.



Masato Nakamura
Principal Project Lead, Resource Consents

Date: 24 April 2023

Resource Consent Notice of Works Starting

Please email this form to monitoring@aucklandcouncil.govt.nz at least 5 days prior to work starting on your development or post it to the address at the bottom of the page.

Site address:				
AREA (please tick the box)	Auckland CBD <input type="checkbox"/>	Auckland Isthmus <input type="checkbox"/>	Hauraki Gulf Islands <input type="checkbox"/>	Waitakere <input type="checkbox"/>
Manukau <input type="checkbox"/>	Rodney <input type="checkbox"/>	North Shore <input type="checkbox"/>	Papakura <input type="checkbox"/>	Franklin <input type="checkbox"/>
Resource consent number:			Associated building consent:	
Expected start date of work:			Expected duration of work:	

Primary contact	Name	Mobile / Landline	Address	Email address
Owner				
Project manager				
Builder				
Earthmover				
Arborist				
Other (specify)				

Signature: Owner / Project Manager (indicate which)	Date:
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Once you have been contacted by the Monitoring Officer, all correspondence should be sent directly to them.

SAVE \$\$\$ minimise monitoring costs!

The council will review your property for start of works every three months from the date of issue of the resource consent and charge for the time spent. You can contact your Resource Consent Monitoring Officer on 09 301 0101 or via monitoring@aucklandcouncil.govt.nz to discuss a likely timetable of works before the inspection is carried out and to avoid incurring this cost.