

Date received: 22 Sep 2025 23:47:35 PM

LUC60456483

Property address**Primary property address:**22 Summit Drive MOUNT ALBERT 1025
1181841 - LOT 1 DP 603808**Other site addresses:**22A Summit Drive MOUNT ALBERT 1025
1181840 - LOT 2 DP 603808

Application details

What type of application is this for? Select all the options necessary to cover your proposal.

- Coastal permit
- Discharge permit
- Land use
- Streamworks
- Subdivision
- Water permit

Provide sub-type for land use

- Residential
- Non-residential
- Tree works
- Skylights; Stormwater Management Area – flow (SMAF Only)
- Solar panels in a Special Character Overlay
- Earthworks residential
- Earthworks non-residential
- Drill or alter a bore

The application will be assessed under the Auckland Unitary Plan (operative in part). If there are any other relevant legacy district plan provisions, please indicate.

Not applicable

Are you a Qualified Partner Customer or are you lodging on behalf of a Qualified Partner Customer?

- Yes
- No

Is consent required under a National Environmental Standard (NES)?

- Yes
- No

Are any additional resource consent(s) required for this proposal but not being applied for under this application?

- Yes
- No

Do you have any existing consent(s) relevant to this application?

- Yes
- No

discharge permit renewal

Have you had a pre-application meeting with us regarding your proposal?

- Yes
- No

Pre-application meeting details [1]

Reference number

PRR00042511

Date of the meeting (optional)

Name of the staff member (optional)

Amanda Blakey

Attach meeting records/minutes related to the pre-application meeting (optional)

You can upload this document to myAUCKLAND files when you get to the attachments section of this form

Was it identified at the pre-application meeting that this is a premium project?

- Yes
- No

Who is applying?

In relation to this application, are you:

- The agent
- The applicant

Agent details

Are you applying as an individual, registered company or other organisation?

- Individual
- Registered company
- Organisation

Company details

Resource Consent Form

Company name

BASEPLAN LIMITED

Registration number

9429048000826

Trading name (optional)

Provide trading name if different from company name.

Contact person details

Legal first and middle names

Jethro

Legal last name

Joffe

Email address

jethro@baseplan.co.nz

Mailing address

What is the address type?

- Street address
- Rural address
- PO Box
- Private Bag
- Counter delivery
- International

House number and street

23 Amy Street

Building and/or floor (optional)**Suburb**

Ellerslie

City

Auckland

Postcode

1051

Physical address (if different from mailing address)

Resource Consent Form

Contact number - day time

0211291233

Contact number - after hours (optional)

Fax number (optional)

Mobile (optional)

Website address (optional)

Do you want us to remember these details for future use?

- Yes
 No

Applicant details

Is the applicant an individual, registered company or other organisation?

- Individual
 Registered company
 Organisation

Company details

Company name

A&Y CONTRACTOR LIMITED

Registration number

9429049941371

Trading name (optional)

Provide trading name if different from company name.

Contact person details

Legal first and middle names

Wenqian

Legal last name

An

Email address

ordragon@hotmail.com

Mailing address

What is the address type?

- Street address
- Rural address
- PO Box
- Private Bag
- Counter delivery
- International

House number and street

4 Westbourne Road

Building and/or floor (optional)

Suburb

Remuera

City

Auckland

Postcode

1051

Physical address (if different from mailing address)

Contact number - day time

021689651

Contact number - after hours (optional)

Fax number (optional)

Mobile (optional)

Website address (optional)

Do you want us to remember these details for future use?

- Yes
- No

Owner information

Is the applicant the owner of the site?

- Yes
 No

Are there any other owners or occupiers of the site?

- Yes
 No

Contact information

Who is the first point of contact for communication with council or consent authority?

- Company name : BASEPLAN LIMITED
Trading name : Not applicable
Name : Jethro Joffe
Contact number : 0211291233
Email address : jethro@baseplan.co.nz
 Company name : A&Y CONTRACTOR LIMITED
Trading name : Not applicable
Name : Wenqian An
Contact number : 021689651
Email address : ordragon@hotmail.com
 Other

Who should invoices be billed to?

- Company name : BASEPLAN LIMITED
Trading name : Not applicable
Name : Jethro Joffe
Contact number : 0211291233
Email address : jethro@baseplan.co.nz
 Company name : A&Y CONTRACTOR LIMITED
Trading name : Not applicable
Name : Wenqian An
Contact number : 021689651
Email address : ordragon@hotmail.com
 Other

Customer reference (optional)

Are you an Approved Credit Account customer?

- Yes
 No

Attach Resource consent application declaration form

resource-consent-application-declaration-form.pdf

182 KB

What is your preferred method of billing?

- By email
 By post

Activity details

What type of activity will you carry out for your land use?

- Additions & alterations
- Accessory building
- Business activity - alterations
- Change to existing business
- Business activity - new
- Billboard
- Change of use
- Carpark
- Drill or alter bore
- Demolition
- Dwelling(s)
- Earthworks non-residential
- Earthworks residential
- Industrial or trade activity
- Minor household unit
- Network utilities/infrastructure
- Plantation forestry
- Quarry
- Relocatable dwelling
- Signs
- Skylights
- Solar panels special character
- Stormwater management area – flow (SMAF Only)
- Stormwater
- Vegetation removal

Describe the proposed activity in detail

Provide a summary of your proposed activity. Keep the description concise but ensure that it describes the nature of the activity. (250 character maximum)

For example: The construction of a new dwelling and associated earthworks on a residential zoned vacant site.

construction of two new houses at 22 and 22a Summit Drive

Are there any other activities that are part of the proposal to which this application relates to?

- Yes
- No

What is the volume of earthworks?

310

Site visit requirements

Is there a locked gate, security system, or dog(s) restricting access to the site by council staff?

- Yes
- No

Are there any other hazard or entry restrictions that council staff should be aware of, e.g. health and safety, organic farm, measures to inhibit transfer of PSA-V etc?

- Yes
- No

Contributions

When granting certain consents, the council may levy a monetary contribution. Development contributions are levied under the Local Government Act 2002 in accordance with the council's Development Contribution Policy. Financial or reserve contributions are levied under the RMA under the relevant District Plan. When such contributions are due, the consent holder is responsible for their payment. Unless otherwise advised, the name and contact address of the person responsible for payment will be taken as the applicant.

Who should contributions be billed to?

Company name : BASEPLAN LIMITED

Trading name : Not applicable

Name : Jethro Joffe

Contact number : 0211291233

Email address : jethro@baseplan.co.

nz

Company name : A&Y CONTRACTOR LIMITED

Trading name : Not applicable

Name : Wenqian An

Contact number : 021689651

Email address : ordragon@hotmail.com

Other

Notification

Are you requesting the application to be publicly notified?

Yes

No

Mana Whenua details

Is your proposal located within a "site and place of significance to Mana Whenua" as identified in the Auckland Unitary Plan (operative in part)?

Yes

No

Is your proposal an activity that has the potential to generate effects on Mana Whenua and their relationship with their ancestral land, water, site, waahi tapu and other taonga?

Yes

No

Have you contacted all the relevant Mana Whenua groups to establish whether their values are affected by your proposal?

Yes

No

Provide details with your application of all Mana Whenua groups and their responses.

Mana Whenua group [1]

Name of the group

refer attached information

Response

refer attached information

Attachments

Application plans

design.pdf

Record of title (less than 3 months old)

title.pdf

Assessment of Environmental Effects (AEE)

1. AEE - 22.9.25.pdf

Appendix A - CT.pdf

Appendix B - 10x10 - Design Statement.pdf

Appendix C - 10x10 - Architecture.pdf

Appendix D - BGLA - Landscape Design.pdf

Appendix E - Anchor - Civils.pdf

Appendix F - BLGA - LVA.pdf

Appendix G - Geostudio - Geotechnical.pdf

Appendix H - Clough - Archeological.pdf

Appendix I - Initia - Geological Memo.pdf

Appendix J - BP - Objectives and Policies.pdf

Appendix K - BP - Standards.pdf

Appendix L - AC - RC 22 Summit.pdf

Appendix M - AC - RC 24 Summit.pdf

Appendix N - AC - Minutes.pdf

Appendix O - AC - SCAR Analysis.pdf

Appendix P - BP - Iwi Correspondence.pdf

Appendix Q - BP - Authority Correspondence.pdf

Terms and conditions

Once I submit my application, I accept that:

- a deposit will be charged upon receipt of the application
- I may have to pay additional charges for processing, administration and inspections
- I may receive a refund if the actual costs are lower than the deposit paid
- I can object to and appeal costs relating to the processing, as set out in sections 357B and 358 of the Resource Management Act 1991, up to 15 days after receiving the decision or invoice/debit note
- if any steps, including the use of debt collectors and/or lawyers, are necessary to recover unpaid processing costs, the applicant agrees to pay all collection costs
- if this application is made on behalf of a trust (private or family), a society (incorporated or unincorporated) or a company, the applicant binds the trust, society or company to pay all the costs and guarantee to pay all the costs in their personal capacity
- I understand that, when granting consent to certain activities, the council may levy a development contribution under the Local Government Act 2002. When these are due, the consent holder is responsible for the payment, unless otherwise advised
- by submitting this form, I confirm that the council may undertake a site inspection
- the application may be returned if all information under Section 88 of the RMA is not supplied.

I agree to Auckland Council's [terms and conditions](#) and [privacy policy](#).

Deposit: \$20,000.00