

Chapman Tripp
Level 38
CBD
AUCKLAND 1010



Applicant	Chapman Tripp
LIM address	510 Mount Wellington Highway Mount Wellington Auckland 1060
Application number	8270108967
Customer Reference	SDM
Date issued	4-Sep-2018
Legal Description	Lot 1 DP 101490, Lot 2 DP 103564
Certificates of title	NA119D/702

Disclaimer

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

The LIM includes information which:

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

This LIM does not include other information:

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

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

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

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

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

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

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

Site Contamination

Council's regulatory records indicate that there could be historic, and/or current, land use activities on, within or adjacent to this site that fall within the Hazardous Activities and Industries List (HAIL) published by the Ministry for the Environment. This list comprises activities and industries that are considered likely to cause land contamination as a result of hazardous substance use, storage, and disposal. A site contamination assessment (undertaken by a suitably qualified and experienced practitioner) and resource consent from Auckland Council may be required prior to any soil disturbance (including sampling soil), redevelopment, subdivision or change of use of the site.

Wind Zones

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

The wind zones are based on wind speed data specific to all building sites as outlined in NZS 3604:2011. Other factors such as topographic classes, site exposure and ground roughness determine the actual wind bracing demands and bracing elements required for the building. For further information refer to NZS 3604:2011 Section 5 — Bracing Design

Soil Issues

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

Overland Flowpath

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

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

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

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

Phone Auckland Council (09) 301 0101 for further information.

Exposure Zones

New Zealand Standard 3604:2011 classifies all properties in New Zealand into zones based on

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

This property is classified as: Zone C

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

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

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

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

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

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

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

No Information has been notified to Council.

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

For metered water information, please contact **Watercare (09) 422 2222** for services provided to this property.

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

Billing Number/ Rate Account:	12342180777
Rates levied for the Year 2018/2019 :	\$208,604.45
Total rates to clear for the current year (including any arrears):	\$156,453.33


The rates figures are provided as at 8 a.m. 04/09/2018. It is strongly advised these are not used for settlement purposes.

Retrofit Your Home Programme

The Retrofit Your Home programme provides financial assistance, advice and information to householders wanting to create an improved home environment.

The scheme contributes to the achievement of the Air Quality National Environmental Standards

encouraging the installation of clean heat and insulation in homes as well as supporting access to central government grants and subsidies. The programme offers homeowners a retrofit plan for their homes and financial assistance up to \$5000 repaid through a targeted rate.

 Auckland Council (09) 890 7898 if you require further information

 retrofit@aucklandcouncil.govt.nz

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

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

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

Financial / development contributions

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

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

Resource Management

Planning

510 Mount Wellington Highway Mount Wellington Auckland 1060

Application No.	Description	Decision	Decision Date
O/TY0440162	Permit combination signs	Granted	01/11/1988
O/TY0440163	Establish carwash facility	Granted	19/11/1990
O/TY0440164	Land Use Consent Erect sign	Granted	18/02/1992
O/TY0440165	Land Use Consent Erect free standing sign	Granted	26/04/1993
TO/97/02299	Land Use Consent Extend factory : parking shortfall and other. jn:181749 ian mcmanus-beca	Granted	17/09/1997
TT/97/05974	Certificate New signs jn:531333 andrew	Certificate Issued	11/02/1998

Application No.	Description	Decision	Decision Date
LUC20070317901	Land Use Consent Upgrade existing service station	Granted(Construction Monitoring Underway)	31/07/2007
LUC20070048101	Land Use Consent Replace existing signs	Granted	14/08/2007
34523	Discharge Consent To discharge from 1600 square metres of impervious area associated with the upgrade of a service station.	Granted (Ongoing Monitoring)	15/10/2007
LUC20070552301	Land Use Consent Streamline resource consent for office & warehouse building extension.	Granted	17/10/2007
35048	Discharge Consent Application to undertake storm water discharge for developing part of the site with warehouse building, associated car park and accessway to be controlled and discharged to the ground via deep bore soakholes.	Granted (Ongoing Monitoring)	18/12/2007
R/BEX/2010/489	Bylaw Exemption Signs dispensation.	Approved	16/03/2010
52581	Discharge Consent Between September and October 2009, four USTs were removed and the site was redeveloped. Three new USTs were installed. Nine of the 36 in-situ samples representative of soil remaining on-site, returned concentrations of BTEX above the Tier 1 acceptance criteria for the protection of groundwater quality. Soil exceeding the criteria were generally located along the northern walls of the UST 1 and UST 4 tank pits and testpits immediately to the east of the UST 1 tankpit. The site is located within a Quality Sensitive Aquifer Management Area (as defined in the PARP). Two samples collected from UST 1 tankpit contained benzene concentrations that exceed indoor inhalation criteria.	Granted	27/05/2010
52436	Land Use Consent To authorise the construction of a bore for contaminated site investigation (water quality).	Granted	15/06/2010
52669	Land Use Consent The construction of four bores for the purpose of contaminated site and water quality investigation.	Granted	10/08/2011
R/VCC/2007/481/1	Change of Condition (s127) Replace existing signs	Granted	06/10/2011

Subdivisions

There are **NO** Subdivision resource consents recorded.

Engineering Approvals

There are **NO** Engineering approvals recorded.

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

Resource Management - Other issues

Effective Date	Reference	Description
02/10/2012	LUC20070317901	Outstanding Requirement Contamination report condition 8 - Outstanding

Further Information

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

Building

510 Mount Wellington Highway Mount Wellington Auckland 1060

Application No.	Description	Issue Date	Status
O/3064/07	Office & warehouse	20/12/1983	Issued (See Note 1)
O/6053/09	Erect sign	23/06/1989	Issued (See Note 1)
O/28916/04	Pay phone booth	14/04/1990	Issued (See Note 1)
TP/91/00249	Carwash	26/06/1991	Issued (See Note 1)
TD/91/00284	Carwash	26/06/1991	Issued (See Note 1)
TB/91/00428	Carwash	18/07/1991	Issued (See Note 1)
TB/92/00075	Sign	04/03/1992	Issued (See Note 1)
TP/92/00383	Internal alterations	02/04/1992	Issued (See Note 1)
TB/92/00264	Internal alterations (office)	09/04/1992	Issued (See Note 1)
TC/93/01253	Sign	01/04/1993	CCC Issued 16/08/2001 (See Note 2)

Application No.	Description	Issue Date	Status
TC/93/04327	Canopy	16/08/1993	CCC Issued 17/02/2009 (See Note 2)
TC/94/05138	Erect canopy	15/07/1994	CCC Issued 17/02/2009 (See Note 2)
TC/94/05288	Demolish internal partitions	22/07/1994	CCC Issued 03/08/1994 (See Note 2)
TC/94/08468	Internal alteration -instal toilet facilities	08/11/1994	CCC Issued 05/06/2007 (See Note 2)
TC/97/04543	Construct 4x offices jn:191217 bi:262399	08/12/1997	CCC Issued 05/06/2007 (See Note 2)
TC/97/11043	Sign pole type jn:192833 bi:268391	23/12/1997	CCC Issued 16/08/2001 (See Note 2)
TC/98/04236	Convert wc to an accessible one new internal fitout and signage jn:623830 bi:273067	14/07/1998	CCC Issued 26/01/1999 (See Note 2)
BLD20050112001 BLD20050112002	Build canopy to north end of existing building Amendment - change the position of a ramp up on to the loading area	26/04/2005	CCC Issued 04/08/2009 (See Note 2)
BLD20060411101	Alts to existing retail shop - Repco - Relocation of entry minor associated site works and interior renovation	01/05/2006	Lapsed (See Note 8)
BLD20060947801	Interior office fitout	30/06/2006	CCC Not Issued (See Note 3)
BLD20061118901	Demolition of existing non-structural office partitions construction of 2 inter tenancy walls removal of front windows and spandell replace with floor to crimmer aluminium and glass construction of small entry canopy	21/07/2006	CCC Issued 05/06/2007 (See Note 2)
BLD20060411102	Alts to existing retail shop - Repco - New offices	23/08/2006	CCC Issued 05/11/2009 (See Note 2)
BLD20071804001	Additional office space including partitions alterations to toilet to add shower	20/09/2007	CCC Not Issued (See Note 3)
BLD20070931901	Environmental upgrade to existing Shell service station replace cobbled (under canopy) with concrete new drainage relocate existing soakhole add enviropod to catch pit	07/11/2007	CCC Not Issued (See Note 3)

Application No.	Description	Issue Date	Status
BLD20072188301	Shell Repco - Demolition of existing carwash structure	07/11/2007	CCC Not Issued (See Note 3)
BLD20072447701	Stage 1 - Substructure and concrete works foundations floor slabs precast concrete panels on west boundary drainage and plumbing works (slab) associated site works	23/01/2008	CCC Issued 17/02/2009 (See Note 2)
BLD20072447702	Stage 2 - Superstructure construction of bulk store and 2 level office building	16/04/2008	CCC Issued 17/02/2009 (See Note 2)
BLD20080107701	New office interior fit-out for express data limited	27/05/2008	CCC Issued 05/05/2009 (See Note 2)
BLD20082034501	Racking installation	24/11/2008	CCC Issued 29/01/2009 (See Note 2)
B/2009/4210	New staff entrance. Lockers.	05/11/2009	CCC Issued 19/08/2011 (See Note 2)
B/2010/2669	Install sign	23/06/2010	CCC Issued 15/10/2010 (See Note 2)
B/2011/4659	Refurbishment of existing shell service station	06/10/2011	CCC Issued 13/06/2012 (See Note 2)
B/2011/4758 B/2011/4758/A	Level 1 - New interior office fit-out, new kitchen and upgrade of toilets, new partitions Amendment - Revised internal layout of annox area including additional kitchen and toilets	26/01/2012	CCC Issued 14/05/2014 (See Note 2)
B/2012/1051	Remove office partitions and replace with new office partitions, all non load bearing	07/05/2012	CCC Issued 05/11/2012 (See Note 2)
B/2013/10208	Installing 2nos. Rockbore soakholes in carpark with 225 mm connection; new catchpit	20/09/2013	CCC Issued 16/06/2014 (See Note 2)

Rates 510 Mount Wellington Highway Mount Wellington Auckland 1060

Application No.	Description	Issue Date	Status
B/2015/6217	Minor alterations - demolition of existing non-load bearing wall, construction of new non-load bearing partitions and minor ceiling services alterations.	29/06/2015	Issued (See Note 4)

Note	Description
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Note	Description
1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.
2	Code Compliance Certificate (CCC) for this consent was issued.
3	Consent approved but a final Code Compliance Certificate (CCC) for this consent has not been issued. To obtain a CCC an inspection to confirm compliance with the approved plans and standards may be sought.
4	Building Consent not required. Exemption for Building work has been granted under clause 2 of Schedule 1 of the Building Act.
8	No building work should have been carried out under this consent.

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

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

Compliance Schedules (Building Warrant of Fitness)

510 Mount Wellington Highway Mount Wellington Auckland 1060

Reference number	BWOF expiry date
L/COM/1994/831	23/05/2018 - Overdue
L/COM/1994/1442	15/08/2018 - Overdue
L/COM/2008/206	25/11/2018

Vehicle Crossing

510 Mount Wellington Highway Mount Wellington Auckland 1060

Application No.	Description	Decision
BLD2008162750	Permit to construct a vehicle crossing	Referred to Auckland Transport

The installation and maintenance of vehicle crossings is the responsibility of the owner of the land. The standard required is set out in by-laws for your area, these are available to view at: <https://at.govt.nz/about-us/working-on-the-road/vehicle-crossing-application/#standards>

Swimming/Spa Pool Barriers

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

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

Licences

There are NO current licences recorded

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

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

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

Purchasers or those intending to develop the land should satisfy themselves that the land is suitable for any intended use or future development proposal. In addition to any site specific limitations recorded below, general restrictions that apply across the region may be relevant to any development proposals on this property.

Zoning:	Business Business 5
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Proposed Modifications	No site specific modification recorded
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Notified District Plan Changes

From time to time changes to the District Plan are proposed through Plan Changes. Plan changes are publicly notified so that people can make submissions on the proposed changes. These Plan Changes may propose to alter the zone or policies or rules that apply to land or sites in a particular locality. Plan changes may affect particular land, sites or development rights and obligations in many and varied ways. Please refer to the District Plan for information on any proposed Plan Changes or see the Auckland Council website at: <http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/DistrictRegionalPlans/Pages/proposedamendmentstoplans.aspx>.

Special Height Restriction(s)

A height restriction requirement for Auckland International Airport applies to the land. Refer to the Auckland Council District Plan or please contact a Resource Management Planner at an Auckland council service centre or by telephone for further information.

District Plans (including appendices) and any proposed changes to them are available to view at all Council offices or on-line at Councils' website: www.aucklandcouncil.govt.nz. Please note the District Plan attached is relevant to the property of the LIM. Where a property abuts a Legacy Council boundary, only the District

Plan details of that property are shown.

Proposed Unitary Plan

Please note that the **Auckland Unitary Plan - Operative in part** applies to this property and should be carefully reviewed and considered, as it may have implications for how this property can be developed and/or used. As from 15 November 2016 parts of the Auckland Unitary Plan are operative. Where that is the case, those parts of the Auckland Unitary Plan replace the corresponding parts of legacy regional and district plans. Certain parts of the Auckland Unitary Plan have not become operative. Where this is the case, both the Auckland Unitary Plan and the legacy regional and district plans will need to be considered.

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

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

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

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

Unitary plan documentation on last attachment.

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

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

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

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

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

No information has been notified to Council.

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

Underground Services and District Plan maps are attached.

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

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

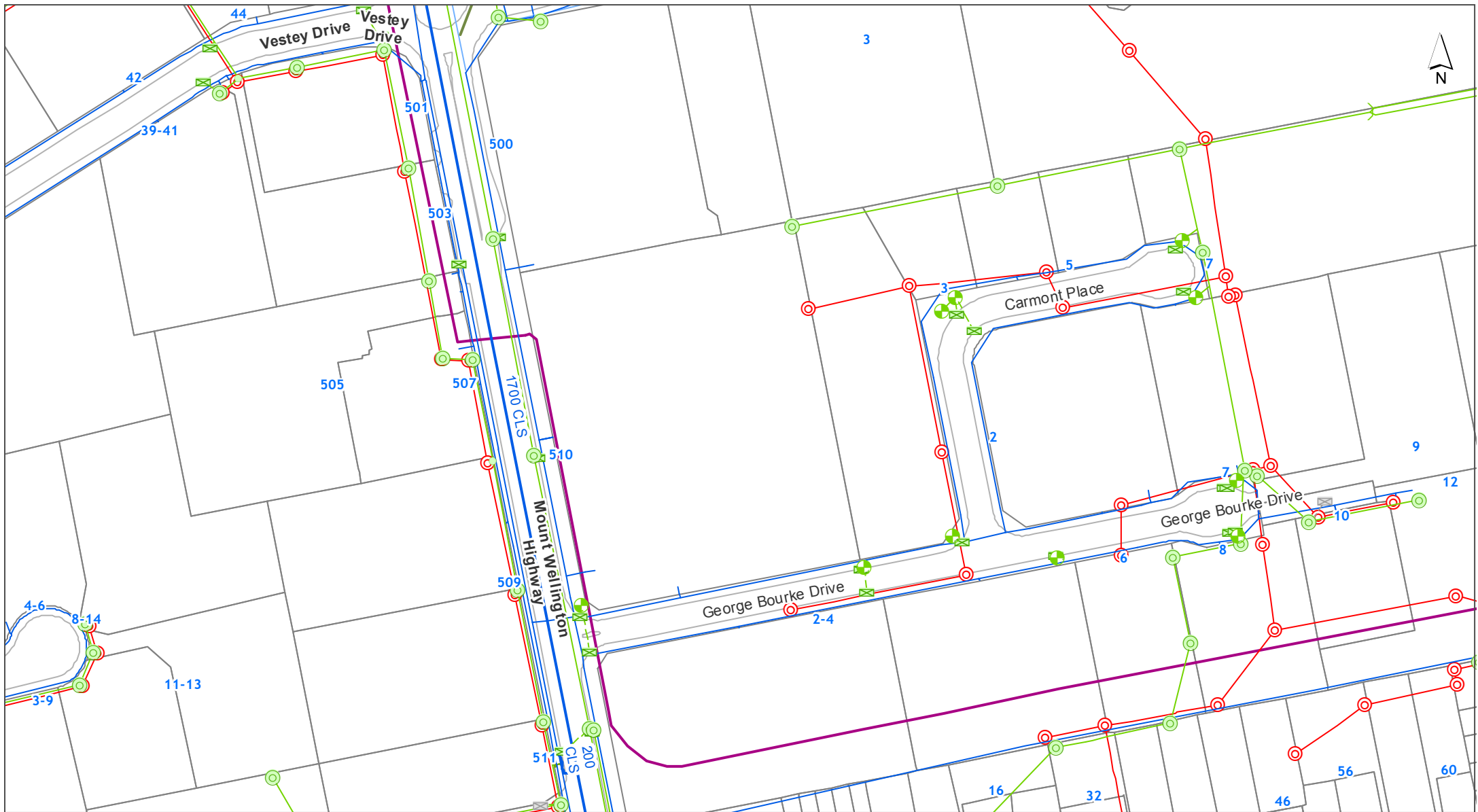
Attachments

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

- Underground Services & Utilities Map and Map Legend
- Special Land Features Map and Map Legend
- The Proposed Auckland Unitary Plan - Decisions version
- District Plan Excerpt Map and Map Legend
- Proposed Auckland Unitary Plan Property Summary Report

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

- Consent Conditions : R.LUC.1997.6102299
- Consent Conditions : R.LUC.1997.6102299.1
- Consent Conditions : R.LUC.1993.2383
- Consent Conditions : R.LUC.2007.481
- Consent Conditions : R.LUC.2007.3179
- Consent Conditions : R.LUC.2007.5523
- Consent Conditions : R.LUC.1992.1652
- As Built Drainage Plan : 8x Private Drainage Plans



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Underground Services
510 Mount Wellington Highway Mount Wellington Auckland 1060
LOT 1 DP 104190 & LOT 2 DP 103564



Scale @ A4
 = 1:2,500

Date Printed:
 4/09/2018



Stormwater

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

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

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

Water

- | | |
|--|--------------------------------------|
| | Valve |
| | Hydrant |
| | Fitting |
| | Other Watercare Point Asset |
| | Other Watercare Linear Asset |
| | Local Pipe (Bulk) |
| | Local Pipe (In Service) |
| | Local Pipe (Abandoned) |
| | Transmission Pipe (In Service) |
| | Transmission Pipe (Out of Service) |
| | Transmission Pipe (Proposed) |
| | Pump Station |
| | Reservoir |
| | Other Structure (Local) |
| | Chamber (Transmission) |
| | Water Source (Transmission) |
| | Other Watercare Structures and Areas |

Wastewater

- | | |
|--|------------------------------------|
| | Fitting |
| | Fitting (Non Watercare) |
| | Manhole |
| | Pipe (Non Watercare) |
| | Local Pipe (Main / Service Line) |
| | Local Pipe (Abandoned) |
| | Local Pipe (Future) |
| | Transmission Pipe (In Service) |
| | Transmission Pipe (Out Of Service) |
| | Transmission Pipe (Proposed) |
| | Chamber |
| | Structure (Non Watercare) |
| | Pump Station |
| | Wastewater Catchment |

Utilities

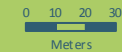
- | | |
|--|---|
| | Transpower Site |
| | Pylon (Transpower) |
| | 220kv Line (Transpower) |
| | 110kv Line (Transpower) |
| | 33kv Line (Transpower) & Underground Line (Mercury) |
| | Transmission Line (Vector) |
| | Oil Services Pipeline [Wiri] |
| | Liquid Fuels Pipeline [Wiri to Marsden] |
| | High-Pressure Gas Pipeline (Vector & Orion) |
| | Medium-Pressure Gas Pipeline (Vector & Orion) |
| | Indicative Steel Mill Slurry Pipeline |
| | Indicative Steel Mill Water Pipeline |
| | Fibre Optic Cable (ARTA) |
| | Contour Interval |

Legend updated: 9/05/2018



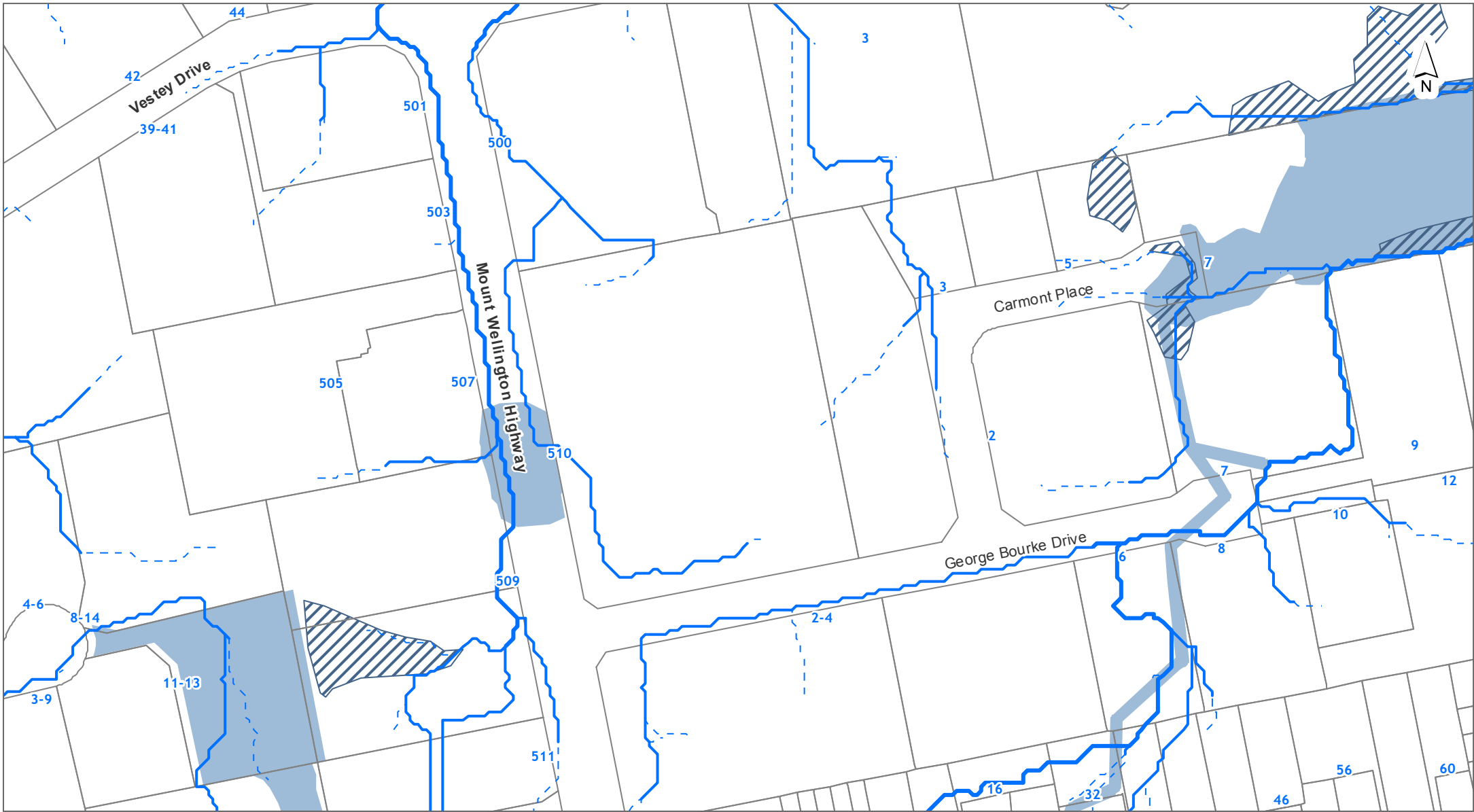
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1 - Hazards
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LOT 1 DP 104190 & LOT 2 DP 103564



Scale @ A4
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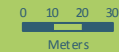
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2 - Natural Hazards

510 Mount Wellington Highway Mount Wellington Auckland 1060

LOT 1 DP 104190 & LOT 2 DP 103564



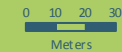
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3 - Other
510 Mount Wellington Highway Mount Wellington Auckland 1060
LOT 1 DP 104190 & LOT 2 DP 103564



Scale @ A4
 = 1:2,500
Date Printed:
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Hazards

Soil Warning Area

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










Hazards

Soil Warning Area continued

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








Natural Hazards

Overland Flow Path

-  2000m² to 4000m²
-  4000m² to 3ha
-  3ha and above
-  Flood Plains
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Coastal Inundation
-  Sea Spray
-  Volcanic Cones

Other

Cultural Heritage Index

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

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

Legend updated: 5/05/2017



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Built Environment
510 Mount Wellington Highway Mount Wellington Auckland 1060
LOT 1 DP 104190 & LOT 2 DP 103564

0 10 20 30
 Meters
Scale @ A4
= 1:2,500
Date Printed:
4/09/2018





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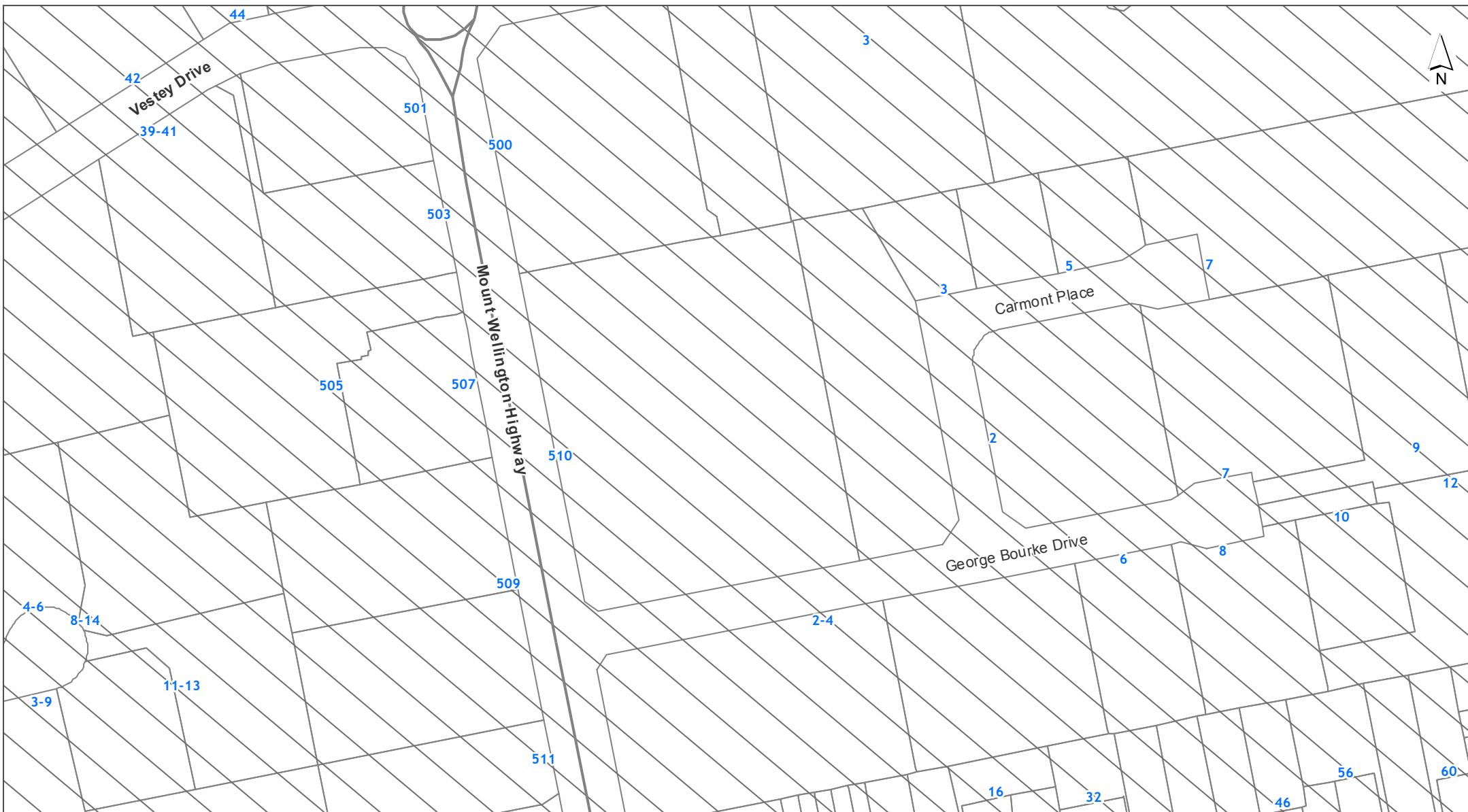
Built Heritage and Character
510 Mount Wellington Highway Mount Wellington Auckland 1060
LOT 1 DP 104190 & LOT 2 DP 103564



Scale @ A4
 = 1:2,500

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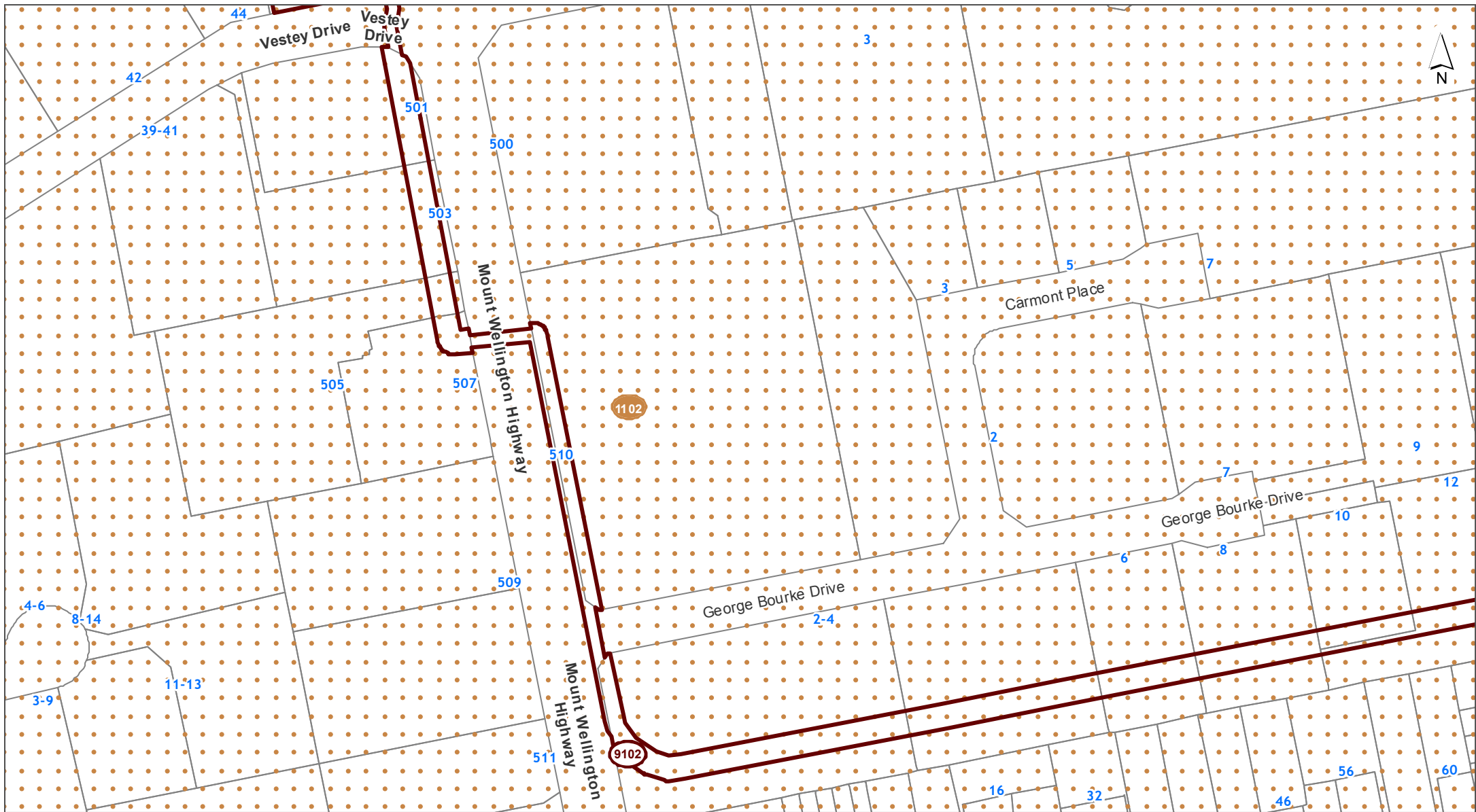
Controls
510 Mount Wellington Highway Mount Wellington Auckland 1060
LOT 1 DP 104190 & LOT 2 DP 103564



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Designations

510 Mount Wellington Highway Mount Wellington Auckland 1060

LOT 1 DP 104190 & LOT 2 DP 103564



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Infrastructure
510 Mount Wellington Highway Mount Wellington Auckland 1060
LOT 1 DP 104190 & LOT 2 DP 103564



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Mana Whenua
510 Mount Wellington Highway Mount Wellington Auckland 1060
LOT 1 DP 104190 & LOT 2 DP 103564

0 10 20 30
 Meters
Scale @ A4
 = 1:2,500
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Natural Heritage
510 Mount Wellington Highway Mount Wellington Auckland 1060
LOT 1 DP 104190 & LOT 2 DP 103564

0 10 20 30
 Meters
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Natural Resources
510 Mount Wellington Highway Mount Wellington Auckland 1060
LOT 1 DP 104190 & LOT 2 DP 103564



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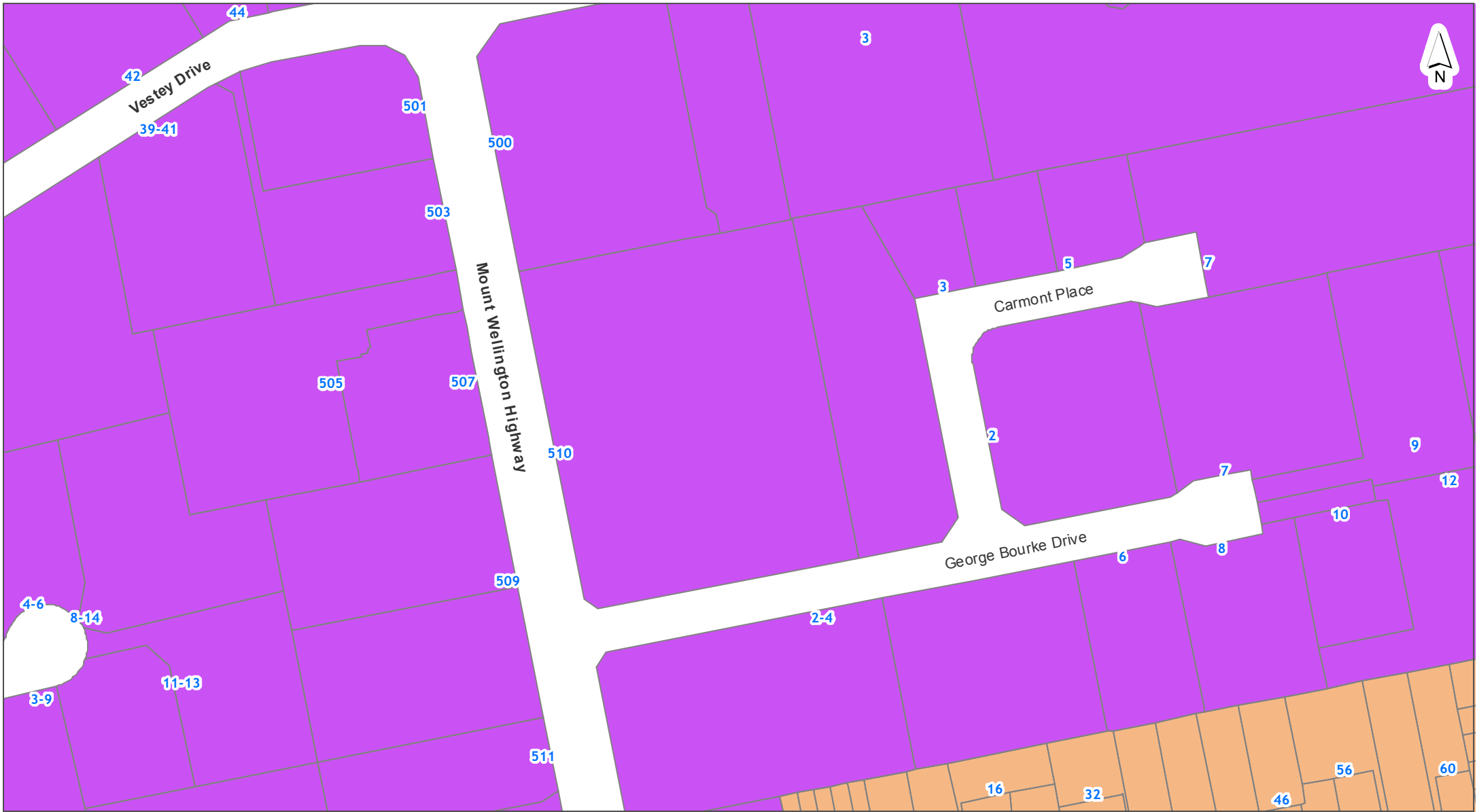
Precincts
510 Mount Wellington Highway Mount Wellington Auckland 1060
LOT 1 DP 104190 & LOT 2 DP 103564



Scale @ A4
 = 1:2,500

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Zones and Rural Urban Boundary
510 Mount Wellington Highway Mount Wellington Auckland 1060
LOT 1 DP 104190 & LOT 2 DP 103564

0 10 20 30
 Meters
Scale @ A4
= 1:2,500
Date Printed:
4/09/2018



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

Appeals

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

Plan Modifications

- Notice of Requirements
- Plan Changes

ZONES

- Residential - Large Lot Zone
- Residential - Rural and Coastal Settlement Zone
- Residential - Single House Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Residential - Terrace Housing and Apartment Buildings Zone
- Business - City Centre Zone
- Business - Metropolitan Centre Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Business Park Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Civic Spaces Zone
- Open Space - Community Zone

ZONES

- Rural - Rural Production Zone
- Rural - Mixed Rural Zone
- Rural - Rural Coastal Zone
- Rural - Rural Conservation Zone
- Rural - Countryside Living Zone
- Rural - Waitakere Foothills Zone
- Rural - Waitakere Ranges Zone
- Future Urban Zone
- Green Infrastructure Corridor (Operative in some Special Housing Areas)
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Marina Zone [rcp/dp]
- Coastal - Mooring Zone [rcp]
- Coastal - Minor Port Zone [rcp/dp]
- Coastal - Ferry Terminal Zone [rcp/dp]
- Coastal - Defence Zone [rcp]
- Coastal - Coastal Transition Zone
- Special Purpose Zone- Airports & Airfields, Cemetery, Quarry, Healthcare Facility & Hospital, Tertiary Education, Maori Purpose, Major Recreation Facility, School
- Strategic Transport Corridor Zone
- Water [i]

Tagging of Provisions:

- [i] = Information only
- [rp] = Regional Plan
- [rcp] = Regional Coastal Plan
- [rps] = Regional Policy Statement
- [dp] = District Plan (only noted when dual provisions apply)

DESIGNATIONS

- Designations
- Airspace Restriction Designations

OVERLAYS

- Terrestrial [rp/dp]
- Marine 1 [rcp]
- Marine 2 [rcp]
- Natural
- Urban
- Water Supply Management Areas Overlay [rp]
- Natural Stream Management Areas Overlay [rp]
- High-Use Stream Management Areas Overlay [rp]
- High-Use Aquifer Management Areas Overlay [rp]
- Quality-Sensitive Aquifer Management Areas Overlay [rp]
- Wetland Management Areas Overlay [rp]
- Airport Approach Surface Overlay
- Aircraft Noise Overlay
- City Centre Port Noise Overlay [rcp / dp]
- Quarry Buffer Area Overlay
- National Grid Subdivision Corridor
- National Grid Yard Compromised
- National Grid Yard Uncompromised
- National Grid Substation Corridor
- National Grid Corridor Overlay
- Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]

Natural Resources

- Significant Ecological Areas Overlay
- Lake Management Areas Overlay (Natural Lake and Urban Lake)

Infrastructure

Mana Whenua

CONTROLS

- Key Retail Frontage
- General Commercial Frontage
- Adjacent to Level Crossings
- General
- Motorway Interchange Control
- Coastal Inundation 1 per cent AEP Plus 1m Control
- Business Park Zone Office Control
- Cable Protection Areas Control [rcp]
- Centre Fringe Office Control
- Height Variation Control
- Arterial Roads

Building Frontage Control

Vehicle Access Restriction Control

OVERLAYS

- Precincts
- Indicative Coastline [i]
- Rural Urban Boundary

Natural Heritage

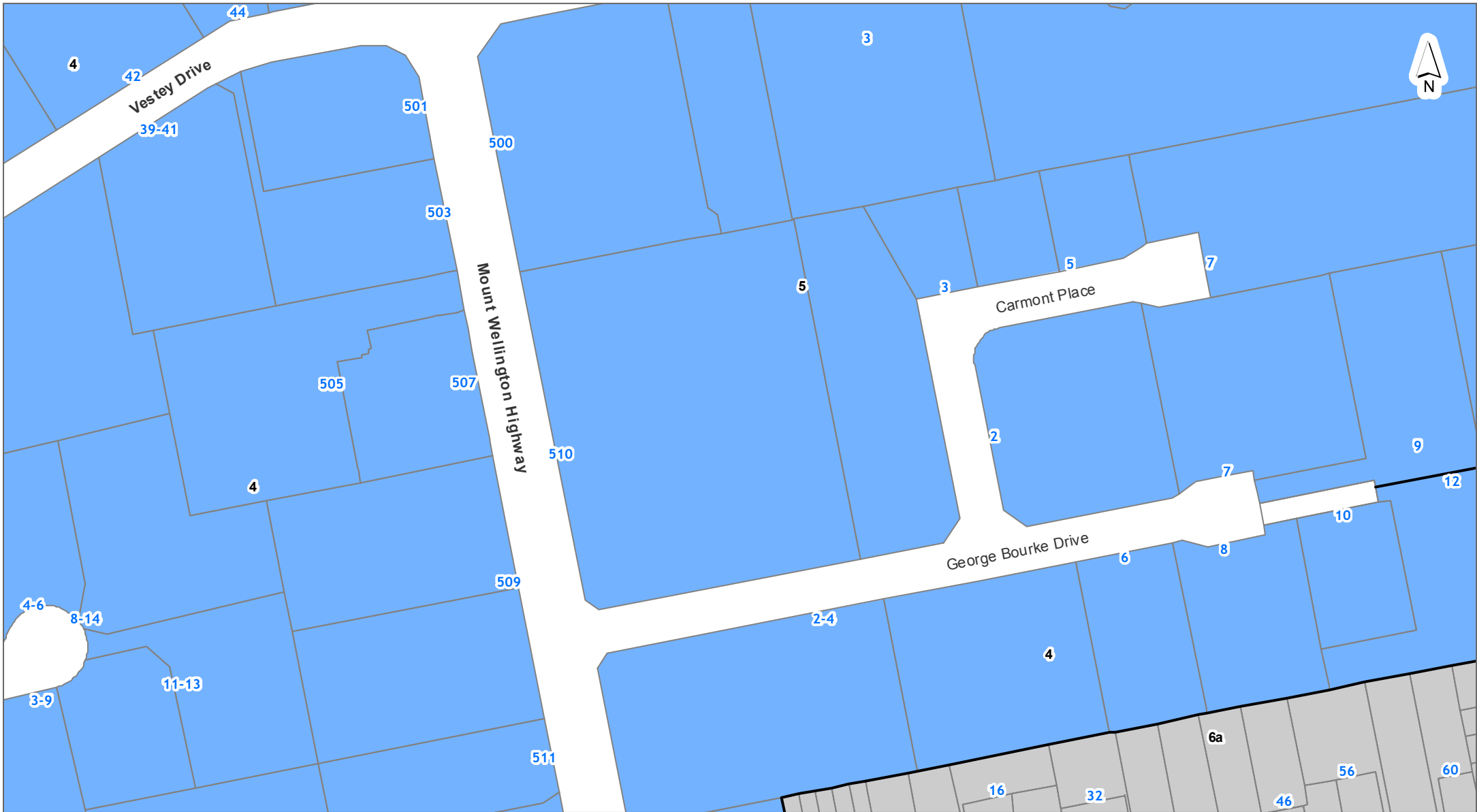
- Notable Trees Overlay
- Outstanding Natural Features Overlay [rcp/dp]
- Outstanding Natural Landscapes Overlay [rcp/dp]
- Outstanding Natural Character Overlay [rcp/dp]
- High Natural Character Overlay [rcp/dp]
- Local Public Views Overlay [rcp/dp]
- Viewshafts
- Height Sensitive Areas
- Regionally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

Built Heritage & Character

- Historic Heritage Overlay Place [rcp/dp]
- Historic Heritage Overlay Extent of Place [rcp/dp]
- Special Character Areas Overlay Residential and Business
- Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]
- Auckland War Memorial Museum Viewshaft Overlay Contours [rcp/dp]

Built Environment

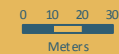
- Identified Growth Corridor Overlay
- Hazardous Facilities Infrastructure
- Flow 1 [rp]
- Flow 2 [rp]
- Level Crossings With Sightlines Control
- Macroinvertebrate Community Index
- Parking Variation Control
- Subdivision Variation Control
- Surf Breaks [rcp]
- Emergency Management Area Control
- Stormwater Management Area Control



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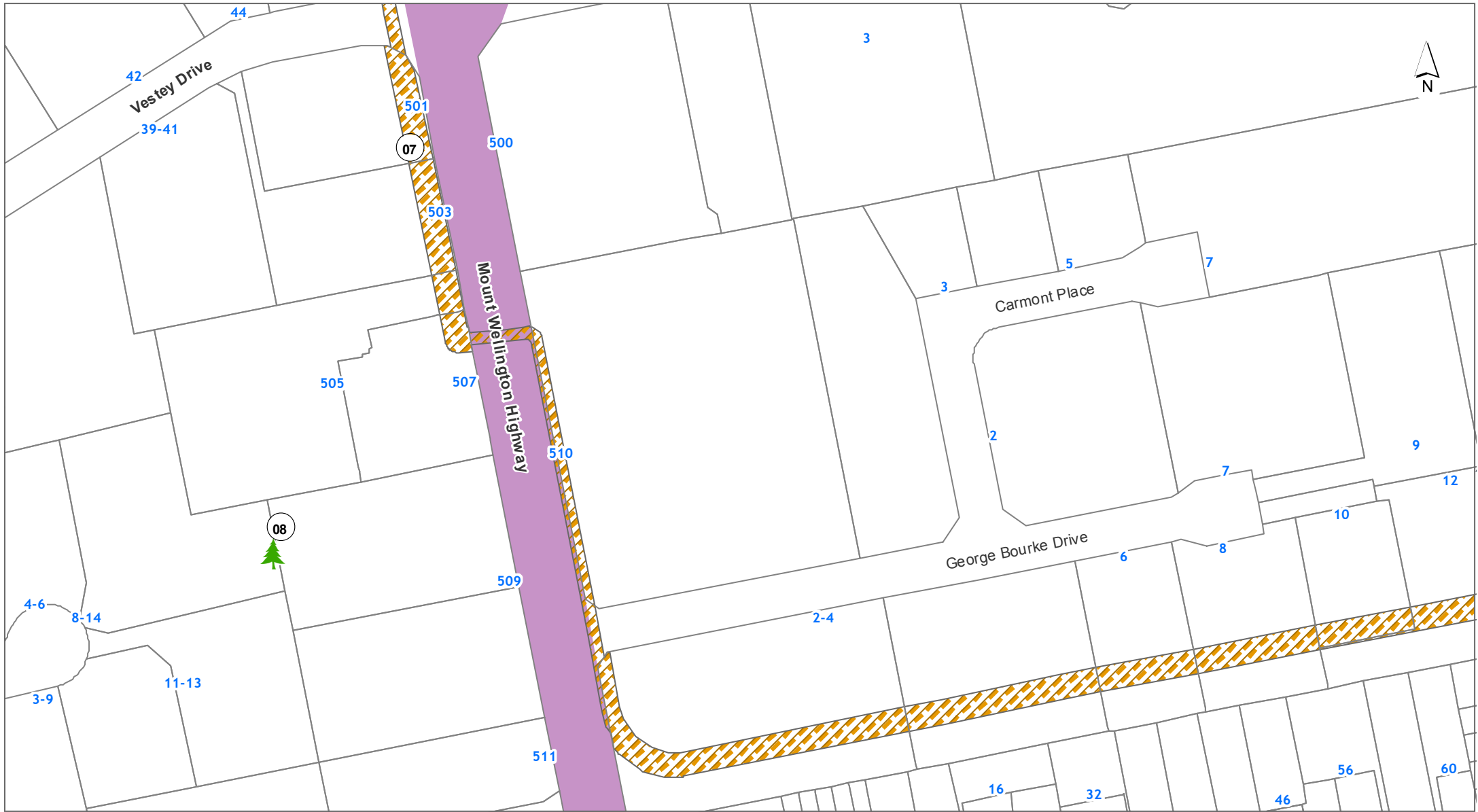
LOT 1 DP 104190 & LOT 2 DP 103564



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 = 1:2,500

Date Printed:
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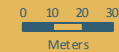




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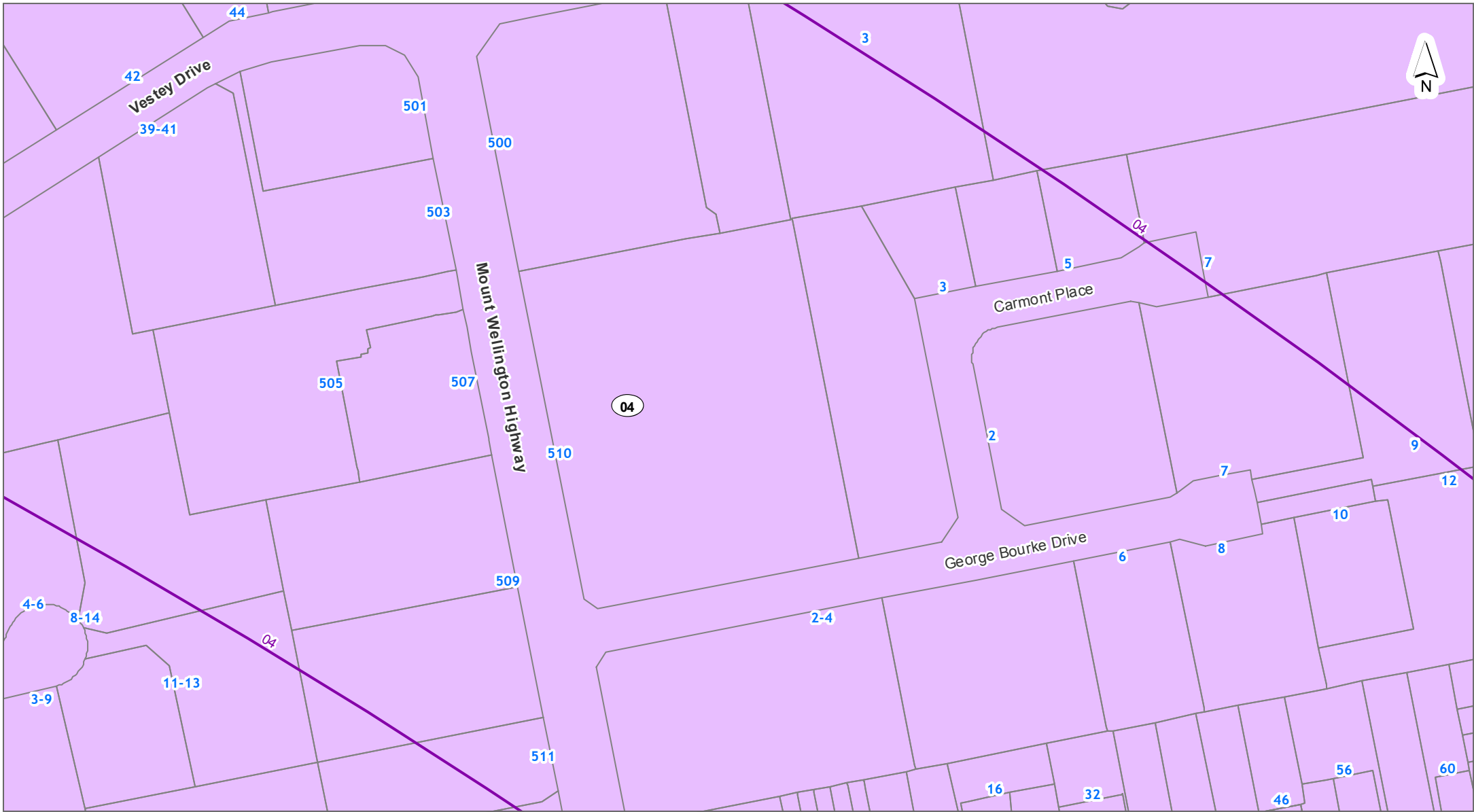
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






510 Mount Wellington Highway Mount Wellington Auckland 1060
LOT 1 DP 104190 & LOT 2 DP 103564

0 10 20 30
Meters
Scale @ A4
= 1:2,500
Date Printed:
4/09/2018



Map 1

Zoning Activities

-  Business
-  Open Space
-  Residential
-  Special Purpose
-  Isthmus Zoning boundaries
-  Special Parking Zone locations
-  Special Parking Zone boundary

Map 2








Cliffline Tree Amenity Area

Road Designations


















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

Significant Site Extent












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

Site Development Controls

-  Designated Works
-  Additional Development Controls
-  Former Landfill Areas
-  Tamaki Drive Scenic Way
-  Tamaki Drive Scenic Way Outline

-  Archaeological
-  Cliffline Tree Amenity
-  Geological
-  Interchange Control
-  Maori Heritage
-  Tamaki Scenic Way
- Heritage Buildings and Trees**
-  Buildings
-  Groups of Trees (two or more)
-  Tree (singular)
-  Electricity Tunnel
-  Significant Site Line (Geological Features)
- Building Line Control**
-  Building Line Restriction
-  Interchange Control Area
-  Retail Frontage and Verandah Control
-  Special Yard Requirement
-  Vehicular Access Restriction
-  Verandah Control

Map 3

-  Isthmus District Plan Airport Approach Slope Inner Edge
-  Coastal Management Areas
- Special Height Controls**
-  Airport Approach
-  Dilworth Terrace Houses
-  Newmarket Viaduct Affected Areas - Harbour and Gulf
-  Newmarket Viaduct Affected Areas - Mt. Hobson
-  Onehunga Motorway Affected Areas
-  Special Height Limit
-  Sunlight Admission Control - Broadway
-  Volcanic Cones
-  War Memorial Museum

Legend updated: 10/12/2014

This property may be affected by designations not shown on this map due to scaling or represented on this Legend. Please refer to the Auckland Council District Plan (Auckland Isthmus Section).

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

Address

510 Mount Wellington Highway Mount Wellington Auckland 1060

Legal Description

LOT 1 DP 104190 & LOT 2 DP 103564

Appeals

Modifications

Notice of Requirements - NoR 7: Proposed Northern Runway - Airspace Restriction Designations - [View PDF](#) - Notified - 15/02/2018

Zones

Business - Light Industry Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Urban

Overlays

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

Designations

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

Designations: Designations - 9102 - East Tamaki to Taupaki Gas Pipeline - Designations - First Gas Limited - Confirmed

File.



AUCKLAND CITY

Friday, 19 September 1997

DEMOCRACY SERVICES

S I L mutual Fund Ltd
C/- John Childs
PO Box 52077
Kingsland
AUCKLAND

Dear Sir/Madam

RE: 510 MT WELLINGTON HIGHWAY

DECISION ON A DETERMINATION AS TO WHETHER A RESOURCE CONSENT TO EXTEND AN EXISTING BUILDING APPLICATION SHOULD BE NOTIFIED OR NON-NOTIFIED AND FINAL RESOURCE CONSENT DETERMINATION

I refer to the above application which was considered at the Planning Fixtures Sub-Committee meeting held on Wednesday, 17 September 1997. It was resolved:

THAT PURSUANT TO SECTION 105 OF THE RESOURCE MANAGEMENT ACT 1991, THE NON-NOTIFIED DISCRETIONARY ACTIVITY LAND USE APPLICATION BY S.I.L MUTUAL FUND LTD TO:

- UNDERTAKE EARTHWORKS IN THE ORDER OF 3800M³
- EXTEND A BUILDING ON LAND WITHIN A FLOORPLAN;
- EXTEND A BUILDING ON LAND IDENTIFIED AS BEING CONTAMINATED;
- EXTEND AN EXISTING RETAIL ACTIVITY WITHIN THE BUSINESS 5 ZONE TO A FLOOR AREA OF 730M²;
- PROVIDE 289 PARKING SPACES ON-SITE (EXCLUDING THE SPACES REQUIRED BY THE SERVICE STATION), 98 MORE THAN AT PRESENT AND 77 FEWER THAN REQUIRED BY THE DISTRICT PLAN;
- PROVIDE TWO VEHICLE CROSSINGS OF 9M WIDTH, 3M IN EXCESS OF THE PERMITTED 6M;

AT 510 MT WELLINGTON HIGHWAY, MT WELLINGTON, DESCRIBED AS LOT 1 DP 101490 & LOT 2 DP 103564 CT 710/479, BE **GRANTED CONSENT.**

PURSUANT TO SECTION 113 OF THE RESOURCE MANAGEMENT ACT 1991, THE REASONS FOR THIS DISCRETIONARY ACTIVITY CONSENT ARE AS FOLLOWS:

- ANY ADVERSE EFFECTS FROM THE PROPOSED EARTHWORKS CAN BE CONTROLLED BY WAY OF CONDITIONS OF CONSENT;

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

- THE PROPOSAL WILL REDUCE THE OVERLAND FLOW ON THE SITE AND THE ADJOINING PROPERTIES TO THE NORTH;
- THE PROBABILITY OF CONTAMINATION WITHIN THE CONSTRUCTION AREA IS LOW AND CAN BE DEALT WITH BY WAY OF CONDITIONS OF CONSENT;
- THE PROPOSAL WILL NOT IMPACT UPON THE PUBLIC STORMWATER AND FOULWATER SYSTEMS AND ANY NECESSARY WORKS CAN BE REQUIRED VIA THE BUILDING CONSENT;
- THE EXTENSION OF THE EXISTING RETAIL OUTLET WILL HAVE NO IMPACT ON VISUAL OR AURAL AMENITY, THE VIABILITY OF ANY BUSINESS 2, 3 AND 8 ZONES, OR THE EXISTING PUBLIC AND PRIVATE TRANSPORT NETWORKS;
- SUBJECT TO THE CONDITIONS RECOMMENDED BELOW, VEHICLE CIRCULATION AND ACCESS WILL BE SATISFACTORY;
- THE PROPOSED NUMBER OF PARKING SPACES WILL BE SUFFICIENT FOR THE PROPOSED ACTIVITIES;
- THE PROPOSED LANDSCAPING WILL SIGNIFICANTLY IMPROVE THE AMENITY OF THE AREA;

PURSUANT TO SECTION 108 OF THE RESOURCE MANAGEMENT ACT 1991, THIS CONSENT IS SUBJECT TO THE FOLLOWING CONDITIONS.

- (1) SUBJECT TO THE AMENDMENTS REQUIRED BY CONDITIONS 2, 3 AND 4 BELOW, THE PROPOSED ACTIVITY SHALL BE CARRIED OUT IN ACCORDANCE WITH THE PLANS SUBMITTED AS PART OF THIS APPLICATION, ENTITLED "REPCO NZ LTD, 510 MT WELLINGTON HIGHWAY, MT WELLINGTON, WAREHOUSE EXTENSION" REVISED 10 JULY 1997 AND REFERENCED TO/97/2299 BY COUNCIL.
- (2) THE TWO PARKING SPACES CLOSEST TO THE PROPOSED SECURITY FENCE RUNNING FROM GEORGE BOURKE DRIVE TO THE EDGE OF THE WAREHOUSE BUILDING SHALL BE MARKED "NO PARKING" AND SHALL BE KEPT FREE FROM OBSTRUCTION AT ALL TIMES SO THAT THEY CAN BE USED FOR VEHICLE MANOEUVRING.
- (3) THE FOUR PARKING SPACES CLOSEST TO THE PROPOSED SECURITY FENCE RUNNING FROM THE NORTHERN BOUNDARY OF THE SITE TO THE NORTHERN WALL OF THE WAREHOUSE BUILDING, IN THE MIDDLE AISLE OF THE RETAIL CUSTOMER PARKING AREA, SHALL BE DELETED SO AS TO PROVIDE FOR ADEQUATE CIRCULATION THROUGH THAT PARKING AREA.
- (4) THE VEHICLE CROSSINGS FOR THE PROPOSED CARMONT PLACE ACCESSWAY SHALL BE NO WIDER THAN 9M EACH AT THE ROAD FRONTAGE BOUNDARY AND SHALL BE SEPARATED BY A PEDESTRIAN REFUGE IN FRONT OF THE PROPOSED GATEHOUSE, TO THE SATISFACTION OF THE MANAGER, TRAFFIC ENGINEERING SERVICES.

- (5) THE PARKING SPACES IN THE PARKING AREA TO THE NORTH OF THE RETAIL OUTLET (MARKED "BRANCH 30 CUSTOMER PARKING" ON THE SITE PLANS SUBMITTED WITH THE APPLICATION) SHALL BE RESERVED FOR VISITORS TO THE RETAIL OUTLET AND SHALL BE CLEARLY MARKED ON THE GROUND OR BY SIGNAGE FOR VISITOR USE, TO THE SATISFACTION OF THE MANAGER, TRAFFIC ENGINEERING SERVICES.
- (6) ANY GROUND MATERIALS THAT REQUIRE REMOVAL OR RE-SITING SHALL EITHER;
 - (A) BE TESTED TO DETERMINE IF THERE IS CONTAMINATION. SHOULD ANY CONTAMINATION BE IDENTIFIED THE APPLICANT SHALL PREPARE A DETAILED REMOVAL MANAGEMENT PLAN, AS SET OUT IN CONDITION 7 BELOW, TO THE SATISFACTION OF THE COUNCIL. THE COST OF COMPLIANCE WITH THIS CONDITION, INCLUDING THE COSTS OF THE COUNCIL IN APPROVING AND MONITORING COMPLIANCE WITH THIS CONDITION, SHALL BE MET BY THE APPLICANT; OR
 - (B) BE TREATED AS CONTAMINATED AND REMOVED TO AN APPROVED DISPOSAL CONTRACTOR OR LANDFILL. A PLAN SHALL BE SUBMITTED TO COUNCIL WHICH WILL INCLUDE THOSE ITEMS CONTAINED IN CONSENT CONDITION 7.
- (7) THE REMOVAL MANAGEMENT PLAN REFERRED TO IN CONDITION 6(A) AND 6(B) ABOVE SHALL COMPLY WITH THE AUSTRALIAN AND NEW ZEALAND GUIDELINES FOR THE ASSESSMENT AND MANAGEMENT OF CONTAMINATED SITES AND INCLUDE:
 - (A) SCALE PLANS SHOWING LOCATIONS OF EXCAVATED MATERIALS.
 - (B) A MANAGEMENT PLAN THAT COVERS THE HEALTH AND SAFETY OF THOSE INVOLVED IN THE CARRYING OUT OF EXCAVATION WORK.
 - (C) A MANAGEMENT PLAN FOR THE TREATMENT OF CONTAMINATED MATERIALS AND DISPOSAL PROCEDURES INCLUDING MEANS OF TRANSPORTATION.
- (8) THE APPLICANT SHALL INSTALL A WHEELWASH TO PREVENT THE DEPOSITING OF EARTH ON THE SURROUNDING STREETS FROM TRUCK BRINGING FILL TO THE SITE OR REMOVING EXCAVATED MATERIAL AS DIRECTED BY THE MANGER, RESOURCE CONSENTS. THE WHEELWASH SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF ALL DEVELOPMENT WORKS ON THE SITE. IN THE EVENT THAT MATERIAL IS DEPOSITED ON THE STREET, THE APPLICANT/CONSENT HOLDER SHALL TAKE IMMEDIATE ACTION, AT THEIR OWN EXPENSE, TO CLEAN THE STREET. THE LOADING AND STORAGE OF EARTH AND OTHER MATERIALS SHALL BE CONFINED TO THE AREA OF THE SUBJECT SITE (REFER ENCLOSED ANNEXURE 14).

- (9) THE APPLICANT SHALL IMPLEMENT SUITABLE SEDIMENT CONTROL MEASURES DURING ALL EARTHWORKS TO ENSURE THAT ALL STORMWATER RUNOFF FROM THE SITE IS MANAGED AND CONTROLLED TO ENSURE THAT NO SILT, SEDIMENT OR WATER CONTAINING SILT OR SEDIMENT IS DISCHARGED INTO PIPES, DRAINS, CHANNELS OR SOAKAGE SYSTEMS IN ACCORDANCE WITH THE AUCKLAND REGIONAL COUNCIL GUIDELINES FOR SEDIMENT CONTROL, AND THESE MEASURES SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF THE DEVELOPMENT (REFER ENCLOSED ANNEXURE 14).
- (10) ALL SITE WORKS SHALL BE CARRIED OUT IN SUCH A WAY SO AS NOT TO CREATE A DUST NUISANCE ON THE SITE AND THE SURROUNDING AREA. IN ORDER TO PREVENT THE DISPERSAL OF DUST AND OTHER PARTICLES FROM ADVERSELY AFFECTING ADJOINING SITES, THE APPLICANT SHALL DAMPEN THE AREA OF EARTHWORKS SO THAT THE EMISSION OF DUST AND OTHER PARTICLES IS MINIMISED.
- (11) THE APPLICANT OR CONSENT HOLDER (AS APPLICABLE) SHALL PROVIDE TO THE SATISFACTION OF THE TEAM LEADER SPECIAL PROJECTS AND MONITORING, AUCKLAND CITY COUNCIL, PRIOR TO CONSTRUCTION COMMENCING, A SITE MANAGEMENT PLAN SPECIFYING:
- WHO THE SITE MANAGER IS AND CONTACT DETAILS (PHONE, FACSIMILE, POSTAL ADDRESS);
 - MEASURES TO BE ADOPTED TO MAINTAIN THE SITE IN A TIDY CONDITION IN TERMS OF DISPOSAL/STORAGE OF RUBBISH, STORAGE AND UNLOADING OF BUILDING MATERIALS AND SIMILAR CONSTRUCTION ACTIVITIES.
 - PROCEDURES FOR CONTROLLING SEDIMENT RUNOFF AND THE REMOVAL OF SOIL DEBRIS AND CONSTRUCTION MATERIALS FROM PUBLIC ROADS OR PLACES.
 - PROPOSED NUMBERS AND TIMING OF TRUCK MOVEMENTS THROUGHOUT THE DAY.
 - LOCATION OF WORKERS CONVENIENCES (EG PROTOLOOS).
 - INGRESS AND EGRESS TO AND FROM THE SITE FOR CONSTRUCTION VEHICLES.
- (12) NOISE LEVELS ARISING FROM CONSTRUCTION ACTIVITY ON THE SITE SHALL COMPLY WITH THE NOISE LEVELS SPECIFIED IN RULE 4A.1.D (A) TO (F) OF THE PROPOSED AUCKLAND CITY (ISTHMUS SECTION) DISTRICT PLAN 1993.
- (13) THE WHOLE OF THE PARKING, ACCESS AND MANOEUVRING AREAS MUST, BEFORE THE BUILDING EXTENSIONS ARE OCCUPIED, AND THEREAFTER FOR AS LONG AS THE ACTIVITIES ARE CONTINUED, BE FORMED, PROVIDED WITH AN ALL-WEATHER SURFACE, DRAINED, MARKED OUT AND MAINTAINED TO THE SATISFACTION OF THE MANAGER, TRAFFIC ENGINEERING SERVICES. THE EXISTING PARKING, ACCESS AND MANOEUVRING AREAS MUST BE REPAINTED TO THE SATISFACTION OF THE MANAGER, TRAFFIC ENGINEERING SERVICES.

- (14) PURSUANT TO SECTION 128 OF THE RESOURCE MANAGEMENT ACT 1991, THE COUNCIL MAY SERVE NOTICE ON THE APPLICANT OF ITS INTENTION TO REVIEW THE CONDITIONS OF THE CONSENT AT ANY TIME AFTER 12 MONTHS FOLLOWING THE COMMENCEMENT OF OPERATION OF THE USE OR AT SUCH TIME THAT THE OWNERSHIP OR OCCUPATION OF THE LAND OR PART OF IT CHANGES HANDS OR AT ANY TIME THAT THE USE OR METHOD OF OPERATION CHANGES FROM THAT REFERRED TO IN THE APPLICATION, FOR THE PURPOSE OF ASSESSING WHETHER OR NOT THE CONDITIONS OF CONSENT ADEQUATELY MITIGATE ANY ADVERSE EFFECTS OF THE LEVEL OF PARKING ON SITE, THE SUBJECT OF THIS CONSENT.
- (15) THE APPLICANT SHALL SUBMIT A PLANTING SPECIFICATION AND COSTING THE ARBORIST, PARK SERVICES, WITHIN 2 MONTHS OF THE DATE OF THIS CONSENT. THE PLANTING SPECIFICATION AND COSTING SHALL BE DESIGNED IN CONSULTATION WITH AND TO THE SATISFACTION OF THE ARBORIST, PARKS SERVICES AND SHALL BE BASED ON THE LANDSCAPING PLAN SUBMITTED WITH THE APPLICATION, PREPARED BY ISTHMUS GROUP LANDSCAPE ARCHITECTS, ENTITLED "REPCO NZ LIMITED WAREHOUSE ADDITIONS", DATED SHALL BE PAID FOR BY THE APPLICANT AND UNDERTAKEN BY THE COUNCIL OR ITS CONTRACTORS WITHIN THE FIRST PLANTING SEASON FOLLOWING THE COMPLETION OF CONSTRUCTION OF THE PROPOSED BUILDING EXTENSIONS.
- (16) PRIOR TO THE COMMENCEMENT OF WORK ON THE SITE, THE CONSENT HOLDER SHALL PROVIDE COUNCIL WITH A SECURITY IN THE FORM OF A BOND TO ENSURE COMPLIANCE WITH THE ABOVE CONDITION 15 AS IT RELATES TO THE LANDSCAPE MITIGATION. THE BOND SHALL BE TO A VALUE OF TEN THOUSAND DOLLARS (\$10,000.00) EITHER AS A CASH BOND OR WITH A BANK AS SURETY, AND SHALL BE PREPARED IN LIAISON WITH COUNCIL'S SOLICITORS AT THE CONSENT HOLDERS EXPENSE.

THIS BOND SHALL BE RETAINED UNTIL PAYMENT FOR THE LANDSCAPING SPECIFIED IN CONDITION 15 IS RECEIVED BY THE COUNCIL, AND MAY BE USED TO OFFSET THE COSTS OF THE LANDSCAPING.

FAILURE BY THE CONSENT HOLDER TO FULLY COMPLY WITH CONDITION 15 SHALL ENTITLE THE COUNCIL TO UTILISE PART OR THE WHOLE OF THE BANK BOND FOR SUCH PURPOSES AS ARE NECESSARY TO ACHIEVE THE INTENTION OF THIS CONDITION.
- (17) PURSUANT TO SECTION 409 OF THE RESOURCE MANAGEMENT ACT 1991 AND SECTION 294 OF THE LOCAL GOVERNMENT ACT 1974 A RESERVE CONTRIBUTION EQUAL TO 0.5% OF THE ASSESSED VALUED OF THE DEVELOPMENT WILL BE PAYABLE PRIOR TO THE ISSUE OF THE BUILDING CONSENT. THE ACTUAL SUM WILL BE NOTIFIED WHEN THE BUILDING CONSENT APPLICATION IS RECEIVED.
- (18) THE APPLICANT OR CONSENT HOLDER (AS APPLICABLE) SHALL PAY TO COUNCIL A CONSENT COMPLIANCE MONITORING CHARGE OF \$1,000.00 (INCLUSIVE OF GST), PLUS ANY FURTHER MONITORING CHARGES BASED ON ACTUAL OR REASONABLE COSTS, FOR ANY ADDITIONAL WORK TO ENSURE COMPLIANCE. (THIS CHARGE IS TO COVER THE COST OF INSPECTING THE SITE, CARRYING OUT TESTS, UPDATING FILES, ETC., ALL BEING WORK TO ENSURE COMPLIANCE WITH THE RESOURCE CONSENT.

- (19) THE \$1000.00 (INCLUSIVE OF GST) CHARGE IS TO BE PAID AS PART OF THE RESOURCE CONSENT FEE, AND THE CONSENT HOLDER WILL BE ADVISED OF THE FURTHER MONITORING CHARGES AS THEY FALL DUE. SUCH CHARGES ARE TO BE PAID WITHIN ONE MONTH OF THE DATE OF THE INVOICE.
- (20) THE RESOURCE CONSENT HOLDER SHALL PAY ANY EXTRA ADMINISTRATIVE CHARGE FIXED IN ACCORDANCE WITH SECTION 36(1) OF THE RESOURCE MANAGEMENT ACT 1991 OR ANY ADDITIONAL CHARGE REQUIRED PURSUANT TO SECTION 36(6) OF THE RESOURCE MANAGEMENT ACT 1991, WHEREVER APPROPRIATE.

ADVICE NOTES:

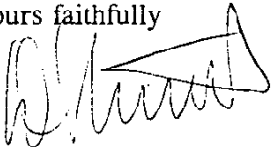
1. THE APPLICANT IS ADVISED THAT THE EXISTING 600MM DIAMETER STORMWATER LINE IN THE NORTHEAST CORNER OF THE SITE WILL NEED TO BE EXTENDED INTO THE DEVELOPMENT AT THE SAME GRADE AND DIAMETER AS THE EXISTING STORMWATER LINE, AND THAT AN INLET STRUCTURE WILL NEED TO BE CONSTRUCTED AT THE TERMINATION OF THE NEW LINE WHICH WILL HAVE SUFFICIENT CAPACITY TO ACCOMMODATE THE ADDITIONAL STORMWATER THAT WILL NOT BE ACCEPTED BY THE DESIGNED SOAKHOLES. THESE MATTERS WILL NEED TO BE ADDRESSED AT BUILDING CONSENT STAGE.
2. THE APPLICANT NEEDS TO OBTAIN ALL OTHER NECESSARY CONSENTS AND PERMITS, INCLUDING THOSE UNDER THE BUILDING ACT 1991, AND COMPLY WITH ALL RELEVANT COUNCIL BYLAWS.
3. THIS RESOURCE CONSENT WILL EXPIRE TWO YEARS AFTER THE DATE OF COMMENCEMENT OF CONSENT UNLESS : (A) IT IS GIVEN EFFECT TO BEFORE THE END OF THAT PERIOD; OR, (B) UPON AN APPLICATION MADE UP TO 3 MONTHS AFTER THE EXPIRY OF THAT PERIOD (OR SUCH LONGER PERIOD AS IS FIXED UNDER SECTION 37 OF THE RESOURCE MANAGEMENT ACT), THE COUNCIL FIXES A LONGER PERIOD. THE STATUTORY CONSIDERATIONS WHICH APPLY TO EXTENSIONS ARE SET OUT IN SECTION 125(1)(B) OF THE RESOURCE MANAGEMENT ACT 1991.
4. THE CONSENT HOLDER SHALL KEEP A COPY OF THIS CONSENT ON SITE AT ALL TIMES DURING THE ESTABLISHMENT AND CONSTRUCTION PHASE OF THE ACTIVITY.
5. THE CONSENT HOLDER SHALL NOTIFY COUNCIL, IN WRITING, OF THEIR INTENTION TO BEGIN WORKS, A MINIMUM OF SEVEN DAYS PRIOR TO COMMENCEMENT. SUCH NOTIFICATION SHALL BE SENT TO THE MANAGER OF ENVIRONMENTAL COMPLIANCE AND INCLUDE THE FOLLOWING DETAILS:
 - NAME AND TELEPHONE NUMBER OF THE PROJECT MANAGER AND SITE OWNER
 - SITE ADDRESS TO WHICH THE CONSENT RELATES
 - ACTIVITY TO WHICH THE CONSENT RELATES
 - EXPECTED DURATION OF WORKS.

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

An objection shall be made in writing to Council within 15 working days of notification of the decision. An appeal must be lodged with both the Environment Court (Department of Justice, PO Box 5027 Wellington) and Council, c/- V Krishna, Team Leader, Ward & Hearings Liaison, private bag 92516, Wellesley Street, Auckland.

If you require any further information in relation to the decision and this letter, please contact David Marshall, telephone 379-2020 who will direct your enquiry to the appropriate officer.

Yours faithfully



K. J. O'Connor
HEARINGS MANAGER

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

- (1) Subject to the amendments required by conditions 2, 3 and 4 below, the proposed activity shall be carried out in accordance with the plans submitted as part of this application, entitled "Repcos NZ Ltd, 510 Mt Wellington Highway, Mt Wellington, Warehouse Extension" revised 10 July 1997 and referenced TO/97/2299 by Council.
- (2) The two parking spaces closest to the proposed security fence running from George Bourke Drive to the edge of the warehouse building shall be marked "No Parking" and shall be kept free from obstruction at all times so that they can be used for vehicle manoeuvring.

- (3) The four parking spaces closest to the proposed security fence running from the northern boundary of the site to the northern wall of the warehouse building, in the middle aisle of the retail customer parking area, shall be deleted so as to provide for adequate circulation through that parking area.
- (4) The vehicle crossings for the proposed Carmont Place accessway shall be no wider than 9m each at the road frontage boundary and shall be separated by a pedestrian refuge in front of the proposed gatehouse, to the satisfaction of the Manager, Traffic Engineering Services.
- (5) The parking spaces in the parking area to the north of the retail outlet (marked "Branch 30 customer parking" on the site plans submitted with the application) shall be reserved for visitors to the retail outlet and shall be clearly marked on the ground or by signage for visitor use, to the satisfaction of the Manager, Traffic Engineering Services.
- (6) Any ground materials that require removal or re-siting shall either:
 - (a) Be tested to determine if there is contamination. Should any contamination be identified the applicant shall prepare a detailed removal management plan, as set out in condition 7 below, to the satisfaction of the Council. The cost of compliance with this condition, including the costs of the Council in approving and monitoring compliance with this condition, shall be met by the applicant; or
 - (b) Be treated as contaminated and removed to an approved disposal contractor or landfill. A plan shall be submitted to Council which will include those items contained in consent condition 7.
- (7) The removal management plan referred to in condition 6(a) and 6(b) above shall comply with the Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites and include:
 - (a) Scale plans showing locations of excavated materials.
 - (b) A management plan that covers the Health and Safety of those involved in the carrying out of excavation work.
 - (c) A management plan for the treatment of contaminated materials and disposal procedures including means of transportation.
- (8) The applicant shall install a wheelwash to prevent the depositing of earth on the surrounding streets from trucks bringing fill to the site or removing excavated material as directed by the Manager, Resource Consents. The wheelwash shall remain in place until the completion of all development works on the site. In the event that material is deposited on the street, the applicant/consent holder shall take immediate action, at their own expense, to clean the street. The loading and storage of earth and other materials shall be confined to the area of the subject site (Refer enclosed Annexure 14).
- (9) The applicant shall implement suitable sediment control measures during all earthworks to ensure that all stormwater runoff from the site is managed and controlled to ensure that no silt, sediment or water containing silt or sediment is discharged into pipes, drains, channels or soakage systems in accordance with the Auckland Regional Council Guidelines for sediment control, and these measures shall remain in place until the completion of the development (Refer enclosed Annexure 14).

- (10) All site works shall be carried out in such a way so as not to create a dust nuisance on the site and the surrounding area. In order to prevent the dispersal of dust and other particles from adversely affecting adjoining sites, the applicant shall dampen the area of earthworks so that the emission of dust and other particles is minimised.
- (11) The applicant or consent holder (as applicable) shall provide to the satisfaction of the Team Leader Special Projects and Monitoring, Auckland City Council, prior to construction commencing, a site management plan specifying:
 - Who the Site Manager is and contact details (phone, facsimile, postal address).
 - Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities.
 - Procedures for controlling sediment runoff and the removal of soil debris and construction materials from public roads or places.
 - Proposed numbers and timing of truck movements throughout the day.
 - Location of workers conveniences (eg portaloos).
 - Ingress and egress to and from the site for construction vehicles.
- (12) Noise levels arising from construction activity on the site shall comply with the noise levels specified in Rule 4A.1.D (a) to (f) of the Proposed Auckland City (Isthmus Section) District Plan 1993.
- (13) The whole of the parking, access and manoeuvring areas must, before the building extensions are occupied, and thereafter for as long as the activities are continued, be formed, provided with an all-weather surface, drained, marked out and maintained to the satisfaction of the Manager, Traffic Engineering Services. The existing parking, access and manoeuvring areas must be repainted to the satisfaction of the Manager, Traffic Engineering Services.
- (14) Pursuant to Section 128 of the Resource Management Act 1991, the Council may serve notice on the applicant of its intention to review the conditions of this consent at any time after 12 months following the commencement of operation of the use or at such time that the ownership or occupation of the land or part of it changes hands or at any time that the use or method of operation changes from that referred to in the application, for the purpose of assessing whether or not the conditions of consent adequately mitigate any adverse effects of the level of parking on site, the subject of this consent.
- (15) The applicant shall submit a planting specification and costing to the Arborist, Park Services, within 2 months of the date of this consent. The planting specification and costing shall be designed in consultation with and to the satisfaction of the Arborist, Parks Services and shall be based on the landscaping plan submitted with the application, prepared by Isthmus Group Landscape Architects, entitled "Repcos NZ Limited Warehouse Additions", dated 16 May 1997 and referenced TO/97/2299 by Council. The proposed landscaping shall be paid for by the applicant and undertaken by the Council or its contractors within the first planting season following the completion of construction of the proposed building extensions.
- (16) Prior to the commencement of work on the site, the consent holder shall provide Council with a security in the form of a bond to ensure compliance with the above condition 15 at it relates to the landscape mitigation. The bond shall be to a

value of ten thousand dollars (\$10,000.00) either as a cash bond or with a bank as surety, and shall be prepared in liaison with Council's Solicitors at the consent holders expense.

This bond shall be retained until payment for the landscaping specified in condition 15 is received by the Council, and may be used to offset the costs of the landscaping.

Failure by the consent holder to fully comply with condition 15 shall entitle the Council to utilise part or the whole of the bank bond for such purposes as are necessary to achieve the intention of this condition.

- (17) Pursuant to Section 409 of the Resource Management Act and Section 294 of the Local Government Act 1974 a Reserve Contribution equal to 0.5% of the assessed value of the development will be payable prior to the issue of the Building Consent. The actual sum will be notified when the Building Consent application is received.
- (18) The applicant or consent holder (as applicable) shall pay to Council a consent compliance monitoring charge of \$400.00 (inclusive of GST), plus any further monitoring charges based on actual or reasonable costs, for any additional work to ensure compliance. (This charge is to cover the cost of inspecting the site, carrying out tests, updating files, etc., all being work to ensure compliance with the resource consent.)
- (19) The \$400.00 (inclusive of GST) charge is to be paid as part of the resource consent fee, and the consent holder will be advised of the further monitoring charges as they fall due. Such charges are to be paid within one month of the date of the invoice.
- (20) The resource consent holder shall pay any extra administrative charge fixed in accordance with section 36(1) of the Resource Management Act 1991 or any additional charge required pursuant to section 36(6) of the Resource Management Act 1991, wherever appropriate.

HC Perkins - Tamaki/Maungakiekie

440166



AUCKLAND CITY

SECRETARIAL

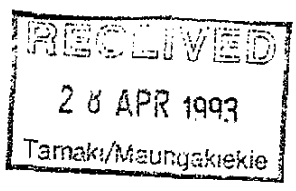
27 April 1993

City Secretary, Murray C. Smith

Writer's direct dial number:

When replying or calling please refer to:

~~Signing On Ltd
2/1 Westhaven Drive
AUCKLAND~~



Attention: Heather Brown

Dear Madam

**REPORT ON NON-NOTIFIED NON-COMPLYING ACTIVITY APPLICATION
BY PACIFIC BRANDS FOOD GROUP - 510 MT WELLINGTON HIGHWAY
MT WELLINGTON**

I refer to the above application which was considered by the Planning Applications Sub-Committee on 26 April 1993 when it was resolved:

That the application by Pacific Brand Food Group to erect a free standing sign at 510 Mt Wellington Highway, Mt Wellington, being the land described as Lot 1, DP 101490 and Lot 2, DP 103564 be consented to pursuant to Sections 104, 105 and 113 of the Resource Management Act 1991 for the following reasons:

- 1) The proposed sign is appropriate in an industrial area and will not result in a visual clutter.
- 2) The effects of the proposed sign will be minor.
- 3) The proposal is not contrary to the relevant objectives and policies of the District Plan.

That this consent shall be subject to the following conditions:

- i) That the proposed sign be erected generally in accordance with the plan lodged with the application and be located a minimum of 0.5m from the road boundary of the site.
- ii) That the applicant obtain any necessary building consents for the erection of the proposed sign.

-2-

Should you have any queries with regard to this decision, please contact
H C Perkins, Tamaki/Maungakiekie.

Yours faithfully

Wanairangi Nopera

WANAIRANGI NOPERA
CORPORATE COMMITTEE SECRETARY (SPECIAL DUTIES)

c.c. H C Perkins, Tamaki/Maungakiekie.

27 August 2007

DDI: 307 7305
LUC No: 20070048101

Shell New Zealand Limited
C/- Burton Consultants Limited
PO Box 33817
Takapuna
AUCKLAND

Atten: Jenna Fincham

Dear Sir/Madam

**SECTION 93/94 DETERMINATION AND A RESOURCE CONSENT APPLICATION
- 510 MT WELLINGTON HIGHWAY, MT WELLINGTON**

This application was heard by Hearing Commissioners **Ms K Sinclair, Cr N Raffills and Board Member C Davis** on Tuesday, 14 August 2007.

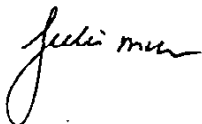
A copy of the decision of the Hearing Commissioners is attached.

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

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

If you require any further information in relation to the decision and this letter, please contact Matthew Skellern, phone 353 9026, who will direct your inquiry to the appropriate officer.

Yours faithfully



Julie McKee
Hearings Team Leader

**RESOLUTIONS PASSED AT A PLANNING HEARING BY
HEARING COMMISSIONERS HELD ON TUESDAY, 14 AUGUST 2007 AT
9.30AM IN THE MEETING ROOM, GROUND FLOOR, TOWN HALL,
301 QUEEN STREET, AUCKLAND**

**APPLICATION FOR A RESOURCE CONSENT
BY SHELL NEW ZEALAND LIMITED AT
510 MT WELLINGTON HIGHWAY, MT WELLINGTON, AUCKLAND
(LUC NO.: 20070048101)**

COMMISSIONERS: Ms K Sinclair (Chairman)
Cr N Raffills
Board Member C Davis

COUNCIL OFFICERS: Mr P Arnesen Team Leader
Resource Consents
Mr M Skellern Reporting Planner
Ms L Durbin Hearings Administrator

APPLICANT: Shell New Zealand Limited

APPEARANCES: Ms J Fincham Burton Consultants Ltd
For the applicant:

The hearing of evidence concluded at 11.29am and the public excluded from the deliberations of the Commissioners.

DECISION

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

- The application is for a controlled activity, and
- There are no persons considered to be adversely affected by the activity.

That, pursuant to section 94C of the Resource Management Act 1991, there are no special circumstances to warrant public notification of the application.

Pursuant to Section 104A of the Resource Management Act 1991, the controlled activity land use application by Shell New Zealand Limited to erect a new free standing sign that:

- Involves the construction of a building at a service station in the Business 5 zone;

at 510 Mount Wellington Highway described as LOT 1 DP 104190 & LOT 2 DP 103564, CT 119D/702 be granted consent.

Pursuant to Section 113 of the Resource Management Act 1991 the following matters have been taken into account in making the decision set out above:

Relevant Statutory Provisions

The following provisions of the Resource Management Act 1991 were relevant in the assessment of this application:

- Sections 104, 104A and 108 (controlled activity).

Relevant Plan Provisions

The relevant planning documents considered were:

Auckland City District Plan 1999 – Isthmus Section and in particular the following:

- Clause 4.5.1 Objectives and Policies Signs
- Clause 8.6.5 Objectives and Policies Business 5 Zone
- Rule 8.7.1 Activities in the Business 5 Zone
- Clause 8.7.2.2 General Criteria for Assessing Controlled Activities
- Clause 8.7.2.2(3) Additional Criteria for specified Activities – Service Stations.

Principal Issues in Contention

The application was not the subject of a contested hearing as the Council generally concurs with the applicant's assessment. Accordingly, there were no issues in contention.

Summary of Evidence

This application was not the subject of a contested hearing. Whilst no evidence has been provided, Council has considered the following specialists' reports:

- The Assessment of Effects prepared by Jenna Fincham of Burton Consultants, dated 22nd December 2006
- The report prepared by Clark Houltram of Beca, dated 6th of December 2006
- The report prepared by Harriet Fraser of Traffic Design Group, dated 29th November 2006

- The report prepared by Rob Pryor of LA4 Landscape Architects, dated 22nd December 2006
- The letter dated 21st of May 2007, by Jenna Fincham of Burton Consultants.

Main Findings of Fact

The commissioners consider that the main 'findings of fact' are:

- The proposed sign replaces an existing prime sign utilising existing foundations on the subject site
- The proposed replacement sign is similar in scale and appearance to the existing sign
- The proposed scale of the sign is required to provide for safe decision making by motorists on a busy Regional Arterial road in the context of a highly modified commercial environment.

Reasons for the Decision

The reasons for this controlled activity consent are as follows:

- (a) The granting of consent to the applicant's proposal is consistent with the relevant assessment criteria for controlled activities and special criteria for service stations. In particular, the proposal is consistent with these criteria as the existing service station has an established prime sign of similar scale and characteristics on site.
- (b) The imposition of the following conditions will ensure that the proposal is carried out in accordance with submitted plans.
- (c) The applicant's proposal is consistent with the objectives and policies of the Operative District Plan, and the sustainable management purpose of the Resource Management Act 1991.

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

Activity in Accordance with Application and Plans

- (1) The proposed activity shall be carried out in accordance with the plans and all information submitted with the application, being described as
 - Shell Greenlane 510 Mount Wellington Highway, Auckland reference 1_104045_05_Z_SHA_01, by SHA Architecture dated March 2005.

and referenced by Council as LUC20070048101.

Monitoring

- (2) The consent holder shall pay the Council a consent compliance monitoring charge of \$381.44 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent. (This charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent).

The \$381.44 (inclusive of GST) charge shall be paid as part of the resource consent fee and the consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

Landscaping

- (3) The existing streetfront landscaping as highlighted on drawing 1_104045_05_Z_SHA_01 (as attached to this decision) shall be appropriately maintained, and an area of no greater than 1.4m either side of the subject sign (Shell NZ Prime Sign) shall be kept clear of vegetation to allow room for sign maintenance and be covered continuously (and appropriately maintained) in bark or similar.

In addition to the above, specific areas as highlighted on the above plan shall be infill planted in keeping with the existing landscaping and appropriately maintained.

These works shall all be undertaken by the consent holder to the satisfaction of the Council (Resource Consent Monitoring Leader).

ADVICE NOTES

1. Pursuant to section 125 of the Resource Management Act 1991, this resource consent will expire 5 years after the date of commencement of consent unless, before the consent lapses;
 - (a) the consent is given effect to; or
 - (b) an application is made to the consent authority to extend the period of the consent, and the consent authority decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.
2. The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 2004, and comply with all relevant Council Bylaws. It is further noted that this consent does not constitute building consent approval. Please check as to whether or not a building consent is required under

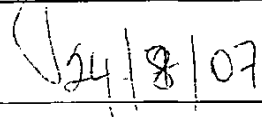
the Building Act 2004. If a building consent application is already lodged with Council or has already been obtained, you are advised that, unless otherwise stated, the use shall not commence until conditions of this resource consent have been met. Furthermore, if this consent and its conditions alter or affect a previously approved building consent for the same project, you are advised that a new building consent may need to be applied for.

3. A copy of this consent shall be held on site at all times during the establishment and construction phase of the activity.
4. The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Team Leader, Compliance Monitoring (fax: 353 9052) and include the following details:
 - name and telephone number of the project manager and site owner
 - site address to which the consent relates
 - activity to which the consent relate
 - expected duration of works.
5. If you disagree with any of the above conditions or with any additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A and 357B of the Resource Management Act 1991 which shall be made in writing to Council within 15 working days of notification of the decision. Council will as soon as practicable consider the objection at a hearing. Pursuant to Section 116, the consent will not commence until any objection or appeal has been withdrawn or decided.

Ms K Sinclair
Chairman:



Date:





DEMOCRACY SERVICES

Direct Dial: 307 7305
Fax Number: 373 6214

Democracy Services File:
Group File:

P4382
20070317901

MEMORANDUM

DATE: 01 August 2007

TO: Mark Thode, Planner, Resource Consents, ACE
Aruna Pillay, Team Leader - Resource Consents, ACE
Kirsty Racher, Hearings Coordinator, Civic 16
Jackie Wilkinson, Manager Service Requests, ACE

FROM: Julie McKee, Hearings Team Leader

HEARINGS TEAM LEADER

Your attention is directed to the following minute of the

PLANNING FIXTURES COMMITTEE

**DATED : TUESDAY, 31 JULY
2007**

NB: A hard copy of this blue minute will follow in due course

5.5 510 MOUNT WELLINGTON HIGHWAY, MOUNT WELLINGTON

M Thode, Planner, report dated 24 July 2007. The following Outline was placed on the agenda:

Section 93/94 determination and Resource Consent determination on an application to remove the existing cobblestone paving in the forecourt area of the Shell service station at 510 Mount Wellington Highway, Mount Wellington, and to replace this with a new concrete surface. In conjunction with this work, the applicant proposes to upgrade the existing forecourt drainage system.

I refer to the above item which was considered by the Planning Fixtures Committee at its meeting held on Tuesday, 31 July 2007, where it was resolved:

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

- The adverse effects of the activity on the environment will be minor
- There are no persons considered to be adversely affected by the activity.

That, pursuant to section 94C of the Resource Management Act 1991, there are no special circumstances to warrant public notification of the application.

Pursuant to section 104B of the Resource Management Act 1991, the discretionary activity land use application by Fuelquip NZ Ltd to upgrade the existing drainage system and resurface the cobblestone forecourt of the Shell service station that:

- Involves the location of an activity on a contaminated site

at 510 Mount Wellington Highway, Mount Wellington described as LOT 1 DP 104190 & LOT 2 DP 103564, CT 119D/702 be granted consent.

Pursuant to section 113 of the Resource Management Act 1991, the following matters have been taken into account in making the decision set out above:

Relevant Statutory Provisions

The following provisions of the Resource Management Act 1991 were relevant in the assessment of this application:

- Sections 104, 104B (discretionary activity), 108 and Part 11.

Relevant Plan Provisions

The relevant planning documents considered were:

Auckland City District Plan 1999 – Isthmus Section and in particular the following:

- Clause 5E.7.4.2 (Applications to Redevelop or Use a Contaminated Site)
- Clause 8.7.3.3 (Additional Criteria for Specified Activities – Service Stations)
- Clause 8.6.5.1 (Business 5 Zone Objectives and Policies).

Principal Issues in Contention

The application was not the subject of a contested hearing as the Council generally concurs with the applicant's assessment. Accordingly, there were no issues in contention.

Summary of Evidence

This application was not the subject of a contested hearing. Whilst no evidence has been provided, Council has considered the following specialists' reports:

- The Assessment of Effects prepared by Incite (Auckland) on behalf of ECL Engineering Design (Fuelquip), dated December 2006, date stamped by Council 9 May 2007
- The Environmental Management and Emergency Response Plan prepared by Garry Houltham of ECL Engineering Design (Fuelquip), dated January 2007, date stamped by Council 9 May 2007
- The Hazardous Operation Plan prepared by Garry Houltham of ECL Engineering Design (Fuelquip), dated January 2007, date stamped by Council 9 May 2007
- The correspondence between Steve Luck, Elaine Paterson and Margrit de Man, dated 17 July 2007

- The memo prepared by Scott Paton of Auckland City Council, dated 5 July 2007
- The memo prepared by Ruben Naidoo of Auckland City Council, dated 25 June 2007.

Main Findings of Fact

The Committee considers that the main 'findings of fact' are:

- The proposed surfacing and drainage works will result in no more than a minor increase to the stormwater runoff currently created by the existing environment. In addition, the proposed works will have no more than minor noise, dust and vibration effects limited to the subject site. These effects are considered to be temporary
- The proposed resurfacing and drainage upgrade will result in no change to the existing buildings and structures on the subject site. The proposal will have the positive effect of reducing further underlying soil contamination through the upgraded drainage system and concrete surface
- The applicant will undertake an environmental site assessment in conjunction with the implementation of this consent (should consent be granted), in order to determine whether further remediation work is required on the site.
- The Council's Development Engineer has concluded that the "potential effects on adjacent sites and the environment from an earthworks and drainage perspective are unlikely to be more than minor".

Reasons for the Decision

The reasons for this discretionary activity consent are as follows:

- (a) The granting of consent to the applicant's proposal will have no more than minor effects on the environment. In particular, the proposal will result in a minor increase to the existing stormwater runoff currently present on the site. The proposed new drainage system will ensure that surface contaminants and stormwater are filtered and discharged to ground in an appropriate manner. Furthermore, temporary and minor construction effects will be no more than minor and limited to the subject site.
- (b) The granting of consent to the applicant's proposal is consistent with the relevant assessment criteria for discretionary activities; in particular, activities located on contaminated or potentially contaminated sites.
- (c) The imposition of the following conditions will ensure that the adverse effects of the proposal are no more than minor, and that appropriate steps are taken to ensure that any site contamination above acceptable levels will be remediated.
- (d) The applicant's proposal is consistent with the objectives and policies of the Operative District Plan, and the sustainable management purpose of the Resource Management Act 1991.
- (e) The Council's Development Engineer has concluded that the "potential effects on adjacent sites and the environment from an earthworks and drainage

perspective are unlikely to be more than minor”.

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

Activity in Accordance with Application and Plans

- (1) The proposed activity shall be carried out in accordance with the plans and all information submitted with the application, being described as:
- ***‘Shell Repco: 510 Mt Wellington Highway, Auckland’***, Existing Site Layout, drawn by Garry Houltham of ECL Engineering Design (Fuelquip), drawing number RT160179_001, issue B, dated 21/11/06, date stamped by Council 9 May 2007
 - ***‘Shell Repco: 510 Mt Wellington Highway, Auckland’***, Demolition Drawing, drawn by Garry Houltham of ECL Engineering Design (Fuelquip), drawing number RT160179_001_1, issue A, dated 01/05/07, date stamped by Council 9 May 2007
 - ***‘Shell Repco: 510 Mt Wellington Highway, Auckland’***, Leased Areas, drawn by Garry Houltham of ECL Engineering Design (Fuelquip), drawing number RT160179_001_2, issue A, dated 05/12/06, date stamped by Council 9 May 2007
 - ***‘Shell Repco: 510 Mt Wellington Highway, Auckland’***, Contours and Levels, drawn by Garry Houltham of ECL Engineering Design (Fuelquip), drawing number RT160179_001_3, issue A, dated 24/11/06, date stamped by Council 9 May 2007
 - ***‘Shell Repco: 510 Mt Wellington Highway, Auckland’***, Proposed Site Layout (All Services), drawn by Garry Houltham of ECL Engineering Design (Fuelquip), drawing number RT160179_002, issue B, dated 04/12/06, date stamped by Council 9 May 2007
 - ***‘Shell Repco: 510 Mt Wellington Highway, Auckland’***, Drainage and Catchment Layout, drawn by Garry Houltham of ECL Engineering Design (Fuelquip), drawing number RT160179_001_2, issue B, dated 04/12/06, date stamped by Council 9 May 2007
 - ***‘Shell Repco: 510 Mt Wellington Highway, Auckland’***, Paving Layout, drawn by Garry Houltham of ECL Engineering Design (Fuelquip), drawing number RT160179_001_4, issue B, dated 04/12/06, date stamped by Council 9 May 2007
 - ***‘Shell Repco: 510 Mt Wellington Highway, Auckland’***, Civil Details, drawn by Garry Houltham of ECL Engineering Design (Fuelquip), drawing number RT160179_004, issue B, dated 09/01/07, date stamped by Council 9 May 2007
 - ***‘Shell Repco: 510 Mt Wellington Highway, Auckland’***, Civil Details, drawn by Garry Houltham of ECL Engineering Design (Fuelquip), drawing number RT160179_004_1, issue B, dated 09/01/07, date stamped by Council 9 May 2007

all referenced by Council as LUC20070317901.

Monitoring

- (2) The consent holder shall pay the Council a consent compliance monitoring charge of \$500.00 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent. (This charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent).

The \$500.00 (inclusive of GST) charge shall be paid as part of the resource consent fee and the consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

Construction and Stormwater

- (3) All demolition, earthworks and construction works shall be restricted to the hours from 7.30am to 6.00pm Monday to Friday and from 8.00am to 1.00pm Saturday. No such work shall occur on Sundays or public holidays.
- (4) Earthworks and drainage construction shall follow the recommendations of ECL Engineering Design Ltd's Assessment of Effects dated December 2006.
- (5) Maintenance of drainage fixtures shall be undertaken as recommended by ECL Engineering Design Ltd's Environmental Management and Emergency Response Plan dated January 2007.
- (6) Disposal of stormwater for this development shall be to on-site soakage complying with the requirements of Auckland City Council Soakage Design Manual issued February 2003. Final soakage tests and designs shall be submitted with the Building Consent Application. Details shall be to the satisfaction of Auckland City Council Development Engineering. Modifications required by ARC that need to be included in the design are also acceptable.

Site Contamination

- (7) The consent holder shall, in conjunction with the proposed concrete repaving works, undertake a site contamination investigation to determine the nature and extent of the potential contamination and shall provide a site contamination report to the satisfaction of the Resource Consent Monitoring Leader, Auckland City Environments, prior to the resurfacing of the site.
- (8) If the concentration of contaminants on the site exceed the Tier 1 Soil Acceptance Criteria as specified in 'Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand, Ministry for the Environment, 1999', the consent holder shall submit a remediation action plan to the satisfaction of the Resource Consent Monitoring Leader, Auckland City Environments, and shall undertake the following:
 - (a) Obtain the necessary resource consent for remediation of a contaminated site

- (b) Shall undertake remediation works in accordance with the approved remediation action plan
- (c) If necessary, submit a Health and Safety Plan, to the satisfaction of the Resource Consent Monitoring Team Leader, for the works involved in the excavation, providing details of how the effects of the contaminated material will be minimised, in accordance with *'The Cleanup of Contaminated Sites, Occupational Safety & Health Service, Department of Labour, 1994'*
- (d) Within three months following completion of remediation works, the consent holder shall undertake a validation exercise. This will confirm the performance of the remediation works and identify residual contamination at the site. A Site Validation Report shall be provided to the satisfaction of the Resource Consent Monitoring Leader. The Site Validation Report shall include, where applicable the following but not limited to:
 - (i) Soil test results for the excavated areas and capping materials (if any)
 - (ii) Scaled plans (plan and elevation views) showing the location and *containment details (if any)* of any contaminated materials relocated on the site
 - (iii) An on-going monitoring and management plan
 - (iv) Evidence of disposal of contaminated material in an approved facility.
- (e) The above-mentioned reports and plans shall be prepared in accordance with the *'Contaminated Site Management Guidelines No. 1 Guidelines for Reporting on Contaminated Sites in New Zealand, Ministry for the Environment, June 2003'*.

ADVICE NOTES

1. Pursuant to section 125 of the Resource Management Act 1991, this resource consent will expire five years after the date of commencement of consent unless, before the consent lapses;
 - (a) the consent is given effect to; or
 - (b) an application is made to the consent authority to extend the period of the consent, and the consent authority decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.
2. The applicant is advised that there are trees on the property which come within the tree protection rules set out in 5C.7.3 of the district plan and these cannot be cut, trimmed or have work undertaken below the dripline without a prior resource consent. If the applicant wishes to undertake the above mentioned work, a resource consent application will need to be made to the Council. Consent will not necessarily be granted to such an application. Any work undertaken near protected trees should be done in accordance with Annexure

5 of the district plan.

3. **The Consent Holder shall be advised of Council's requirements outlined in Metrowater Development and Connection Standards issued Feb 2005, particularly the requirements for:**
 - (a) **On - site separation of private drainage reticulation**
 - (b) **Clearance requirements for works in relation to Public Services**
 - (c) **Protection of services in relation to construction activities**

Details shall be provided with the building consent application. Silt control guidelines can be obtained from Annexure 14 of the Operative District Plan

4. **The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 2004, and comply with all relevant Council Bylaws. It is further noted that this consent does not constitute building consent approval. Please check as to whether or not a building consent is required under the Building Act 2004. If a building consent application is already lodged with Council or has already been obtained, you are advised that, unless otherwise stated, the use shall not commence until conditions of this resource consent have been met. Furthermore, if this consent and its conditions alter or affect a previously approved building consent for the same project, you are advised that a new building consent may need to be applied for.**
5. **A copy of this consent shall be held on site at all times during the establishment and construction phase of the activity.**
6. **The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Team Leader, Compliance Monitoring (fax: 353 9052) and include the following details:**
 - **name and telephone number of the project manager and site owner**
 - **site address to which the consent relates**
 - **activity to which the consent relate**
 - **expected duration of works.**
7. **If you disagree with any of the above conditions or with any additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A and 357B of the Resource Management Act 1991 which shall be made in writing to Council within 15 working days of notification of the decision. Council will as soon as practicable consider the objection at a hearing. Pursuant to Section 116, the consent will not commence until any objection or appeal has been withdrawn or decided.**

Mark Thode, Planner, Resource Consents, ACE

Aruna Pillay, Team Leader - Resource Consents, ACE

- *The total committee charges for this application are \$222.20.*

Kirsty Racher, Hearings Coordinator, Civic 16

- *Please write the decision letter to the applicant*

Jackie Wilkinson, Manager Service Requests, ACE

For your information.

2 August 2007

307 7660
LUC NO: 20070317901
File Ref: P4382

Fuelquip New Zealand Limited
c/o Stephen Luck
PO Box 33-192
Petone
Lower Hutt

Dear Sir/Madam

510 MOUNT WELLINGTON HIGHWAY, MOUNT WELLINGTON - 20070317901

Section 93/94 determination and Resource Consent determination on an application to remove the existing cobblestone paving in the forecourt area of the Shell service station at 510 Mount Wellington Highway, Mount Wellington, and to replace this with a new concrete surface. In conjunction with this work, the applicant proposes to upgrade the existing forecourt drainage system.

I refer to the above application which was considered by the Planning Fixtures Committee on Tuesday, 31 July 2007. It was resolved:

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

- **The adverse effects of the activity on the environment will be minor**
- **There are no persons considered to be adversely affected by the activity.**

That, pursuant to section 94C of the Resource Management Act 1991, there are no special circumstances to warrant public notification of the application.

Pursuant to section 104B of the Resource Management Act 1991, the discretionary activity land use application by Fuelquip NZ Ltd to upgrade the existing drainage system and resurface the cobblestone forecourt of the Shell service station that:

- **Involves the location of an activity on a contaminated site**

at 510 Mount Wellington Highway, Mount Wellington described as LOT 1 DP 104190 & LOT 2 DP 103564, CT 119D/702 be granted consent.

Pursuant to section 113 of the Resource Management Act 1991, the following matters have been taken into account in making the decision set out above:

Relevant Statutory Provisions

The following provisions of the Resource Management Act 1991 were relevant in the assessment of this application:

- Sections 104, 104B (discretionary activity), 108 and Part 11.

Relevant Plan Provisions

The relevant planning documents considered were:

Auckland City District Plan 1999 – Isthmus Section and in particular the following:

- Clause 5E.7.4.2 (Applications to Redevelop or Use a Contaminated Site)
- Clause 8.7.3.3 (Additional Criteria for Specified Activities – Service Stations)
- Clause 8.6.5.1 (Business 5 Zone Objectives and Policies).

Principal Issues in Contention

The application was not the subject of a contested hearing as the Council generally concurs with the applicant's assessment. Accordingly, there were no issues in contention.

Summary of Evidence

This application was not the subject of a contested hearing. Whilst no evidence has been provided, Council has considered the following specialists' reports:

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- The correspondence between Steve Luck, Elaine Paterson and Margrit de Man, dated 17 July 2007
- The memo prepared by Scott Paton of Auckland City Council, dated 5 July 2007
- The memo prepared by Ruben Naidoo of Auckland City Council, dated 25 June 2007.

Main Findings of Fact

The Committee considers that the main 'findings of fact' are:

- 3 -

- **The proposed surfacing and drainage works will result in no more than a minor increase to the stormwater runoff currently created by the existing environment. In addition, the proposed works will have no more than minor noise, dust and vibration effects limited to the subject site. These effects are considered to be temporary**
- **The proposed resurfacing and drainage upgrade will result in no change to the existing buildings and structures on the subject site. The proposal will have the positive effect of reducing further underlying soil contamination through the upgraded drainage system and concrete surface**
- **The applicant will undertake an environmental site assessment in conjunction with the implementation of this consent (should consent be granted), in order to determine whether further remediation work is required on the site.**
- **The Council's Development Engineer has concluded that the "potential effects on adjacent sites and the environment from an earthworks and drainage perspective are unlikely to be more than minor".**

Reasons for the Decision

The reasons for this discretionary activity consent are as follows:

- (a) **The granting of consent to the applicant's proposal will have no more than minor effects on the environment. In particular, the proposal will result in a minor increase to the existing stormwater runoff currently present on the site. The proposed new drainage system will ensure that surface contaminants and stormwater are filtered and discharged to ground in an appropriate manner. Furthermore, temporary and minor construction effects will be no more than minor and limited to the subject site.**
- (b) **The granting of consent to the applicant's proposal is consistent with the relevant assessment criteria for discretionary activities; in particular, activities located on contaminated or potentially contaminated sites.**
- (c) **The imposition of the following conditions will ensure that the adverse effects of the proposal are no more than minor, and that appropriate steps are taken to ensure that any site contamination above acceptable levels will be remediated.**
- (d) **The applicant's proposal is consistent with the objectives and policies of the Operative District Plan, and the sustainable management purpose of the Resource Management Act 1991.**
- (e) **The Council's Development Engineer has concluded that the "potential effects on adjacent sites and the environment from an earthworks and drainage perspective are unlikely to be more than minor".**

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

Activity in Accordance with Application and Plans

(1) The proposed activity shall be carried out in accordance with the plans and all information submitted with the application, being described as:

- ***'Shell Repco: 510 Mt Wellington Highway, Auckland'***, Existing Site Layout, drawn by Garry Houltham of ECL Engineering Design (Fuelquip), drawing number RT160179_001, issue B, dated 21/11/06, date stamped by Council 9 May 2007
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all referenced by Council as LUC20070317901.

Monitoring

- (2) The consent holder shall pay the Council a consent compliance monitoring charge of \$500.00 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent. (This charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent).

The \$500.00 (inclusive of GST) charge shall be paid as part of the resource consent fee and the consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

Construction and Stormwater

- (3) All demolition, earthworks and construction works shall be restricted to the hours from 7.30am to 6.00pm Monday to Friday and from 8.00am to 1.00pm Saturday. No such work shall occur on Sundays or public holidays.
- (4) Earthworks and drainage construction shall follow the recommendations of ECL Engineering Design Ltd's Assessment of Effects dated December 2006.
- (5) Maintenance of drainage fixtures shall be undertaken as recommended by ECL Engineering Design Ltd's Environmental Management and Emergency Response Plan dated January 2007.
- (6) Disposal of stormwater for this development shall be to on-site soakage complying with the requirements of Auckland City Council Soakage Design Manual issued February 2003. Final soakage tests and designs shall be submitted with the Building Consent Application. Details shall be to the satisfaction of Auckland City Council Development Engineering. Modifications required by ARC that need to be included in the design are also acceptable.

Site Contamination

- (7) The consent holder shall, in conjunction with the proposed concrete repaving works, undertake a site contamination investigation to determine the nature and extent of the potential contamination and shall provide a site contamination report to the satisfaction of the Resource Consent Monitoring Leader, Auckland City Environments, prior to the resurfacing of the site.
- (8) If the concentration of contaminants on the site exceed the Tier 1 Soil Acceptance Criteria as specified in 'Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand, Ministry for the Environment, 1999', the consent holder shall submit a remediation action plan to the satisfaction of the Resource Consent Monitoring Leader, Auckland City Environments, and shall undertake the following:
 - (a) Obtain the necessary resource consent for remediation of a contaminated

- 6 -

site

- (b) Shall undertake remediation works in accordance with the approved remediation action plan
- (c) If necessary, submit a Health and Safety Plan, to the satisfaction of the Resource Consent Monitoring Team Leader, for the works involved in the excavation, providing details of how the effects of the contaminated material will be minimised, in accordance with *'The Cleanup of Contaminated Sites, Occupational Safety & Health Service, Department of Labour, 1994'*
- (d) Within three months following completion of remediation works, the consent holder shall undertake a validation exercise. This will confirm the performance of the remediation works and identify residual contamination at the site. A Site Validation Report shall be provided to the satisfaction of the Resource Consent Monitoring Leader. The Site Validation Report shall include, where applicable the following but not limited to:
 - (i) Soil test results for the excavated areas and capping materials (if any)
 - (ii) Scaled plans (plan and elevation views) showing the location and *containment details (if any)* of any contaminated materials relocated on the site
 - (iii) An on-going monitoring and management plan
 - (iv) Evidence of disposal of contaminated material in an approved facility.
- (e) The above-mentioned reports and plans shall be prepared in accordance with the *'Contaminated Site Management Guidelines No. 1 Guidelines for Reporting on Contaminated Sites in New Zealand, Ministry for the Environment, June 2003'*.

ADVICE NOTES

1. Pursuant to section 125 of the Resource Management Act 1991, this resource consent will expire five years after the date of commencement of consent unless, before the consent lapses;
 - (a) the consent is given effect to; or
 - (b) an application is made to the consent authority to extend the period of the consent, and the consent authority decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.
2. The applicant is advised that there are trees on the property which come within the tree protection rules set out in 5C.7.3 of the district plan and these cannot be

- 7 -

cut, trimmed or have work undertaken below the dripline without a prior resource consent. If the applicant wishes to undertake the above mentioned work, a resource consent application will need to be made to the Council. Consent will not necessarily be granted to such an application. Any work undertaken near protected trees should be done in accordance with Annexure 5 of the district plan.

3. The Consent Holder shall be advised of Council's requirements outlined in Metrowater Development and Connection Standards issued Feb 2005, particularly the requirements for:
 - (a) On - site separation of private drainage reticulation
 - (b) Clearance requirements for works in relation to Public Services
 - (c) Protection of services in relation to construction activities

Details shall be provided with the building consent application. Silt control guidelines can be obtained from Annexure 14 of the Operative District Plan

4. The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 2004, and comply with all relevant Council Bylaws. It is further noted that this consent does not constitute building consent approval. Please check as to whether or not a building consent is required under the Building Act 2004. If a building consent application is already lodged with Council or has already been obtained, you are advised that, unless otherwise stated, the use shall not commence until conditions of this resource consent have been met. Furthermore, if this consent and its conditions alter or affect a previously approved building consent for the same project, you are advised that a new building consent may need to be applied for.
5. A copy of this consent shall be held on site at all times during the establishment and construction phase of the activity.
6. The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Team Leader, Compliance Monitoring (fax: 353 9052) and include the following details:
 - name and telephone number of the project manager and site owner
 - site address to which the consent relates
 - activity to which the consent relate
 - expected duration of works.
7. If you disagree with any of the above conditions or with any additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A and 357B of the Resource Management Act 1991 which shall be made in writing to Council within 15 working days of notification of the decision. Council will as soon as practicable consider the objection at a hearing. Pursuant to Section 116, the consent will not commence until any objection or appeal has been withdrawn or decided.

Objection rights are set out in section 357 of the Resource Management Act 1991 and shall be made in writing to Council within 15 working days of receipt of the decision. Any objection made

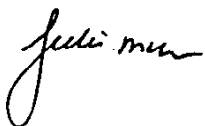
- 8 -

under section 357(4) to additional charges relating to the processing of the application, shall be made in writing to Council within 15 working days of receipt of the invoice. Pursuant to section 116 this consent will not commence until such time as any appeals or objections are withdrawn or decided.

The applicant may lodge an appeal against the council's decision with the Registrar of the Environment Court (PO Box 7147, Wellesley Street, Auckland, phone (09) 916 9091, fax (09) 916 9090). The appeal must be lodged with the Environment Court within 15 working days of the receipt of the decision together with a filing fee of \$55.00. The format of the appeal must follow that prescribed by Regulation 16 (Form 34) of the Resource Management (Forms, Fees, and Procedure) Regulations 2003. A copy of the appeal must be served on the Council (Private Bag 92516, Wellesley Street, Auckland, Facsimile (09) 353 9184) within 15 working days of the receipt of the decision.

If you require any further information in relation to the decision and this letter, please contact Aruna Pillay, phone 353 92248, who will direct your inquiry to the appropriate officer.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Julie McKee', written in a cursive style.

Julie McKee
Hearings Team Leader

18 October 2007

Platypus New Zealand Ltd
C/o MPC Planning
P O Box 8960
Symonds Street
Auckland

Dear Sir/Madam,

APPLICATION FOR RESOURCE CONSENT AT 510 Mount Wellington Highway, Mount Wellington BY Platypus New Zealand Limited (TCS REF: LUC20070552301)

Reporting Planner: Katrina Hunt

This is to advise you that resource consent was granted under delegated authority by the Team Leader on 17-10-2007.

The full text of the decision is as follows.

RECOMMENDATION ON RESOURCE CONSENT APPLICATION LUC20070552301 AT 510 MOUNT WELLINGTON HIGHWAY, MOUNT WELLINGTON

Pursuant to section 104B of the Resource Management Act 1991, the discretionary activity land use application by St Laurence Properties to construct an office and bulk storage facility

- Involves earthworks over an area greater than 500m² with an average slope of less than 5%,
- Involves works on a site identified on Council records as being potentially contaminated,
- Involves the establishment of an office with a gross floor area greater than 100m²,
- Involves the establishment of a bulk storage facility,
- Involves parking spaces for more than 100 vehicles,
- Involves the construction of a vehicle crossing over 6m in width,
- Involves the construction of an additional vehicle crossing increasing the number of vehicle crossings from six to seven.

at 510 Mount Wellington Highway, Mount Highway described as Lot 1 DP 101490 & Lot 2 DP 103564, CT 119D/702 **granted consent.**

Pursuant to Section 113 of the Resource Management Act 1991 the following matters have been taken into account in making the decision set out above:

Relevant Statutory Provisions

The following provisions of the Resource Management Act 1991 were relevant in the assessment of this application:

- Sections 36, 93, 94, 104, 104B, 108 and 113.
- Part II of the Act

Relevant Plan Provisions

The relevant planning documents considered were:

Auckland City District Plan 1999-Isthmus Section and in particular the following:

- Part 8.7.1 (Activities in the Business Zone)
- Part 8.7.3.2 (Criteria for Assessing Discretionary Activities)
- Part 8.6.5 (Objectives and Policies Business 5)
- Part 4.3.2.5 (Restricted Controlled Activities)
- Part 4A.2B (Controlled Activities –Earthworks)
- Part 5E.7.4 (Contaminated Sites)
- Part 5E.4.3 (Contamination)
- Part 12.9.1.1A (Controlled Activities)
- Part 12.9.1.2A (Criteria for Assessing Controlled Activities)
- Rule 12.9.1.1 (Discretionary Activities)
- Part 12.9.1.2 (Criteria for Assessing Discretionary Activities)
- Part 12.3 (Transportation Objectives)
- Part 4.3.2.6 (Restricted Discretionary Activities)

Principal Issues in Contention

The application was not the subject of a contested hearing as the Council generally concurs with the Agent's assessment. Accordingly, there were no issues in contention.

Summary of Evidence

The following evidence has been considered:

- *Streamline Resource Consent Application New Office and Bulk Storage Building, 510 Mt Wellington Highway, Mt Wellington*. Resource Consent Application and Assessment of Effects on the Environment, Prepared by Morgan Jones of MPC Planning, dated August 2007.
- The traffic report prepared by Hollie Yukich of Traffic Design Group, dated 8 August 2007.
- The geotechnical report prepared by Peter Quilter of Tonkin & Taylor, dated July 2007.

- The contamination report prepared by William Thomson of Argo Thomson, dated May 1997.
- The public safety contingency plan prepared by MPC Planning, dated August 2007.
- The memo prepared Jarrod Darlington of SKM on behalf of Auckland City Council, dated August 2007.
- The memo prepared by Scott Paton of Auckland City Council, dated 22 August 2007
- The memo prepared by Ruben Naidoo of Auckland City Council, dated 29 August 2007.
- The planning report prepared by K Hunt, dated 4 October 2007.

Main Findings of Fact

The main findings of fact are:

- It is considered that the proposal will generate minor adverse effects during construction; these effects will be of reasonably short duration.
- It is considered that the surrounding roading network is able to cope with the proposed development, including the intersections of George Bourke Drive and Carmont Place and Mt Wellington Highway and George Bourke Drive, as confirmed by two traffic assessment reports.
- It is considered that the potential for contamination on the site is minimal and that the site can be developed without further investigation or remediation.
- It is considered that the proposal will not detract from the amenity of the surrounding area. The proposed buildings and activities are consistent with the activities in the surrounding area.

Reasons for the Decision

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

- (a) The granting of consent to the application will have minor effects on the environment, during the construction phase. The proposal will generate less than minor adverse traffic effects on the surrounding roading network and intersection of George Bourke Drive and Mount Wellington Highway.
- (b) The potential for site contamination is considered to be minimal.
- (c) The granting of consent to the application is consistent with the relevant assessment criteria for discretionary activities. The proposal is consistent with the assessment criteria for offices and bulk storage facilities in the business 5 zone. The proposal is considered to be consistent with the assessment criteria for earthworks. The proposal is considered to be consistent with the relevant assessment criteria for a contaminated site. The proposal is considered to be consistent with the assessment criteria for over 100 car parking spaces. The proposal is considered to be consistent with the relevant assessment criteria for more than one vehicle crossing to a site and for a crossing over 6 metres in width.

- (d) The imposition of the following conditions will ensure that the proposal will be constructed in accordance with the approved plans.
- (e) The application is consistent with the objectives and policies of the Operative District Plan and the sustainable management purpose of the Resource Management Act 1991.

Conditions of Consent

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

Activity in Accordance with Application and Plans

- (1) The proposed activity shall be carried out in accordance with the plans and all information submitted with the application, being described as:
 - *Streamline Resource Consent Application New Office and Bulk Storage Building 510 Mt Wellington Highway, Mt Wellington*. Resource Consent Application and Assessment of Effects on the Environment. Prepared by Morgan Jones of MPC Planning, dated 20 September 2007.
 - Plans, *Express Data Carmont Place, Mt Wellington*, prepared by MGA Innovation Ltd, consisting of five pages entitled:
 - Rc01-Overall Site Plan Rev 4,
 - Rc02-Bulk & Location Plan Rev 4,
 - Rc03-Proposed Office Floor Plans Rev 3,
 - Rc04-Elevations Rev 3,
 - Rc05-Sections Rev 3,
 - *Traffic Assessment Report Office and Warehouse Development 510 Mt Wellington Highway*. Prepared by Traffic Design Group, dated August 2007
 - *Geotechnical Investigation Report St Laurence Properties Ltd Warehouse and office building development*. Prepared by Tonkin & Taylor Ltd, dated July 2007.
 - *Public Safety Contingency Plan, 510 Mt Wellington Highway, Mt Wellington*. Prepared by MPC Planning, dated August 2007.

and referenced by Council as **LUC20070552301**

Construction

- (2) All construction works shall be restricted to operate between the hours of 7.00am to 6.00pm Monday to Friday and 7.30am to 1.00pm Saturday. No work shall occur on Sundays or Public Holidays.
- (3) The Consent Holder shall ensure that all construction complies with the noise provisions set out in rule 4A.1.D of the Operative District Plan-Isthmus Section.

- (4) Excavations and foundation construction shall be in accordance with the recommendations of Tonkin & Taylor Ltd, July 2007, upon request written confirmation from an Engineer shall be provided to the Resource Consent Monitoring Leader confirming the above has been carried out as detailed in the Report.

Earthworks

- (5) Prior to the commencement of any works on the site authorised by this consent, the consent holder shall submit a Sediment Control Plan to the satisfaction of the Resource Consents Monitoring Leader. The Sediment Control Plan shall include, and not be limited to, specific details of the silt and sediment controls to be implemented on the site and the location of wheel wash facilities. Reference is to be made to the ARC TP90 and Annexure 14 of the District Plan. In the event that material is deposited on the street, the consent holder shall take immediate action at their own expense, to clean the street. These measures shall remain in place until the completion of the development.

Contamination

- (6) If evidence of contamination is discovered during the removal of paving and/or earthworks the consent holder shall immediately cease the works and notify Auckland City Council, and provide a remediation action plan to the satisfaction of the Resource Consent Monitoring Leader.

Dust

- (7) The consent holder shall, at all times control any dust in accordance with the Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions, Ministry for the Environment (2001).

Contingency Plan

- (8) The consent holder shall ensure that procedures contained in the Contingency Plan (which may be incorporated into an evacuation scheme prepared in accordance with the Fire Safety & Evacuation of Buildings Regulations 1992) produced by MPC Limited dated August 2007 are implemented and updated when necessary including the maintenance of a hazardous activity register and, a copy of the contingency plan is kept on site. In addition, the consent holder shall consult with any neighbouring hazardous facilities to ensure that the contingency plan addresses any specific risks that may require different evacuation responses.

Carparking

- (9) All access, parking and manoeuvring areas shall be formed, provided with an all weather surface, drained and marked out to the satisfaction of the Resource Consent Monitoring Leader, prior to the activity commencing.

Monitoring

- (10) The consent holder shall pay the Council a consent compliance monitoring charge of \$542.72 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent. (This charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent).

The \$542.72 (inclusive of GST) charge shall be paid as part of the resource consent fee and the consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

ADVICE NOTES

- (1) *Pursuant to section 125 of the Resource Management Act 1991, this resource consent will expire 5 years after the date of commencement of consent unless, before the consent lapses;*
 - *the consent is given effect to; or*
 - *an application is made to the consent authority to extend the period of the consent, and the consent authority decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.*
- (2) *The applicant is advised that there are trees on the property which come within the tree protection rules set out in 5C.7.3 of the district plan and these cannot be cut, trimmed or have work undertaken below the dripline without a prior resource consent. If the applicant wishes to undertake the above mentioned work, a resource consent application will need to be made to the Council. Consent will not necessarily be granted to such an application. Any work undertaken near protected trees should be done in accordance with Annexure 5 of the district plan.*
- (3) *The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws. It is further noted that this consent does not constitute building consent approval. Please check as to whether or not a building consent is required under the Building Act 1991. If a building consent application is already lodged with Council or has already been obtained, you are advised that, unless otherwise stated, the use shall not commence until conditions of this resource consent have been met. Furthermore, if this consent and its conditions alter or affect a previously approved building consent for the same project, you are advised that a new building consent may need to be applied for.*
- (4) *A copy of this consent shall be held on site at all times during the establishment and construction phase of the activity.*
- (5) *The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification shall be sent to the Team Leader, Compliance Monitoring and shall include the following details:*
 - *name and telephone number of the project manager and site owner*
 - *site address to which the consent relates*
 - *activity to which the consent relates*
 - *expected duration of works.*
- (6) *If you disagree with any of the above or with any additional charges relating to the processing of the application, you have a right of objection pursuant to section 357 of the*

Resource Management Act 1991 and which shall be made in writing to Council within 15 working days of notification of the decision. Council will, as soon as practicable, consider the objection at a hearing. Pursuant to section 116, the consent may not commence until such time as any objection or appeal has been decided or withdrawn.

(7) *The consent holder shall be advised of Council's requirements outlined in Metrowater Development and Connection Standards issued Feb 2005, particularly the requirements for:*

- *On –site separation of private drainage reticulation,*
- *Clearance requirements for works in relation to Public Services,*
- *Protection of services in relation to construction activities*
- *Water supply connections*

Details shall be provided with the building consent application.

Network utility charges may be applied to Metrowater upon applications for new meters.

Yours faithfully,

Anna Berghan
SENIOR ADMINISTRATION OFFICER
REGULATORY SERVICES

HC Perkins - Tamaki/Maungakiekie



AUCKLAND CITY

S E C R E T A R I A L

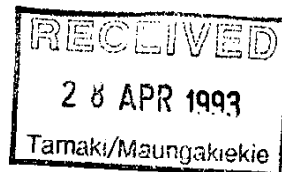
27 April 1993

City Secretary, Murray C. Smith

Writer's direct dial number:

When replying or calling please refer to:

~~Signing On Ltd
2/1 Westhaven Drive
AUCKLAND~~



Attention: Heather Brown

Dear Madam

**REPORT ON NON-NOTIFIED NON-COMPLYING ACTIVITY APPLICATION
BY PACIFIC BRANDS FOOD GROUP - 510 MT WELLINGTON HIGHWAY
MT WELLINGTON**

I refer to the above application which was considered by the Planning Applications Sub-Committee on 26 April 1993 when it was resolved:

That the application by Pacific Brand Food Group to erect a free standing sign at 510 Mt Wellington Highway, Mt Wellington, being the land described as Lot 1, DP 101490 and Lot 2, DP 103564 be consented to pursuant to Sections 104, 105 and 113 of the Resource Management Act 1991 for the following reasons:

- 1) The proposed sign is appropriate in an industrial area and will not result in a visual clutter.
- 2) The effects of the proposed sign will be minor.
- 3) The proposal is not contrary to the relevant objectives and policies of the District Plan.

That this consent shall be subject to the following conditions:

- i) That the proposed sign be erected generally in accordance with the plan lodged with the application and be located a minimum of 0.5m from the road boundary of the site.
- ii) That the applicant obtain any necessary building consents for the erection of the proposed sign.

-2-

Should you have any queries with regard to this decision, please contact
H C Perkins, Tamaki/Maungakiekie.

Yours faithfully

Wanairangi Nopera

WANAIRANGI NOPERA
CORPORATE COMMITTEE SECRETARY (SPECIAL DUTIES)

c.c. H C Perkins, Tamaki/Maungakiekie.

File

19 February 1992

RepcO Merchants Ltd
510 Mt Wellington Highway
Mt Wellington
AUCKLAND 6

Dear Sir/Madam

**RE: APPLICATION FOR RESOURCE CONSENT (CONTROLLED ACTIVITY) - -
510 MT WELLINGTON HIGHWAY - ERECT SIGN ON GEORGE BOURKE
DRIVE FRONTAGE**

This is to advise you that resource consent was granted by the Planning & Inspections Manager on the 18th day of February 1992 to the application to erect a sign on the George Bourke Drive frontage of the site at 510 Mt Wellington Highway described as Lots 1 and 2, DP 103564.

This consent was granted subject to the following District Scheme (deemed District Plan) requirement:

(1) The development shall proceed in accordance with the plan submitted with the application : EDC 2037/S01 January 1992.

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

(i) The existing sign to the west of the western George Bourke Drive vehicle crossing (advertising "Lucas Services") is to be removed before the proposed sign is erected.

(ii) The sign shall not flash.

If you disagree with any of the conditions numbered (i) to (ii) you have a right of objection pursuant to Section 357 of the Resource Management Act 1991 which shall be made in writing to Council within 15 working days of notification of the decision. Council shall as soon as practicable consider the objection at a hearing upon payment of the necessary fee. If you do not intend to object to any of the above conditions number (i) to (ii), please inform Council in writing as soon as possible.

This consent does not constitute building permit approval, which should be applied for separately in accordance with this consent. If a building permit is already lodged with Council, please check as to whether the above conditions and requirements require changes to the plans or require further information to be supplied.

Please also take note that pursuant to Sections 116 and 125 of the Resource Management Act 1991 a resource consent lapses on the expiry of 2 years after the date of commencement of the consent, or after the expiry of such shorter or longer period as is expressly provided for in the consent. Unless otherwise stated all conditions and requirements shall be met before the use commences.

Yours faithfully



J. LaNauze
PLANNER

T183.FEB

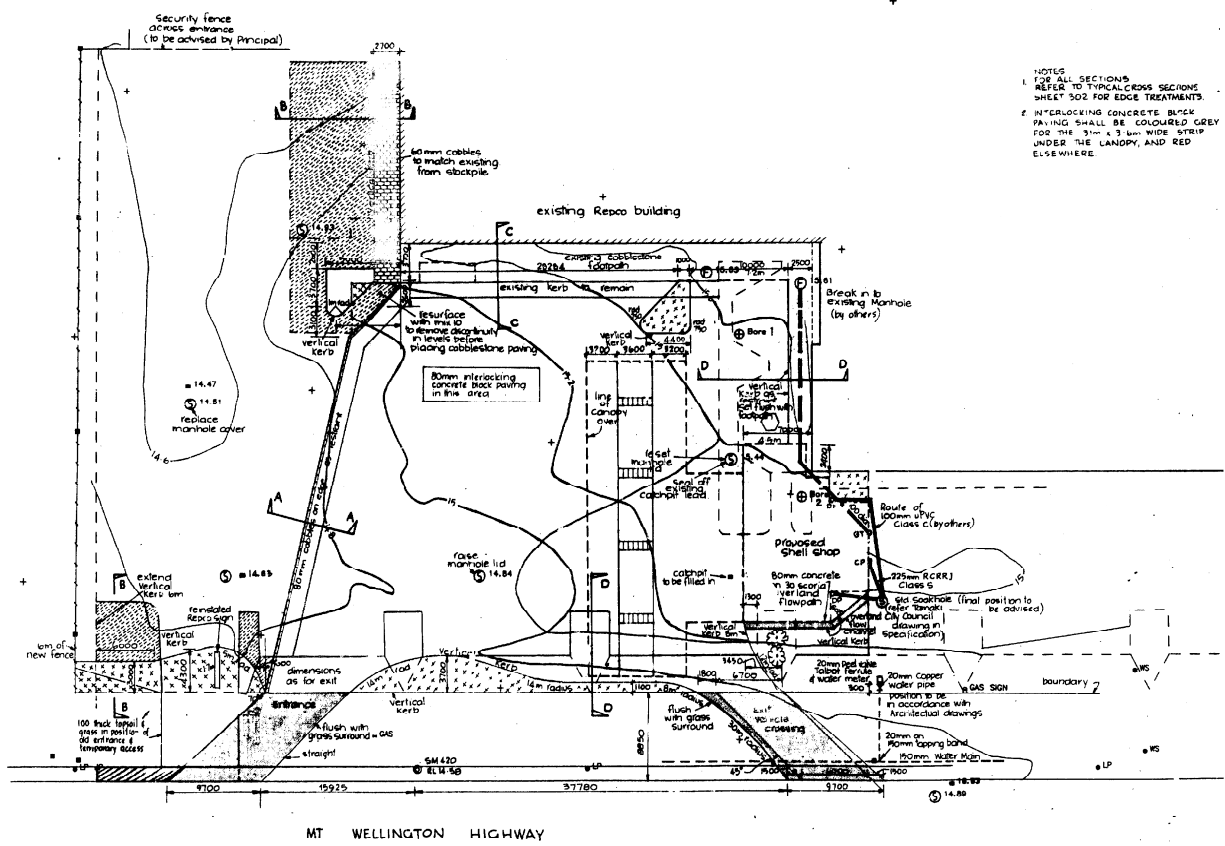
QUANTITIES (approx)

- 1 SEAL IN LL GANOUT 377m²
- 2 VERTICAL KERB 229m
- 3 COBBLES ON EDGE 44m
- 4 OVERLAND FLOWPATH 7.8m²
- 5 CONCRETE FOOTPATH 10.6m²
- 6 BASECOURSE GAP 40 100mm THICK 141m²
- 7 SUBBASECOURSE 200mm THICK 120m²
- COBBLES 80mm on EDGE
- CONCRETE 150 ON 90 B/C WITH MRC 881 MESH
- ASPHALTIC CONCRETE 25mm of M/A 10 TO NRB M/10
- GARDEN
- FOOTPATH 80 ON 30

ORIGIN OF LEVELS
 5M 420 50 48201
 RL 14.58 ABOVE MSL
 (D.O.S.L.I.)

PUMP ISLANDS

NOTES
 1 FOR ALL SECTIONS REFER TO TYPICAL CROSS SECTIONS SHEET 302 FOR EDGE TREATMENTS.
 2 INTERLOCKING CONCRETE BLOCK PAVING SHALL BE COLOURED GREY FOR THE 15m x 3m WIDE STRIP UNDER THE LANDRY, AND RED ELSEWHERE.

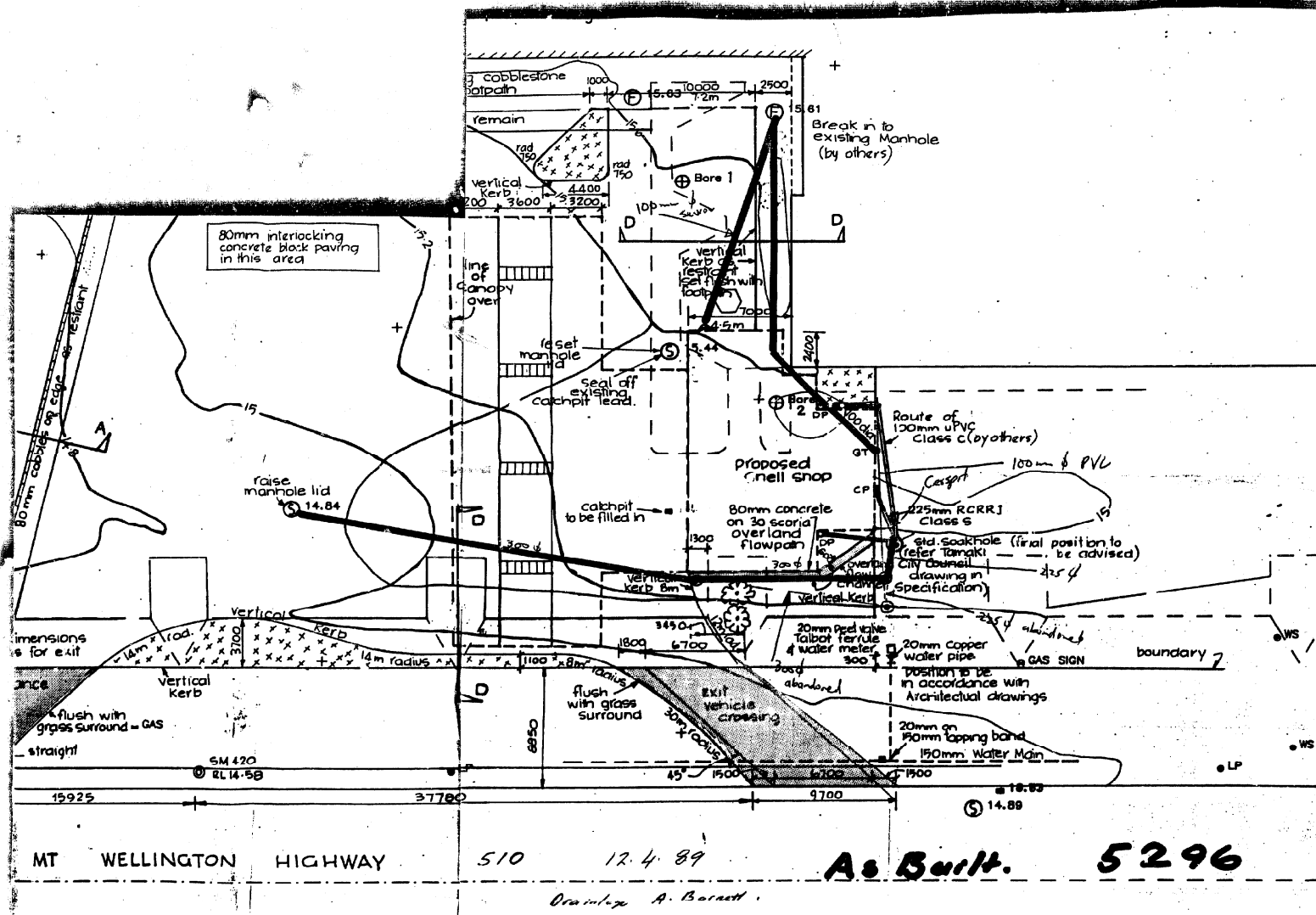


MT WELLINGTON HIGHWAY

5296

Dimensions to be confirmed on site. Do not scale off drawing.

THIS PLAN HAS BEEN PREPARED BY AND IS COPYRIGHT TO HARRISON GRIERSON CONSULTANTS LTD HG Consulting Engineers Surveyors Planners		PROJECT FUELQUIP SERVICES LIMITED SHELL WESTFIELD SERVICE STATION MT. WELLINGTON	TITLE CONSTRUCTION AND DRAINAGE	330077 SHEET NO. 301 A
DRAWN DATE	CHECKED DATE	SURVEY INFORMATION DATE	D.T.L.W. DATE	CHECKED DATE
SCALE 1:200			SHEET OF SHEETS 1:200	



MT WELLINGTON HIGHWAY

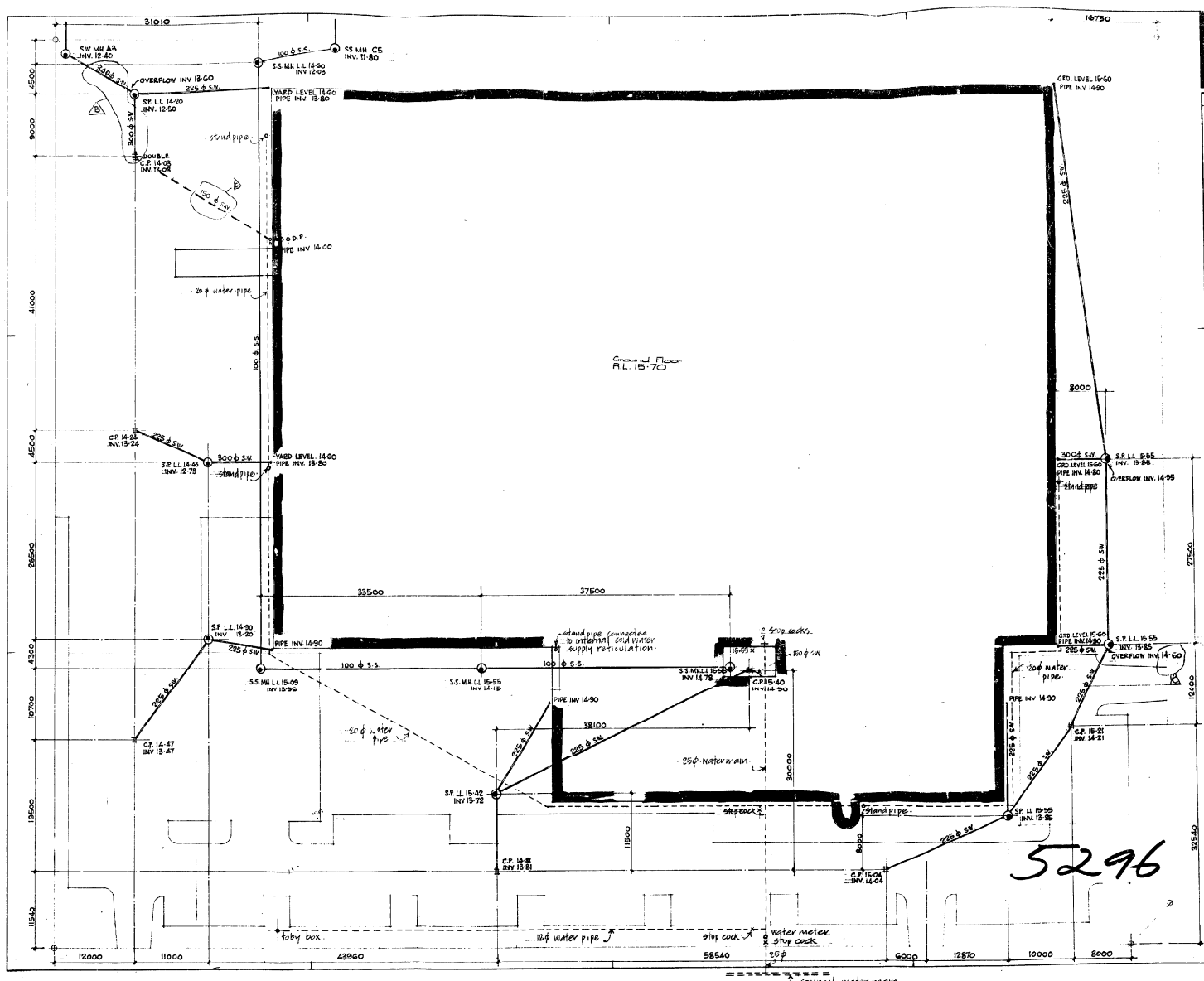
510

12.4.89

As Built.

5296

Drainage A. Barrett



For sewer branch connections see map B2100/0001

S.W. LINE ADDED
C. 14.48 INV. 14.48
B. 5.125 PIPE SIZE INCREASED.
A. 10.12 WATER SUPPLY ADDED.

Drawn: BS
Checked:

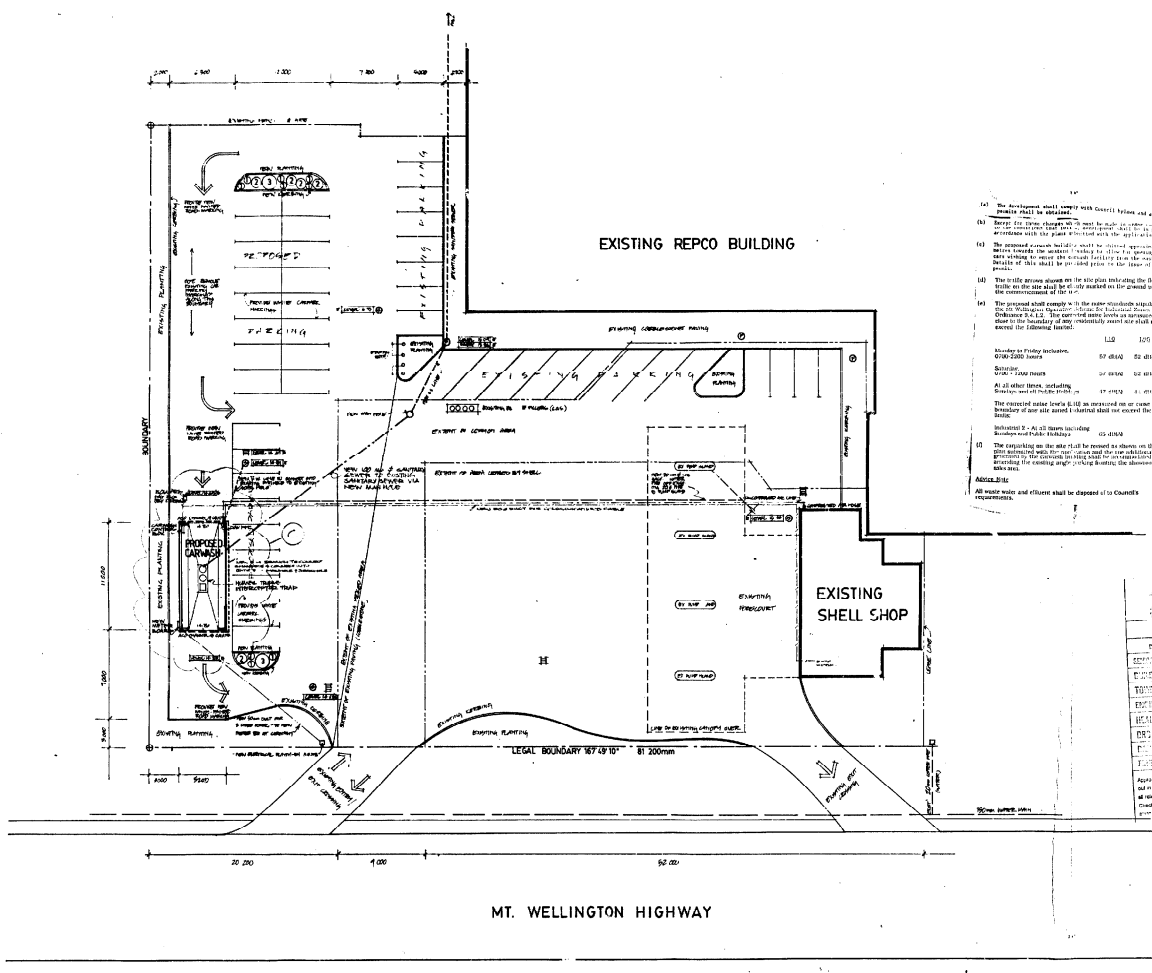
NEW PREMISES FOR
RUPCO
CORPORATION
MT. WELLINGTON
HIGHWAY

SITE WORKS
DRAINAGE

1 : 250

B2 100/1003

Anon



1. The development shall comply with Council Rules, and all necessary consents shall be obtained.

2. All structures shall be constructed in accordance with the Building Code of New Zealand and shall be constructed in accordance with the plans submitted with the application.

3. The proposed carwash shall be constructed in accordance with the Building Code of New Zealand and shall be constructed in accordance with the plans submitted with the application.

4. The proposed carwash shall be constructed in accordance with the Building Code of New Zealand and shall be constructed in accordance with the plans submitted with the application.

5. The proposed carwash shall be constructed in accordance with the Building Code of New Zealand and shall be constructed in accordance with the plans submitted with the application.

6. The proposed carwash shall be constructed in accordance with the Building Code of New Zealand and shall be constructed in accordance with the plans submitted with the application.

7. The proposed carwash shall be constructed in accordance with the Building Code of New Zealand and shall be constructed in accordance with the plans submitted with the application.

8. The proposed carwash shall be constructed in accordance with the Building Code of New Zealand and shall be constructed in accordance with the plans submitted with the application.

9. The proposed carwash shall be constructed in accordance with the Building Code of New Zealand and shall be constructed in accordance with the plans submitted with the application.

10. The proposed carwash shall be constructed in accordance with the Building Code of New Zealand and shall be constructed in accordance with the plans submitted with the application.

VERIFY ALL DATA ON SITE BEFORE COMMENCING ANY WORK

PLANTING SCHEDULE

1. CARWASH PLANTING
2. REPCO PLANTING
3. SHELL SHOP PLANTING

LOCATION PLAN

LOT 1 DP 90160
LOT 2 DP 90366
714/24
5/11 MT WELLINGTON HIGHWAY

LEGEND

- 1. EXISTING CARWASH
- 2. EXISTING REPCO BUILDING
- 3. EXISTING SHELL SHOP
- 4. EXISTING DRIVEWAY
- 5. EXISTING PLANTING
- 6. PROPOSED PLANTING

CLIENT
SMITH & HENRY

CONSULTANT
SMITH & HENRY

DESIGNER
MARK O

DATE
JAN 1991

SCALE
1:200

SHEET
SITE PLAN

PROJECT NO.
9030

SHEET NO.
01

REVISION
C

CARWASH AT SHELL REPCO/MOUNT WELLINGTON SHELL OIL (N.Z.) LTD.

Level 4
Starline House
142 Vincent Street
P.O. Box 5207 Auckland
Phone (09) 3031501
Fax (09) 3031506

Amended site plan received 14/6/91



AUCKLAND CITY COUNCIL

'AS BUILT' DRAINAGE PLAN

Drainage plans are necessary for all new work and extensions to drains, including septic tank effluent disposal systems. The plan is to be completed accurately to scale in ink, and must show clearly street boundary, property boundaries, outline of buildings as well as layout of ALL drains and inspection fittings.

Owner's Name:

REPCO

The scale of the 'As Built' Plan is to be 1:200 unless indicate on the 'As Built' plan. If any other scale is used, please refer to the original notes/prints.

Address of Property: (No.)

(Street) 510 MT WELLINGTON

Lot

D.P.

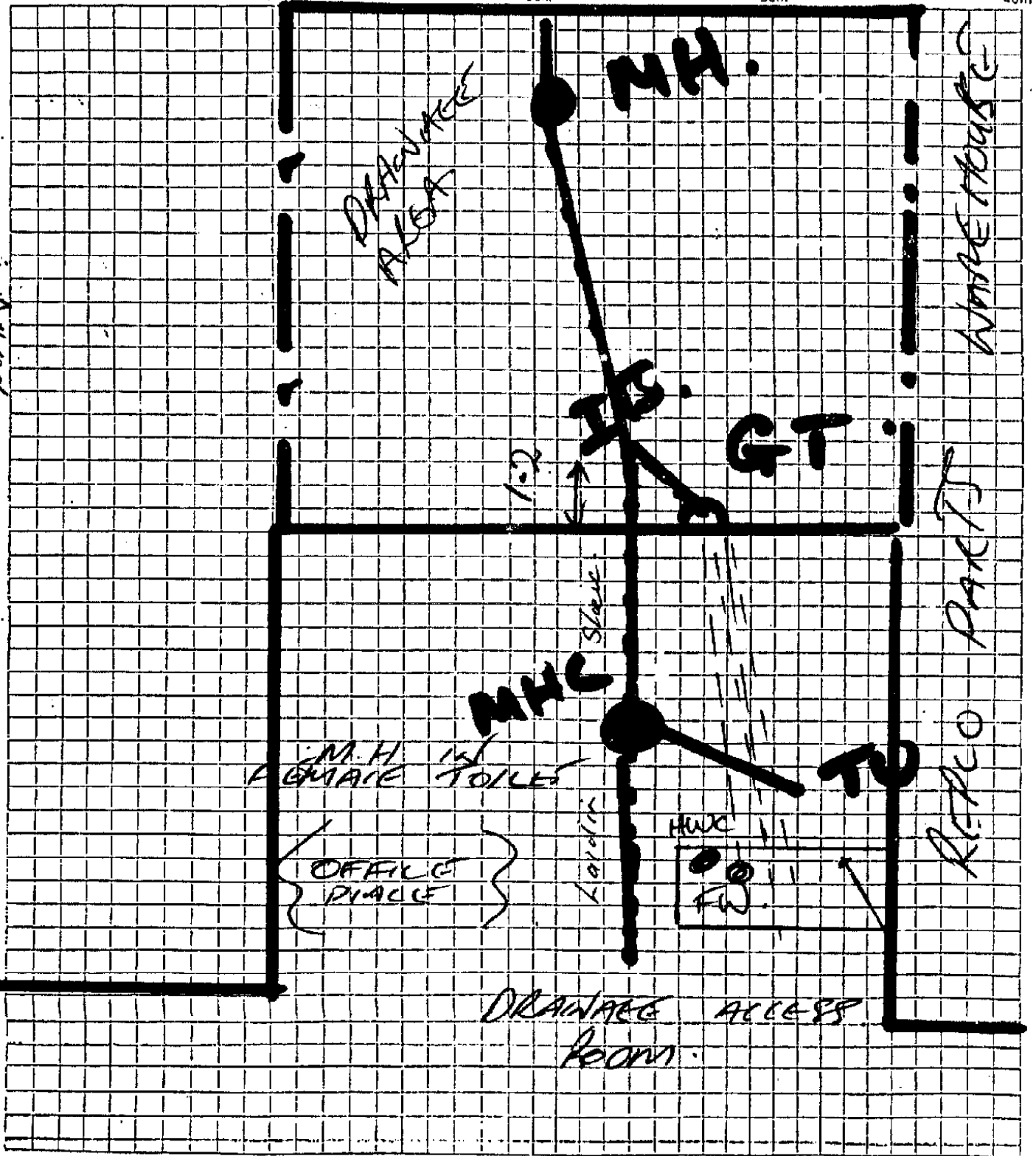
Drainlayer's Name:

BASSETT PLUMBING

ROAD BOUNDARY

10m 20m 30m 40m

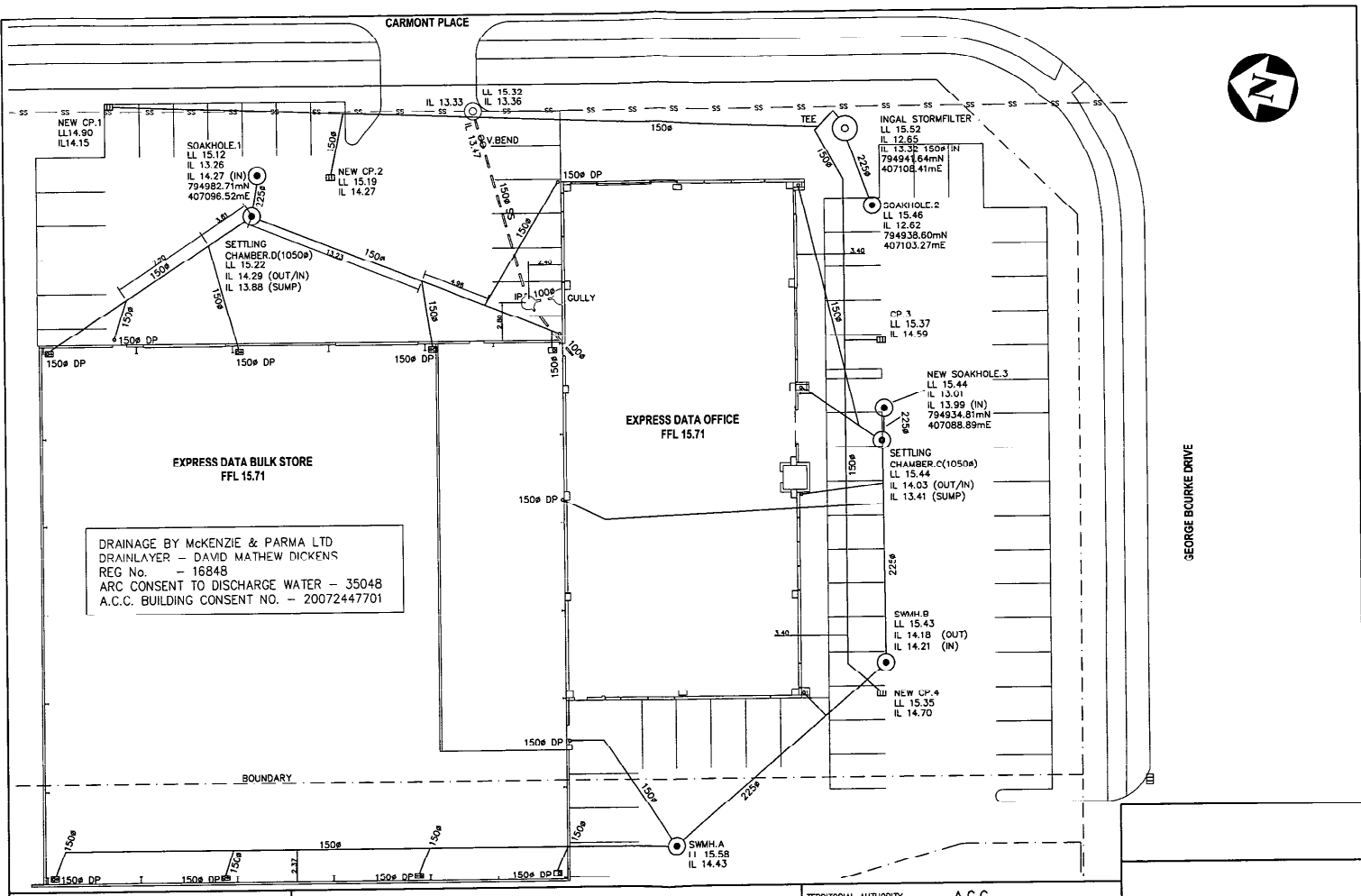
Drainage AS per permit



FOR OFFICE USE ONLY:-

Drainage Permit No:

Date Inspected: 6.5.92 Inspector: W.H.M.

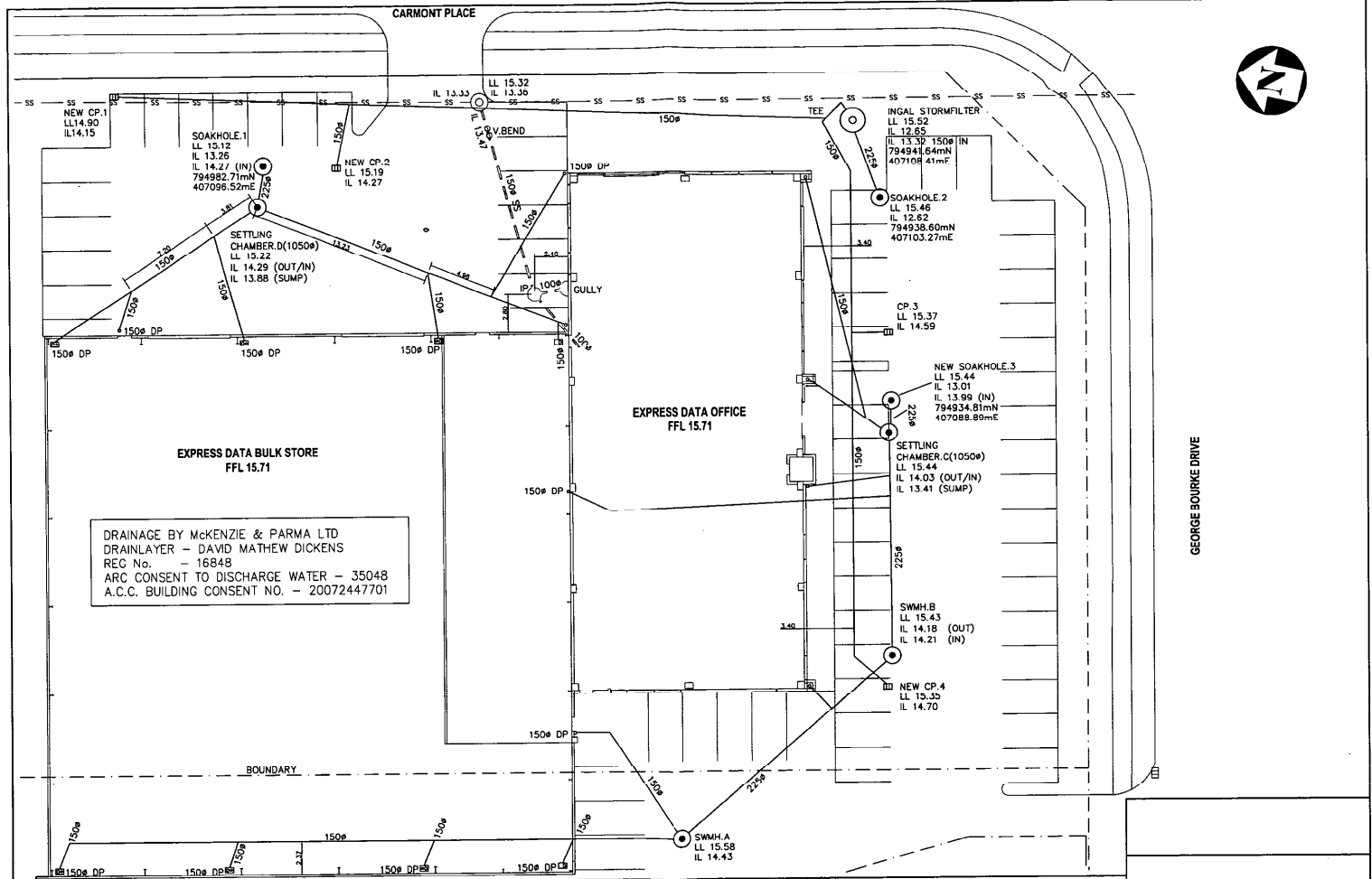


DRAINAGE BY MCKENZIE & PARMA LTD
 DRAINLAYER - DAVID MATHEW DICKENS
 REG No. - 16848
 ARC CONSENT TO DISCHARGE WATER - 35048
 A.C.C. BUILDING CONSENT NO. - 20072447701

LAND DISTRICT NORTH AUCKLAND
 SURVEY BLK. & DIST.
 NZMS 261 SH1 RECORD MAP No

PRIVATE DRAINAGE ASBUILT
 DATA EXPRESS - CARMONT PLACE MT WELLINGTON
 TERRITORIAL AUTHORITY A.C.C.
 Surveyed by M & P
 Scale 1:250 A3 Date 25 FEB 08

File ASBUILT
 Received Instructions



DRAINAGE BY MCKENZIE & PARMA LTD
DRAINLAYER - DAVID MATHEW DICKENS
REG No. - 16848
ARC CONSENT TO DISCHARGE WATER - 35048
A.C.C. BUILDING CONSENT NO. - 20072447701

<p>LAND DISTRICT NORTH AUCKLAND SURVEY BLK. & DIST. NZMS 261 SH1 RECORD MAP No</p>	<p>PRIVATE DRAINAGE ASBUILT DATA EXPRESS - CARMONT PLACE MT WELLINGTON</p>	<p>TERRITORIAL AUTHORITY A.C.C. Surveyed by M & P Scale 1:250 A3 Date 25 FEB 08</p>	<p>File ASBUILT Revised Instructions</p>
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