

■ **Annexure 2**

Original Resource
Consent

Measurements are Metric

DP 48490

AUCKLAND CITY

Application for Land Use Consent

To: The Manager, Central Area Planning, AUCKLAND CITY
Floor 11, Civic Administration Building, 1 Greys Avenue (Postal address: Private Bag, Wellesley Street, Auckland)

APPLICATION DETAILS

I (full name of applicant) EDENVALE DEVELOPMENTS LIMITED hereby apply for land use consent.

The following additional resource consents are required and have/have not (delete one) been applied for:

Coastal Permit Discharge Permit Water Permit Subdivision Consent

Description of Activity: CONSTRUCTION OF 9 LEVELS OF APARTMENTS (27 TOTAL) PLUS 1 LEVEL CONTAINING 32 CARPARKS FOR RESIDENTS & TRUCK LOADING BAY.
DISPENSATION FROM

Type of Activity: Controlled Discretionary Non-Complying

SITE DESCRIPTION

Address of site subject of application 31 DAY STREET AUCKLAND

Legal Description LOT 1 DP. 48490 CT. 95C/30

C/T No 95C/30 Zoning 8K

OWNERSHIP/OCCUPANCY

I am the OWNER of the property
(Owner, Occupier, Lessee, Prospective Purchaser etc.)

Name of Owner EDENVALE DEVELOPMENTS LTD.
Address LEVEL 2, ABRAHAM HOUSE, 39 TANKHEDD RD
TAKAPUNA, AUCKLAND
Name of Occupier URGENT

Name of Agent (if any) GLOSSOP CHAN ARCHITECTS
ADDRESS FOR SERVICE PO. BOX 37-007 PARNELL,
AUCKLAND

PHONE Business 2999-743 Home - Fax No 298 0223

Dated at AUCKLAND this 24 day of JANUARY 19 95

Signature of Applicant/Agent [Signature] # 123789

ANNEXURES: I attach * Certificate of Title 2 Sheets of Plans nos. -
* Environmental Assessment (4th Schedule P.T.O.)
* SUPPLIED 25 NOV. 94.

OFFICE USE ONLY

- Ack _____
- TP No. _____
- Deposit \$ _____
- Receipt No _____
- Balance \$ _____
- Receipt No _____
- Form 5 _____
- C/T _____
- Plans (2 x A4, 3 x large) _____
- Site _____
- Floor _____
- Elevations _____
- Parking _____
- Landscape _____
- Calculations _____
- Street Elevations _____
- Perspective _____
- Shade _____
- Wind _____
- Representation _____
- Model _____
- 4th Schedule _____
- District Plan Info _____
- Sec 88 (4) _____
- Affected Parties Consents _____
- Designation Consents _____
- Final Cost \$ _____

AO	YR	No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



AUCKLAND CITY

DETERMINATION WHETHER RESOURCE CONSENT A2/1532/02 FOR 31 DAY STREET SHOULD BE DEALT WITH ON A NON NOTIFIED BASIS

REPORT TO THE MANAGER : CENTRAL AREA PLANNING.

From the SENIOR PLANNER : CENTRAL AREA PLANNING

15 March 1995

Corporate File:

Area/Dept. File: SITE

SITE

Outline

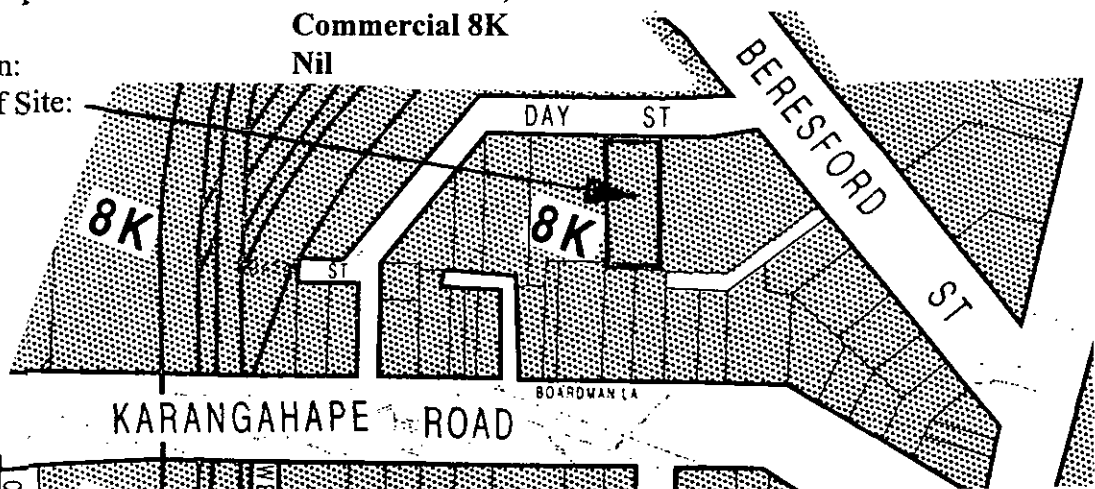
It is recommended that a resource consent to permit a loading space which does not fully meet the District Plan provisions be granted for a proposed apartment development at 31 Day Street.

Keywords: Non Notified

1. INTRODUCTION

Determination is required under Section 94(2) of the Resource Management Act 1991 of whether or not the application should be dealt with on a non notified basis.

Address of Property: 31 Day Street
 Legal Description: Lot 1 DP 48490, CT 95C/30
 Zoning: Commercial 8K
 Designation: Nil
 Location of Site:



Applicant's Name:
Address for Service:

**Edenvale Developments Ltd
Glossop Chan Architects
PO Box 37-007
Parnell**

1.1 Proposal

The proposal relates to the provision of an off street loading space which does not meet the District Plan requirements for manoeuvring space, in respect of a proposed apartment development at 31 Day Street, containing 27 dwelling units.

1.2 Statutory Considerations

1.2.1 Resource Management Act 1991

A resource consent application for a discretionary activity need not be notified if the criteria under Section 94(2) of the Act are fulfilled.

2. ASSESSMENT

The site has legal access to a service lane off Beresford Street. While a full size loading space is to be provided on the site, the amount of manoeuvring space able to be provided would mean in fact that it would only be suitable for van deliveries. Parking for tenants is to be provided by means of a separate access off Day Street. Given that the van provision would be adequate to service most if not all service requirements for the proposed apartment block, it is considered that any adverse effect on the environment of the activity for which consent is sought will be minor and that no other persons would be adversely affected by the granting of the resource consent.

3. CONCLUSIONS

The application may be properly dealt with as a non notified application.



Applicant's Name: **Edenvale Developments Ltd**
Address for Service: **Glossop Chan Architects**
PO Box 37-007
Parnell

1.1 Proposal

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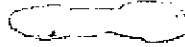
The application may be properly dealt with as a non notified application.



4. RECOMMENDATIONS

That the land use resource consent for the provision of a van loading facility instead of a fully complying truck loading space, for a proposed 27 unit apartment development at 31 Day Street, being Lot 1 DP 48490, be dealt with on a non notified basis pursuant to Section 94(2) of the Resource Management Act 1991.

Author:



J A Stoupe
J A Stoupe
SENIOR PLANNER :
CENTRAL AREA PLANNING

Decision

That the application be dealt with on a non notified basis in accordance with the above recommendation for the reasons given in the report.



John Betts
John Betts
MANAGER : CENTRAL AREA PLANNING

Date: 16/3/95



SECRETARIAL DEPARTMENT

CITY SECRETARY: M.C. SMITH

DATE: 13.4.95
FILE: PLAN=01102
REF.: WN:PJS

MEMORANDUM for J STOUPE, CENTRAL AREA PLANNING
MANAGER, CENTRAL AREA PLANNING
MANAGER, PLANNING & REGULATORY SERVICES

Your attention is directed to the following minute of the

PLANNING COMMISSIONERS

DATED: 11.4.95

CITY SECRETARY

COMMITTEE SECRETARY

Please address reports to City Secretary and quote initials and file reference as above

APPLICATION FOR A NON-NOTIFIED NON-COMPLYING ACTIVITY FOR OFF-STREET LOADING SPACE (NEW CENTRAL AREA DEVELOPMENT) AT 31 DAY STREET, HOBSON.

I refer to the above application which was considered by the Council's Planning Commissioners on 11 April 1995 when it was resolved:

- A. THAT SINCE THE APPLICANT HAS AGREED IN WRITING TO THE RECOMMENDED CONDITIONS OF CONSENT, A HEARING OF THE APPLICATION BE DEEMED NOT NECESSARY PURSUANT TO SECTION 100 OF THE RESOURCE MANAGEMENT ACT 1991.
- B. THAT THE RESOURCE CONSENT APPLICATION FOR THE PROVISION OF AN OFF STREET LOADING SPACE WHICH DOES NOT FULLY MEET THE MANOEUVRING REQUIREMENTS OF THE OPERATIVE TRANSITIONAL DISTRICT PLAN IN RESPECT OF A PROPOSED DEVELOPMENT CONTAINING 27 SELF CONTAINED RESIDENTIAL APARTMENTS AT 31 DAY STREET (BEING LOT 1 DP 484950) BE CONSENTED TO UNDER SECTION 113 OF THE RESOURCE MANAGEMENT ACT 1991 ON THE GROUNDS THAT:
- i) ANY ADVERSE EFFECTS UPON THE ENVIRONMENT WILL ONLY BE MINOR.
 - ii) THE PROPOSAL MEETS THE CRITERIA FOR THE GRANTING OF EXCEPTION UNDER THE PROVISIONS OF RULE 10.11 OF THE OPERATIVE DISTRICT PLAN, AND THE ROOF TOP CONTROL REQUIREMENTS.
- C. THAT PURSUANT TO SECTION 108 OF THE RESOURCE MANAGEMENT ACT 1991, THIS CONSENT SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:

PLANNING & DEVELOPMENT SERVICES				
DOCUMENT NO. 18289				
DIR	DEV	PLAN	COMM	TRAF
13.04.1995				
REFERRED	DATE			
Beth	JMS			2/4
Stamps	Ind			

- i) THE PROPOSED DEVELOPMENT SHALL COMPLY WITH ALL RELEVANT BYLAWS, THE NEW ZEALAND BUILDING ACT AND REGULATIONS AND ALL NECESSARY CONSENTS AND PERMITS SHALL BE OBTAINED.
- ii) THE DEVELOPMENT SHALL BE SUBSTANTIALLY IN ACCORDANCE WITH THE PLANS SUBMITTED AS PART OF THIS APPLICATION, EXCEPT FOR THE CHANGES REQUIRED TO BE MADE IN ORDER TO GIVE EFFECT TO THE CONDITIONS WHICH FOLLOWS.
- iii) THE WHOLE OF THE PARKING AND LOADING SPACES SHALL BEFORE THE COMMENCEMENT OF THE USE TO WHICH THOSE PARKING AND LOADING SPACES RELATE AND THEREAFTER AS LONG AS THAT USE IS CONTINUED BE FORMED, MARKED OUT OR DELINEATED AND MAINTAINED TO THE SATISFACTION OF THE MANAGER, PLANNING & REGULATORY SERVICES.
- (iv) PLANS FOR THE PROPOSED BUILDING WHEN SUBMITTED FOR A BUILDING CONSENT SHALL INCORPORATE SUCH MODIFICATIONS AS ARE REQUIRED IN ORDER TO COMPLY WITH THE WIND ENVIRONMENT CONTROLS UNDER RULE 5.8.1.10 OF THE OPERATIVE TRANSITIONAL DISTRICT SCHEME IN ACCORDANCE WITH THE MODEL TESTING PROCEDURES PROVIDED FOR THEREUNDER.
- v) THE BUILDING SHALL NOT BE CLAD IN GLASS MATERIAL OF A GREATER REFLECTIVITY THAN 20% OF WHITE LIGHT.
- (vi) THE GROSS FLOOR AREA OF THE LIFT MACHINE ROOM AND ANY OTHER ROOF TOP STRUCTURES SHALL NOT EXCEED 10% OF THE AREA OF THE ROOF TO THE STOREY IMMEDIATELY BELOW.