



Te Kaitiaki o
MANUKAU
City Council

Environment Directorate

18 January 2007

Mike West
C/O Fraser Thomas Limited
PO Box 23273
MANUKAU

Attention: Gary

Private Bag 76917

Manukau City

New Zealand

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www.manukau.govt.nz

Dear Sir

DECISION ON AN APPLICATION FOR A LAND USE RESOURCE CONSENT

- Applicant** : Mike West
- Application** : Resource consent as Controlled activity for an existing a minor household unit
- : Restricted Discretionary Activity for development on areas subject to a Financial Contribution for existing or proposed public utility services provided at Council's expense which serve or are intended to serve the development.
- : Restricted Discretionary Activity for development which requires the provision of public utility.
- Location** : 27 John Walker Drive, Manurewa
- Legal Description** : Lot 173 DP 79457
- Zoning** : Main Residential – Manukau Operative District Plan 2002
- Proposal** : 31362

I wish to advise that consent for the above application was granted on 18 January 2007 under delegated authority and pursuant to Sections 104, 104A, 104C, and 108 of the Resource Management Act 1991 subject to the following conditions being completed to the satisfaction of Council and at no cost to the Council:

General

1. That pursuant to Section 36 of the Resource Management Act 1991, this consent (or any part thereof) shall not be exercised until such time as all charges in relation to the receiving, processing and granting of this Resource Consent are paid in full.
2. That the proposal shall be in general accordance with the information and plans submitted with the application and numbered Proposed 31362 by Council.
3. That not less than 30% of the area be laid out in grass and or plantings.

Reference: ED 5696/27 Proposal 31362
Enquiries to Consent Co-ordinator: Tommy Lai

Facsimile 262-5109
Extension 8269

Transportation

4. That the new shared driveway, parking and manoeuvring areas shall be formed, sealed and drained to Council's Manual of Engineering Quality Standards and the approved attached amended plan No 87740\TO revision A referenced Proposal 31362 by Council and thereafter maintained to the satisfaction of the Manager Resource Consents.

Engineering

5. The works detailed on the accompanying approved plans referenced E5/31362 by Council, shall be constructed to the satisfaction of and at no cost to the Council and are subject to the following requirements:
 - (i) All materials, workmanship and testing shall be in accordance with the current Manukau City Council Engineering Quality and MANARC Standards or Manukau Water Limited Design and Material Standards as appropriate.
 - (ii) All construction work, shown on the attached plans, shall be supervised by an engineering representative appointed by the owner (refer to MCC Engineering Quality Standards).
 - (iii) On completion of the work, as-built plans and a completion certificate, in accordance with the Council's Quality Assurance Manual and Manukau Water Limited Design and Material Standards, shall be forwarded to Council's appointed field officer.
 - (iv) A 'pre-construction' meeting shall be arranged 48 hours prior to commencement of the works. Please contact Council's Resource Compliance Team, (phone 262-8900 extension 5877).
 - (v) All works on existing public stormwater, wastewater drains and watermains, shall only be carried out by a Manukau City Council approved licensed contractor at the applicant's expense.

Stormwater Drainage/Flooding

6. Adequate provision shall be made for the disposal of stormwater. This will involve the provision of private drainage system connected to the existing connection, to the satisfaction of the Manager – Building Authority. (A Building Consent is required for the private drainage).

Wastewater Drainage

7. Adequate provision shall be made for the disposal of wastewater. This will involve the provision of connection points to the existing public system, which will provide an individual connection to each building. The connection must be installed by a Manukau Water Limited 'approved licensed contractor', to the satisfaction of the Manukau Water Limited's field officer.

Water Supply

8. An adequate water supply reticulation system shall be installed to provide a suitably located water service to each building.

Roading

9. The private way shall be fully constructed with stormwater control in conjunction with the other building development works on the site, with stormwater control in compliance with the Building Act 2004.

Network Utility Services

10. Power and telephone services and gas (where available) shall be installed underground to provide service connections to proposed building. This connection shall be at the road boundary.

Financial Contributions

11. A **Comprehensive Stormwater Discharge Levy** of \$42.77 incl GST shall be paid to Manukau City Council.

The applicant is advised that this levy (FC45) has been calculated at \$560.00 plus GST per hectare for the total area of this development of 0.0679 hectares.

12. The above Financial Contribution shall be paid prior to release of the first Building Consent necessary to implement this Resource Consent.
13. The above contribution rates shall be reassessed in accordance with the current Statistics NZ Capital Goods Price Index for Other Construction-S2GC (for the previous year) if payment is not made within 12 months of date of this consent.

REASONS FOR THE DECISION

1. The application merits a consent pursuant to Sections 104, 104A, 104C & 108 of the Resource Management Act 1991 and satisfies the rules of the Operative District Plan.
2. The proposal is not contrary to the relevant objectives and policies of the Manukau Operative District Plan.
3. The proposed development and engineering works are in accordance with Council's engineering standards and should not result in any adverse effect on the environment.
4. It is considered that the scale, design and external appearance of the minor household unit will be compatible with the character and amenity values of the surrounding residential area.
5. The proposal complies with all yard and height and height in relation to boundary control of the District Plan.
6. The proposed activity is considered to have no more than minor adverse effects.



ADVICE NOTES

1. In accordance with Section 125 of the Resource Management Act 1991 this consent will lapse five years, unless a longer or shorter period is specified, after the date on which it was granted unless it has been given effect to before the end of that period. However the Council does have the power to extend this period in certain cases where an application under Section 125 is made before the consent lapses.
2. All building work covered by the Building Act 1991 requires a Building Consent. This consent does not constitute authority to build and it will be necessary for you to apply for a Project Information Memorandum and Building Consent if you have not already done so.
3. A copy of this letter should accompany your application for a Project Information Memorandum and Building Consent. If not supplied, unnecessary delay may occur in the processing of your application.
4. Manukau Water Limited have advised that at the time of application for a water and wastewater connection, completed in conjunction with a building consent, a water and wastewater Network Growth Charge per additional equivalent unit shall apply. This charge is currently of \$1400 + GST.
5. Note that an application for a water meter is a separate application to Manukau Water.
6. **Development Contributions under Local Government Act 2002**

Please note that under section 198(1)(b) of the Local Government Act 2002, Development Contributions are also applicable to this proposal.

The applicant is advised that a **Development Contribution** will be calculated on one additional household equivalent units (HEU) created on the site.

This contribution is currently \$5,599 plus GST per additional HEU. The rate of the contribution is subject to periodic review through the Council's Annual Plan process. The amount payable will be determined at the date of invoicing - **at the date of issue of the building consent.**

Pursuant to section 208(1) of the Local Government Act 2002 until the development contribution is paid the Council may prevent the commencement of the resource consent or withhold a code compliance certificate under section 95 of the Building Act 2004 (from 31 March 2005). The Council may also register the development contribution under the Statutory Land Charges Registration Act 1928 as a charge on the title of the land.

(For small household units 40m² or less, the contribution is \$5,599 /2 plus GST per unit.)

15 January 2007

COSTS

1. Your deposit of \$900 (including GST) already paid has been deducted from the total costs.
2. That in addition to the consent charge for this consent, and pursuant to Section 36(1)(c) of the Resource Management Act 1991, an engineering administration and inspection charge, relating to the engineering conditions of the Resource Consent will be applicable by determining all reasonable and actual costs incurred by Council. The actual charges incurred in the Council's field monitoring of the engineering works will be determined at the completion of works and the applicant will be advised of the charges as they fall due.
3. The aforementioned fee is in addition to the normal fees and requirements as imposed by the Manager - Building Authority on the Building Consent.


RIGHT OF OBJECTION

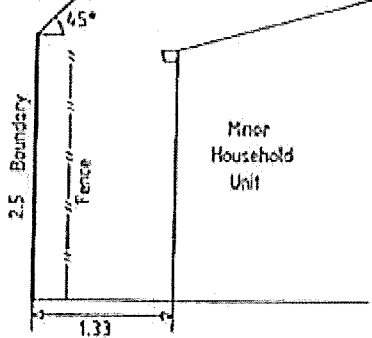
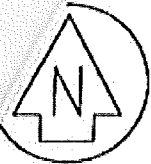
Within 15 working days of receipt of this decision (commencement date stamped below) you may lodge an objection to the decision pursuant to Section 357A(2) of the Resource Management Act 1991. Any such objection shall be made by notice in writing to the Council setting out the reasons for the objection and the relief sought.

Should you have to enter into any future correspondence, building consent applications, or enquiries relating to this consent, could you please ensure that you include the file reference at the foot of page one of this letter.

Yours faithfully

Date 8.02.07
Commencement of 15 Working Days
RE: S357 RM Act 1991


Alice Iuli-Tay
Team Leader - Resource Consents
ENVIRONMENT DIRECTORATE



Cross-section A - A'
Scale 1 : 50

284
DP 82022

31362

Proposed new SS connection
Relay new private line to M/Unit

Proposed new conc parking pad

Existing SS connection

Manukau City Council
Approval Subject to Conditions in
attached Resource Consent

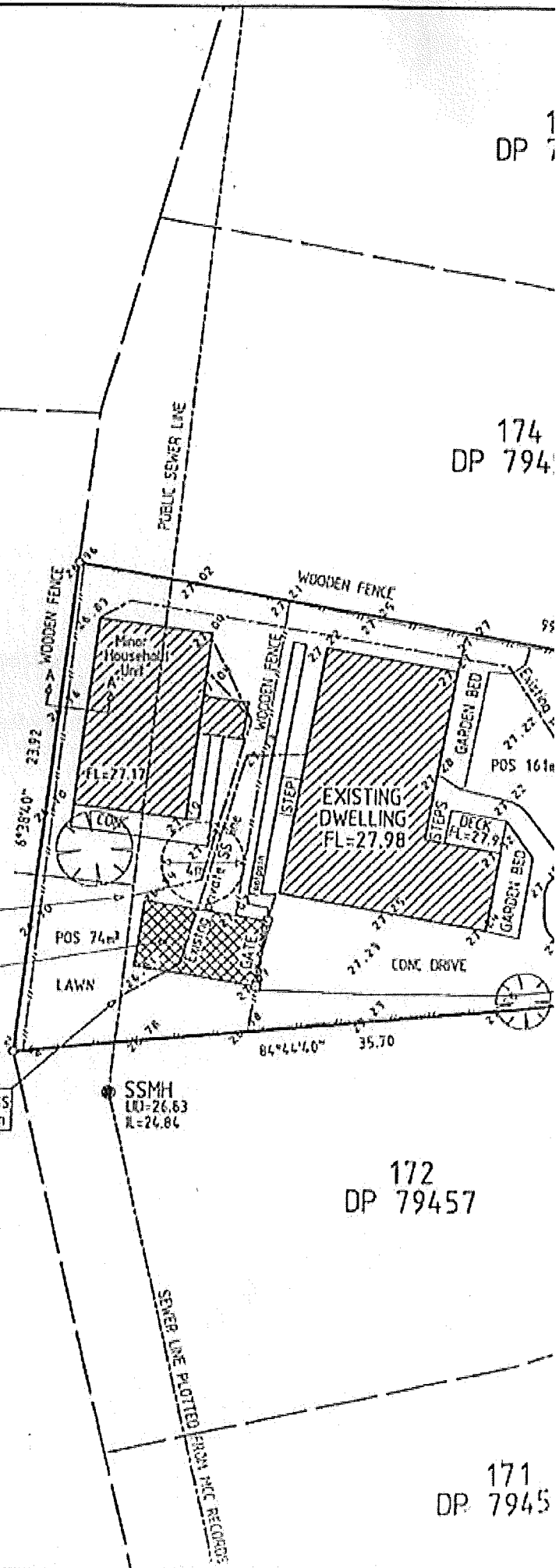
18 JAN 2007

DP 82022

Proposal No 31362

DP 171

174
DP 7941



172
DP 79457

171
DP 7945

1 May 2006

87740

Mr Mike West

Dear Sir

LEGALISATION OF MINOR HOUSEHOLD AT 27 JOHN WALKER DRIVE, MANUREWA

Further to our recent site inspection and site measure-up, we have prepared the following report on the feasibility and cost estimates for a possible subdivision of the property.

The Property

The property is located at 27 John Walker Drive, Manurewa, and is legally described as Lot 173 on DP 79457. The property has a total title area of 679 m² and is comprised within Certificate of Title NA 36B/436.

Zoning

The property is zoned Main Residential under the Operative Manukau City District Plan 2002. The minor household unit provisions as they apply to the Main Residential Zone are as follows:

Proposed Subdivision

- The net site area of the lots is required to be 600 m² or greater
- Additional to the two parking spaces required on site for the main household unit, a further one parking space is required
- The maximum height for any minor household unit is 5 metres
- Minor household units must comply with standard height in relation to boundary controls
- The maximum building coverage over the total site shall be 35% of the site area
- Additional to the 80 m² private open space requirement for the main household unit, a minor household unit must also have a private open space with an area of at least 24 m². Within the 24 m² area it must contain a 4 m diameter circle
- A minor household unit must have separate public wastewater connection and a separate water meter

Remedial Action Required

To comply with the provisions of the District Plan to allow the existing converted garage to remain as a minor household unit, it will be necessary to make application for a Land Use Consent. To enable Council to approve the application, there will be a requirement to complete the following:

- Provide a separate wastewater connection for the minor household unit
- Provide a separate water meter for the minor household unit and new private water line
- Form the third carparking space for the minor household unit
- Check that the minor household unit meets the Building Code

Budget Cost Estimates

These are based on rectifying the site/ minor household unit base plan on the attached plan 87740/SP.

1. Construction Costs

These costs subject to detailed design and competitive pricing from contractors.

(a)	Sanitary Sewer Drainage Provision of public sanitary sewer drainage to service the minor household unit	1,350
(b)	Water Meters Provision of one water meter	600
(c)	Private Works Divert existing shared wastewater and water lines to new connections	1,800
(d)	Miscellaneous Contingencies at 15%	560
	TOTAL CONSTRUCTION COST ESTIMATE	\$4,310

2. Consultancy Fee Budgets

(a)	Civil Engineering Completion of engineering design of physical works required as covered under Item 1. Submission of plans to Manukau City Council with Resource Consent for approval. Observation of contract works and certifying works.	2,600
(b)	Surveying/ Planning	
(i)	Site Survey Completion of detailed site survey to be utilised for basis of resource consent application	1,400

(ii) Resource Consent Application	
Preparation of resource consent and submitting to Manukau City Council for processing	1,200
TOTAL CONSULTANCY FEE BUDGET	\$5,200

3. Financial Contribution

Development levy	4,505
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4. Application Fees (estimated)

Manukau City Council resource consent process	1,500
TOTAL BUDGET COST ESTIMATE (excl GST)	\$15,515

Our services would be provided in terms of the ALGENZ/ TNZ/ IPENZ/ ACENZ Document "Conditions of Contract for Consultancy Services" (February 2000) and incorporating Fraser Thomas Ltd Standard Conditions.

The above budget cost estimates exclude the following:

1. Goods and Services Tax
2. Disbursements including vehicle travel, plan prints, xerox, survey data and materials, word processing and communications
3. Costs associated with upgrading of the existing converted garage to meet the Building code for a habitable minor household unit, if required
4. Changes that may occur as a result of Manukau Water becoming a Council Controlled Organisation (CCO)

Should you have any queries relating to the report and cost estimates, please do not hesitate to contact me.

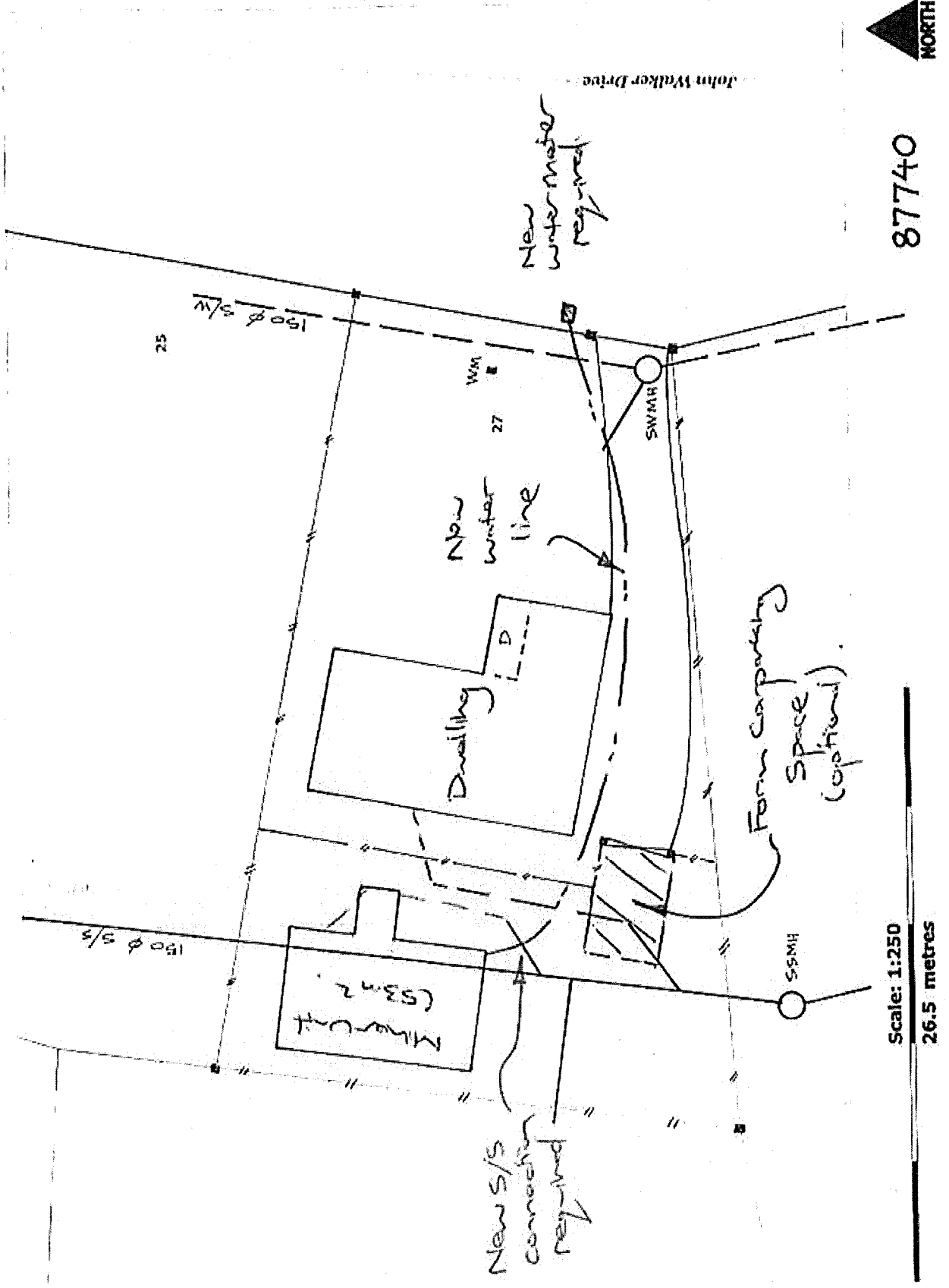
Yours sincerely
FRASER THOMAS LTD



GARY J BLYTH
 Director

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27 JOHN WALKER DRIVE



87740

Scale: 1:250
26.5 metres

