

Memo

22 May 2018

To: Kit Parkinson, Orakei Local Board Chair
Cc: Mark White, Manager, Resource Consents – Central
Adam Milina, Relationship Manager, Orakei Local Board
From: Ian Smallburn, General Manager Resource Consents

Subject Notice of Motion - Member Churton
OR/2017/244

I write in response to the above notice of motion by the Orakei Local Board, which stated:

That the Director of Regulatory Services be requested to ensure that planning officers processing planning consents irrespective of size and type of application, exercise their statutory powers to check all evidentiary information provided by applicants for planning consents, including requesting any further information such as a theodolite report to ensure the following information is provided:

- 1) **Clear spot levels at crucial points around the relevant section i.e. on the boundary adjacent to the proposed building's edge, and around the proposed building's footprint.**
- 2) **Overall spot levels to give an accurate measure for any cut and fill that may take place.**
- 3) **Existing boundary lines in relation to existing fencing structures.**
- 4) **All existing structures and their floor levels and ridge line levels.**
- 5) **Clear measures from the boundary line to the proposed building's on all sides and at the crucial points.**

Firstly, I apologise for the delay in responding to this matter, as it was understood that this had been responded to verbally.

I can confirm that the level of information requested in the Notice of Motion is generally appropriate in situations with multiple unit developments, sloping and uneven sites or when the proposal is close to infringing development standards such as height in relation to boundary. In these circumstances it is common practise that the planners require this level of information and that it is provided by a Licenced Cadastral Surveyor.

I also note that in these circumstances, conditions are also often placed on resource consents requiring the consent holder to provide a certificate from a Licenced Cadastral Surveyor confirming the construction occurring on site is in accordance with the approved plans.

It should be noted that the Unitary Plan sets out the information requirement in section C1.2 stating:

.....plans or drawings accurately showing what is existing and what is proposed at a scale of at least 1:100 or 1:200 or otherwise to a scale that shows sufficient detail of the proposal to determine its effects;

The Unitary Plan also refers applicants back to the level of information required by Schedule 4 of the Resource Management Act.

Schedule 4 requires that any information must be specified in sufficient detail to satisfy the purpose for which it is required (Schedule 4(1)) and include such detail as corresponds with the scale and significance of the effects that the activity may have on the environment (Schedule 4(3)(c)).

The practice is therefore to undertake a proportionate approach to information requirements. Where there is the potential for adverse effects to occur, information will be requested, whereas smaller and less contentious applications would not necessarily require that level of information. The level of information is therefore based on the judgement of the planner processing the resource consent application.

Should you wish to discuss the content of this memo further do not hesitate to contact Mark White Manager, Resource Consents – Central 021 830 546 or Mark.white2@aucklandcouncil.govt.nz



Ian Smallburn
General Manager, Resource Consents