

Resource consent - 12 Holder Place

13 July 2001

Green Group Limited
PO Box 106 375
Downtown
AUCKLAND

Attention: Martin G Green

Dear Martin

**LAND USE CONSENT (NON-COMPLYING ACTIVITY)
12 HOLDER PLACE, ALBANY
RC No: LN/614/01**

The above non-notified Non-Complying Activity application was considered by the Hearing Commissioners on 9 July 2001 whereby it was resolved:

That the non notified Non-Complying Activity application by Kiwi Self-Storage Limited to construct and operate a self-storage warehouse facility at 12 Holder Place, Albany (being Lot 3 DP 198476) **BE GRANTED** pursuant to Sections 104, 105, and 108 of the Resource Management Act 1991 for the following reasons, pursuant to Section 113 of the Act:

1. No persons are considered adversely affected by the proposal.
2. Any adverse effects on the surrounding environment will be no more than minor as the proposed site management techniques are able to effectively control potential silt-laden run-off from leaving the site.
3. The lack of the amenity yard is considered to be adequately mitigated by the width of the road reserve associated with the motorway and the separation between the motorway carriageway in terms of distance and levels.
4. The car parking provided on site is considered to be sufficient to accommodate demand generated by the proposed activity.
5. The proposal is not considered to be contrary to the objectives and policies of the Operative or Proposed District Plan.

Consent is granted subject to the following conditions:

General Conditions:

1. The development shall proceed in general accordance with the plans and/or description of the activity submitted.
2. The development shall comply with Council's Bylaws and other relevant requirements including the obtaining of all necessary building consents before the commencement of any work.
3. All services shall be placed underground.
4. The consent holder shall install measures to control and/or mitigate any silt runoff, sedimentation or erosion that may occur. These measures shall be implemented prior to the commencement of any earthworks on site and shall remain in place for the duration of the project. These measures shall be designed having regard to Technical Publication No.90 of the Auckland Regional Council, and be implemented to the satisfaction of Council's Development Engineer.
5. The consent holder shall institute appropriate measures to control or mitigate any potential dust nuisance. All such measures initiated shall be maintained throughout the entire duration of the construction period. The Council reserves the right at all times to stop the works in and during periods of high winds.

Note: No burning of any rubbish, vegetation or other material will be permitted except with the appropriate Fire Permit.
6. The consent holder shall implement, to the satisfaction of Council's Development Engineer, suitable measures to prevent depositing of earth on surrounding streets by trucks moving fill and other materials to and from the site. In the event that any material is deposited on the street, the consent holder shall take immediate action, at their expense, to clean the street.
The loading of earth, fill and other materials shall be confined to the subject site.
7. The consent holder shall install and maintain all necessary silt and sediment traps or pits to control any discharge of stormwater from the site due to the close proximity of the site to the Waitemata Harbour. This system shall take into account the requirements of Auckland Regional Council's Technical Publication No.10.

8. The consent holder shall provide adequate measures to avoid, control or mitigate erosion and flooding in the downstream water courses as a result of increased stormwater flows from the proposed development. All such measures shall include the provision of velocity dissipation outlet structures for all culverts and pipe outlets.

Charges

9. That pursuant to Section 108(1) of the Resource Management Act 1991, the Council's administrative charges for the receiving, processing or granting of an application, or for any specified or additional matter in accordance with Section 36 of the Act or any regulations under the Act, or as necessary to enable the Council to recover its actual and reasonable costs in respect of this application, must be paid in full within 30 days of the date of notification of the invoice.

Advice Notes

- It is the responsibility of the consent holder to ensure that all necessary building consents have been obtained and any geotechnical issues have been addressed to Council's satisfaction prior to the commencement of earthworks.

This planning consent is not an authority to commence work. To proceed further you may be required, if you have not already done so, to lodge a building consent application which can only be granted providing that the engineering, building and bylaw requirements are met.

In accordance with Section 108(6)(c) of the Resource Management Act 1991, the holder of this consent remains liable under this Act for any breach of conditions of the consent which occur before the expiry of the consent and for any adverse effects on the environment which become apparent during or after the expiry of the consent.

Your attention is drawn to the provisions of Section 125 of the Resource Management Act 1991, whereby the consent shall lapse after the expiration of two years from the date when the consent was given unless the use has been established within that period or an application has been made to the Council under Section 125 of the Resource Management Act 1991.

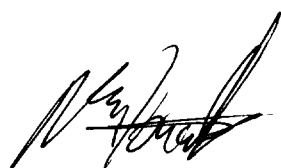
Your attention is drawn also to the provisions of Section 120 of the Resource Management Act 1991 which sets out the rights of appeal against the Council's decision.

Please note that the final cost of processing the application will be assessed shortly. This may result in an invoice being sent to you detailing additional charges if the cost exceeds the deposit paid.

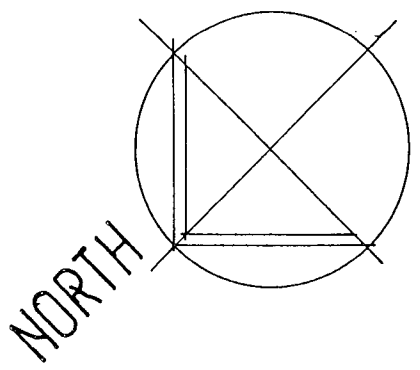
If you have any queries regarding this matter, please do not hesitate to contact Neil Donnelly at Barker & Associates Ltd, telephone 379-3551.

Would you kindly present this letter when applying for any necessary building consent.

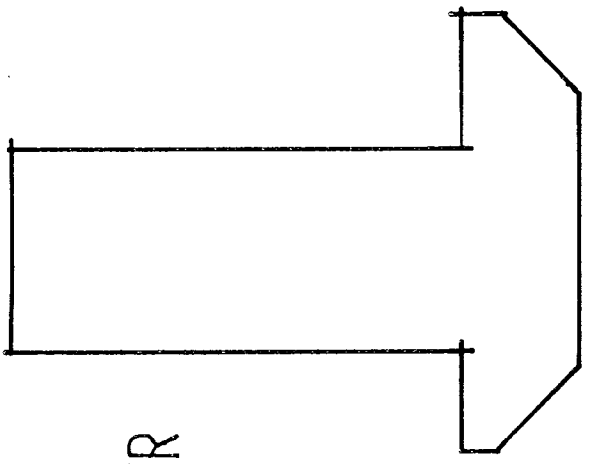
Yours faithfully
Barker & Associates Ltd

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

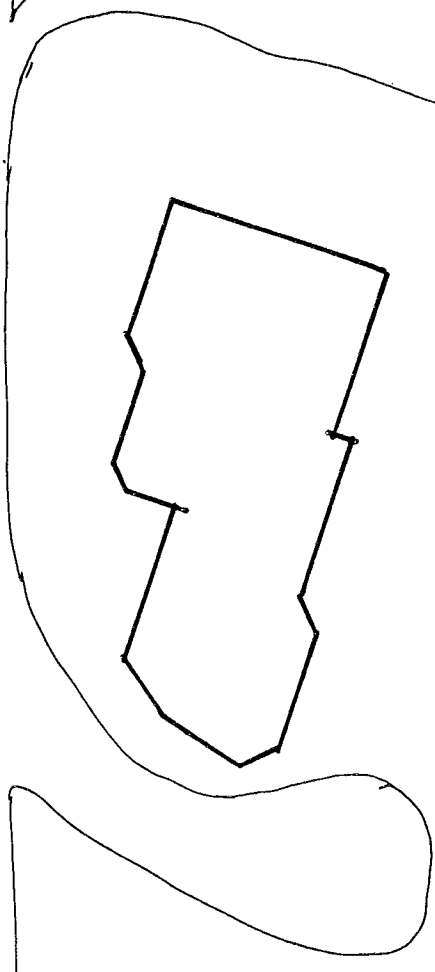
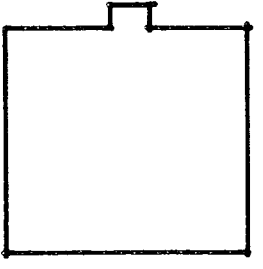
Neil Donnelly
**Resource Management Consultant
for North Shore City Council**



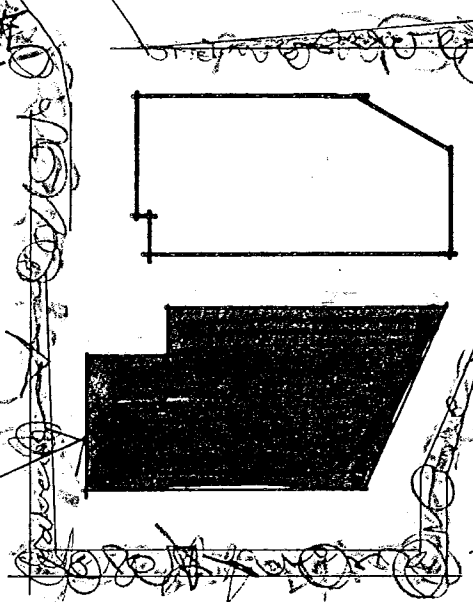
REFUSE
TRANSFER
STATION



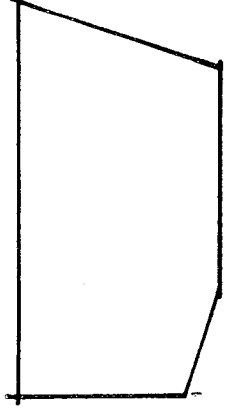
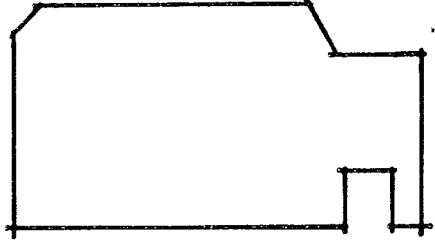
HOME PLACE



PROPOSED
WAREHOUSE



HARDWAREHOUSE



CONSTELLATION
DRIVE

NORTHERN
MOTORWAY

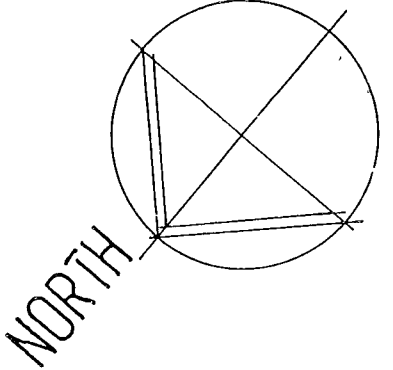
LOCATION PLAN

Approved Resource Consent Plans	
Planner: <i>[Signature]</i>	
Date Granted: 9/2/01	
Consent No.: LA/114/01	

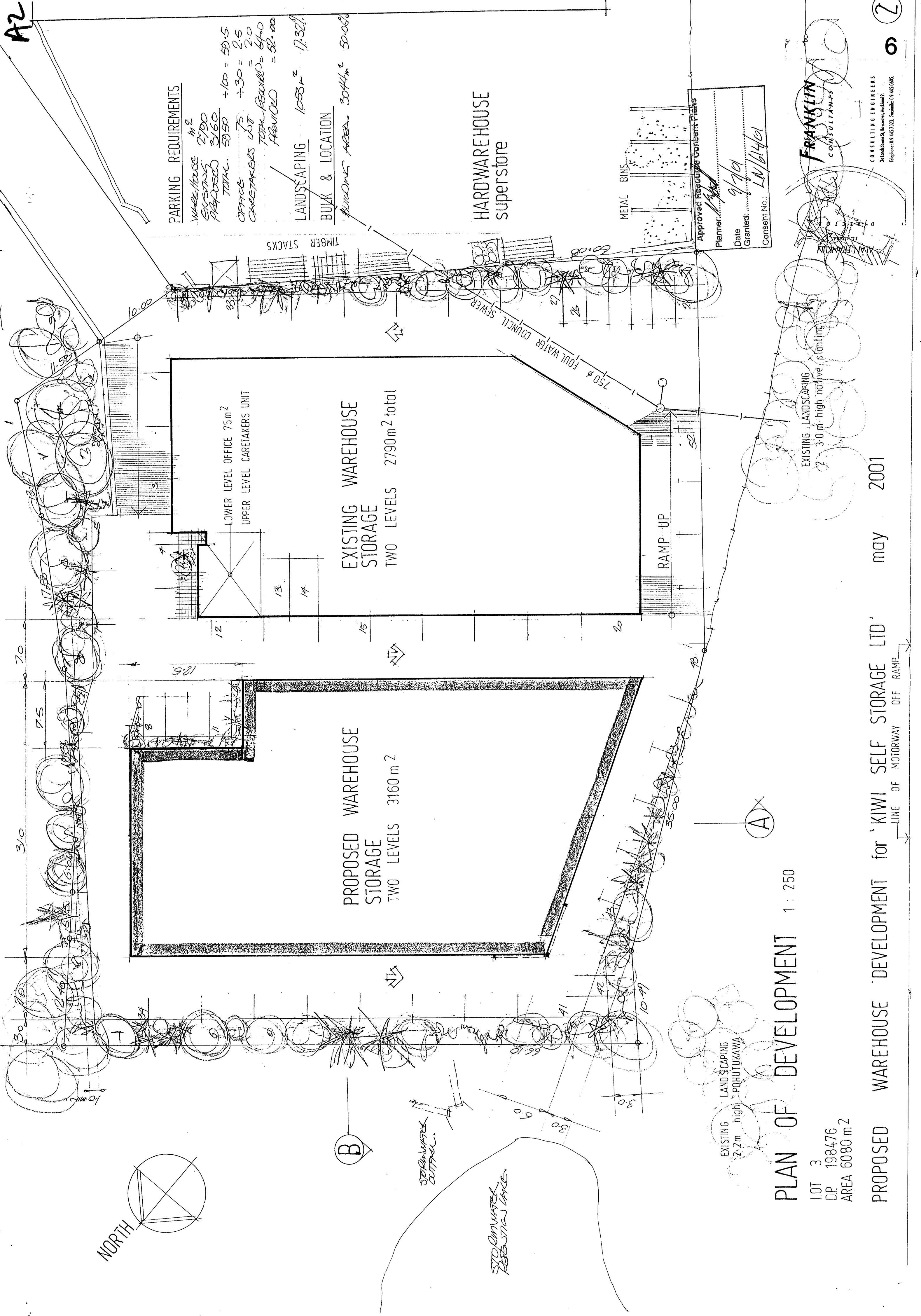
PROPOSED WAREHOUSE DEVELOPMENT for 'KIWI SELF STORAGE LTD' may 2001

[Handwritten signature] 00614/01

FRANKLIN CONSULTANTS
 CONSULTING ENGINEERS
 24 Lindisfarne St, Rymahoe, Auckland 9
 Telephone: 09-445-9703, Facsimile: 09-445-9805



A2



PARKING REQUIREMENTS

Warehouse 4m²
 Warehouse 2790
 Existing Proposed 3160
 TOTAL 5950
 +100 = 6050
 OFFICE 75
 CARETAKERS UNIT +30 = 2.5
 TOTAL REQUIRED = 64.0
 PROVIDED = 52.00

LANDSCAPING 1053m² 17.32%

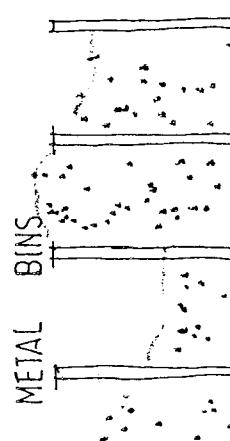
BULK & LOCATION BUILDING AREA 3044m² 50.08%

HARDWAREHOUSE superstore

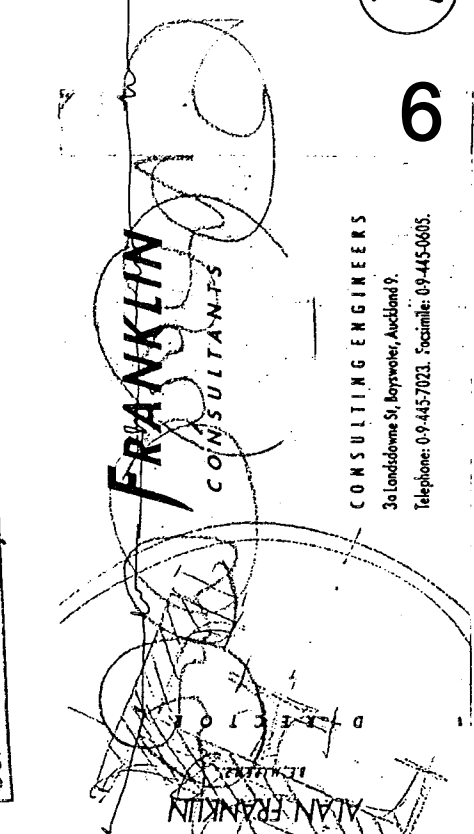
EXISTING WAREHOUSE STORAGE
TWO LEVELS 2790m² total

PROPOSED WAREHOUSE STORAGE
TWO LEVELS 3160 m²

LOWER LEVEL OFFICE 75m²
UPPER LEVEL CARETAKERS UNIT



Approved Resource Consent Plans
 Planner: [Signature]
 Date Granted: 9/7/01
 Consent No.: LM/114/01



EXISTING LANDSCAPING
2 x 3.0 m high native planting

PLAN OF DEVELOPMENT 1 : 250

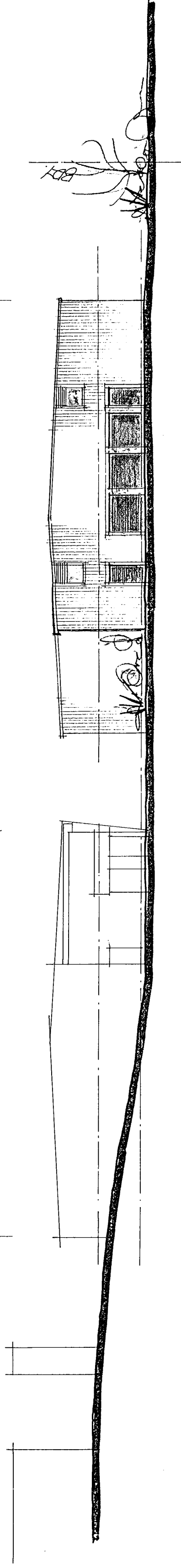
LOT 3
D.P. 198476
AREA 6080 m²

PROPOSED WAREHOUSE DEVELOPMENT for 'KIWI SELF STORAGE LTD' may 2001

LINE OF MOTORWAY OFF RAMP

existing

proposed

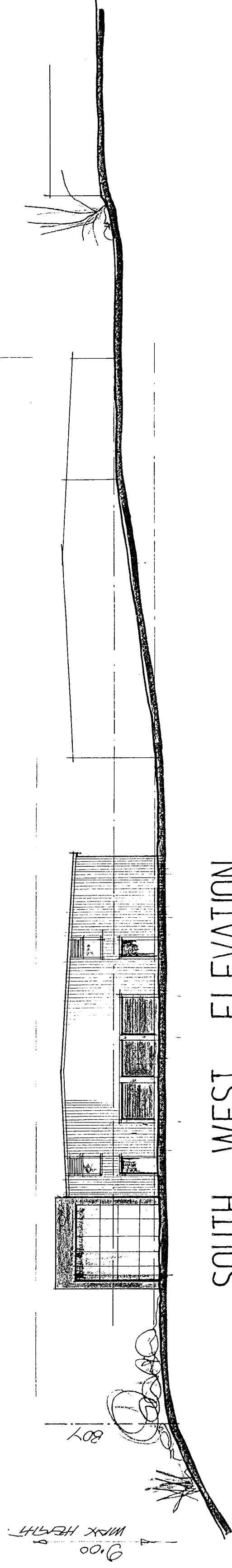


NORTH EAST ELEVATION

1 : 250

existing

proposed



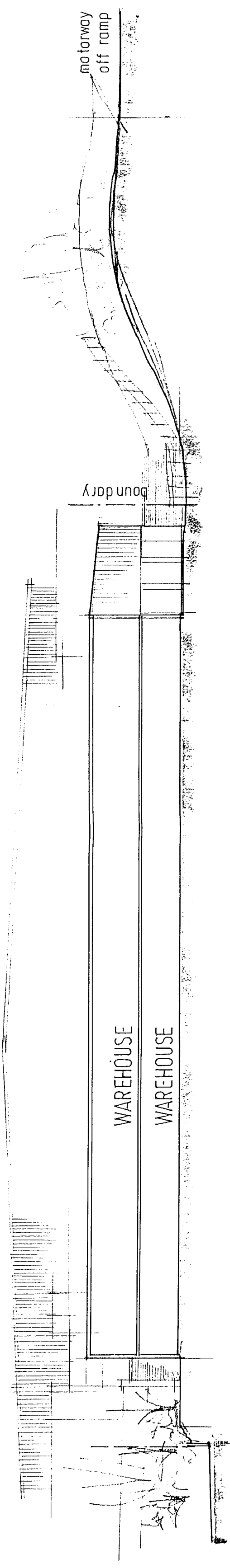
SOUTH WEST ELEVATION

NORTH WEST ELEVATION

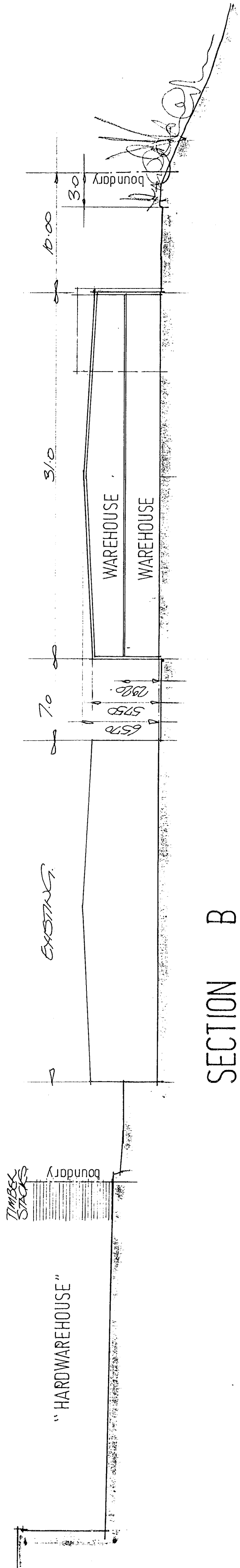
motorway

Planner: *[Signature]*
 Date: 9/9/01
 Granted: *[Signature]*
 Consent No.: LN/614/01

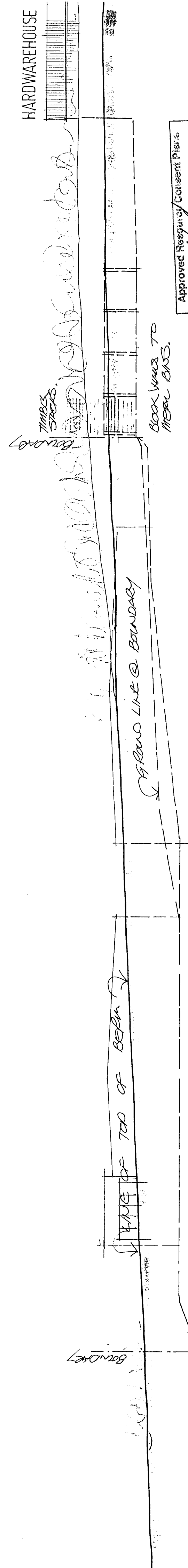




SECTION A 1 : 250

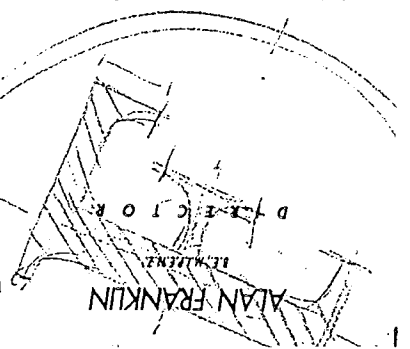


SECTION B

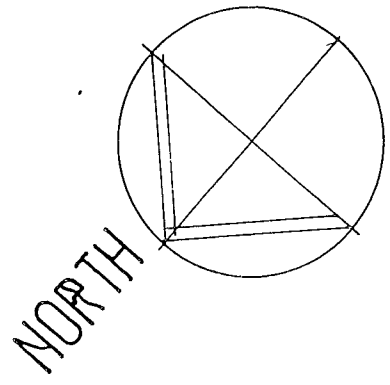


ELEVATION FROM MOTORWAY OFF RAMP

Approved Resubmit/Consent Plans
 Planner: *[Signature]*
 Date Granted: 9/7/01
 Consent No.: 20/04/01



FRANKLIN
 CONSULTANTS



(130) *LOISELERA*
XITIDA
(Box Honey Suckle)

(135) *ASPARATHUS*
STREAMLINE

(35) *APREMIMUM*
COOKIANA

(140) *ARETHODIUM*
MATAFOU BAY

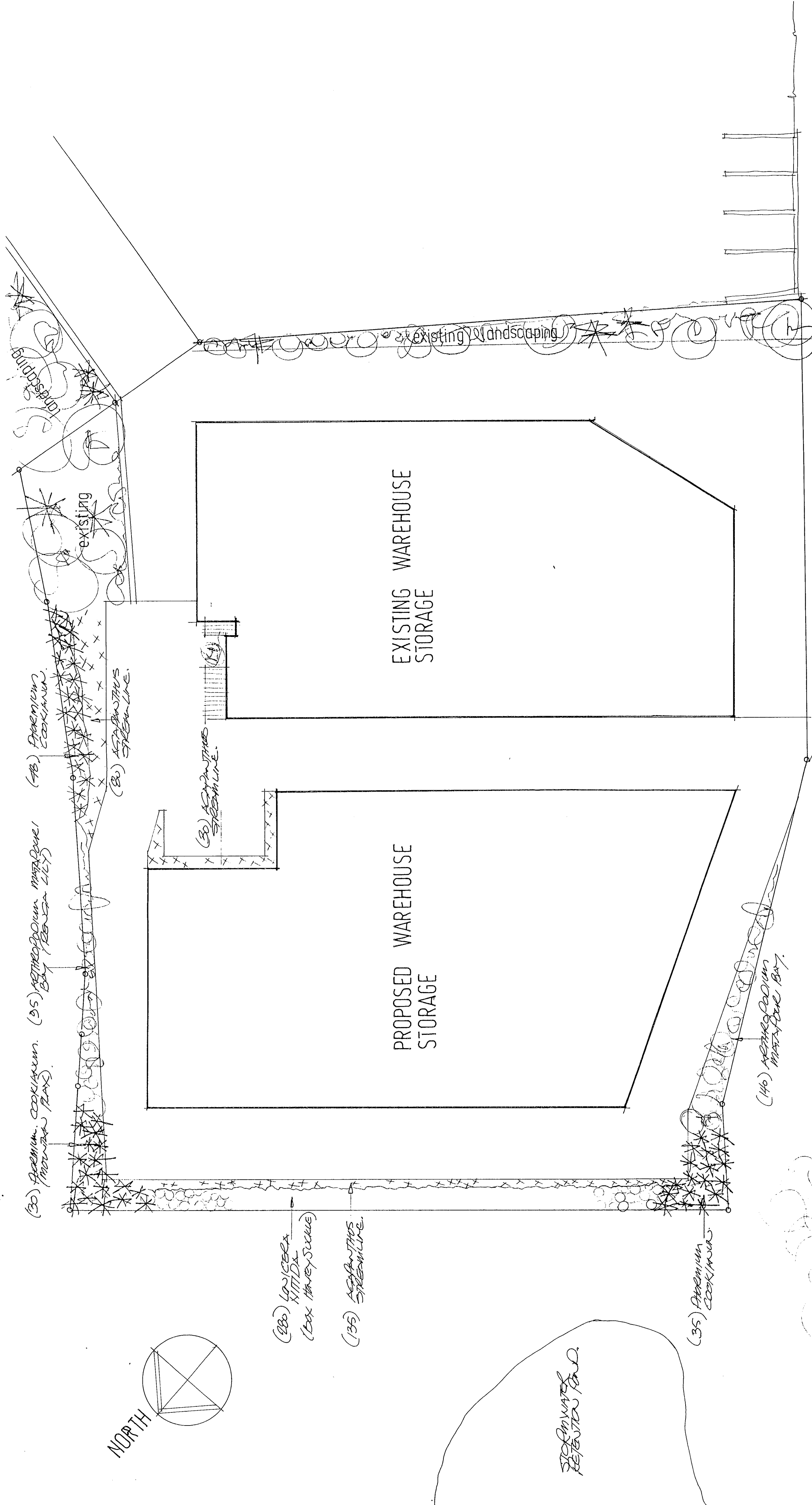
EXISTING
LANDSCAPING
2.2m
high
POHUTUKAWA

PLAN OF LANDSCAPING

1: 250

ALL LANDSCAPING BY
"SILVER PEB" LANDSCAPE CO
LANDSCAPE ARCHITECTS, CONSULTANTS
CONTRACTORS & ARTICULATORS.

PROPOSED WAREHOUSE DEVELOPMENT for 'KIWI SELF STORAGE LTD' may 2001



Approved Resource Consent Plans
 Planner: *[Signature]*
 Date Granted: 9/7/01
 Consent No: LA/1619/01

FRANKLIN
 CONSULTANTS

CONSULTING ENGINEERS
 21 Lambton Quay, Auckland
 Telephone: 09-445 7021 Facsimile: 09-445 5053

EXISTING LANDSCAPING
2-3.10 m high native planting