

## Redevelopment Work Order (9,11-13 St Oswalds Rd, 28 Iirangi Road, Greenlane) AR110170

### REDEVELOPMENT REQUIREMENTS AND SITE NOTES

Uplift Factor	4 > 15
Typologies	15x1 Bed 1 storey
Total Footprint (m2)	825m2
Proposed Redevelopment	15x1 bed
<b>Planning</b>	
AUP Zoning	Residential—Mixed Housing Suburban Zone
AUP Overlays	High Use Aquifer Management Areas Overlay Quality—Sensitive Aquifer Management Areas Overlay Regionally Significant Volcanic Viewshaft and Height Sensitive Areas
AUP Controls	Macroinvertebrate Community Index - Urban
Designations	Airspace Restriction Designations - ID 1102, Protection of aeronautical functions - obstacle limitation surfaces, Auckland International Airport Ltd
RC Status	<b>XX</b>
Arterial Road	No
Within 10m of intersection	No
Bus Stop in front of Site	Yes
Pedestrian crossing in front of site	No
Notable Trees on Site	No
Notable Trees on adjacent property	No
Neighbours Tree	Yes
Street Trees	Yes
1% AEP Flood Plains	No
Overland Flow Paths	Yes—road reserve
Minimum FFL Requirement	<b>XX</b>
Contour/Topography	Steep
HAIL Site	No
Statutory Acknowledgement Area	No

### Geotechnical

Geotechnical Risk	<b>XX</b>
Foundation Type	<b>XX</b>
Sub Rocks/Main Rocks	Lapilli tuff/Auckland Basalts
Arch Site	Looks to potentially back onto Arch site. Needs further investigation.

### Infrastructure

Infrastructure Crossing Site	Yes
Bridging Required?	Yes/potentially
Potential Number of Tenants	36max

### Wastewater

Capacity	No constraints / 28 irirangi—No data
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### Stormwater

Capacity	SW soakage
Public Network	Yes/No—Comment

### Water

Water Main Upgrade	No Constraints
Fire Hydrant	Yes
Water Meters	Yes

### WORK ORDER APPENDICES

- 1 ~~Record of Title~~
- 2 ~~Stormwater Management Plan~~
- 3 ~~Land Contamination Report Summary~~
- 4 ~~Minimum Floor Level Requirement~~
- 5 ~~Geotechnical interpretation Report~~

**EXISTING PROPERTY DETAILS**

<b>Address</b>	9 St Oswalds Rd, Greenlane Auckland 1061	28 Irirangi Rd, Greenlane Auckland 1061	11 St Oswalds Rd, Greenlane Auckland 1061
<b>Lettable Code</b>	HSS0007627	HSS0007738	TUS0000878
<b>Existing Typology</b>	2 Bedroom	3 Bedroom	2 Bedroom
<b>Year Built</b>	1941	1941	1941
<b>Number of Storeys</b>	1	1	1
<b>Site Area</b>	762m2	750m2	729m2
<b>House Floor Area</b>	100M2	90m2	90m2
<b>Record of Title Reference</b>	NA31B/957	NA19B/487	NA105D/858
<b>Legal Description</b>	Lot 36 Deposited Plan 38658	Lot 45 Deposited Plan 38658 Lot 2 Deposited Plan 77771	Lot 35A Deposited Plan 45560
<b>Territorial Local Authority</b>	Auckland City	Auckland City	Auckland City
<b>Meshblock</b>	617800	617900	617800
<b>Census Area Unit</b>	One Tree Hill East	One Tree Hill East	One Tree Hill East

**SITE INSPECTION COMMENTS (9 St Oswalds)**

<b>Date of Inspection</b>	Jan 2023
<b>Power/Sub-Main on Property</b>	No
<b>Overhead Powerlines</b>	Yes
<b>Power Pole</b>	Yes
<b>Boundary Fencing Condition</b>	N/A
<b>Trees in Council Berm</b>	Yes—small tree near mailbox
<b>Additional Dwellings on Site</b>	No
<b>Existing Cladding Type</b>	Brick
<b>Existing Roof Type</b>	Concrete tile
<b>Water meter number</b>	A06A169545
<b>Notes</b>	Big trees at back of properties. Unsure as to whether on KO or PO side. Down cul-de-sac.

**TENANT PROFILE**

<b>Tenancy / Site Status</b>	[REDACTED]	[REDACTED]	[REDACTED] A0 A 6 95 45
<b>Tenancy Commencement Date</b>	[REDACTED]	[REDACTED]	[REDACTED]
<b>Household Composition</b>	[REDACTED]	[REDACTED]	[REDACTED]
<b>Risk (CRIP) Rating</b>	[REDACTED]	[REDACTED]	[REDACTED]
<b>Area Risk</b>	[REDACTED]	[REDACTED]	[REDACTED]
<b>Animal Risk</b>	[REDACTED]	[REDACTED]	[REDACTED]
<b>Tenant Requirement</b>	[REDACTED]	[REDACTED]	[REDACTED]
<b>Tenant / Kotahi Notes</b>	[REDACTED]	[REDACTED]	[REDACTED]

**SITE INSPECTION COMMENTS (28 Irirangi)**

<b>Date of Inspection</b>	Jan 2023
<b>Power/Sub-Main on Property</b>	No
<b>Overhead Powerlines</b>	Yes
<b>Power Pole</b>	No
<b>Boundary Fencing Condition</b>	Poor
<b>Trees in Council Berm</b>	Yes
<b>Additional Dwellings on Site</b>	Yes—single garage
<b>Existing Cladding Type</b>	Timber
<b>Existing Roof Type</b>	Concrete tile
<b>Water meter number</b>	A01A123762
<b>Notes</b>	Down shared driveway in cul-de-sac.

**EXISTING PROPERTY DETAILS**

<b>Address</b>	13 St Oswalds Rd, Greenlane Auckland 1061
<b>Lettable Code</b>	TUS0000879
<b>Existing Typology</b>	2 Bedroom
<b>Year Built</b>	1942
<b>Number of Storeys</b>	1
<b>Site Area</b>	416m2
<b>House Floor Area</b>	75M2
<b>Certificate of Title Reference</b>	NA10A/1348
<b>Legal Description</b>	Lot 35B Deposited Plan 45560
<b>Territorial Local Authority</b>	Auckland City
<b>Meshblock</b>	617800
<b>Census Area Unit</b>	One Tree Hill East

**SITE INSPECTION COMMENTS (11 St Oswalds)**

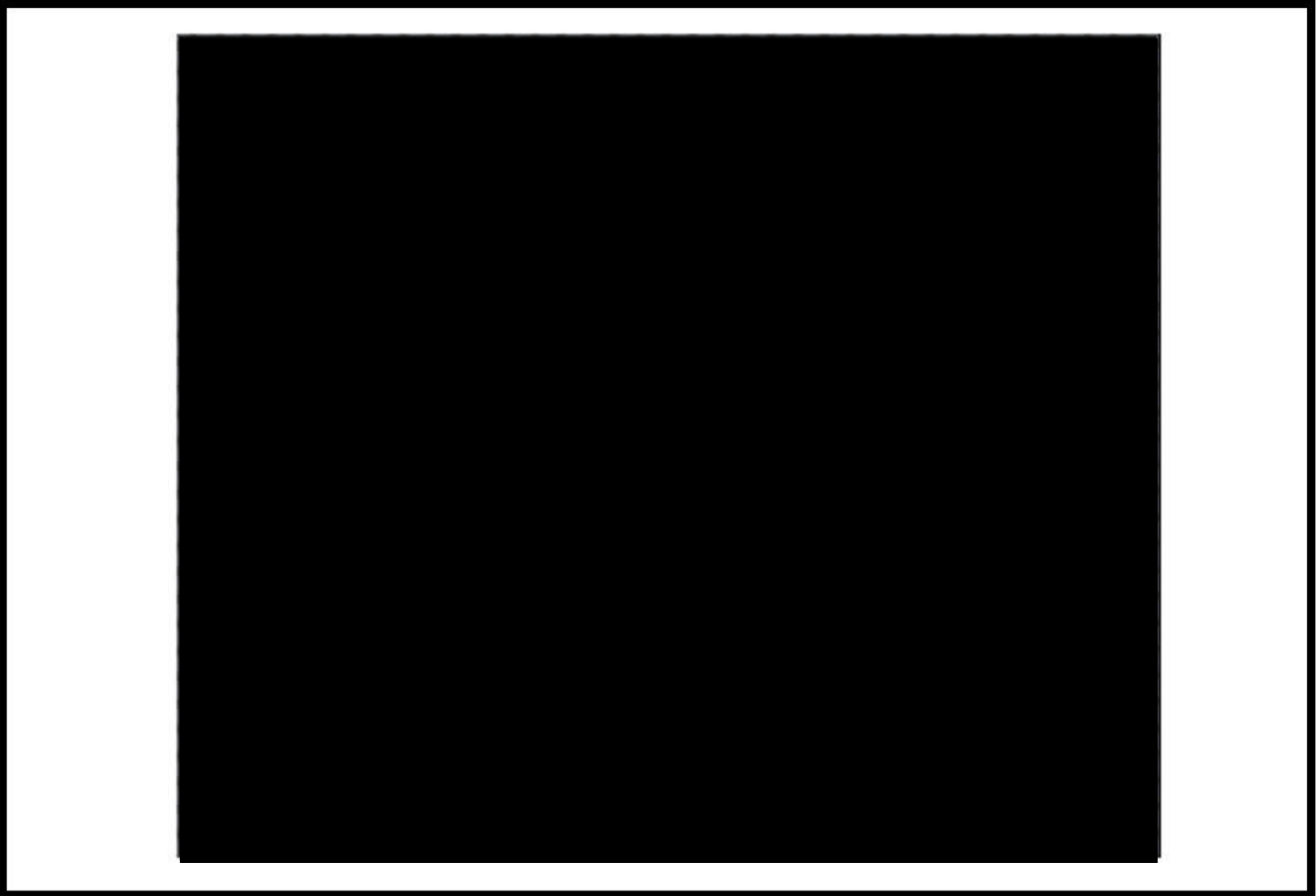
<b>Date of Inspection</b>	Jan 2023
<b>Power/Sub-Main on Property</b>	No
<b>Overhead Powerlines</b>	Yes
<b>Power Pole</b>	Yes
<b>Boundary Fencing Condition</b>	None
<b>Trees in Council Berm</b>	No
<b>Additional Dwellings on Site</b>	No
<b>Existing Cladding Type</b>	Brick
<b>Existing Roof Type</b>	Concrete tile
<b>Water meter number</b>	A02A214269
<b>Notes</b>	Big trees at back of properties. Unsure as to whether on KO or PO side. Down cul-de-sac.

**SITE INSPECTION COMMENTS (13 St Oswalds)**

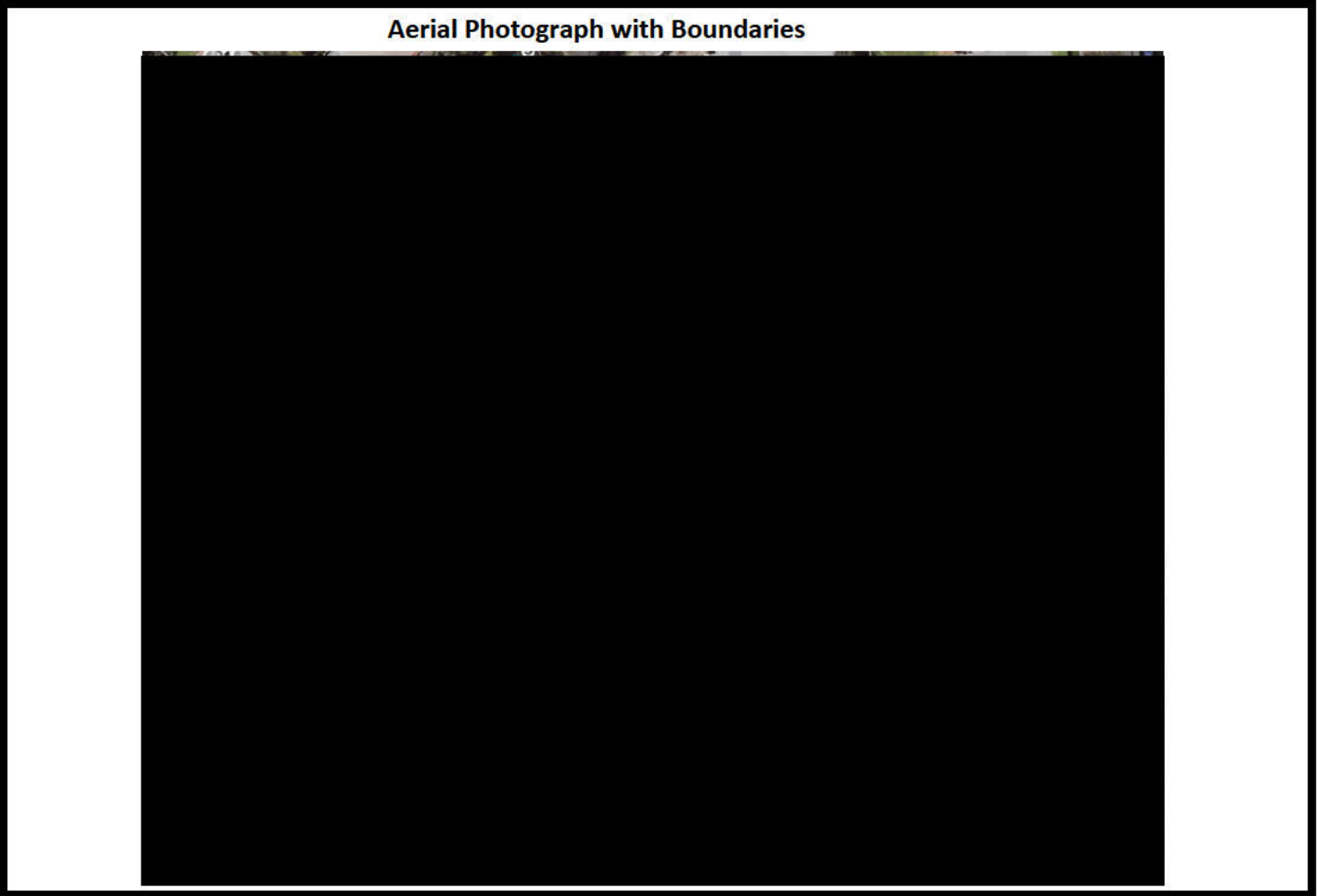
<b>Date of Inspection</b>	Jan 2023
<b>Power/Sub-Main on Property</b>	No
<b>Overhead Powerlines</b>	Yes
<b>Power Pole</b>	Yes
<b>Boundary Fencing Condition</b>	None
<b>Trees in Council Berm</b>	None
<b>Additional Dwellings on Site</b>	Single garage
<b>Existing Cladding Type</b>	Brick
<b>Existing Roof Type</b>	Concrete tile
<b>Water meter number</b>	A06A210018
<b>Notes</b>	Big trees at back of properties. Unsure as to whether on KO or PO side. Down cul-de-sac.

**TENANT PROFILE**

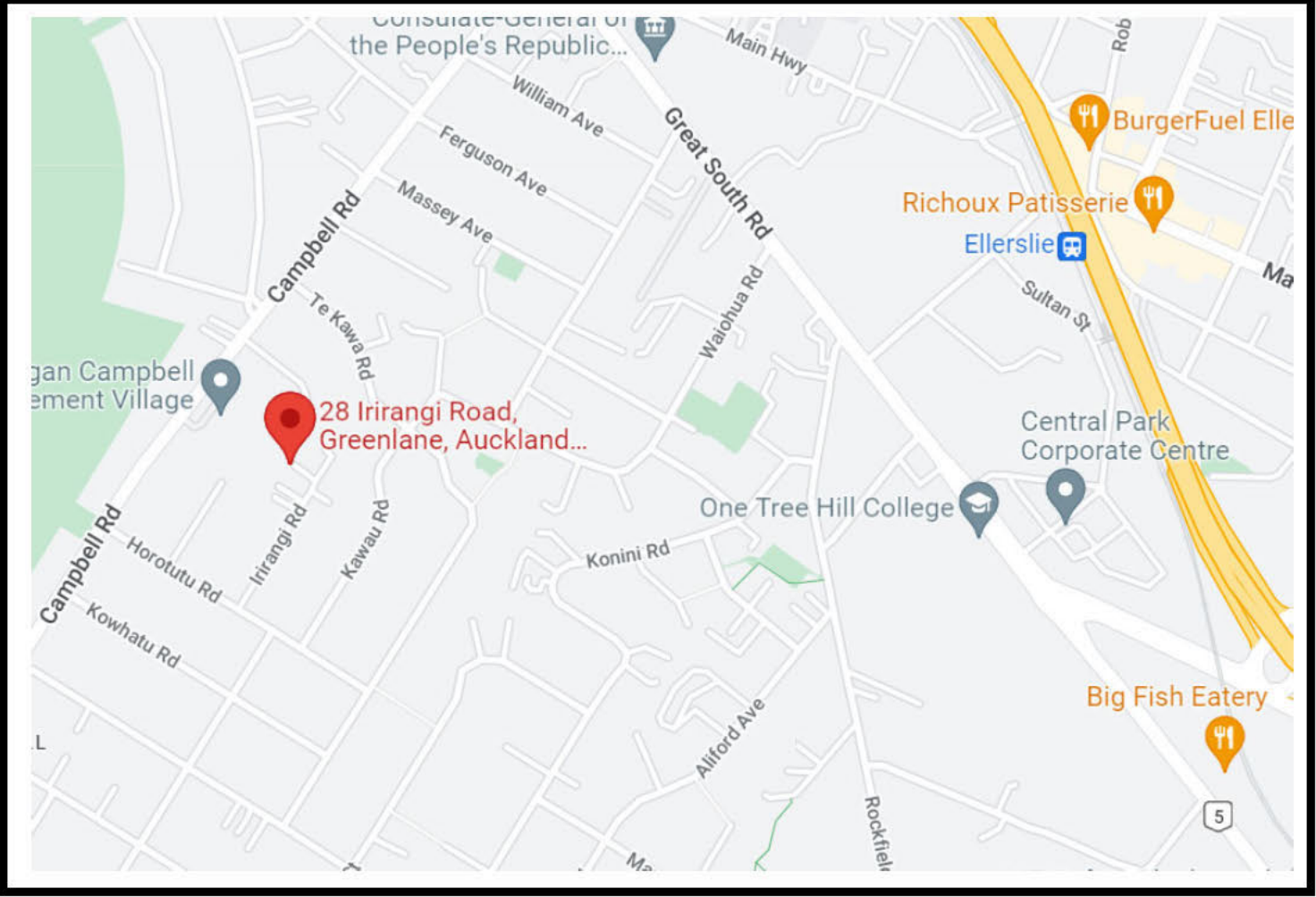
<b>Tenancy / Site Status</b>	██████
<b>Tenancy Commencement Date</b>	██████████████
<b>Household Composition</b>	██████
<b>Risk (CRIP) Rating</b>	██
<b>Area Risk</b>	██
<b>Animal Risk</b>	██
<b>Tenant Requirement</b>	██████
<b>Tenant / Kotahi Notes</b>	██



Surrounding Kāinga Ora Properties



Aerial Photograph with Boundaries



Neighbourhood Context

Above data sourced from Auckland Geomaps, GIS & Kāinga Ora held information.

Existing House 9 St Oswalds Rd



Existing House 11 St Oswalds Rd



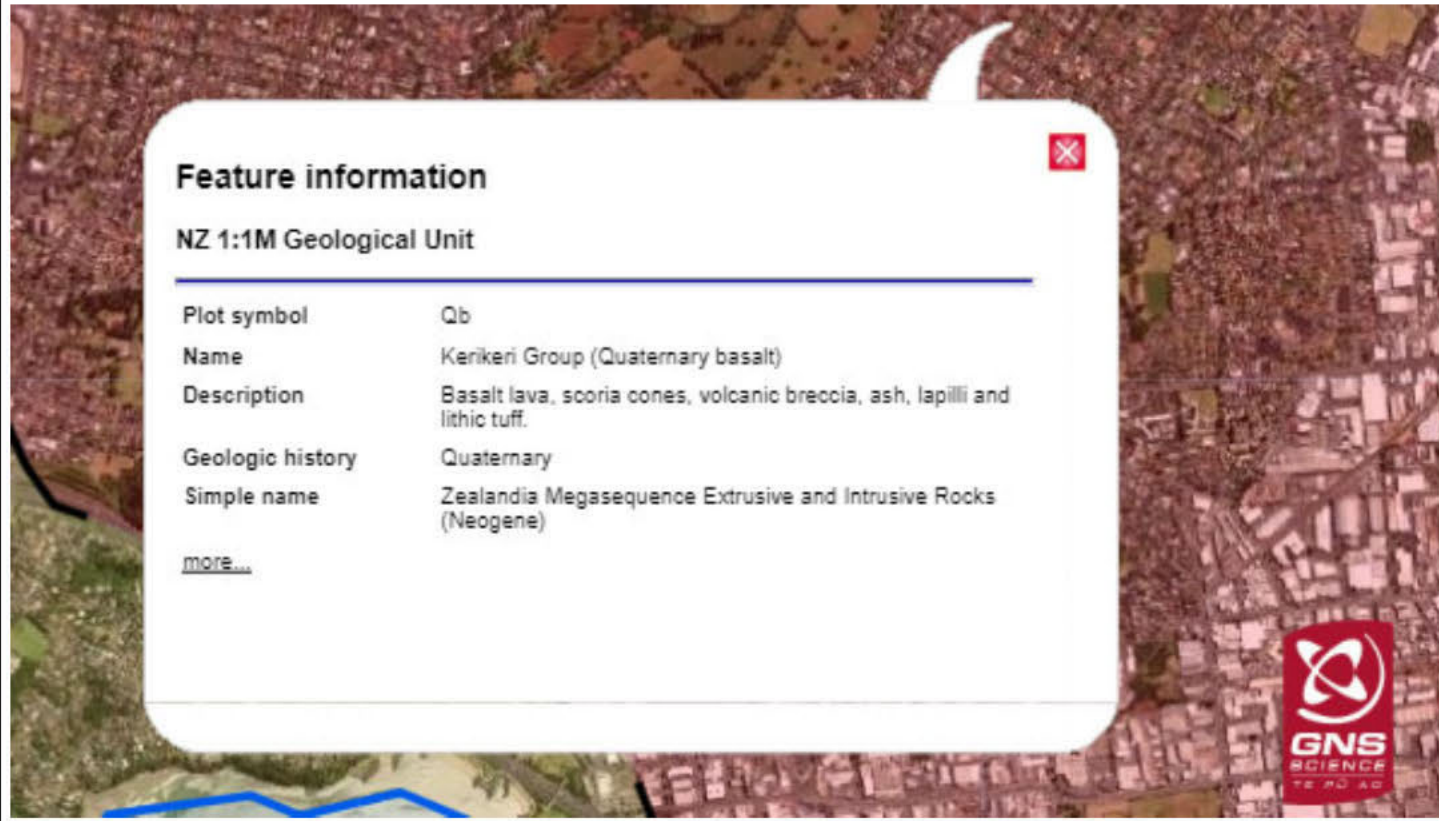
Existing House 13 St Oswalds Rd



Existing House 28 Irirangi Rd



### Geological Overlay Map




**Feature information**

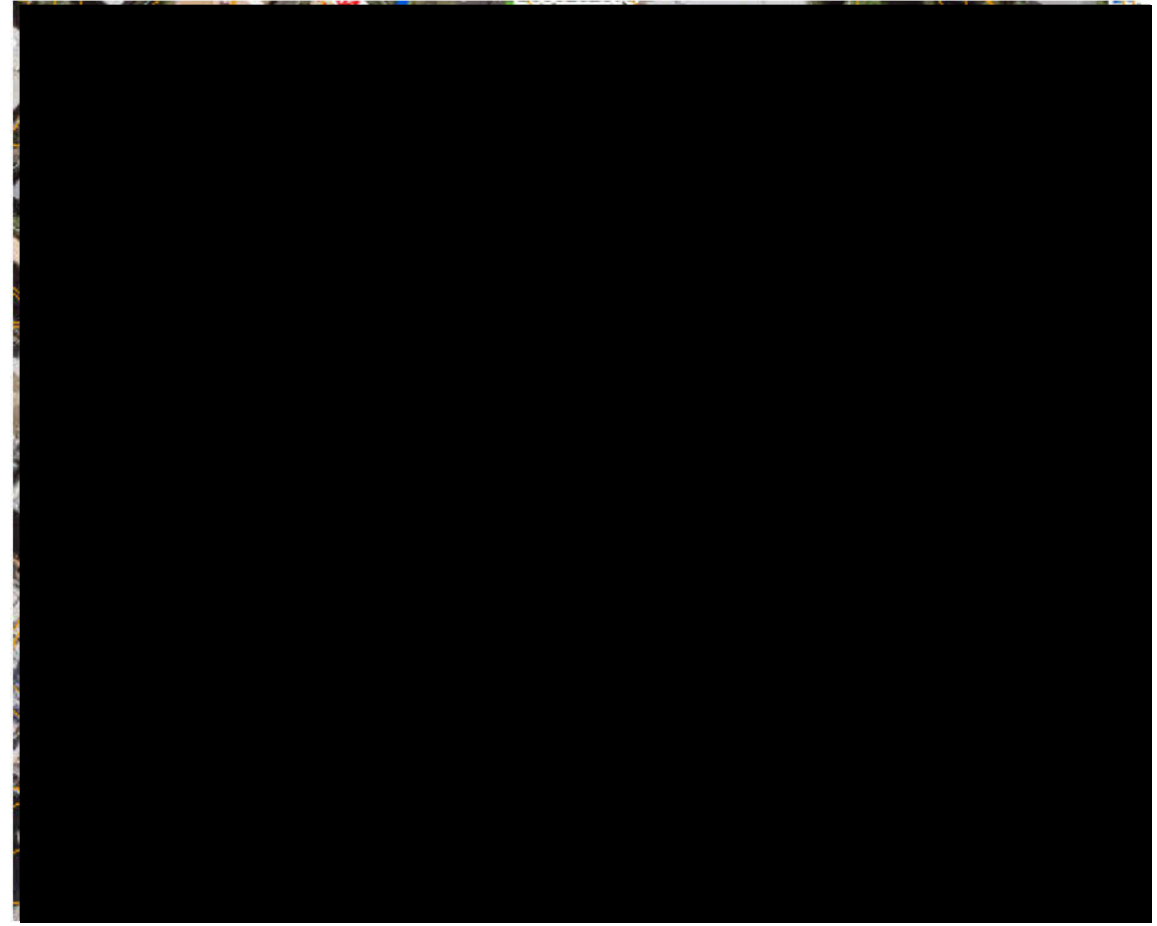
NZ 1:1M Geological Unit

Plot symbol	Qb
Name	Kerikeri Group (Quaternary basalt)
Description	Basalt lava, scoria cones, volcanic breccia, ash, lapilli and lithic tuff.
Geologic history	Quaternary
Simple name	Zealandia Megasequence Extrusive and Intrusive Rocks (Neogene)

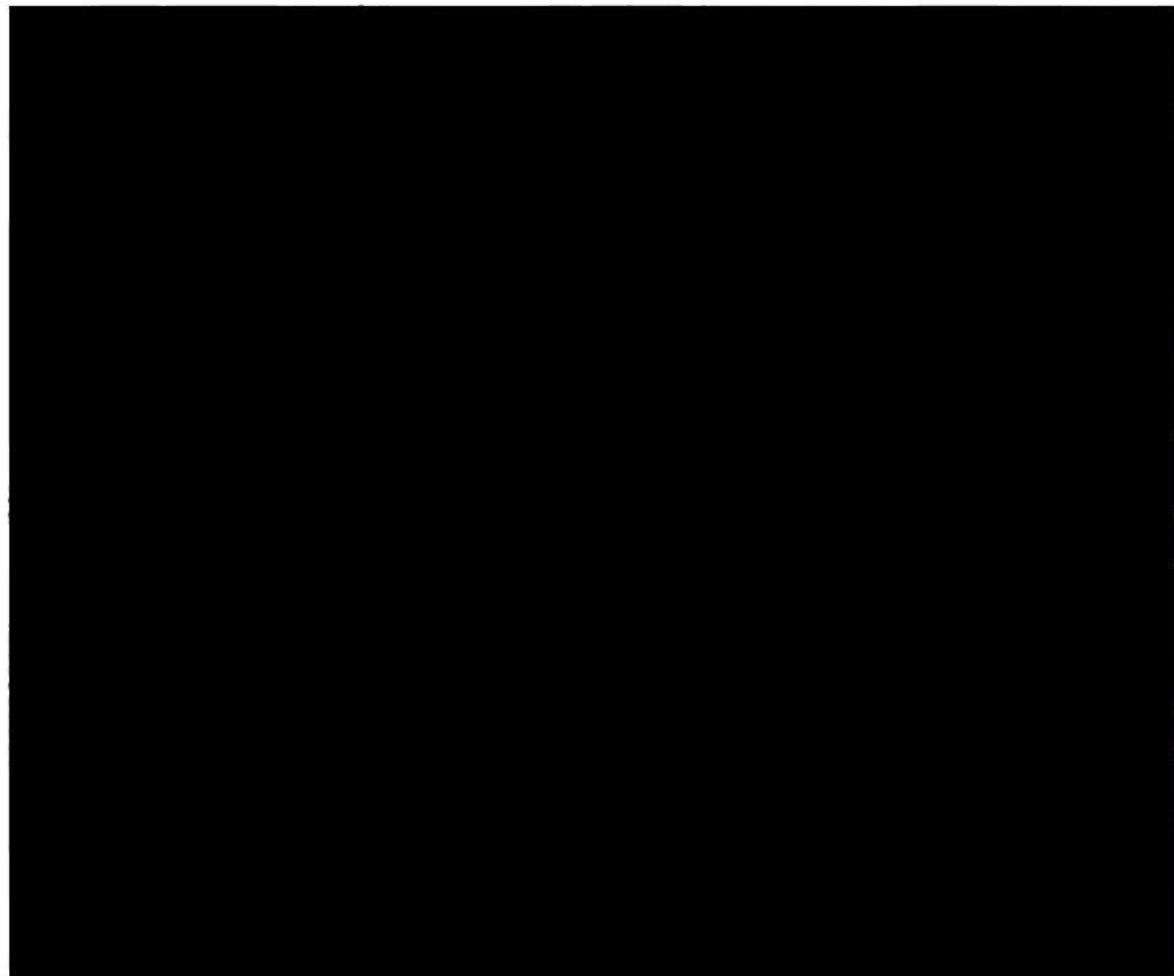
[more...](#)



### Existing Infrastructure with Contours



### Catchment & Hydrology





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** NA31B/961  
**Land Registration District** North Auckland  
**Date Issued** 08 July 1975

**Prior References**  
NA4D/189

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<b>Estate</b>	Fee Simple
<b>Area</b>	729 square metres more or less
<b>Legal Description</b>	Lot 35A Deposited Plan 45560

**Registered Owners**  
Housing New Zealand Limited

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**Interests**

Subject to Part IV A Conservation Act 1987  
Subject to Section 11 Crown Minerals Act 1991  
K59645 Certificate that a pipeline for the passage of sewage passes through the within land  
K68269 Certificate that a party wall exists over and serves the within land  
K68717 Certificate that a pipeline for the passage of sewage passes through the within land



**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



*R. W. Muir*  
Registrar-General  
of Land

**Identifier** **NA34A/402**  
**Land Registration District** **North Auckland**  
**Date Issued** 26 August 1976

**Prior References**

NA26C/866 NA31C/259

**Estate** Fee Simple  
**Area** 750 square metres more or less  
**Legal Description** Lot 2 Deposited Plan 77771 and Lot 45  
Deposited Plan 38658

**Registered Owners**  
Housing New Zealand Limited

**Interests**

Subject to Section 351D (3) Municipal Corporations Act 1954  
 Subject to Part IV A Conservation Act 1987  
 Subject to Section 11 Crown Minerals Act 1991  
 K59645 Certifying that pipelines for the passage of sewage serve the within land and a pipeline for the passage of stormwater passes through the within land - 10.12.1956 at 10.23 am (affects Lot 45 DP 38658)  
 Subject to a right of way over part marked E on DP 77771 specified in Easement Certificate 622906.2 - 26.8.1976 at 11.34 am  
 Appurtenant hereto are rights of way specified in Easement Certificate 622906.2 - 26.8.1976 at 11.34 am  
 The easements specified in Easement Certificate 622906.2 are subject to Section 351E (1) (a) Municipal Corporations Act 1954





**RECORD OF TITLE  
UNDER LAND TRANSFER ACT 2017  
FREEHOLD  
Search Copy**



  
R. W. Muir  
Registrar-General  
of Land

**Identifier** **NA31B/957**  
**Land Registration District** **North Auckland**  
**Date Issued** 08 July 1975

**Prior References**

NA4D/189

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<b>Estate</b>	Fee Simple
<b>Area</b>	762 square metres more or less
<b>Legal Description</b>	Lot 36 Deposited Plan 38658

**Registered Owners**

Housing New Zealand Limited

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**Interests**

Subject to Part IV A Conservation Act 1987

Subject to Section 11 Crown Minerals Act 1991

K59645 Certificate that a pipeline for the passage of stormwater passes through the within land