



C Gregory  
34A Haig Avenue  
Sandringham  
Auckland 1041

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<b>Applicant</b>	C Gregory
<b>LIM address</b>	13 Cornwallis Street Mount Albert Auckland 1025
<b>Application number</b>	P/LEU/2015/15966
<b>Client name/ref</b>	
<b>Date issued</b>	29/07/2015
<b>Legal description</b>	LOT 2 DP 182216
<b>Certificates of title</b>	CT-113B/781

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## Disclaimer

This Land Information Memorandum (LIM) has been prepared for the applicant for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987.

The LIM includes information which:

- Must be included pursuant to section 44A of Local Government Official Information and Meetings Act 1987
- Council at its discretion considers should be included because it relates to land
- Is considered to be relevant and reliable

This LIM does not include other information:

- Held by council that is not required to be included
- Relating to the land which is unknown to the council
- Held by other organisations which also hold land information

Council has not carried out an inspection of the land and/or buildings for the purpose of preparing this LIM. Council records may not show illegal or unauthorised building or works on the land.

The applicant is solely responsible for ensuring that the land or any building on the land is suitable for a particular purpose and for sourcing other information held by council or other bodies. In addition, the applicant should check the Certificate of Title as it might also contain obligations relating to the land.

The text and attachments of this document should be considered together.

This Land Information Memorandum is valid as at the date of issue only.

## Financial obligations

### Financial / development contributions

Financial and development contributions are relevant for recently subdivided land, vacant lots, new residential unit(s) or where there is further development of a site. If any financial or development contribution has not been paid, council can recover outstanding amount(s) from a subsequent owner of the land.

Please note that financial contributions and development contributions may be paid in land, cash or a combination of these. The form of payment of contributions may be subject to negotiation but final discretion remains with the Council.



Auckland Council (09) 301 0101 if you require further information.

### Property rates - combined information as of 1 July 2012

Address	13 Cornwallis Street, Mount Albert, Auckland 1025
<b>Billing number</b>	2216442
<b>Land area</b>	375.0m <sup>2</sup>
<b>Previous year's rates</b>	2,746.81
Current rates	3,068.79
Arrears	530.68
Penalties	0.00
Other charges	0.00
<b>Total charges</b>	3599.47
Receipts	-530.68
Discounts	0.00
Refunds	0.00
Remissions	0.00
Overpayments	0.00
<b>Balance at 29/07/2015</b>	3,068.79



Auckland Council (09) 301 0101 if you require further information.



Rates information is available for viewing  
<http://www.aucklandcouncil.govt.nz>

### Retrofit Your Home Programme

The Retrofit Your Home programme provides financial assistance, advice and information to householders wanting to create an improved home environment. The scheme contributes to the achievement of the Air Quality National Environmental Standards encouraging the installation of clean heat and insulation in homes as well as supporting access to central

government grants and subsidies. The programme offers homeowners a retrofit plan for their homes and financial assistance up to \$5000 repaid through a targeted rate.

Note: This LIM does not contain information as to whether this property is subject to a targeted rate under the Retrofit Your Home Programme. To find out if any outstanding rates owing in relation to this programme, please contact Auckland Council (09) 301 0101 or email retrofit@aucklandcouncil.govt.nz for more information.

## Water services

Watercare Services charges are based on consumption and are not assessed as a rate pursuant to the Local Government (Rating) Act 2002. As such, any charges invoiced to an individual or entity by Watercare Services is personal information as defined by the provisions of the Privacy Act 1991, and is not information that is required to appear on LIM documentation.



Watercare Services (09) 442 2222 if you require further information on water and wastewater services provided to the property.

## Drainage and water services plans

If any as-built private drainage plans and/or public drainage and water services maps exist for this land they will be included in the attachments section.

Note: private drainage is the responsibility of the property owner up to and including the point of connection to the public sewer or drain.



Auckland Council (09) 301 0101 if you require further information.

## Consents and permits

The following consents and permits have been applied for and/or issued.

Note that consents and permits for other addresses will be included. For cross leases it may be important to consider these for site coverage issues.

If the land has been subdivided there may be consents and permits included that relate to the original property.

### Building, plumbing and drainage consents and permits

**Address: 13 Cornwallis Street Mount Albert Auckland 1025**

Summary description	Application number	Decision	Life span	Status
Erect a dwelling.	RC/97/03744	Approved 03/06/1997	50 years	CCC Issued 02/04/2003 (1)



**Status notes:**

1. Code Compliance Certificate for this consent was issued on this date. Documents may be included in the attachments section.

**Life span note:** For those building consents issued under the Building Act 1991, life span describes the intended life of an item or building, from CCC issue date, that has been granted approval to be installed, constructed or erected. After this time, the owner is to take the appropriate steps to replace, upgrade or maintain the item or building to the relevant standards that this building consent relates to.

**Building Act note:** While Auckland Council has always endeavoured to maintain full pre-Building Act records, Councils were not legally obliged to do so. It is recognised that not all records for this period have survived and in other cases where building work is documented, information may be incomplete. Council does not accept responsibility for any omission.



It is recommended that Council records are viewed and compared with the actual building and activities on site to identify any illegal or unauthorised building works or activities.



Auckland Council (09) 301 0101 if you require further information.



Auckland Council building helpdesk (09) 353 9358 if you require further information.

## Engineering approvals

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No engineering approvals recorded.



Auckland Council (09) 301 0101 if you require further information.

## Vehicle crossing permits

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No vehicle crossing permits recorded.

**Note:** Council has recorded vehicle crossing permits from 22/03/2001. Any vehicle crossing permits prior to that will not be included.



Auckland Council (09) 301 0101 if you require further information.

## Resource consents - planning

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**Address: 13 Cornwallis Street Mount Albert Auckland 1025**

Summary description	Application number	Decision	Decision date
pruning native totara rhys - wd 3	AG/03/00636	Approved	07/03/2003
Construct 4 dwellings on sep. subdivided sites c.wagner jn30771 simon	AO/96/04353	Approved	24/02/1997

**Note:** If there are any conditions, then only that portion of the consent will be included in the attachments section.



Auckland Council (09) 301 0101 if you require further information.

## Resource consents - subdivision

**Address: 13 Cornwallis Street Mount Albert Auckland 1025**

Summary description	Application number	Decision	Decision date
3 lot subdivision dean jn:49725 ken	AS/96/02526	Approved	04/02/1997

**Note:** If there are any conditions, then only that portion of the consent will be included in the attachments section.



Auckland Council (09) 301 0101 if you require further information.

## Special Housing Area (SHA)

Special Housing Areas are now in operation around Auckland. Being in a SHA enables land owners/developers to develop under the provisions of the Proposed Auckland Unitary Plan, which may be significantly different to the current 'operative' District Plans, and to access a fast-track development process.

Until 16 September 2016, the Council and Central Government may establish SHAs in accordance with the Housing Accords and Special Housing Areas Act 2013 and the Auckland Housing Accord for the purpose of accelerating Auckland's housing supply.

Maps and other information on SHAs can be found on the following internet page:  
<http://www.aucklandcouncil.govt.nz/EN/RATESBUILDINGPROPERTY/HOUSINGSUPPLY/Pages/specialhousingareas.aspx>

Contact the Housing Project Office (09) 373 6292 or [specialhousingarea@aucklandcouncil.govt.nz](mailto:specialhousingarea@aucklandcouncil.govt.nz) for further information.

## Further information

The Council may hold additional information for this property, for example concerning resource consents for discharges to air, land or water issued by the former Auckland Regional Council prior to 1 November 2010 and by Auckland Council prior to November 2013. If you would like the Council to search for this type of information, please call (09) 301 0101.

## Swimming/spa pools

No swimming/spa pools recorded.



Auckland Council (09) 301 0101 if you require further information.



Pool fencing information is available for viewing  
<http://www.aucklandcouncil.govt.nz>

## Other issues or actions required

No other issues or actions recorded.



Auckland Council (09) 301 0101 if you require further information.

## Planning

This site is in the Auckland Isthmus District Plan area.

The following is a summary of town planning controls affecting this site.

<b>Zoning</b>	Residential - 6a
<b>Limitations</b>	None recorded.
<b>Proposed Modifications</b>	None recorded.

District Plan maps are contained in the attachments section.



Auckland Council Planning helpdesk (09) 353 9356 for further information.



District Plan maps are available for viewing  
<http://www.aucklandcouncil.govt.nz>

Please note that the Proposed Auckland Unitary Plan applies to this property. This LIM report does not contain specific information about the Proposed Auckland Unitary Plan. The Proposed Auckland Unitary Plan should be carefully reviewed and considered, as it may have implications for how this property can be developed or used. The Proposed Auckland Unitary Plan can be accessed at Council service centres and libraries and can be found on the following internet page:

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/home.aspx>

## Special land features

The council knows the following special features or characteristics of this land.

Note that this information should not be regarded as a full analysis of the site features of this land, as there may be features that the council is unaware of. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

<b>Soil issues</b>	No soil issues recorded.
	No soil reports held.

## Flood risk

This site is potentially at risk of flooding during heavy rainfall events. The extent of this flooding is shown on the attached special land features map as "100yr flood plain".

The flood plain area has been determined after detailed hydraulic analysis and modelling of the stormwater system.

This site is potentially at risk of flooding during heavy rainfall events. The extent of this flooding is shown on the attached special land features map as "Overland flowpath".

The overland flowpath has been determined after detailed hydraulic analysis and/or modelling of the stormwater system and represents the general overland route that stormwater may take.

The council may also hold a catchment or flood hazard report giving detailed flood maps and flood levels in this area. These are held, and available for viewing (for a fee), at 35 Graham Street, Auckland.

Any proposed development on this site may require a detailed flood risk report to be completed by a qualified drainage engineer. This will confirm the extent of risk and action required. Proposed development must have regard for established flood flows and levels and the need to ensure that flood plains and flow paths are not impeded.



Auckland Council (09) 301 0101 for further information.

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## Contamination issues

No Contamination Issues Recorded.

### General issues

### Reports

No reports are held about issues specific to this site.

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## Wind zone

No wind feature recorded.

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## Corrosion exposure zone

Zone 1

New Zealand Standards (NZS 3604:1999) applies zones to all building sites, depending on the degree of exposure to wind-driven sea salt or to geothermal gases.

All of New Zealand is classified as either sea spray zone or zones 1 to 4. The different zones require fittings and fixtures appropriate to the designation.

Auckland Council isthmus and the Gulf Islands sites are designated either sea spray (generally for more coastal locations) or zone 1 (generally city suburbs) or a combination of the two zones. When a property is designated with both sea spray zone and zone 1, the requirements of the sea spray zone will apply.

Classifications will apply for new structures, under Approved Document B1 and B2 of the New Zealand Building Code.

If property is outside Isthmus and Gulf Island boundary please contact Auckland Council Building Helpdesk.



Auckland Council building helpdesk (09) 353 9358 for further details of the Building Code.

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A special land features map is contained in the attachments section.





## Attachments

### Code Compliance Certificates (CCC's)

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1 page attached.

### Consent conditions

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9 pages attached.

Note that these are only a portion of each consent. Page numbering may not be sequential or complete.

### Other issues or actions required

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No documents attached.

### Private drainage plans

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4 plans attached.

### Public drainage and water services map

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Attached map indicates public drainage and water services.

### District Plan maps

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District Plan – Isthmus, Operative 1999, Map 1 – Zoning  
District Plan – Isthmus, Operative 1999, Map 2 – Additional Limitation  
District Plan – Isthmus, Operative 1999, Map 3 – Additional Limitation

### Special land features map

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Attached map indicates wind, flood, soil warnings, soils register and contamination, if recorded.

# CODE COMPLIANCE CERTIFICATE

## SECTION 43(3), BUILDING ACT 1991

CONSENT NO: RC/97/03744

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**PROJECT:**

**Use:** Erect A Dwelling.

**Class:** Unit/Flat/Townhouse

**Intended Life:** More Than 50 Years

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**PROJECT ADDRESS:** 13 Cornwallis Street  
Mt Albert, 1003

LOT 2 DP 182216  
CT 113B/781

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**This is:** A final Code Compliance Certificate issued in respect of all of the building work under the above Consent.

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This Code Compliance Certificate is issued subject to the following conditions:  
Nil

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This Code Compliance Certificate is based on the Council Officer's opinion that the building work inspected complies with the requirements of the Building Code. The reasonable grounds for the Council Officer's belief are:

The inspection of the building works by Council Inspections Officers

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Signed for and on behalf of Council



**J G Lawrence**  
**Team Leader: Compliance Monitoring**

**Date:** 2 April 2003

- Conditions of consent will avoid or mitigate potential adverse effects of the proposed works within the dripline of protected trees.
- The stormwater report by Law/Sue Consultants Limited has concluded that the proposed development will have no more than a minor adverse stormwater effect upon the environment provided the recommendations of the report are adhered to.
- (b) The proposed infringements generally satisfy the relevant earthworks assessment criteria of the Proposed District Plan.
- (c) All work within the dripline of any protected tree will be required to be undertaken in accordance with the recommendations of the report prepared by Arborlab dated 22/10/96.
- (d) The impermeable surface infringement of House 5 occurs as a result of the necessity to provide access to House 4. In all instances, however, the available permeable surfaces will exceed 40%, therefore, providing adequate potential for on-site ground seepage.
- (e) The proposed development will not offend the relevant objectives and policies of the Transitional and Proposed District Plans and will be consistent with the Act's focus of sustainable management of natural and physical resources.

Pursuant to section 108 of the Resource Management Act 1991, this consent be subject to the following conditions of consent:

- (i) The proposed residential development shall be in accordance with the plans submitted as part of this application, (entitled "Residential Development" Sheets 1 to 3, Reference 515, Dated 1/08/96 and Numbered AO/96/4353).
- (ii) Adequate measures such as hay bales, silt tenches and siltation ponds shall be implemented to the satisfaction of the Development Services Manager to avoid any silt or sediment being carried from the site.
- (iii) Adequate measures such as wheel-wash facilities shall be implemented to the satisfaction of the Development Services Manager to avoid soil movement from the site onto the surrounding roads and footpaths by vehicles.
- (iv) All areas of exposed soil which will not be covered by buildings or paved surfaces shall be re-vegetated to the satisfaction of the Council within one month of the completion of the earthworks.
- (v) The recommendations of the stormwater report prepared by Law Sue Consultants Limited dated 09 August 1996, reference number 96455, (Attachment A) shall be undertaken.

347894



# AUCKLAND CITY

CERTIFIED COPY OF A RESOLUTION OF THE DEVELOPMENT SERVICES MANAGER WESTERN AREA OFFICE, OF THE AUCKLAND CITY COUNCIL, MADE ON THE 4TH OF FEBRUARY, 1997

APPLICATION FOR A RESOURCE CONSENT TO A PROPOSED SUBDIVISION AT 28 & 30 ARQHA AVENUE, ST. LUKES

That pursuant to Section 321 (3) (c) of the Local Government Act, 1974, the Council being satisfied that adequate access is provided by conditions imposed under Section 220 (1) (f) of the Resource Management Act, 1991, resolve that Section 321 (1) of the Local Government Act 1974 will not apply in respect of Lots 4 and 5, as shown on Auckland City Council Plan W 5359 / 19.

Signed by Ross Graeme Miller )  
Team Leader Subdivision Consents )  
on behalf of, and by the authority )  
of the Auckland City Council )  
under Section 252(1) (a) of the )  
Local Government Act, 1974. )

  
.....  
Principal Administrative Officer

Dated this 17<sup>th</sup> day of February, 1997.



# AUCKLAND CITY

## AUCKLAND CITY ENVIRONMENTS

25 February 1997

Reference Number:

Ref: 28-30 Aroha  
Avenue

Tes Number: AO/96/4353

R Teiotua & L Chan  
C/- Darling Draughting  
19 Mongorri Place  
Mt Roskill  
AUCKLAND

Dear Sir/Madam

**RE: APPLICATION FOR NON-NOTIFIED DISCRETIONARY ACTIVITY  
RESOURCE CONSENT AT 28-30 AROHA AVENUE, SANDRINGHAM TO  
CONSTRUCT FOUR ADDITIONAL RESIDENTIAL UNITS ON TWO  
EXISTING ADJACENT LOTS**

This is to advise you that resource consent was granted by the Team Planner, Resource Consents, on the 24th day of February 1997 to the non-notified discretionary activity application by R Teiotua and L Chan to construct four additional residential units on two sites with one existing unit and subdivision application to create five lots which involves:

- an infringement of the impermeable surfaces control by 5.5% for House 5;
- 75m<sup>3</sup> of earthworks;
- the infringement of the Height in Relation to Boundary Control of the Proposed District Plan by 1.6 metres in height for House 5 and 1 metre in height for House 5; and
- works within the dripline of five protected trees

on the site at 28-30 Aroha Avenue, Sandringham, described as Lot 52, and Lot 53 DP 17968, and CT pursuant to Sections 104 and 105 of the Resource Management Act 1991.

Pursuant to Section 113 of the Resource Management Act 1991, the reasons for this discretionary activity consent are as follows:

- (a) The adverse environmental effects will be no more than minor because:
- All persons adversely affected by the proposed units have given written approval to the proposal.
  - Conditions of consent will avoid or mitigate potential adverse effects of the proposed earthworks.

Postal Address:  
Private Bag 92516 Wellesley Street Auckland 1 New Zealand  
Location:  
Civic Building 1 Greys Avenue Auckland New Zealand  
Telephone (09) 379-2020 Facsimile (09) 373 6186

- Conditions of consent will avoid or mitigate potential adverse effects of the proposed works within the dripline of protected trees.
- The stormwater report by Law/Sue Consultants Limited has concluded that the proposed development will have no more than a minor adverse stormwater effect upon the environment provided the recommendations of the report are adhered to.
- (b) The proposed infringements generally satisfy the relevant earthworks assessment criteria of the Proposed District Plan.
- (c) All work within the dripline of any protected tree will be required to be undertaken in accordance with the recommendations of the report prepared by Arborlab dated 22/10/96.
- (d) The impermeable surface infringement of House 5 occurs as a result of the necessity to provide access to House 4. In all instances, however, the available permeable surfaces will exceed 40%, therefore, providing adequate potential for on-site ground seepage.
- (e) The proposed development will not offend the relevant objectives and policies of the Transitional and Proposed District Plans and will be consistent with the Act's focus of sustainable management of natural and physical resources.

Pursuant to section 108 of the Resource Management Act 1991, this consent be subject to the following conditions of consent:

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- (ii) Adequate measures such as hay bales, silt trenches and siltation ponds shall be implemented to the satisfaction of the Development Services Manager to avoid any silt or sediment being carried from the site.
- (iii) Adequate measures such as wheel-wash facilities shall be implemented to the satisfaction of the Development Services Manager to avoid soil movement from the site onto the surrounding roads and footpaths by vehicles.
- (iv) All areas of exposed soil which will not be covered by buildings or paved surfaces shall be re-vegetated to the satisfaction of the Council within one month of the completion of the earthworks.
- (v) The recommendations of the stormwater report prepared by Law Sue Consultants Limited dated 09 August 1996, reference number 96455, (Attachment A) shall be undertaken.

- (vi) The recommendations of the Arborlab report, dated 22/10/96, specifically referred to as "Tree Protection Specifications", "Protective Fencing" and "Driveway and Edge Construction In Proximity To Trees" in the report (Attachment B) shall be undertaken throughout construction.
- (vii) An arborist shall be employed at the expense of the applicant or consent holder (as applicable) to carry out tree works and supervise any other works within the dripline of the trees.
- (viii) The resource consent holder shall pay any extra administrative charge fixed in accordance with Section 36(1) of the Resource Management Act 1991 or any additional charge required pursuant to Section 36(6) of the Resource Management Act 1991, where ever appropriate.
- (ix) The applicant or consent holder (as applicable) shall pay to Council as part of the resource consent application fee a consent compliance monitoring charge of \$40.00 (inclusive of GST). (This charge is to cover the cost of inspecting the site, carrying out tests, updating files etc, all being work to ensure compliance with the resource consent.)

#### **ADVICE NOTES**

1. The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws.
2. This resource consent will expire two years after the date of commencement of consent **unless**:
  - (a) It is given effect to before the end of that period; or,
  - (b) Upon an application made up to 3 months after the expiry of that period (or such longer period as is fixed under Section 37 of the Resource Management Act), the Council fixes a longer period. The statutory considerations which apply to extensions are set out in Section 125(1)(b) of the Resource Management Act 1991.

If you disagree with any of the conditions numbered (i) to (ix) you have a right of objection pursuant to Section 357 of the Resource Management Act 1991 which shall be made in writing to Council within 15 working days of notification of the decision. Council shall as soon as practicable consider the objection at a hearing upon payment of the necessary fee. If you do not intend to object to any of the above conditions numbered (i) to (ix), please inform Council in writing as soon as possible.

This consent does not constitute building consent approval. Please check as to whether or not a building consent is required under the Building Act 1991. If a building consent application is already lodged with Council or has already been obtained you are advised that unless

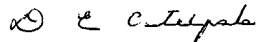
otherwise stated, the use shall not commence until conditions of this resource consent have been met.

If this consent and its conditions alter or affect a previously approved building consent for the same project you are advised that a new building consent may need to be applied for.

Please also take note that pursuant to Sections 116 and 125 of the Resource Management Act 1991 a resource consent lapses on the expiry of 2 years after the date of commencement of the consent unless the consent has been given effect to within this time or the expiry of such shorter or longer period as is expressly provided for in the consent. An application may be made pursuant to Section 125 of the Resource Management Act 1991 for an extension of time in relation to this consent. Unless otherwise stated all conditions and requirements shall be met before the use commences.

If you have any further queries regarding this decision please contact the undersigned.

Yours faithfully



**Liz Catchpole**  
**SENIOR ADMIN ASSISTANT**  
**LAND USE CONSENTS**

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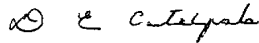
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**Liz Catchpole**  
**SENIOR ADMIN ASSISTANT**  
**LAND USE CONSENTS**

C:\DATA\28\AROHA



25 February 1997

Reference Number:

Ref: 28-30 Aroha  
Avenue

Tcs Number: AO/96/4353

R Teiotua & L Chan  
C/- Darling Draughting  
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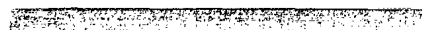
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Telephone (09) 379-2020 Facsimile (09) 373 6186



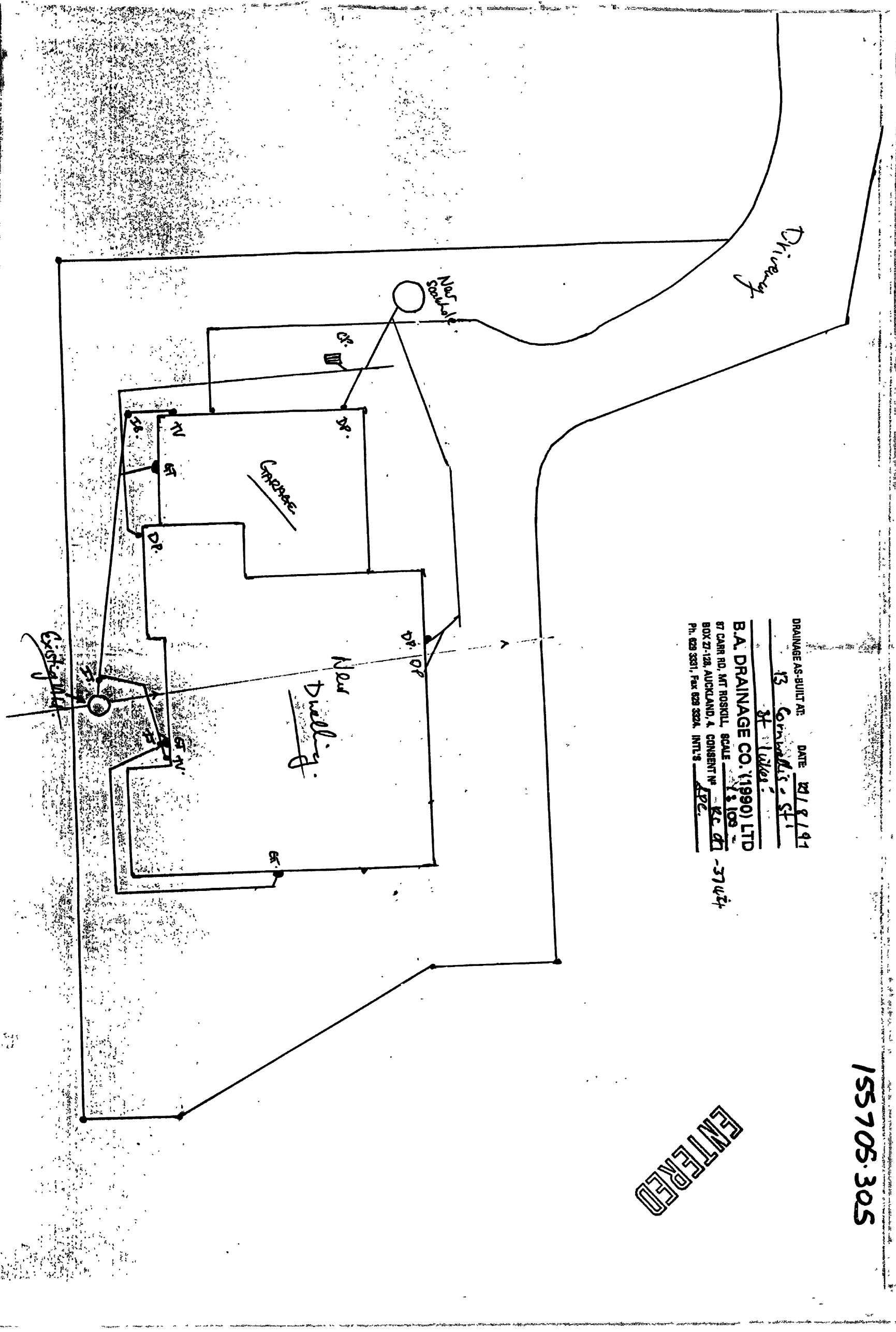
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#### **ADVICE NOTES**

1. The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws.
2. This resource consent will expire two years after the date of commencement of consent **unless**:
  - (a) It is given effect to before the end of that period; or,
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If you disagree with any of the conditions numbered (i) to (ix) you have a right of objection pursuant to Section 357 of the Resource Management Act 1991 which shall be made in writing to Council within 15 working days of notification of the decision. Council shall as soon as practicable consider the objection at a hearing upon payment of the necessary fee. If you do not intend to object to any of the above conditions numbered (i) to (ix), please inform Council in writing as soon as possible.

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DRAINAGE AS-BUILT AT: DATE: 12/8/191  
 13 Cornwallis St  
 B.A. DRAINAGE CO. (1990) LTD  
 87 CARR RD, MFT ROSKILL, SCALE 1:100  
 BOX 27-128, AUCKLAND, A. CONSENT NO. RC 01  
 Ph. 829 3331, Fax 829 3324, INTL'S L.P.C. -3744

**ENTERED**

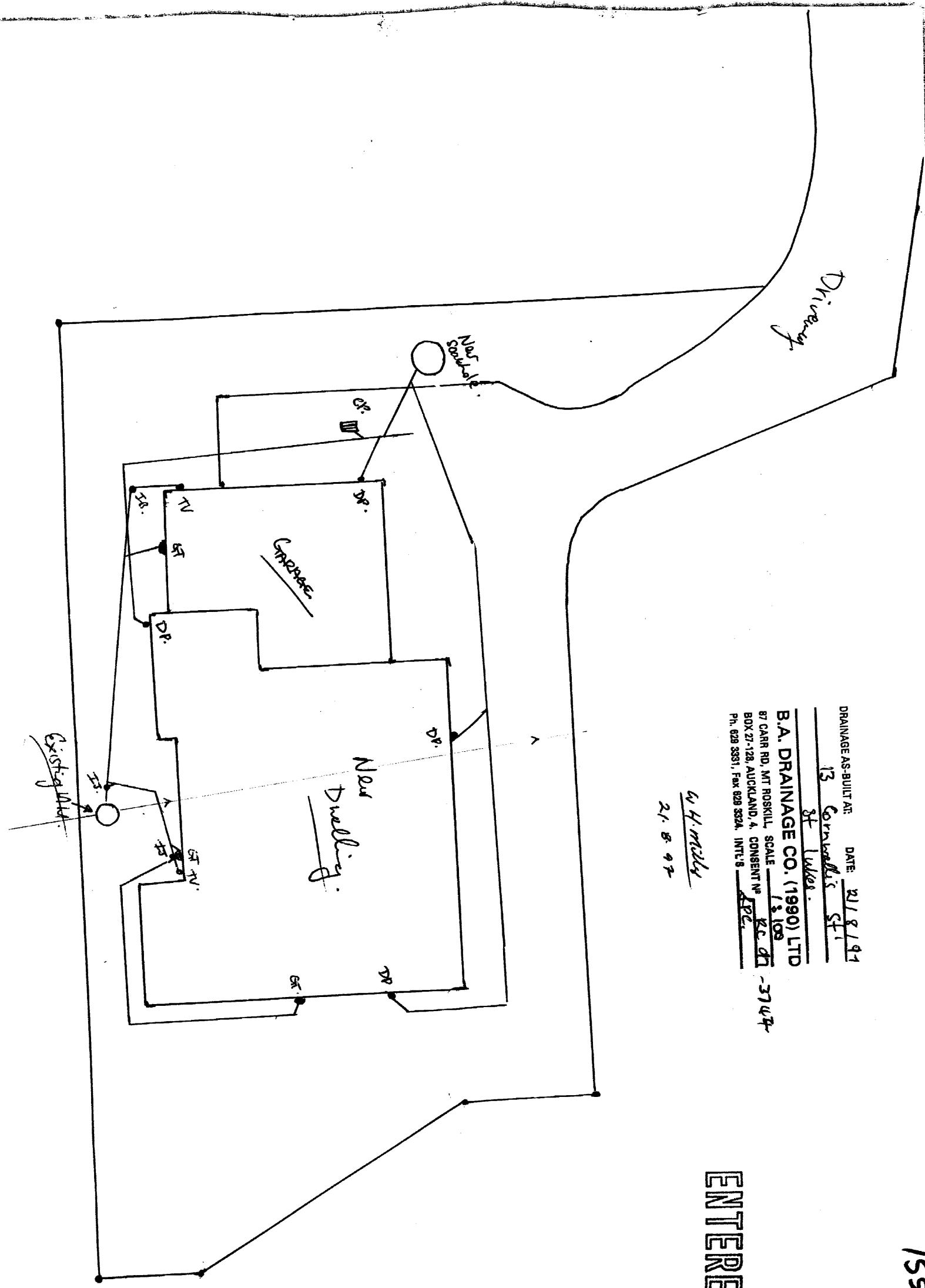
155705.305

# PRIVATE DRAINAGE PLAN

Site Address: 13 Cornwallis Street Mount Albert Auckland 1025  
 Date Printed: 29/07/2015  
 Page: 1 of 4  
 Not to scale



Note: This plan may contain errors or omissions. The information has been provided by contractors undertaking work for the property owner and exact locations have not been verified by Auckland Council. Please consult the relevant City Office if you have any queries regarding this plan.



DRAINAGE AS-BUILT AT: DATE: 21/8/14  
 13 Cornwallis St. Lakes.  
 B.A. DRAINAGE CO. (1990) LTD  
 87 CARR RD, MT ROSKILL, SCALE 1:500  
 BOX 27-128, AUCKLAND 4, CONSENT NO. RC 01  
 Ph. 629 3331, Fax 629 3324, INTL'S APC  
 -3747

W.H. Mills  
 21.8.14

ENTERED

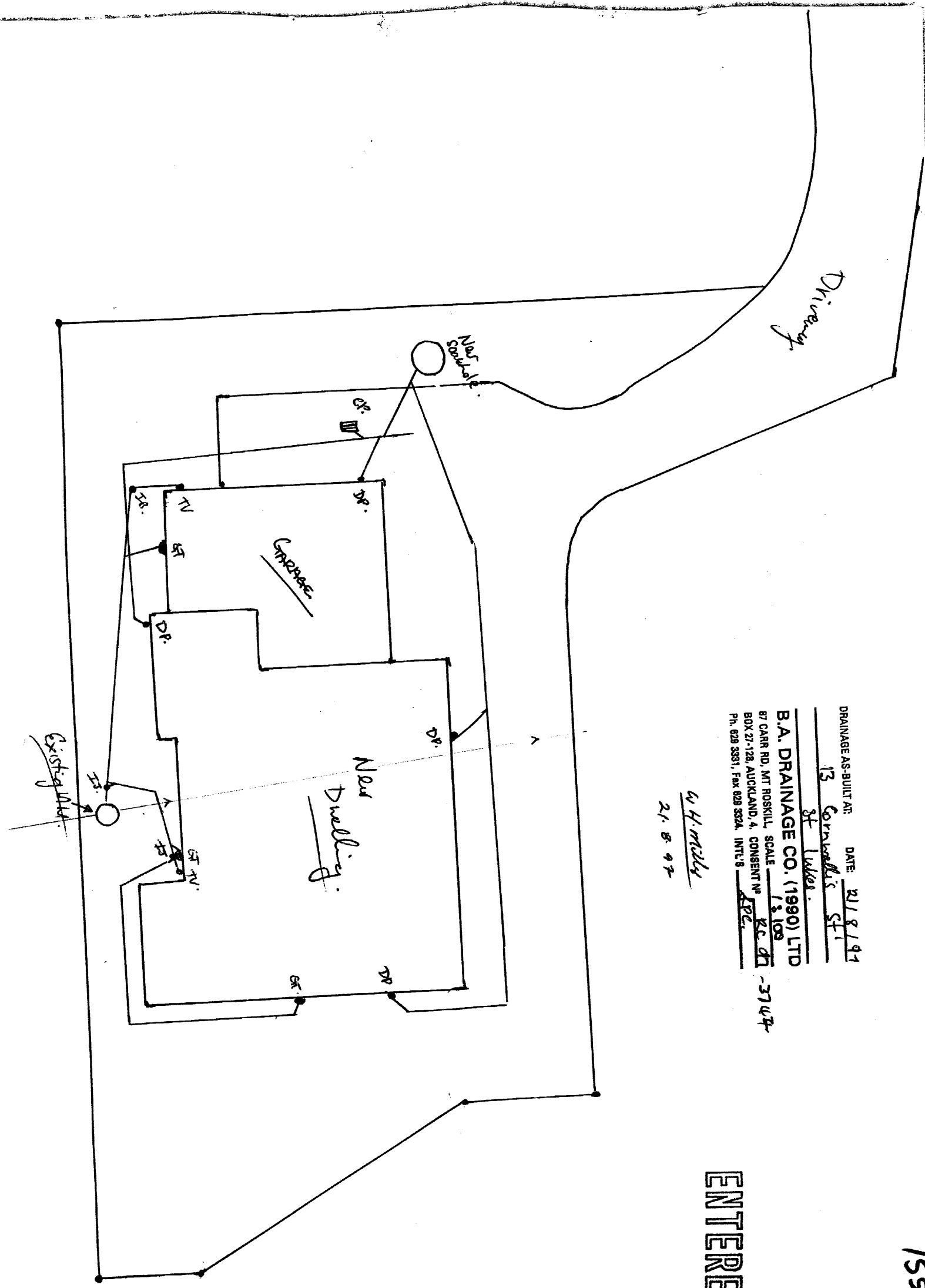
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### PRIVATE DRAINAGE PLAN

Site Address: 13 Cornwallis Street Mount Albert Auckland 1025  
 Date Printed: 29/07/2015  
 Page: 2 of 4  
 Not to scale



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DRAINAGE AS-BUILT AT: DATE: 21/8/14  
 13 Cornwallis St. Lukes.  
 B.A. DRAINAGE CO. (1990) LTD  
 87 CARR RD, MT ROSKILL, SCALE 1:500  
 BOX 27-128, AUCKLAND 4, CONSENT NO. PC 01  
 Ph. 629 3331, Fax 629 3324, INTL'S APC  
 -3747

W.H. Mills  
 21.8.14

ENTERED

155705.301

### PRIVATE DRAINAGE PLAN

Site Address: 13 Cornwallis Street Mount Albert Auckland 1025  
 Date Printed: 29/07/2015  
 Page: 3 of 4  
 Not to scale



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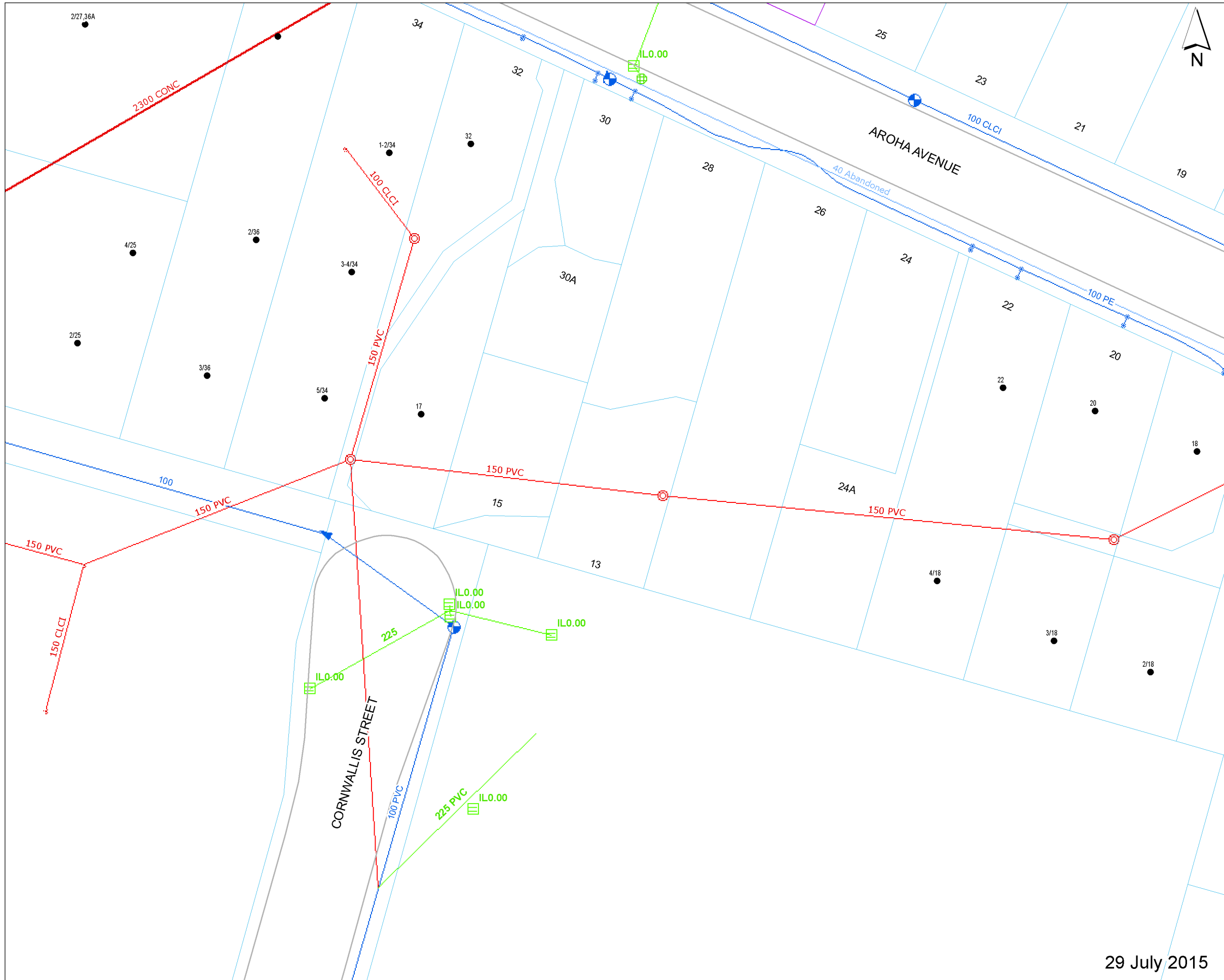
**Public Drainage and Water Services Map**

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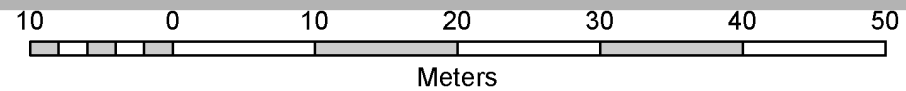
**Legend**

Gas Main Pipeline	Petroleum Pipeline
<b>Water</b>	
Node	Tap
Nodal Change	Hydrant Air
Cross Junction	Hydrant Scour
End Cap	Air Valve
Horizontal Bend	Butterfly Valve
Vertical Bend	Control Valve
T-Junction	Gate Valve
Reducer	Reflux Valve
Test Point Pressure	Bulk
Test Point WQ	Main/Service Line
Water Retail Hydrant	Abandoned
Air	Treated Built
Ball	Raw Built
Butterfly	Proposed
Control	Out of Service
Non Return	Tunnel
Peet	Pump Station
Scour	Reservoir
Sluice	Treatment Plant
Unknown	Other
Access Hole Bolt Down	Water Wholesale Chamber
Access Hole Weld Down	Water Wholesale Pump Station
End Cap	Water Wholesale Reservoir
Joint	Water Wholesale Source
Probe Flow Point	
Pump	
Sample Point	
Strainer	
Water Wholesale Meter	
<b>Wastewater</b>	
Node	Meter
Nodal Change	Strainer
Horizontal Bend	Air Valve
Vertical Bend	Control Valve
Reducer	Gate Valve
Anti Vacuum	Reflux Valve
Scour Valve	Wastewater Wholesale
T Junction	Manhole
End Of Line Cap	Lamp Hole
Backflow Preventor	Trunk
London Junction	Main/Service Line
Air Valve	Abandoned; 3, AB
Online Valve	Built
Air Vent	Out of Service
Pressurised Sewer Boundary Kit	Proposed
Other	Wastewater Retail Pump Station
Wastewater Retail Manhole	Septic Tank
Connection	Other
Joint	Wastewater Wholesale Chamber
	Wastewater Wholesale Pumping Station
	Wastewater Retail Catchment
<b>Stormwater</b>	
StormwaterInletOutletOutfall	Rising Main
StormwaterCatchpit	StormwaterErosionFloodControl
Inspection Chamber	StormwaterFence
Inspection Chamber-Mini Manhole	StormwaterOverlandFlowpath
Standard Manhole	Culvert
StormwaterFittingNonAsset	Overflow Pipe; Pipe Bridge; Subsoil Drain; Syphon Main; Tunnel
StormwaterPumpStation	Catchpit Lead Connection
StormwaterTreatDevice	Public Service Connection
StormwaterSoakageSystem	NaturalWatercourse
StormwaterTank	StormwaterChannel
Gravity Main	StormwaterPlanting
Unknown	StormwaterPondLakeAquifer



29 July 2015

Site Address: 13 Cornwallis Street Mount Albert Auckland 1025  
 Legal Description: LOT 2 DP 182216  
 Title Description: CT-113B/781  
 Date Printed: 29 July 2015 2:25 PM



**A3 @ 1:500**

Property boundary positions derived from aerial photography



**Operative District Plan - 1999  
Isthmus Section  
Planning Map 1  
Zoning**

**DISCLAIMER:**







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**Legend**

**Isthmus Zoning Activities**

**Activity Zone**

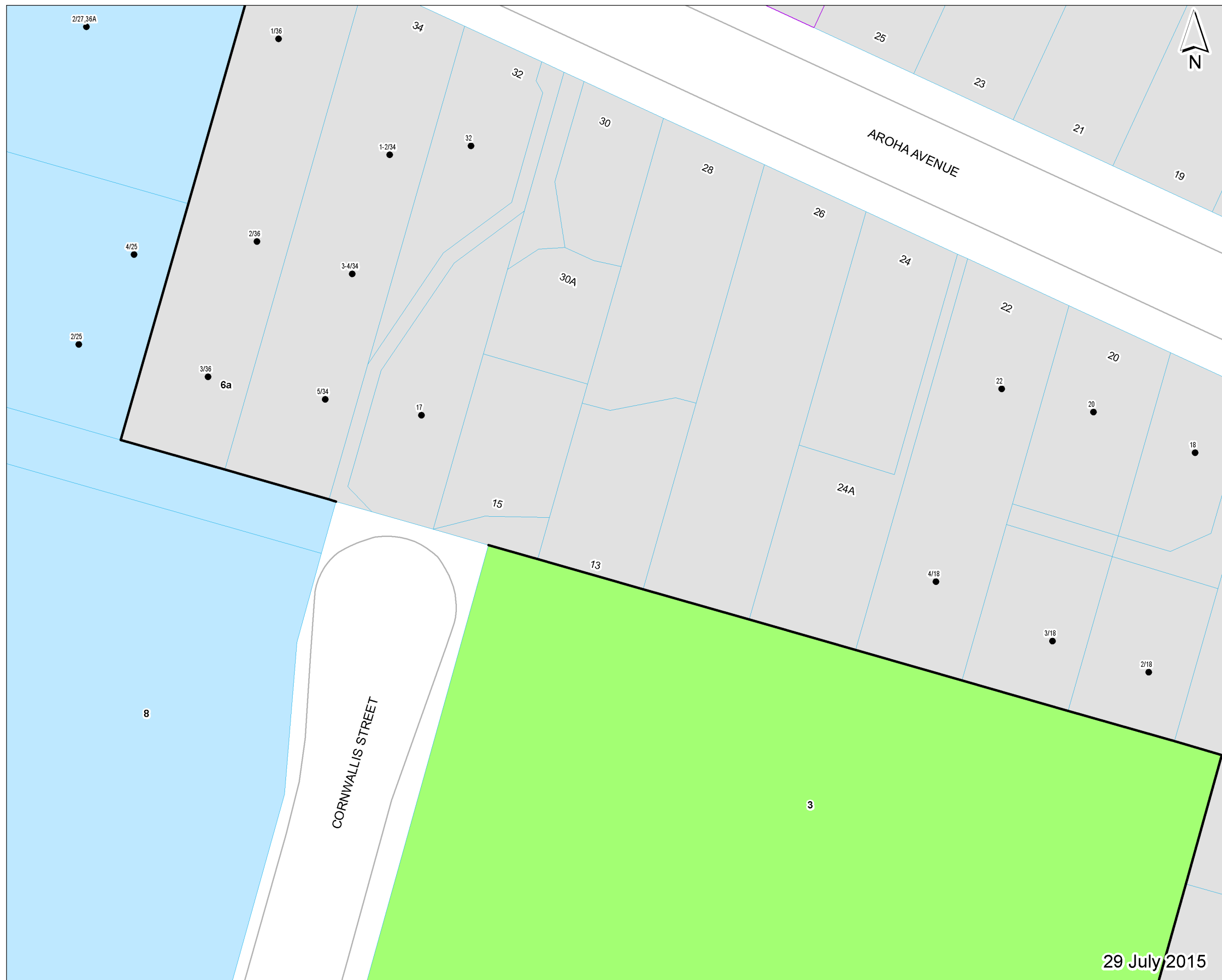
-  Residential
-  Business
-  Open Space
-  Special Purpose
-  Isthmus Zoning Boundary
-  Special Parking Zone locations

**District Plan Modification Affected line  
Plan Change Process**

-  Notification
-  Lodgement
-  Submission
-  Appeals
-  Decisions

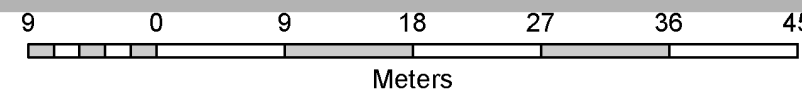
**District Plan Modification Area  
Plan Change Process**

-  Notification
-  Lodgement
-  Submission
-  Appeals
-  Decisions



29 July 2015

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 Date Printed: 29 July 2015 2:25 PM



Meters  
**A3 @ 1:500**  
 Property boundary positions derived from aerial photography

**Operative District Plan - 1999**  
**Isthmus Section**  
**Map 2**  
**Additional Limitation**






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


**Legend**



**Heritage**

-  Buildings
-  Groups of Trees (two or more)
-  Tree (singular)
-  Archaeological
-  Cliffline Tree Amenity
-  Geological
-  Interchange Control
-  Maori Heritage
-  Tamaki Scenic Way
-  Significant Site Line (Geological Features)
-  Electricity Tunnel
-  Microwave Transmission Corridor Location

**Building Line Control**






**Class**

-  Building Line Restriction
-  Interchange Control Area
-  Retail Frontage and Verandah Control
-  Special Yard Requirement
-  Vehicular Access Restriction
-  Verandah Control
-  Centre Plan
-  Structure Plan

-  Cliffline Tree Amenity Area
-  Tamaki Drive Scenic Way

**Significant Site Extent**

**Class**

-  Archaeological Features
-  Archaeological and Geological Features
-  Geological Features
-  Maori Heritage
-  Significant Ecological Area

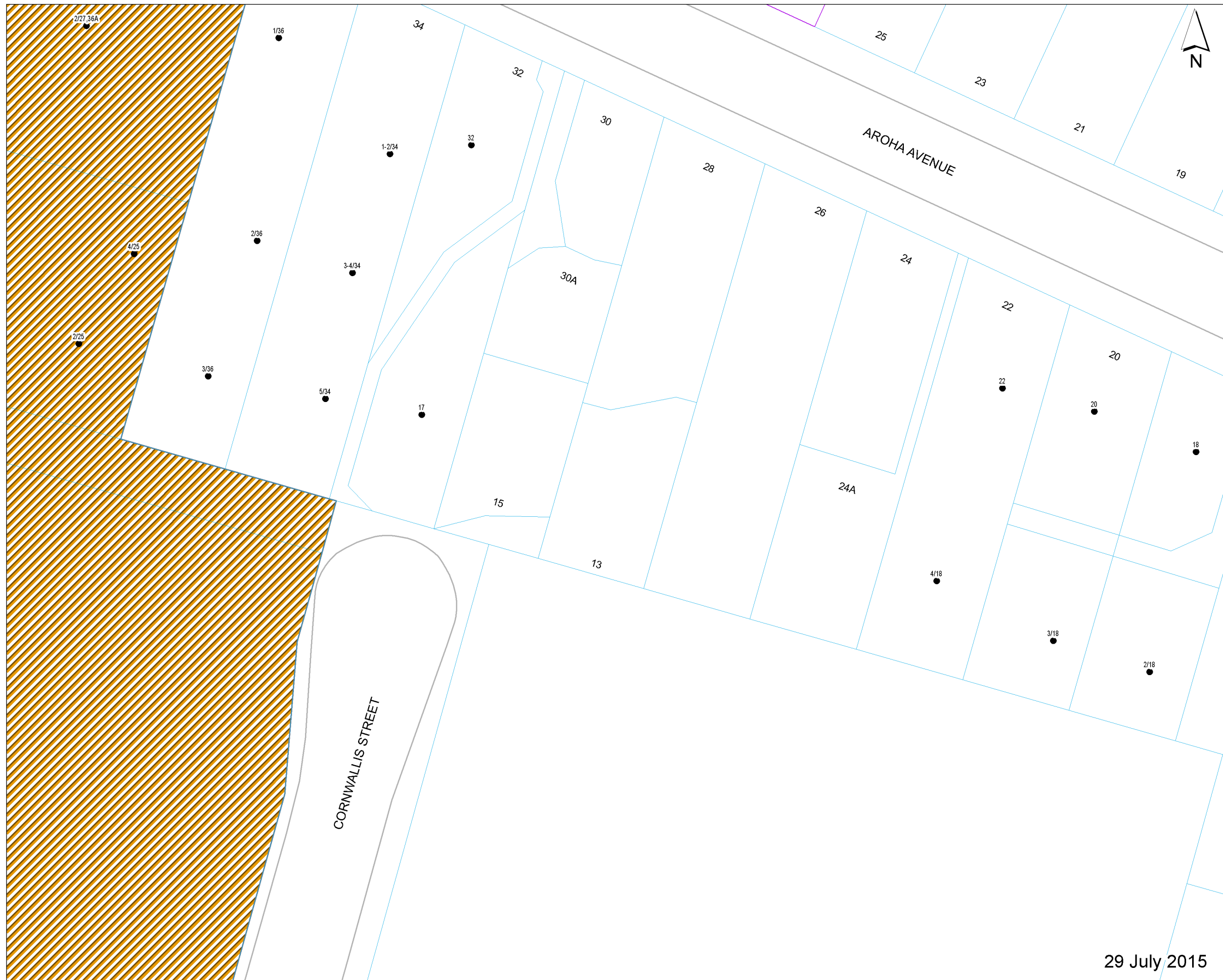
**Site Development Controls**

**Class**

-  Designated Works
-  Additional Development Controls
-  Former Landfill Areas

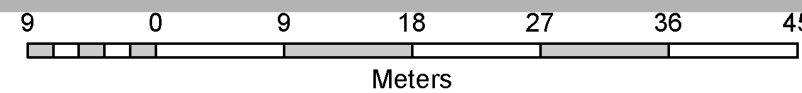
**Road Designations**

-  Arterial Roads
-  Collector Roads
-  District Arterial Roads
-  Footways
-  Pedestrian Malls
-  Regional Arterial Roads
-  Service Lanes
-  Strategic Routes



29 July 2015

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 Title Description: CT-113B/781  
 Date Printed: 29 July 2015 2:25 PM



**A3 @ 1:500**

Property boundary positions derived from aerial photography

**Operative District Plan - 1999**  
**Isthmus Section**  
**Map 3**  
**Other Additional Limitation**



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**Legend**

**Other Addition Limitations**

-  Airport Approach Slope Inner Edge
-  Coastal Management Areas

**Special Height Controls**

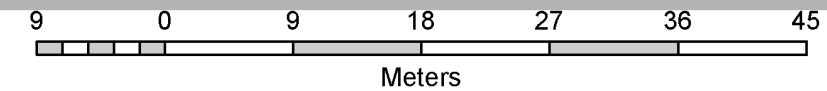
**View Protections**

-  Airport Approach
-  Dilworth Terrace Houses
-  Newmarket Viaduct Affected Areas - Harbour and Gulf
-  Newmarket Viaduct Affected Areas - Mt. Hobson
-  Onehunga Motorway Affected Areas
-  Special Height Limit
-  Sunlight Admission Control - Broadway
-  Volcanic Cones
-  War Memorial Museum



29 July 2015

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Meters  
**A3 @ 1:500**  
Property boundary positions derived from aerial photography



























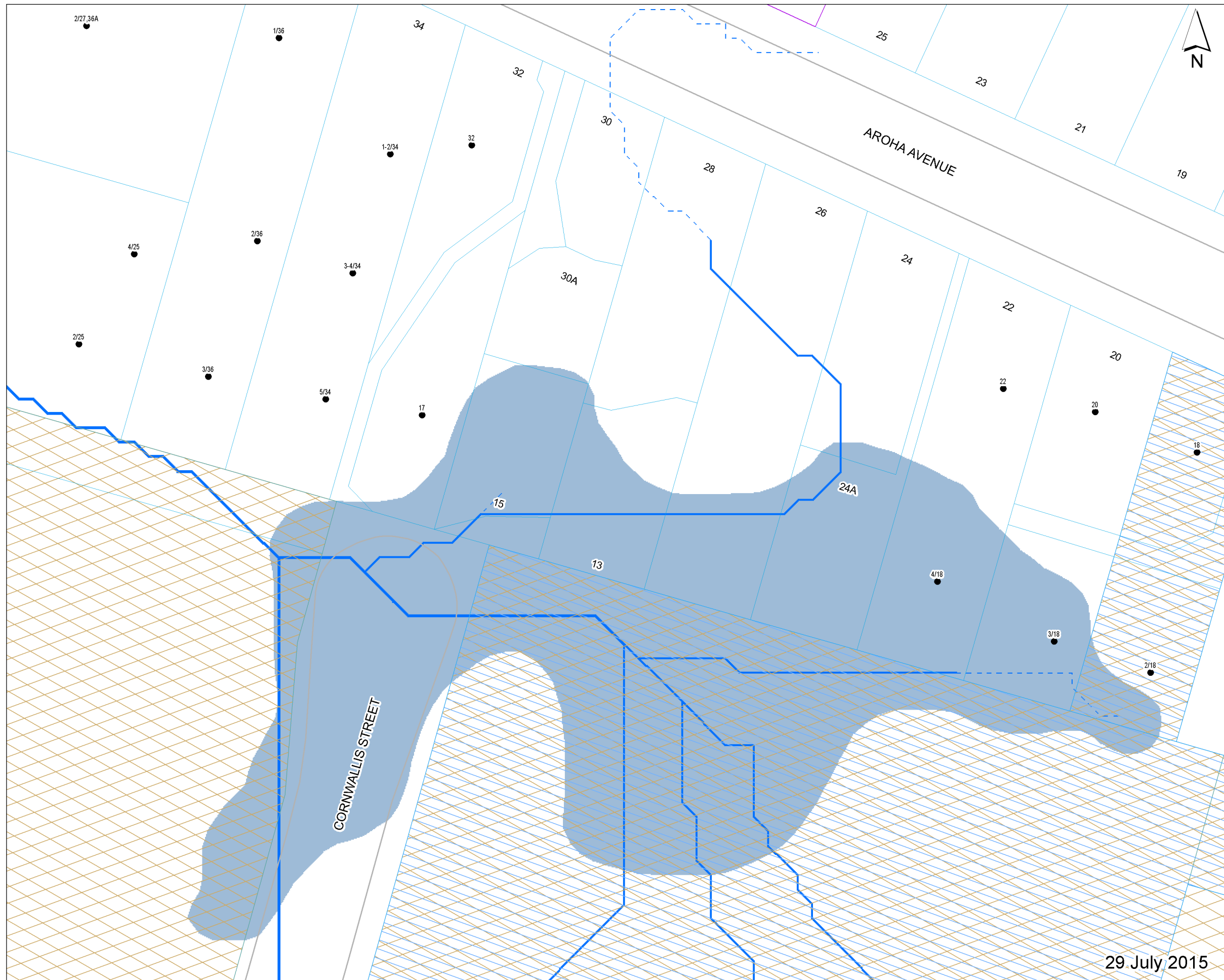
**Special Land Features**

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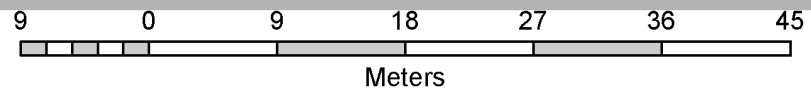
**Legend**

-  Gas Main Pipeline
-  Petroleum Pipeline
-  Contaminated Sites
-  Soil Register
- Soil Warning area**
-  Slippage/Subsidence/Erosion etc
-  Uncertified Fill
-  Organic Soil
-  Filled/Weak Ground
-  Refuse Tips Site/Weak Area
-  Unstable/Suspected Ground
- Flood Plains**
-  Flood Plains
- Overland Flow Path**
-  2000m2 to 4000m2
-  4000m2 to 3ha
-  3ha and above
- Corrosion Exposure Zone**
- TYPE**
-  Seaspray
-  Seaspray baseline
-  Seaspray exclusion
-  Zone 1
-  Zone 1 baseline
- Wind Zone**
- CLASS**
-  Medium
-  High
-  Very High
-  Specific Design
-  Volcanic Cones



29 July 2015

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