

Jenny Foster
1046 Taringamotu Road
Taumarunui
TAUMARUNUI 3994



Applicant	Jenny Foster
LIM address	153 Bleakhouse Road Mellons Bay Auckland 2014
Application number	8270293664
Customer Reference	
Date issued	26-Feb-2021
Legal Description	LOT 7 DP 44659
Certificates of title	NA1801/64

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 the 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 the 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.

s44A(2)(a) Information identifying any special feature or characteristics of the land

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.

Site Contamination

No land contamination data are available in Council's regulatory records.

Wind Zones

Wind Zone(s) for this property: Medium wind speed of 37 m/s

The wind zones are based on wind speed data specific to all building sites as outlined in NZS 3604:2011. Other factors such as topographic classes, site exposure and ground roughness determine the actual wind bracing demands and bracing elements required for the building.

For further information refer to NZS 3604:2011 Section 5 — Bracing Design

Soil Issues

The Auckland Council is not aware of any soil issues in relation to this land. If any soil information/reports have been prepared in relation to this property, they will be available for viewing at an Auckland Council Service Centre or via the property file product services.

Flooding

This statement entitled "Flooding" appears on all LIMs.

Known flooding information is displayed on the map attached to this LIM entitled "Special Land Features – Natural Hazards - Flooding".

The information shown in the "Special Land Features - Natural Hazards - Flooding" map is also shown on the Auckland Council online map viewer (Geomaps), at www.aucklandcouncil.govt.nz, which is updated from time to time.

Any proposed development may require a flooding assessment to be provided by the applicant.

The absence of flooding on the "Special Land Features - Natural Hazards - Flooding" map does not exclude the possibility of the site flooding, particularly from Overland Flow Paths which may be on other properties.

Exposure Zones

New Zealand Standard 3604:2011 classifies all properties in New Zealand into zones based on environmental features including wind, earthquake, snow load and exposure. These zones are relevant to building requirements, such as strength of buildings, materials that should be used and maintenance. All building sites are classified as being in Exposure Zones Extreme Sea Spray, B, C, or D, depending on the severity of exposure to wind driven salt.

This property is classified as: Zone D

High — Coastal areas with high risk of wind-blown sea-spray salt deposits. This is defined as within 500m of the sea including harbours, or 100m from tidal estuaries and sheltered inlets. The coastal area also includes all offshore islands including Waiheke Island, Great Barrier Island. Within each of the zones there are different environmental locations that require fittings and fixtures appropriate to its designation as outlined Tables 4.1 to 4.3 in NZS 3604:2011 being either "closed", "sheltered" or "exposed".
For further information refer to NZS 3604:2011 Section 4 — Durability.

s44A(2)(b) Information on private and public stormwater and sewerage drains

Information on private and public stormwater and sewerage drains is shown on the **underground services map** attached.

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

s44(2)(ba) Information notified to Council by a drinking water supplier under Section 69Z of the Health Act 1956

Prospective purchasers should be aware of other drinking water systems connected to this property. There may also be private drinking water supply systems such as rainwater tanks or private water bores. You are advised to clarify the drinking water supply with the current landowner.

No Information has been notified to Council.

s44A(2)(bb) Information Council holds regarding drinking water supply to the land

For metered water information, please contact **Watercare (09) 442 2222** for services provided to this property.

s44A(2)(c) Information relating to any rates owing in relation to the land


Billing Number/ Rate Account:	12344711559
Rates levied for the Year 2020/2021 :	\$3,191.91
Total rates to clear for the current year (including any arrears and postponed rates):	\$1,683.71

The rates figures are provided as at 8 a.m. 26/02/2021. It is strongly advised these are not used for settlement purposes.

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.

 Auckland Council (09) 890 7898 if you require further information

 retrofit@aucklandcouncil.govt.nz

s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land and (1a) the information required to be provided to a territorial authority under section 362(2) of the Building Act 2004 s44A and (2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004

Note: if the land is part of a cross lease title or unit title, consents and permits for the other flats or units may be included in this LIM. If the land has been subdivided there may be consents and permits included that relate to the original property.

It is recommended that the full property file is viewed and compared with the actual building and activities on the land to identify any illegal or unauthorised building works or activities.

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.

Resource Management

Planning

153 Bleakhouse Road Mellons Bay Auckland 2014

Application No.	Description	Decision	Decision Date
4872	Land Use Consent Crosslease /Land use 2 units	Granted(Construction Monitoring Underway)	19/12/1996
19174	Land Use Consent Construction of second unit and fee simple subdivision	Granted(Construction Monitoring Underway)	31/08/2001
23754	Extension of lapse date Extension of time to proposal 19174	Granted	18/08/2003
31562	Extension of lapse date Extension of time for P23754	Granted	30/01/2007
35513	Extension of lapse date Extension of time for 19174 SP7308 (also see PRC23754 and PRC31562)	Granted	17/02/2009

Subdivisions

153 Bleakhouse Road Mellons Bay Auckland 2014

Application No.	Description	Decision	Decision Date
19174	Subdivision Consent Construction of second unit and fee simple subdivision	Granted	31/08/2001

Engineering Approvals

There are **NO** Engineering approvals recorded.

If there are any conditions, then only that portion of the consent will be included in the attachments section. The applicant should satisfy themselves as to whether all conditions of resource consents for this property have been met.

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. If you would like Auckland Council to search for this type of information, please contact us.

Building

153 Bleakhouse Road Mellons Bay Auckland 2014

Application No.	Description	Issue Date	Status
985166	New dwelling	30/10/2001	CCC Not Issued (See Note 3)

Note	Description
3	Consent approved but a final Code Compliance Certificate (CCC) for this consent has not been issued. To obtain a CCC an inspection to confirm compliance with the approved plans and standards may be sought.

Please note that prior to the Building Act 1991; Councils were not required to maintain full records of building consents [etc] issued under the Building Act. While Auckland Council has always endeavoured to maintain full records of pre-Building Act 1991 matters, 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 the Council property file is viewed and compared with the actual building and activities on site to identify any illegal or unauthorised building works or activities.

Compliance Schedules (Building Warrant of Fitness)

The Council has no record of a Compliance Schedule for this property/building.

If it is evident that any specified systems such as lifts or commercial fire alarms are present in the building,

the owner must ensure there is a current compliance schedule or building warrant of fitness.

Swimming/Spa Pool Barriers

The Council has no record of a swimming pool or spa pool being registered on this property. Swimming pools and spa pools must have a barrier that complies with the Building Act 2004.

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

Licences

There are NO current licences recorded

s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006

The Council has not been notified of any information under Section 124 of the Weathertight Homes Resolution Services Act 2006 relating to this property.

s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use

Purchasers or those intending to develop the land should satisfy themselves that the land is suitable for any intended use or future development proposal. In addition to any site specific limitations recorded below, general restrictions that apply across the region may be relevant to any development proposals on this property.

Auckland Unitary Plan - Operative in Part (AUP:OP)

The **Auckland Unitary Plan - Operative in part(AUP:OP)** applies to this property and should be carefully reviewed and considered, as it may have implications for how this property can be developed and/or used. Those parts of the Auckland Unitary Plan that are operative replace the corresponding parts of legacy regional and district plans. However, certain parts of the AUP:OP are the subject of appeals and have not become operative. If a property is subject to an appeal this will be identified on the attached Unitary Plan Property Summary Report. Where this is the case, both the Auckland Unitary Plan Decisions version and the legacy regional and district plans will need to be considered.

The AUP:OP zones, controls, overlays, precincts, and designations that apply to this property are set out in the Property Summary Report, which is attached to this memorandum.

The AUP:OP can be viewed here:

<https://www.aucklandcouncil.govt.nz/unitaryplan>

The legacy regional and district plans can be viewed here:

<https://www.aucklandcouncil.govt.nz/districtplans>

<https://www.aucklandcouncil.govt.nz/regionalplans>

The appeals to the AUP:OP can be viewed here:

<https://www.aucklandcouncil.govt.nz/unitaryplanappeals>

Auckland Council District Plan - Hauraki Gulf Islands Section (Operative 2013) (DP:HGI)

While the regional provisions in the AUP:OP apply to the Hauraki Gulf Islands, and are set out in the

Property Summary Report attached to this memorandum, the AUP:OP does not contain any district provisions for the Hauraki Gulf Islands. If the Property Summary Report attached to this memorandum lists its zone as "Hauraki Gulf Islands", the district provisions that apply are in the Auckland Council District Plan Hauraki Gulf Islands Section (Operative 2013) (DP:HGI).

The relevant maps of the DP:HGI are attached to this memorandum, if applicable. The text of the DP:HGI can be found here:

<https://www.aucklandcouncil.govt.nz/haurakigulfislands>

Plan Changes and Notices of Requirement

Changes to the AUP:OP and DP:HGI may be proposed from time to time. These proposed plan changes may relate to either the maps or the text of those plans. Any proposed changes to the AUP:OP relevant to this property will be listed as a modification in the Property Summary Report attached to this memorandum. However, proposed changes to the DP:HGI will not appear on the Property Summary report. That information can be found on the Auckland Council website.

Please refer to the AUP:OP for information on any proposed Plan Changes or see the Auckland Council modifications website at:

<https://www.aucklandcouncil.govt.nz/unitaryplanmodifications>

Information relating to any proposed Plan Changes to DP:HGI can be found here:

<https://www.aucklandcouncil.govt.nz/haurakigulfislands>

From time to time a requiring authority, such as a Ministry of the Crown or a council controlled organisation, may notify Auckland Council that they require certain land to be designated for a certain purpose. If this property is the subject of such a notice of requirement, that notice may have implications for how this property can be developed or used from the date it is received by Council.

If this property is not on the Hauraki Gulf Islands, any notices of requirement applicable will be listed as a modification in the Property Summary Report attached to this memorandum.

If this property is on the Hauraki Gulf Islands, any notice of requirement will be available on the Auckland Council Website.

Information on all current notices of requirement can be found on the modifications page here:

<https://www.aucklandcouncil.govt.nz/unitaryplanmodifications>

Copies of the appeals to the Auckland Unitary Plan can be viewed online at:

<https://www.aucklandcouncil.govt.nz/unitaryplanappeals>

Restriction(s)

This property is affected by the following restriction(s):

Effective Date	Description	Details
08/07/1994	Foundation design restrictions	LIR_00012406 Because of the steep nature of part of these sites the council, at any time of considering a building consent or consent for subdivision may require any or all of the following measures. 1. A geotechnical assessment of the stability of the land by a registered engineer. 2. Specific foundation design to any proposed building. 3. An encumbrance or consent notice under

		<p>the resource management act to preclude building from any area of the site. 4. The issue of a section 36(2) certificate in terms of the building act. 5. Specific design of any site works proposed on the site. The above measures may preclude the placement of additional buildings on the site or the consent to a subdivision under the provisions of the resource management act. Lir_00020456 At the time of building consent for the proposed new dwelling, additional geotechnical reporting will be required to adequately demonstrate the suitability of the land for the dwelling. Furthermore as a result of this report, land stabilising works may be required in conjunction with the building works to provide an adequate level of protection to the land and the proposed building. A section36 certificate (under the building act 1991) may also need to be registered on the title of the property depending on the way the land and/or buildings are stabilised. Compliance with this requirement is to be on a continuing basis and is to be registered as a consent notice at no cost to the council on the certificate of title in accordance with section 221 of the act.</p>
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Further information on these restrictions may be provided elsewhere in this document. Alternatively please contact a Resource Management Planner at an Auckland council service centre or by telephone for further information.

Auckland Unitary Plan

Please note that the Auckland Unitary Plan (Operative in part) applies to this property. The Unitary Plan should be carefully reviewed and considered, as it may have implications for how this property can be developed or used. Parts of the Unitary Plan that are relevant to this property relating to zones, overlays, controls, designations and other restrictions are identified in the Property Summary Report attached to this LIM.

The 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>

Information concerning Caveat, Bond, Encumbrance, Consent Notice and Covenant

For any information concerning Caveats, Bonds, Encumbrances, Consent Notices or Covenants, please refer to the Certificate of Title for this property.

s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation

No information has been notified to Council.

s44A(2)(h) Information regarding the land which has been notified to Council by any network utility operator pursuant to the Building Act 1991 or Building Act 2004

Underground Services and District Plan maps are attached.

Please note: Height restrictions apply where overhead power lines cross the site. Works near water services utilities may require approval. Works near high-pressure Gas, Oil or LPG pipelines create risk of damage and must first be approved. Please contact the relevant Utility provider in your area for further information.

Any escape of gas or liquid from the pipelines is potentially dangerous and requires immediate action as soon as discovered (Dial 111 and ask for the Fire Service).

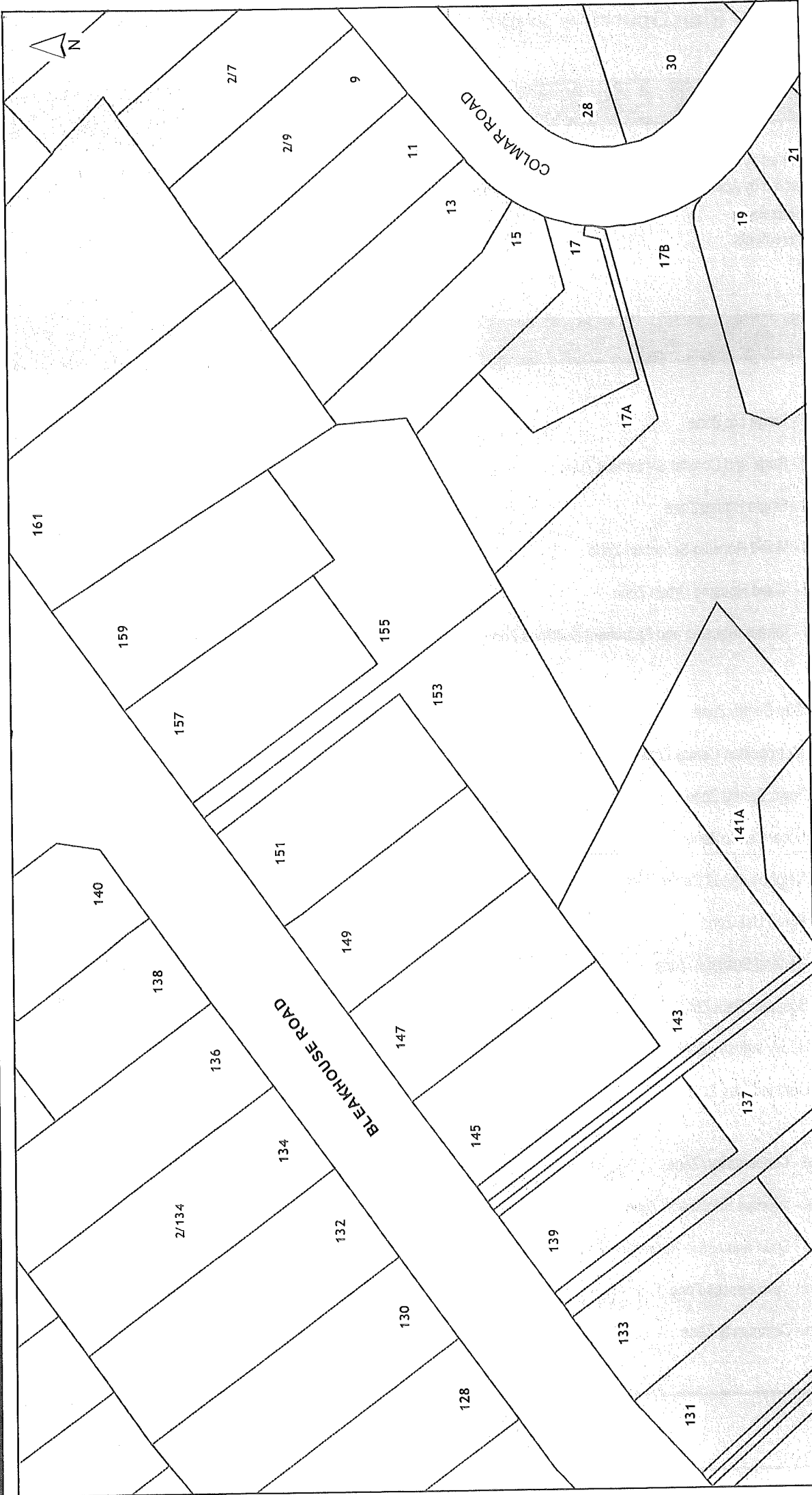
Attachments

As the placement of the building/s on the attached maps is based on aerial photography we cannot guarantee the accuracy. A formal survey will indicate the exact location of the boundaries.

- Auckland Unitary Plan Property Summary Report
- Auckland Unitary Plan - Operative in part Maps and Map Legend
- Auckland Council District Plan - Hauraki Gulf Islands Section (if applicable)
- Underground Services & Utilities Map and Map Legend
- Special Land Features Map and Map Legend

Please note Map Legends have been created for use across the region and may contain features which were not captured by the previous legacy Councils; therefore the information may not be available for these maps. Please contact the Resource Management Planning Team in your area for further information on any features which may or may not appear on your map.

- Consent Conditions : 19174
- Consent Conditions : 4872
- As Built Drainage Plan : 985166_Proposed



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

Zones and Rural Urban Boundary
 155 Blakehouse Road, Mornings Bay Auckland 2014
 LOT 7 DP 441509

Scale 1:10,000
 Date Printed: 25/07/2014





NOTATIONS

Appeals

-  Properties affected by Appeals seeking change to zones or management layers
-  Properties affected by Appeals seeking reinstatement of management layers

Proposed Plan Modifications







-  Notice of Requirements
-  Plan Changes

Tagging of Provisions:

- [i] = Information only
- [rp] = Regional Plan
- [rcp] = Regional Coastal Plan
- [rps] = Regional Policy Statement
- [dp] = District Plan (only noted when dual provisions apply)

ZONING

Residential

-  Residential - Large Lot Zone
-  Residential - Rural and Coastal Settlement Zone
-  Residential - Single House Zone
-  Residential - Mixed Housing Suburban Zone
-  Residential - Mixed Housing Urban Zone
-  Residential - Terrace Housing and Apartment Buildings Zone

Business

-  Business - City Centre Zone
-  Business - Metropolitan Centre Zone
-  Business - Town Centre Zone
-  Business - Local Centre Zone
-  Business - Neighbourhood Centre Zone
-  Business - Mixed Use Zone
-  Business - General Business Zone
-  Business - Business Park Zone
-  Business - Heavy Industry Zone
-  Business - Light Industry Zone

Open space



-  Open Space - Conservation Zone
-  Open Space - Informal Recreation Zone
-  Open Space - Sport and Active Recreation Zone
-  Open Space - Civic Spaces Zone
-  Open Space - Community Zone

Water [i]



Rural

-  Rural - Rural Production Zone
-  Rural - Mixed Rural Zone
-  Rural - Rural Coastal Zone
-  Rural - Rural Conservation Zone
-  Rural - Countryside Living Zone
-  Rural - Waitakere Foothills Zone
-  Rural - Waitakere Ranges Zone








Future Urban

-  Future Urban Zone
-  Green Infrastructure Corridor (Operative in some Special Housing Areas)

Infrastructure

-  Special Purpose Zone - Airports & Airfields
Cemetery
Quarry
Healthcare Facility & Hospital
Tertiary Education
Māori Purpose
Major Recreation Facility
School
-  Strategic Transport Corridor Zone

Coastal

-  Coastal - General Coastal Marine Zone [rcp]
-  Coastal - Marina Zone [rcp/dp]
-  Coastal - Mooring Zone [rcp]
-  Coastal - Minor Port Zone [rcp/dp]
-  Coastal - Ferry Terminal Zone [rcp/dp]
-  Coastal - Defence Zone [rcp]
-  Coastal - Coastal Transition Zone



Precincts

--- Rural Urban Boundary

----- Indicative Coastline [i]

Overlays

Natural Resources

- Terrestrial [rp/dp]
- Marine 1 [rcp]
- Marine 2 [rcp]
- Water Supply Management Areas Overlay [rp]
- Natural Stream Management Areas Overlay [rp]
- High-Use Stream Management Areas Overlay [rp]
- Natural Lake Management Areas Overlay (Natural Lake and Urban Lake)
- Urban Lake Management Areas Overlay (Natural Lake and Urban Lake)
- High-Use Aquifer Management Areas Overlay [rp]
- Quality-Sensitive Aquifer Management Areas Overlay [rp]
- Wetland Management Areas Overlay [rp]

Infrastructure

- Airport Approach Surface Overlay
- Aircraft Noise Overlay
- City Centre Port Noise Overlay [rcp / dp]
- Quarry Buffer Area Overlay
- National Grid Subdivision Corridor
- National Grid Substation Corridor
- National Grid Yard Compromised
- National Grid Yard Uncompromised

Mana Whenua

- Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]

Built Environment

- Identified Growth Corridor Overlay

Natural Heritage

- Notable Trees Overlay
- Outstanding Natural Features Overlay [rcp/dp]
- Outstanding Natural Landscapes Overlay [rcp/dp]
- Outstanding Natural Character Overlay [rcp/dp]
- High Natural Character Overlay [rcp/dp]
- Viewshafts
- Height Sensitive Areas
- Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
- Regionally Significant Volcanic Viewshafts Overlay Contours [i]
- Locally Significant Volcanic Viewshafts Overlay [rcp/dp]
- Locally Significant Volcanic Viewshafts Overlay Contours [i]
- Modified
- Natural
- Ridgeline Protection Overlay
- Local Public Views Overlay [rcp/dp]
- Extent of Overlay
- Subdivision Schedule
- Waitakere Ranges Heritage Area Overlay

Historic Heritage & Special Character

- Historic Heritage Overlay Place [rcp/dp]
- Historic Heritage Overlay Extent of Place [rcp/dp]
- Special Character Areas Overlay Residential and Business
- Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]
- Auckland War Memorial Museum Viewshaft Overlay Contours [i]
- Stockade Hill Viewshaft Overlay – 8m height area
- Stockade Hill Viewshaft [i]

Controls

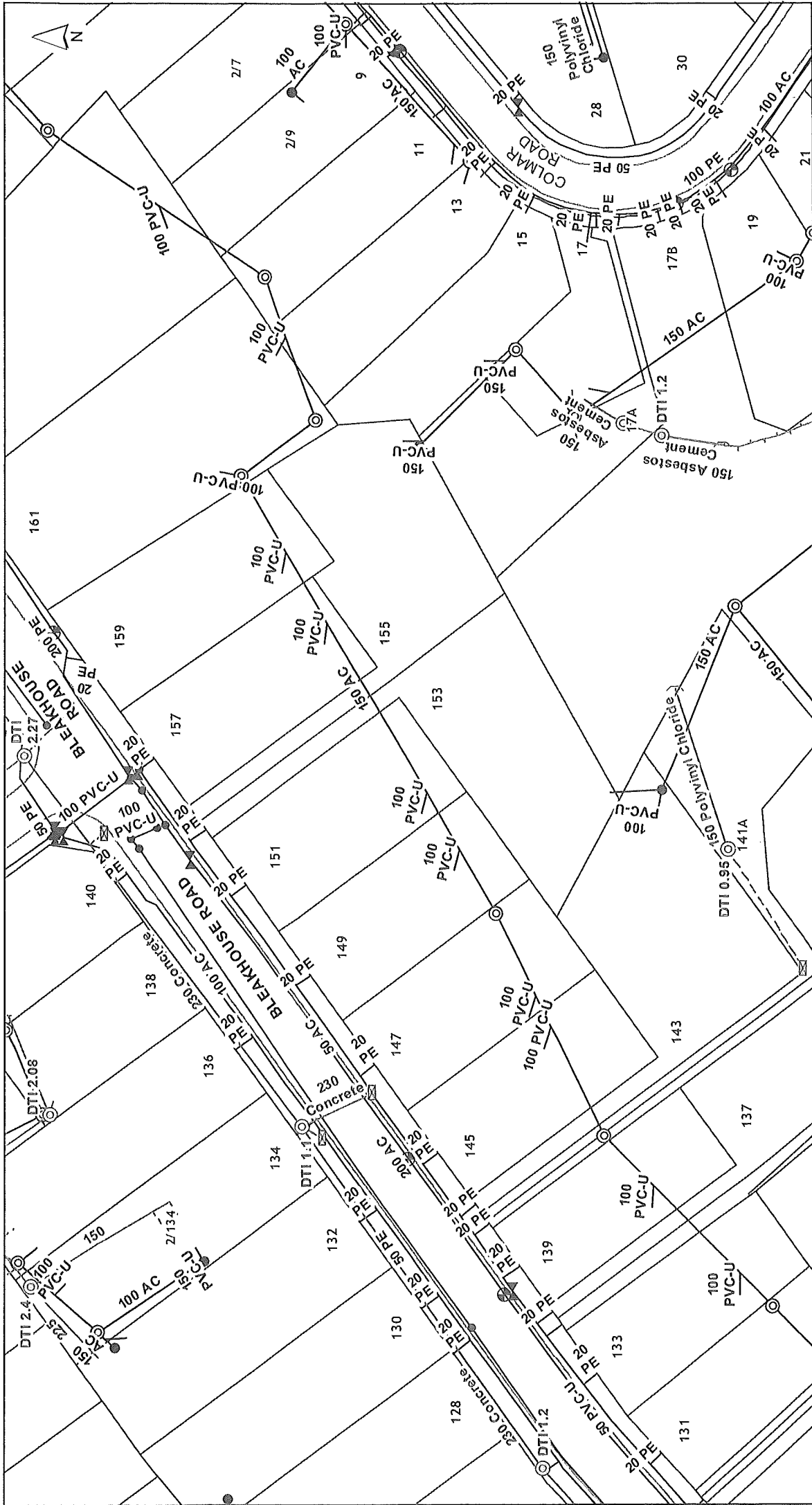
- Key Retail Frontage
- General Commercial Frontage
- Adjacent to Level Crossings
- General
- Motorway Interchange Control
- Centre Fringe Office Control
- Height Variation Control
- Parking Variation Control
- Level Crossings With Sightlines Control
- Arterial Roads

- Business Park Zone Office Control
- Hazardous Facilities
- Infrastructure
- Emergency Management Area Control
- Macroinvertebrate Community Index
- Flow 1 [rp]
- Flow 2 [rp]
- Stormwater Management Area Control
- Subdivision Variation Control
- Surf Breaks [rcp]
- Cable Protection Areas Control [rcp]
- Coastal Inundation 1 per cent AEP Plus 1m Control

Designations

- Designations

- Airspace Restriction Designations



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Underground Services:
 153 Bleakhouse Road, Milsons Bay, Auckland 2014
 LOT 7, DP 44655

Scale: B1/A4
 = 1:1,000
 Date Printed:
 26/02/2021



Stormwater

Note: Unless otherwise specified in the text below, the colour of a Stormwater symbol is determined by the ownership or usage status, using the following colour scheme:
Public, Private or Abandoned

	Treatment Device		Overland Flowpath (Public)
	Septic Tank		Overland Flowpath (Private)
	Septic Tank (Hi-Tech)		Forebay (Public)
	Soakage System		Forebay (Private)
	Inspection Chamber		Treatment Facility (Public)
	Manhole (Standard / Custom)		Treatment Facility (Private)
	Inlet & Outlet Structure		Pump Station
	Inlet & Outlet (No Structure)		Planting
	Catchpit		Embankment
	Spillway		Viewing Platform
	Safety Benching		Bridge
	Culvert / Tunnel		Erosion & Flood Control (Other Structure)
	Subsoil Drain		Erosion & Flood Control (Wall Structure)
	Gravity Main		
	Rising Main		
	Connection		
	Fence		
	Lined Channel		
	Watercourse		

Water

	Valve
	Hydrant
	Fitting
	Other Watercare Point Asset
	Other Watercare Linear Asset
	Local Pipe (Operational-NonPotable)
	Local Pipe (Operational-Potable)
	Local Pipe (Operational Not Vested)
	Local Pipe (Abandoned / Not Operational)
	Transmission Pipe (Operational-NonPotable)
	Transmission Pipe (Operational-Potable)
	Transmission Pipe (Not Operational)
	Transmission Pipe (Proposed)
	Pump Station
	Reservoir
	Other Structure (Local)
	Chamber (Transmission)
	Water Source (Transmission)
	Other Watercare Structures and Areas

Wastewater

	Fitting
	Fitting (Non Watercare)
	Manhole
	Pipe (Non Watercare)
	Local Pipe (Operational)
	Local Pipe (Operational Not Vested)
	Local Pipe (Abandoned / Not Operational)
	Transmission Pipe (Operational)
	Transmission Pipe (Not Operational)
	Transmission Pipe (Proposed)
	Chamber
	Structure (Non Watercare)
	Pump Station
	Wastewater Catchment

Utilities

	Transpower Site
	Pylon (Transpower)
	110 kv - Electricity Transmission
	220 kv - Electricity Transmission
	400 kv - Electricity Transmission
	Aviation Jet A1 Fuel Pipeline
	Liquid Fuels Pipeline [Marsden to Wiri]
	Gas Transmission Pipeline
	High-Pressure Gas Pipeline
	Medium-Pressure Gas Pipeline
	Indicative Steel Mill Slurry Pipeline
	Indicative Steel Mill Water Pipeline
	Fibre Optic Cable (ARTA)
	Contour Interval

Legend updated: 21/09/2020





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Hazard:
 153 BLEAKHOUSE ROAD (MOTORWAY) AUCKLAND 2014
 2014 01 14 14:53:33

Scale 1:11,000
 Date Printed: 26/02/2014







Scale 1:1,000
 Date Printed: 25/07/2021

Natural Hazards - Sea Spray
 100 Bleakhouse Road, Mornings Bay, Auckland 2014
 L0017 07-MS33

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OWNER:
 553 Bleakhouse Road, Mollart Bay Auckland 2014
 LOT 7 OF 4853

Scale @ A4
 = 1:1,000
Date Printed:
 26/02/2014















Hazards

-  Soil Warning Area
-  Fill (Franklin District only)
-  Advisory (Franklin District only)
-  Contamination (Franklin District only)
-  Erosion (Franklin District only)
-  Hazardous Activities & Industries List (HAIL) (Franklin District only)
-  Inundation (Franklin District only)
-  Rainfall Event (Franklin District only)
-  Slippage (Franklin District only)
-  Subsidence (Franklin District only)
-  Slippage / Subsidence / Erosion etc (Auckland City and Papakura District only)
-  Uncertified Fill (Auckland City and Papakura District only)
-  Organic Soil (Auckland City and Papakura District only)
-  Filled / Weak Ground (Auckland City and Papakura District only)
-  Refuse Tips Site / Weak Area (Auckland City and Papakura District only)
-  Unstable / Suspected Ground (Auckland City and Papakura District only)
-  Allochthon Waitemata (Rodney District only)
-  Motatau Complex (Rodney District only)
-  Puriri Mudstone (Rodney District only)
-  Mahurangi Limestone (Rodney District only)
-  Mangakahia Complex (Rodney District only)
-  Hukerenui Mudstone (Rodney District only)
-  Whangai Formation (Rodney District only)
-  Tangihua Complex (Rodney District only)
-  within 150m of Northland Allochthon (Rodney District only)

Hazards








-  Soil Warning Area continued
-  Soil D (Rodney District only)
-  within 150m of Soil D (Rodney District only)
-  Soil C (Rodney District only)
-  within 150m of Soil C (Rodney District only)
-  Soil B (Rodney District only)
-  within 150m of Soil B (Rodney District only)
-  Soil A (Rodney District only)
-  Gas Main Pipeline
-  Petroleum Pipeline
-  Closed Landfill (Auckland Council owned)
-  Closed Landfill (Privately owned)
-  Air Discharge (Franklin District only)
-  No Soakage (Franklin District only)
-  Indicative Steel Mill Slurry Line 20m Buffer (Franklin District only)
-  Indicative Steel Mill Water Line 20m Buffer (Franklin District only)

Natural Hazards

-  Overland Flow Path
-  Catchment area 2000m² to 3999 m²
-  Catchment area 4000 m² to 3 Ha
-  Catchment area 3 Ha and above
-  1% AEP Flood Plain
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Sea Spray
-  Volcanic Cones
-  Coastal Inundation 1% AEP
-  Coastal Inundation 1% AEP plus 1m sea level rise
-  Coastal Inundation 1% AEP plus 2m sea level rise

Other

Cultural Heritage Index

-  Archaeological Site
-  Hayward and Diamond
-  Historic Botanical Site
-  Historic Structure
-  Maori Heritage Area
-  Maritime Site
-  Reported Historic Site

The information Council holds in relation to Special Land Features differs based on the area a property is located in. Those areas where information is held on a Special Land Feature is denoted in the legend above.

Legend updated: 12/06/2018





Te Kaunihera o
MANUKAU
City Council

Environmental Services

14 August 2003

Blair Carlyle
153 Bleakhouse Road
HOWICK

Private Bag 76917
Manukau City
New Zealand
DX EP75557
Ph 09 263 7100
Fax 09 262 5151
www.manukau.govt.nz

Dear Sir

DECISION ON AN APPLICATION FOR EXTENSION OF TIME AND CHANGE OF CONSENT CONDITIONS FOR RESOURCE CONSENT

Applicant : Blair Carlyle
Application : Extension of time (pursuant to Section 125 of the Resource Management Act 1991) for integrated land use and subdivision consent granted on 31 August 2001 and notice of intention to review conditions of consent (pursuant to Section 128 of the Act)
Site : 153 Bleakhouse Road, Howick
Legal Description : Lot 7 DP 44659
Zoning : Residential Heritage 7 (Manukau Operative District Plan 2002)
Proposal No : 23754

I wish to advise that consent for the above application for extension of time was granted on 14 August 2003 under delegated authority and pursuant to Section 125 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:

I wish to advise that as a result of the above extension of time Council intends to review Part A – Land Use Consent Condition 9 of the Resource Consent Proposal 19174 granted 31 August 2001 prior to connection of the proposed house to the public water supply to deal with adverse effects which may arise from the extension of time and which are appropriate to deal with at that time.

I wish to advise that as a result of the above extension of time Council intends to review Part B – Subdivision Consent Conditions 4 and 10 of the Resource Consent Proposal 19174 granted 31 August 2001 prior to the issue of the 224(c) certificate for subdivision to deal with adverse effects which may arise from the extension of time and which are appropriate to deal with at that time.

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 extension of time shall be for 3 years from the date of this consent and the subdivision shall be in general accordance with the plans submitted with the application, and numbered 19174 by Council and approved pursuant to resource consent dated 31 August 2001.
3. That the conditions of the resource consent granted on 31 August 2001 shall continue to apply for the extension of time for resource consent, except for Part A – Land Use Consent condition 9 and conditions 4 and 10 of Part B Subdivision Consent.
4. The financial contribution required by Part A – Land Use Consent condition 9 of the resource consent granted 31 August 2001 will be re-assessed (pursuant to Section 128 of the Resource Management Act 1991) on the basis of the rate for the Howick water supply contribution at the date of connection to the water supply.
5. The financial contribution required by Part B – Subdivision Consent condition 10 of the resource consent granted 31 August 2001 will be re-assessed (pursuant to Section 128 of the Resource Management Act 1991) on the basis of the rate for the Howick water supply contribution before the Council's certificate under Section 224 of the Act will be issued.
6. The reserve contributions required by Part B – Subdivision Consent condition 4 of the resource consent granted 31 August 2001 will be re-assessed (pursuant to Section 128 of the Resource Management Act 1991) on the basis of a new valuation undertaken before the Council's certificate under Section 224 of the Act will be issued. Any such valuation shall be undertaken at the consent-holder's expense.

REASONS FOR DECISION

1. The application merits a consent pursuant to Section 125(1)(b) of the Resource Management Act 1991 for an extension of time for resource consent.
2. As a result of this extension of time Council intends to review the amount of the financial contributions payable. By the time the proposed house is constructed the rate amount of the Howick water supply contribution may have changed, and by the time the 224(c) certificate for the subdivision is issued the original valuation could be up to five years old and would possibly no longer reflect the value of the additional sites being created. The amounts of the financial contributions will be reassessed closer to completion of the proposed house and subdivision to ensure that the effects of this development are sufficiently mitigated.

ADVICE NOTES

1. In accordance with Section 125 of the Resource Management Act 1991 this consent will lapse three years 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 a further application is made within three months of the date of expiry.

2. This consent does not constitute authority to build and it may 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. Failure to do so may result in unnecessary delay in the processing of your application.

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 357(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



Paul Howes
Team Leader - Resource Consents
ENVIRONMENTAL SERVICES

Date 20/08/03
Commencement of 15 Working Days
RE : S 357 RMA Act 1991

19 December 1996

BD and AI Carlyle
153 Bleakhouse Road
HOWICK

Dear Sir/Madam

APPLICANT : BD and AI Carlyle

APPLICATION : Land Use and Cross Lease Subdivision Resource Consent

Transitional District Plan:

Controlled Activity to construct one additional dwelling unit

Controlled Activity for Cross Lease subdivision (Stage 1)

Proposed District Plan

Controlled Activity for Cross Lease subdivision (Stage 1)

Controlled Activity to construct one additional dwelling unit

LOCATION : 153 Bleakhouse Road, Howick

LEGAL DESCRIPTION : Lot 7 DP 44659

ZONE : Manukau City Transitional District Plan-Residential 1
Manukau City Proposed District Plan-Residential
Heritage 7

DECISION:

I wish to advise that your application for the above proposal has been considered under delegated authority in terms of the Manukau City Transitional District Plan and the Manukau City Proposed District Plan as a Controlled Activity and that consent has been granted pursuant to Sections 104, 105 and 108 of the Resource Management Act 1991 and the provisions of the above District Plans and subject to the following conditions:

.../2

BRS 8141/153
BD and AI Carlyle
19 December 1996

Conditions of Consent

LAND USE:

1. That the development be carried out in accordance with the plans submitted with the application and numbered B6/1325 by Council.
2. That a 1.8 metre high closed board fence be constructed between the internal boundaries of each dwelling unit prior to the occupation of the proposed dwelling unit.
3. All new vehicle access, manoeuvring and parking areas shall be sealed prior to the occupation of the proposed dwelling unit.
4. One specimen tree of size PB95 shall be planted within the living court of the proposed dwelling unit prior to its occupation.

Engineering

5. Adequate provision is to be made for the disposal of stormwater and sanitary sewage. This involves extending the existing public systems to within the site to provide each dwelling with individual connection points in accordance with approved engineering drawings B6/666 (ref: BRS 8141/153) and the Council's development and performance standards.

This condition requires compliance through the completion of the works to the satisfaction of the Manager - Development Compliance within six months of the commencement of these works and/or prior to occupation of the proposed dwelling.

6. All private stormwater and sanitary sewer reticulation from the existing dwelling is to be redirected to the new connection points on the proposed 'public' stormwater and sanitary sewer reticulation (as identified in Condition 5 above), and this private reticulation is to be wholly contained within the restricted covenant area for the existing dwelling, to the satisfaction of the Manager - Building Consents.
7. At the time of building consent for the proposed new dwelling, additional geotechnical reporting will be required to adequately demonstrate the suitability of the land for the dwelling.

Furthermore, as a result of this report, land stabilising works may be required in conjunction with the building works to provide an adequate level of protection to the land and the proposed building. A Section 36 certificate (under the Building Act 1991) may also need to be registered on the title of the property depending on the way the land and/or buildings are stabilised.

Compliance with this requirement is to be on a continuing basis and is to be registered as a consent notice at no cost to the Council on the certificate of title in accordance with Section 221 of the Act.

BRS 8141/153
BD and AI Carlyle
19 December 1996

The Council's Land Information Register is to also record this information.

Engineering Plans

8. With respect to the enclosed two sets of approved engineering drawings (MCC Plan No. E6/666 refers), one set which is to accompany the building consent documentation at the time of lodgement, the following conditions are applicable:
- (i) All work, testing and materials to be in accordance with Manukau City Council engineering quality and MANARC standards.
 - (ii) All work on the attached plans is to be supervised by an engineering representative appointed by the owner (refer to the engineering standards).
 - (iii) On completion of the work as-built plans and a completion certificate signed by the engineering representative (stating that all work has been supervised and is satisfactory) in accordance with Council's Quality Assurance Manual are to be forwarded to Council's field officer.
 - (iv) All work on existing stormwater, sanitary sewer and watermains is to be carried out by a Manukau City Council 'approved licensed contractor' at the applicant's expense.
 - (v) Arrangement of a 'pre-construction' meeting is required prior to commencement of the works. (Please contact Ms Malae Seia on 262-8900 extn 6410).

SUBDIVISION: Cross Lease (Stage 1)

I wish to advise that the application for the above proposal has been considered under delegated authority as a Controlled Activity and that consent has been granted pursuant to the rules of the Operative and the Proposed District Plans, and Section 105 and 108 of the Resource Management Act 1991 subject to compliance with the following conditions to the satisfaction of and no cost to Council:

- 1. A reserves contribution of 6% (plus GST) of the assessed notional site value for the additional site is to be paid within two years or before the Council's certificate under Section 224 of the Act will be issued, whichever is the sooner. The amount payable will be notified upon Council receiving a value from Valuation New Zealand.
- 2. That conditions 5, 6, 7 and 8 of the land use consent be fully complied with the before the issue of the Section 224 certificate.
- 3. That the existing overhead power and telephone reticulation be relocated underground at the applicant's expense prior to the release of Section 224 certificate.

Advice Notes

- (a) In accordance with Section 125 of the Resource Management Act 1991 this consent shall lapse two years after the date on which it was granted unless it has been given effect to before the end of that period.

BRS 8141/153
BD and AI Carlyle
19 December 1996

- (b) This consent does not constitute authority to build and it may be necessary for you to apply for a Project Information Memorandum and building consent if you have not already done so.
- (c) A copy of this letter MUST accompany your application for a Project Information Memorandum and building consent. Failure to do so will result in unnecessary delay in the processing of your application.
- (d) Each dwelling is to be individually metered for water supply at the road boundary. The water lead to the existing dwelling must be located entirely within the covenant boundaries of that dwelling.
- (e) The applicant is advised to submit to the Council, within two years, the necessary Stage 1 survey plan together with an additional sealing fee of \$112.50 (including GST) prior to its approval under Sections 223 and 224 of the Act.
- (f) The Council's Land Information Register will record the consent notice pursuant to Condition 2 of this cross lease subdivision resource consent.

Costs

1. That pursuant to Section 36 of the Resource Management Act 1991, the applicant shall be responsible for paying administrative charges relating to receiving, processing and granting of the resource consent. The total amount payable will be communicated to the applicant as soon as practicable and includes the Council's resource consent monitoring fee. Your deposit of \$200.00 already paid will be deducted from the total.
2. That in addition to the consent charge for the above subdivision, and further pursuant to Section 36(1)(c) of the Resource Management Act, an engineering administration, monitoring and supervision charge relating to the engineering conditions of the resource consent will be applicable together with administration charges relating to the release of the subdivision as fixed by determining all reasonable and actual costs incurred by the Council. The applicant will be advised of the charges as they fall due, covering the fair and reasonable costs incurred by the Council.
3. That the aforementioned fee is in addition to the normal fees and requirements as imposed by the Manager - Building Consents for the Building Consents.

Reasons for the Decision

1. The proposed development and activity meets the objectives and policies of the District Plan.
2. The proposal is in harmony with the general character and amenity values of the neighbourhood.

BRS 8141/153
BD and AI Carlyle
19 December 1996

Within 15 working days of receipt of this decision you may lodge an objection to the decision pursuant to Section 357 (2) of the Resource Management Act 1991 which will be considered by the Hearings Committee. Any such objection shall be made by notice in writing to the Council setting out the reasons for the objection.

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



R Chieng
Team Leader - Resource Consents
BUILDING & RESOURCE SERVICES

Auckland Unitary Plan Operative in part (15th November 2016) Property Summary Report

Address

153 Bleakhouse Road Mellons Bay Auckland 2014

Legal Description

LOT 7 DP 44659

Appeals

Modifications

Zones

Residential - Single House Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Urban

Controls: Stormwater Management Area Control - Flow 2

Overlays

Designations

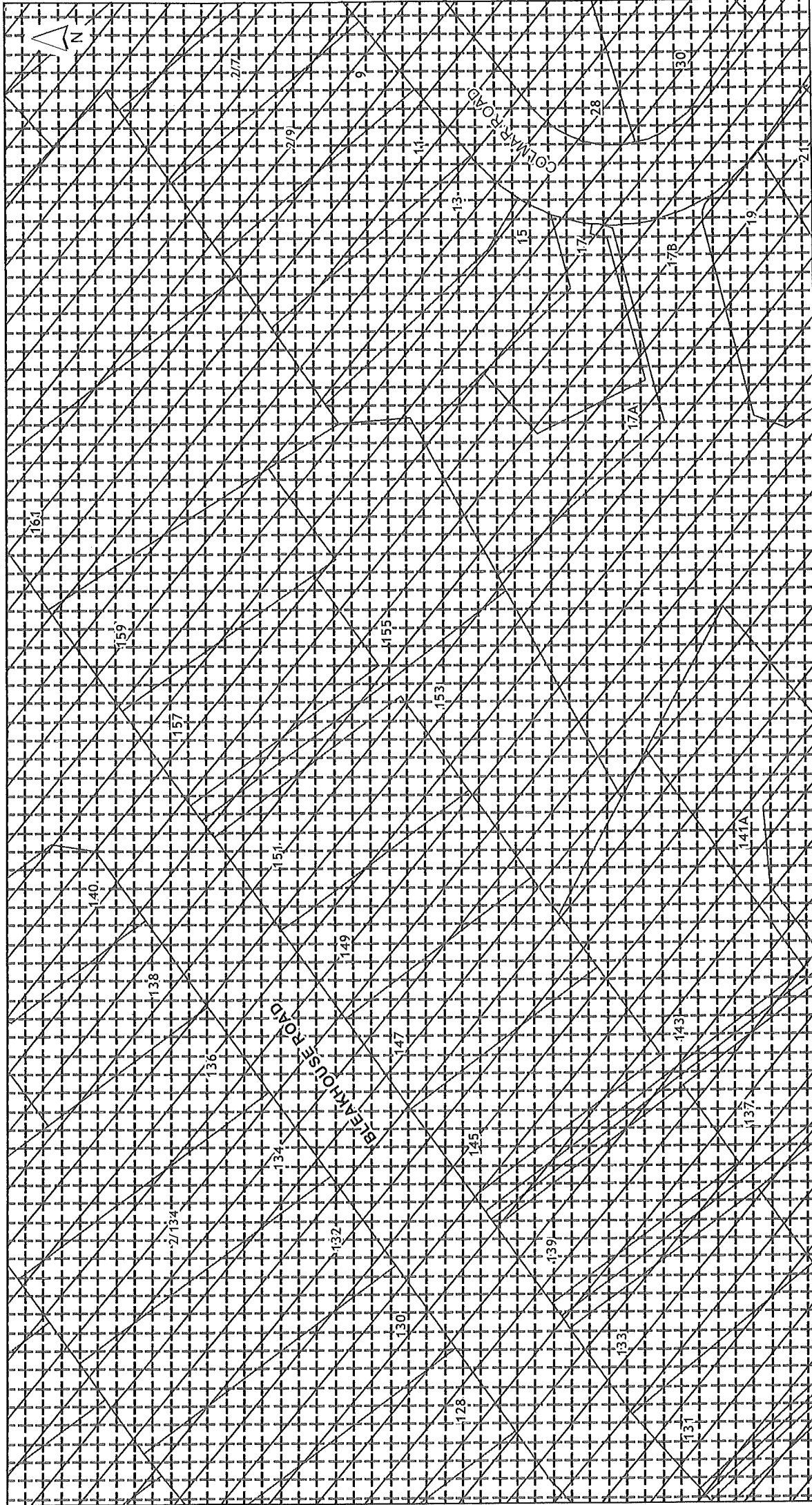


Scale 1:10,000
 Date Printed 26/10/2014

Built Environment
 153 Bleakhouse Road, Mornings Bay Auckland 2014
 LOT 7 DP 44556

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Control:
 153 Bleakhouse Road, Mairangi Bay, Auckland 2014
 LOT 7, DP 44555

Scale:
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Date Produced:
 27/03/2014





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Designations:
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 LOT 7 DP 44653

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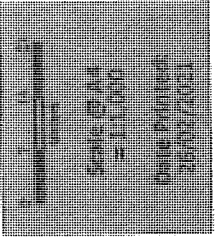


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Infrastructure
 153 Bleakhouse Road, Melrose Bay, Auckland 2014
 LOT 7 DP 44553

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Date: 25/07/2014





Mana Whiriwhiri
153 Bleakhouse Road, Millers Bay Auckland 2014
LOT 7 DP 44559

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Natural Heritage
 153 Bleakhouse Road, Mornings Bay, Auckland 2014
 LOT 7 DP 44555

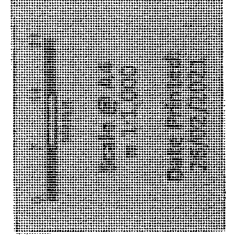
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Natural Resources
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 LOT 7 DP 44558

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