

Anna Marie Scroggins
85/59 Sackville Street
Grey Lynn
AUCKLAND 1021



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| Applicant | Anna Marie Scroggins |
| LIM address | 85/59 Sackville Street Grey Lynn Auckland 1021 |
| Application number | 8270564371 |
| Customer Reference | |
| Date issued | 27-Nov-2024 |
| Legal Description | Unit 85 UP 198266 |
| Certificates of title | NA127B/54 |

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: Low wind speed of 32 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.

For further details please check [Flood Viewer](#)

Overland Flow Path

This site (property parcel) spatially intersects with one or more Overland Flow Paths, as displayed on the map attached to this LIM entitled "Special Land Features – Natural Hazards - Flooding".

Overland Flow Paths are lines representing the predicted route of overland flow, based on analysis of a Digital Terrain Model (derived from aerial laser survey). Overland Flow Paths do not show the width or extent of flow.

Overland Flow Paths are based solely on the terrain and are indicative only.

Overland Flow Paths may flood depending on the amount of rain.

The Auckland Unitary Plan contains policies and rules relating to development and/or works within or adjacent to Overland Flow Paths.

Note: The terms “Flow Path” and “Flowpath” are used interchangeably.

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 C

Medium — Inland coastal areas with medium risk from wind-blown sea-spray salt deposits. This zone covers mainly coastal areas with relatively low salinity. The extent of the affected area varies significantly with factors such as winds, topography and vegetation. 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.

Coastal Erosion

This explanation appears on all LIMs, not just sites that may be susceptible to coastal erosion.

The map entitled “Natural Hazards - Coastal Erosion” shows information on potential coastal erosion and resulting land instability, if any, in relation to this site.

Coastal erosion is the wearing away of land due to coastal processes such as waves and currents. Coastal instability is the movement of land (typically as a landslide) resulting from the loss of support caused by coastal erosion.

Where applicable, the map shows lines that indicate areas susceptible to coastal instability and erosion (ASCIE) within the next 100 years. The lines do not show the future position of the coast. Rather, they show the landward edge of the area that might become unstable as a result of coastal erosion. The area between this line and the sea is considered to be potentially susceptible to erosion, or instability caused by erosion.

The lines represent three timescales, and take into account projected sea level rise based on carbon emission scenarios known as representative concentration pathways (RCP):

- 2050 (0.28 m of sea level rise; RCP 8.5)
- 2080 (0.55 m of sea level rise; RCP 8.5)
- 2130 (1.18 m of sea level rise; RCP 8.5)
- 2130 (1.52 m of sea level rise; RCP 8.5+)

The RCP projections are from the Intergovernmental Panel on Climate Change fifth assessment report (2015), and the related sea level rise values align with Ministry for the Environment Coastal Hazards and Climate Change Guidance for Local Government (2017).

The lines are based on data from a regional study (“Predicting Auckland’s Exposure to Coastal Instability and Erosion”, available on the Council website). The lines may not take into account local variability, and are not intended for site-specific use.

Development on sites affected by potential coastal erosion may be subject to Auckland Unitary Plan activity controls and may require a detailed coastal hazard assessment report to be completed by a qualified expert.

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 69ZH 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: | 12342750689 |
| Rates levied for the Year 2024/2025 : | \$3,289.09 |
| Total rates to clear for the current year (including any arrears and postponed rates): | \$2,181.78 |

The rates figures are provided as at 8 a.m. 27/11/2024. It is strongly advised these are not used for settlement purposes.

s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land(da) the information required to be provided to a territorial authority under section 362T(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

386 Richmond Road Grey Lynn Auckland 1021

| Application No. | Description | Decision | Decision Date |
|-----------------|--|----------|---------------|
| AO/98/00719 | Land Use Consent 94 apartments v.164 earth and ex tree removal contaminated site | Granted | 06/10/1998 |
| AG/99/01896 | Tree Consent Transplant totara tree | Granted | 13/05/1999 |
| AN/98/04717 | Land Use Consent Tree removals 350 and 386 | Granted | 02/06/1999 |
| AO/99/02825 | Land Use Consent Additional 3 units as part of a 90 residential unit development.-business 4 | Granted | 28/07/1999 |

62/386 Richmond Road Grey Lynn Auckland 1021

| Application No. | Description | Decision | Decision Date |
|-----------------|---|----------|---------------|
| AO/00/00014 | Land Use Consent Residential unit addition-side yard. | Granted | 03/02/2000 |

Subdivisions

386 Richmond Road Grey Lynn Auckland 1021

| Application No. | Description | Decision | Decision Date |
|-----------------|--|----------|---------------|
| AU/99/00633 | Subdivision Consent Unit title subdivision for 93 units. | Granted | 11/08/1999 |
| AV/99/02091 | Subdivision survey plan ((s)223) 223 | Granted | 23/09/1999 |
| AU/99/01911 | Subdivision Consent 223 and 224f 5(1)(g)224c | Granted | 06/10/1999 |
| AV/99/03005 | Subdivision survey plan ((s)223) 2nd stage 5(1)(g) | Granted | 06/01/2000 |
| AU/00/01365 | Subdivision Consent 5(1)(g) certificate | Granted | 26/07/2000 |

Engineering Approvals

There are **NO** Engineering approvals recorded.

If there are any conditions, please refer to the Property File. The applicant should satisfy themselves as to whether all conditions of resource consents for this property have been met. To obtain Resource Consent documents a Property File will need to be requested [How to order a property file \(aucklandcouncil.govt.nz\)](http://aucklandcouncil.govt.nz)

Resource Management - Other issues

| Effective Date | Reference | Description |
|----------------|-------------|--|
| 14/06/2024 | ABC21728000 | Abatement Notice - CEASE Cease discharge of wastewater. - Outstanding |

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

85/59 Sackville Street Grey Lynn Auckland 1021

| Application No. | Description | Issue Date | Status |
|------------------|---|------------|----------------------------|
| B/COA/2008/28638 | Dividing wall across tandem garage to create ensuite bathroom | 13/01/2009 | CoA Issued (See Note 6) |

386 Richmond Road Grey Lynn Auckland 1021

| Application No. | Description | Issue Date | Status |
|----------------------------|---|------------|--|
| AC/98/10179 AC/99/02394 | Bulk excavation drainage foundations and floor slabs. stage 2 of 4 (92 apartments) Amendment to ac/98/10179- sewer alignment slab opening. | 11/02/1999 | CCC Issued 18/12/2000 (See Note 2) |
| AC/99/01380 AC/99/06529 | Erect 94 three and four-storey townhouses - stage 3 of 4 Amend AC/99/1380 - stairwell pressurisation | 22/04/1999 | CCC Issued 18/12/2000 (See Note 2) |
| AC/99/04893 | Construct a swimming pool. | 05/07/1999 | CCC Issued 26/03/2001 (See Note 2) |
| AC/99/06704 | Erect residential units: 63-65 stage 4 | 06/09/1999 | CCC Issued 28/02/2001 (See Note 2) |
| AC/02/00532 | Remedial works to external cladding. | 04/02/2002 | CCC Issued 17/03/2003 (See Note 2) |

| Application No. | Description | Issue Date | Status |
|--|---|------------|--|
| BLD20082172101 | Unit 41 - Addition of bathroom to ground floor and add window | 24/10/2008 | CCC Refused (See Note 10) |
| B/2014/11917 B/2014/11917/A B/2014/11917/B | RBW - Stage B - Units 40-62 - RECLAD existing units, new metal roofing and aluminium joinery to new linear weatherboard and axon panel wall claddings, new membrane deck to replace existing with new balustrades over timber decking RBW - Amendment - Remove to upgrade type 5 fire alarm system, instead install type 1 system RBW - FAP - Stage B - Units 40-62 - Amendment - amending the length of deck ply screws, removal of existing planter boxes, substitution of flashing tapes, waterproofing products and cladding fixings, | 09/12/2014 | CCC Issued 15/11/2018 (See Note 2) |
| B/2014/11916 B/2014/11916/A | B/2014/11916-Stage A - Units 1-39 - RECLAD existing units, new metal roofing and aluminium joinery to new linear weatherboard and axon panel wall claddings, new membrane deck to replace existing with new balustrades over timber decking. B/2014/11916/A - Amendment - Remove to upgrade type 5 fire alarm system, instead install type 1 system RBW - Amendment - Remove to upgrade type 5 fire alarm system, instead install type 1 system | 09/12/2014 | CCC Issued 18/01/2018 (See Note 2) |
| B/2014/11918 B/2014/11918/A B/2014/11918 | RBW - Stage C - Units 63-93 - RECLAD existing units, new metal roofing and aluminium joinery to new linear weatherboard and axon panel wall claddings, new membrane deck to replace existing with new balustrades over timber decking. New pool fencing (internal) RBW - Amendment - Remove to upgrade type 5 fire alarm system, instead install type 1 system RBW - RECLAD - Amendment - Units 63-93 - reducing scope of works from Stage C (units 63 - 93) to Stage C (units 63 - 79) | 09/12/2014 | CCC Issued 31/01/2020 (See Note 2) |
| B/2017/1780 B/2017/1780 | Units 18-25 - Alterations to existing stair pressurisation system Units 18-25: Amendment - Alterations to existing stair pressurisation system | 16/03/2017 | CCC Issued 08/08/2019 (See Note 2) |
| B/COA/2017/1071 | Additional wall framing and bathroom fixtures to lower and mid floors | 30/08/2017 | CoA Issued (See Note 6) |
| COA00418516 | Certificate of Acceptance: Additional plumbing on Ground Floor. | 01/05/2018 | CoA Issued (See Note 6) |

| Application No. | Description | Issue Date | Status |
|---|---|------------|--|
| BCO10096929-4 BCO10096929-4-A BCO10096929-4-B | RBW - Stage D - Units 80-93 - RECLAD - Weather tightness remedial work, new Stage D Building consent amendment to BCO10096929-4 Remove the pool fencing which was originally consented. Fencing to be removed as it is no longer required in the areas shown on plan as per the emails attac RBW - Amendment - Fire construction ceiling, soffit and passive fire protection to penetrations to unit 93. | 25/10/2018 | CCC Issued 26/05/2020 (See Note 2) |
| COA00918104 | Additional plumbing fixtures and drainage works installed (Unit 63) without prior authorisation | 15/07/2022 | CoA Issued (See Note 6) |

2/386 Richmond Road Grey Lynn Auckland 1021

| Application No. | Description | Issue Date | Status |
|-----------------|---|------------|--|
| BCO10303870 | STREAMLINE- Add toilet, shower and vanity to existing storage area. | 10/03/2020 | CCC Issued 16/07/2020 (See Note 2) |

3/386 Richmond Road Grey Lynn Auckland 1021

| Application No. | Description | Issue Date | Status |
|-----------------|---|------------|--|
| BCO10299684 | Add 3.5sqm bathroom to level 2, tiled floor, shower base, mechanical ventilation. | 20/01/2020 | CCC Issued 25/08/2020 (See Note 2) |

4/386 Richmond Road Grey Lynn Auckland 1021

| Application No. | Description | Issue Date | Status |
|-----------------|--|------------|----------------------------|
| B/COA/2013/1410 | Installation of hair dressing wash basin | 13/08/2013 | CoA Issued (See Note 6) |

5/386 Richmond Road Grey Lynn Auckland 1021

| Application No. | Description | Issue Date | Status |
|-----------------|--|------------|------------------------------|
| BCO10356895 | RBW - New bathroom and hot water cylinder. | 18/11/2022 | CCC Refused (See Note 10) |

7/386 Richmond Road Grey Lynn Auckland 1021

| Application No. | Description | Issue Date | Status |
|-----------------|--|------------|--------------------------------|
| BCO10389338 | RBW - Top floor bathroom renovation, new FWG and mechanical fans. New sink on ground floor | 20/11/2024 | CCC Not Issued (See Note 3) |

9/386 Richmond Road Grey Lynn Auckland 1021

| Application No. | Description | Issue Date | Status |
|-----------------|--|------------|--|
| BCO10295370 | New shower added to WC area and new laundry tub added to garage. New drains to connect in existing WC. No new penetrations proposed in intertenancy wall with water feed through internal framing. | 01/10/2019 | CCC Issued 23/03/2022 (See Note 2) |

10/386 Richmond Road Grey Lynn Auckland 1021

| Application No. | Description | Issue Date | Status |
|-----------------|--|------------|--|
| B/2016/10211 | RBW - New shower and laundry tub on level 1, new sink on level 2 | 21/10/2016 | CCC Issued 07/12/2017 (See Note 2) |

12/386 Richmond Road Grey Lynn Auckland 1021

| Application No. | Description | Issue Date | Status |
|------------------------------|---|------------|--|
| BCO10270606 BCO10270606-A | Unit 12 - RBW - Relocate existing laundry, add new bathroom and storage cupboards. Amendment - Replace existing inter-tenancy fire lining with new to match existing | 20/07/2018 | CCC Issued 22/03/2019 (See Note 2) |

14/386 Richmond Road Grey Lynn Auckland 1021

| Application No. | Description | Issue Date | Status |
|-----------------|---|------------|--|
| B/2010/4038 | Internal alterations, relocate bathroom and kitchen | 18/08/2010 | CCC Issued 06/07/2011 (See Note 2) |

17/386 Richmond Road Grey Lynn Auckland 1021

| Application No. | Description | Issue Date | Status |
|-----------------|--|------------|------------------------|
| B/2016/10709 | FT - Level 1 - New laundry tub in garage | 17/10/2016 | Lapsed (See Note 8) |

58/386 Richmond Road Grey Lynn Auckland 1021

| Application No. | Description | Issue Date | Status |
|-----------------|--|------------|--|
| AC/03/05507 | Install new shower box unit in existing bathroom | 28/07/2003 | CCC Issued 15/08/2003 (See Note 2) |

62/386 Richmond Road Grey Lynn Auckland 1021

| Application No. | Description | Issue Date | Status |
|-----------------|---------------------|------------|--------------------------------|
| AC/99/10429 | Add 1st floor deck. | 20/12/1999 | CCC Not Issued (See Note 3) |

70/386 Richmond Road Grey Lynn Auckland 1021

| Application No. | Description | Issue Date | Status |
|-----------------|--|------------|--------------------------------|
| BCO10379168 | RBW - New shower to existing ensuite WC. Replace existing door with new french doors. | 10/05/2024 | CCC Not Issued (See Note 3) |

74/386 Richmond Road Grey Lynn Auckland 1021

| Application No. | Description | Issue Date | Status |
|-----------------|---|------------|--|
| B/2012/5826 | Unit 74 - Build downstairs ensuite bathroom | 07/12/2012 | CCC Issued 11/02/2016 (See Note 2) |

75/386 Richmond Road Grey Lynn Auckland 1021

| Application No. | Description | Issue Date | Status |
|--------------------------------|---|------------|--|
| AC/99/01380 AC/99/06529 | Erect 94 three and four-storey townhouses - stage 3 of 4 Amend AC/99/1380 - stairwell pressurisation | 22/04/1999 | CCC Issued 18/12/2000 (See Note 2) |
| B/2014/11916 B/2014/11916/A | B/2014/11916-Stage A - Units 1-39 - RECLAD existing units, new metal roofing and aluminium joinery to new linear weatherboard and axon panel wall claddings, new membrane deck to replace existing with new balustrades over timber decking. B/2014/11916/A - Amendment - Remove to upgrade type 5 fire alarm system, instead install type 1 system RBW - Amendment - Remove to upgrade type 5 fire alarm system, instead install type 1 system | 09/12/2014 | CCC Issued 18/01/2018 (See Note 2) |
| B/COA/2017/1071 | Additional wall framing and bathroom fixtures to lower and mid floors | 30/08/2017 | CoA Issued (See Note 6) |

77/386 Richmond Road Grey Lynn Auckland 1021

| Application No. | Description | Issue Date | Status |
|-----------------|---|------------|--|
| AC/00/05524 | Int alts to 2 flats and convert/restore to single dwelling. | 22/08/2000 | CCC Issued 18/12/2000 (See Note 2) |
| AC/02/08062 | Int alts - Units 77 and 78 | 15/11/2002 | CCC Issued 30/05/2003 (See Note 2) |

27/59 Sackville Street Grey Lynn Auckland 1021

| Application No. | Description | Issue Date | Status |
|-----------------|--|------------|--|
| AC/99/10119 | Repartition in garage area - unit 27 ground floor. | 09/12/1999 | CCC Issued 18/07/2000 (See Note 2) |

34/59 Sackville Street Grey Lynn Auckland 1021

| Application No. | Description | Issue Date | Status |
|-----------------|--|------------|--|
| BCO10281186 | Internal work only Remove area of plasterboard to the I.T. wall to inspect and replace water-damaged timber from plumbing. Re-install plasterboard to I.T. wall including fire wall penetration detailing to wet area water feed pipes. Redecorate bathroom. | 27/02/2019 | CCC Issued 10/01/2020 (See Note 2) |

40/59 Sackville Street Grey Lynn Auckland 1021

| Application No. | Description | Issue Date | Status |
|-----------------|--|------------|--|
| BLD20080870601 | Addition of 2 windows to south wall on ground floor addition of bathroom to downstairs | 07/05/2008 | CCC Issued 20/07/2009 (See Note 2) |

41/59 Sackville Street Grey Lynn Auckland 1021

| Application No. | Description | Issue Date | Status |
|-----------------|---|------------|------------------------------|
| BLD20082172101 | Unit 41 - Addition of bathroom to ground floor and add window | 24/10/2008 | CCC Refused (See Note 10) |

44/59 Sackville Street Grey Lynn Auckland 1021

| Application No. | Description | Issue Date | Status |
|-----------------|---|------------|--|
| BCO10322276 | RBW- Alterations to existing triple-storey unit. Add 1 bedroom in garage and add shower to existing bathroom. | 05/03/2021 | CCC Issued 01/09/2021 (See Note 2) |

86/59 Sackville Street Grey Lynn Auckland 1021

| Application No. | Description | Issue Date | Status |
|-----------------|---|------------|--|
| BCO10270681 | Alterations to existing Level 3 bathroom. Addition of new bathroom and utility room to existing Level 1 | 19/09/2018 | CCC Issued 11/06/2020 (See Note 2) |

92/59 Sackville Street Grey Lynn Auckland 1021

| Application No. | Description | Issue Date | Status |
|-----------------|---|------------|--|
| BCO10286393 | RBW - Internal works to lower level of unit 92. New walls and doors to create bedroom and shower room. New shower, WC and wash basin connecting to existing drainage. Existing Tub moved to garage. | 09/05/2019 | CCC Issued 06/03/2020 (See Note 2) |

| Note | Description |
|------|---|
| 2 | Code Compliance Certificate (CCC) for this consent was issued. |
| 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. |
| 6 | Certificate of Acceptance (COA) has been processed. |
| 8 | No building work should have been carried out under this consent. |
| 10 | Code Compliance Certificate (CCC) refused as result of Building Industry Authority/Department for Building and Housing determination |

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.

| Effective Date | Reference | Description |
|----------------|---|---|
| 01/09/2023 | A reference number is not recorded by Council for this type of record | Building repairs This information is disclosed pursuant to section 44A(3) of the Local Government Official Information and Meetings Act 1987: A multi-unit building/weathertight defects claim in the High Court with respect to 386 Richmond Road was received on 28/11/2001. The claim was discontinued on 29/07/2005. Council holds information to do with consented building work on its Property File which is available to view but does not generally provide further details of claims for privacy reasons nor comment on the extent of remediation (if any) as the scope of building work is determined by the Body Corporate/Unit Owner(s), to whom enquiries concerning these latter matters should be directed. |

Compliance Schedules (Building Warrant of Fitness)

386 Richmond Road Grey Lynn Auckland 1021

| Reference number | BWOF expiry date |
|------------------|------------------|
| L/COM/2001/67 | 20/03/2025 |

Some buildings (usually those with Commercial or Industrial use) require a Building Warrant of Fitness (BWOF) and a Compliance Schedule in accordance with the Building Act 2004. Where a Building does not require a BWOF, specific safety systems and features of the building are required to be maintained to a specific standard.

A change of use of a building may mean that BWOF and Compliance Schedule requirements may change. A building consent will usually be required.

Swimming/Spa Pool Barriers

386 Richmond Road Grey Lynn Auckland 1021

| Pool Type | Reference | Last inspection date | Status |
|----------------------------------|--------------------|----------------------|-----------|
| Permanent Outdoors Swimming Pool | L/SWP/1999/3000171 | 06/07/2022 | Compliant |

It is the owner's, occupier's, operator's, purchaser's and/or lessee's (whichever is relevant under 162C(4) of the Building Act 2004) responsibility to ensure that any residential pool barrier complies with the requirements of the Building Act 2004 at all times when the pool is filled or partly filled with water.

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 been notified of the following information under Section 124 of the Weathertight Homes Resolution Services Act 2006:

| Effective Date | Description | Details |
|----------------|------------------------|---|
| 20/09/2010 | Weathertightness claim | This information is disclosed pursuant to sections 124 of the Weathertight Homes Resolution Services Act 2006 (the Act), 44A(2)(ea) and/or 44A(3) of the Local Government Official Information and Meetings Act 1987: A building/weathertight defects multi-unit claim in the High Court with respect to 386 Richmond Road and 59 Sackville Street was received on 28/11/2001. The claim was discontinued on 29/07/2005. A building/weathertight defects multi-unit claim in the High Court under WHRS No. 06425 by Body Corporate 198266 and some or all the unit owners at 386 Richmond Road and 59 Sackville Street was resolved on 05/04/2022. Council holds information to do with consented building work on its Property File which is available to view but does not generally provide further details of claims for privacy reasons nor comment on the extent of remediation (if any) as the scope of building work is determined by the Body Corporate/Owner, to whom enquiries concerning these latter matters should be directed. |

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/aurakigulfislands>

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/aurakigulfislands>

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>

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.

- As Built Drainage Plan : Private Drainage Plans

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

Address

85/59 Sackville Street Grey Lynn Auckland 1021

Legal Description

UNIT 85 UP 198266

Appeals

Modifications

Plan Changes - Plan Change 78 - Intensification - Multiple Layers - [View PDF](#) - Proposed - 18/08/2022

Zones

Business - Mixed Use Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Urban

Overlays

Designations

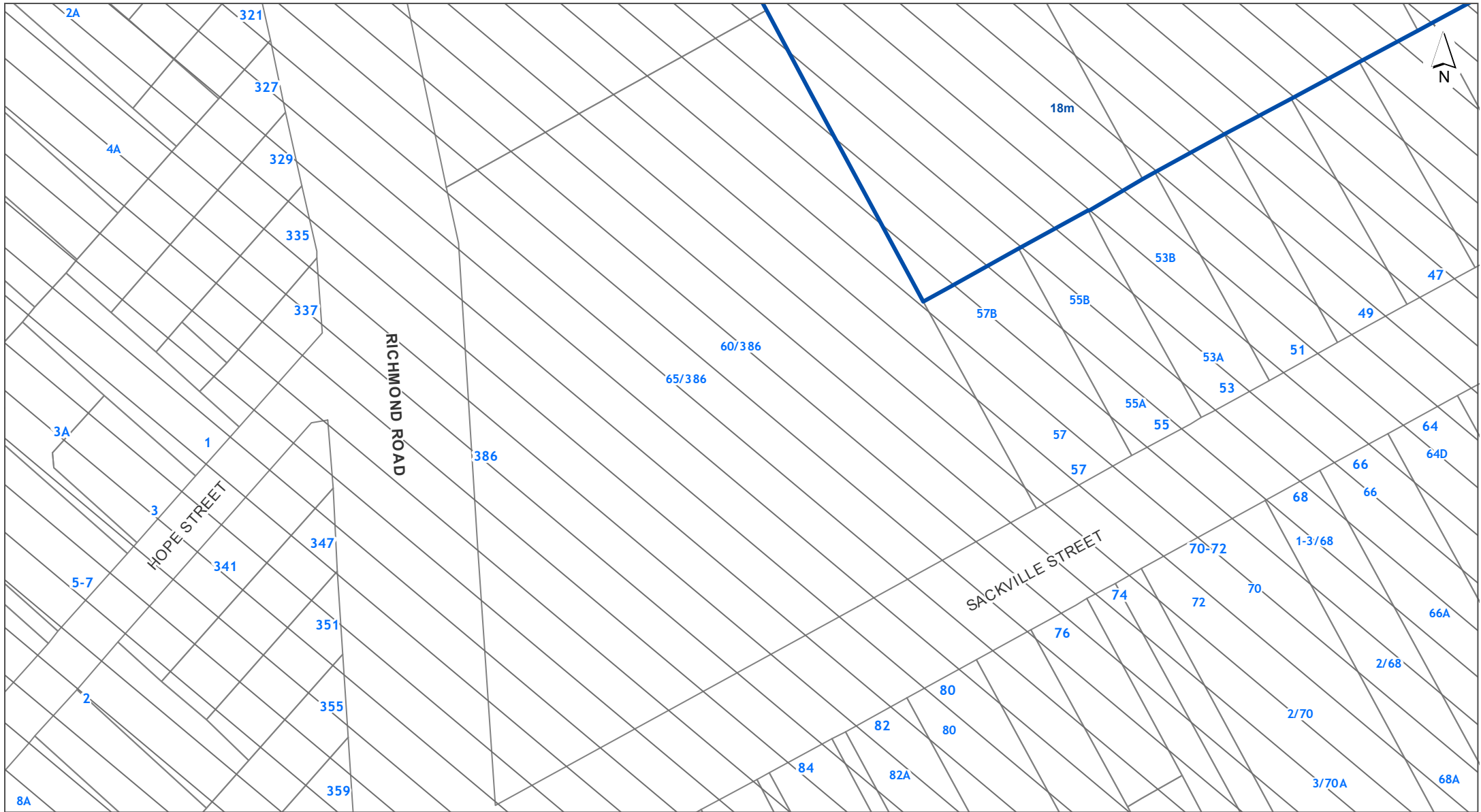


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Built Environment
85/59 Sackville Street Grey Lynn Auckland 1021
UNIT 85 UP 198266

0 7 14 21
 Meters
Scale @ A4
= 1:1,000
Date Printed:
27/11/2024





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Controls
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UNIT 85 UP 198266

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Meters
Scale @ A4
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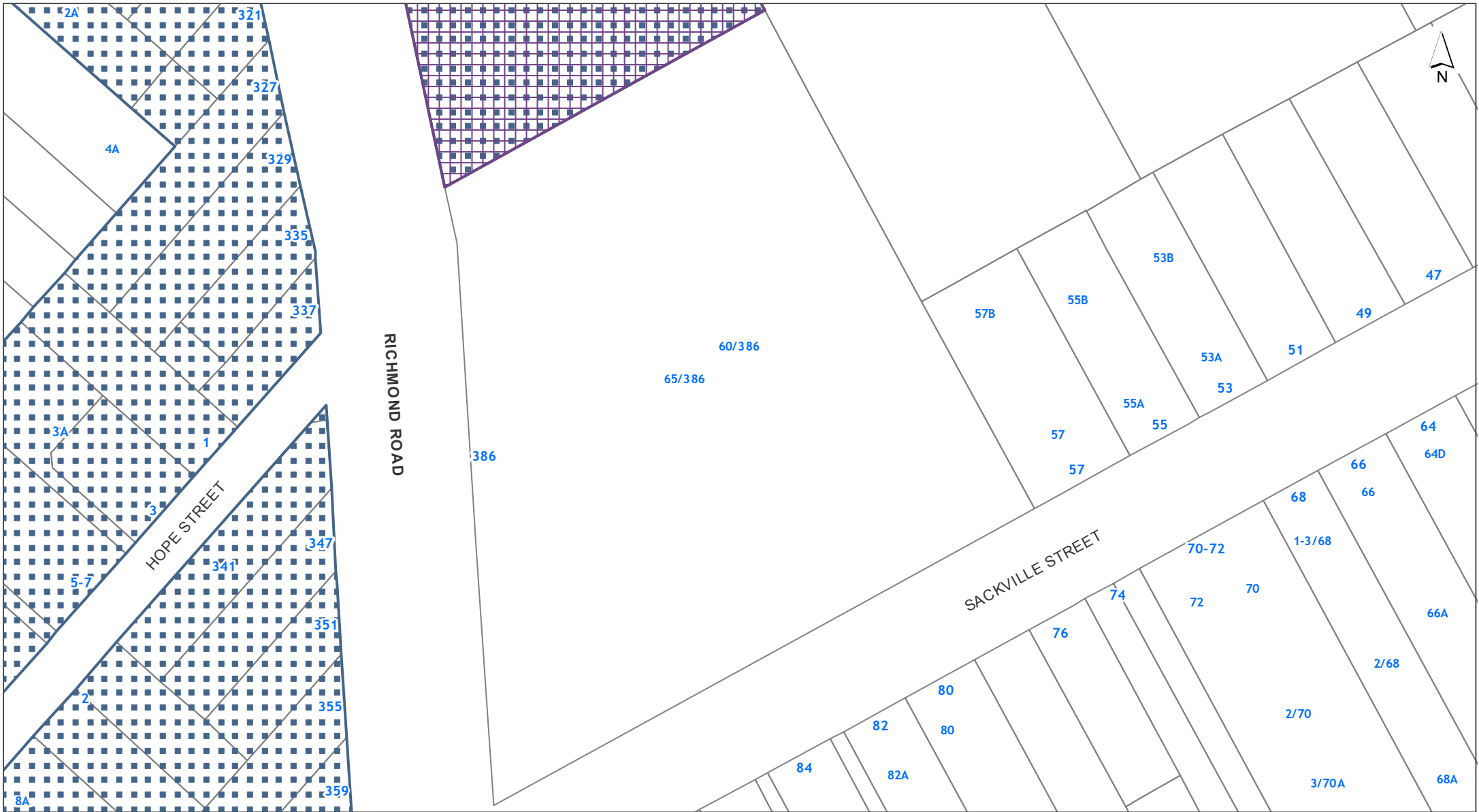


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Designations
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UNIT 85 UP 198266

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Historic Heritage and Special Character
85/59 Sackville Street Grey Lynn Auckland 1021
UNIT 85 UP 198266

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Infrastructure
85/59 Sackville Street Grey Lynn Auckland 1021
UNIT 85 UP 198266

0 7 14 21
Meters

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Mana Whenua
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UNIT 85 UP 198266

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Natural Heritage
85/59 Sackville Street Grey Lynn Auckland 1021
UNIT 85 UP 198266

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Natural Resources
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UNIT 85 UP 198266

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Meters
Scale @ A4
= 1:1,000
Date Printed:
27/11/2024



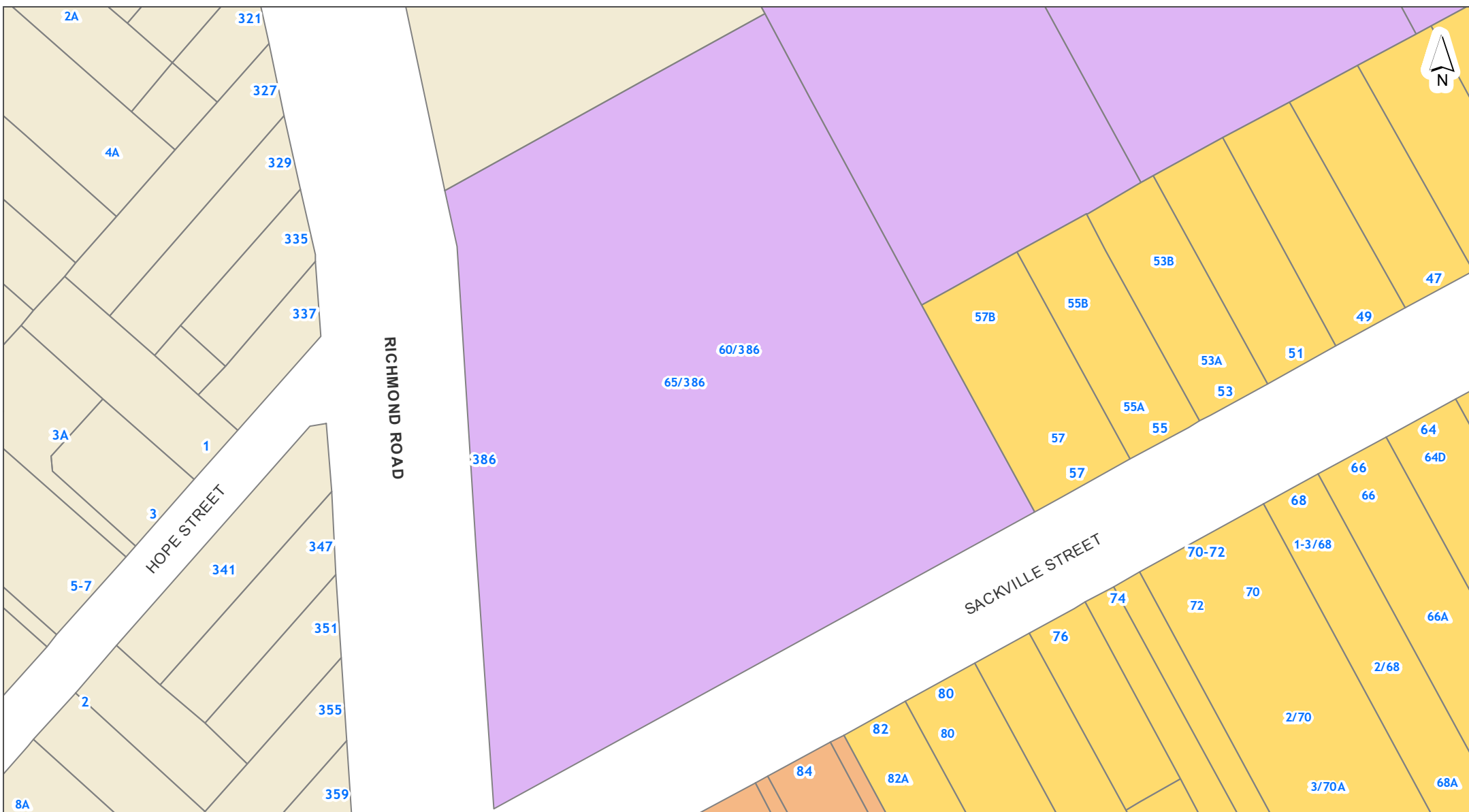


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Precincts
 85/59 Sackville Street Grey Lynn Auckland 1021
 UNIT 85 UP 198266

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Zones and Rural Urban Boundary
85/59 Sackville Street Grey Lynn Auckland 1021
UNIT 85 UP 198266

0 7 14 21
 Meters
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NOTATIONS

Appeals to the Proposed Plan

 Appeals seeking changes to zones or management layers

Proposed Modifications to Operative in part Plan

 Notice of Requirements

 Proposed 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
 -  Urban
 -  High-Use Aquifer Management Areas Overlay [rp]
 -  Quality-Sensitive Aquifer Management Areas Overlay [rp]
 -  Wetland Management Areas Overlay [rp]
- } Significant Ecological Areas Overlay








Natural Heritage

-  Verified position of tree
 -  Unverified position of tree
 -  Group of Trees
 -  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 Overlay Contours [i]
 -  Locally Significant Volcanic Viewshafts Overlay [rcp/dp]
 -  Locally Significant Volcanic Viewshafts Overlay Contours [i]
 -  Modified
 -  Natural
 -  Local Public Views Overlay [rcp/dp]
 -  Extent of Overlay
 -  Subdivision Schedule
- } Notable Trees Overlay
- } Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
- } Waitakere Ranges Heritage Area Overlay
- } Ridgeline Protection Overlay


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
- } National Grid Corridor 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]












Mana Whenua












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

Built Environment

-  Identified Growth Corridor Overlay

Controls

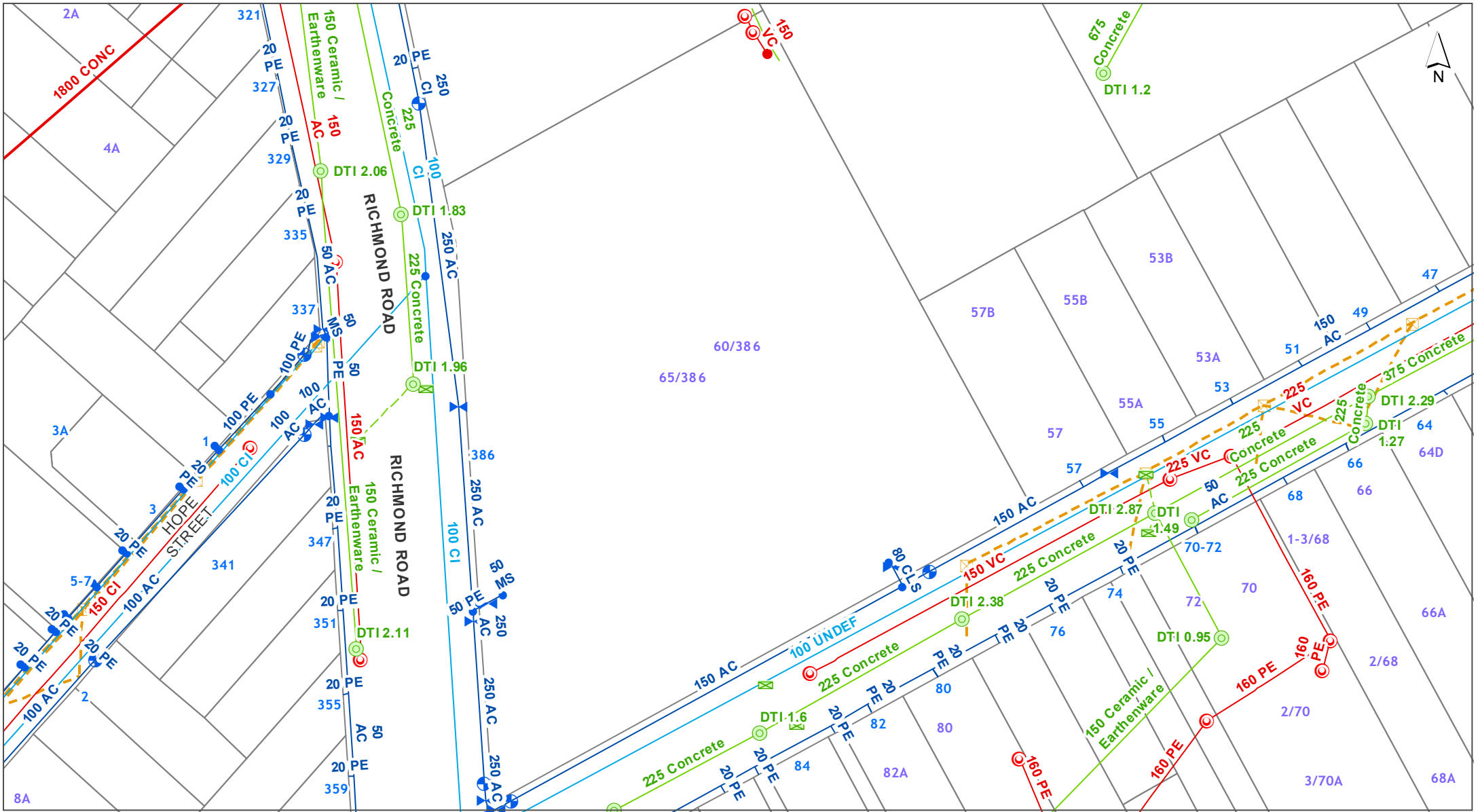
-  Key Retail Frontage
 -  General Commercial Frontage
 -  Adjacent to Level Crossings
 -  General
 -  Motorway Interchange Control
 -  Centre Fringe Office Control
 -  Height Variation Control
 -  Parking Variation Control
 -  Level Crossings With Sightlines Control
 -  Arterial Roads
 -  Business Park Zone Office Control
- } Building Frontage Control
- } Vehicle Access Restriction Control

-  Hazardous Facilities
 -  Infrastructure
 -  Macroinvertebrate Community Index
 -  Flow 1 [rp]
 -  Flow 2 [rp]
 -  Subdivision Variation Control
 -  Indigenous Vegetation 749.7 ha
 -  Freshwater Wetland 14.6 ha
 -  Surf Breaks [rcp]
 -  Cable Protection Areas Control [rcp]
 -  Coastal Inundation 1 per cent AEP Plus 1m Control
- } Emergency Management Area Control
- } Stormwater Management Area Control
- } Kawau Island Rural Subdivision SEAs Control

Designations

-  Designations

-  Airspace Restriction Designations



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Underground Services Combined
 85/59 Sackville Street Grey Lynn Auckland 1021
 UNIT 85 UP 198266

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
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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
- Septic Tank
- Septic Tank (Hi-Tech)
- Soakage System
- Inspection Chamber
- Manhole (Standard / Custom)
- Inlet & Outlet Structure
- Inlet & Outlet (No Structure)
- Catchpit
- Spillway
- Safety Benching
- Culvert / Tunnel
- Subsoil Drain
- Gravity Main
- Rising Main
- Connection
- Fence
- Lined Channel
- Watercourse
- Overland Flowpath (Public)
- Overland Flowpath (Private)
- Forebay (Public)
- Forebay (Private)
- Treatment Facility (Public)
- Treatment Facility (Private)
- Pump Station
- Planting
- Dam
- Embankment
- Viewing Platform
- Bridge
- Erosion & Flood Control (Other Structure)
- Erosion & Flood Control (Wall Structure)

Water

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

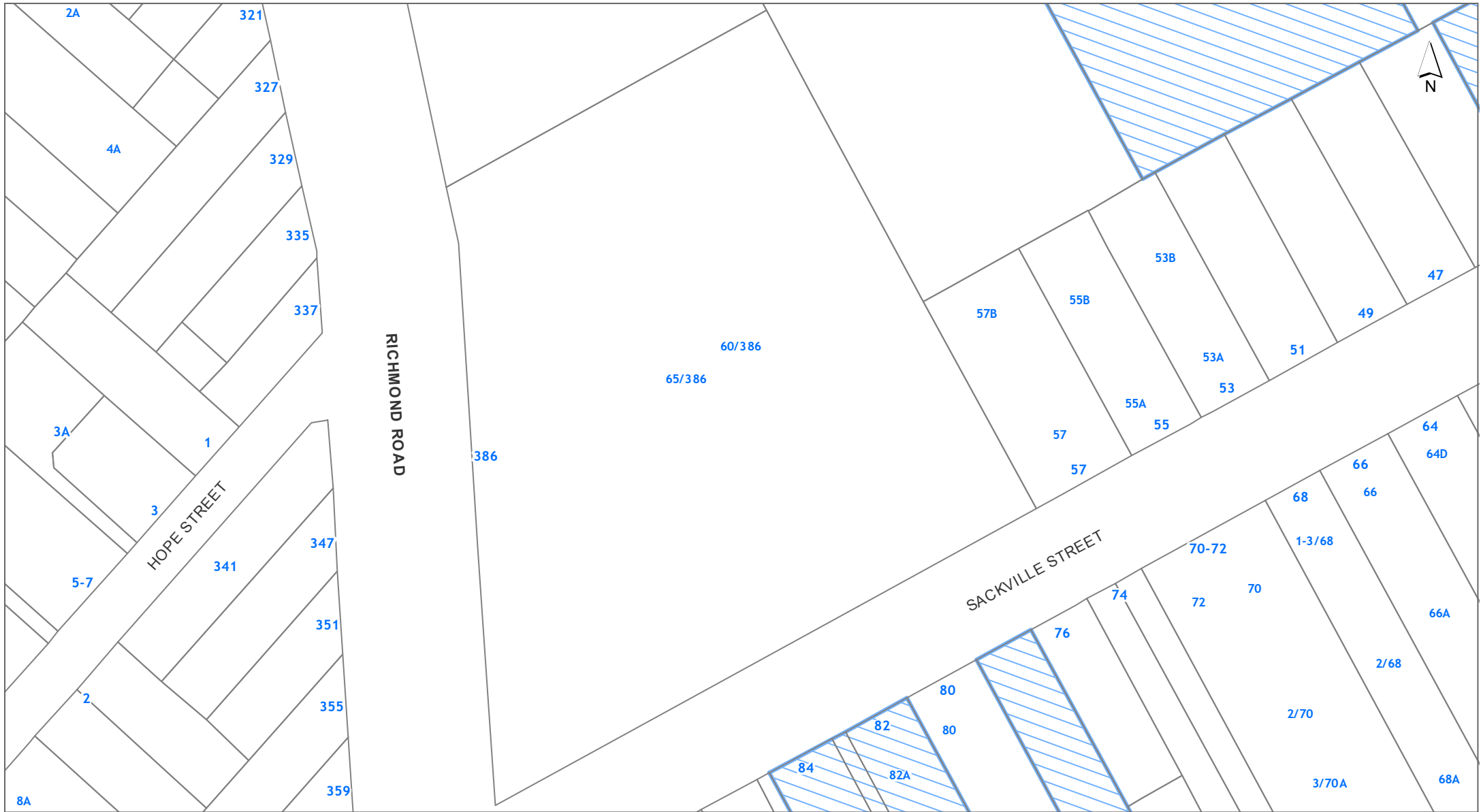
Wastewater

- Fitting (Operational)
- Fitting (Abandoned/ Not Operational)
- Other Fitting (Non Watercare)
- Manhole (Non Watercare)
- Manhole (Operational)
- Manhole (Abandoned/ Not Operational)
- Pipe (Non Watercare)
- Local Pipe (Operational)
- Local Pipe (Operational Not Vested)
- Local Pipe (Abandoned / Not Operational)
- Transmission Pipe (Operational)
- Transmission Pipe (Operational Not Vested)
- Transmission Pipe (Operational Not Vested)
- Transmission Pipe (Abandoned/ Not Operational)
- Chamber
- Structure (Non Watercare)
- Pump Station

Utilities

- Transpower Site
- Transpower Pylon
- 110 kv - Electricity Transmission
- 220 kv - Electricity Transmission
- 400 kv - Electricity Transmission
- Aviation JetA1 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 0m
- Contour Interval

Legend updated: 28/05/2024



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Hazards
 85/59 Sackville Street Grey Lynn Auckland 1021
 UNIT 85 UP 198266

0 6.5 13 19.5
 Meters
 Scale @ A4
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Natural Hazards - Coastal Erosion ASCIE
85/59 Sackville Street Grey Lynn Auckland 1021
UNIT 85 UP 198266



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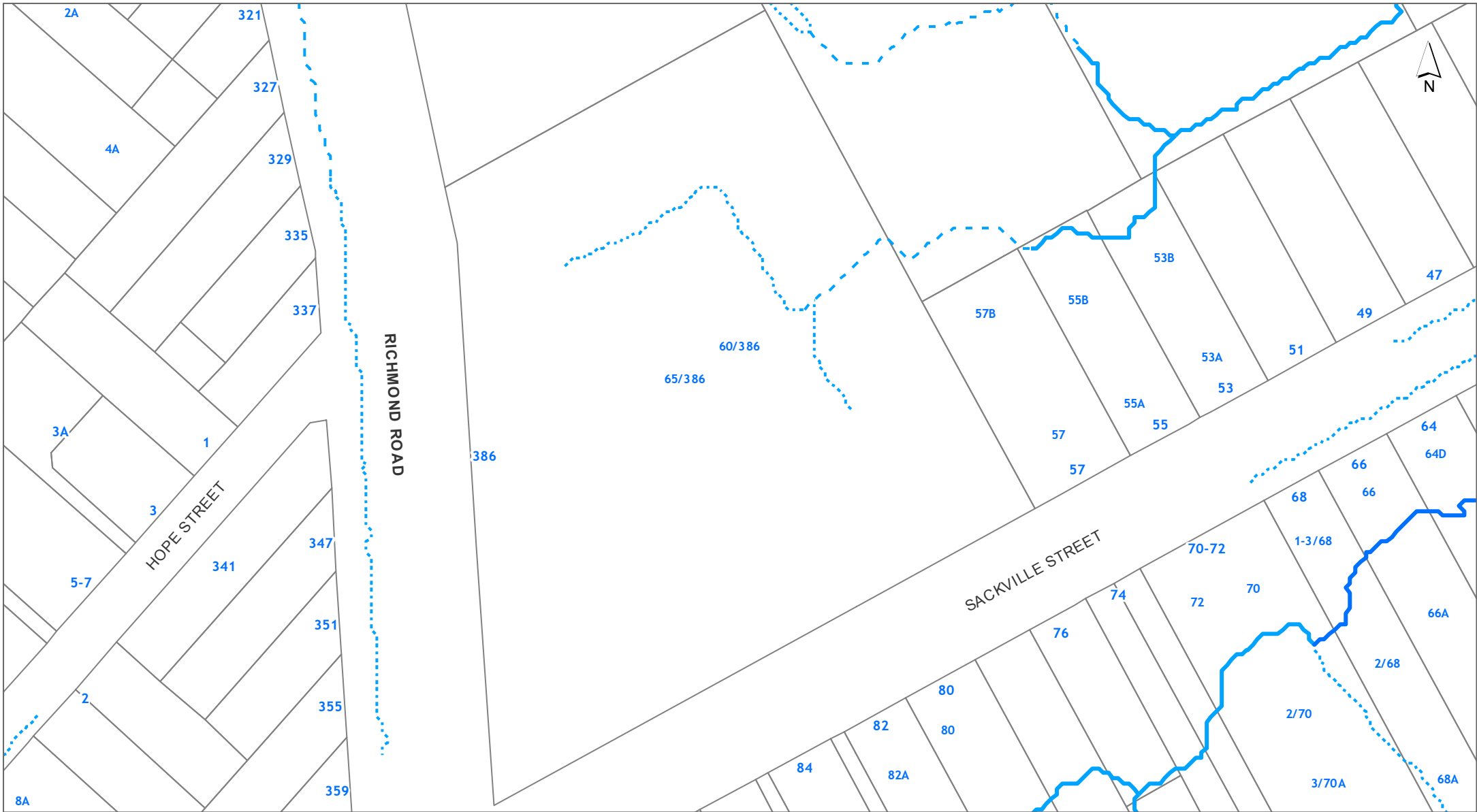
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Natural Hazards - Coastal Inundation
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 UNIT 85 UP 198266



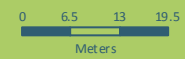
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Natural Hazards - Flooding
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UNIT 85 UP 198266



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Natural Hazards - Sea Spray
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UNIT 85 UP 198266



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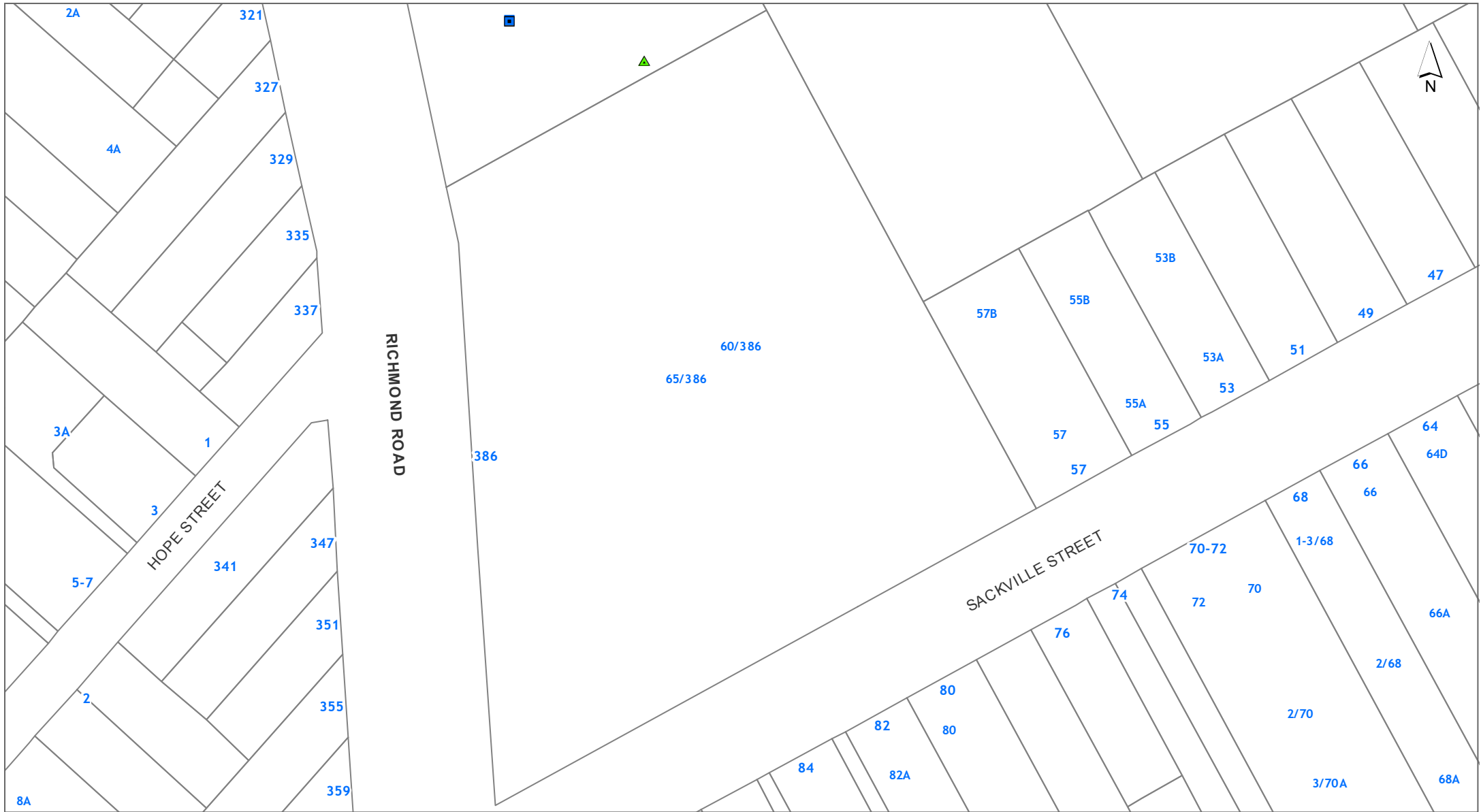
Natural Hazards - Volcanic Cones
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 UNIT 85 UP 198266



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Other
85/59 Sackville Street Grey Lynn Auckland 1021
UNIT 85 UP 198266

0 6.5 13 19.5
Meters
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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 100 Ha and above
-  Catchment area 3 Ha to 100 Ha
-  Catchment area 1 Ha and 3 Ha
-  Catchment area 4000 m² to 1 Ha
-  Catchment area 2000 m² to 4000 m²
-  1% AEP Flood Plain
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Sea Spray
-  Volcanic Cones

Coastal Inundation

-  1% AEP
 -  1% AEP plus 1m sea level rise
 -  1% AEP plus 2m sea level rise
- Areas Susceptible to Coastal Instability and Erosion (ASCIE)**
-  ASCIE 2050 (RCP8.5)
 -  ASCIE 2080 (RCP8.5)
 -  ASCIE 2130 (RCP8.5)
 -  ASCIE 2130 (RCP8.5+)
 -  Marine Area (Based on MHWs10, from Unitary Plan)

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.

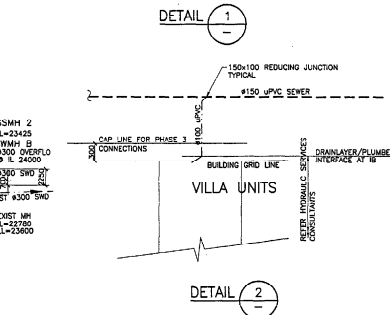
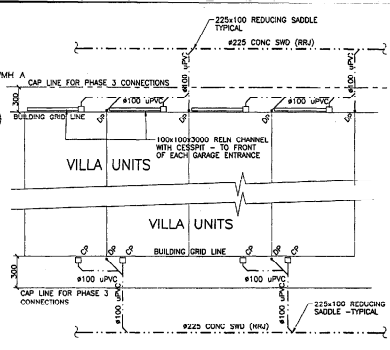
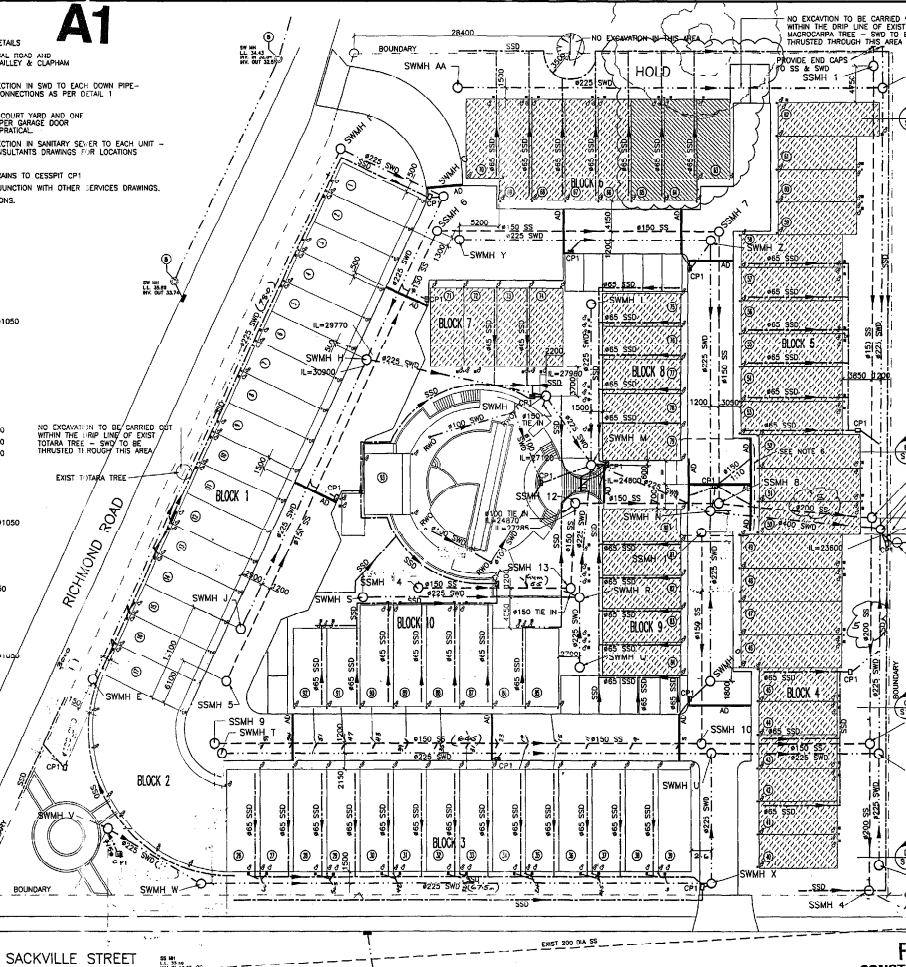
Legend updated: 22/07/2021

NOTES

1. REFER DRAWING S7 FOR TYPICAL DETAILS
2. MANHOLE U/L LEVELS TO MATCH FORMAL ROAD AND TERRACE LEVELS. REFER SWAN, RAILLEY & CLAPHAM DRAWINGS FOR FINISH LEVELS
3. ALLOW FOR ONE #100 UPVC CONNECTION IN SWD TO EACH DOWN PIPE - CONTINUOUS TO MAIN DOWN PIPE CONNECTIONS AS PER DETAIL 1 WHERE PRACTICAL.
4. ALLOW ONE 300x300 CESSPIT PER COURT YARD AND ONE 1000x1000x300 REIN WITH CESSPIT FOR GARAGE DOOR CONNECT AS PER DETAIL 1 WHERE PRACTICAL.
5. ALLOW FOR ONE #100 UPVC CONNECTION IN SANITARY SEWER TO EACH UNIT - REFER TO HYDRAULIC SERVICES CONSULTANTS DRAWINGS FOR LOCATIONS (SEE LEGEND AND DETAIL 2).
6. #150 LEADS AT 1:10 FROM ACC DRAINS TO CESSPIT CPT
7. THIS DRAWING TO BE USED IN CONJUNCTION WITH OTHER SERVICES DRAWINGS.
8. REFER TO DRAINLAYS SPECIFICATIONS.

| MH No | L | LL |
|---------|-------|-------|
| SSMH 1 | 24472 | 27300 |
| SSMH 2 | 23585 | 25600 |
| SSMH 3 | 23742 | 26200 |
| SSMH 4 | 23580 | 25100 |
| SSMH 5 | 21970 | 23820 |
| SSMH 6 | 30550 | 31400 |
| SSMH 7 | 28400 | 27700 |
| SSMH 8 | 24535 | 25435 |
| SSMH 9 | 11645 | 12670 |
| SSMH 10 | 24380 | 26000 |
| SSMH 11 | 24550 | 25500 |
| SSMH 12 | 24250 | 25120 |
| SSMH 13 | 27470 | 28370 |
| SSMH 14 | 28800 | 30325 |

| | | |
|--------|-------|-------|
| SSMH A | 30250 | 31400 |
| SSMH A | 24000 | 27500 |
| SSMH B | 23380 | 25600 |
| SSMH C | 24180 | 26200 |
| SSMH D | 24700 | 26400 |
| SSMH E | 32000 | 32000 |
| SSMH F | 30400 | 31000 |
| SSMH G | 30150 | 31600 |
| SSMH H | 28380 | 31150 |
| SSMH J | 31370 | 32800 |
| SSMH K | 27235 | 29250 |
| SSMH L | 27470 | 29250 |
| SSMH M | 24255 | 28120 |
| SSMH N | 24000 | 25435 |
| SSMH P | 25000 | 26000 |
| SSMH Q | 27620 | 28620 |
| SSMH R | 27520 | 28320 |
| SSMH S | 28800 | 32300 |
| SSMH T | 31800 | 32800 |
| SSMH U | 25070 | 26250 |
| SSMH V | 34500 | 36880 |
| SSMH W | 31500 | 32500 |
| SSMH X | 29700 | 28700 |
| SSMH Y | 30000 | 31400 |
| SSMH Z | 28000 | 27700 |



LEGEND

- STORM WATER DRAIN
- UPVC SANITARY SEWER
- SSD #100 INDOOR DRAIN WITH SARDON FILTER SOK - UNLESS OTHERWISE NOTED
- BOUNDARY
- DOWN PIPE REFER ARCH FOR SIZ
- FLOOR DRAINAGE UNIT WITH #200 BRONZE MBI GRATE WITH 50 BUCKET STRAINER & #100 OUTLET
- CP 350X350 CESSPIT
- CPT 970X350 CESSPIT
- ACC DRAIN - INSTALLED IN ACCORDANCE WITH SUPPLIERS SPECIFICATIONS
- WIDE ACC FINE-SLIDED CHANNEL - 1000 LENGTH
- ACC TYPE 507 INTERCEPT DUCTILE IRON GRATE - 500MM LENG
- ACC TYPE 0087 GALV LOCKING BAR & BOLT
- ACC K100S - 900 INLINE SUM
- UNITS INDICATED THIS SUBJECT TO SEPARATE BUILDING CONSNT
- FORM PART OF CONSTRUCTION PHASE 3 AND ALL SW SD CONNECTIONS TO THESE UNITS TO BE CAPPED 300 OUTSIDE OF BUILDING LINES

| NO | REV | DESCRIPTION | DATE | BY | REVISION |
|--------|-----|-----------------------------|------|----|----------|
| 30.419 | 1 | FOR CONSTRUCTION | | | |
| 30.419 | 2 | NOE OFICE REV | | | |
| 30.419 | 3 | REVISION CONSTRUCTION ISSUE | | | |
| 30.419 | 4 | REVISED FOR COOPERATION | | | |
| 17.189 | 1 | ISSUED CONSTRUCTION ISSUE | | | |

ARCHITECT
SWAN RAILLEY CLAPHAM AND ASSOCIATES

PROJECT TITLE
**SUMMERFIELD VILLAS
CNR RICHMOND ROAD & SACKVILLE STREET
GREY LYNN**

FOR CONSTRUCTION
**Buller George Engineers
STRUCTURAL & CIVIL CONSULTANTS**

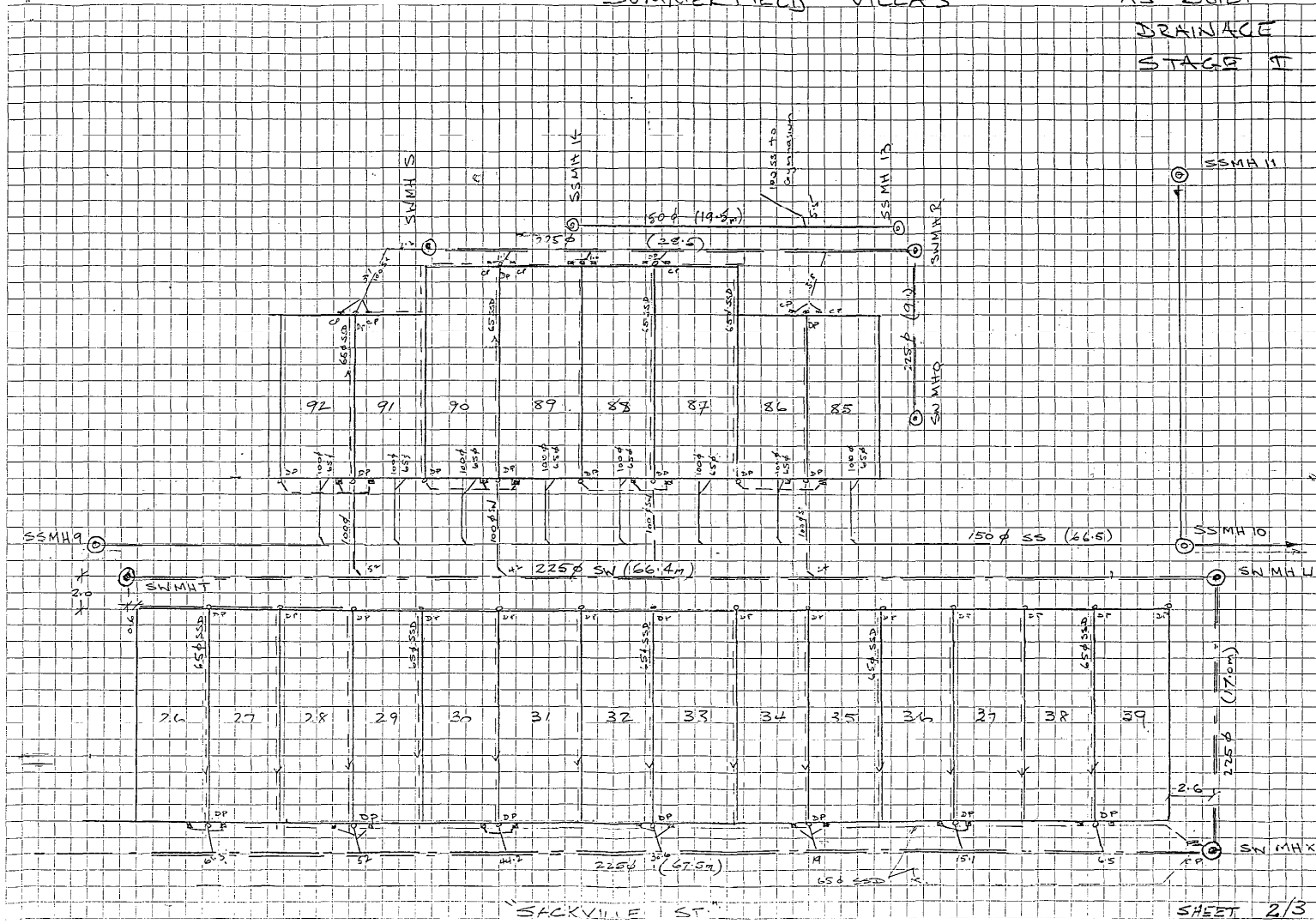
DRAWING TITLE
DRAINAGE PLAN

DATE: 12/20/11
DESIGNED BY: S.P. GEORGE
DRAWN BY: JAMES PROSSER
CHECKED BY: DALES
SCALE: 1:250 @ 1:100

P/B
S2

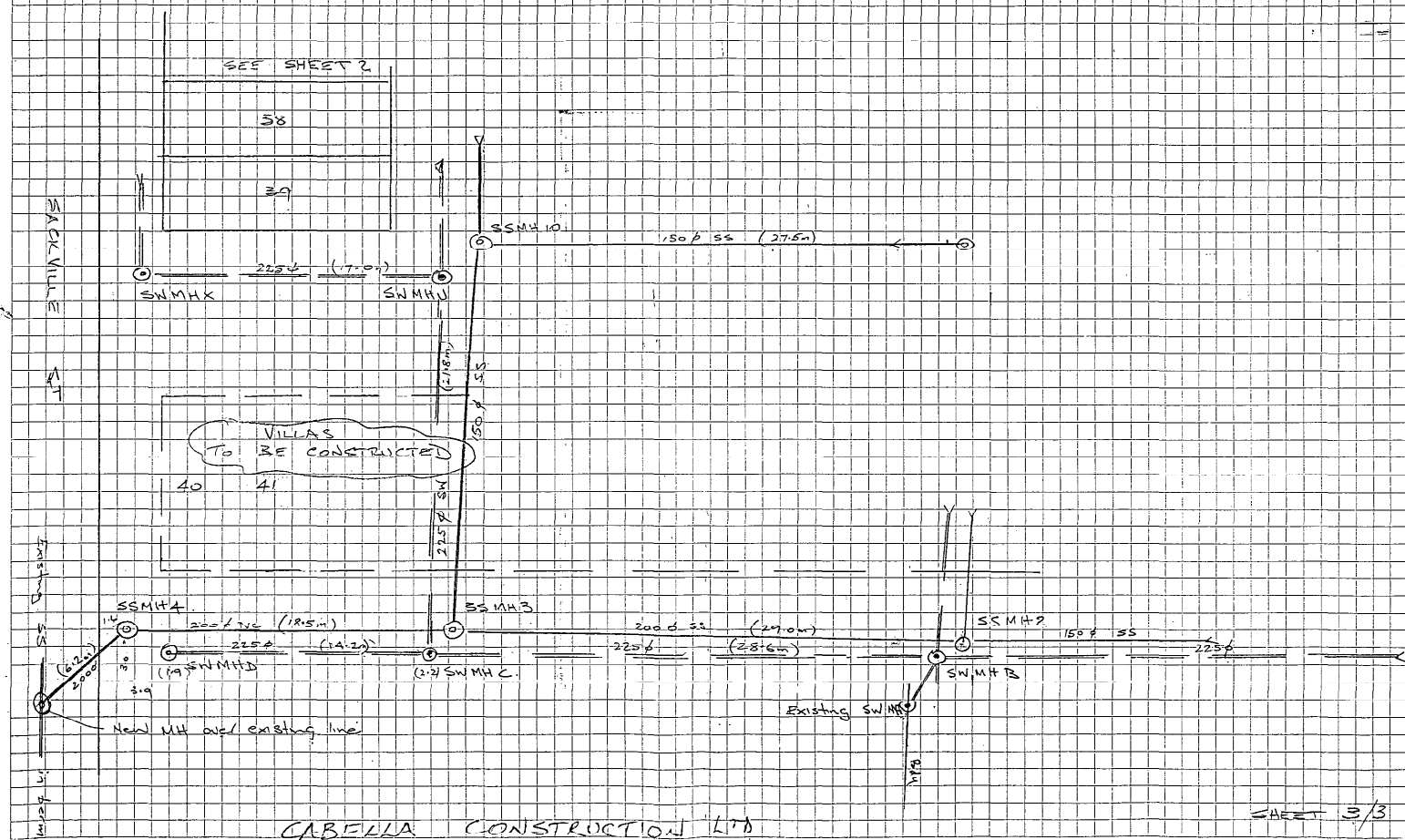
SUMNERFIELD VILLAS

AS BUILT DRAINAGE STAGE II



SUMMERFIELD VILLAS - AS BUILT

DRAINAGE STAGE I



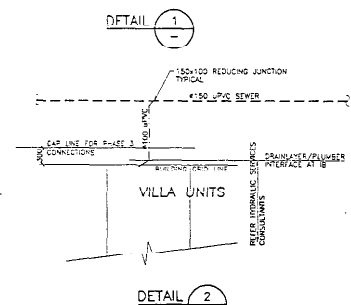
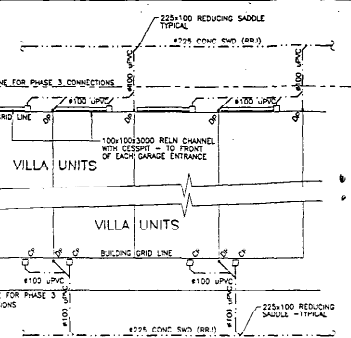
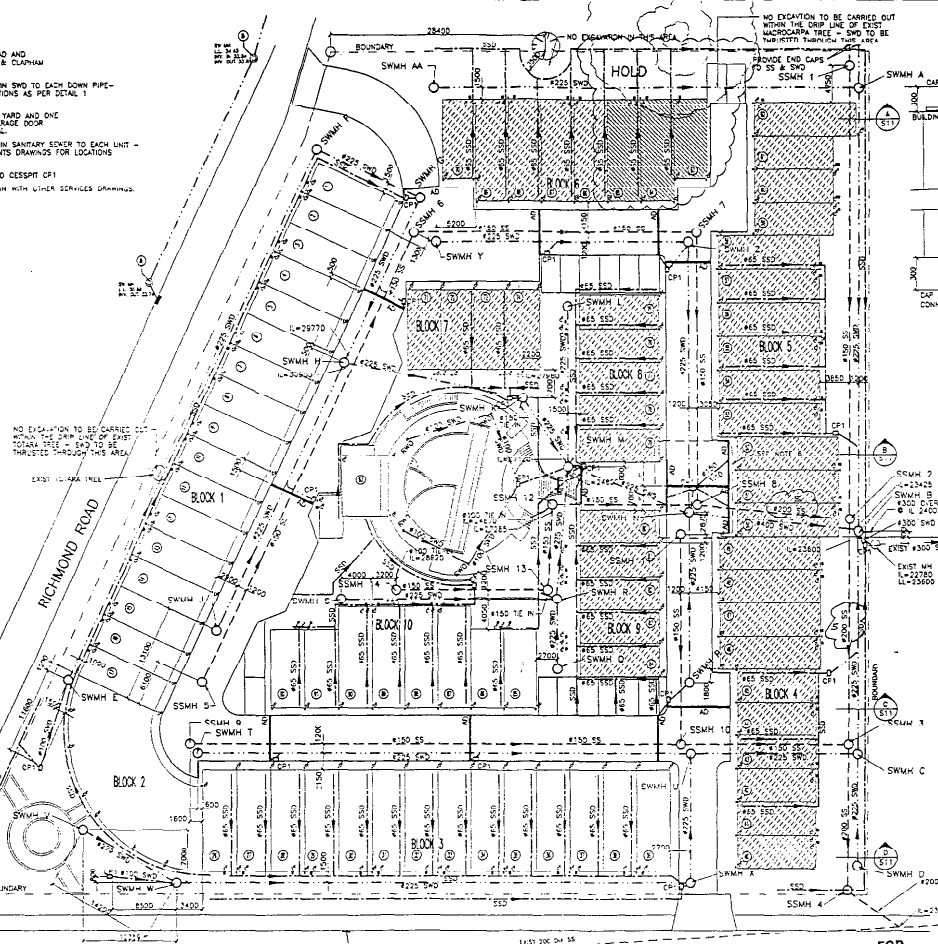
CABELLA CONSTRUCTION LTD

SHEET 3/3

NOTES

1. REFER DRAWING CP FOR FINISH DETAILS.
2. MANHOLE LID LEVELS TO MATCH FINAL ROAD AND TERRACE LEVELS - REFER SWAN, RAILLEY & CLAPHAM DRAWINGS FOR FINAL LEVELS.
3. ALLOW FOR ONE #100 UPVC CONNECTION IN SWD TO EACH DOWN PIPE - CONTRACTOR TO JOIN DOWN PIPE CONNECTIONS AS PER DETAIL 1 WHERE PRACTICAL.
4. ALLOW ONE 300x300 CESSPIT PER COURT YARD AND ONE 100x100x300 REIN WITH CESSPIT PER GARAGE DOOR - CONNECT AS PER DETAIL 1 WHERE PRACTICAL.
5. ALLOW FOR ONE #100 UPVC CONNECTION IN SANITARY SEWER TO EACH UNIT - REFER TO HYDRAULIC SERVICES CONSULTANTS DRAWINGS FOR LOCATIONS (SEE DIAGRAMATIC DETAIL 2).
6. #150 LEADS AT 1:10 FROM ACID DRAINS TO CESSPIT CP1.
7. THIS DRAWING TO BE USED IN CONSTRUCTION WITH UNDER SERVICES DRAWINGS.
8. REFER TO DRAINMAKERS SPECIFICATIONS.

| MH NO. | RL | LL |
|---------|-------|-------|
| SSMH 1 | 24478 | 27320 |
| SSMH 2 | 23585 | 25860 |
| SSMH 3 | 25742 | 26700 |
| SSMH 4 | 23580 | 26700 |
| SSMH 5 | 31970 | 32920 |
| SSMH 6 | 30590 | 31400 |
| SSMH 7 | 26400 | 27700 |
| SSMH 8 | 24150 | 25450 |
| SSMH 9 | 31950 | 32800 |
| SSMH 10 | 24380 | 26050 |
| SSMH 11 | 24850 | 25500 |
| SSMH 12 | 24850 | 26120 |
| SSMH 13 | 24740 | 25320 |
| SSMH 14 | 28800 | 30225 |
| SSMH 15 | 30250 | 31400 |
| SSMH 16 | 24450 | 27320 |
| SSMH 17 | 24160 | 25450 |
| SSMH 18 | 24700 | 25920 |
| SSMH 19 | 27280 | 28250 |
| SSMH 20 | 27470 | 28250 |
| SSMH 21 | 24280 | 28120 |
| SSMH 22 | 24050 | 25125 |
| SSMH 23 | 24000 | 25500 |
| SSMH 24 | 27520 | 28520 |
| SSMH 25 | 27320 | 28320 |
| SSMH 26 | 29800 | 30200 |
| SSMH 27 | 31500 | 32400 |
| SSMH 28 | 25070 | 26050 |
| SSMH 29 | 34500 | 35550 |
| SSMH 30 | 31500 | 32600 |
| SSMH 31 | 22500 | 23700 |
| SSMH 32 | 30000 | 31450 |
| SSMH 33 | 28400 | 29700 |



- LEGEND**
- STORM WATER DRAIN
 - UPVC SANITARY SEWER
 - SSD #100 INDIAPLO DRAIN WITH BARLON FILTER SOCK - UNLESS OTHERWISE NOTED
 - BOUNDARY
 - CP DOWN PIPE REFER ARCH FOR SIZE
 - RWD FLOOR DRAINAGE UNIT WITH #200 BRONZE WBI GRATE WITH SS BASKET STRAINER & #100 OUTLET
 - CP 350x350 CESSPIT
 - CP1 675x450 CESSPIT
 - ACD DRAWN - INSTALLED IN ACCORDANCE WITH S.P. 2013
 - #100 AND #150 PRE-SLOTTED CHANNEL - 1000 LENGTHS
 - ACD TYPE 307 INTERCEPT DUCTILE IRON GRATE
 - ACD TYPE 300W GALV. LOOKING BAR & BOLT
 - ACD #100S = 600 PUMP SUMP
- UNITS INDICATED THIS - SUBJECT TO RELEVANT BUILDING CONTRACT
- UNITS INDICATED THIS - REFER PHASE 3 CONSTRUCTION PHASE 3 ARCH ALL SW AND SS CONNECTIONS TO THESE UNITS TO BE CARRIED 300 OUTSIDE OF BUILDING LINES

ORIGINAL