

Megan Douglas
415 Redoubt Road
Manukau Central
AUCKLAND 2016



Applicant	Megan Douglas
LIM address	2E/28-36 Wellesley Street East Auckland Central Auckland 1010
Application number	8270619512
Customer Reference	
Date issued	6-Aug-2025
Legal Description	Unit X UP 156099
Record of Title	NA93B/179

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 Record 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 in the property file. Please order a [property file online](#)

<https://www.aucklandcouncil.govt.nz/buying-property/order-property-report/Pages/order-property-file.aspx>

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](#)

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:	12342707961
Rates levied for the Year 2025/2026 :	\$1,921.90
Total rates to clear for the current year (including any arrears and postponed rates):	\$4,436.68

The rates figures are provided as at 8 a.m. 06/08/2025. 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

28-36 Wellesley Street East Auckland Central Auckland 1010

Application No.	Description	Decision	Decision Date
PO/00/00229	Land Use Consent Convert 2 res units into private art galleries	Granted	07/03/2001
R/LUC/2012/1577	Land Use Consent Signs for Gloria Jeans Coffee	Granted	06/06/2012

5A/28-36 Wellesley Street East Auckland Central Auckland 1010

Application No.	Description	Decision	Decision Date
TRE60325394	Tree Consent Prune a Notable Pin Oak tree	Granted	14/09/2018

28-36 Wellesley Street East AUCKLAND CENTRAL Auckland 1010

Application No.	Description	Decision	Decision Date
LUC60363957	Land Use Consent To carry out external alterations (recladding) to level five of the scheduled heritage building.	Granted(Construction Monitoring Underway)	21/10/2020

Subdivisions

28-36 Wellesley Street East Auckland Central Auckland 1010

Application No.	Description	Decision	Decision Date
O/HW0291990	Subdivision Consent 224c certificate e4371b/2	Granted	20/05/1993

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://www.aucklandcouncil.govt.nz)

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

28-36 Wellesley Street East Auckland Central Auckland 1010

Application No.	Description	Issue Date	Status
O/3355/23	Erect ymca	24/11/1911	Issued (See Note 1)
O/20701/06	Add 2 storeys to premises	01/10/1922	Issued (See Note 1)
O/2206/31	Erect partition	07/07/1942	Issued (See Note 1)
O/3256/21	Erect fire escapes	23/07/1943	Issued (See Note 1)
O/1288/24	Renovate room to form chapel	03/12/1946	Issued (See Note 1)
O/9191/11	Fire escapes	22/01/1952	Issued (See Note 1)
O/10437/11	Alterations and lift pent house	15/11/1956	Issued (See Note 1)
O/11497/09	Form offices on 3rd floor	10/04/1957	Issued (See Note 1)
O/6393/13	Renovations to basement	31/05/1965	Issued (See Note 1)
O/8080/13	Alter kitchen and dining room	20/01/1972	Issued (See Note 1)
O/36687/02	Alteration to accommodate electric boiler	18/12/1981	Issued (See Note 1)
O/49447	Plumbing to alterations	11/03/1982	Issued (See Note 1)
O/158671	Basin sink waste disposal and washing machine	14/12/1984	Issued (See Note 1)
HB/92/01563	Demolition	16/09/1992	Issued (See Note 1)
HB/92/01644	Hoarding /kitchener st. front 65m2	30/09/1992	Issued (See Note 1)
HC/92/00025	Refurbish building for 32 unit residential units-5 levels. 4 existing + 1 new	20/10/1992	CCC Issued 23/06/1993 (See Note 2)
HB/92/02313	Hoardings	14/12/1992	Issued (See Note 1)

Application No.	Description	Issue Date	Status
HC/93/01064	Struct.alteration to public toilet	15/04/1993	CCC Not Issued (See Note 3)
HB/93/00131	Hoarding	29/04/1993	Issued (See Note 1)
HC/93/02579	Plumbing to appartments issued at counter	20/05/1993	CCC Not Issued (See Note 3)
AC/00/07768	Convert apartments into private offices - stage 1 internal work only.	20/11/2000	CCC Not Issued (See Note 3)
AC/00/07885	Const new front entrance.	23/11/2000	CCC Not Issued (See Note 3)
AC/01/10967	Erect a scaffold for 1 month	19/04/2001	CCC Issued 24/01/2003 (See Note 2)
AC/01/16117	Private drainage separation. metrowater	05/11/2001	CCC Not Issued (See Note 3)
B/2014/7090	New private storm water connection from downpipe to public storm water drainage system	03/06/2014	CCC Refused (See Note 10)
BCO10294399	Hair salon fit-out of the former gallery on the ground floor of the building (28-36 Wellesley Street East), the main entrance to the project area is via Khartoum Place. Amalgamation of Lots under Section 75 (the current project area) - 1B/28-36 Wellesley Street East Auckland Central, Unit BB Deposited Plan 156099 and 1C/28-36 Wellesley Street East Auckland Central, Unit CC Deposited Plan 156099	08/05/2020	Lapsed (See Note 8)

Application No.	Description	Issue Date	Status
BCO10315724	RECLAD St James Apartment level 5 refurbishment works, including parapet wall strengthening, recladding, timber joinery, courtyard balcony membrane and basement ceiling passive fire upgrading	23/04/2021	CCC Issued 13/11/2023 (See Note 2)
BCO10315724-A			
BCO10315724-B			
BCO10315724-C			
BCO10315724-D	AMENDMENT - Fire penetration ANARP solutions needed due to site conditions (refer to engineer judgement docs). Installation of fire rated batts and boards around IT wall penetrations required as per Passive Fire Protection Engineering Judgment 1 and 2. BCO10315724-B: AMENDMENT - Window head and parapet details A502 A503a .Courtyard deck existing structure update A515 A516. Courtyard wall update A511-A514. Parapet 3D flashings A603 A606. Gutter extension A509. Soffit and gutter update A509a A509b. Structural updates - refer letter BCO10315724-C: Amendment - St James Apartment level 5 refurbishment works, fire stopping to IT walls between units as per ANARP 3. BCO10315724-D: AMENDMENT D - Passive fire upgrades amendment- Level 1 to level 5. AMENDMENT - Fire penetration ANARP solutions needed due to site conditions (refer to engineer judgement docs). Installation of fire rated batts and boards around IT wall penetrations required as per P AMENDMENT - Window head and parapet details A502 A503a .Courtyard deck existing structure update A515 A516. Courtyard wall update A511-A514. Parapet 3D flashings A603 A606. Gutter extension A509. Soffit and gutter update A509a A509b. Structural updates - refer letter BCO10315724-C: Amendment - St James Apartment level 5 refurbishment works, fire stopping to IT walls between units as per ANARP 3. AMENDMENT D - Passive fire upgrades amendment- Level 1 to level 5		

3C/28-36 Wellesley Street East Auckland Central Auckland 1010

Application No.	Description	Issue Date	Status
BLD20041153001	Existing door and part of wall to be replaced with cavity slider kitchen sink to be relocated.	17/08/2004	CCC Not Issued (See Note 3)
BCO10379727	Refurbishment of existing bathroom in apartment 3C. Replace existing shower, toilet and hand-basin with no new plumbing fixtures to be added. Existing plumbing and locations to be used with new shower tiles and wall lining.	22/04/2024	CCC Not Issued (See Note 3)

5A/28-36 Wellesley Street East Auckland Central Auckland 1010

Application No.	Description	Issue Date	Status
AC/01/15264	Int alts: kitchen and bathroom.	25/10/2001	CCC Issued 22/07/2008 (See Note 2)

5B/28-36 Wellesley Street East Auckland Central Auckland 1010

Application No.	Description	Issue Date	Status
EXE21406503	The proposed works will be contained within apartment 5B of the St. James Apartments, there will be some demolition of non-load bearing internal partitions as indicated on the drawings, reconfiguration of the two bathrooms with new sanitary-ware to be installed connecting into the existing drainage points, new shower suites as shown again connecting into the existing drainage points. Please refer to the Moyne and Co letter uploaded.	30/08/2018	Issued (See Note 4)

1B/28-36 Wellesley Street East AUCKLAND CENTRAL Auckland 1010

Application No.	Description	Issue Date	Status
B/2011/6358	Internal shop fit-out including new toilet, cafe operations. Remove non-load bearing partitions and install new partitions.	22/02/2012	CCC Issued 12/03/2012 (See Note 2)

Note	Description
1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.
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.
4	Building Consent not required. Exemption for Building work has been granted under clause 2 of Schedule 1 of the Building Act.
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.

Compliance Schedules (Building Warrant of Fitness)

28-36 Wellesley Street East Auckland Central Auckland 1010

Reference number	BWOF expiry date
L/COM/1993/349	23/06/2026

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.

Seismic Performance

The Building Act 2004 sets out how earthquake-prone and potentially earthquake-prone buildings are identified and managed by Territorial Authorities. Residential properties (unless they have two or more storeys and contain three or more household units) are not subject to the earthquake-prone provisions of the Building Act.

The earthquake-prone building provisions of Auckland Council's Earthquake Prone, Dangerous and Insanitary Buildings Policy 2011-2016 have been superseded by changes made to the Building Act by the Building (Earthquake-prone Buildings) Amendment Act 2016 which came into effect on 1 July 2017.

For more information on the system for managing earthquake-prone buildings under the Building Act , please visit <https://www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/>

Important: The transition process from managing earthquake-prone and potentially earthquake-prone buildings under Auckland Council's Earthquake-prone, Dangerous and Insanitary Buildings Policy to the provisions of the Building (Earthquake-prone Buildings) Amendment Act 2016 will provide building owners with an opportunity to have the seismic performance of their building re-assessed using new engineering assessment methodology.

2E/28-36 Wellesley Street East Auckland Central Auckland 1010

Application No.	Description
O/SPR/2013/2918	Detailed Seismic Assessment Seismic performance rating is C

28-36 Wellesley Street East Auckland Central Auckland 1010

Application No.	Description
O/SPR/2013/2918	Detailed Seismic Assessment Seismic performance rating is C

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:

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>

Heritage Site

The site may contain or may be adjacent to a Protected Building, Object or Place:

Heritage ID:

Name: YMCA (former) - Auckland Hospital Board Building - Former Auckland Hospital Board Building -

Former YMCA Building - St James Apartments

Site Type: Building - Public

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:

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

For any information concerning Caveats, Bonds, Encumbrances, Consent Notices or Covenants, please refer to the Record 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 : AC-01-16117

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

Address

2E/28-36 Wellesley Street East Auckland Central Auckland 1010

Legal Description

UNIT X UP 156099

Appeals

Modifications

Zones

Business - City Centre Zone

Precinct

Queen Street Valley, Precinct

Controls

Controls: Macroinvertebrate Community Index - Urban

Controls: Vehicle Access Restriction Control - General

Overlays

Historic Heritage and Special Character: Historic Heritage Overlay Extent of Place [rcp/dp] - 2085 - YMCA/Auckland Hospital Board Building (former)

Designations



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Built Environment

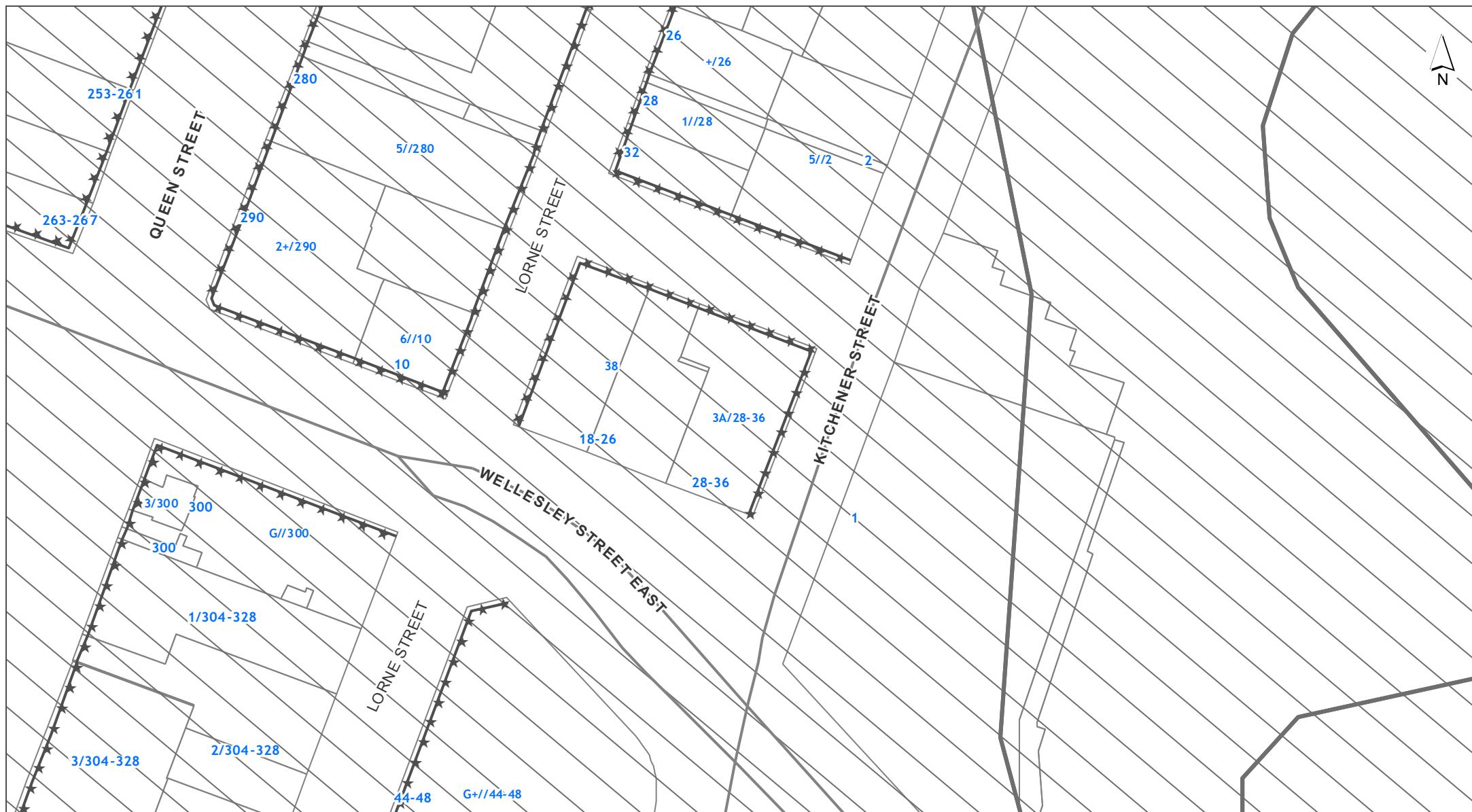
2E/28-36 Wellesley Street East Auckland Central Auckland 1010

UNIT X UP 156099

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
6/08/2025



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Controls

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Designations

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Historic Heritage and Special Character

2E/28-36 Wellesley Street East Auckland Central Auckland 1010

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Infrastructure**2E/28-36 Wellesley Street East Auckland Central Auckland 1010****UNIT X UP 156099**

0 7 14 21
Meters

Scale @ A4
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Mana Whenua

2E/28-36 Wellesley Street East Auckland Central Auckland 1010

UNIT X UP 156099

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
6/08/2025



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Natural Heritage

2E/28-36 Wellesley Street East Auckland Central Auckland 1010

UNIT X UP 156099

0 7 14 21
Meters

Scale @ A4
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Natural Resources

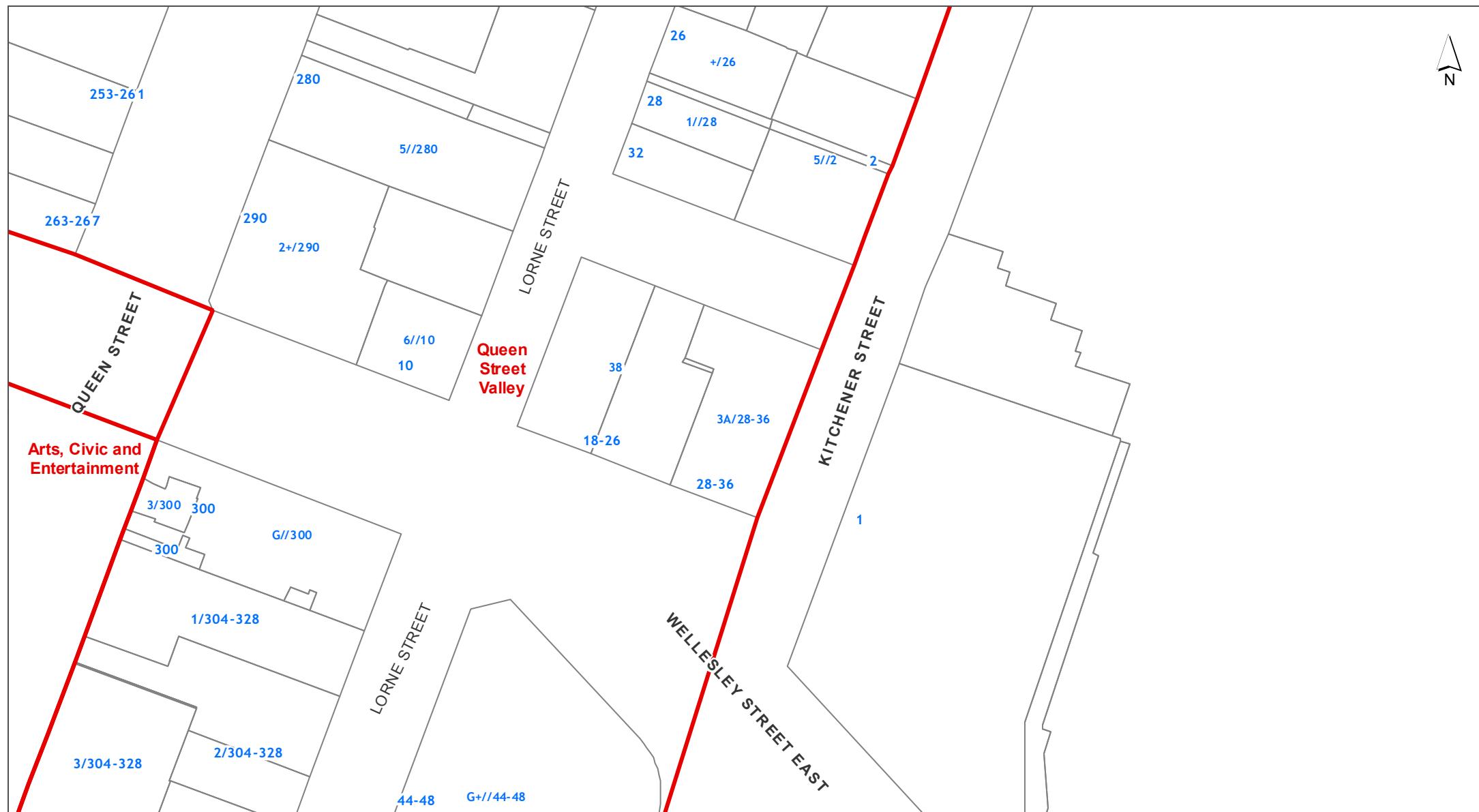
2E/28-36 Wellesley Street East Auckland Central Auckland 1010

UNIT X UP 156099

0 7 14 21
Meters

Scale @ A4
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Date Printed:
6/08/2025



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Precincts

2E/28-36 Wellesley Street East Auckland Central Auckland 1010

UNIT X UP 156099



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Zones and Rural Urban Boundary

2E/28-36 Wellesley Street East Auckland Central Auckland 1010

UNIT X UP 156099

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
6/08/2025

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		Natural Heritage	
	Terrestrial [rp/dp]		Verified position of tree
	Marine 1 [rcp]		Unverified position of tree
	Marine 2 [rcp]		Group of Trees
	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]		
Infrastructure		Historic Heritage & Special Character	
	Airport Approach Surface Overlay		Historic Heritage Overlay Place [rcp/dp]
	Aircraft Noise Overlay		Historic Heritage Overlay Extent of Place [rcp/dp]
	City Centre Port Noise Overlay [rcp / dp]		Special Character Areas Overlay Residential and Business
	Quarry Buffer Area Overlay		Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]
	National Grid Subdivision Corridor		Auckland War Memorial Museum Viewshaft Overlay Contours [i]
	National Grid Substation Corridor		Stockade Hill Viewshaft Overlay – 8m height area
	National Grid Yard Compromised		Stockade Hill Viewshaft [i]
	National Grid Yard Uncompromised		
Mana Whenua		Controls	
	Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]		Key Retail Frontage
Built Environment			General Commercial Frontage
	Identified Growth Corridor Overlay		Adjacent to Level Crossings
			General
			Motorway Interchange Control
	Centre Fringe Office Control		Building Frontage Control
	Height Variation Control		Vehicle Access Restriction Control
	Parking Variation Control		
	Level Crossings With Sightlines Control		
	Arterial Roads		
	Business Park Zone Office 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
Designations			
	Designations		Airspace Restriction Designations

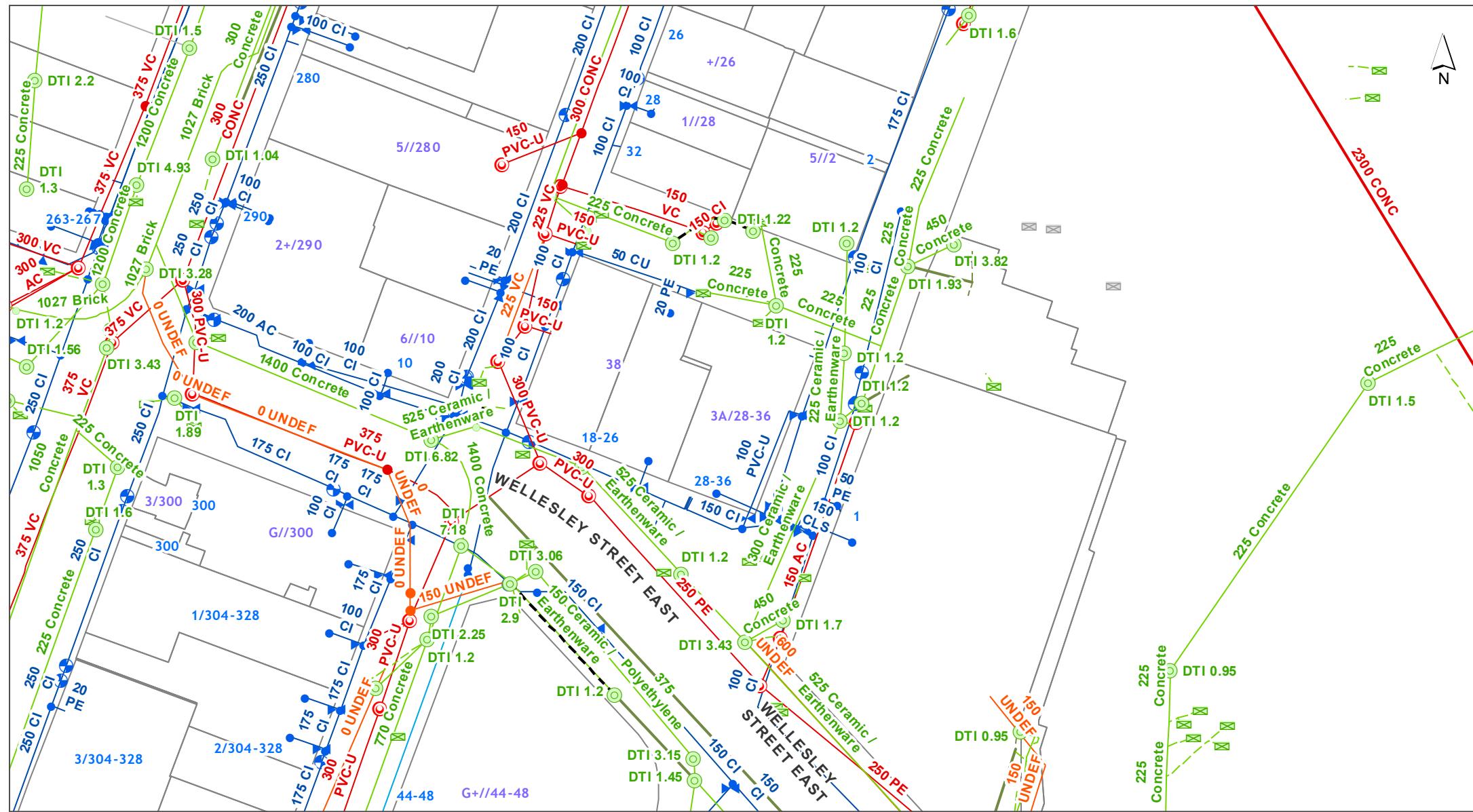
Designations



Designations



Airspace Restriction Designations



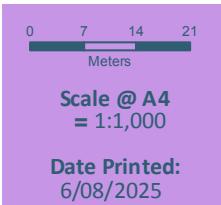
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Underground Services Combined

2E/28-36 Wellesley Street East Auckland Central Auckland 1010

UNIT X UP 156099



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
 Pipe - Unserviceable	 Erosion & Flood Control (Other Structure)
 Culvert / Tunnel	 Erosion & Flood Control (Wall Structure)
 Subsoil Drain	
 Gravity Main	
 Rising Main	
 Connection	
 Fence	
 Lined Channel	
 Watercourse	

Water

 Valve
 Hydrant
 Fitting
 Other Watercare Point Asset
 Other Watercare Linear Asset
 Local Pipe (Bulk)
 Local Pipe (In Service)
 Local Pipe (Abandoned)
 Transmission Pipe (In Service)
 Transmission Pipe (Out of Service)
 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 (Main / Service Line)
 Local Pipe (Abandoned)
 Local Pipe (Future)
 Transmission Pipe (In Service)
 Transmission Pipe (Out Of Service)
 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)

Legend updated:
20/05/2025



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Hazards

2E/28-36 Wellesley Street East Auckland Central Auckland 1010

UNIT X UP 156099

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
6/08/2025



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Natural Hazards - Coastal Erosion ASCIE

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UNIT X UP 156099

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
6/08/2025



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Natural Hazards - Coastal Inundation

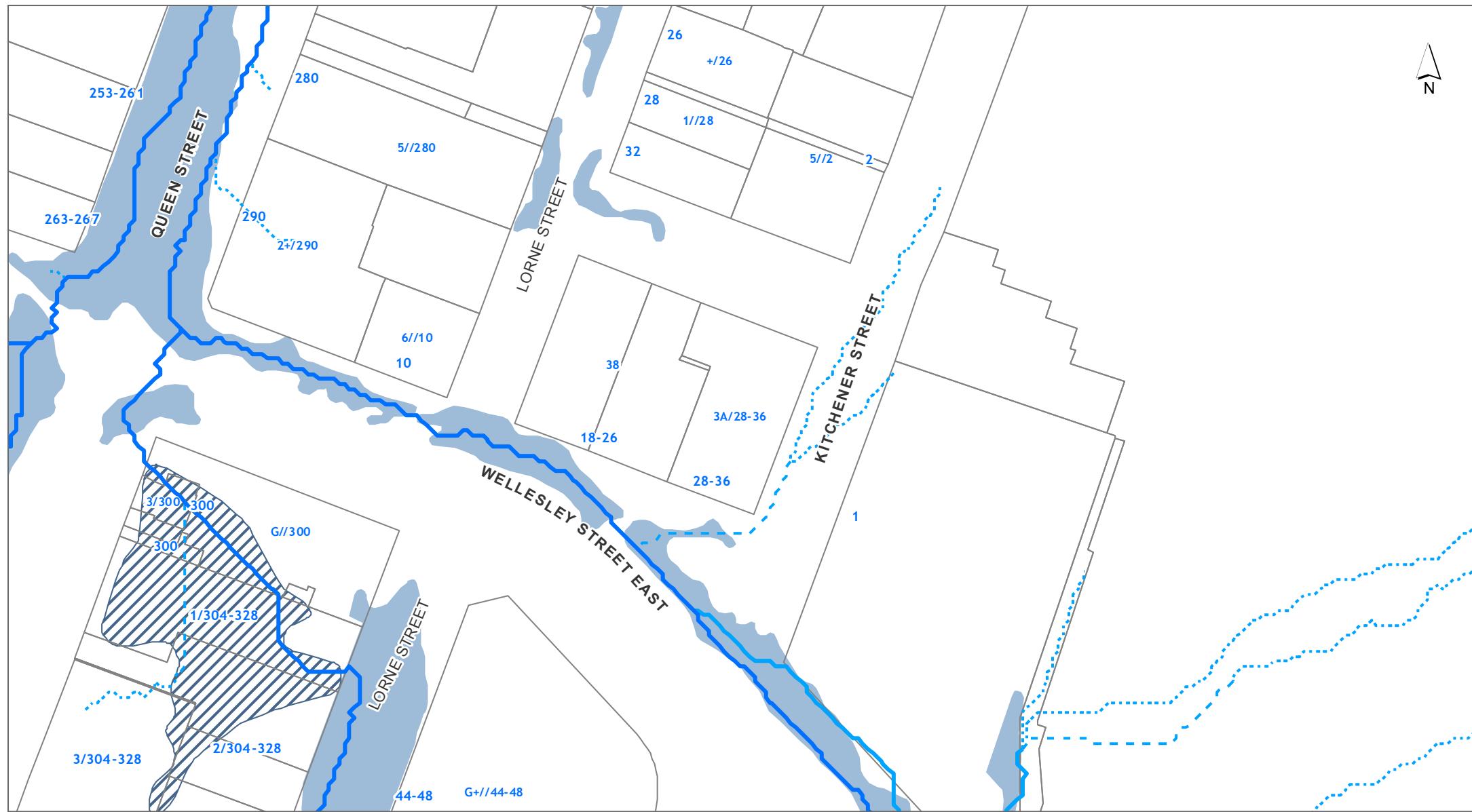
2E/28-36 Wellesley Street East Auckland Central Auckland 1010

UNIT X UP 156099

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Natural Hazards - Flooding

2E/28-36 Wellesley Street East Auckland Central Auckland 1010

UNIT X UP 156099

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
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Natural Hazards - Sea Spray

2E/28-36 Wellesley Street East Auckland Central Auckland 1010

UNIT X UP 156099

0 6.5 13 19.5
Meters

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= 1:1,000

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Natural Hazards - Volcanic Cones

2E/28-36 Wellesley Street East Auckland Central Auckland 1010

UNIT X UP 156099

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

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Other

2E/28-36 Wellesley Street East Auckland Central Auckland 1010

UNIT X UP 156099

0 6.5 13 19.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
6/08/2025

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

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 Unitary Plan Mean High Water Springs-10)

Coastal Inundation

1% AEP

1% AEP plus 1m sea level rise

1% AEP plus 2m sea level rise

Other

Heritage

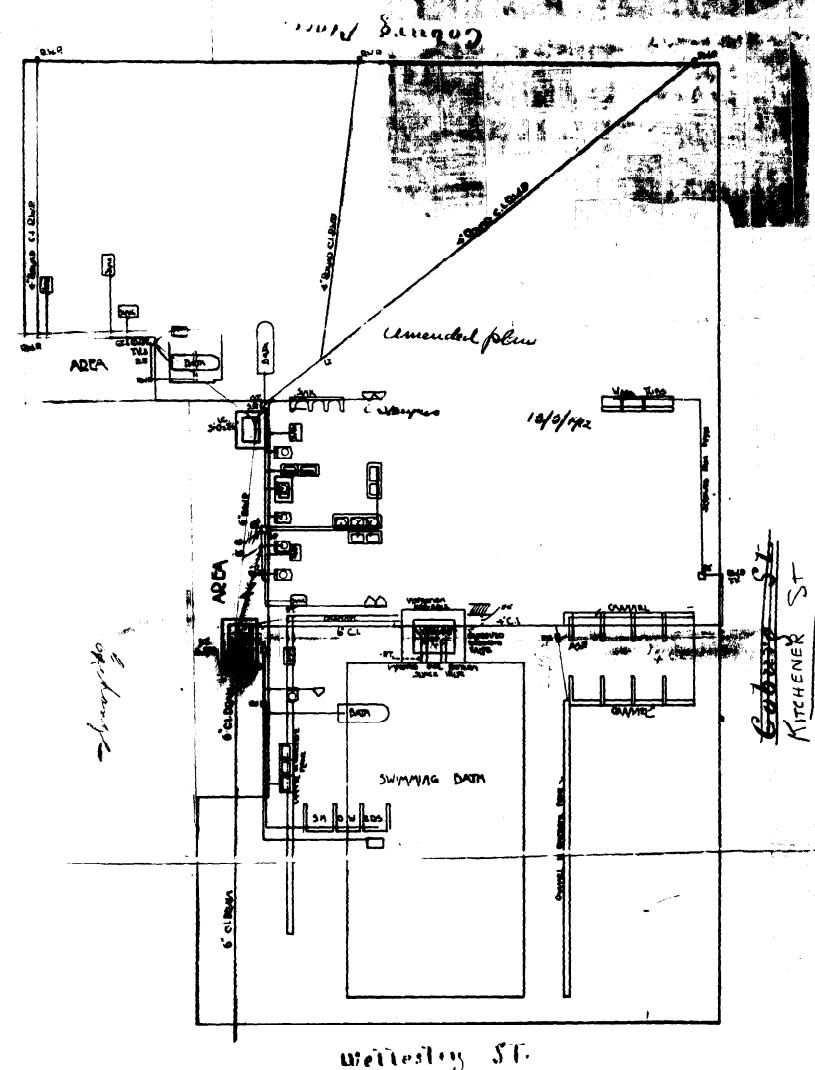
- Archaeology
- Heritage Area
- Mana Whenua Site
- Maritime
- Structure
- Botanic
- Botanic Heritage
- Archaeology
- Mana Whenua Site
- Maritime
- Structure

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: 21/11/2024



NEW Y.M.C.A.
WELLESLEY ST.



IV

LORNE

STREET.

9'

EM. IRON TUNNEL & DRAINS

9' 0" down

Y.M.C.A.

COBURG PLACE

INVERT AT M.H. 9.4'

" " CONNECTION 11.6'

DIFFERENCE OF LEVEL BETWEEN FLOOR
OF PIT AND INVERT AT M.H. 3.6'
GIVING A GRADE OF SAY 1 IN 50.

Watery Tree's Club

Kitchener St

EV 3

Building Rules



AUCKLAND CITY ENVIRONMENTS

AS BUILT DRAINAGE PLAN

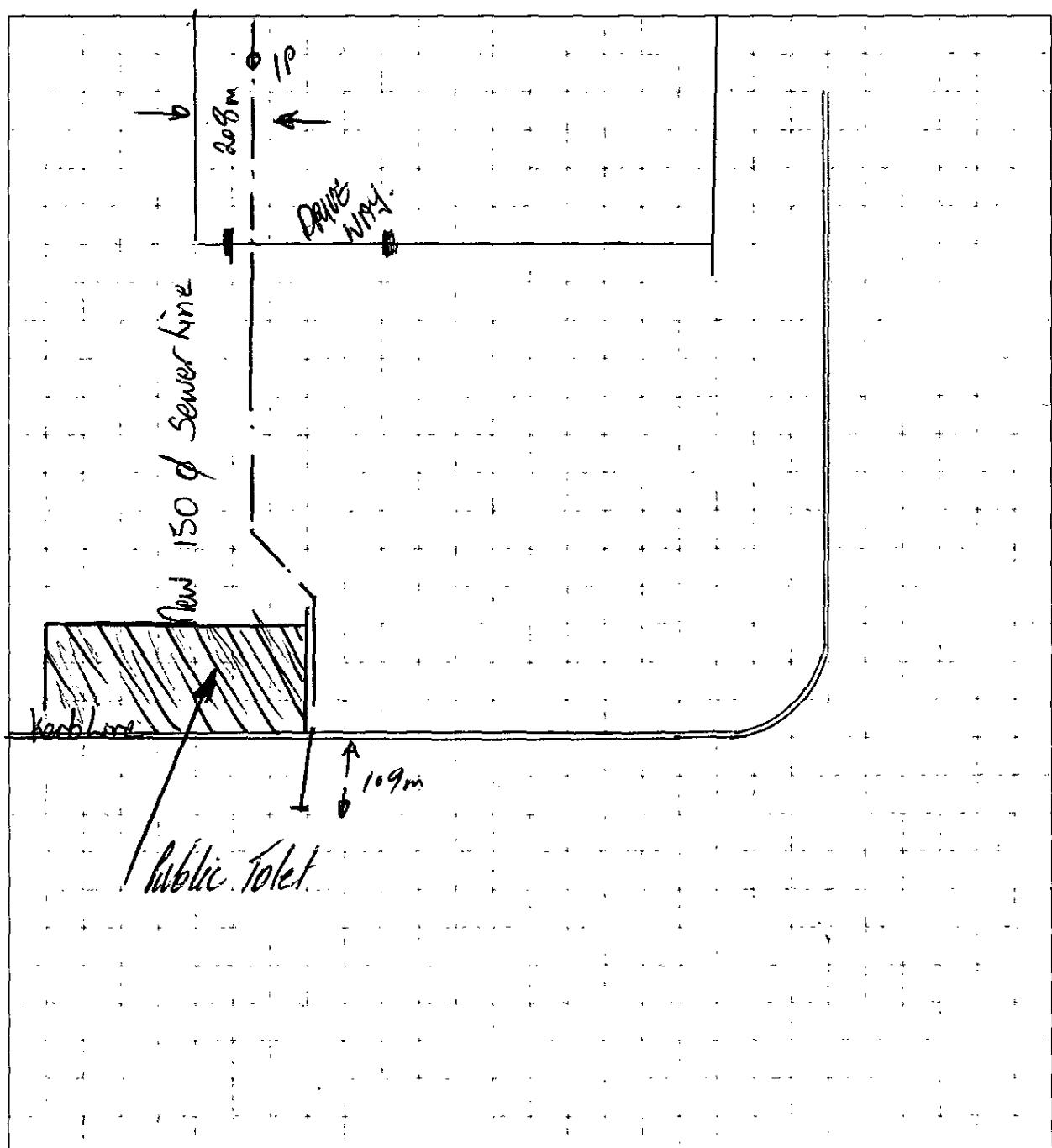
Consent number: AC/01/16117 Owner: Body Corporate 156099

Site address: 28-36 Wellesley Street East

Drainlayer: Drain Plan Registration number: _____

NOTE: Please provide figures/measurements from a defined point of reference.

Date submitted: _____



AUCKLAND CITY

Auckland City Environments 35 Graham Street (off Victoria Street West), Auckland Central