

Alexey Smorodin
49A Flaxdale Street
Birkdale
AUCKLAND 0626



Applicant	Alexey Smorodin
LIM address	49A Flaxdale Street Birkdale 0626
Application number	8270406503
Customer Reference	
Date issued	5-Aug-2022
Legal Description	Lot 2 DP 380974
Certificates of title	324120

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

Soil issues recorded. The land may not be suitable for particular development or land use purposes. A soil report may be required to/must be submitted with any building and/or resource consent application.

Effective Date	Description	Details
16/08/2007	Geotechnical report required	The owner must ensure that the design and construction of any building or extensions to any existing building are in accordance with the recommendations of a Chartered Professional Engineer who must satisfy the Council that adequate foundation investigations have been undertaken to ensure that foundations will reach soils that will provide adequate means of support and any related earthworks and temporary works have appropriate factors of safety.
25/05/2015	Slippage, subsidence, erosion	A 30m wide landslip has occurred on the slope to the east of the stream extending under and to both sides of the bridge abutment of the access way. Refer the report dated 04-02-14 by Tonkin and Taylor reference 29071.6265

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.

Watercourses

This site has a watercourse passing through or beside it, as shown on the attached public drainage and water services map. Watercourses are generally the responsibility of the occupier(s)/owner(s) of the land they pass through or alongside of.

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.

Flood Plain

This site (property parcel) spatially intersects with a Flood Plain, as displayed on the map attached to this LIM entitled "Special Land Features - Natural Hazards - Flooding", and may flood during significant rainfall events.

Flood Plains represent the predicted area of land inundated by runoff from a 1% Annual Exceedance Probability (AEP) magnitude event, often referred to as a '1 in 100-year event'.

Flood Plains are generally determined by computer based hydrological and hydraulic modelling.

The Auckland Unitary Plan contains policies and rules relating to development and/or works within or adjacent to Flood Plains.

Note: The terms "Flood Plain" and "Floodplain" are used interchangeably.

Flood Sensitive Area

This site (property parcel) spatially intersects with a Flood Sensitive Area, as displayed on the map attached to this LIM entitled "Special Land Features – Natural Hazards - Flooding".

A Flood Sensitive Area is derived from the Flood Plain by adding 0.5m to the maximum water level, and extending this new level until it reaches the terrain.

The Flood Sensitive Area is an indicative area for information about where flood related residential freeboards may apply.

Flood Prone Area

This site (property parcel) spatially intersects with a Flood Prone Area, as displayed on the map attached to this LIM entitled "Special Land Features – Natural Hazards - Flooding".

Flood Prone Areas represent depressions in the terrain with no natural outlet. The frequency of flooding within the Flood Prone Area is dependent on the upstream catchment area, the amount of rainfall and the outlet capacity.

Flood Prone Areas are determined from analysis of a Digital Terrain Model (DTM).

Any development within a Flood Prone Area may require a risk assessment.

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 3604:2011E 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: Unknown or Unassessed Corrosion Zone

Unknown or unassessed - No known information is available relating to these sites. Recommended that specific sites and/or product designed and to consult suppliers information for specific durability requirements.

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.

Effective Date	Description	Details
16/08/2007	Stormwater discharge to be controlled	The private stormwater drainage system within each of the lots includes rainwater reuse tanks, (plumbed into the dwelling) and detention tanks to control stormwater runoff from the roof and pavement areas within the lots. The owners are individually responsible for the ongoing maintenance and upkeep of the respective tanks within their lots and also any private drainage pipework outside the boundaries of their lots that specifically services their lots to ensure their whole stormwater system continues to operate effectively and in accordance with the "Flaxdale No 49 Residents Association Inc Maintenance Manual" requirements that pertain to the lots. Private drainage easements pertaining to individual lots, if any, are shown on DP 380974.

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: 12341341890

Rates levied for the Year 2022/2023 :	\$2,682.51
Total rates to clear for the current year (including any arrears and postponed rates):	\$2,682.51

The rates figures are provided as at 8 a.m. 05/08/2022. It is strongly advised these are not used for settlement purposes.

Retrofit Your Home Programme

The Retrofit Your Home programme provides financial assistance, advice and information to householders wanting to create an improved home environment.

The scheme contributes to the achievement of the Air Quality National Environmental Standards encouraging the installation of clean heat and insulation in homes as well as supporting access to central government grants and subsidies. The programme offers homeowners a retrofit plan for their homes and financial assistance up to \$5000 repaid through a targeted rate.

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

 retrofit@aucklandcouncil.govt.nz

s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land(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

49A Flaxdale Street Birkdale 0626

Application No.	Description	Decision	Decision Date
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Application No.	Description	Decision	Decision Date
LH-2120316	Land Use Consent 6 New Dwellings - >300m2 and Trees	Granted	02/09/2005

Subdivisions

49A Flaxdale Street Birkdale 0626

Application No.	Description	Decision	Decision Date
SA-3020552	Subdivision Consent Lots 1-6 being a proposed subdivision of Lot 2 DP 200612 and easement over Lot 69 DP 65552	Granted	03/02/2006

Engineering Approvals

49A Flaxdale Street Birkdale 0626

Application No.	Description	Decision	Decision Date
SF-3020130	Engineering Compliance new public ww drain	Approved	13/08/2007

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

Further Information

The Council may hold additional information for this property, for example concerning resource consents for discharges to air, land or water issued by the former Auckland Regional Council prior to 1 November 2010. If you would like Auckland Council to search for this type of information, please contact us.

Building

49A Flaxdale Street Birkdale 0626

Application No.	Description	Issue Date	Status
BC-1220300	6 New Dwellings	27/10/2005	CCC Issued 11/06/2007 (See Note 2)

Note	Description
2	Code Compliance Certificate (CCC) for this consent was issued.

Please note that prior to the Building Act 1991; Councils were not required to maintain full records of building consents [etc] issued under the Building Act. While Auckland Council has always endeavoured to maintain full records of pre-Building Act 1991 matters, not all records for this period have survived and in other cases where building work is documented, information may be incomplete. Council does not accept responsibility for any omission.

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

Compliance Schedules (Building Warrant of Fitness)

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

If it is evident that any specified systems such as lifts or commercial fire alarms are present in the building, the owner must ensure there is a current compliance schedule or building warrant of fitness.

Swimming/Spa Pool Barriers

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

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

Licences

There are NO current licences recorded

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

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

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

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

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

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

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

The AUP:OP can be viewed here:

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

The legacy regional and district plans can be viewed here:

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

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

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

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

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

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

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

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

Plan Changes and Notices of Requirement

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

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

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

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

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

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

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

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

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

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

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

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

Auckland Unitary Plan

Please note that the Auckland Unitary Plan (Operative in part) applies to this property. The Unitary Plan

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

The Unitary Plan can be accessed at Council service centres and libraries and can be found on the following internet page:

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

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

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

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

No information has been notified to Council.

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

Underground Services and District Plan maps are attached.

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

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

Attachments

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

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

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

- Consent Conditions : LH-2120316
- As Built Drainage Plan : BC-1220300 As built drainage plan

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

Address

49A Flaxdale Street Birkdale 0626

Legal Description

Lot 2 DP 380974

Appeals

Modifications

Zones

Residential - Single House Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Native

Controls: Macroinvertebrate Community Index - Urban

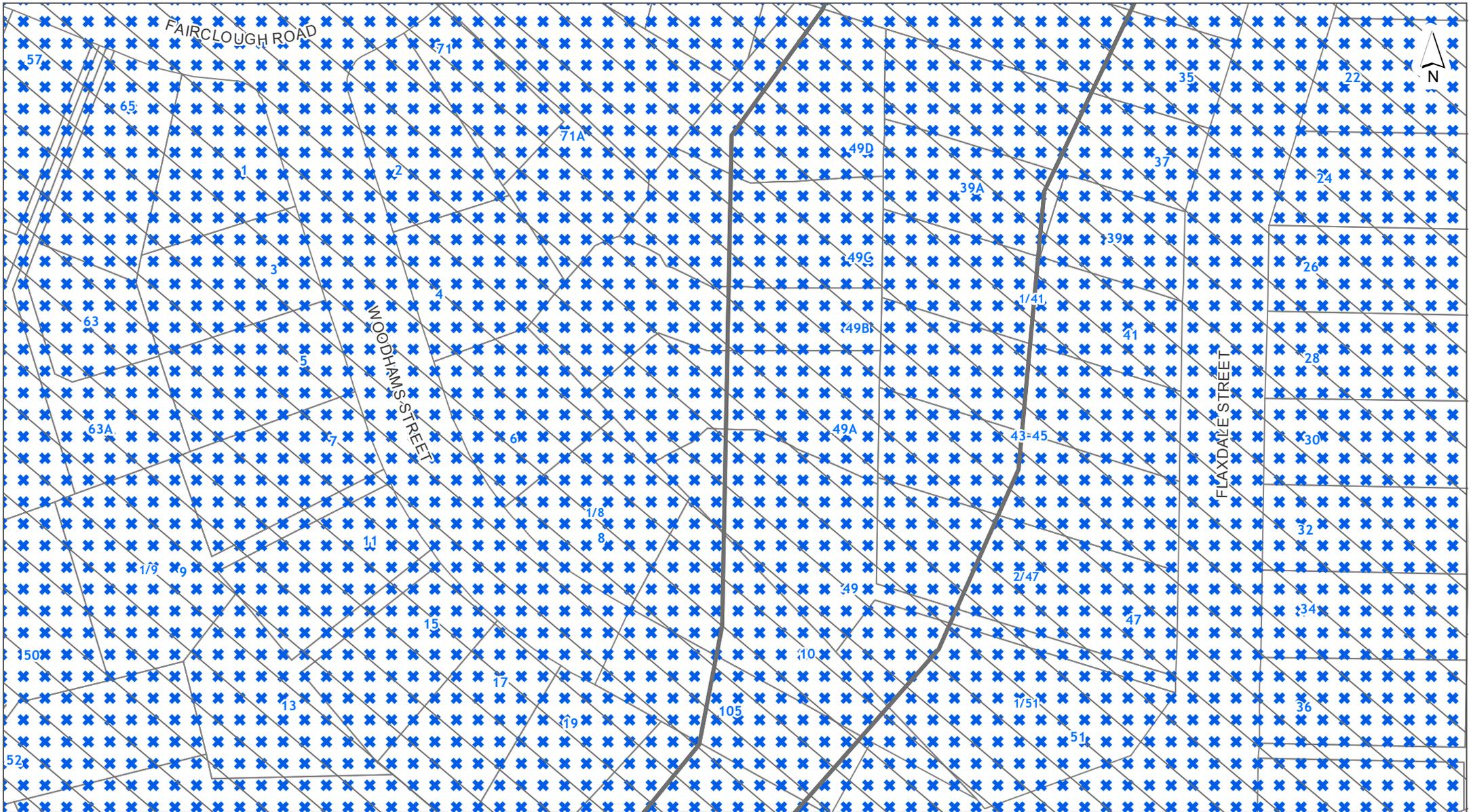
Controls: Stormwater Management Area Control - KAHIKA - Flow 1

Overlays

Natural Resources: Significant Ecological Areas Overlay - SEA_T_8039 - Terrestrial

Designations

Designations: Airspace Restriction Designations - ID 4311 - Defence purposes - protection of approach and departure paths (Whenuapai Air Base) - Minister of Defence

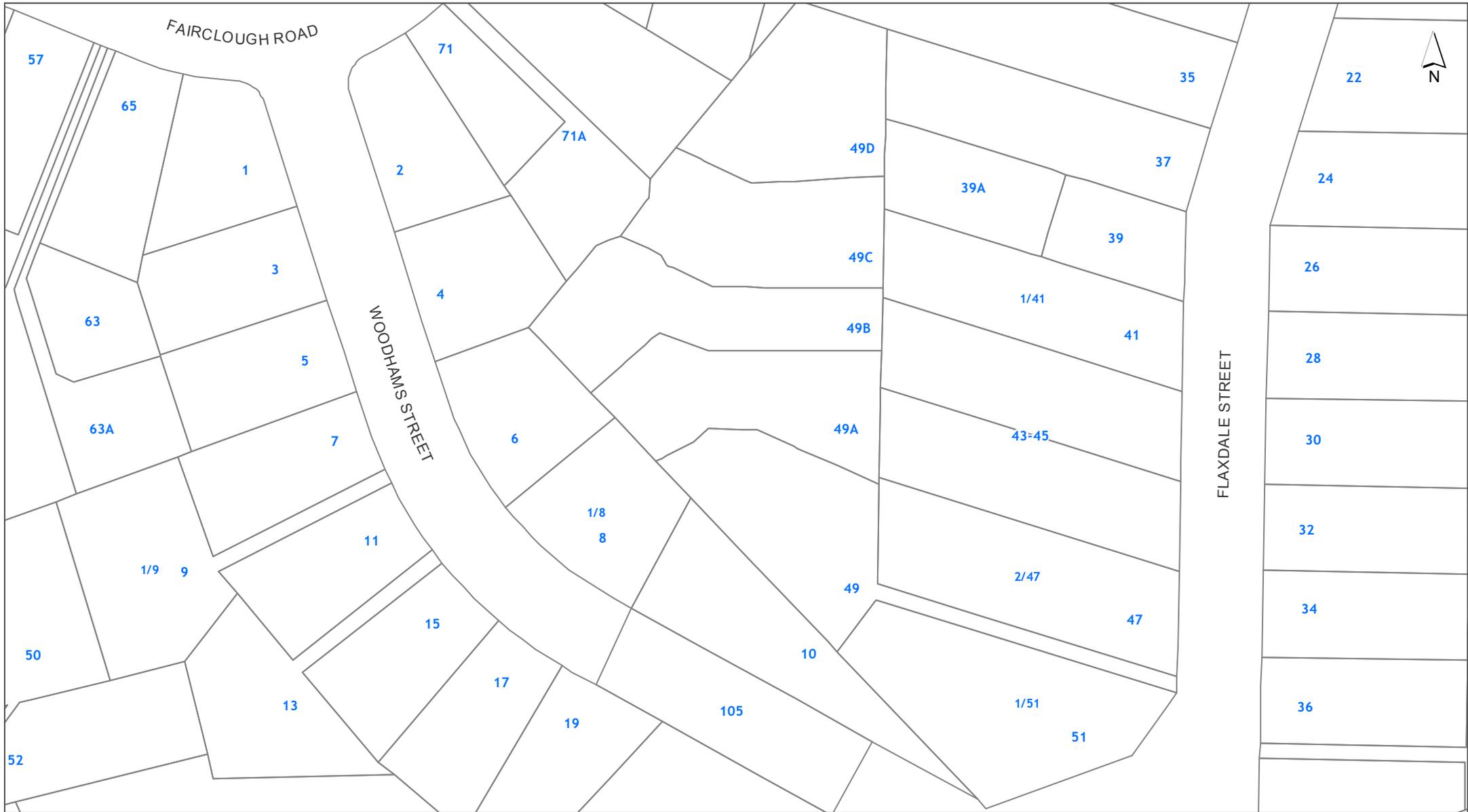


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Controls
 49A Flaxdale Street Birkdale 0626
 Lot 2 DP 380974

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 5/08/2022



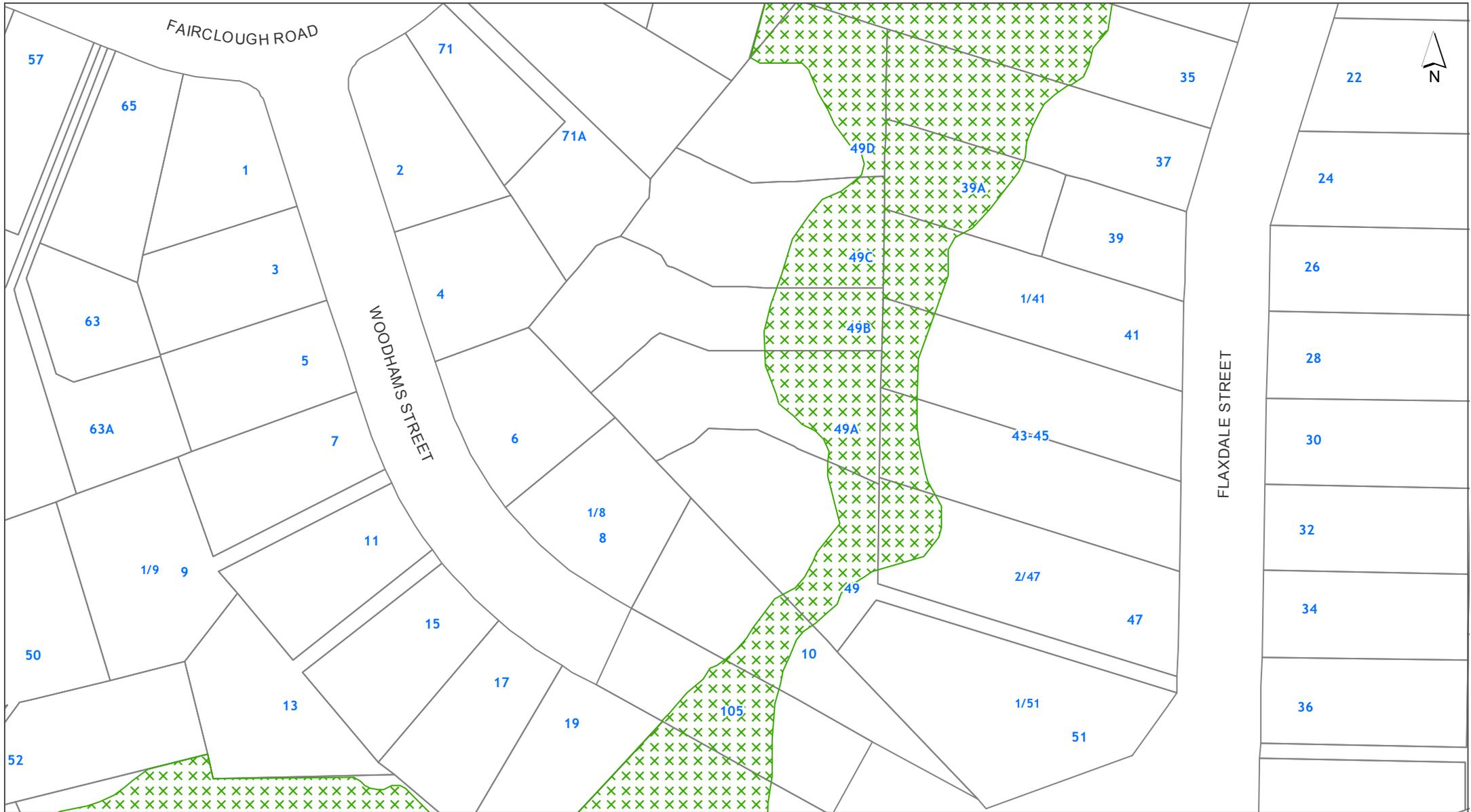


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Historic Heritage and Special Character
49A Flaxdale Street Birkdale 0626
Lot 2 DP 380974

0 7 14 21
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 5/08/2022



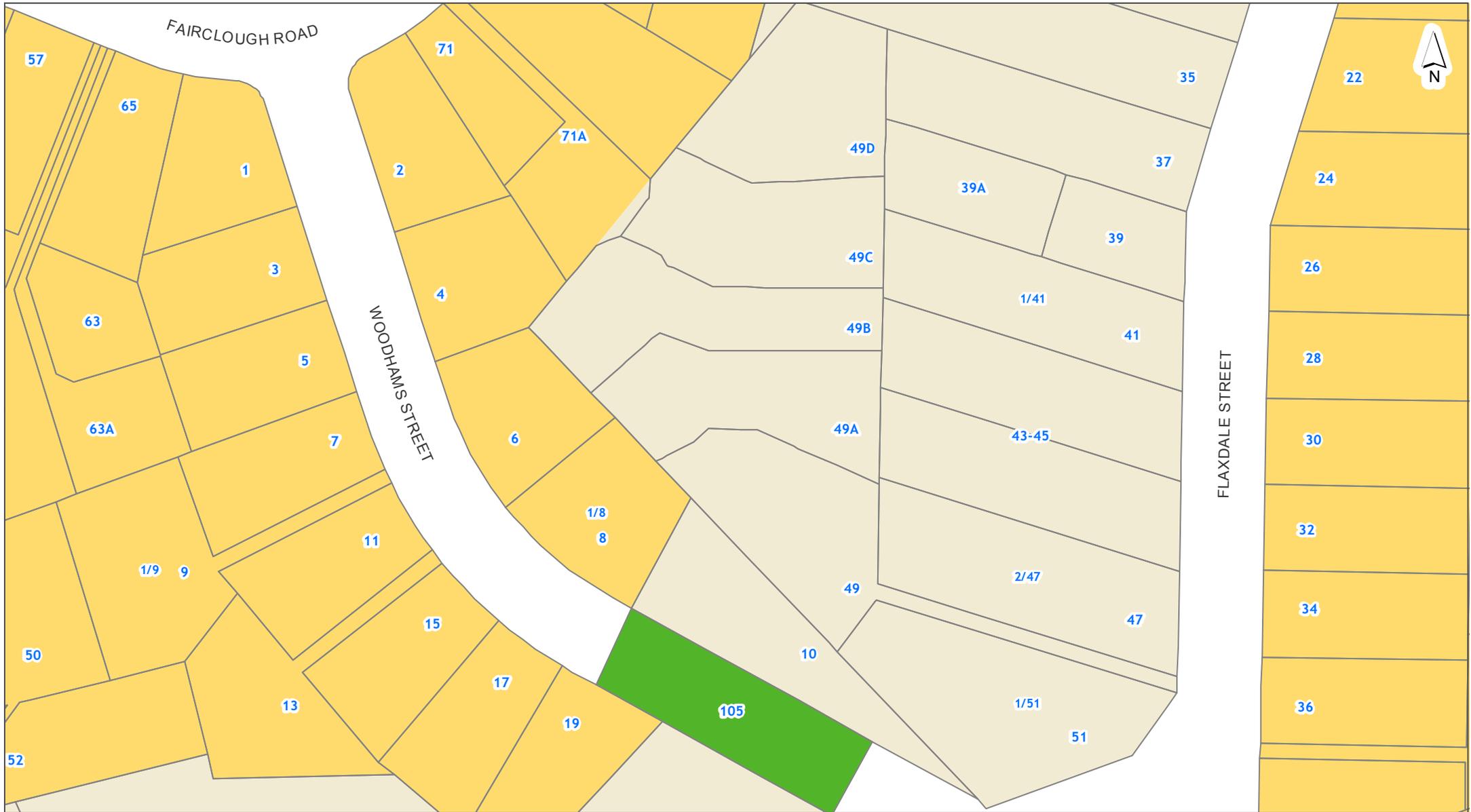


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Natural Resources
49A Flaxdale Street Birkdale 0626
Lot 2 DP 380974

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 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 5/08/2022





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Zones and Rural Urban Boundary
49A Flaxdale Street Birkdale 0626
Lot 2 DP 380974

0 7 14 21
 Meters
Scale @ A4
 = 1:1,000
Date Printed:
 5/08/2022



NOTATIONS

Appeals to the Proposed Plan

 Appeals seeking changes to zones or management layers

Proposed Plan 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

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

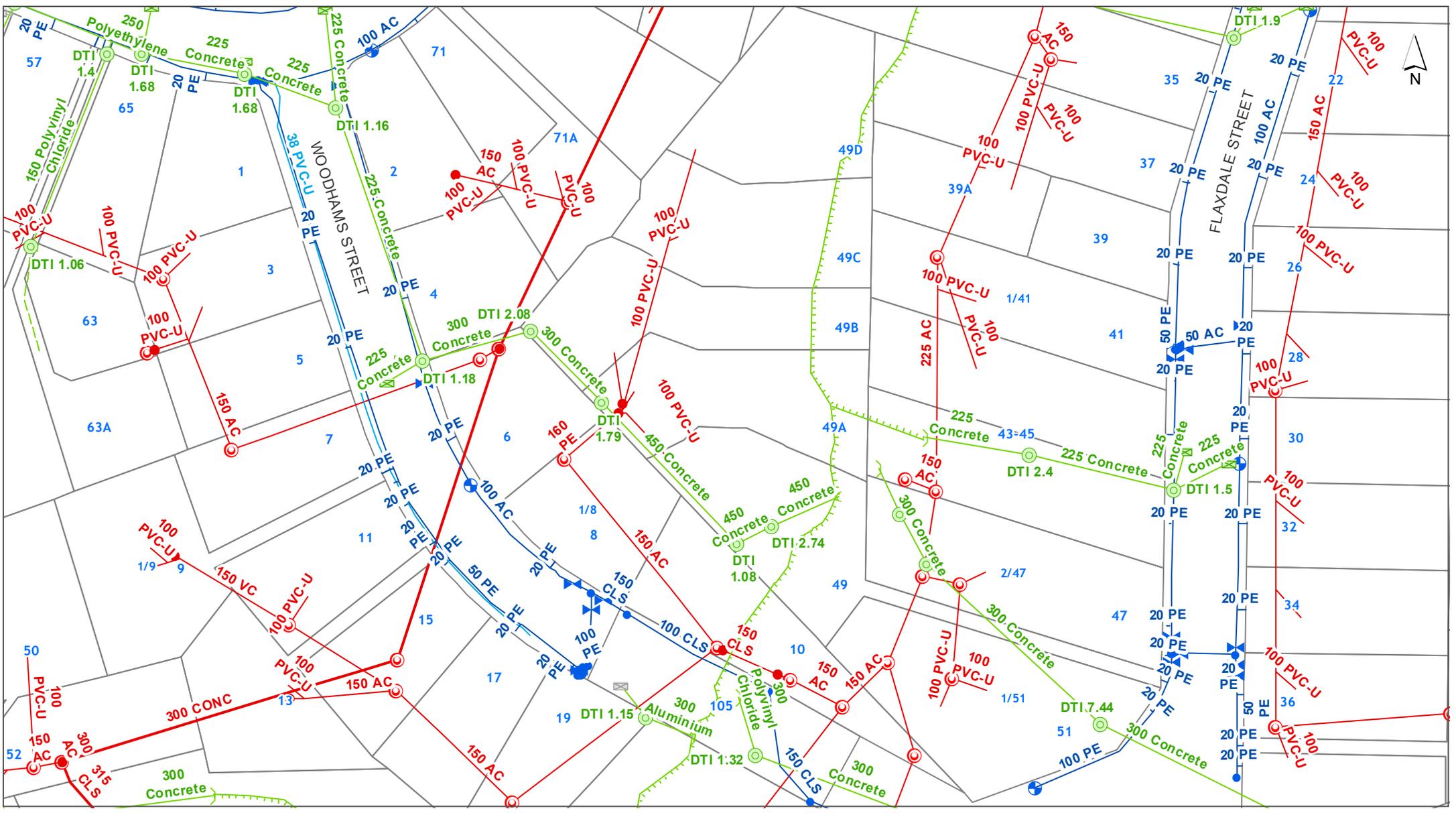
- Key Retail Frontage
 - General Commercial Frontage
 - Adjacent to Level Crossings
 - General
 - Motorway Interchange Control
 - Centre Fringe Office Control
 - Height Variation Control
 - Parking Variation Control
 - Level Crossings With Sightlines Control
 - Arterial Roads
 - Business Park Zone Office 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
 49A Flaxdale Street Birkdale 0626
 Lot 2 DP 380974

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 5/08/2022



Stormwater

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

Public, **Private** or **Abandoned**

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

Water

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

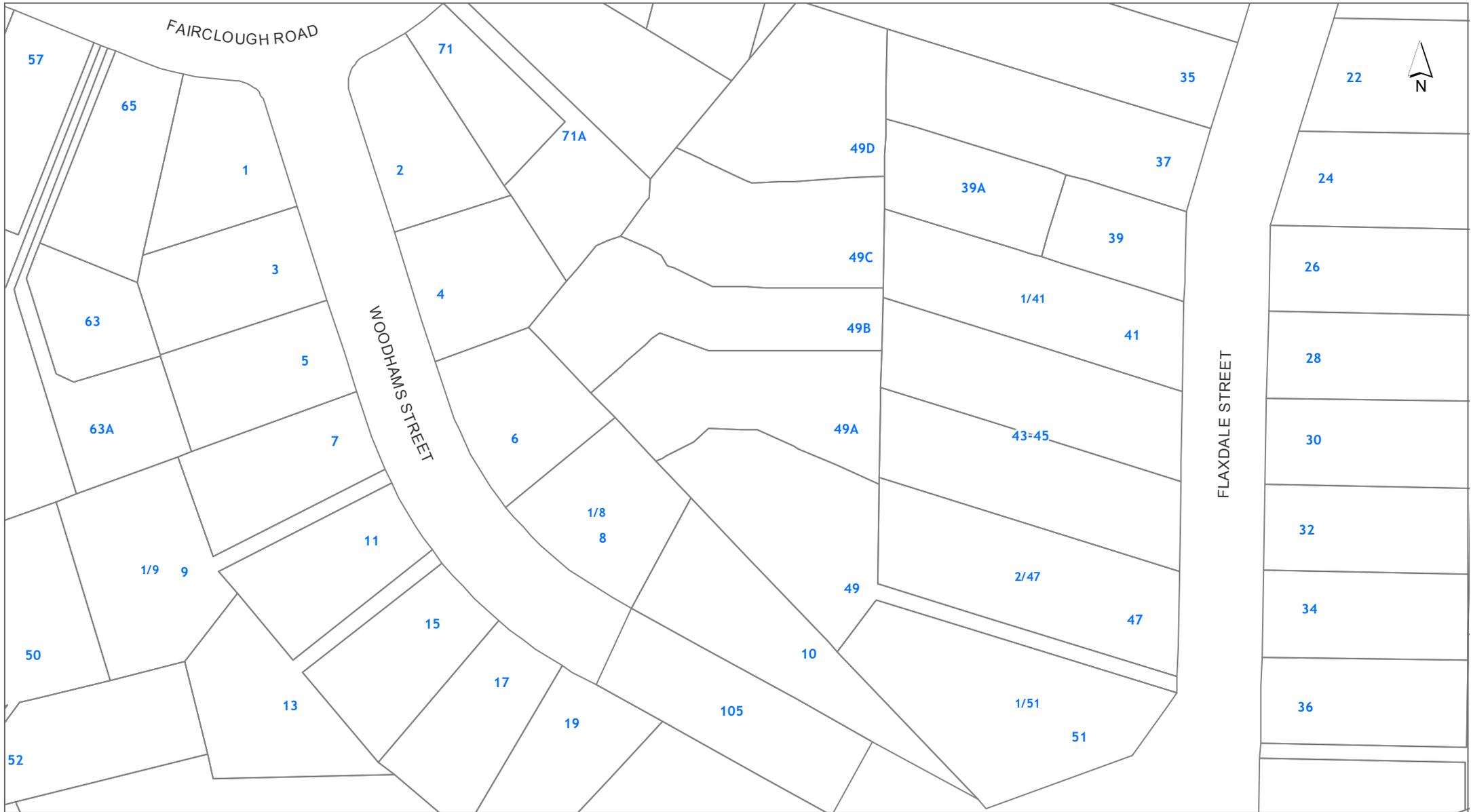
Wastewater

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

Utilities

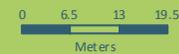
- | | |
|--|---|
| | Transpower Site |
| | Pylon (Transpower) |
| | 110 kv - Electricity Transmission |
| | 220 kv - Electricity Transmission |
| | 400 kv - Electricity Transmission |
| | Aviation Jet A1 Fuel Pipeline |
| | Liquid Fuels Pipeline [Marsden to Wiri] |
| | Gas Transmission Pipeline |
| |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

Legend updated: 21/09/2020



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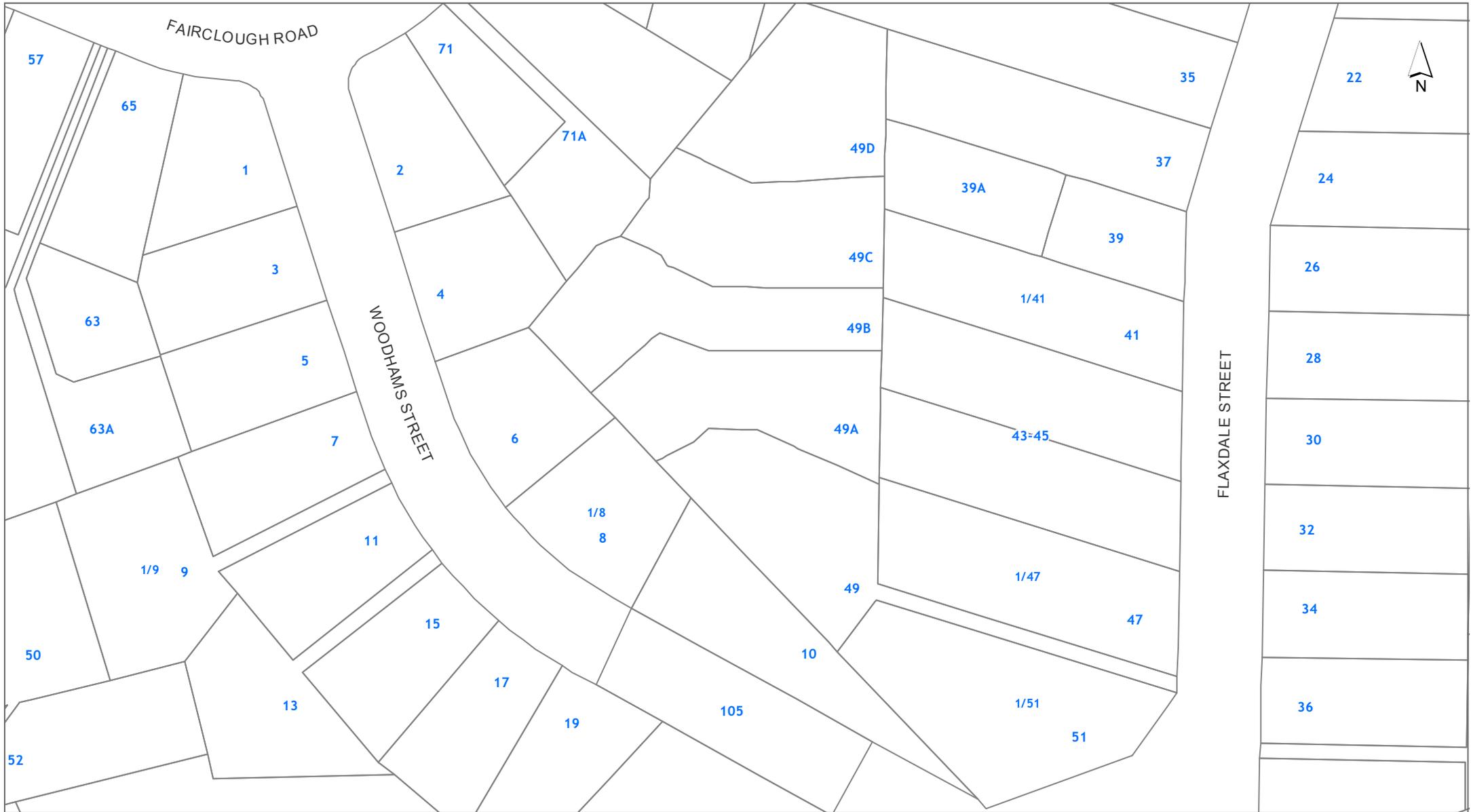
Hazards
 49A Flaxdale Street Birkdale 0626
 Lot 2 DP 380974



Scale @ A4
 = 1:1,000

Date Printed:
 5/08/2022



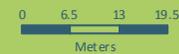


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Natural Hazards - Coastal Erosion ASCIE

49A Flaxdale Street Birkdale 0626

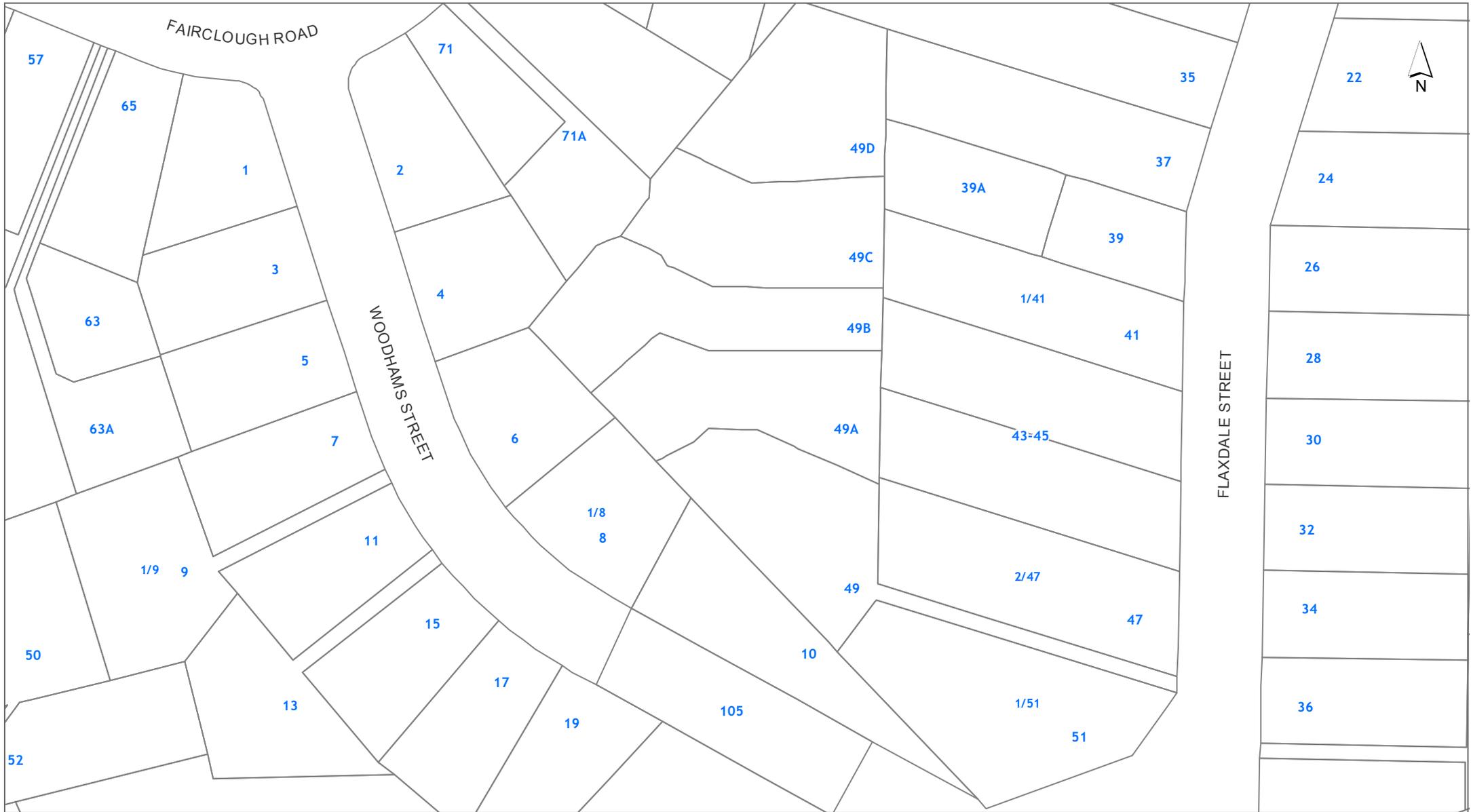
Lot 2 DP 380974



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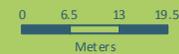


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Natural Hazards - Coastal Inundation

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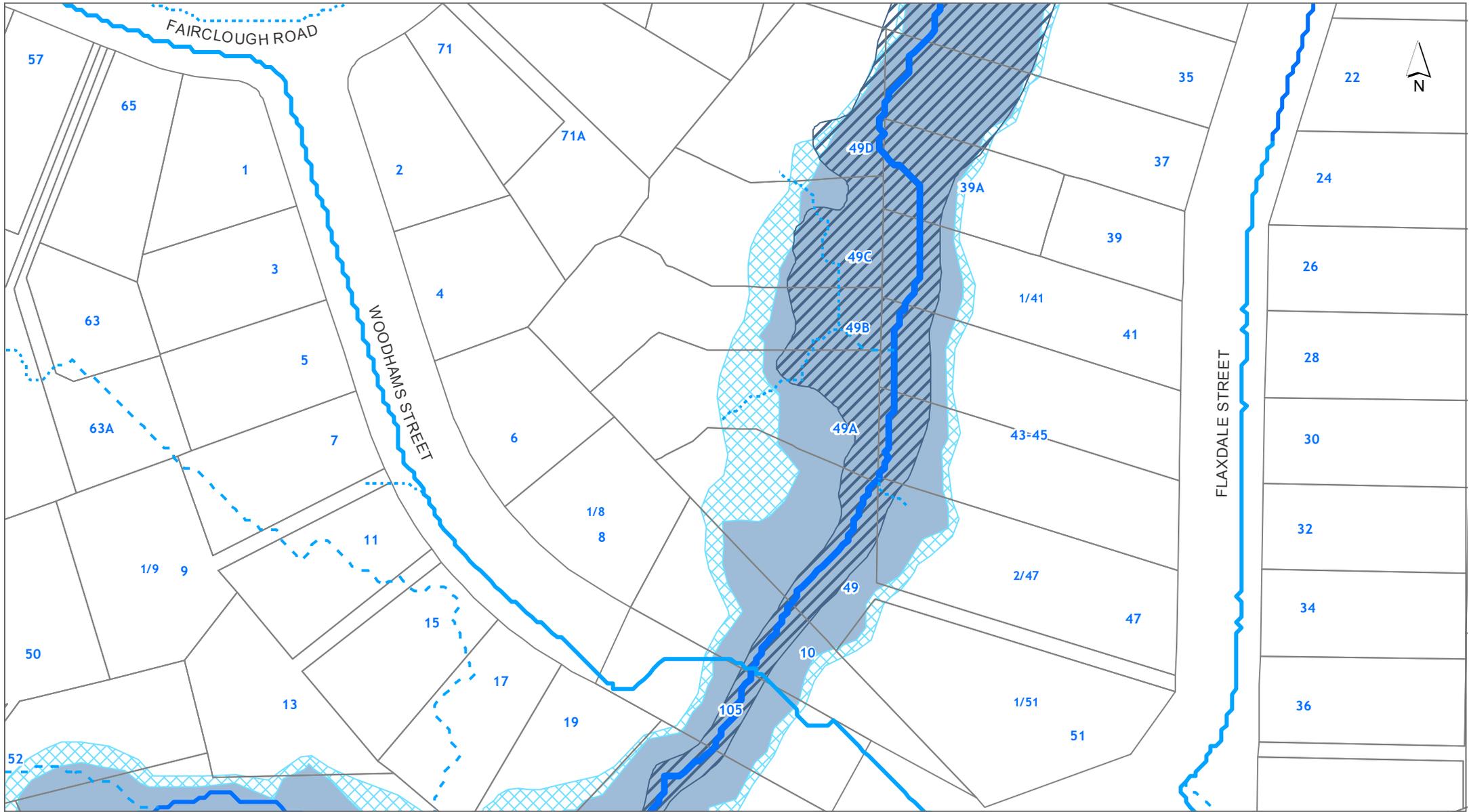
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Date Printed: 5/08/2022



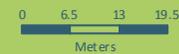


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Natural Hazards - Flooding

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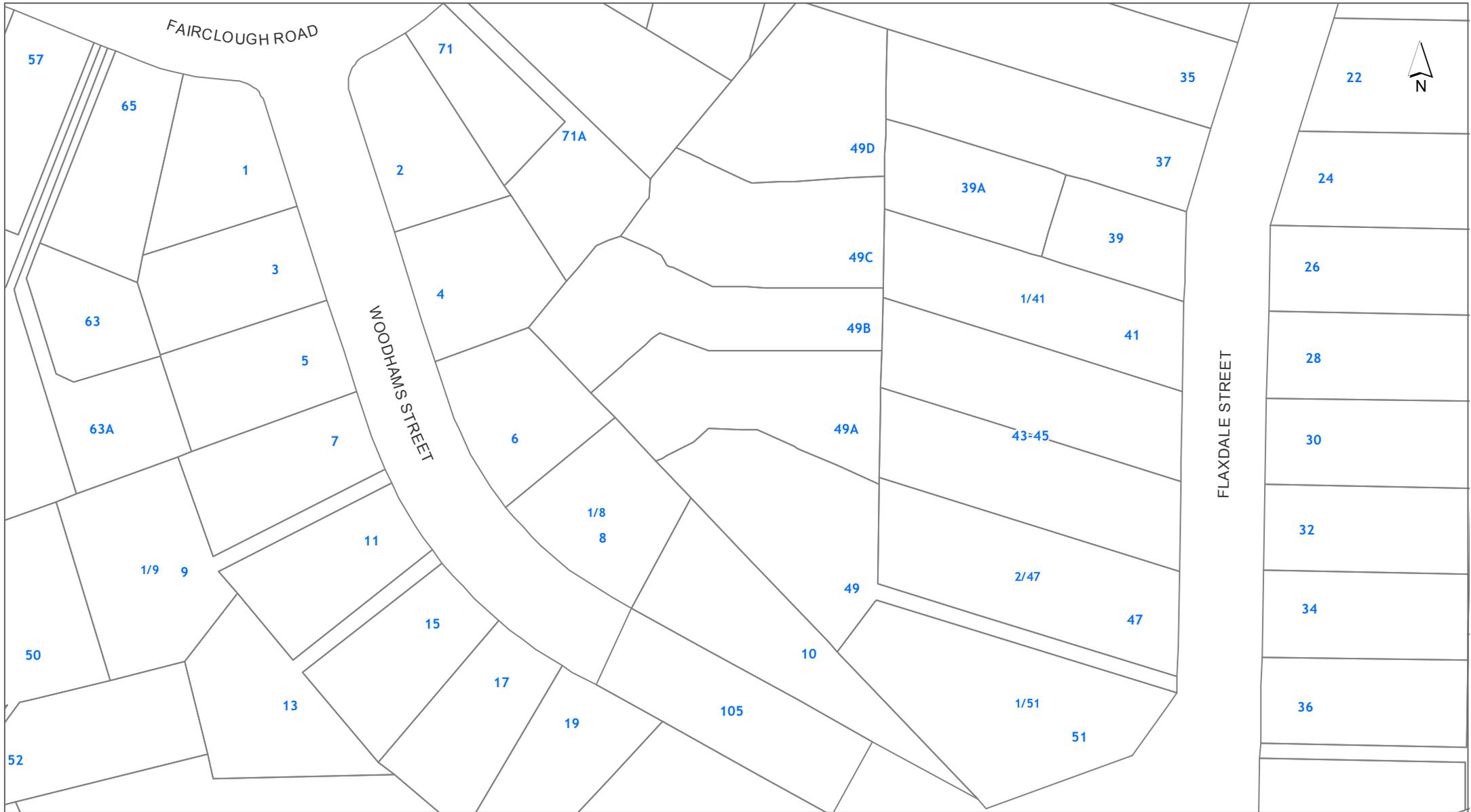
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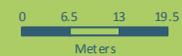


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Natural Hazards - Sea Spray

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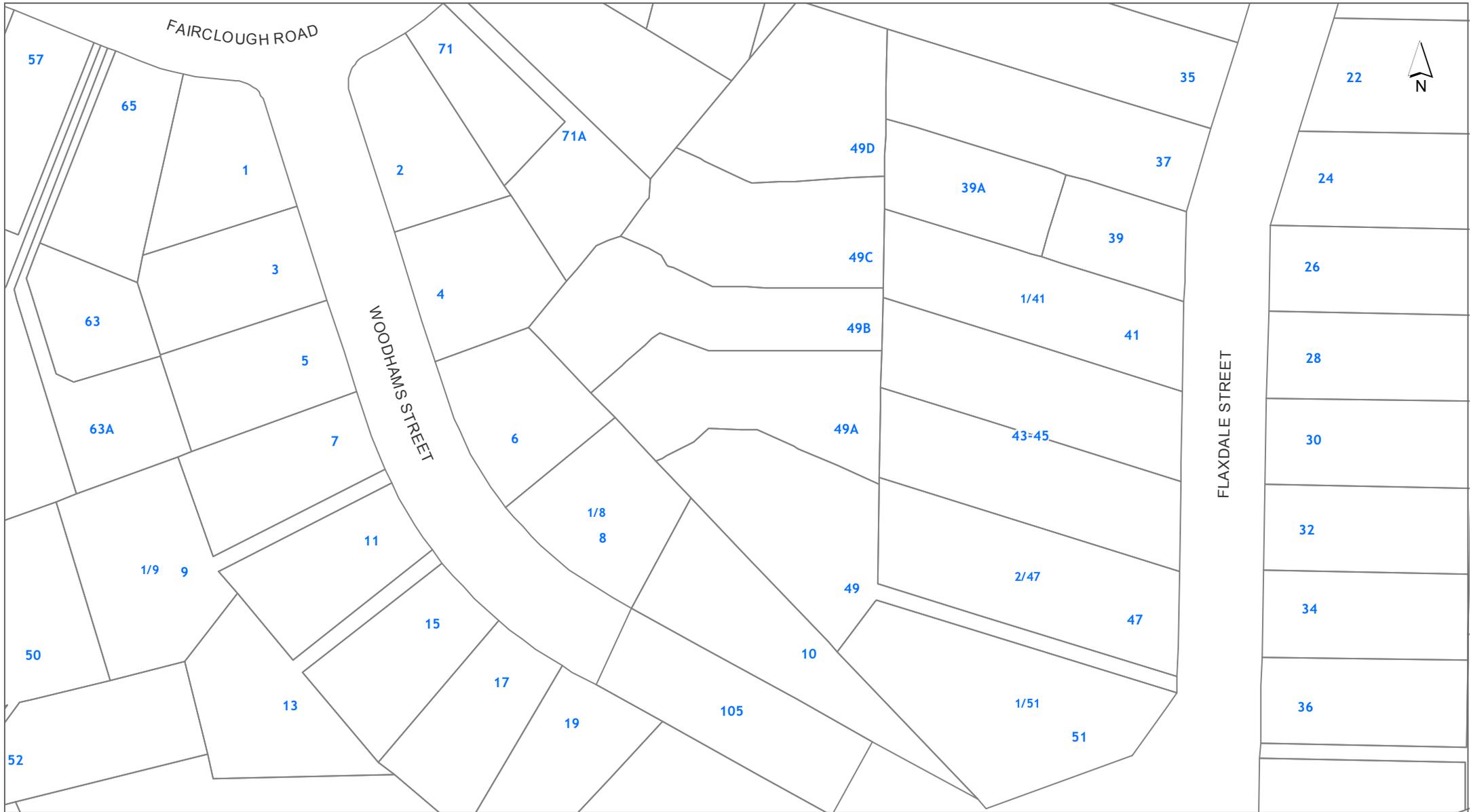
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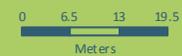


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Natural Hazards - Volcanic Cones

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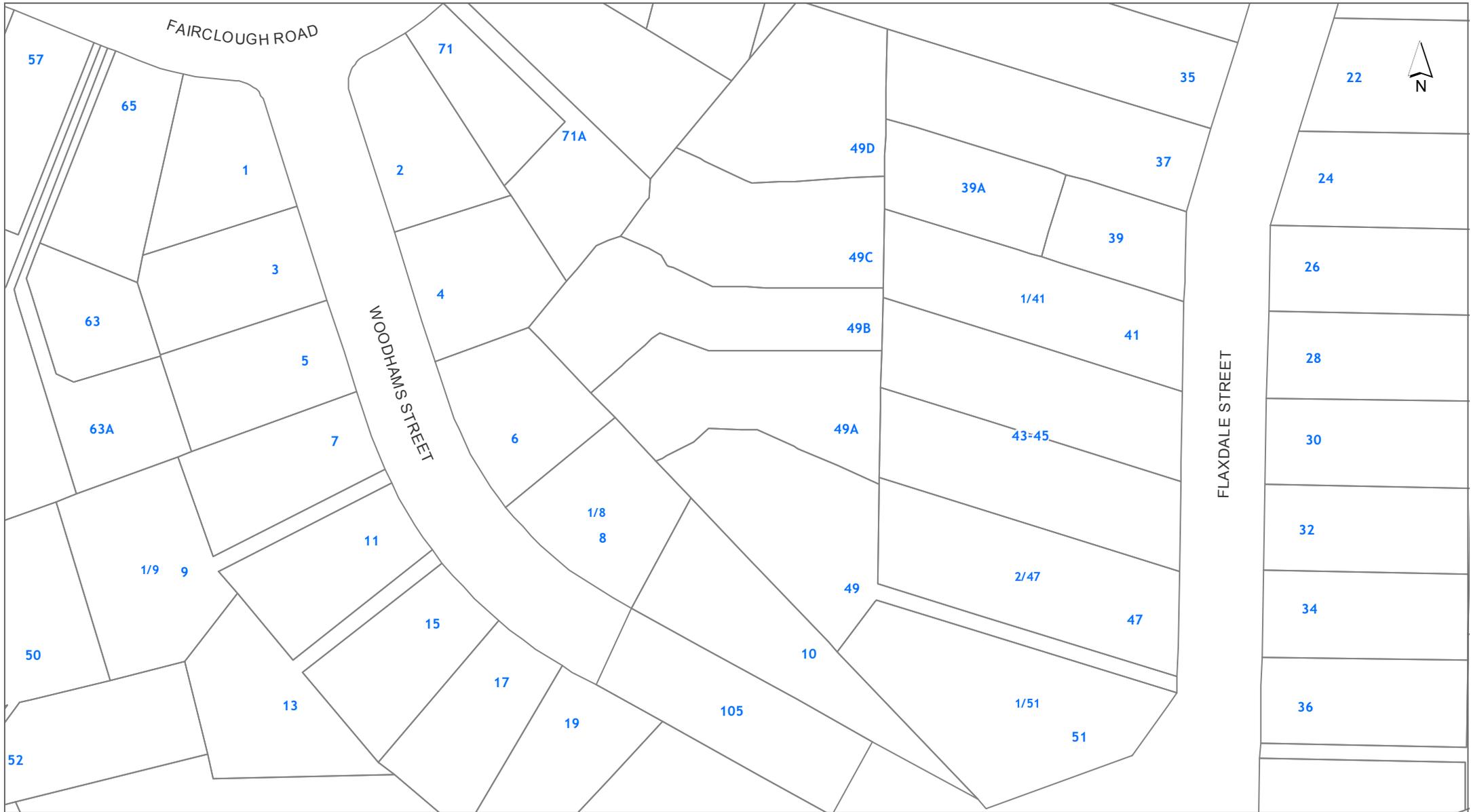
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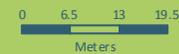
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Other
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 Lot 2 DP 380974



Scale @ A4
 = 1:1,000

Date Printed:
 5/08/2022



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

NORTH SHORE CITY COUNCIL
DECISION ON RESOURCE CONSENT REFERENCE LH-2120316

- B.** That pursuant to Sections 104, 104A – D of the Resource Management Act 1991, the non-notified Discretionary activity application by Rusa Holdings Ltd to construct six new dwellings at 49 Flaxdale Road, Birkdale (being Lot 2 DP 200612) be **GRANTED** consent for the following reasons:
1. Any actual or potential effects on the surrounding environment will be minor because:
 - The proposed development is consistent with what the District Plan envisages in the Residential 2A & 4B zones;
 - Minimal effect is expected on the vegetation protected by covenant and the noxious weeds and other unprotected vegetation will be replaced with new landscaping;
 - No adverse traffic effects are expected;
 - This site is considered to be suitably stable for this development; and
 - The site is considered to have sufficient storm water and waste water capacity to contain the expected development.
 - No adverse effects from flooding are expected.
 2. The proposal is not considered to be contrary to the objectives and policies of the District Plan at 16.4.2.1. In particular policies 2, 3 & 4.
 3. The proposal satisfies the relevant assessment criteria set out at 16.7.2. In particular a (Design of Access), b (Parking), c (Traffic Safety), d Landscaping and Open Space), e (Building Design and Site Layout), f (Intensity and Scale) & k (Storm water Management) for the following reasons:
 - This development is expected to complement rather than dominate the existing landform and built development features of the immediate neighbourhood.
 - The proposed vehicle access and maneuvering layout is considered to be acceptable and no adverse effects are expected.
- D.** That pursuant to Section 125 of the Resource Management Act 1991, this consent shall **LAPSE** three years after the granting of this consent unless given effect to before that date, or an extension is given in terms of Section 125 (1)(b) because:
1. This period is considered a fair and reasonable timeframe within which to give effect to the activity, having regard to the scale and nature of the activity, and the general Duty under Section 17 of the RMA to avoid, remedy, or mitigate adverse environmental effects.
- E.** That pursuant to Sections 108 and 108A of the Resource Management Act 1991, this consent is **SUBJECT TO THE FOLLOWING CONDITIONS:**

GENERAL

1. The development shall proceed in accordance with the activity submitted for this Land Use Consent, referenced as LH-2120316 by the Council. This includes the Council stamped, approved plans prepared by Olsen Architectural, sheets 1 and 6, dated 12/04/2005 revised 12/08/2005, sheets 2, 3 & 4 dated September 2004 and sheet 5 dated March 2005. In any instance where during development a variance arises or comes to light between information stated within the application (i.e. within the AEE or supporting documents) and information shown on plans, the stated information shall have precedence.
2. The extent of the site works infringement shall be limited to that applied for being 700m².
3. That pursuant to Section 108(1) of the Resource Management Act 1991, the Council's administrative charges for the receiving, processing or granting of an application, or for any specified or additional matter in accordance with Section 36 of the Act or any regulations under the Act, or as necessary to enable the Council to recover its actual and reasonable costs in respect of this application, must be paid in full within 30 days of the date of notification of the invoice.
4. All site works and development shall proceed and be implemented in accordance with the Council stamped and approved Site Management Plan prepared by Brian Jones dated 6/05/2005 labelled Silt Management Site Plan, including its supporting information.
5. All construction work for the proposed tree works shall be undertaken in accordance with, but not limited to, the methodology listed in the Specimen Tree Company Arborist report submitted with the application, prepared by Gordon Ikin, dated 21/03/2005.
6. Except as provided for by this consent, no works on or within the root zone of trees protected by the District Plan, shall proceed without a further resource consent. This includes the installation of services to the site.
7. The consent holder shall inform the Council's Monitoring Officer, in writing, upon:
 - a) The commencement of the activity.
 - b) The completion of the building.
 - c) The completion of landscaping.
 - d) The completion of replacement planting.

BEFORE CONSTRUCTION STARTS

8. The Council's Monitoring Officer shall be advised, in writing, three working days prior to any site works, including earthworks and vegetation removal,

and before construction commences. Please fill out and return the attached form by fax or post.

DURING CONSTRUCTION

General

9. A copy of the consent conditions, the Council stamped, approved plans and the Council stamped, approved site management plan shall be kept on site at all times and all contractors and sub-contractors shall be aware of and work in accordance with them. It is the responsibility of the consent holder to ensure that this happens.
10. All services shall be placed underground.

ENGINEERING

Earthworks, Dust, Noise and Site Management

11. All site works and development shall proceed and be implemented in accordance with the approved site management plan, including its supporting information.
12. All personnel working on the site shall be made aware of the 'Site Management Plan' and its requirements. To confirm that they are aware of the 'Site Management Plan' the supervisors of all staff, including contractors shall sign the document. Councils Compliance Officer shall keep the signed 'Site Management Plan' on site for inspection.
13. Construction activity shall occur on the site in accordance with the following noise limits:

Weekdays:

6.30am - 7.30am	less than an L ₁₀ level of 60 dBA
7.30am - 6pm	less than an L ₁₀ level of 75 dBA
6pm - 8pm	less than an L ₁₀ level of 70 dBA

Saturdays:

7.30am - 6pm	less than an L ₁₀ level of 75 dBA
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Sunday, Public Holidays and all other times:

No noise permitted on site above the normal background level, i.e. no heavy machinery or noise producing equipment. Where the L₁₀ is a noise level, which is equalled or exceeded for 10% of any 15-minute measurement period. The site is to comply with **NZS 6803P** at all times. Note: The intent of the standard is that all noisy construction work will take place between 7.30am and 6pm, Monday to Saturday.

Site Management

14. Prior to the commencement of any earthworks on site, the consent holder shall, at their expense, install measures to control and mitigate any silt runoff, sedimentation or erosion that may occur. The consent holder shall ensure that no silt, sediment or water containing silt or sediment is discharged into storm water pipes, drains, channels, soakage systems and/or overland into the adjacent bush. These measures shall remain in place, and be maintained by the consent holder, for the duration of the project. These measures shall be designed having regard to Technical Publication No.90 of the Auckland Regional Council, and be implemented to the satisfaction of the Council's Monitoring Officer.
15. Prior to the commencement of any site works, the consent holder shall, at their expense, install silt and sediment traps (e.g. construction pods) in all cesspits on the site and those within the road, which may receive runoff from the subject site. These shall take into account the requirements of Auckland Regional Council's Technical Publication No.10 and be installed to the satisfaction of the Council's Monitoring Officer. The consent holder shall maintain the traps for the duration of all site works and construction activity on the site. The consent holder, upon completion of construction, shall remove the traps.

Stormwater, Wastewater and Water Supply

Storm Water

16. The designated overland flow paths including the detailed dimensions and the long-term protection of these overland flow paths (for example, nobody should alter/block these overland flow paths) should be registered against the property titles.
17. The consent holder shall provide a stormwater drainage system, the design of which shall be presented to Council for approval with the building consent application. An Engineering Works Application (Major) shall be made for those parts of the system to become part of the public stormwater reticulation network.
18. This stormwater drainage system (as referenced in Condition 17 above) shall comply with Council's design standards and the Approved Stormwater Outfall Policy August 2004 (available on Council's website www.northshorecity.govt.nz). It shall cater for all stormwater runoff resulting from a 10 year Average Recurrence Interval (ARI) storm for residential developments including runoff from catchment areas above the site. The system shall attenuate runoff peaks such that there are no increase runoff flow rates above predevelopment levels for 2 and 10-year ARI storms. There shall be a minimal increase in overall stormwater volumes above pre development levels through on-site controls

20. The consent holder shall take note of any existing overland flows on the proposed development site, and shall provide suitable means to eliminate, control or mitigate these flows to the satisfaction of the Council's Development Engineer and shall be presented to the Council with the Building Consent application.

Advice Notes:

- A Body Corporate should be formed to operate and maintain the rain gardens or other common private stormwater systems. An operation and maintenance manual should be submitted to Council before issue 224c.
- The outdoor ground levels are higher than the indoor floor levels for some units, watertight walls must be designed and constructed. Careful inspections should be carried out before issue CCCs.

Wastewater

21. The consent holder shall provide a wastewater drainage system (sanitary sewer), the design of which shall be presented to Council for approval with the building consent application. An Engineering Works Application (Major) shall be made for extensions required to the public wastewater reticulation network.
22. All dwellings shall be serviced for wastewater disposal by gravity connection.

Water Supply

23. The consent holder shall install all water reticulation for the development, the design of which shall be presented to Council for approval with the building consent application, or, if public, as an Engineering Works application. This reticulation system shall be designed and installed in accordance with Council's Infrastructure Design Standards (including fire fighting) such that service and pressure levels are not compromised. The relevant engineering plans shall be submitted as an Engineering Works application to Environmental Services for approval prior to any construction commencing. The consent holder shall carry out all tests required by the New Zealand Fire Service and Council in regard to water pressure and flow testing. This testing shall be done at the consent holder's expense.
24. The consent holder shall install and maintain all necessary silt and sediment traps or pits to control any discharge of stormwater from the site. This system shall take into account the requirements of Auckland Regional Council's Technical Publication No.10.

Advice Notes

- Resource consents, particularly for earthworks and stormwater discharge approval may be required from the Auckland Regional Council. Please contact the Auckland Regional Council Land and Water Section on (09) 366-2000 for advice in this regard.

- This development is situated close to a Council drain (public asset) and as such may require special foundations to be designed and presented for the approval of Council with the building consent application.
- Due to this development being within 10m of a trunk sewer, a Section 35 form will need to be submitted with any building consent.
- Stormwater attenuation will commonly be via a detention tank with two-stage outlet plus overflow outlet. Council can make available spreadsheet software to assist the consultant acting for the Consent Holder. Retention will commonly be via a rain tank, which feeds the laundry, WC, and garden taps. Unless paved areas are significant, one tank, served by roof areas only, can be configured for both detention and retention of stormwater.

Geotechnical

25. The consent holder must ensure earthworks are carried out in accordance with the approved earthworks plan and approved engineering drawings and in accordance with Section 9 of the North Shore City Operative District Plan. The work must take full account of the geotechnical report by Jack Dennett entitled Geotechnical Engineering Ground Appraisal at 49 Flaxdale Street, Beach Haven.

TRAFFIC

Parking & Access

26. All parking spaces, access-ways and manoeuvring areas must be formed and finished in accordance with the Council stamped, approved plans; and with an all-weather dust-free surface, drained and marked out to the satisfaction of the Council's Monitoring Officer prior to occupation of the dwellings.
27. In order to ensure the proposed driveway is constructed with no part of the gradient in excess of 1:4, with an average gradient of 1:5, the consent holder shall employ a registered surveyor at his/her own expense who shall, prior to the concrete for the driveway being poured, certify to the Council's Monitoring Officer in writing that no part of the driveway exceeds a gradient of 1:4 and that the average gradient is no steeper than 1:5.

Advice Note:

A handrail may be of assistance to pedestrians for any part of the driveway where the gradient exceeds 1:4.5

Vehicular Access

28. The total width of the passing bay adjacent to Unit 1 shall be reduced to 2.0 metres.

29. The consent holder must design and construct vehicular access ways and any associated retaining walls that are required in compliance with the Infrastructure Design Standards of Council, making adequate provision for the drainage of surface water.
30. Where the carriageway is to be constructed within the dripline of any protected tree/s the design and construction of the carriageway must incorporate measures to the satisfaction of the Council's Environmental Services Arborist to ensure the health of the tree is maintained.

Advice Note:

Maximum driveway gradient is 1 in 5; Maximum driveway gradient where vehicles are required to turn off the driveway to a parking garaging or manoeuvring area is 1 in 8. No cut or fill is permitted on the road reserve. Due allowance must be made for vertical curves; maximum recommended cross fall is 6%.

Landscape Plan

31. The consent holder shall, at their expense, fully implement the Council stamped, approved Landscape Plan, Ref. No. REVISED LANDSCAPE PLAN dated 12 April 2005 and prepared by Olsen Architectural in conjunction with the Specimen Tree Company Report dated 21 March 2005 to the satisfaction of the Council's Monitoring Officer before occupation of the dwellings.
32. The replacement trees shall be planted in such positions so that long-term growth and development are taken into consideration.
33. The approved landscaping shall be maintained as described in the maintenance schedule accompanying the landscaping plan to the satisfaction of the Council's Monitoring Officer.

FOLLOWING COMPLETION OF CONSTRUCTION

Revegetation

34. Those areas of excavation not covered by buildings, parking or access-ways shall be re-vegetated (e.g. by re-grassing) within one month of the completion of site works, or as soon as practicable thereafter, to the satisfaction of the Council's Monitoring Officer.

Bond

35. Prior to the commencement of any works on the site, pursuant to section 108 (2)(b) of the Resource Management Act 1991 and in respect of Conditions 16, 17, 31, 32 & 33 the consent holder shall pay to the Council a bond in the form of a cash deposit or bank guaranteed bond of \$5,000.00 (five thousand dollars). The costs associated with establishing the bond shall be solely at the consent holder's expense. The bond will be refunded when the works in

respect of conditions 16, 17, 30, 31 & 32 have been completed to the satisfaction of the Council's Monitoring Officer.

Review Condition

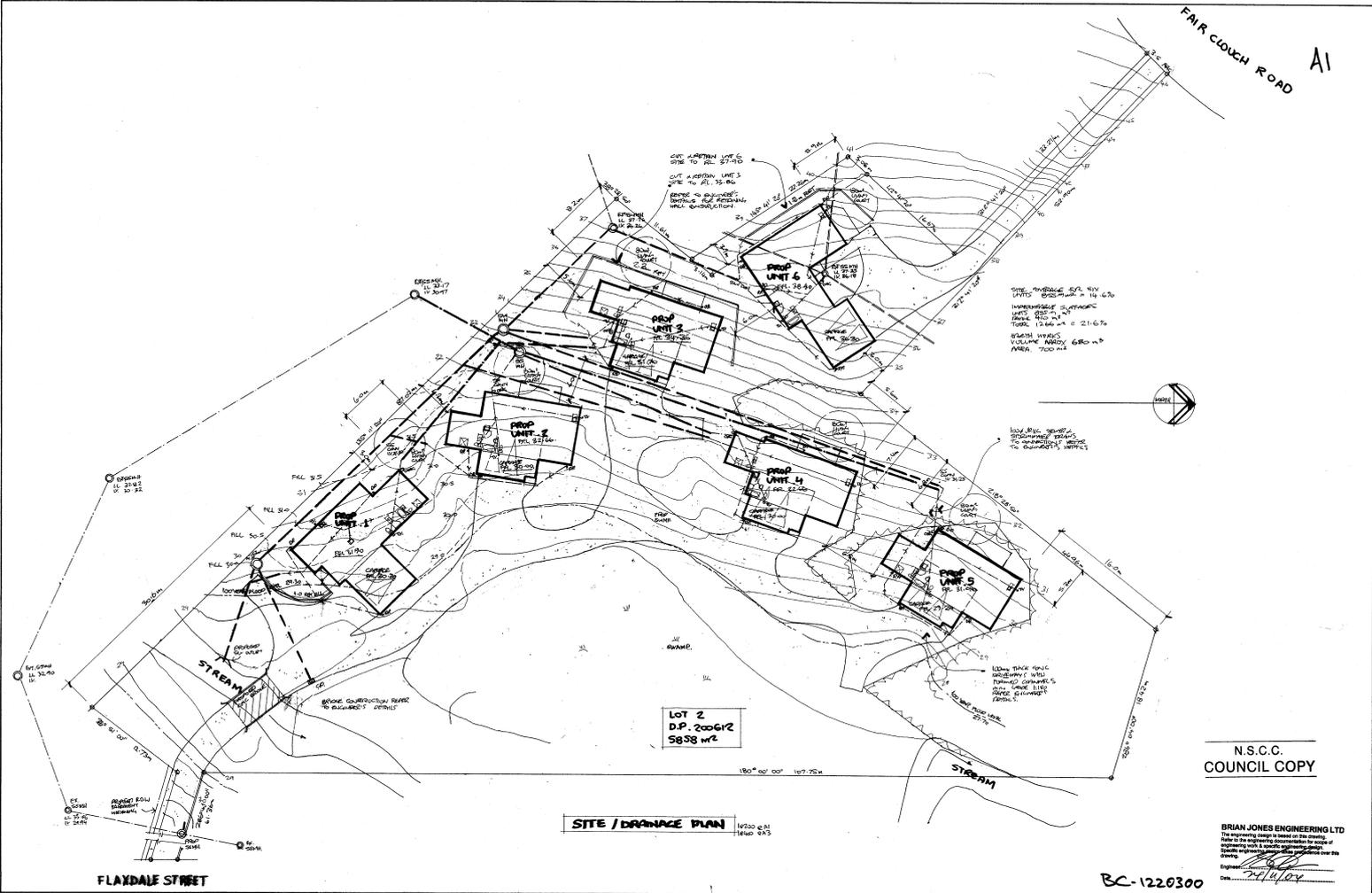
36. Pursuant to Section 128 of the Resource Management Act 1991 the Council may, six months after the commencement of operation of the activity, serve notice upon the consent holder of its intention to review conditions 16 and 17 of this consent should it consider this to be necessary in order to deal with any adverse effects on the environment which may arise from the exercise of this consent. The review shall be undertaken at the expense of the consent holder. The consent holder shall inform the Council's Monitoring Officer in writing of the commencement of the activity.

ADVICE NOTES

- In accordance with the North Shore City Council's adopted development contributions policy you have been assessed for development contributions. The assessment number is 1794-0. An assessment summary and invoice will be forwarded to you shortly.
- Further or subsequent development or subdivision of the subject land may incur additional development contributions.
- Please note that development contributions are applied under provisions of the Local Government Act 2002 and therefore are not a part of this authority under the Resource Management Act 1991. Please direct all enquires regarding Development Contributions to the Council's Development Contributions Team, on telephone 486 8600.
- Resource consents, particularly for earthworks and stormwater discharge approval may be required from the Auckland Regional Council. Please contact the Auckland Regional Council Land and Water Section on (09) 366-2000 for advice in this regard.
- This development is situated close to a Council drain (public asset) and as such may require special foundations to be designed and presented for the approval of Council with the building consent application.
- Due to this development being within 10m of a trunk sewer, a Section 35 form will need to be submitted with any building consent.
- Stormwater attenuation will commonly be via a detention tank with two-stage outlet plus overflow outlet. Council can make available spreadsheet software to assist the consultant acting for the Consent Holder. Retention will commonly be via a rain tank, which feeds the laundry, WC, and garden taps. Unless paved areas are significant, one tank, served by roof areas only, can be configured for both detention and retention of stormwater.

- It is the responsibility of the consent holder to ensure that all necessary building consents have been obtained and any geotechnical issues have been addressed to the Council's satisfaction prior to the commencement of earthworks. The development shall comply with the Council's Bylaws.
- It is the responsibility of the consent holder to ensure that any Resource Consent approval that has been obtained is consistent with the approved Building Consent for the proposal.
- Note that if a bank guaranteed bond is to be entered into by the consent holder instead of a cash bond, it is the responsibility of the consent holder to advise the Council of this so that the Council's solicitors, Simpson Grierson Law can draw up the guarantee. The bond document shall be drawn up at the expense of the consent holder.
- The purpose of the protective fence/s is to protect the trees from the effects of demolition/earthworks including soil scrape/excavation/fill and construction works on the site. The area within the protective fencing is sacrosanct and no work shall be carried out within the protected areas. No building or fill materials shall be stored or placed within the protected areas, either on a temporary or permanent basis.
- A resource consent may be required from the Auckland Regional Council. Please contact the Auckland Regional Council on (09) 379-4420 for advice in this regard.

Development Contribution Assessment Number	1794-0
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AI

FAIRCLOUGH ROAD

FLAYDALE STREET

LOT 2
D.P. 20061/2
5838 m²

SITE / DRAINAGE PLAN 1:200 @ N1 1640 613

N.S.C.C.
COUNCIL COPY

BRIAN JONES ENGINEERING LTD
The engineering design is based on the drawings
shown on the accompanying documents and is not
guaranteed to be suitable for any other
purpose. The client is responsible for the
accuracy of the information provided and for
obtaining all necessary permits.
Date: 24/10/24

BC-1220300

OLSEN ARCHITECTURAL
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102 Wake Road,
Coblesville,
R.D.3 Albany

PROPOSED SIX UNIT DEVELOPMENT AT 49 FLAYDALE STREET AND 71 FAIRCLOUGH ROAD, BEACH HAUVEN

REVISED 15/01/24 2004 17/11/24 2004	CHECKED	SCALES 1:200 PLAN 1:400 E&S	SHEET 10 SERIES OF 15 REF.
DRAWN BY	DATE 16/12/24		
TRACKED BY			