

NOTE: THIS IS A LIVE DOCUMENT THAT CHANGES, PLEASE ENSURE YOU DOWNLOAD THE MOST UP TO DATE VERSION PRIOR TO MAKE AN OFFER OR ATTENDING AN AUCTION.

INTEREST: DURING MARKETING CAMPAIGNS DATES AND TIMEFRAMES SOMETIMES CHANGE. IF YOU HAVE NOT MADE US AWARE THAT YOU ARE INTERESTED IN PURSUING THE PROPERTY, WE WILL NOT BE ABLE TO INFORM YOU OF ANY CHANGES AND YOU MAY LOSE OUT.

5 September 2022

Re: 2/5 Northhall Street, Glen Eden

Thank you for your interest in the above property currently listed with us and for sale **BY NEGOTIATION.**

We have made available to you the following:

- Certificate of Title
- LIM
- Rates information from Auckland Council
- School Zones
- REA Code of Conduct
- REA Guide to Selling and Buying
- Sale and Purchase Agreement

2/5 Northhall Street NA99B/867 Flat 3 DP 165038, Shed 1 DP 165038, 1/3 Lot 1 DP 102069. Zoning: Residential – Mixed Housing Urban Zone

THINGS WE WANT TO DRAW YOUR ATTENTION TO:

Land Information Memorandum (LIM)

Wind Zones for this property	Low wind speed of 32 m/s
Building	BPM-1989-78857 Two Units 31/12/1989 Issued

Settlement Date on Offer: 3 months from unconditional day. Please discuss with the agent.

Disclosures:

- An aerial photo has provided. This is an indicative boundary. The only way to accurately determine the boundary of a property is by obtaining a survey.
- The caveat will be removed on settlement
- On the adjacent property, the house has been removed and we would expect the site to be developed. Homes.co.nz indicates that these will be 2 storey dwellings, but this has not be confirmed with Council. We recommend buyers do their own due diligence in this regard.

We recommend that you get a building inspection report. We also recommend that when purchasing a property, you seek legal advice, complete due diligence, and arrange your finance.

This information has been supplied to us by a third party. Accordingly, the Vendor and Austar Realty Limited are merely passing over this information as supplied to us by others. While we have passed on this information supplied by a third party, we have not checked, audited, or reviewed records or documents and therefore to the maximum extent permitted by law neither the Vendor nor Austar Realty Limited or any of its' salespersons or employees accept any responsibility for the accuracy of the materials. Intending purchasers are advised to conduct their own investigation

Regards

Bronwyn Scott-Woods & Adrian Gomez



The ProAgent Team

ALAN WHITE
ELITE
PERFORMER 21-22

Bronwyn Scott-Woods 021 613 632 | bronwyn.scott-woods@raywhite.com

Adrian Gomez 021 839 499 | adrian.gomez@raywhite.com

Austar Realty Ltd Licensed (REAA 2008) | 423 Titirangi Road, Titirangi 0604

STATEMENT OF PASSING OVER INFORMATION:

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Fleur Eve Rehm
2/5 Northall Rd
New Lynn
AUCKLAND 0600



Applicant	Fleur Eve Rehm
LIM address	2/5 Northall Road New Lynn
Application number	8270398894
Customer Reference	
Date issued	28-Jun-2022
Legal Description	FLAT 3 DP 165038, SHED 1 DP 165038, 1/3 SH LOT 1 DP 102069
Certificates of title	NA99B/867

Disclaimer

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

The LIM includes information which:

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

This LIM does not include other information:

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

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

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

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

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

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

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

Site Contamination

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

Wind Zones

Wind Zone(s) for this property: Low wind speed of 32 m/s

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

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

Soil Issues

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

Flooding

This statement entitled "Flooding" appears on all LIMs.

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

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

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

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

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.

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:	12341929979
Rates levied for the Year 2021/2022 :	\$2,234.93
Total rates to clear for the current year (including any arrears and postponed rates):	\$0.00

The rates figures are provided as at 8 a.m. 28/06/2022. 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

5 Northall Road New Lynn

Application No.	Description	Decision	Decision Date
LUC-1989-158	To Build Two Additional Units Making A Total Of Three	Granted	29/09/1989

Subdivisions

There are **NO** Subdivision resource consents recorded.

Engineering Approvals

There are **NO** Engineering approvals recorded.

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

Further Information

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

Building

2/5 Northall Road New Lynn

Application No.	Description	Issue Date	Status
BPM-1989-78857	Two Units	31/12/1989	Issued (See Note 1)

5 Northall Road New Lynn

Application No.	Description	Issue Date	Status
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Application No.	Description	Issue Date	Status
BPM-1945-276	Shed (Removed)	31/12/1945	Issued (See Note 1)
BPM-1947-743	Alteration to Dwelling (Removed)	31/12/1947	Issued (See Note 1)
BPM-1984-12127	New Dwelling	31/12/1984	Issued (See Note 1)

1/5 Northall Road New Lynn

Application No.	Description	Issue Date	Status
BPM-1989-78857	Two Units	31/12/1989	Issued (See Note 1)

Note	Description
1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.

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.

- As Built Drainage Plan : BPM-1989-78857
- Consent Conditions : LUC-1989-158

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

Address

2/5 Northhall Road New Lynn

Legal Description

LOT 1 DP 102069 1/3 SH BG FLAT 3 DP 165038

Appeals

Modifications

Zones

Residential - Mixed Housing Urban Zone

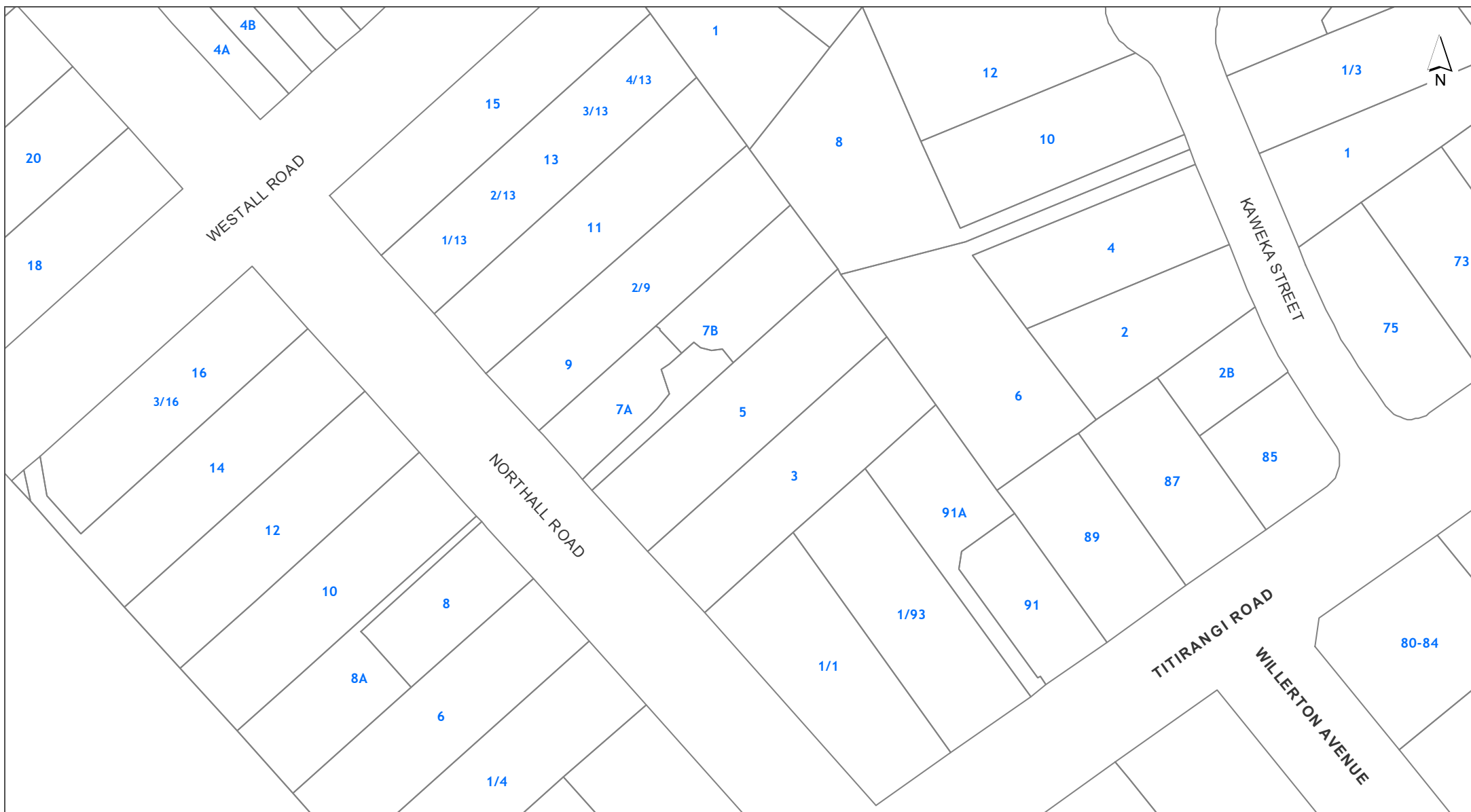
Precinct

Controls

Controls: Macroinvertebrate Community Index - Urban

Overlays

Designations



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Built Environment
 2/5 Northall Road New Lynn

LOT 1 DP 102069 1/3 SH BG FLAT 3 DP 165038

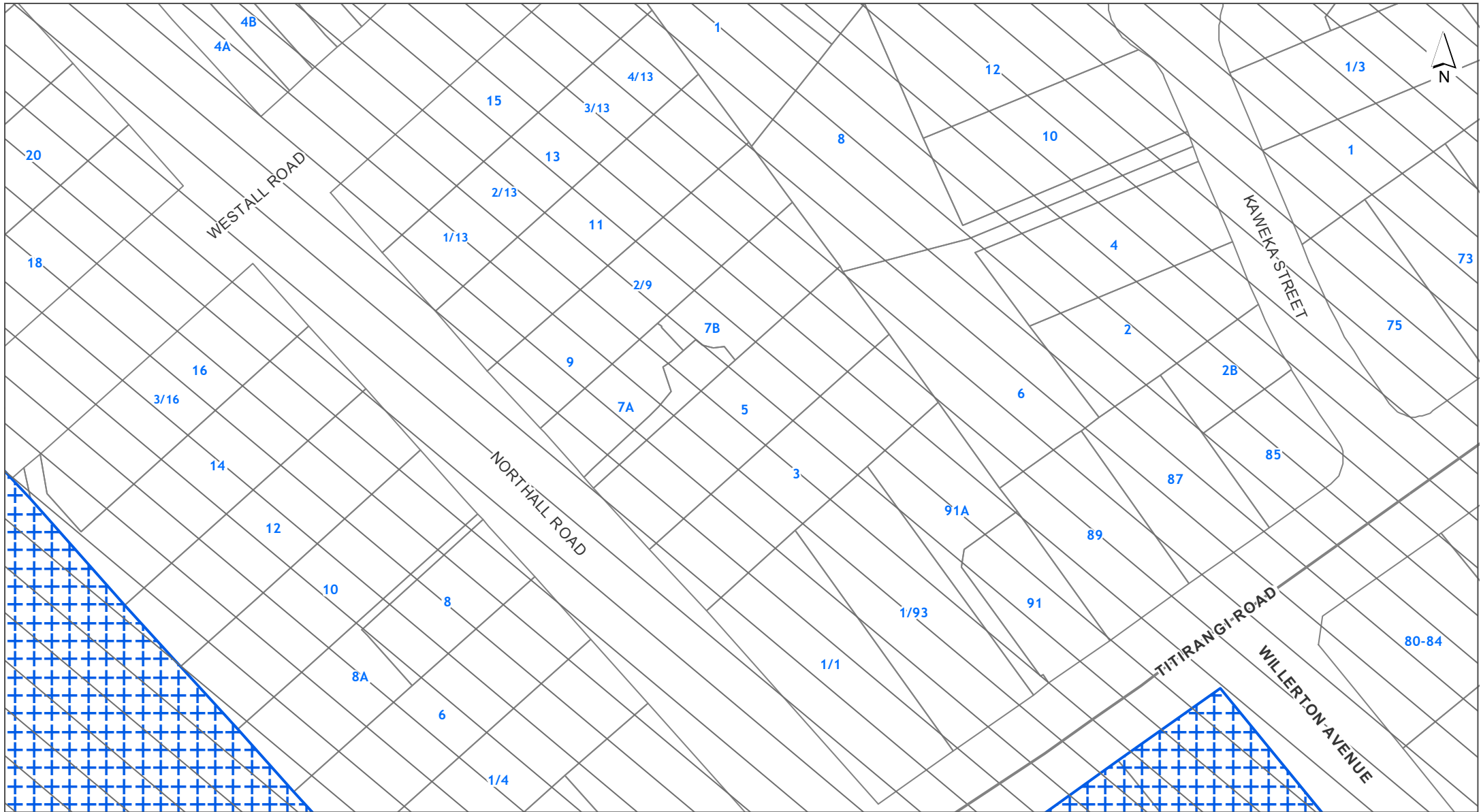


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Auckland Council
 Te Kaunihera o Tāmaki Makaurau

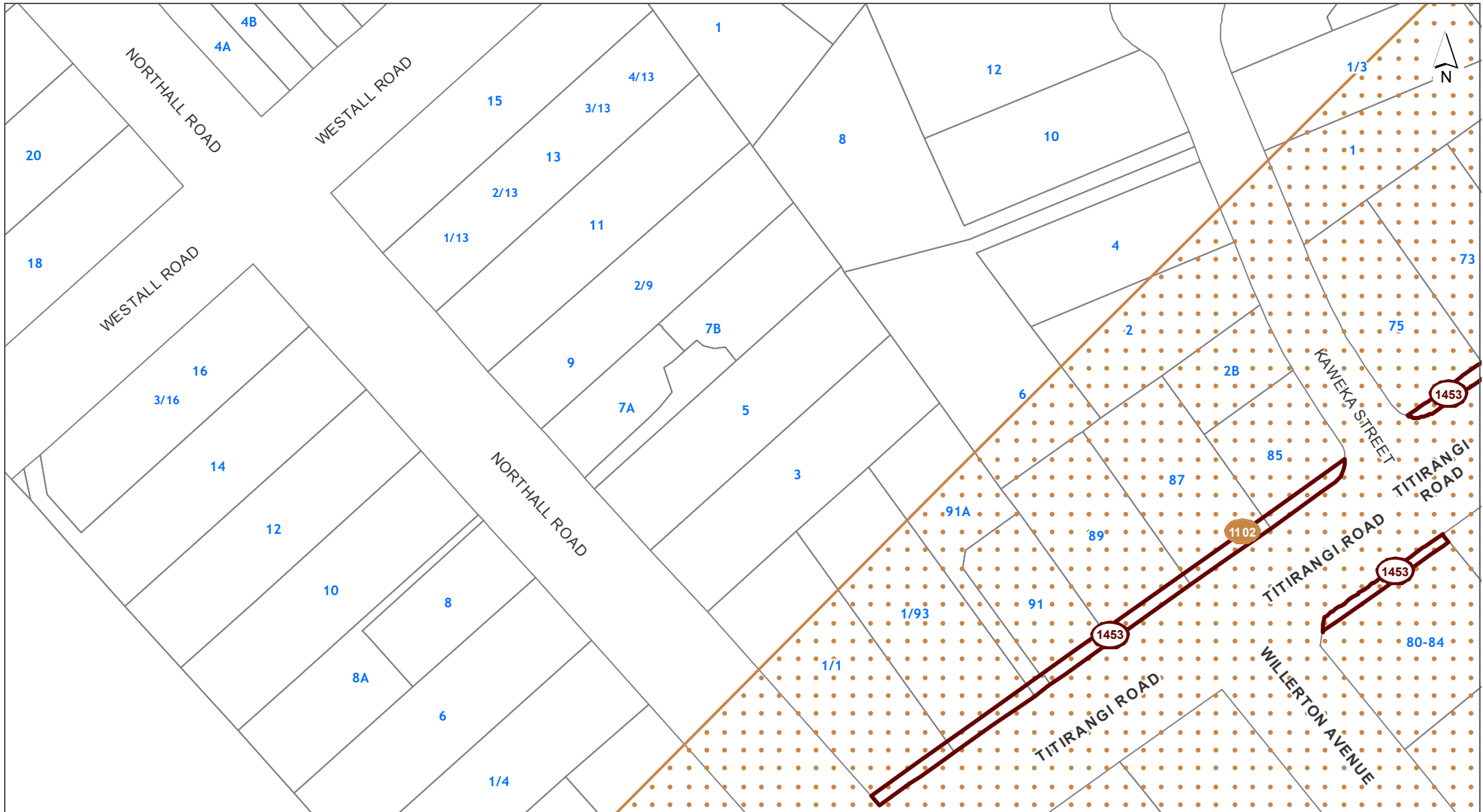


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Controls
2/5 Northall Road New Lynn
LOT 1 DP 102069 1/3 SH BG FLAT 3 DP 165038

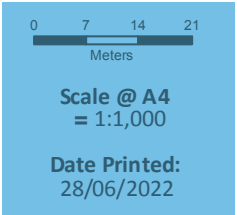
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Designations
2/5 Northall Road New Lynn
LOT 1 DP 102069 1/3 SH BG FLAT 3 DP 165038





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Historic Heritage and Special Character
2/5 Northall Road New Lynn
LOT 1 DP 102069 1/3 SH BG FLAT 3 DP 165038

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Infrastructure
2/5 Northall Road New Lynn
LOT 1 DP 102069 1/3 SH BG FLAT 3 DP 165038

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Mana Whenua

2/5 Northall Road New Lynn

LOT 1 DP 102069 1/3 SH BG FLAT 3 DP 165038



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Natural Heritage

2/5 Northall Road New Lynn

LOT 1 DP 102069 1/3 SH BG FLAT 3 DP 165038



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Natural Resources

2/5 Northall Road New Lynn

LOT 1 DP 102069 1/3 SH BG FLAT 3 DP 165038



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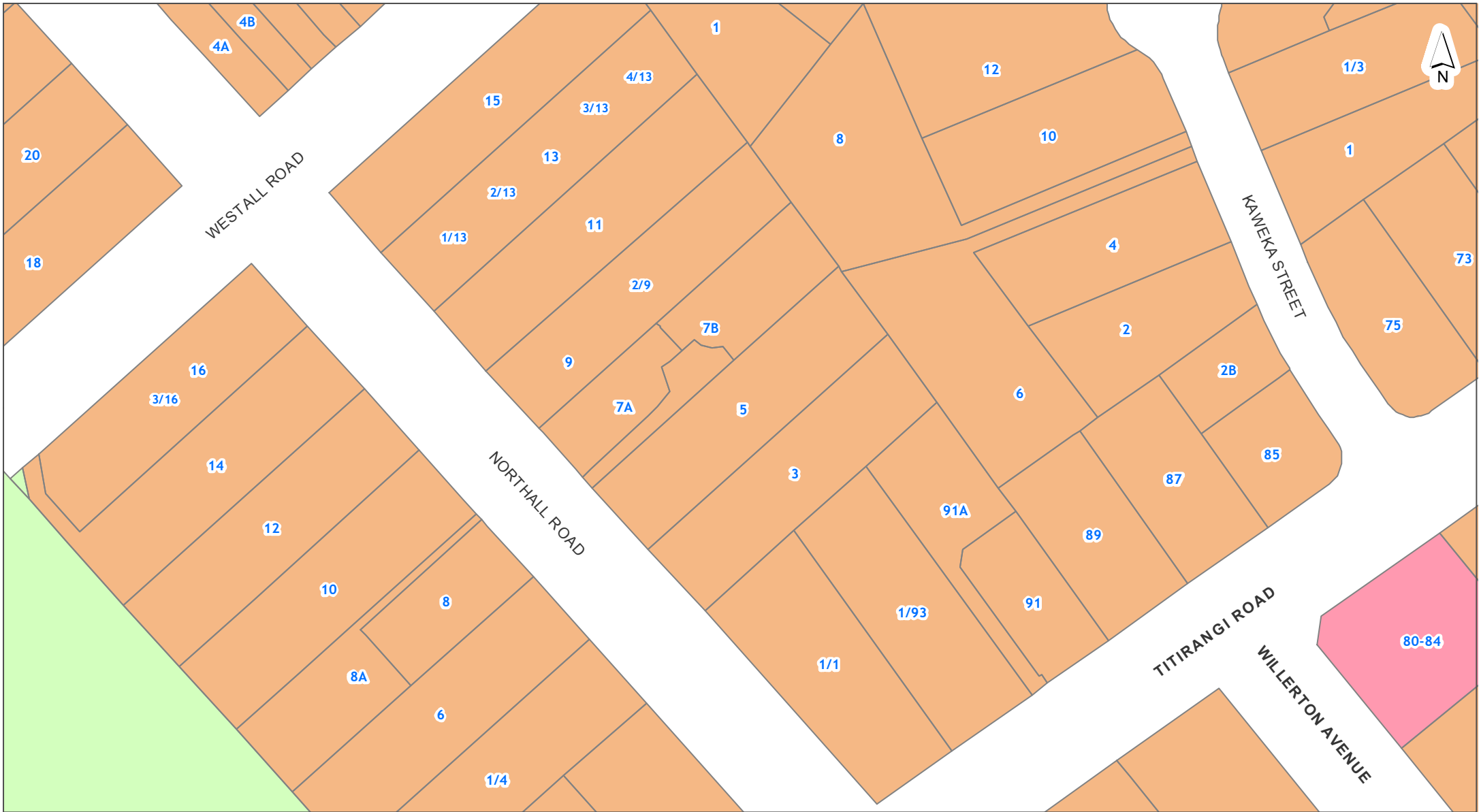


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Precincts
 2/5 Northall Road New Lynn
LOT 1 DP 102069 1/3 SH BG FLAT 3 DP 165038

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Zones and Rural Urban Boundary
2/5 Northall Road New Lynn
LOT 1 DP 102069 1/3 SH BG FLAT 3 DP 165038

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Meters


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Date Printed:
28/06/2022





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
- } Ridgeline Protection Overlay

Infrastructure

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

Historic Heritage & Special Character

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

Mana Whenua

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

Built Environment

- Identified Growth Corridor Overlay

Controls

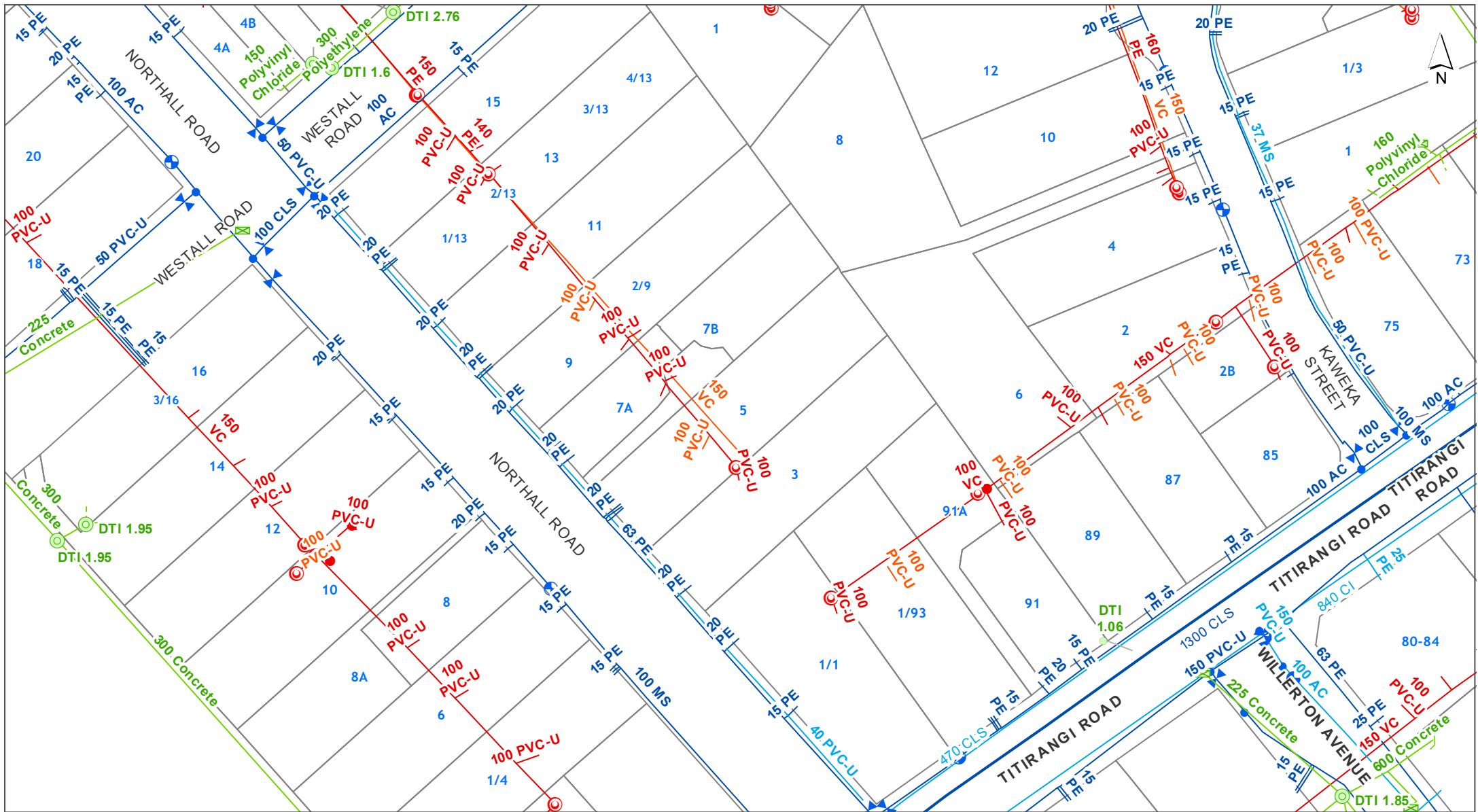
- Key Retail Frontage
 - General Commercial Frontage
 - Adjacent to Level Crossings
 - General
 - Motorway Interchange Control
 - Centre Fringe Office Control
 - Height Variation Control
 - Parking Variation Control
 - Level Crossings With Sightlines Control
 - Arterial Roads
 - Business Park Zone Office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

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

Designations

- Designations

- Airspace Restriction Designations



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Underground Services

2/5 Northall Road New Lynn

LOT 1 DP 102069 1/3 SH BG FLAT 3 DP 165038



Scale @ A4
 = 1:1,000

Date Printed:
 28/06/2022



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
2/5 Northall Road New Lynn
LOT 1 DP 102069 1/3 SH BG FLAT 3 DP 165038

0 6.5 13 19.5
 Meters
Scale @ A4
= 1:1,000
Date Printed:
28/06/2022





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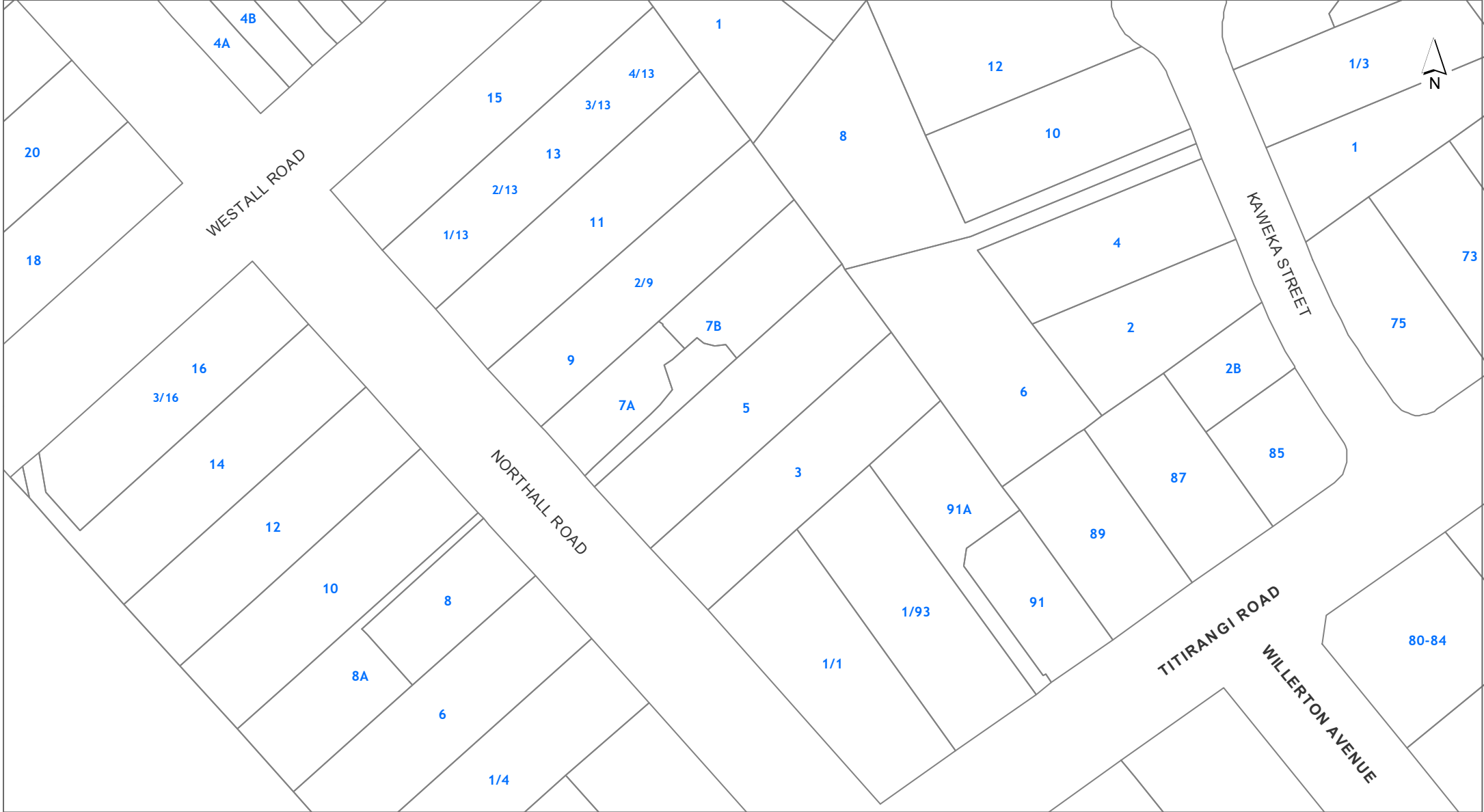
Natural Hazards - Coastal Erosion ASCIE
 2/5 Northall Road New Lynn
 LOT 1 DP 102069 1/3 SH BG FLAT 3 DP 165038



Scale @ A4
 = 1:1,000

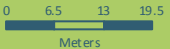
Date Printed:
 28/06/2022





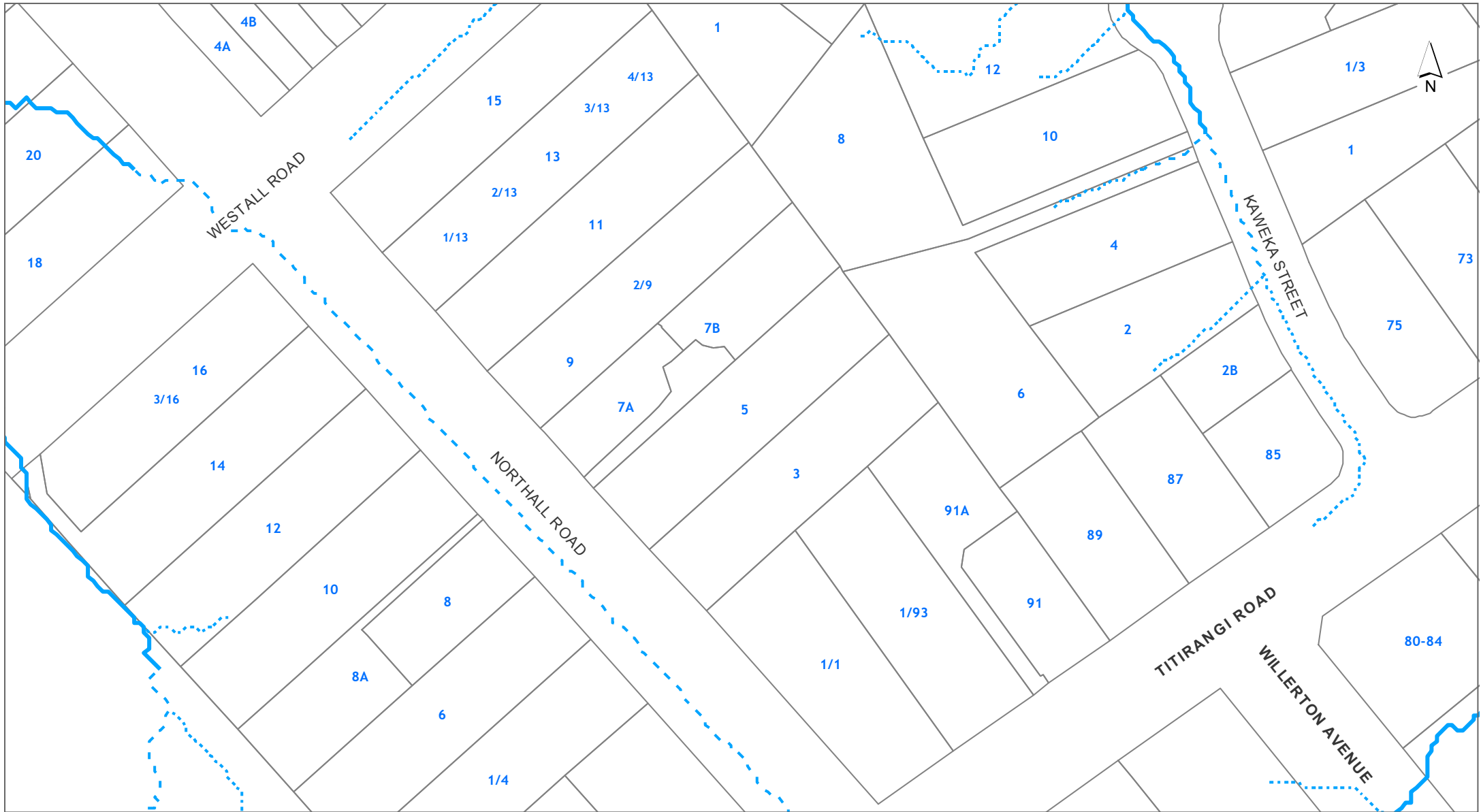
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Natural Hazards - Coastal Inundation
2/5 Northall Road New Lynn
LOT 1 DP 102069 1/3 SH BG FLAT 3 DP 165038



Scale @ A4
 = 1:1,000
 Date Printed:
 28/06/2022



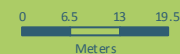


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Natural Hazards - Flooding

2/5 Northall Road New Lynn

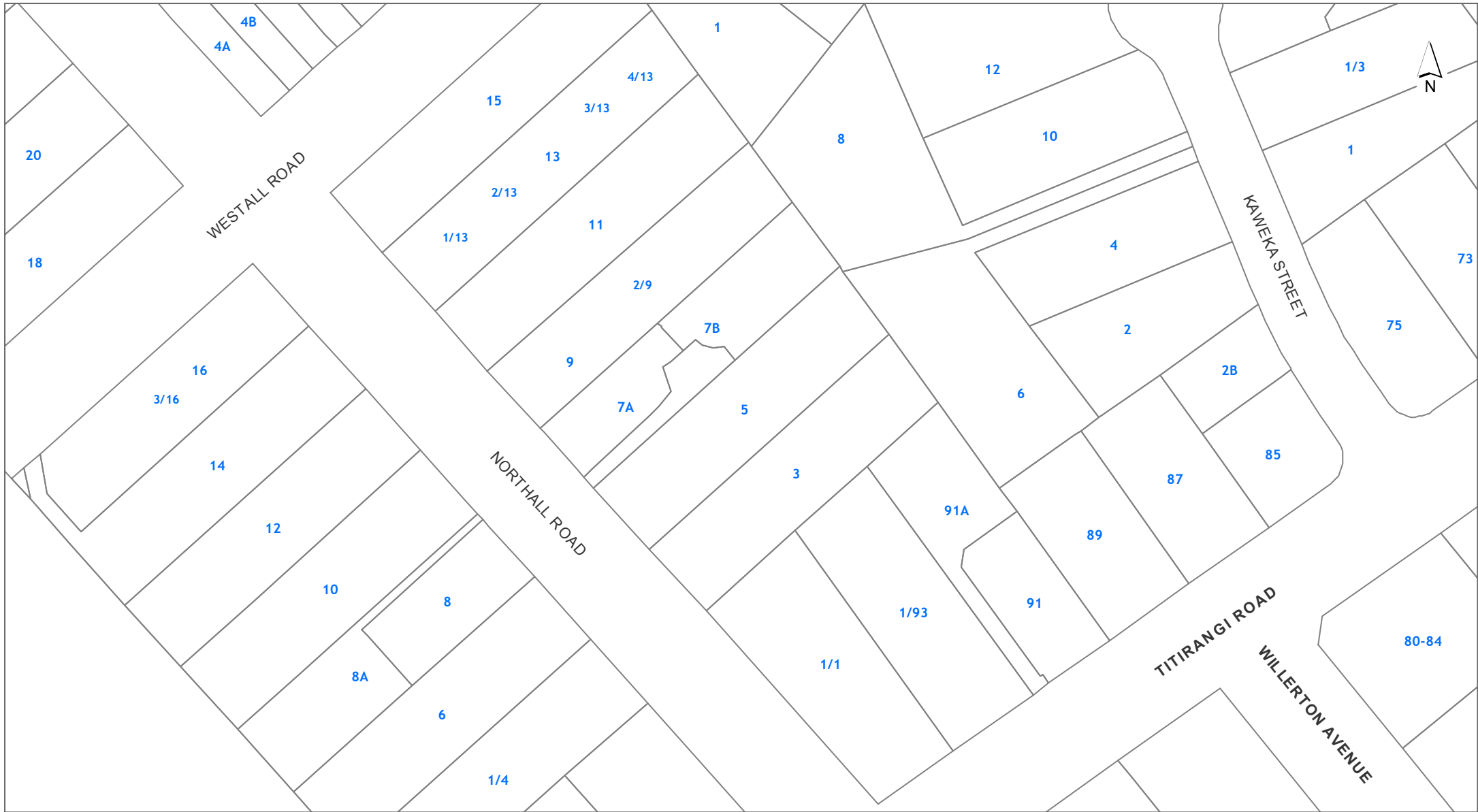
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Scale @ A4
 = 1:1,000

Date Printed:
 28/06/2022



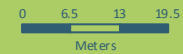


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Natural Hazards - Sea Spray

2/5 Northall Road New Lynn

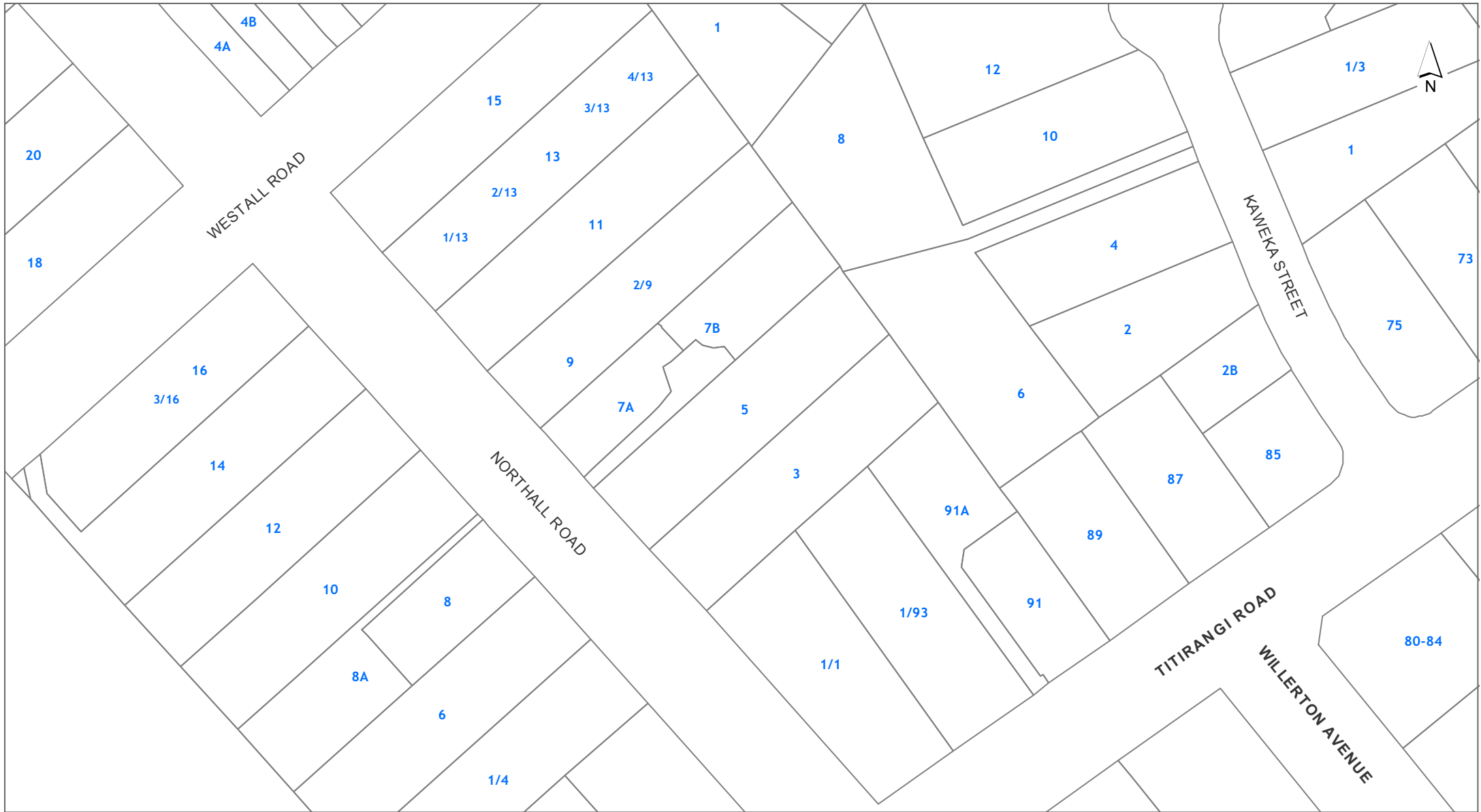
LOT 1 DP 102069 1/3 SH BG FLAT 3 DP 165038



Scale @ A4
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Other
2/5 Northall Road New Lynn
LOT 1 DP 102069 1/3 SH BG FLAT 3 DP 165038

0 6.5 13 19.5
Meters
Scale @ A4
= 1:1,000
Date Printed:
28/06/2022















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



Waitakape

AUCKLAND CITY

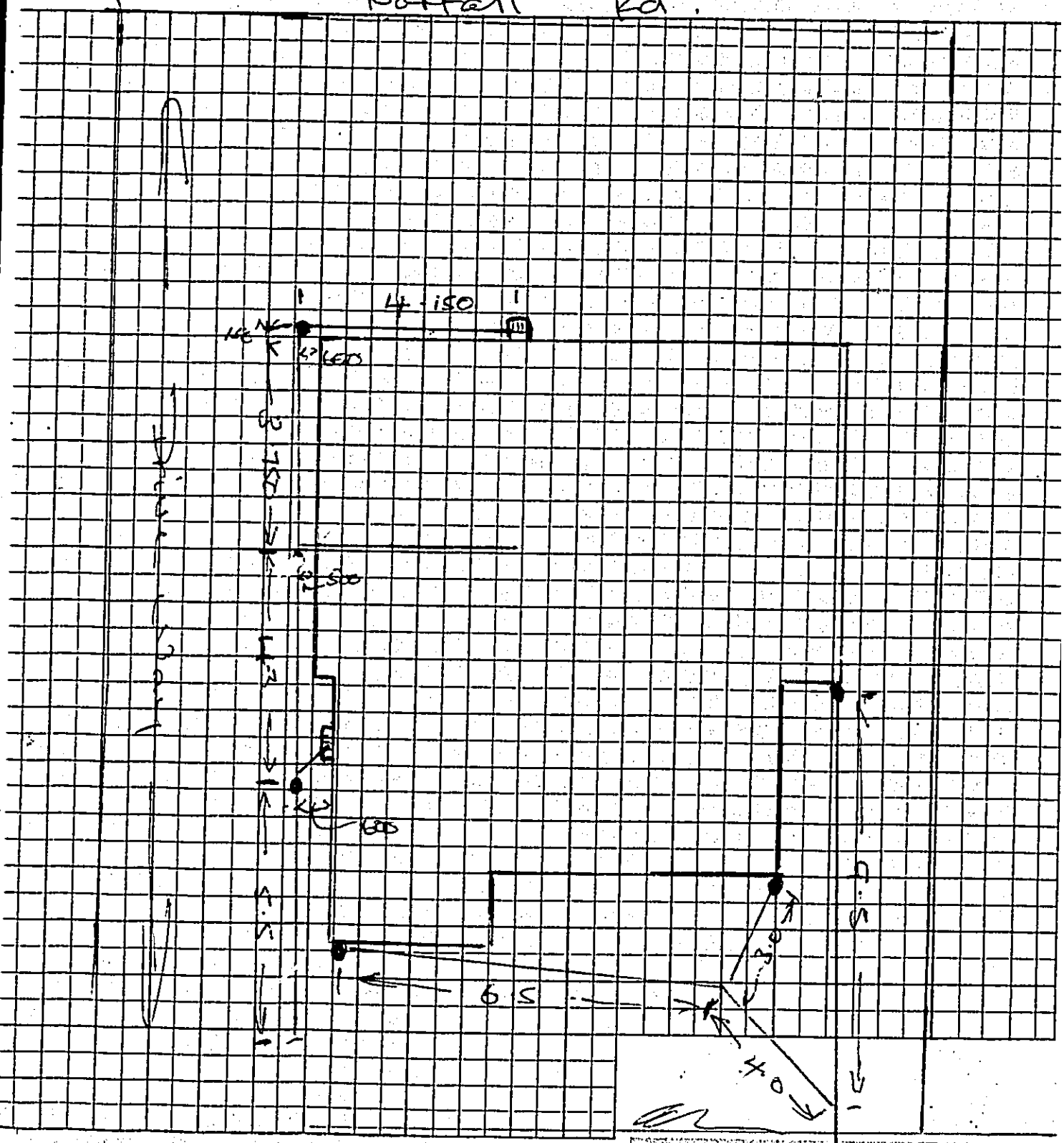
AS BUILT DRAINAGE PLAN

LOT: 8 DP: Whare 90 ADDRESS: 5 Northall Rd WESTERN AREA

OWNER: J. M. Cook DRAINLAYER: New Lynn K. W. Cook

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

Northall Rd.



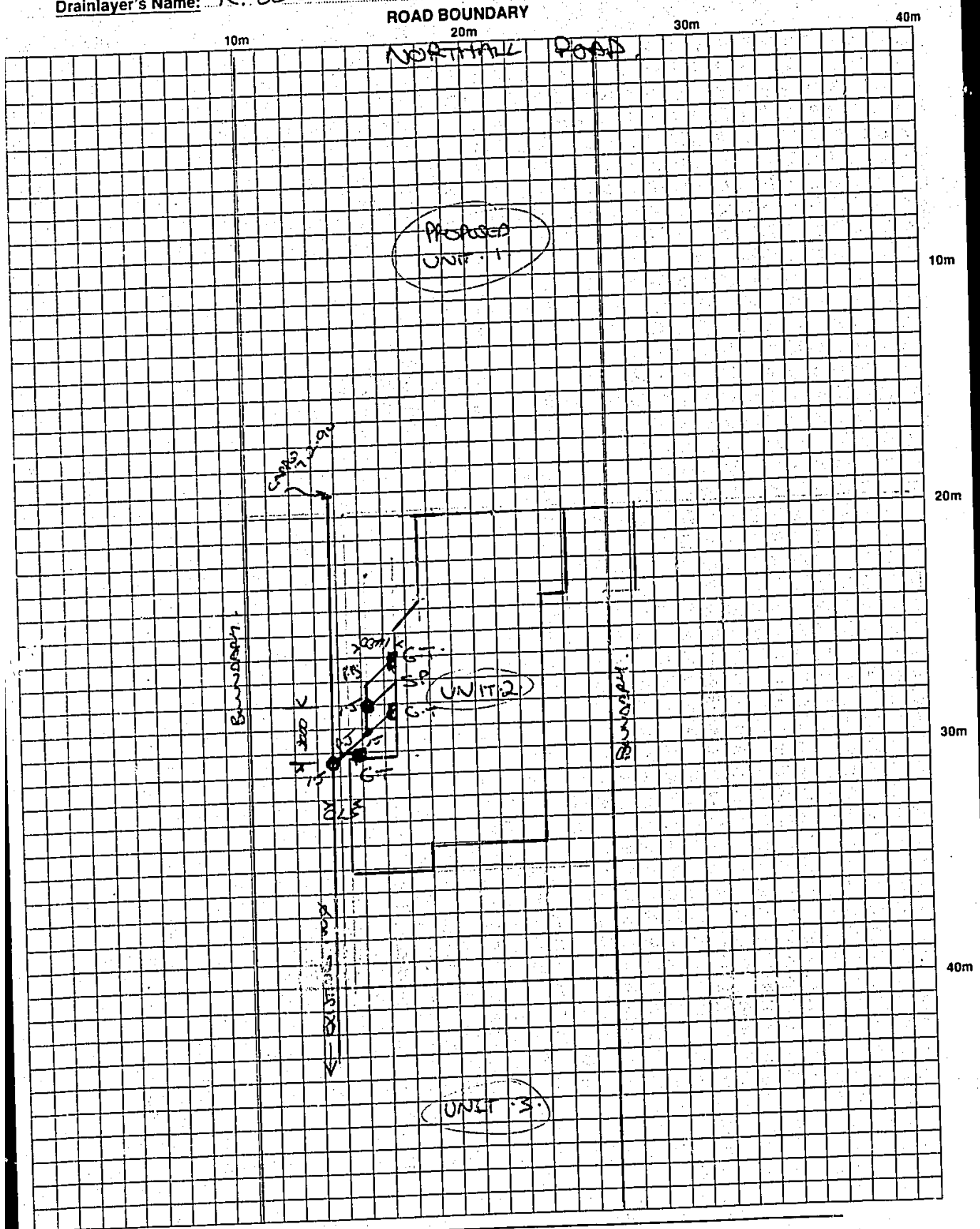
WAITEMATA CITY COUNCIL

'AS BUILT' DRAINAGE PLAN

Drainage plans are necessary for all new work and extensions to drains, including septic tank effluent disposal systems. The plan is to be completed accurately to scale in ink, and must show clearly street boundary, property boundaries, outline of buildings as well as layout of ALL drains and inspection fittings.

Owner's Name: V. Cook
 Address of Property: (No.) 5 (Street) Northall Rd.
 Lot 8 D.P. Whou 90
 Drainlayer's Name: K. Weeks

The scale of the 'As Built' Plan is to be 1:200. Please indicate on the 'As Built' plan if any other scale is used. Please refer to additional notes overleaf.



For Office Use Only:—

Drainage Permit No.

Building Permit No.

Date inspected

Inspector

NEW LYNN BOROUGH COUNCIL

APPLICATION FOR PERMIT FOR SANITARY PLUMBING OR DRAINAGE WORK

To THE ENGINEER, New Lynn Borough Council:

I, THE UNDERSIGNED K. WEEKS Registered Plumber
Drainlayer
OF 69 TAKAHE RD, TITIRANGI Licence Number 10265

hereby apply for permission for the work described herein and set out in the plans attached hereto to be carried out as required by the Drainage & Plumbing Regulations 1978, in the premises situated in the following land:

No. of Street 5 NORTHALL RD.
LOT No. 8 D.P. No. Whay 90 VALUATION No. / /
OWNER V. COOK
ADDRESS

SIGNATURE DATE / /

DESCRIPTION OF WORK:

ESTIMATED VALUE OF

PLUMBING FEE RECEIPT No.

DRAINAGE FEE RECEIPT No.

SCALE OF FEES

	\$	\$		\$	\$	
NOT EXCEEDING	100	-	20	1001-1100	-	80
	101	-	26	1101-1200	-	86
	201	-	32	1201-1300	-	92
	301	-	36	1301-1400	-	98
	401	-	44	1401-1500	-	104
	501	-	50	1501-1600	-	110
	601	-	56	1601-1700	-	116
	701	-	62	1701-1800	-	122
	801	-	68	1801-1900	-	128
	901	-	74	1901-2000	-	134

for each 100 thereafter - 6

PERMIT No. 120 Date 22.1.2.1985

INSPECTED AND PASSED DATE / /

INSPECTOR'S SIGNATURE

FULL INFORMATION REQUIRED:

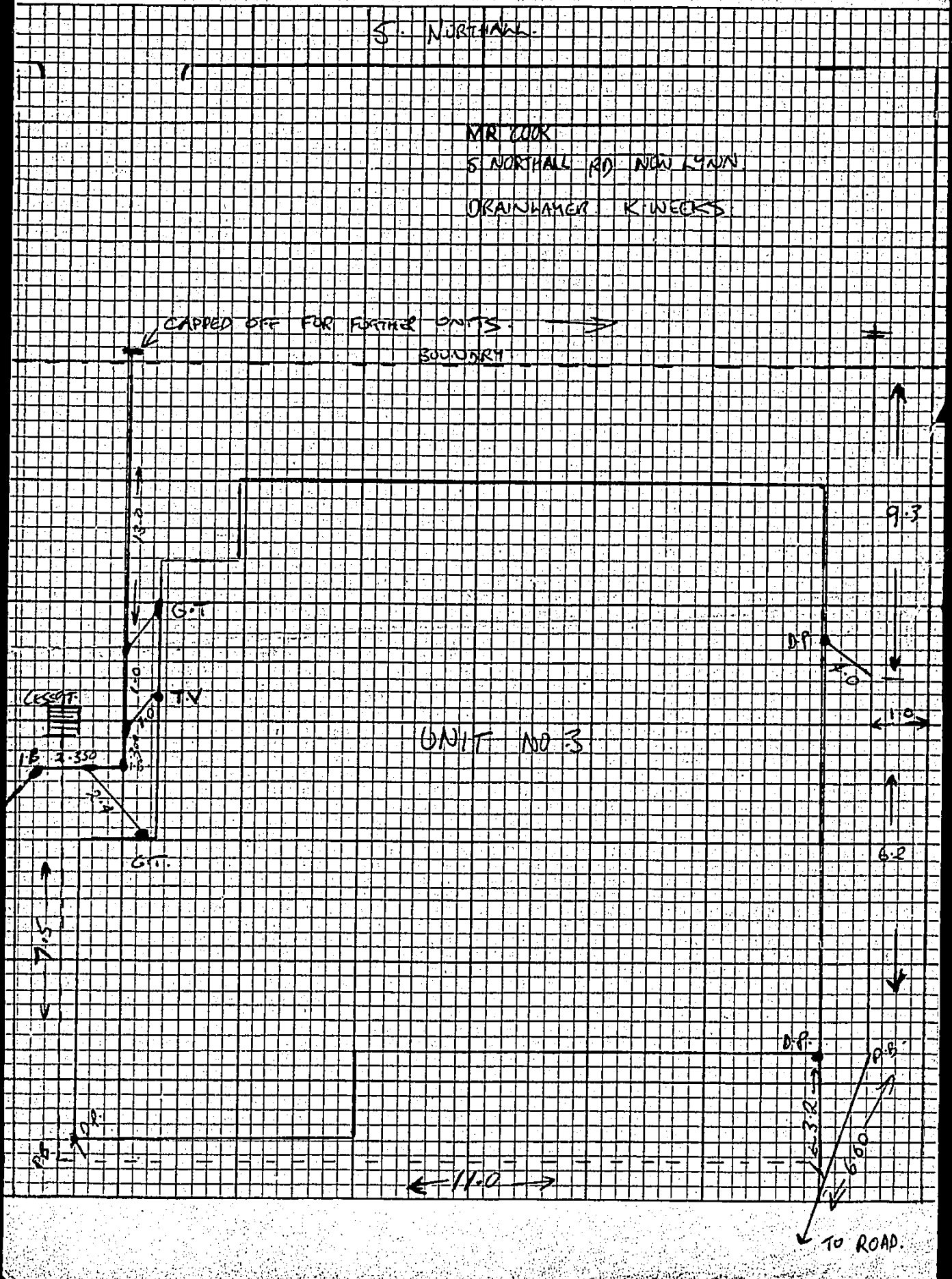
SECTION BOUNDARIES AND BUILDING IN OUTLINE AND LINES OF DRAINS

IMPORTANT: ACTUAL MEASUREMENTS INCLUDING INSPECTION TO INSPECTION

DEPTH OF SEWER CONNECTION.....Metres

TYPE OF SEWER CONNECTION { Existing
Saddle
New Y Junction

DISTANCE SEWER CONNECTION TO NEAREST TWO BOUNDARIES



NEW LYNN BOROUGH COUNCIL

Planning Report on Notified Application

Application: To build two additional units making a total of three.

Applicant: Victor Michael Cook

Site Address: 5 Northall Road

Legal Description: Lot 8, Deeds Plan Whau 90

Zoning: Residential A

Objection: There were none received.

1. Site and Locality:

The site is located on the north-eastern side of Northall Road and is the third property from the intersection of Northall and Titirangi Roads. The site has an area of 1012m² and is flat with a gentle fall towards the rear boundary. Apart from the front boundary, both the side and the rear boundaries are fenced.

There is a new two storied brick house at the rear of the site. At the front of the site there is a wooden bungalow approximately 40 years old. Between the two houses there is an old shed.

There is a mixture of single family housing and multi-unit development on the surrounding properties.

2. The Proposal:

The application is to construct two additional two bedroomed household units on the site. The three units are of a timber frame construction with brick veneer cladding and metal tiled roofs.

A single car garage is incorporated within each household unit. The rear and middle units have the same basic floor plan of 107m² which includes the 21m² garage, but the rear unit has a bedroom and bathroom on the second floor. The front unit is slightly smaller being 105m² in area. Living courts have been provided on the northern side of each household unit.

- 2 -

3. District Scheme Provisions:

Section 11 of the Operative District Scheme sets out the objectives, policies and ordinances for residential development in the Borough. Clause 11.1.2 Household Unit Development states that "multi-unit development is the principal form of residential development occurring in the Borough".

The policies relating to multi-unit development spell out the need for well designed development incorporating screened private outdoor areas for each unit, adequate room for car parking, service courts and landscaping. To ensure that multi-unit developments satisfy the requirements of the District Scheme, three to six household units on a site are a controlled use.

Ordinance 11.2.4 sets out the development controls for multi-unit development. A delineated area of 325m² is required for each unit, including outdoor and service courts and two parking spaces. Scheme Change 30 changed the requirements for the delineated area by excluding any portion of an entrance or common private way or other land used in common by other household units.

4. Consideration of the Application:

This application must be considered in terms of Section 74 of the Town and Country Planning Act 1977 because it does not satisfy Ordinance 11.2.4 (A) (1) and (2) which requires a delineated area of 325m² for each household unit excluding the common private way.

Subject to Section 3 of the Act the Council may consent to a specified departure only if:

- (a) The effect of the departure will not be contrary to the public interest and will have little town and country planning significance beyond the immediate vicinity of the land concerned, and the provisions of the scheme can remain without change or variation.

In evaluating the proposal the following matters are considered.

4.1 Previous Planning Consent:

Planning consent was granted by the Council in August 1984 for these three household units (a copy of which is attached to the report). A requirement of controlled use consent was compliance with Ordinance 11.2.4. (A) (7) (f) of the Proposed District Scheme.

- 3 -

This ordinance which remains unchanged in the Operative District Scheme requires at least one unit to be three bedroomed in all multi-unit housing containing three to six household units.

The applicant had the rear unit re-designed to provide a third bedroom. A building permit was then obtained (30/11/84) for the unit. The stormwater and sanitary sewage reticulation was designed and installed for the three units with an easement being obtained through the neighbour's property. Construction of this unit was undertaken by the applicant and proceeded slowly. It has been completed for several months.

The applicant, unaware that under Section 70 of the Act, planning consent lapses two years from the date of approval, was about to obtain a building permit to commence construction on the second unit. By this stage it was too late for the applicant to obtain an extension of his planning consent as this must be three months from the expiry date.

4.2 Compliance with the District Scheme:

The completed unit at the rear of the site does not have a living court 6m wide. The plans were approved by the Council and the only change to the design was the provision of a third upstairs bedroom. A complying living court cannot be provided elsewhere on the site because it would not be adjacent to the living room. The delineated area for this house is 342m².

Household units 1 and 2 have 335m² each including the common private way. Excluding this they have approximately 275m² each. The eaves of both houses are not 1.2m² from the northwest boundary and vehicle manoeuvring is not satisfactory.

If the two household units are relocated on the site and the floor plan of the front household unit slightly modified and if it is used for both dwellings, then on site manoeuvrability would be improved and the yards would be satisfied.

4.3 Planning Significance:

The application does not have significance in terms of Section 3 of the Act. The site and proposed use are not unique in any way. Palmer (Planning Development Law in New Zealand Volume 1) Page 405, states "the words "public interest" are broadly defined to include all matters which in the circumstances of the case can be of public interest.

- 4 -

This definition is not definitive and relevant personal matters including hardship and aspects of public policy and injustice can properly be raised". Hardship is a matter of degree and in this case includes the extra expenses of making one unit two storied and in servicing the site. As Palmer states on Page 413 "the history of decisions relating to a particular development or justifiable expenditure of money may create certain expectations which should properly be given dual weight where a question of injustice is raised".

There were no objections to this application. The policies and objectives of the District Scheme are satisfied in as much as the proposed household units are attractive and satisfy the amenity controls or can be made to.

There are in my opinion sufficient grounds which are unique to this application, in particular the previous planning consent and the work undertaken to date. The planning significance, is in my opinion, minor in terms of its effect on the amenities of the neighbourhood and its cumulative effects on the pattern of development in the residential zone.

RECOMMENDATION:

- A. THAT UNLESS ADDITIONAL OR CONTRARY EVIDENCE IS PRODUCED AT THE HEARING, THE APPLICATION BY MR V.M. COOK TO BUILD TWO ADDITIONAL UNITS MAKING A TOTAL OF THREE AT 5 NORTHALL ROAD, BEING LOT 8 DEEDS PLAN WHAU 90 BE CONSENTED TO PURSUANT TO SECTIONS 67 AND 74 OF THE TOWN AND COUNTRY PLANNING ACT 1977 AND SUBJECT TO THE FOLLOWING CONDITIONS:
1. AN UNOBSTRUCTED SERVICES STRIP IS TO BE PROVIDED AND THE CARRIAGEWAY SHALL BE PAVED FOR A WIDTH OF 2.5M TO THE SATISFACTION OF THE BOROUGH ENGINEER.
 2. A WATER CONNECTION IS TO BE PROVIDED FOR EVERY DWELLING WITH WATER METRES AT THE ROAD FRONTAGE.
 3. THE HOUSEHOLD UNITS INCLUDING EAVES SHALL BE 1.2M FROM THE NORTH-WESTERN BOUNDARY.
 4. BOTH LIVING COURTS SHALL HAVE A MINIMUM DIMENSION OF 6M AND A TOTAL AREA OF 66M².
 5. REVERSE MANOEUVRING ON THE SITE SHALL BE TO THE SATISFACTION OF THE BOROUGH ENGINEER.

- 5 -

6. THE DEVELOPMENT SHALL PROCEED GENERALLY IN ACCORDANCE WITH THE PLANS SUBMITTED WITH THIS APPLICATION AND WITH AMENDMENTS SPECIFIED IN CONDITIONS 3.4. AND 5 ABOVE.
 7. SUITABLE FENCING SHALL BE PROVIDED ALONGSIDE THE DRIVE ON THE EASTERN BOUNDARY.
 8. COMPLIANCE WITH ALL ACTS, REGULATIONS AND BYLAWS.
- B. PURSUANT TO SECTION 67 (2) OF THE TOWN AND COUNTRY PLANNING ACT 1977, THE COUNCIL GIVES THE FOLLOWING REASONS FOR ITS CONSENT TO THE APPLICATION.
1. THAT SUBJECT TO THE ABOVE CONDITIONS THE PROVISIONS OF SECTION 74 (2) (a) OF THE ACT ARE SATISFIED.
 2. THE DEVELOPMENT SATISFIES THE POLICIES IN THE DISTRICT SCHEME RELATING TO ON SITE AMENITIES.
 3. THE CIRCUMSTANCES OF THE APPLICATION RELATING TO THE LAPSED PLANNING CONSENT ARE UNIQUE TO THIS APPLICATION.
 4. THE PROPOSED DEVELOPMENT IS SMALL IN SIZE AND EFFECT.
- C. THAT THE APPLICANT BE ADVISED THAT THE PROPOSED UNITS CONSTITUTE A "DEVELOPMENT" UNDER THE LOCAL GOVERNMENT ACT 1974 AND PURSUANT TO SECTION 294 OF THE ACT, THE VALUE OF 20M2 OF LAND WILL BE PAYABLE PRIOR TO THE COMMENCEMENT OF WORK.
- D. THAT THE APPLICANT'S ATTENTION BE DRAWN TO THE PROVISIONS OF SECTION 70 OF THE ACT WHICH STATES AS FOLLOWS:
- "EVERY CONSENT GIVEN PURSUANT TO ANY PROVISION IN THIS PART OF THE ACT OR THE CORRESPONDING PROVISION OF ANY FORMER ACT OR PURSUANT TO ANY DISTRICT SCHEME SHALL LAPSE ON THE EXPIRY OF A PERIOD OF TWO YEARS AFTER THE DATE ON WHICH IT WAS GIVEN OR, IN THE CASE OF A CONSENT GIVEN OR UPHeld ON APPEAL, ON THE EXPIRY OF A PERIOD OF 2 YEARS AFTER THE DATE ON WHICH THE APPEAL WAS DETERMINED, OR ON THE EXPIRY OF SUCH LONGER PERIOD AS THE COUNCIL IN ANY PARTICULAR CASE MAY ALLOW, UNLESS:
- A) THE PERSON TO WHOM IT WAS GRANTED HAS WITHIN THAT PERIOD GIVEN EFFECT TO THE CONSENT; OR
 - B) THE COUNCIL HAS, ON AN APPLICATION MADE WITHIN 3 MONTHS AFTER THE EXPIRY OF THAT PERIOD, DETERMINED THAT THAT PERSON HAS MADE SUBSTANTIAL PROGRESS TOWARDS GIVING EFFECT TO THE CONSENT AND IS CONTINUING TO DO SO".

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- E. SECTION 69 OF THE TOWN AND COUNTRY PLANNING ACT 1977 PROVIDES THAT THE APPLICANT OR ANY OBJECTOR MAY APPEAL TO THE PLANNING TRIBUNAL AGAINST COUNCIL'S DECISION IN RESPECT OF ANY NOTIFIED PLANNING APPLICATION. SUCH APPEALS MUST BE IN WRITING TO THE PLANNING TRIBUNAL WITHIN ONE MONTH OF THE DATE OF NOTIFICATION OF COUNCIL'S DECISION. A COPY OF ANY SUCH APPEAL SHOULD BE SENT TO THE COUNCIL AND ANY OTHER PARTIES.
- F. THAT ALL INTERESTED PARTIES BE ADVISED ACCORDINGLY.

Pamela E Wells
ASSISTANT PLANNER
22 September 1989