



Rhonda G Evans Solicitors
PO Box 19196
Avondale
Auckland 1746

Applicant	Rhonda G Evans Solicitors
LIM address	565-573 Blockhouse Bay Road Blockhouse Bay Auckland 0600
Application number	P/LEN/2015/3163
Client name/ref	
Date issued	23/02/2015
Legal description	PT LOT 12 DP 14714
Certificates of title	CT-1840/23

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 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 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.

Property addresses on this site

This site contains a number of addresses. Council may hold information on any or all of these addresses, and may also hold information on the site as a whole.

Site address

Address	565-573 Blockhouse Bay Road Blockhouse Bay Auckland 0600
Legal description	PT LOT 12 DP 14714
Certificates of title	CT-1840/23

Other addresses

Address	Rates 565 Blockhouse Bay Road Blockhouse Bay Auckland 0600
Legal description	PT LOT 12 DP 14714
Certificates of title	CT-1840/23

Address	Rates 565 Blockhouse Bay Road Blockhouse Bay Auckland 0600
Legal description	PT LOT 12 DP 14714
Certificates of title	CT-1840/23

Address	567 Blockhouse Bay Road Blockhouse Bay Auckland 0600
Legal description	PT LOT 12 DP 14714
Certificates of title	CT-1840/23

Address	569 Blockhouse Bay Road Blockhouse Bay Auckland 0600
Legal description	PT LOT 12 DP 14714
Certificates of title	CT-1840/23

Address	571 Blockhouse Bay Road Blockhouse Bay Auckland 0600
Legal description	PT LOT 12 DP 14714
Certificates of title	CT-1840/23

Address	Rates 573 Blockhouse Bay Road Blockhouse Bay Auckland 0600
Legal description	PT LOT 12 DP 14714
Certificates of title	CT-1840/23

Address	565A Blockhouse Bay Road Blockhouse Bay Auckland 0600
Legal description	RESIDENTIAL BASE FLAT
Certificates of title	NA

Address	573 Blockhouse Bay Road Blockhouse Bay Auckland 0600
Legal description	
Certificates of title	

Address	573B Blockhouse Bay Road Blockhouse Bay Auckland 0600
Legal description	
Certificates of title	



Auckland Council customer support at Property Data (09) 301 0101 if you require further information.

Financial obligations

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.



Auckland Council (09) 301 0101 if you require further information.

Property rates - combined information as of 1 July 2012

Address	565-573 Blockhouse Bay Road, Blockhouse Bay, Auckland 0600
Billing number	2289179
Land area	597.0m2
Previous year's rates	15,558.07
Current rates	16,168.91
Arrears	0.00
Penalties	0.00
Other charges	0.00
Total charges	16168.91
Receipts	-8,084.00
Discounts	0.00
Refunds	0.00
Remissions	0.00
Overpayments	0.00
Balance at 23/02/2015	8,084.91



Auckland Council (09) 301 0101 if you require further information.



Rates information is available for viewing
<http://www.aucklandcouncil.govt.nz>

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.

Note: This LIM does not contain information as to whether this property is subject to a targeted rate under the Retrofit Your Home Programme. To find out if any outstanding rates owing in relation to this programme, please contact Auckland Council (09) 301 0101 or email retrofit@aucklandcouncil.govt.nz for more information.

Water services

Watercare Services charges are based on consumption and are not assessed as a rate pursuant to the Local Government (Rating) Act 2002. As such, any charges invoiced to an individual or entity by Watercare Services is personal information as defined by the provisions of the Privacy Act 1991, and is not information that is required to appear on LIM documentation.



Watercare Services (09) 442 2222 if you require further information on water and wastewater services provided to the property.

Drainage and water services plans

If any as-built private drainage plans and/or public drainage and water services maps exist for this land they will be included in the attachments section.

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



Auckland Council (09) 301 0101 if you require further information.

Consents and permits

The following consents and permits have been applied for and/or issued.

Note that consents and permits for other addresses will be included. For cross leases it may be important to consider these for site coverage issues.

If the land has been subdivided there may be consents and permits included that relate to the original property.

Building, plumbing and drainage consents and permits

Address: 565-573 Blockhouse Bay Road Blockhouse Bay Auckland 0600

Summary description	Application number	Decision	Life span	Status
Amendment - Amend the fire alarm system as per email attached (Commercial shop or office fitouts)	B/2013/13697/A	Approved 30/04/2014	50 years	CCC Issued 05/12/2014 (1)

Summary description	Application number	Decision	Life span	Status
New delicious indian cuisine (restaurant and takeaway) (Commercial shop or office fitouts)	B/2013/13697	Approved 05/02/2014	50 years	CCC Issued 05/12/2014 (1)
Building Code Certificate - BAREFOOT IN THE PARK, 565 Blockhouse Bay Road, Blockhouse Bay (Liquor building certificate)	B/LBD/2010/1451	Approved 17/07/2010		Liquor Building Certificate issued
LBC ONL for Jagz 565-567 Blockhouse Bay Road Blockhouse Bay Auckland. (Liquor building certificate)	BLD20081937701	Approved 17/10/2008		Liquor Building Certificate issued
Liquor Building Code Certificate - On Licence for Pretzel (Liquor building certificate)	BLD20041567701	Approved 12/10/2004		Liquor Building Certificate issued
T/A Bouquet Garni Restaurant *On-Licence* (Liquor building certificate)	BLD20031272001	Approved 03/11/2003		Liquor Building Certificate issued
Alteration- sink toilet doors jn:192170 bi:268114	AC/97/08467	Approved 11/12/1997	50 years	CCC Issued 02/07/2001 (1)
Partitioning	O/15919/04	Approved		Note (2)

Address: 567 Blockhouse Bay Road Blockhouse Bay Auckland 0600

Summary description	Application number	Decision	Life span	Status
Alts to main entrance & fire exit doors.amend ac/97/8467 jn:620939	AC/98/00476	Approved 16/02/1998	50 years	CCC Issued 26/06/2001 (1)
Close in basement of dwelling	O/1806/35	Approved 07/03/1966		Note (2)
Add flat to dwelling	O/766/34	Approved 21/10/1965		Note (2)
Build flat over shop	O/83440/02	Approved 14/02/1962		Note (2)
Erect block of shops - dwelling above	O/7501/16	Approved 09/08/1960		Note (2)
Alter basement of shops	O/5867/12	Approved		Note (2)
Remove wall & stairwell	O/6867/11	Approved		Note (2)
Sign	O/7036/11	Approved		Note (2)

Address: 571 Blockhouse Bay Road Blockhouse Bay Auckland 0600

Summary description	Application number	Decision	Life span	Status
Liquor building certificate ONL = Restaurant, 571 Blockhouse Bay, Blockhouse Bay Road. (Liquor building certificate)	B/LBD/2014/636	Approved 11/12/2014		Liquor Building Certificate not issued
Removal of concrete panels	O/20648/07	Approved		Note (2)

Address: Rates 573 Blockhouse Bay Road Blockhouse Bay Auckland 0600

Summary description	Application number	Decision	Life span	Status
Install w c & basin in basement	O/3126/11	Approved 07/04/1966		Note (2)
Add to drain	O/2642/15	Approved 16/02/1966		Note (2)

Summary description	Application number	Decision	Life span	Status
Plumbing - one flat	O/2066/15	Approved 01/12/1965		Note (2)
Plumbing & cast iron drain in flat	O/8503/07	Approved 08/03/1962		Note (2)
Tubs water & waste	O/5049/10	Approved 23/06/1961		Note (2)

Address: 573 Blockhouse Bay Road Blockhouse Bay Auckland 0600

Summary description	Application number	Decision	Life span	Status
Install new free standing way finding plinth non-illuminated sign (Other structures sign structure)	BLD20072784301	Approved 16/01/2008	50 years	CCC Issued 30/07/2008 (1)
Add flat to dwelling	O/766/20	Approved		Note (2)
2 flats over shop	O/83440/01	Approved		Note (2)
Close in basement of dwelling	O/1806/28	Approved		Note (2)
Erect block of 4 shops	O/7501/11	Approved		Note (2)



Status notes:

1. Code Compliance Certificate for this consent was issued on this date. Documents may be included in the attachments section.
2. Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificates (CCC) were not required.

Life span note: For those building consents issued under the Building Act 1991, life span describes the intended life of an item or building, from CCC issue date, that has been granted approval to be installed, constructed or erected. After this time, the owner is to take the appropriate steps to replace, upgrade or maintain the item or building to the relevant standards that this building consent relates to.

Building Act note: While Auckland Council has always endeavoured to maintain full pre-Building Act records, Councils were not legally obliged to do so. It is recognised that 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 Council records are viewed and compared with the actual building and activities on site to identify any illegal or unauthorised building works or activities.



Auckland Council (09) 301 0101 if you require further information.



Auckland Council building helpdesk (09) 353 9358 if you require further information.

Engineering approvals

No engineering approvals recorded.



Auckland Council (09) 301 0101 if you require further information.

Vehicle crossing permits

No vehicle crossing permits recorded.

Note: Council has recorded vehicle crossing permits from 22/03/2001. Any vehicle crossing permits prior to that will not be included.



Auckland Council (09) 301 0101 if you require further information.

Resource consents - planning

Address: 565-573 Blockhouse Bay Road Blockhouse Bay Auckland 0600

Summary description	Application number	Decision	Decision date
On-licence (Liquor Planning Certificate)	R/LPC/2010/2626	Approved	09/07/2010
LPC ONL for Jagz 565 - 567 Blockhouse Bay Road Blockhouse Bay Auckland. (Liquor Planning Certificate)	LUC20080615101	Approved	17/09/2008
Liquor Planning Certificate - Restaurant On License (Liquor Planning Certificate)	LUC20040765401	Approved	07/10/2004
Liquor planning certificate for on licence. (Liquor Planning Certificate)	LUC20031180201	Closed by Council	29/03/2004
Convert shop to cafe 569 reduced carparking graeme mccarrison	AO/99/02955	Approved	12/08/1999
The artichoke restaurant on licence p wilson	LP/98/01426	Approved	15/04/1998
Restaurant	O/AY0538285	Approved	30/06/1989
Sewing workroom departure 209	O/AY0538284	Approved	07/02/1973
Off street parking 4 shops	O/AY0538283	Approved	25/07/1960

Address: Rates 565 Blockhouse Bay Road Blockhouse Bay Auckland 0600

Summary description	Application number	Decision	Decision date
To extend a restaurant use (stewart) jn 180563 connel wagner (karl cook)	AO/96/06129	Approved	01/12/2003

Address: 569 Blockhouse Bay Road Blockhouse Bay Auckland 0600

Summary description	Application number	Decision	Decision date
Convert shop to cafe 569 reduced carparking graeme mccarrison	AO/99/02955	Approved	12/08/1999

Address: 571 Blockhouse Bay Road Blockhouse Bay Auckland 0600

Summary description	Application number	Decision	Decision date
On-licence renewal (Liquor Planning Certificate)	R/LPC/2014/1417	Approved	13/05/2014
Land Use Consent to Convert existing shop to cafe (Land use consent)	R/LUC/2013/4242	Approved	03/12/2013

Note: If there are any conditions, then only that portion of the consent will be included in the attachments section.



Auckland Council (09) 301 0101 if you require further information.

Resource consents - subdivision

No subdivision consents recorded.

Special Housing Area (SHA)

Special Housing Areas are now in operation around Auckland. Being in a SHA enables land owners/developers to develop under the provisions of the Proposed Auckland Unitary Plan, which may be significantly different to the current 'operative' District Plans, and to access a fast-track development process.

Until 16 September 2016, the Council and Central Government may establish SHAs in accordance with the Housing Accords and Special Housing Areas Act 2013 and the Auckland Housing Accord for the purpose of accelerating Auckland's housing supply.

Maps and other information on SHAs can be found on the following internet page:
<http://www.aucklandcouncil.govt.nz/EN/RATESBUILDINGPROPERTY/HOUSINGSUPPLY/Pages/specialhousingareas.aspx>

Contact the Housing Project Office (09) 373 6292 or specialhousingarea@aucklandcouncil.govt.nz for further information.

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 and by Auckland Council prior to November 2013. If you would like the Council to search for this type of information, please call (09) 301 0101.

Compliance schedules

Address: 565-573 Blockhouse Bay Road Blockhouse Bay Auckland 0600

Compliance number	Warrant of fitness (WOF)	WOF expiry date
201400146	201400146	05/12/2015



Auckland Council (09) 301 0101 if you require further information.

Licences

Address: 565-573 Blockhouse Bay Road Blockhouse Bay Auckland 0600

Licence type / licensee	Expiry date	Fees due	Status
Food premises licence (FPL/95/00309)	31/08/2015	0.00	Approved

Address: 569 Blockhouse Bay Road Blockhouse Bay Auckland 0600

Licence type / licensee	Expiry date	Fees due	Status
Food premises licence (FPL/96/00022)	31/08/2015	0.00	Approved

Address: 571 Blockhouse Bay Road Blockhouse Bay Auckland 0600

Licence type / licensee	Expiry date	Fees due	Status
Food premises licence (L/EFP/2014/1621)	31/08/2015	0.00	Processing



Auckland Council (09) 301 0101 if you require further information.

Swimming/spa pools

No swimming/spa pools recorded.



Auckland Council (09) 301 0101 if you require further information.



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

Other issues or actions required

Address: 569 Blockhouse Bay Road Blockhouse Bay Auckland 0600

Date	Reference	Description
30/01/2015	FPL/96/00022	Food premises licence - PAS inspection - fail

Documents may be included in the attachments section.



Auckland Council (09) 301 0101 if you require further information.

Planning

This site is in the Auckland Isthmus District Plan area.

The following is a summary of town planning controls affecting this site.

Zoning	Business - 2
Limitations	Verandah Control
Proposed Modifications	None recorded.

District Plan maps are contained in the attachments section.



Auckland Council Planning helpdesk (09) 353 9356 for further information.



District Plan maps are available for viewing

<http://www.aucklandcouncil.govt.nz>

Please note that the Proposed Auckland Unitary Plan applies to this property. This LIM report does not contain specific information about the Proposed Auckland Unitary Plan. The Proposed Auckland Unitary Plan should be carefully reviewed and considered, as it may have implications for how this property can be developed or used. The Proposed Auckland 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>

Special land features

The council knows the following special features or characteristics of this land.

Note that 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.

Soil issues

No soil issues recorded.

No soil reports held.

Flood risk

This site is potentially at risk of flooding during heavy rainfall events. The extent of this flooding is shown on the attached special land features map as "Overland flowpath".

The overland flowpath has been determined after detailed hydraulic analysis and/or modelling of the stormwater system and represents the general overland route that stormwater may take.

The council may also hold a catchment or flood hazard report giving detailed flood maps and flood levels in this area. These are held, and available for viewing (for a fee), at 35 Graham Street, Auckland.

Any proposed development on this site may require a detailed flood risk report to be completed by a qualified drainage engineer. This will confirm the extent of risk and action required. Proposed development must have regard for established flood flows and levels and the need to ensure that flood plains and flow paths are not impeded.



Auckland Council (09) 301 0101 for further information.

Contamination issues

No Contamination Issues Recorded.

General issues

Reports

No reports are held about issues specific to this site.

Wind zone

Medium

This wind classification from New Zealand Standards (NZS 3604:1999) will apply for new structures under Approved Document B1 of the New Zealand Building Code.



Auckland Council building helpdesk (09) 301 0101 for further details of the Building Code.

Seismic performance

The Auckland Council's Earthquake Prone, Dangerous and Insanitary Buildings Policy 2011-2016 requires the Council to maintain a seismic performance database of buildings that could be potentially earthquake prone. As part of this process, the Council is assessing and grading relevant buildings on their seismic performance. For more information on the Policy, please visit <http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/councilpolicies/Pages/home.aspx>

This LIM does not contain information as to whether buildings on this property have been assessed for seismic performance under the Earthquake Prone, Dangerous and Insanitary Buildings Policy. Once an assessment has taken place, all resulting reports are placed on the relevant property file, which is available from the Council at 35 Graham Street, Auckland Central. Contact Auckland Council for more information - (09) 301 0101

Corrosion exposure zone

Sea spray zone

New Zealand Standards (NZS 3604:1999) applies zones to all building sites, depending on the degree of exposure to wind-driven sea salt or to geothermal gases.

All of New Zealand is classified as either sea spray zone or zones 1 to 4. The different zones require fittings and fixtures appropriate to the designation.

Auckland Council isthmus and the Gulf Islands sites are designated either sea spray (generally for more coastal locations) or zone 1 (generally city suburbs) or a combination of the two zones. When a property is designated with both sea spray zone and zone 1, the requirements of the sea spray zone will apply.

Classifications will apply for new structures, under Approved Document B1 and B2 of the New Zealand Building Code.

If property is outside Isthmus and Gulf Island boundary please contact Auckland Council Building Helpdesk.



Auckland Council building helpdesk (09) 353 9358 for further details of the Building Code.



A special land features map is contained in the attachments section.

Attachments

Code Compliance Certificates (CCC's)



4 pages attached.

Consent conditions



46 pages attached.

Note that these are only a portion of each consent. Page numbering may not be sequential or complete.

Other issues or actions required



No documents attached.

Private drainage plans



1 plan attached.

Public drainage and water services map



Attached map indicates public drainage and water services.

District Plan maps



District Plan – Isthmus, Operative 1999, Map 1 – Zoning
District Plan – Isthmus, Operative 1999, Map 2 – Additional Limitation
District Plan – Isthmus, Operative 1999, Map 3 – Additional Limitation

Special land features map



Attached map indicates wind, flood, soil warnings, soils register and contamination, if recorded.

Code compliance certificate

Section 95, Building Act 2004
(Form 7 – Building (Forms) Regulations 2004)



THE BUILDING

Building consent number:	B/2013/13697 & B/2013/13697/A	Date building consent issued:	05-Feb-2014
Street Address of building:	565-573 Blockhouse Bay Road, Blockhouse Bay, Auckland 0600		
Legal description of land where building is located:	PT LOT 12 DP 14714 CT-1840/23		
Building name:	N/A		
Location of building within site/block number:	N/A	Level or unit number:	N/A
Currently, lawfully established use: <small>[include number of occupants per level and per use if more than 1]</small>	Commercial		
Year first constructed:	1961		

THE OWNER

Name of owner:	A Chee & J S Shori / Dilleswar Pangyani		
*Contact person:	A Chee & J S Shori		
Mailing address:	Attention Janne Breetvelt City Property Management Limited, PO Box 48157, Blockhouse Bay, Auckland 0644		
Street address/registered office:	571 Blockhouse Bay Road, Auckland		
Phone Number: Landline:	N/A	Mobile:	N/A
Daytime:	021 0243 3150	After hours:	021 946137
Facsimile No:	N/A		
Email address:	dspangyani@yahoo.com		
Website:	N/A		

FIRST POINT OF CONTACT FOR COMMUNICATION (Must be in New Zealand)

Full name:	Dilleswar Pangyani		
Mailing address:	4 Denize Road, Mt Roskill, Auckland		
Street address/registered office:	N/A		
Phone Number: Landline:	N/A	Mobile:	021 0243 3150
Daytime:	N/A	After hours:	N/A
Facsimile No:	N/A		
Email address:	dspangyani@yahoo.com		

BUILDING WORK

The following building work is authorised by this building consent:

B/2013/13697: New delicious indian cuisine (restaurant and takeaway)
B/2013/13697/A: Amend the fire alarm

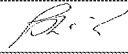
CODE COMPLIANCE

The building consent authority named below is satisfied, on reasonable grounds, that:

- ☒ The building work complies with the building consent.
- ☒ The specified systems in the building are capable of performing to the performance standards set out in the building consent.

ATTACHMENTS☒ Compliance schedule

On behalf of Auckland
Council:



Date issued: 05-Dec-2014

Print name:

Ian McCormick

Position:

Manager, Building Control

Auckland Council, Private Bag 92300, Auckland 1142

Important information about the maintenance of your building



New Zealand is one of the few countries in the world that requires buildings and building components to last for specified minimum periods as part of legislation. It is therefore important that normal maintenance is carried out on buildings to ensure they meet legislative requirements.

Normal maintenance is defined as work that is necessary to achieve the expected durability periods for each building component. The frequency and nature of that maintenance will depend on the material or system, its geographical location and position within the building, and may involve the replacement of some components, which are subject to accelerated wear.

The Building Code (B2/AS1, clause 2) states that it is the responsibility of the person specifying (designing) the building elements to determine normal maintenance requirements. This information is usually contained within the specifications attached to your building consent. Maintenance requirements are often based on manufacturer's recommendations and may include the periodic inspection of elements that are not readily visible without special effort (e.g. access to the roof or sub-floor spaces).

Normal maintenance tasks include, but are not limited to:

- Regularly washing down external surfaces, especially those subject to wind driven salt spray
- Regularly cleaning internal surfaces, especially those subject to moisture (bathrooms, laundries, etc)
- Ensure your home / building is well-ventilated; open windows and clean air-extraction systems
 - Dampness encourages mould and mildew which can harm your health
- Ensure ground levels are maintained around the building and kept well below the cladding
 - Don't block subfloor ventilators or weep holes in brick veneer, they are there for a reason
 - Remove all moss, dirt, overgrown vegetation and obstacles
- Removing and cleaning water traps in showers to remove hair and other foreign matter
- Re-coating or painting interior and exterior surface finishes
- Replacing sealant, seals and gaskets in joints
- Replacing valves, washers and similar high-wearing components in service equipment and other building elements
- Cleaning and replacing filters in building services
- Cleaning out gutters and spouting
- Cleaning out cess pits and cut-off drains
- Regular servicing of boilers, cooling towers, lifts, escalators, emergency lighting and fire protection equipment
- Regular servicing of heating, ventilation and air-conditioning systems
- Cleaning and maintaining signs for access, escape routes, emergency equipment and hazardous areas

Maintenance does not include replacing or upgrading building elements to meet the demands of new technology or to increase the environmental expectations of users.

For more information about maintenance, please refer to the Consumer build website at <http://www.consumerbuild.org.nz/publish/maintenance.php>

CODE COMPLIANCE CERTIFICATE

SECTION 95, BUILDING ACT 2004

CONSENT NO: BLD20072784301
Issued By: Auckland City Council

PROJECT:

Use: Install New Free Standing Way Finding Plinth Non-Illuminated Sign
Class: Sign **Intended Life:** More Than 50 Years

PROJECT ADDRESS: 573 Blockhouse Bay Road, Blockhouse Bay, Auckland 0600

Name of Owner Auckland City Council Property Department,
Private Bag 92516, Wellesley Street, Auckland 1141

This is: A final Code Compliance Certificate issued in respect of all of the building work under the above Consent.

This Code Compliance Certificate is issued subject to the following conditions:
NIL

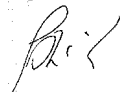
The Building Consent Authority named below is satisfied, on reasonable grounds, that:

- (a) The building work complies with the building consent; and
- (b) The specified systems in the building are capable of performing to the performance standards set out in the building consent

This Code Compliance Certificate is based on the Council Officer's opinion that the building work inspected complies with the Building Consent. The reasonable grounds for the Council Officer's belief are:

The inspection of the building works by Council Inspections Officers

Signed for and on behalf of Council



Ian McCormick
Manager Building Control
Date: 30 July 2008

538294

ATTENTION: PRINCIPAL PLANNER : SUBURBAN AREAS

DEPARTMENT OF PLANNING
AND COMMUNITY DEVELOPMENT

TP : 174
PLANNER : K Elliff
DATE : 29 June 1989

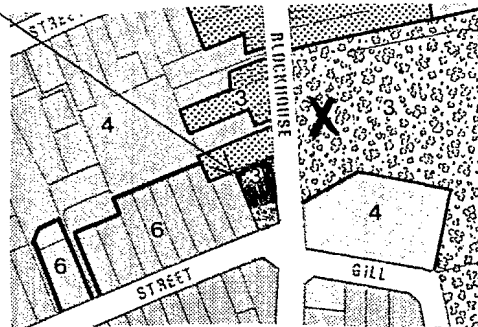
REPORT ON APPLICATION FOR DISPENSATION/WAIVER UNDER SECTION 76 OF THE ACT BY:

Address for Service: Bernard Waters
208 Richmond Rd, Ponsonby

1.0 PROPERTY SUBJECT TO THE APPLICATION: 563-573 Blockhouse Bay Rd

Zoning : Commercial 3
Designations : Nil
Special Provisions : Nil
Area of Site : 597m²

Location of Site:



2.0 DESCRIPTION OF PROPOSED DEVELOPMENT:

Establish restaurant in vacant building.

3.0 PROVISIONS OF THE SCHEME FROM WHICH A DISPENSATION/WAIVER IS SOUGHT:

Parking requirement

4.0 EXTENT OF DISPENSATION/WAIVER SOUGHT:

15 spaces are required for this block, (including 5.5 for the restaurant), ten can be accommodated on the site.

5.0 WRITTEN CONSENT OBTAINED FROM THE FOLLOWING BODIES & PERSONS WHOSE INTERESTS ARE DEEMED MIGHT BE PREJUDICED:

Owner 536-573 Blockhouse Bay Road.

6.0 PLANNING CONSIDERATIONS:

6.1 It is not reasonable or practicable to enforce the provision of the Scheme because:

Presently the 220m² building has existing use rights to be used as a shop with ten parking spaces, three less than would be required for a new development of this size. Almost directly opposite the site is a public

This dispensation would appear to be for 5.5 spaces, being the whole requirement for the restaurant.

parking area containing approximately 50 spaces, (shown 'X' on map above). The Blockhouse Bay Shopping Centre is not a busy one - an opinion which was confirmed by a traffic engineers recent site visit to the area on the late shopping night. Combined, these factors imply that it would not be reasonable to restrict development of this restaurant, intended for evening use only, on the grounds that insufficient parking is provided on the site.

6.2 (a) The dispensation/waiver will not detract from the amenities of the neighbourhood, as:

- the development is sympathetic in character with existing development in the neighbourhood
- the development will not result in any greater loss of views than if a complying development were to be permitted
- the development will not result in any greater loss of landscape elements than if a complying development were to be permitted
- the development will not detract from the existing streetscape; and

(b) The development will have little Town and Country Planning significance beyond the vicinity of the site.

i) The affect on neighbouring properties will be minimal/no greater than for a complying development in terms of:

- privacy
- separation
- shadowing

ii) The dispensation/waiver will not establish a precedent because:

- the site is exceptional due to its proximity to a large number of public parking spaces nearby.

7.0 CONCLUSION:

Based on the information set out above this application is consented to.



PRINCIPAL PLANNER : INNER CITY
SUBURBAN AREAS

DATE: 30 June 1989

4th July, 1960.

THE TOWN CLERK:

PROPOSED SHOPS WITH LIVING QUARTERS
ABOVE FOR ONE SHOP (ONLY) ON LOT 1
AT THE CORNER OF BLACKHOUSE BAY RD.
AND GILLFILLAN ST.

Reference: Plans received on 29/6/60 from Bruce Mackenzie Ltd., 9
Marshall Laing St. Mt. Roskill.

Report: The site in question is in a Commercial "B" zone and it is
proposed to erect a block of four shops with living
accommodation extending over two of the shops for the use of the owner of
the property. Council's Code of Ordinances require a minimum site depth of
100 feet (where the shops include living accommodation) whereas the
minimum depth of the site in question of 83' 3".

I would point out, however, that the length of the side
boundaries in this case are 83' 3" and 105' 6" respectively so that the
average length is approximately 98' 6" which, in my opinion is a
modest deficiency, which Council may approve. In all other respects, the
proposal complies with the provisions of the Code including the provision
of off street parking facilities for seven vehicles, which is sufficient
for the gross floor area of the four shops. From an inspection of the
plans, it may at first appear that vehicular access to the parking area at
the rear is not possible but it has been confirmed from the sub-divisional
plan recently approved by Council that there are mutual rights of way over
a 12' 0" access strip between Lots one and two.

The applicant owns Lot 1 (the site for the proposed shops) and
the right of way are in favour of the applicant. Vehicular access to the
parking area at the rear of the shops is thus assured. It only remains,
therefore, for Council to formally approve this application subject to
compliance with the relevant by-laws and subject also, to the provision of
Off Street parking as shown on the plans submitted.

Recommendation: It is recommended that, subject to compliance with the
relevant by-laws and subject also, to the provision of
Off Street Parking for not less than seven vehicles, Council approve this
application.

The building permit to be endorsed in the following manner:

"That before the use of the building commences, offstreet
parking shall be provided on the site for not less than
seven cars together with adequate access drives and aisles,
such area to be so formed and surfaced as to be available
for use in all weathers and to be at all times thereafter
maintained in like order and condition.

The whole of such parking area to be kept available for
use at all times to the visitors, customers, employees and invitees
of the firm concerned.

A. J. DICKSON
DIRECTOR OF WORKS & CITY ENGINEER.

Per. *[Signature]*

563 - 573 Blackhouse Bay Rd *[initials]*

538284

60/105/1

TOWN CLERK'S OFFICE, AUCKLAND, 1/

29th July, 1960

SIGN	INITIALS	DATE
referred		2.8.60
Nelson		4-8-60
referred		2.8.60

MEMORANDUM for the DIRECTOR OF WORKS & CITY ENGINEER

Your attention is directed to the following minute of the

C O U N C I L

dated 25.7.60

F.J. WILLIAM

Town Clerk.

115

Per: *A.H. Thompson*

Lot 1 Blockhouse Bay Road & Gilfillan Street
Proposed Shops with Living Quarters above
one Shop

Your report 4.7.60. It was resolved that this report be
adopted.

I have written the applicant accordingly.

Would you please endorse the building permit as stated in
the report.

HIT:MFD
S 127

dated 25.7.60

F.J. WILLIAM

Town Clerk.

- 2 - 8th February 1973.

3. The site is to be kept tidy and free from weeds and refuse at all times. No rubbish shall be burned on the site and adequate receptacles shall be provided for the storage of commercial and household rubbish from the building while it awaits refuse collection.
4. The boundary fence is to be completed immediately to form a solid screen fence between the residential property and the parking area, and shall be kept in good repair at all times.
5. This consent applies to the use of the basement area for the purposes of light industrial sewing and packing only, for a maximum of 6 employees. Any future proposed change of use not conforming to the predominant uses in the zone shall be referred to the Council for consent before occupancy occurs for the new purpose.

Your attention is drawn to Section 35 of the Town and Country Planning Act which provides that this consent shall lapse after a period of two years unless effect or substantial progress towards effect to the consent has been given.

Yours faithfully,

T.W. NICHOLLS
CITY SECRETARY

Per:

~~Altenberg~~

AUCKLAND CITY COUNCIL



538285

PLEASE QUOTE: 8th February, 1973.

Secretarial Department

Administration Building Civic Centre
Telephone 74-650
Private Bag, Wellesley Street,
Auckland, New Zealand.
Deputy Town Clerk and
Secretary: J. Shaw

Messrs. Stewart, Johnston, Campbell,
Drummond & Co.,
Barristers and Solicitors,
P.O. Box 88,
AUCKLAND, 1.

Dear Sirs,

APPLICATION FOR INDUSTRIAL SEWING WORKROOM
565-573 BLOCKHOUSE BAY ROAD FOR MR. H.C. SMITH

I refer to previous correspondence. This matter was considered at a meeting of Council held on the 7th February 1973.

Council resolved that you be informed as follows :-

The Council has considered this application to permit the operation of a sewing workroom in a commercial/residential building. It concludes that the proposal is in the public interest in that it provides an opportunity for light industrial part-time work for up to 6 local women. This work would not otherwise be available in the immediate locality.

The cutting, trimming, machining and packing of light fabric goods on the scale proposed is not likely to have any 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 consenting to this application, the Council requires the owner of the property to be responsible for compliance with the following conditions :-

- (1) All relevant by-laws are to be complied with and immediate attention is to be paid to completion of the separation and fireproofing between this and other tenancies in the building.

CITY OF AUCKLAND DISTRICT SCHEME

Departure No. 209

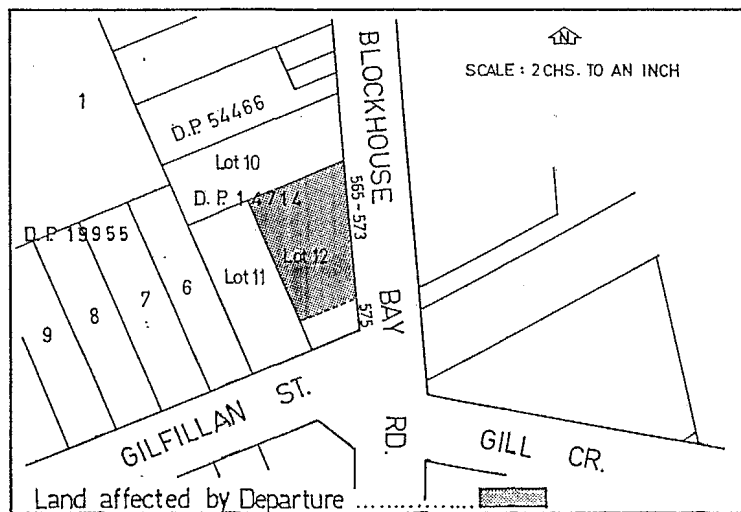
PLANNING MAP NO.1

SHEET 2D

Nature of Departure: Permitting the applicant to convert a storage basement at Nos.565-573 Blockhouse Bay Road (being pt. Lot 12 D.P.14714, pt. Allot. 309, Parish of Waikomiti) and to use the same as an industrial machining factory.

Subject to the following conditions:

1. All relevant by-laws to be complied with and immediate separation and fireproofing from neighbouring tenancies shall be implemented.
2. The rear parking area to be immediately formed and made available for all-weather parking for 10 vehicles as shown on the plan. Drainage and surfacing to be to the satisfaction of the Building Surveyor.
3. Site to be tidy and free of weeds and refuse at all times. No rubbish to be burned on the site, and adequate containers for all types of rubbish awaiting disposal shall be provided in good repair.
4. This consent is to the use of the basement for light industrial sewing only, employing a maximum of six persons. Any future change of use not conforming to predominant zonal uses shall require prior council consent.



PURSUANT TO: A resolution of the Auckland City Council under Section 35 of the Town and Country Planning Act 1953 dated 20.12.1972.

T.P. File 7463

27 November 2003

Liquor Concepts Limited
P O Box 90712
AUCKLAND MAIL CENTRE

Dear Sir/Madam

**APPLICATION FOR RESOURCE CONSENT AT 565-573 BLOCKHOUSE BAY
ROAD, BLOCKHOUSE BAY BY PAVLOVA PROPERTIES LIMITED (TCS REF:
LUC20031180201)**

This is to advise you that resource consent was granted under delegated authority by
the Team Co-ordinator on 26 November 2003.

The full text of the decision is **attached**.

Yours faithfully

**TRISH MURRAY
SENIOR ADMINISTRATION OFFICER
CUSTOMER ADVICE & CONSENTS**

11 October 2004

Jag Ventures Ltd
Romano Apartments
Apartment 3 G - 75 Anzac Avenue
AUCKLAND
1001

Dear Sir/Madam,

**APPLICATION FOR RESOURCE CONSENT Liquor License Planning Certificate
AT 565-573 Blockhouse Bay Road, Blockhouse Bay BY Jag Ventures Limited
(TCS REF: LUC20040765401)**

This is to advise you that resource consent Liquor License Planning certificate was granted under delegated authority by the Team Coordinator on 07-10-2004

The full text of the decision is as follows.

Yours faithfully,

**Sharon Tipene
SENIOR ADMINISTRATION OFFICER
CUSTOMER ADVICE & CONSENTS**



17 September 2008

Denis Urwin
BK Enterprises Ltd
1 Connell Street
Blockhouse Bay
Auckland

Dear Sir

**RE: APPLICATION FOR A LIQUOR PLANNING CERTIFICATE FOR 'JAGZ'
RESTAURANT AT 565-567 BLOCKHOUSE BAY ROAD, BLOCKHOUSE
BAY (COUNCIL REFERENCE LUC20080615101)**

Your application for a liquor planning certificate pursuant to section 9(1)(e) of the Sale of Liquor Act 1989 has been considered.

Based on the information provided, it is considered that the premises named 'Jagz' located at 565-567 Blockhouse Bay Road, Blockhouse Bay, and comprised in PT LOT 12 DP 14714, is zoned Business 2 and the use of the site as a restaurant is permitted by way of:

- ☐ Permitted Activity
- ☒ Resource Consent (Council reference LUC57960612901 (AO/96/6129), copy attached)
- ☐ Existing Use Rights

- The proposed opening hours are Monday to Sunday 7:30am to 02:00 am

Council has not inspected the premises to ensure compliance with the Resource Management Act 1991. This confirmation that the proposed use of the premises meets the requirements of the Act is based on the information provided by the applicant and a review of Council files.

This confirmation only relates to compliance with the requirements of the Auckland City Operative District Plan 1999 – Isthmus Section, and does not preclude the need to obtain all necessary licenses and certificates for the use of the premises under the Sale of Liquor Act 1989.

Yours faithfully

A handwritten signature in black ink, appearing to read "Quentin Budd".

Quentin Budd
Team Leader – Resource Consents
AUCKLAND CITY ENVIRONMENTS

AUCKLAND
2008
City Council



FILE NOTE

TO: Quentin Budd
Team Leader
Resource Consents

FROM: Evan Keating
Planner
Resource Consents

DATE: 18 September 2008

SUBJECT: CERTIFICATE ISSUED UNDER THE SALE OF LIQUOR ACT 1989 PURSUANT TO THE RESOURCE MANAGEMENT ACT 1991 AT 'JAGZ' RESTAURANT AT 565-567 BLOCKHOUSE BAY ROAD, BLOCKHOUSE BAY, (COUNCIL REFERENCE LUC20080615101)

The applicant has requested a Planning Certificate under the Resource Management Act 1991 pursuant to Section 9(1)(e) of the Sale of Liquor Act 1989. The subject site is zoned Business 2 and a restaurant use whether licensed or not is a permitted activity under the operative District Plan 1999 – Isthmus Section. The restaurant in question was legally established by way of a resource consent LUC57960612901 (AO/96/6129). This consent was required as the premises does not provide the required off street parking.

The resource consent did not impose any restrictions on the opening hours and the current proposal is for 7:30am to 2am (the following day) seven days a week which are the existing opening hours. Based on these facts it is considered that there is no reason to require the liquor license to impose conditions restricting the opening hours to less than those proposed.

It is recommended that a liquor planning certificate can be issued. This of course is subject to an on-licence.



9 July 2010

ISTHMUS SECTION

**SALE OF LIQUOR ACT 1989 – PLANNING CERTIFICATE
BAREFOOT IN THE BAY AT 565-573 BLOCKHOUSE BAY ROAD, BLOCKHOUSE BAY,
AUCKLAND 0600
COUNCIL REFERENCE: R/LPC/2010/2626**

Your application for a liquor planning certificate pursuant to section 9(1)(e) – On Licence of the Sale of Liquor Act 1989 has been considered.

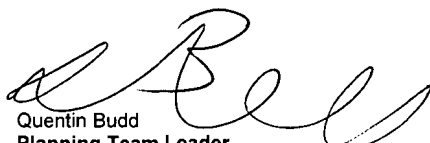
Based on the information provided, it is considered that the premises named 'Barefoot in the Bay' located at 565-573 Blockhouse Bay Road, Blockhouse Bay, Auckland 0600 and comprised in CT-1840/23 is zoned Business 2 and the use of the site as a restaurant is permitted by way of:

☐ Resource Consent (R/LUC/1996/5706129)

Proposed hours are Monday to Sunday 7am to midnight.

The premises noted above have not been inspected to ensure compliance with the Resource Management Act 1991. This confirmation that the proposed use of the premises meets the requirements of the Act is based on the information provided by the applicant and a review of council files.

This confirmation only relates to compliance with the requirements of the Auckland City Operative District Plan 1999 – Isthmus Section, and does not preclude the need to obtain all necessary licenses and certificates for the use of the premises under the Sale of Liquor Act 1989.


Quentin Budd
Planning Team Leader
AUCKLAND CITY ENVIRONMENTS





FILE NOTE

TO: Quentin Budd
Planning Team Leader

FROM: David Clouston
Planner

DATE: 9 July 2010

**CERTIFICATE ISSUED UNDER THE SALE OF LIQUOR ACT 1989 PURSUANT TO THE
RESOURCE MANAGEMENT ACT 1991 AT 565-573 BLOCKHOUSE BAY ROAD,
BLOCKHOUSE BAY, AUCKLAND 0600
COUNCIL REFERENCE: R/LPC/2010/2626**

The applicant has requested a Planning Certificate under the Resource Management Act 1991 pursuant to Section 9(1)(e) of the Sale of Liquor Act 1989. The subject site is zoned Business 2 and a restaurant use is a permitted activity under the operative District Plan 1999 – Isthmus Section. The restaurant in question was legally established by way of a resource consent R/LUC/1996/5706129. This consent was required as the premises does not provide the required off street parking.

The resource consent did not impose any restrictions on the opening hours and the current proposal is for 7:00am to midnight, Monday to Sunday which are the existing opening hours.

The above information confirms that the use of the premises known as 'Barefoot in the Bay' located at 565-573 Blockhouse Bay Road, Blockhouse bay as a restaurant. Accordingly, a Liquor Planning Certificate can be issued.



Page 2





AUCKLAND CITY

DEMOCRACY SERVICES

Friday, 13 June 1997

Reference Number:

C & G Lazzari
21 Pokapu Street
Titirangi
AUCKLAND

Dear Sir/Madam

RE: **567 BLOCKHOUSE BAY ROAD, BLOCKHOUSE BAY**

DECISION ON A NON-NOTIFIED LAND USE RESOURCE CONSENT APPLICATION FOR A DISCRETIONARY ACTIVITY TO INCREASE THE EXISTING GROSS FLOOR AREA (55M²) OF AN EXISTING RESTAURANT ACTIVITY.

I refer to the above application which was considered at the Planning Fixtures Sub-Committee meeting held on Wednesday, 11 June 1997. It was resolved:

THAT PURSUANT TO SECTION 105 OF THE RESOURCE MANAGEMENT ACT, THE NON-NOTIFIED DISCRETIONARY ACTIVITY LAND USE APPLICATION BY C & G LAZZARI TO EXTEND AN EXISTING RESTAURANT ACTIVITY INTO RETAIL FLOOR SPACE WHICH WILL INVOLVE:

- A SHORTFALL OF 11 OF THE 21 ON SITE PARKING SPACES AS REQUIRED BY THE PROPOSED DISTRICT PLAN; AND
- A SHORTFALL OF 8 OF THE 18 ON SITE PARKING SPACES AS REQUIRED BY THE TRANSITIONAL DISTRICT PLAN

AT 567 BLOCKHOUSE BAY ROAD, BLOCKHOUSE BAY DESCRIBED AS LOT 12 DP 14714 CT 184D/23, BE **GRANTED CONSENT**.

PURSUANT TO SECTION 113 OF THE RESOURCE MANAGEMENT ACT 1991, THE REASONS FOR THIS DISCRETIONARY ACTIVITY CONSENT ARE AS FOLLOWS:

- (1) THE ADVERSE ENVIRONMENTAL EFFECTS WILL BE NO MORE THAN MINOR. THE BLOCKHOUSE BAY SHOPPING PRECINCT HAS SUFFICIENT ON-STREET AND PUBLIC PARKING SPACES TO ACCOMMODATE ANY PARKING SHORTFALL GENERATED BY THE PROPOSED ACTIVITY.

Postal Address:
Private Bag 92516 Wellesley Street Auckland 1 New Zealand
Location:
Level 16 Civic Building 1 Greys Avenue Auckland New Zealand
Telephone (09) 379-2020 Facsimile (09) 373-6213

- (2) APPROVAL OF THE APPLICATION FOR CONSENT WILL ENCOURAGE EFFICIENT USE OF AN EXISTING BUILDING AND MAY EVEN DECREASE THE DEMAND FOR PARKING DURING THE DAY DUE TO THE EXPANSION OF THE ACTIVITY INTO AN ADJACENT SHOP.
- (3) THE PROPOSED NON-COMPLIANCE WITH THE PARKING REQUIREMENTS OF BOTH THE TRANSITIONAL AND PROPOSED DISTRICT PLAN SATISFIES THE ASSESSMENT CRITERIA OF THOSE PLANS.
- (4) GRANTING OF CONSENT WILL UPHOLD THE RELEVANT OBJECTIVES AND POLICIES OF BOTH DISTRICT PLANS AND WILL BE CONSISTENT WITH THE ACT'S FOCUS OF SUSTAINABLE MANAGEMENT OF NATURAL AND PHYSICAL RESOURCES.

PURSUANT TO SECTION 108 OF THE RESOURCE MANAGEMENT ACT 1991, THIS CONSENT BE SUBJECT TO THE FOLLOWING.

- (1) THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FLOOR PLAN AND PARKING LAYOUT SUBMITTED AS PART OF THIS APPLICATION (BEING 2 SHEETS REFERENCED BY THE REPORTING PLANNER AS AO/96/6129).
- (2) THE PARKING SPACE ILLUSTRATED ON THE PLAN SUBMITTED WITH THE APPLICATION AS CAR PARKING SPACE 1 SHALL BE DELETED.
- (3) THE WHOLE OF THE PARKING SPACES, ACCESS DRIVE AND MANOEUVRING AREA AND SHALL, BEFORE THE COMMENCEMENT OF THE USE FOR WHICH TO WHICH THE PARKING SPACES RELATE, AND THERE AFTER FOR AS LONG AS THAT USE IS CONTINUED, BE FORMED, PROVIDED WITH AN ALL-WEATHER SURFACE, DRAINED, MARKED OUT OR DELINEATED, AND MAINTAINED, ALL TO THE SATISFACTION OF THE COUNCIL.
- (4) THAT THE APPLICANT OR CONSENT HOLDER (AS APPLICABLE) SHALL PAY TO THE COUNCIL A CONSENT COMPLIANCE MONITORING CHARGE OF \$400.00 (INCLUSIVE OF GST), PLUS ANY FURTHER MONITORING CHARGES BASED ON ACTUAL OR REASONABLE COSTS, FOR ANY ADDITIONAL WORK TO ENSURE COMPLIANCE. (THIS CHARGE IS TO COVER THE COST OF INSPECTING THE SITE, CARRYING OUT TESTS, UPDATING FILES ETC, AL BEING WORK TO ENSURE COMPLIANCE WITH THE RESOURCE CONSENT.)
- (5) THAT THE RESOURCE CONSENT HOLDER SHALL PAY ANY EXTRA ADMINISTRATIVE CHARGE FIXED IN ACCORDANCE WITH SECTION 36(1) OF THE RESOURCE MANAGEMENT ACT 1991 OR ANY ADDITIONAL CHARGE REQUIRED PURSUANT TO SECTION 36(6) OF THE RESOURCE MANAGEMENT ACT 1991. WHEREVER APPROPRIATE.



13 August 1999

373-6208
TCS NO: AO/99/2955:
File Ref:P0066:

M Adamson
Icoco Kitchen
2033 Great North Road
AUCKLAND

Dear Sir/Madam

565-573 BLOCKHOUSE BAY, BLOCKHOUSE BAY - AO/99/2955

A SECTION 94 AND A RESOURCE CONSENT DETERMINATION ON AN APPLICATION TO ESTABLISH A CAFE IN THE VACANT SHOP AT 565-573 BLOCKHOUSE BAY ROAD, BLOCKHOUSE BAY.

I refer to the above application which was considered by the Planning Applications Sub-committee, on Thursday, 12 August 1999. It was resolved:

Pursuant to Section 94 of the Resource Management Act 1991, this application be processed without notice because:

- The adverse effect on the environment of the activity for which consent is sought will be minor; and
- There are no persons considered to be adversely affected by the granting of this resource consent.
- There are no special circumstances to warrant notification.

Pursuant to Section 105 of the Resource Management Act 1991, the non-notified discretionary activity land use application by M Adamson to

Proposed Plan:

- For a reduction of 3 of the required parking spaces under rule 12.8.1.

Operative Plan:

- For a reduction of 3 of the required parking spaces under rule 10.07:1.

at 565-573 Blockhouse Bay Road, Blockhouse Bay, described as PART LOTR 12 DP 14714 CT 184D/23, be granted consent.

Pursuant to Section 113 of the Resource Management Act 1991, the reasons for this discretionary activity consent are as follows:

Postal Address:
Private Bag 92516 Wellesley Street Auckland 1 New Zealand
Location:
Civic Building 1 Greys Avenue Auckland New Zealand
Telephone (09) 379-2020 Facsimile (09) 307-7579

- a) The adverse effects on the environment of the proposal will be minor because the café is establishing within an existing physical resource and measures are proposed to protect the amenity of adjoining residential and business zoned properties.
- b) There is adequate on-site and on-street parking to cater for the cafe.
- c) The proposal is consistent with the objectives and policies of the Business 1 zone under the Proposed District Plan.
- d) Granting consent will not be contrary to the Resource Management Act's focus on sustainable management of physical and natural resources.

Pursuant to Section 108 of the Resource Management Act 1991, this consent is subject to the following conditions:

1. The proposed activity shall be carried out in accordance with the plans submitted as part of this application, being the plan title "Floor Plan Icoco Café 562 Blockhouse Bay Road" and Council referenced AO/99/2955.
2. The consent holder shall pay the Council a consent compliance monitoring charge of \$80.00 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent. (This charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent).

The \$80.00 (inclusive of GST) charge shall be paid as part of the resource consent fee and the consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.
3. That 6 on-site parking spaces be set aside for the exclusive use of the cafe activity during its approved operating hours 8.30 am - 5.30 pm and that these spaces be formed sealed and drained to the satisfaction of the Team Leader, Environmental Effects.
4. Signage shall be erected in the carpark to identify when and which parking spaces are available to customers and staff of the café. The signage is to be erected prior to the activity commencing and maintained thereafter by the consent holder.
5. The hours of activity shall be restricted to 7.00am to 5.30pm daily.

ADVICE NOTES

1. The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws.
2. This resource consent will expire two years after the date of commencement of consent unless : (a) It is given effect to before the end of that period; or, (b) Upon an application made up to 3 months after the expiry of that period (or such longer period as is fixed under section 37 of the Resource Management Act), the Council fixes a longer period. The statutory considerations which apply to extensions are set out in section 125(1)(b) of the Resource Management Act 1991.
3. A copy of this consent should be held on site at all times during the establishment and construction phase of the activity.
4. The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Manager of Environmental Compliance and include the following details:
 - name and telephone number of the project manager and site owner
 - site address to which the consent relates
 - activity to which the consent relate
 - expected duration of works.
5. If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to Section 357 of the Resource Management Act 1991 which shall be made in writing to Council within 15 working days of notification of the decision. Council shall as soon as practicable consider the objection at a hearing.
6. This consent does not constitute building consent approval. Please check as to whether or not a building consent is required under the Building Act 1991. If a building consent application is already lodged with Council or has already been obtained you are advised that unless otherwise stated, the use shall not commence until conditions of this resource consent have been met.
7. If this consent and its conditions alter or affect a previously approved building consent for the same project you are advised that a new building consent may need to be applied for.

The Resource Management Act provides certain objection and appeal rights from Council's decision on the application. Please contact your professional adviser for advice on those matters. These notes are indicated as a guide only and do not constitute legal advice.

Any objection, including objection to additional charges relating to the processing of the application shall be made in writing to Council within 15 working days of receipt of the decision. Any appeal must be lodged with both the Environment Court (Department of Justice, P O Box 5027 Wellington) and Council within 15 working days of the receipt of the decision.

If you require any further information in relation to the decision and this letter, please contact Keren Ingram, Team Planner, Avondale/Roskill/Maungakiekie Ward ph 353 9214..

Yours faithfully

A handwritten signature in black ink, appearing to read 'Lee Manaia', written in a cursive style.

Lee Manaia

HEARINGS ADMINISTRATOR

- a) The adverse effects on the environment of the proposal will be minor because the café is establishing within an existing physical resource and measures are proposed to protect the amenity of adjoining residential and business zoned properties.
- b) There is adequate on-site and on-street parking to cater for the cafe.
- c) The proposal is consistent with the objectives and policies of the Business 1 zone under the Proposed District Plan.
- d) Granting consent will not be contrary to the Resource Management Act's focus on sustainable management of physical and natural resources.

Pursuant to Section 108 of the Resource Management Act 1991, this consent is subject to the following conditions:

- 1. The proposed activity shall be carried out in accordance with the plans submitted as part of this application, being the plan title "Floor Plan Icoco Café 562 Blockhouse Bay Road" and Council referenced AO/99/2955.
- 2. The consent holder shall pay the Council a consent compliance monitoring charge of \$80.00 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent. (This charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent).

The \$80.00 (inclusive of GST) charge shall be paid as part of the resource consent fee and the consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

- 3. That 6 on-site parking spaces be set aside for the exclusive use of the cafe activity during its approved operating hours 8.30 am - 5.30 pm and that these spaces be formed sealed and drained to the satisfaction of the Team Leader, Environmental Effects.
 - 4. Signage shall be erected in the carpark to identify when and which parking spaces are available to customers and staff of the café. The signage is to be erected prior to the activity commencing and maintained thereafter by the consent holder.
 - 5. The hours of activity shall be restricted to 7.00am to 5.30pm daily.
-

ADVICE NOTES

1. The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws.
 2. This resource consent will expire two years after the date of commencement of consent unless : (a) It is given effect to before the end of that period; or, (b) Upon an application made up to 3 months after the expiry of that period (or such longer period as is fixed under section 37 of the Resource Management Act), the Council fixes a longer period. The statutory considerations which apply to extensions are set out in section 125(1)(b) of the Resource Management Act 1991.
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 7. If this consent and its conditions alter or affect a previously approved building consent for the same project you are advised that a new building consent may need to be applied for.
-



AUCKLAND CITY

732580

DEMOCRACY SERVICES

13 August 1999

373-6208
TCS NO: AO/99/2955:
File Ref:P0066:

M Adamson
Icoco Kitchen
2033 Great North Road
AUCKLAND

Dear Sir/Madam

565-573 BLOCKHOUSE BAY, BLOCKHOUSE BAY - AO/99/2955

A SECTION 94 AND A RESOURCE CONSENT DETERMINATION ON AN APPLICATION TO ESTABLISH A CAFE IN THE VACANT SHOP AT 565-573 BLOCKHOUSE BAY ROAD, BLOCKHOUSE BAY.

I refer to the above application which was considered by the Planning Applications Sub-committee, on Thursday, 12 August 1999. It was resolved:

Pursuant to Section 94 of the Resource Management Act 1991, this application be processed without notice because:

- The adverse effect on the environment of the activity for which consent is sought will be minor; and
- There are no persons considered to be adversely affected by the granting of this resource consent.
- There are no special circumstances to warrant notification.

Pursuant to Section 105 of the Resource Management Act 1991, the non-notified discretionary activity land use application by M Adamson to

Proposed Plan:

- For a reduction of 3 of the required parking spaces under rule 12.8.1.

Operative Plan:

- For a reduction of 3 of the required parking spaces under rule 10.07:1.

at 565-573 Blockhouse Bay Road, Blockhouse Bay, described as PART LOTR 12 DP 14714 CT 184D/23, be granted consent.

Pursuant to Section 113 of the Resource Management Act 1991, the reasons for this discretionary activity consent are as follows:

Postal Address:
Private Bag 92516 Wellesley Street Auckland 1 New Zealand
Location:
Civic Building 1 Greys Avenue Auckland New Zealand
Telephone (09) 379-2020 Facsimile (09) 307-7579

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If you require any further information in relation to the decision and this letter, please contact Keren Ingram, Team Planner, Avondale/Roskill/Maungakiekie Ward ph 353 9214..

Yours faithfully

A handwritten signature in black ink, appearing to read 'Lee Manaia', written in a cursive style.

Lee Manaia

HEARINGS ADMINISTRATOR



AUCKLAND CITY

DEMOCRACY SERVICES

Reference Number:

Friday, 13 June 1997

C & G Lazzari
21 Pokapu Street
Titirangi
AUCKLAND

Dear Sir/Madam

567 BLOCKHOUSE BAY ROAD, BLOCKHOUSE BAY

DECISION ON A NON-NOTIFIED LAND USE RESOURCE CONSENT APPLICATION FOR A DISCRETIONARY ACTIVITY TO INCREASE THE EXISTING GROSS FLOOR AREA (55M²) OF AN EXISTING RESTAURANT ACTIVITY.

I refer to the above application which was considered at the Planning Fixtures Sub-Committee meeting held on Wednesday, 11 June 1997. It was resolved:

THAT PURSUANT TO SECTION 105 OF THE RESOURCE MANAGEMENT ACT, THE NON-NOTIFIED DISCRETIONARY ACTIVITY LAND USE APPLICATION BY C & G LAZZARI TO EXTEND AN EXISTING RESTAURANT ACTIVITY INTO RETAIL FLOOR SPACE WHICH WILL INVOLVE:

- A SHORTFALL OF 11 OF THE 21 ON SITE PARKING SPACES AS REQUIRED BY THE PROPOSED DISTRICT PLAN; AND
- A SHORTFALL OF 8 OF THE 18 ON SITE PARKING SPACES AS REQUIRED BY THE TRANSITIONAL DISTRICT PLAN

AT 567 BLOCKHOUSE BAY ROAD, BLOCKHOUSE BAY DESCRIBED AS LOT 12 DP 14714 CT 184D/23, BE **GRANTED CONSENT**.

PURSUANT TO SECTION 113 OF THE RESOURCE MANAGEMENT ACT 1991, THE REASONS FOR THIS DISCRETIONARY ACTIVITY CONSENT ARE AS FOLLOWS:

- (1) THE ADVERSE ENVIRONMENTAL EFFECTS WILL BE NO MORE THAN MINOR. THE BLOCKHOUSE BAY SHOPPING PRECINCT HAS SUFFICIENT ON-STREET AND PUBLIC PARKING SPACES TO ACCOMMODATE ANY PARKING SHORTFALL GENERATED BY THE PROPOSED ACTIVITY.

Postal Address:
Private Bag 92516 Wellesley Street Auckland 1 New Zealand
Location:
Level 16 Civic Building 1 Greys Avenue Auckland New Zealand
Telephone (09) 379-2020 Facsimile (09) 373-6213

- (2) APPROVAL OF THE APPLICATION FOR CONSENT WILL ENCOURAGE EFFICIENT USE OF AN EXISTING BUILDING AND MAY EVEN DECREASE THE DEMAND FOR PARKING DURING THE DAY DUE TO THE EXPANSION OF THE ACTIVITY INTO AN ADJACENT SHOP.
- (3) THE PROPOSED NON-COMPLIANCE WITH THE PARKING REQUIREMENTS OF BOTH THE TRANSITIONAL AND PROPOSED DISTRICT PLAN SATISFIES THE ASSESSMENT CRITERIA OF THOSE PLANS.
- (4) GRANTING OF CONSENT WILL UPHOLD THE RELEVANT OBJECTIVES AND POLICIES OF BOTH DISTRICT PLANS AND WILL BE CONSISTENT WITH THE ACT'S FOCUS OF SUSTAINABLE MANAGEMENT OF NATURAL AND PHYSICAL RESOURCES.

PURSUANT TO SECTION 108 OF THE RESOURCE MANAGEMENT ACT 1991, THIS CONSENT BE SUBJECT TO THE FOLLOWING.

- (1) THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FLOOR PLAN AND PARKING LAYOUT SUBMITTED AS PART OF THIS APPLICATION (BEING 2 SHEETS REFERENCED BY THE REPORTING PLANNER AS AO/96/6129).
- (2) THE PARKING SPACE ILLUSTRATED ON THE PLAN SUBMITTED WITH THE APPLICATION AS CAR PARKING SPACE 1 SHALL BE DELETED.
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- (4) THAT THE APPLICANT OR CONSENT HOLDER (AS APPLICABLE) SHALL PAY TO THE COUNCIL A CONSENT COMPLIANCE MONITORING CHARGE OF \$400.00 (INCLUSIVE OF GST), PLUS ANY FURTHER MONITORING CHARGES BASED ON ACTUAL OR REASONABLE COSTS, FOR ANY ADDITIONAL WORK TO ENSURE COMPLIANCE. (THIS CHARGE IS TO COVER THE COST OF INSPECTING THE SITE, CARRYING OUT TESTS, UPDATING FILES ETC, AL BEING WORK TO ENSURE COMPLIANCE WITH THE RESOURCE CONSENT.)
- (5) THAT THE RESOURCE CONSENT HOLDER SHALL PAY ANY EXTRA ADMINISTRATIVE CHARGE FIXED IN ACCORDANCE WITH SECTION 36(1) OF THE RESOURCE MANAGEMENT ACT 1991 OR ANY ADDITIONAL CHARGE REQUIRED PURSUANT TO SECTION 36(6) OF THE RESOURCE MANAGEMENT ACT 1991, WHEREVER APPROPRIATE.

ADVICE NOTES

- 1) This consent does not constitute a building consent, or approval for any building consent application which may have been lodged with Council. Please check whether a building consent under the Building Act 1991 is also required. Before carrying out any activity under this consent, the consent holder must also obtain any other consent or approval necessary and comply with any relevant Council bylaws.

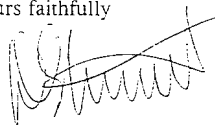
If this consent or its conditions alter or affect any proposal or activity for which building consent has already been issued, a new or amended building consent may also be necessary.

- 2) Unless a different period is expressly provided for in the consent, a resource consent lapses 2 years after its date of commencement pursuant to Section 116 of the Resource Management Act 1991, unless given effect to within that time or extended under Section 125 of the Act.
- 3) Unless otherwise stated in the consent, the consent holder must comply with all its terms and conditions before carrying out any activity in reliance on it.
- 4) The Resource Management Act provides certain objection and appeal rights from Council's decision on the application. Please contact your professional advisor for advice on those matters. These notes are indicated as a guide only and do not constitute legal advice.

An objection shall be made in writing to Council within 15 working days of notification of the decision. An appeal must be lodged with both the Environment Court (Department of Justice, PO Box 5027 Wellington) and Council, c/- V Krishna, Team Leader, Ward & Hearings Liaison, private bag 92516, Wellesley Street, Auckland.

If you require any further information in relation to the decision and this letter, please contact Tracey Fawcner, phone 367-5190, who will direct your enquiry to the appropriate officer.

Yours faithfully



K. J. O'Connor
HEARINGS MANAGER

CITY OF AUCKLAND DISTRICT SCHEME

Departure No. 209

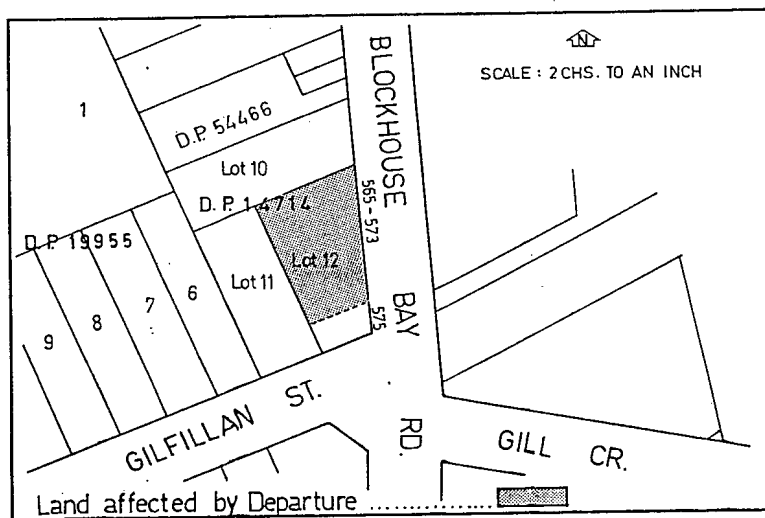
PLANNING MAP NO.1

SHEET 2D

Nature of Departure: Permitting the applicant to convert a storage basement at Nos.565-573 Blockhouse Bay Road (being pt. Lot 12 D.P.14714, pt. Allot. 309 Parish of Waikomiti) and to use the same as an industrial machining factory.

Subject to the following conditions:

1. All relevant by-laws to be complied with and immediate separation and fireproofing from neighbouring tenancies shall be implemented.
2. The rear parking area to be immediately formed and made available for all-weather parking for 10 vehicles as shown on the plan. Drainage and surfacing to be to the satisfaction of the Building Surveyor.
3. Site to be tidy and free of weeds and refuse at all times. No rubbish to be burned on the site, and adequate containers for all types of rubbish awaiting disposal shall be provided in good repair.
4. This consent is to the use of the basement for light industrial sewing only, employing a maximum of six persons. Any future change of use not conforming to predominant zonal uses shall require prior council consent.



PURSUANT TO: A resolution of the Auckland City Council under Section 35 of the Town and Country Planning Act 1953 dated 20.12.1972.

T.P. File 7463



AUCKLAND CITY

DEMOCRACY SERVICES

Friday, 13 June 1997

Reference Number:

C & G Lazzari
21 Pokapu Street
Titirangi
AUCKLAND

Dear Sir/Madam

RE: **567 BLOCKHOUSE BAY ROAD, BLOCKHOUSE BAY**

DECISION ON A NON-NOTIFIED LAND USE RESOURCE CONSENT APPLICATION FOR A DISCRETIONARY ACTIVITY TO INCREASE THE EXISTING GROSS FLOOR AREA (55M²) OF AN EXISTING RESTAURANT ACTIVITY.

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AUCKLAND CITY COPY

DEMOCRACY SERVICES

13 August 1999

373-6208
TCS NO: AO/99/2955:
File Ref:P0066:

M Adamson
Icoco Kitchen
2033 Great North Road
AUCKLAND

Dear Sir/Madam

565-573 BLOCKHOUSE BAY, BLOCKHOUSE BAY - AO/99/2955

A SECTION 94 AND A RESOURCE CONSENT DETERMINATION ON AN APPLICATION TO ESTABLISH A CAFE IN THE VACANT SHOP AT 565-573 BLOCKHOUSE BAY ROAD, BLOCKHOUSE BAY.

I refer to the above application which was considered by the Planning Applications Sub-committee, on Thursday, 12 August 1999. It was resolved:

Pursuant to Section 94 of the Resource Management Act 1991, this application be processed without notice because:

- The adverse effect on the environment of the activity for which consent is sought will be minor; and
- There are no persons considered to be adversely affected by the granting of this resource consent.
- There are no special circumstances to warrant notification.

Pursuant to Section 105 of the Resource Management Act 1991, the non-notified discretionary activity land use application by M Adamson to

Proposed Plan:

- For a reduction of 3 of the required parking spaces under rule 12.8.1.

Operative Plan:

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- 44 45
- a) The adverse effects on the environment of the proposal will be minor because the café is establishing within an existing physical resource and measures are proposed to protect the amenity of adjoining residential and business zoned properties.
 - b) There is adequate on-site and on-street parking to cater for the cafe.
 - c) The proposal is consistent with the objectives and policies of the Business 1 zone under the Proposed District Plan.
 - d) Granting consent will not be contrary to the Resource Management Act's focus on sustainable management of physical and natural resources.

Pursuant to Section 108 of the Resource Management Act 1991, this consent is subject to the following conditions:

1. The proposed activity shall be carried out in accordance with the plans submitted as part of this application, being the plan title "Floor Plan Icoco Café 562 Blockhouse Bay Road" and Council referenced AO/99/2955.
2. The consent holder shall pay the Council a consent compliance monitoring charge of \$80.00 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent. (This charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent).

The \$80.00 (inclusive of GST) charge shall be paid as part of the resource consent fee and the consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.
3. That 6 on-site parking spaces be set aside for the exclusive use of the cafe activity during its approved operating hours 8.30 am - 5.30 pm and that these spaces be formed sealed and drained to the satisfaction of the Team Leader, Environmental Effects.
4. Signage shall be erected in the carpark to identify when and which parking spaces are available to customers and staff of the café. The signage is to be erected prior to the activity commencing and maintained thereafter by the consent holder.
5. The hours of activity shall be restricted to 7.00am to 5.30pm daily.

ADVICE NOTES

1. The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 1991, and comply with all relevant Council Bylaws.
2. This resource consent will expire two years after the date of commencement of consent unless : (a) It is given effect to before the end of that period; or, (b) Upon an application made up to 3 months after the expiry of that period (or such longer period as is fixed under section 37 of the Resource Management Act), the Council fixes a longer period. The statutory considerations which apply to extensions are set out in section 125(1)(b) of the Resource Management Act 1991.
3. A copy of this consent should be held on site at all times during the establishment and construction phase of the activity.
4. The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Manager of Environmental Compliance and include the following details:
 - name and telephone number of the project manager and site owner
 - site address to which the consent relates
 - activity to which the consent relate
 - expected duration of works.
5. If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to Section 357 of the Resource Management Act 1991 which shall be made in writing to Council within 15 working days of notification of the decision. Council shall as soon as practicable consider the objection at a hearing.
6. This consent does not constitute building consent approval. Please check as to whether or not a building consent is required under the Building Act 1991. If a building consent application is already lodged with Council or has already been obtained you are advised that unless otherwise stated, the use shall not commence until conditions of this resource consent have been met.
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HEARINGS ADMINISTRATOR

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-



AUCKLAND CITY

732580

DEMOCRACY SERVICES

13 August 1999

373-6208
TCS NO: AO/99/2955:
File Ref:P0066:

M Adamson
Icoco Kitchen
2033 Great North Road
AUCKLAND

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565-573 BLOCKHOUSE BAY, BLOCKHOUSE BAY - AO/99/2955

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Yours faithfully

A handwritten signature in black ink, appearing to read 'L Manaia'.

Lee Manaia

HEARINGS ADMINISTRATOR

03 December 2013

Cato Bolam Consultants Limited
PO Box 21355
Henderson
Auckland 0650

Dear Sir/Madam

RESOURCE CONSENT APPLICATION – ADVICE OF DECISION

Application Number(s):	R/LUC/2013/4242
Applicant:	Delicious Indian Cuisine Limited
Proposed Activity(s):	Conversion of an office space into an Indian restaurant and takeaway, infringing parking requirements.
Address:	571 Blockhouse Bay Road, Blockhouse Bay, Auckland 0600

Following an assessment of your resource consent application under the Resource Management Act 1991 (RMA) and with reference the Auckland Council Plan (Auckland City Isthmus Plan), a decision has been made to approve your application.

For your reference, a copy of the decision is attached. It outlines the basis for the decision and any associated conditions.

If you disagree with the decision, or parts of it, you can lodge an objection with us or file an appeal with the Environment Court within 15 working days of receiving this decision.

Objections should be addressed to the Principal Planner Hearings and Resolutions - Central, Auckland Council at 35 Graham Street, Auckland. Information on "The Objection Process" can be found on our website www.aucklandcouncil.govt.nz (select "Building, Property and Consents", "Resource Consent" then "The process from application to decision" and finally "Objections to Council").

Information on the appeal process can be found on the Environment Court website www.justice.govt.nz/court/environment-court.

A final invoice will be sent shortly. No work is allowed to commence until all outstanding fees have been paid, as stated in the conditions of your consent.

If you have any queries, please contact Mark Weingarth on 09 353 9299 or email mark.weingarth@aucklandcouncil.govt.nz and quote the application number above.

Yours faithfully,



Steph Simmonds | Administrator
Resource Consents
Ph 09 353 9381 | Extn (40) 9381

Decision on an Application for a Resource Consent under the Resource Management Act 1991



Application Number(s): R/LUC/2013/4242

Applicant's Name: Dilleswar Panguani and Anil Pan

Site Address: 571 Blockhouse Bay Road, Blockhouse Bay

Legal Description: Pt Lot 12 DP 14714

NZTM map reference: -

Proposal: Conversion of an office space into an Indian restaurant and takeaway, infringing parking requirements.

I have read the application, supporting documents, and the report and recommendations on the consent application. I am satisfied that I have sufficient information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on this application.

This requires resource consent for the following reasons:

Operative Plan

- Rule 8.7.1 states that any activity which is otherwise listed in Activity 8.7.1 as permitted but which is located within 30m of the Residential 1, 2a, 2b, 5, 6a, 6b, 7a and 7b zones is a restricted discretionary activity. In this case, the parking area of the activity is within 30m of the Residential 6a zone. Resource consent is therefore required for a restricted discretionary activity.
- Rule 12.8.1 requires 1 parking space per 10m² gross floor area for restaurants/café's, and 2 parking spaces for each residential unit. A total of 31 parking spaces are required on site (250m² GFA restaurant/café use and three residential units). A total of 10 parking spaces are provided on site at the rear of the building, infringing the parking requirement by 21 spaces. As such, the proposal for a restaurant will increase the parking requirement from that provided for the existing office by over 6 spaces, and resource consent for a discretionary activity is required.

Proposed Auckland Unitary Plan

There are no consents required under the PAUP.

Acting under delegated authority, under sections 104 and 104B this application is **GRANTED.**

Reasons

Under section 113 of the RMA the reasons for this decision are:

- In terms of section 104(1)(a) of the Resource Management Act 1991, the proposed development may result in actual and potential adverse effects. In particular the proposal may reduce parking within the town centre, however as on-street and off-street parking is available, and public transport is available within close proximity to the site, effects are considered minor. Furthermore, a large number of patrons in the restaurant will have already been in the town centre during the lunch peak, and adequate parking will be available during the dinner peak due to the closure of adjacent shops from 5pm. As such, the existing parking is considered adequate based on the above, and is expected to have a less than minor effect on the environment.

No persons are considered to be adversely affected by the activity beyond the permitted baseline for the site. The effects of slight increases in noise resulting from on-site traffic movements are likely to be less than minor. Overall, the proposal is likely to have a less than minor effect on the neighbouring property at 2/3 Gilfillan Street.

- In terms of section 104(1)(b) of the Resource Management Act 1991, the proposal is consistent with the relevant policy statements and plans or proposed plans, including the relevant objectives, policies and assessment criteria of the Auckland Council District Plan (Auckland City Isthmus Section 1999). The proposal is consistent with the Business 2 zone which aims to accommodate a wide range of businesses and non-business activities within the zone. The proposal will allow for the town centre to continue as an attraction for the community. The objective of the parking control in 12.7.1 is to ensure that the impact of activities on the capacity and safety of the road system is adequately catered for, so as to avoid adverse impacts on the environment. Overall, the proposal is considered to support this as off street parking in town centres is recognised as posing its own difficulties, multiple access points causing congestions and safety effects and the car parking not being visible.

The objectives and policies set out under the PAUP for the local centre zone aim to enable commercial activity which services local convenience needs and provides residential living opportunities. The proposal will allow for the town centre to continue as an attraction for the community and is therefore consistent with these objectives and policies.

- In terms of section 104(1)(c) of the Resource Management Act 1991, no other matters are considered relevant.

- The proposal is consistent with the purpose and principles of the RMA set out in Part 2 as the proposal will not alter the existing environment of the Blockhouse Bay Shopping Centre.

Conditions

Under section 108 of the RMA, this consent is subject to the following conditions:

General Conditions

1. The proposal shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the Council as consent number R/LUC/2013/4242.

- Application Form, and Assessment of Effects prepared by Cato Bolam Consultants, dated 21 October 2013.
- Plans as referenced:

Reference number	Rev	Title	Architect/Author	Dated
Sheet 1	-	Floor plan existing	R & S Design	10/10/2013
Sheet 2	-	Proposed floor plan	R & S Design	10/10/2013
TP7463	-	Floor plan (parking)	Unknown	Unknown

The consent holder shall:

1. This consent (or any part thereof) shall not commence until such time as the following charges, which are owing at the time the Council's decision is notified, have been paid in full:
 - a. All fixed charges relating to the receiving, processing and granting of this resource consent under section 36(1) of the Resource Management Act 1991 (RMA); and
 - b. All additional charges imposed under section 36(3) of the RMA to enable the Council to recover its actual and reasonable costs in respect of this application, which are beyond challenge.
 - c. All development contributions relating to the development authorised by this consent, unless the Manager Resource Consents has otherwise agreed in writing to a different payment timing or method.

2. The consent holder shall pay any subsequent further charges imposed under section 36 of the RMA relating to the receiving, processing and granting of this resource consent within 20 days of receipt of notification of a requirement to pay the same, provided that, in the case of any additional charges under section 36(3) of the RMA that are subject to challenge, the consent holder shall pay such amount as is determined by that process to be due and owing, within 20 days of receipt of the relevant decision.

Advice Note:

Development contributions levied under the Local Government Act 2002 are payable in relation to this application. The consent holder will be advised of the development contributions payable separately from this resource consent decision. Further information about development contributions may be found on the Auckland Council website at www.aucklandcouncil.govt.nz.

3. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. The consent is given effect to; or
 - b. The Council extends the period after which the consent lapses.
4. The consent holder shall pay the Council an initial consent compliance monitoring charge of \$230 (exclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs that have been incurred to ensure compliance with the conditions attached to this consent.

Advice Note:

The initial monitoring charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice. Only after all conditions of the resource consent have been met, will Council issue a letter confirming compliance on request of the consent holder.

Advice notes

1. This resource consent will lapse five years after the date of commencement **unless:**
 - (a) it is given effect to before the end of that period; or
 - (b) an application is made and granted prior to the expiry of that period for a time extension. The statutory considerations that apply to extensions are set out in section 125 of the Resource Management Act 1991.

2. *The consent holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and comply with all relevant Council Bylaws. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. Please note that the approval of this resource consent, including consent conditions specified above, may affect a previously issued building consent for the same project, in which case a new building consent may be required.*
3. *A copy of this consent shall be held on site at all times during the establishment and construction phase of the activity.*
4. *The consent holder is requested to notify Council, in writing, of their intention to begin works, a minimum of seven days prior to commencement. Such notification should be sent to the Resource Consent Monitoring Team Leader (email: rcmadmin@aucklandcouncil.govt.nz or fax: 353 9186) and include the following details:*
 - *name and telephone number of the project manager and the site owner*
 - *site address to which the consent relates*
 - *activity to which the consent relates*
 - *expected duration of works*
5. *This consent does not relieve the consent holder of his/her responsibility to apply for any other consents which may be required by the Auckland Council and/or New Zealand Historic Places Trust. This consent is issued under the Resource Management Act 1991 and does not remove the need to comply with all other applicable Acts (including the Property Law Act), regulations, Bylaws, and rules of law.*
6. *The scope of this resource consent is defined by the application made to Auckland Council and all documentation supporting that application.*
7. *If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to Council within 15 working days of notification of the decision.*

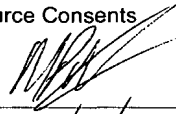

Delegated decision maker:

Name: Mark Weingarth

Title: Team Leader, Resource Consents

Signed:

Date:

19 May 2014

Delicious Indian Cuisine Limited
C/- Omega Licensing
PO Box 39395
Howick Mail Centre
Auckland 2145

Dear Sir/Madam

Liquor Planning Certificate

Application Number(s):	R/LPC/2014/1417
Applicant:	Delicious Indian Cuisine Limited
Proposed Activity(s):	On-licence renewal
Address:	571 Blockhouse Bay Road, Blockhouse Bay, Auckland 0600

This is to advise you that your Liquor Planning Certificate was granted under delegated authority by the Planning Team Leader, Resource Consents on the 12th of May 2014. The certificate is attached.

The reporting officer for the application was **Charlotte Hamilton-Pama**, Planner, Resource Consents. If you have any questions relating to this decision, please contact the reporting officer on 09 353 9476 or email on Charlotte.Hamilton-Pama@aucklandcouncil.govt.nz.

Yours sincerely



Elvera Harrison
Administrator
Central Resource Consenting and Compliance

**Certificate for the purposes of section 100
of the Sale and Supply of Alcohol Act 2012**



To: District Licensing Committee

Applicant's name: Delicious Indian Cuisine Limited

Name of premises: Mount Everest Indian Cuisine

Site address: 571 Blockhouse Bay Road, Blockhouse Bay

Legal description: Lot 12 DP 14714

Proposed nature of business: Indian Restaurant

Council reference: R/LPC/2014/1417

This certificate has been prepared based on the information provided by the applicant and a review of the council files. The business as proposed at the above premises is detailed above, and as shown on the following application plans:

- Site plan, titled 'Delicious Indian Cuisine, 571 Blockhouse Bay Road, Blockhouse Bay, Auckland', sheet 1, by R & S Design, dated 19/10/2014.

The proposed use of the premises by the applicant meets the requirements of the Resource Management Act 1991 as:

- Established by way of resource consent (R/LUC/2013/4242)

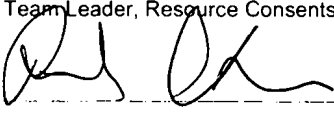
Advice notes

1. This certificate is not a license for the sale and supply of alcohol.
2. The hours of operation of the premises are restricted to 11.30am to 10.00pm Monday to Sunday by resource consent R/LUC/2013/4242.

Signed for and on behalf of the Council:

Name: Richard Campion

Title: Team Leader, Resource Consents

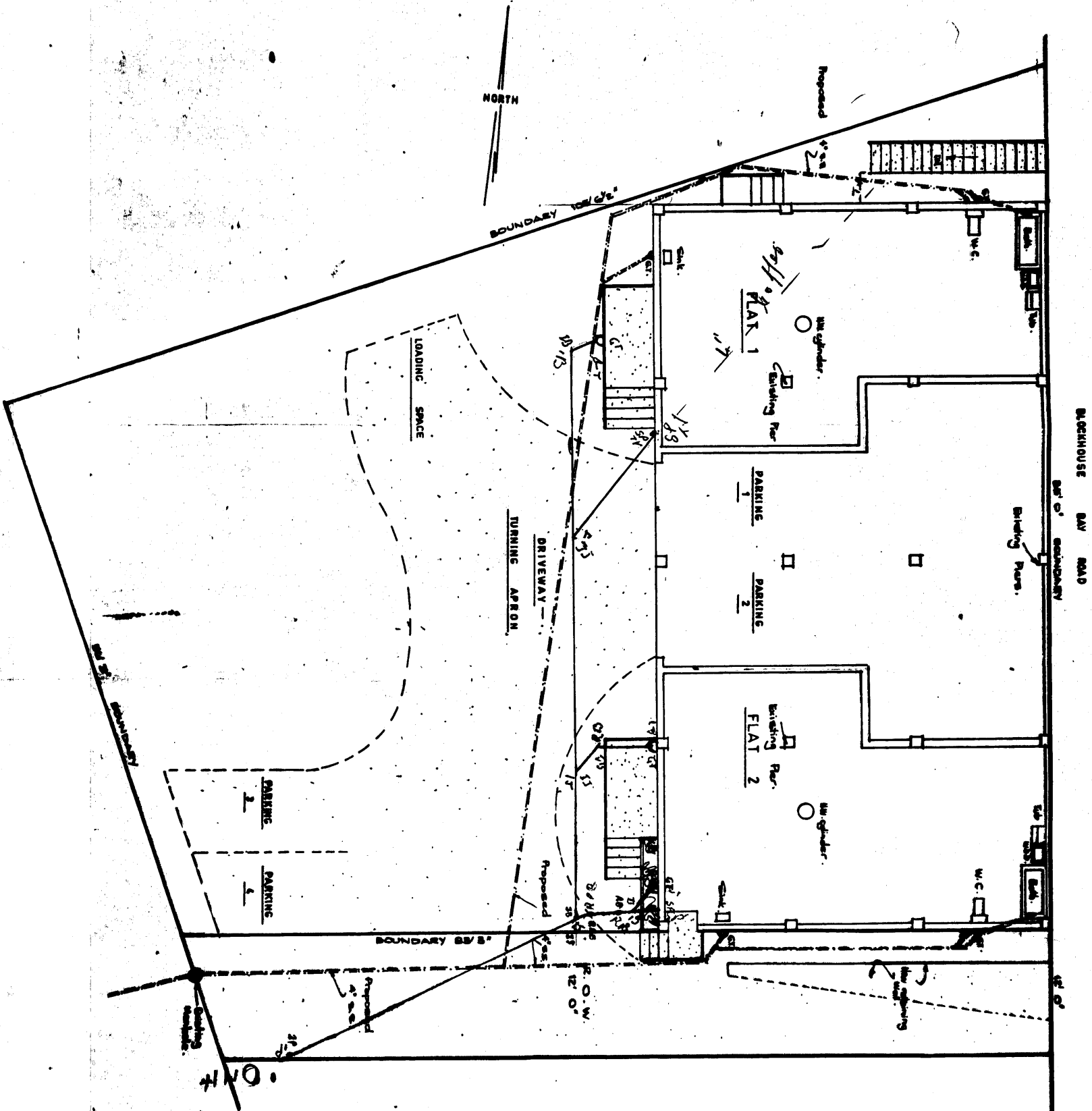
Signed: 

Date of
certification:

12 May 2014

SITE PLAN OF TWO PROPOSED FLATS UNDER EXISTING SHOPS AT LOT 12 N° 573 BLOCKHOUSE BAY RD FOR MR. W.G.

A2



PRIVATE DRAINAGE PLAN

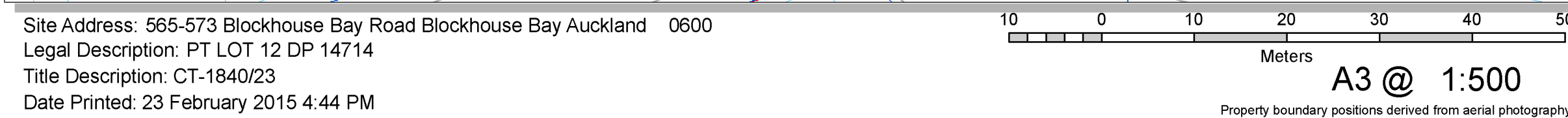
Site Address: 565-573 Blockhouse Bay Road Blockhouse Bay Auckland 0600

Date Printed: 23/02/2015

Page: 1 of 1

Not to scale

Note: This plan may contain errors or omissions. The information has been provided by contractors undertaking work for the property owner and exact locations have not been verified by Auckland Council. Please consult the relevant City Office if you have any queries regarding this plan.



**Operative District Plan - 1999
Isthmus Section
Planning Map 1
Zoning**

DISCLAIMER:







This Plan may contain errors or omissions or may not have the spatial accuracy required for some purposes. While providing an indication of the District Plan provisions in the area shown, it does not constitute the legal District Plan document. Please consult Council if you have any queries.

Authorised District Plan Maps are located here:
<http://www.aucklandcity.govt.nz/council/documents/district/default.asp>






Legend

Isthmus Zoning Activities

Activity Zone






-  Residential
-  Business
-  Open Space
-  Special Purpose
-  Isthmus Zoning Boundary
-  Special Parking Zone locations

**District Plan Modification Affected line
Plan Change Process**

-  Notification
-  Lodgement
-  Submission
-  Appeals
-  Decisions

District Plan Modification Area

Plan Change Process

-  Notification
-  Lodgement
-  Submission
-  Appeals
-  Decisions

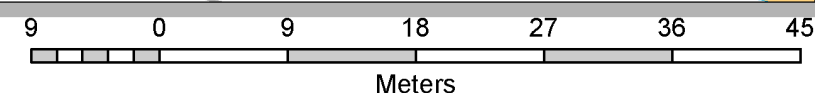


Site Address: 565-573 Blockhouse Bay Road Blockhouse Bay Auckland 0600

Legal Description: PT LOT 12 DP 14714

Title Description: CT-1840/23

Date Printed: 23 February 2015 4:44 PM



Meters

A3 @ 1:500

Property boundary positions derived from aerial photography

23 February 2015

Operative District Plan - 1999

Isthmus Section

Map 2

Additional Limitation

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Legend

Heritage

Buildings

Groups of Trees (two or more)

Tree (singular)

Archaeological

Cliffline Tree Amenity

Geological

Interchange Control

Maori Heritage

Tamaki Scenic Way

Significant Site Line (Geological Features)

Electricity Tunnel

Microwave Transmission Corridor Location

Building Line Control

Class

Building Line Restriction

Interchange Control Area

Retail Frontage and Verandah Control

Special Yard Requirement

Vehicular Access Restriction

Verandah Control

Centre Plan

Structure Plan

Cliffline Tree Amenity Area

Tamaki Drive Scenic Way

Significant Site Extent

Class

Archaeological Features

Archaeological and Geological Features

Geological Features

Maori Heritage

Significant Ecological Area

Site Development Controls

Class

Designated Works

Additional Development Controls

Former Landfill Areas

Road Designations

Arterial Roads

Collector Roads

District Arterial Roads

Footways

Pedestrian Malls

Regional Arterial Roads

Service Lanes

Strategic Routes



Site Address: 565-573 Blockhouse Bay Road Blockhouse Bay Auckland 0600

Legal Description: PT LOT 12 DP 14714

Title Description: CT-1840/23

Date Printed: 23 February 2015 4:44 PM

9 0 9 18 27 36 45

Meters

A3 @ 1:500

Property boundary positions derived from aerial photography

Operative District Plan - 1999
Isthmus Section
Map 3
Other Additional Limitation



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Legend

Other Addition Limitations

-  Airport Approach Slope Inner Edge
-  Coastal Management Areas

Special Height Controls

View Protections

-  Airport Approach
-  Dilworth Terrace Houses
-  Newmarket Viaduct Affected Areas - Harbour and Gulf
-  Newmarket Viaduct Affected Areas - Mt. Hobson
-  Onehunga Motorway Affected Areas
-  Special Height Limit
-  Sunlight Admission Control - Broadway
-  Volcanic Cones
-  War Memorial Museum













Special Land Features

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Legend

-  Gas Main Pipeline
-  Petroleum Pipeline
-  Contaminated Sites
-  Soil Register
- Soil Warning area**
 -  Slippage/Subsidence/Erosion etc
 -  Uncertified Fill
 -  Organic Soil
 -  Filled/Weak Ground
 -  Refuse Tips Site/Weak Area
 -  Unstable/Suspected Ground

Flood Plains

-  Flood Plains

Overland Flow Path

-  2000m² to 4000m²
-  4000m² to 3ha
-  3ha and above





Corrosion Exposure Zone

TYPE

-  Seaspray
-  Seaspray baseline
-  Seaspray exclusion
-  Zone 1
-  Zone 1 baseline

Wind Zone

CLASS

-  Medium
-  High
-  Very High
-  Specific Design

-  Volcanic Cones



Site Address: 565-573 Blockhouse Bay Road Blockhouse Bay Auckland 0600

Legal Description: PT LOT 12 DP 14714

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Date Printed: 23 February 2015 4:44 PM

9 0 9 18 27 36 45
Meters

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Property boundary positions derived from aerial photography