

## **Information Services**

13 Mar 2017

Rhonda G. Evans Solicitor

*Fax – Corporate Information: 262 8911*

By email

*In your reply please quote:*

LIM: 137049  
PRN: 1055/4A  
EMAIL: [lims@aucklandcouncil.govt.nz](mailto:lims@aucklandcouncil.govt.nz)

## **LAND INFORMATION MEMORANDUM**

For the attention of:

Property at: 4A Taylor Rd  
Mangere Bridge

Client Name: 10581

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This Land Information Memorandum has been prepared for the purposes of Section 44A of the Local Government Official Information and Meetings Act 1987, and contains all the information known to the Manukau City Council to be relevant to the land as described in Subsection (2). It is based on a search of Council records only and there may be other information relating to the land which is unknown to the Council. The records may not show illegal or unauthorised building works on the property.

The Council has not undertaken an inspection of the land or any building on it for the purpose of preparing this LIM. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose. Please consult Council if you have any questions.

There are no known requisitions or restrictions on this property except those listed in this report. Council, however, reserves the right to serve requisitions whenever found necessary.

Council will, upon request, provide additional information and inspections on the above property. There will generally be an additional fee payable, based on the amount of time required to provide the requested information.



## LAND INFORMATION MEMORANDUM

Issued pursuant to Section 44A

Local Government Official Information and Meetings Act 1987

Date Issued: 13 Mar 2017

LIM No. 137049

Holding Number:1055/4A

Owner: SIEBERT PAULA MARIE  
SIEBERT SCOTT JOHN

Property Address: 4A TAYLOR RD MANGERE BRIDGE

Legal Description: LOT 5 DP 52302

Area: 675 Sq Metres

Planning Map: 5D

### SECTION 1: MANDATORY INFORMATION

#### **s44A(2)(a) Information Identifying Each (If Any) Special Feature or Characteristic of the Land**

No information recorded.

#### **s44A(2)(b) Information on Private and Public Stormwater and Sewerage Drains**

Information on private and public stormwater and sewerage drains is shown on the **underground services map** attached.

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

#### **s44A(2)(ba) Information Notified to Council by a Drinking Water Supplier Under Section 69ZH of the Health Act 1956**

No information has been notified to Council.

#### **s44A(2)(bb) Information Council Holds Regarding Drinking Water Supply to the Land**

For Metered Water Information please contact Watercare on (09) 442 2222 for services provided to this property.

Prospective purchasers should be aware that there may be other drinking water systems connected to this property. There may also be private drinking water supply systems such as rainwater tanks or private water bores, you are advised to clarify the drinking water supply with the current landowner.

**s44A(2)(c) Information Relating to any Rates Owing In Relation to the Land**

Auckland Council calculates rates based on the capital value of the land, as determined by an independent valuation company.

Rates Assessment No.:	60722987
Valuation Number:	3580036503
Date of Valuation:	1st July 2014
Land Value:	\$520,000.00
Improvement Value:	\$260,000.00
Capital Value:	\$780,000.00
Rates levied for the year: 2016/2017	\$2,863.39
<b>Total Rates to Clear for Current Year (including any arrears):</b>	<b>\$2,291.35</b>

For further information, please contact Auckland Council's Manukau **Rates team** on **(09) 301 0101**.

**These values are an assessment of the value of the property as at 1 July 2014 based on sales. The values will be used for rating purposes from 1 July 2016. It is not a current market valuation.**

### Retrofit Your Home Programme

This property is subject to a targeted rate under Auckland Council's Retrofit Your Home Programme.

This programme offers homeowners a retrofit plan for their homes, and financial assistance up to \$5000 to install clean heating and insulation. The financial assistance is repaid by the home owner to Auckland Council by way of a targeted rate, over a period of up to nine years. If the property is sold before the funding is fully repaid, the new home owner is liable to pay the targeted rate until the financial assistance is fully repaid.

To find out the total amount owing, and the amount of the targeted rate payable for each year remaining in the Retrofit Your Home programme, please contact Auckland Council on 09 367 4305 or email [retrofit@aucklandcouncil.govt.nz](mailto:retrofit@aucklandcouncil.govt.nz).

### **s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions Affecting the Land or any Buildings on the Land**

Note: if the land is part of a cross lease title or unit title, consents and permits for the other flats or units may be included in this LIM. If the land has been subdivided there may be consents and permits included that relate to the original property.

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

### **Financial / development contributions**

Financial and development contributions are relevant for recently subdivided land, vacant lots, new residential unit(s) or where there is further development of a site. If any financial or development contribution has not been paid, Council can recover outstanding amount(s) from a subsequent owner of the land.

Please note that financial contributions and development contributions may be paid in land, cash or a combination of these. The form of payment of contributions may be subject to negotiation but final discretion remains with the Council.

Please contact Auckland Council on (09) 301 0101 for further information.

### **Resource Consents**

There are no Resource Consents recorded.

### **Building Consents**

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.

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.

Permit/ Consent Number	Date Issued	Work Description	Details	Area	LIM status	Note(s)
B053301	12/02/1970	Dwellings	Dwelling	78.04 m2	Building Permit	1
1028307	11/09/1978	Outbuildings	Garage	25 m2	Building Permit	1
082396	08/10/2008	Dwellings	Addition of deck with external stairs & pergola	27 m2	CCC Issued 22/04/2014	2
091269	02/07/2009	Solid Heaters Fuel	Installation of: Firenzo Max C/A Woodfire	0 m2	Consent Lapsed	5D

Full copies of Building Consent documents are not attached. Attachments are listed on the last page of this LIM. If you would like a copy of any building consent or any further information, please contact the Auckland Council's Manukau Customer Centre on (09) 301 0101. An extra charge will apply.

Definitions	CCC	Code Compliance Certificate. These were not required for permits issued under building bylaws prior to the Building Act.
	COA	Certificate of Acceptance

Note #	Details
1	Permit issued prior to the Building Act 1991 taking effect. Code Compliance Certificate (CCC) was not required. 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.
2	Code Compliance Certificate (CCC) for this consent was issued on this date. Documents may be included in the attachment section.
5D	No building work should have been undertaken under this consent. Please contact Building Advice on (09) 262 5104

### **Compliance Schedules/Building Warrants of Fitness**

Some buildings (usually those with Commercial or Industrial use) require a Building Warrant of Fitness (BWOFF) and a Compliance Schedule in accordance with the Building Act 2004. Where a building does require a BWOFF, specific safety systems and features of the building are required to be maintained to a specified standard.

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

For further information, please contact the Auckland Council's Manukau **BWOFF team** on **(09) 301 0101**

There are no Building Warrants of Fitness or Compliance Schedules recorded in regard to this land.

### **Building Warrant of Fitness – Notices to Fix**

There are no Building Warrant of Fitness Notices to fix recorded in regard to this land.

**Vehicle Crossings**

The installation and maintenance of vehicle crossings is the responsibility of the owner of the land. Also see the Manukau City Council Consolidated Bylaw which sets out the standard required.

For further information, please contact Auckland Council's Manukau **District Plan Enforcement and Street Damage & Vehicle Crossing Inspections team** on **(09) 301 0101**

No vehicle crossing permits are recorded.

**Swimming Pool and Spa Pool Fencing**

Swimming pools and spa pools must be fenced as required by the Fencing of Swimming Pools Act 1987. Owners/ Purchasers are advised that a re-inspection of the swimming pools fencing should be undertaken every 3 years to ensure its ongoing compliance with the Fencing of Swimming Pools Act 1987.

The Council has no record of a swimming pool or spa pool being located on this property. If you think this is incorrect, please contact the Auckland Council's Pool Fencing team on (09) 353 9420.

**WARNING**

*If the property has a Special Exemption under Section 6 of the Fencing of Swimming Pool Act 1987, you are advised that this exemption may not be transferable to any new owners of this property. Please contact a member of the Swimming Pool Inspections team in your area.*

**Licences/Environmental Health Issues**

For licence expiry date please contact the Auckland Council's Manukau **Environmental Health team** on **(09) 301 0101**.

**Any Other Notices, Issues or Actions Required**

There are no other Notices, Issues or Actions recorded against this land.

**s44A(2)(e) Information Concerning any Certificate Issued by a Building Certifier Pursuant to the Building Act 1991 or the Building Act 2004**

There is no information concerning any Certification Issued by a Building Certifier available. For further information, please phone the Auckland Council's Manukau **Building team** on **(09) 301 0101**.

**s44A(2)(ea) Information Notified Under Section 124 of the Weathertight Homes Resolution Services Act 2006**

There is no information that has been notified to Council under Section 124 of the Weathertight Homes Resolution Services Act 2006.

**s44A(2)(f) Information Relating to the Use to Which the Land May Be Put and any Conditions Attached to That Use**

Purchasers or those intending to develop the land should satisfy themselves that the land is suitable for any intended use or future development proposal.

**LIMITED DRAINAGE****RESIDENTIAL HERITAGE 6**

Attached is a **copy of an aerial photo** and the **relevant District Plan Map** relating to the land.

The Auckland Council District Plan (Manukau Section) and any proposed changes to it are available to view at all Council offices or on-line at Councils' website: [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz).

Please note that the Proposed Auckland Unitary Plan (Decisions Version) applies to this property and should be carefully reviewed and considered, as it may have implications for how this property can be developed and/or used.

As from 16 September 2016 some parts of the Decisions Version will be beyond challenge and become operative. Where that is the case, those parts of the Decisions Version will replace the corresponding parts of existing (legacy) regional and district plans.

If certain parts of the Decisions Version are subject to challenge by appeals, they will not become operative, in which case both the Decisions Version and the existing (legacy) regional and district plans will need to be considered.

The relevant planning maps from the Decisions Version and existing (legacy) district plans are attached.

The Decisions Version can be viewed online at:

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

and the (legacy) regional and district plans can be viewed online at:

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/DistrictRegionalPlans/Pages/Home.aspx>

Copies of the appeals to the Decisions Version can be viewed online at:

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

Unitary plan documentation on last attachment.

For further information, please contact a **Resource Management Planner** at the Auckland Council's Manukau **Customer Centre** on **(09) 301 0101**.

## 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](mailto:specialhousingarea@aucklandcouncil.govt.nz) for further information.

### **s44A(2)(g) Information Regarding the Land Which Has Been Notified to Council by Another Statutory Organisation**

No information has been notified to Council.

### **s44A(2)(h) Information Regarding the Land Which Has Been Notified to Council by a Network Utility Operator Pursuant to the Building Act 1991 or the Building Act 2004**

The items listed below **only apply** if they are identified on the attached underground service or district plan maps.

- 1) Height restrictions apply where overhead power lines cross the site. For further information, please contact the Transmission Lines Manager, Transpower, Auckland on (09) 589-2371.
- 2) ARC underground lines: For works within 10 metres of Watercare Services Utilities approval is required. Phone (09) 634-7840.
- 3) The property is affected by one or more high-pressure Gas, Oil or LPG pipelines. The pipelines locations are shown on the attached underground service maps. Any work within 6 metres of the pipelines creates a risk of damage and leaks and must first be approved. Approvals are given by the following providers:
  - Oil and Gas pipelines - NGC New Zealand Limited. Phone (0800) 734-567.
  - LPG pipelines - Liquigas Limited. Phone (09) 277-7042.

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

## **SECTION 2: OTHER INFORMATION RELEVANT TO THE LAND**

### **(1) Rubbish and recycling details:**

WASTE MONDAY, RECYCLE WEEK 1

For further information please phone **Auckland Council's Manukau Call Centre** on **(09) 301-0101** or refer to our website at [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz).

**(2) Tree protection:**

Tree protection restrictions may apply to this site on all native and some exotic trees.

**(3) Notified applications for resource consents that may be relevant to the land**

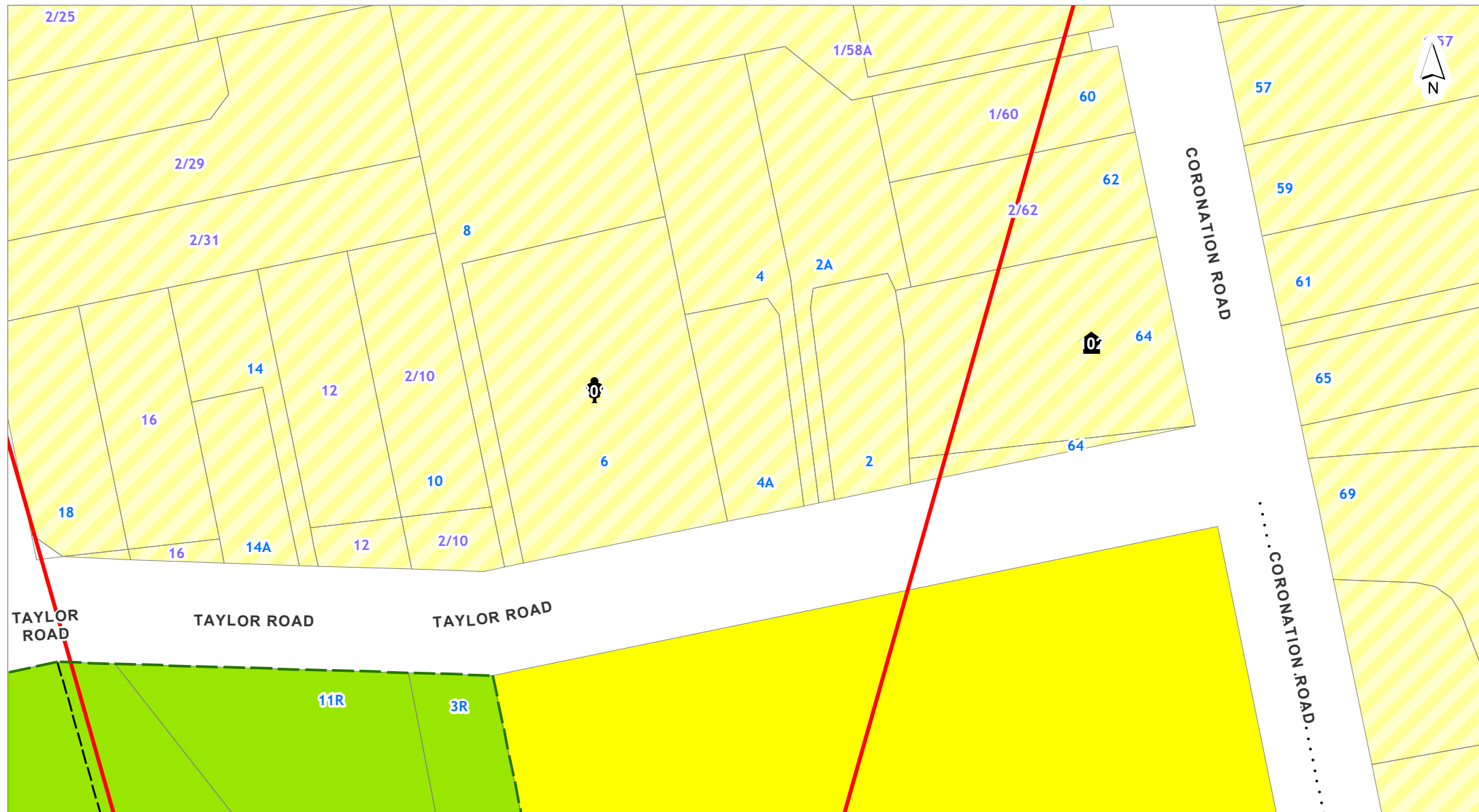
This property is not a Notified property on any known Resource Consents.

**ATTACHMENTS**

- ☒ Location Map
- ☒ Map Key
- ☒ Overland Flowpath/Flood area Map
- ☒ Map Key
  
- ☒ Private Drainage Plan

*The Council may hold additional information for this property, for example concerning resource consents for discharges to air, land or water issued by the former Auckland Regional Council prior to 1 November 2010. If you would like the Council to search for this type of information, please call (09)301 0101.*

***Historic Heritage - The Council holds information on historic heritage places, including archaeological sites, on the Cultural Heritage Inventory (CHI) database. These places may or may not be identified in district or regional plans and may be protected under the Historic Places Act. If you would like the Council to search for this type of information, please call (09)301 0101.***



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4A Taylor Road Mangere Bridge Auckland 2022

LOT 5 DP 52302

CT-3B/955

0 6.5 13 19.5  
Meters

Scale @ A4  
= 1:1,000





























Date Printed:  
9/03/2017



## Zones

	Business 1		Clevedon Community		Primary Road
	Business 2		Clevedon Residential 1		Secondary Road
	Business 3		Clevedon Residential 2		Public Open Space 1
	Business 4		Clevedon Rural		Public Open Space 2
	Business 5		Flat Bush Residential 1		Public Open Space 3
	Business 6		Flat Bush Residential 2		Public Open Space 4
	Business Ihumatao		Flat Bush Residential 3		Public Open Space 5
	Business Kirkbride		Flat Bush Residential 4		Public Open Space 6
	Business Oruarangi		Flat Bush Countryside Transition		Public Open Space 6 Overlay Area
	Rail		Flat Bush Countryside Transition - Gracechurch Heights		Mangere-Puhinui Rural
	Flat Bush Neighbourhood Centre		Whitford Business		Mangere-Puhinui Heritage
	Flat Bush Town Centre		Whitford Residential		Rural 1
	Integrated Intensive Housing		Whitford Rural A		Rural 1 (Special)
	Main Residential		Whitford Rural B		Rural 2
	Residential Settlement Served		Whitford Saleyard Residential		Rural 3
	Residential Settlement Unserved		Animal Village		Rural 4
	Residential Heritage 1		Community Health Facility		Mooring Management Area
	Residential Heritage 2		Community Health Support		Pine Harbour Marina
	Residential Heritage 3		Hospital		Wairoa Maritime Village Recreation
	Residential Heritage 4		Designation Area		Wairoa Maritime Village Residential
	Residential Heritage 6		Explosives		Boat Harbour
	Residential Heritage 7		Quarry		Coastal Marine Area
	Residential Heritage 8		Future Development Stage 1		Stormwater Management Area
	Beachlands Residential		Future Development Stage 2		Stormwater Management Area (Proposed Stormwater Pond)
	Beachlands Village Business Centre		Education		Stream
	Clevedon Business		Maori Purpose		Surface Of Rivers
			Papakaianga		

## Overlays

	Plan Modification Area		Recreational Trail
	Conservation / Stormwater Management Policy Area		Recreational Walkway
	Stability Area		Breakwater
	Special Policy Area		Area affected by non-aeronautical ground light requirement (Designation 232)
	Wetland		Proposed Road, Service Lane or Road Widening
	Sensitive Ridge Area or Coastal Margin Area		View Shaft
	Mineral Extraction Buffer Area (Refer to Appendix 9)		Building Line Limit
	Manukau Rapid Transit Link Overlying Zone		Coastal Marine Boundary
<b>Aircraft Noise Area</b> (Refer appendix 2F)			Coastal Marine Boundary In Dispute
	Aircraft Noise Notification Area		Zone Boundary (unrelated to lot boundary)
	Moderate Aircraft Noise Area		Overhead Transmission Line (applies to Favona Structure Plan Area only)
	High Aircraft Noise Area		Lodged Notice of Requirement
<b>Heritage</b>			
	Building		
	Waahi Tapu - Urupa		
	Geological Area		
	Archaeological Site		
	Tree		

Legend updated: 8/09/2016

This property may be affected by designations not shown on this map or represented on this Legend. Please refer to the Auckland Council District Plan (Manukau Section)



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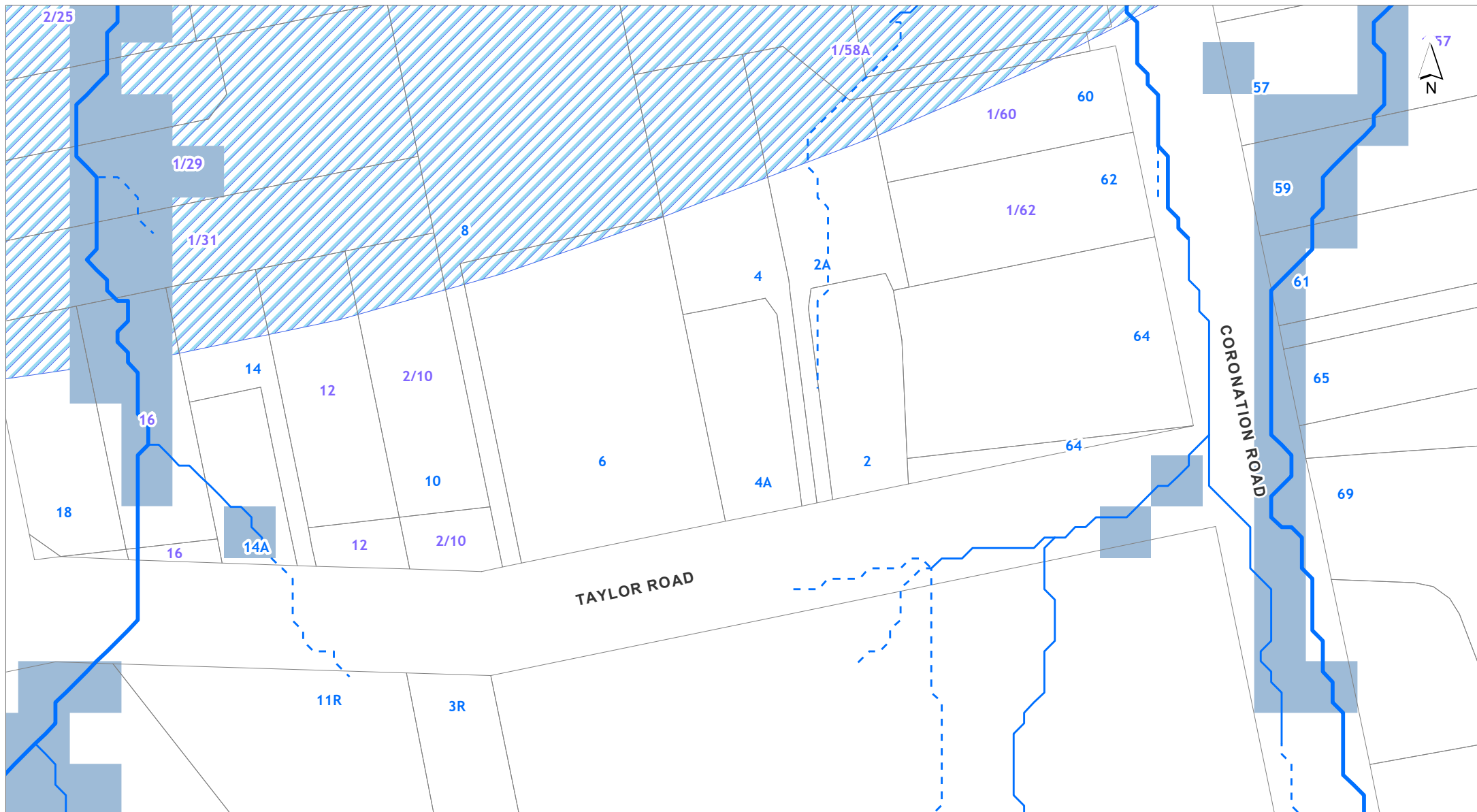
LOT 5 DP 52302

CT-3B/955

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Meters

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**Natural Hazards**

**4A Taylor Road Mangere Bridge Auckland 2022**

**LOT 5 DP 52302**

**CT-3B/955**

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Meters

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**= 1:1,000**


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## Natural Hazards

--- 2000m<sup>2</sup> to 4000m<sup>2</sup>


— 4000m<sup>2</sup> to 3ha

— 3ha and above

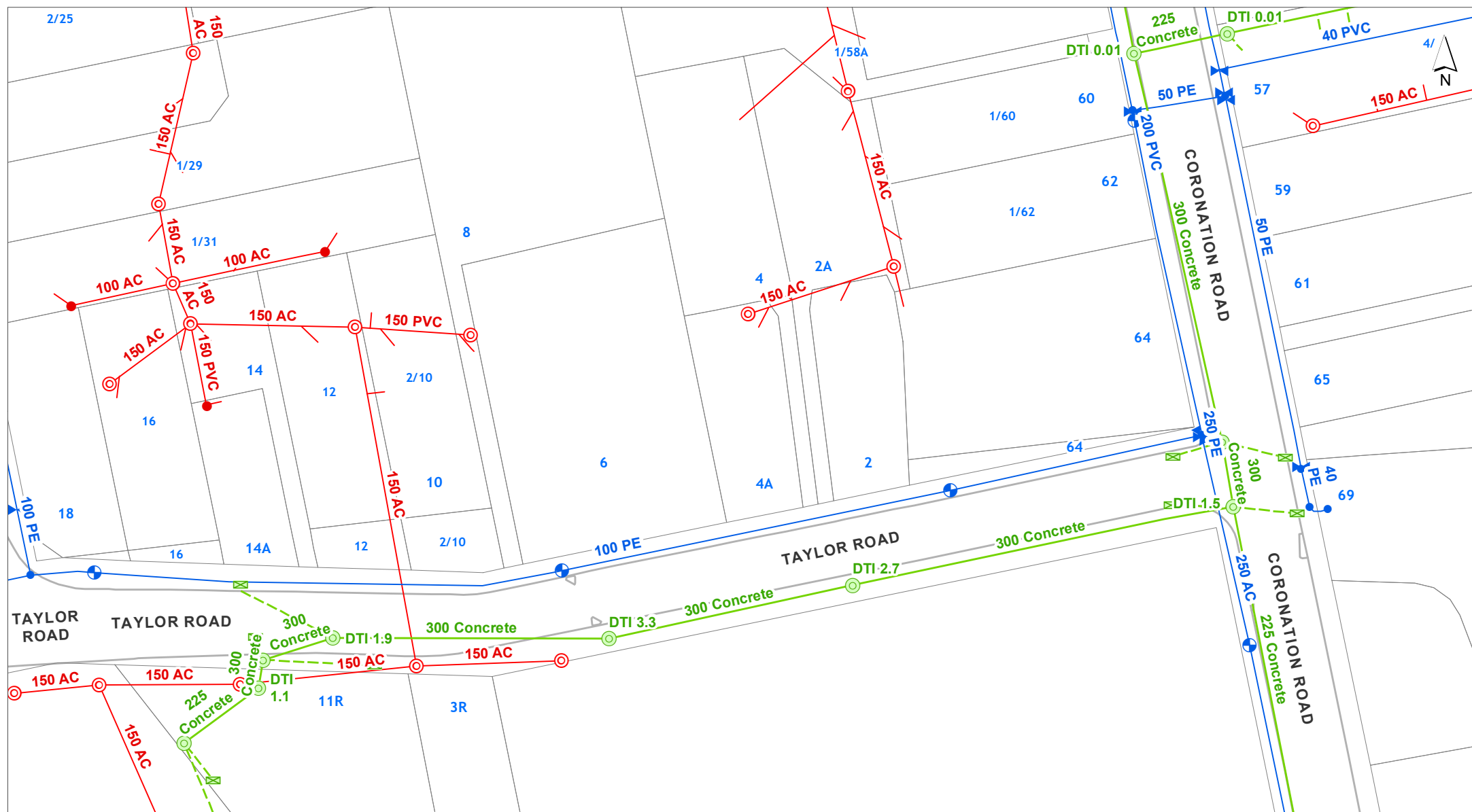
 Flood Plains

 Flood Prone Area

 Sea Spray

 Coastal Inundation

Legend updated: 31/05/2016



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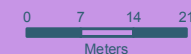
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## Underground Services

## 4A Taylor Road Mangere Bridge Auckland 2022

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CT-3B/955



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## Stormwater

Note: Unless otherwise specified, Stormwater feature status is represented by the following colour scheme:

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

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

## Water

	Valve
	Hydrant
	Fitting
	Other Watercare Point Asset
	Other Watercare Linear Asset
	Local Pipe (Bulk)
	Local Pipe (In Service)
	Local Pipe (Abandoned)
	Transmission Pipe (In Service)
	Transmission Pipe (Out of Service)
	Transmission Pipe (Proposed)
	Pump Station
	Reservoir
	Other Structure (Local)
	Chamber (Transmission)
	Water Source (Transmission)
	Other Watercare Structures and Areas

## Wastewater

	Fitting
	Fitting (Non Watercare)
	Manhole
	Pipe (Non Watercare)
	Local Pipe (Main / Service Line)
	Local Pipe (Abandoned)
	Local Pipe (Future)
	Transmission Pipe (In Service)
	Transmission Pipe (Out Of Service)
	Transmission Pipe (Proposed)
	Chamber
	Structure (Non Watercare)
	Pump Station
	Wastewater Catchment
<b>Waitakere (WCC) only:</b>	
	Septic Tank Hi-Tech
	Septic Tank Standard
	Caravan Dumping Point
	Chemical System
	Composting Toilet
	DEVONBLUE - Treatment Plant
	Recirculation Textile Filter
	Wastewater Disposal Bed or Field

## Utilities

	Transpower Site
	Pylon (Transpower)
	220kv Line (Transpower)
	110kv Line (Transpower)
	33kv Line (Transpower) & Underground Line (Mercury)
	Transmission Line (Vector)
	Oil Services Pipeline [Wiri]
	Liquid Fuels Pipeline [Wiri to Marsden]
	High-Pressure Gas Pipeline (Vector & Orion)
	Medium-Pressure Gas Pipeline (Vector & Orion)
	Indicative Steel Mill Slurry Pipeline
	Indicative Steel Mill Water Pipeline
	Fibre Optic Cable (ARTA)

Legend  
updated:  
30/11/2016

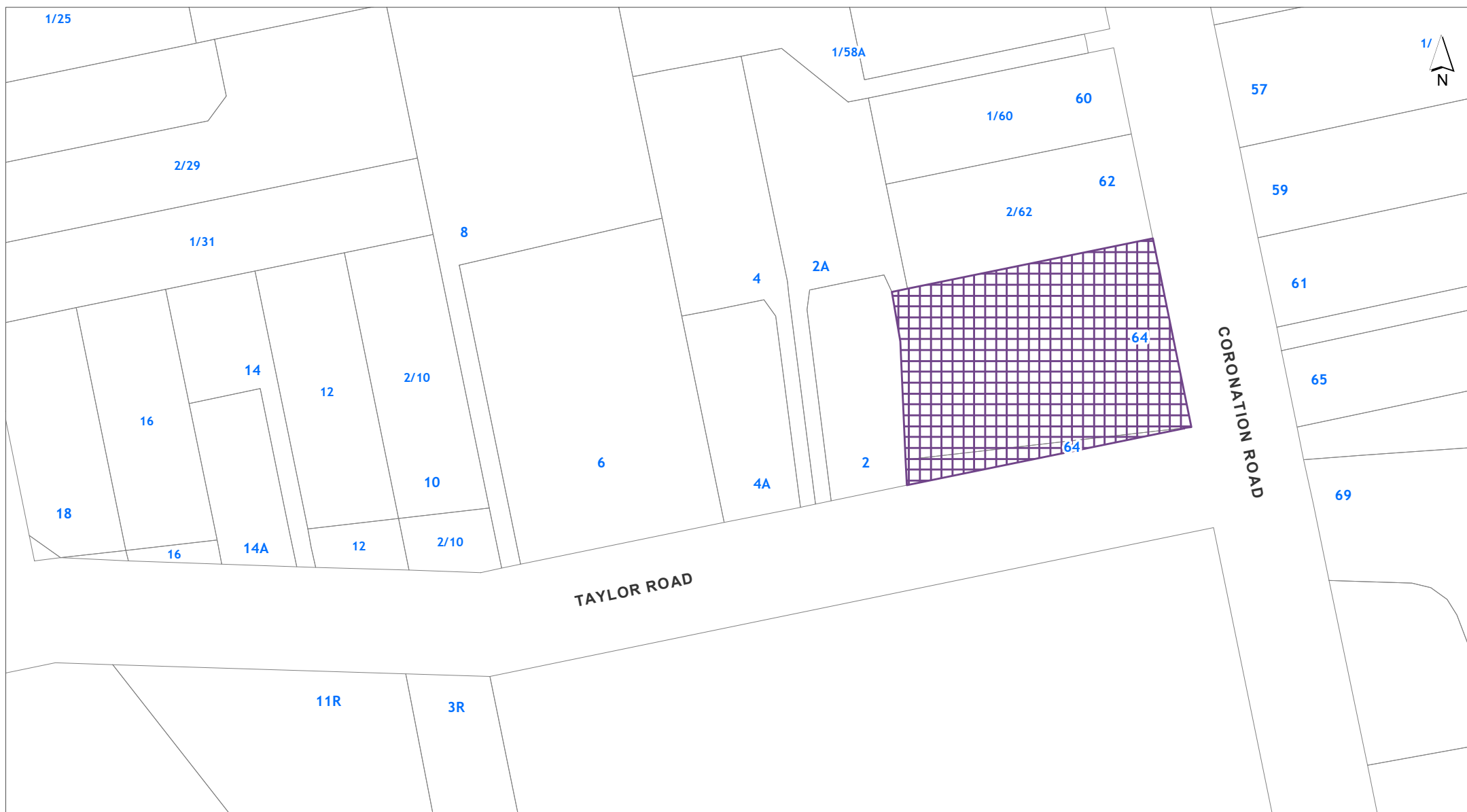


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**Built Environment**  
**4A Taylor Road Mangere Bridge Auckland 2022**  
**LOT 5 DP 52302**

0 7 14 21  
Meters  
Scale @ A4  
= 1:1,000  
Date Printed:  
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**Built Heritage and Character**

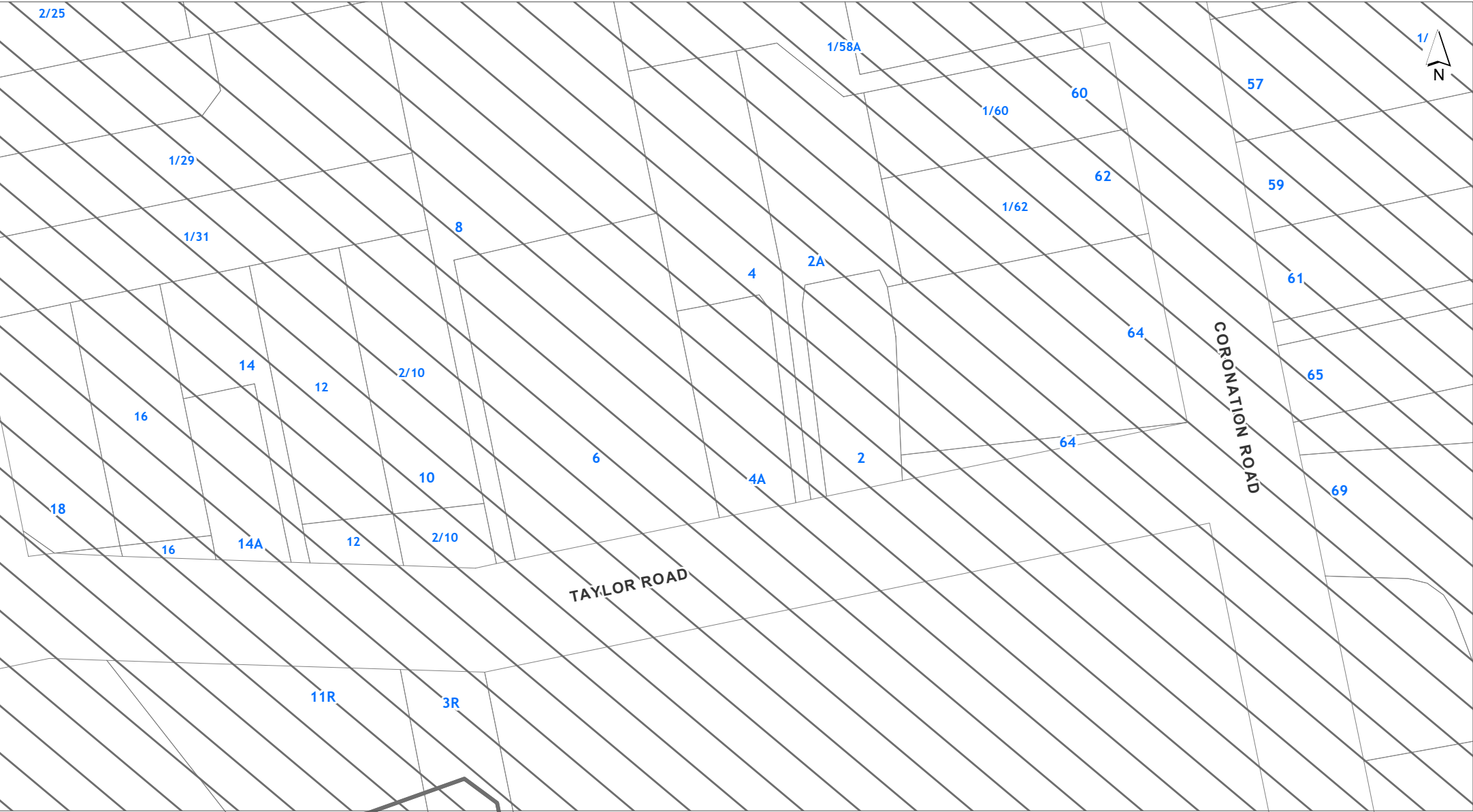
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**Controls**  
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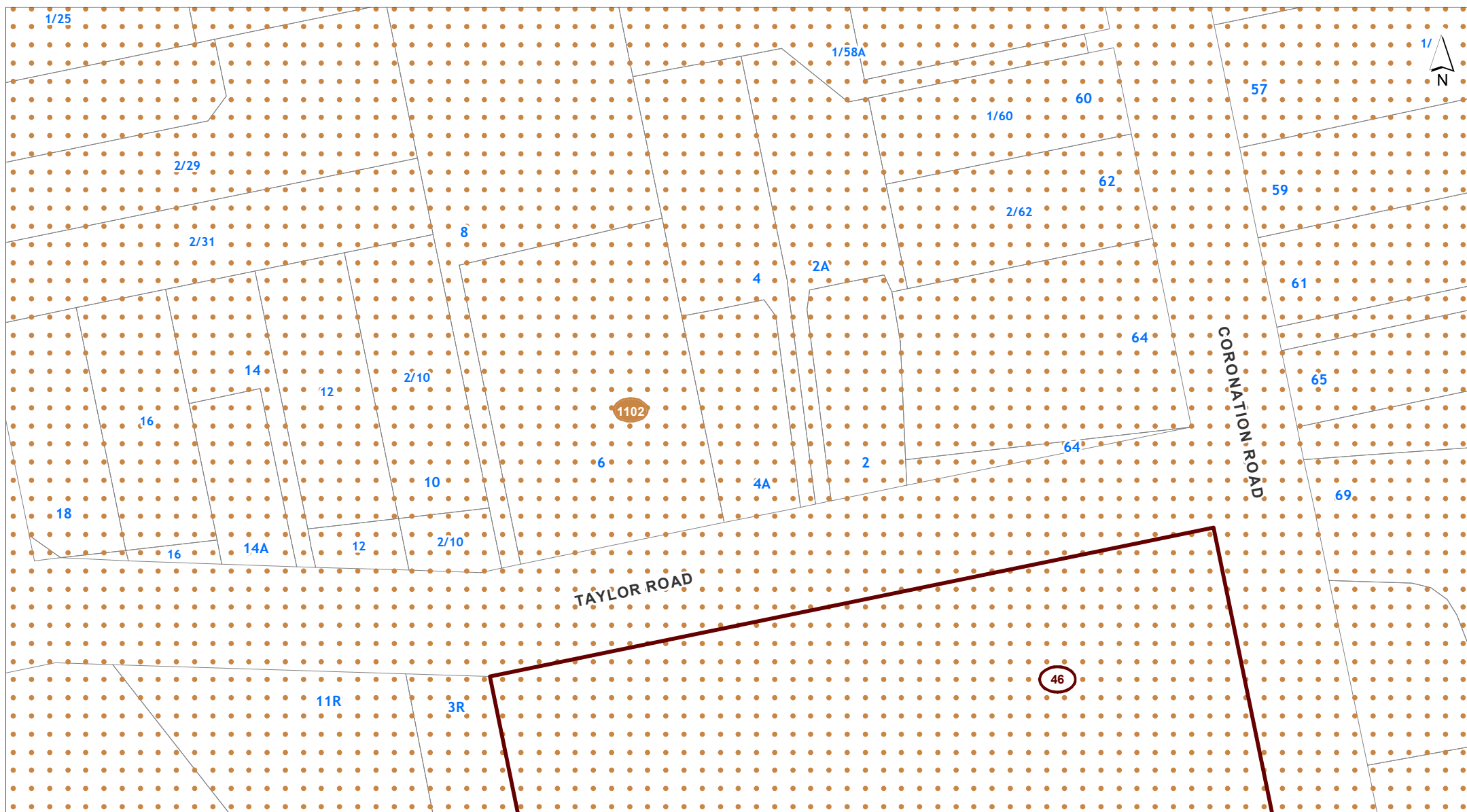
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**Designations**

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Infrastructure  
4A Taylor Road Mangere Bridge Auckland 2022  
LOT 5 DP 52302

0 7 14 21  
Meters  
Scale @ A4  
= 1:1,000  
Date Printed:  
9/03/2017





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## Mana Whenua

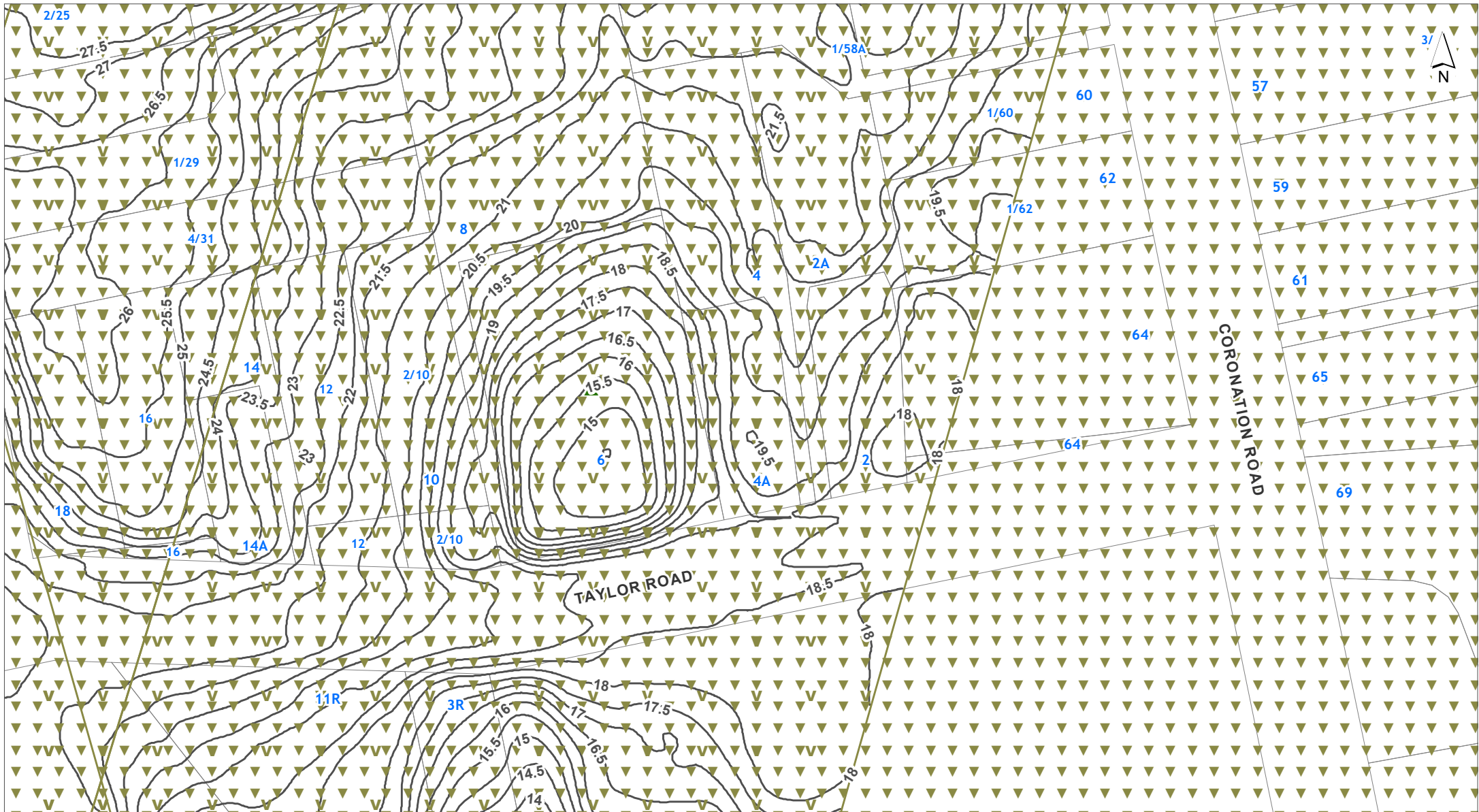
4A Taylor Road Mangere Bridge Auckland 2022

LOT 5 DP 52302

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## Natural Heritage

## 4A Taylor Road Mangere Bridge Auckland 2022

**LOT 5 DP 52302**



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**Natural Resources**

**4A Taylor Road Mangere Bridge Auckland 2022**

**LOT 5 DP 52302**

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## Precincts

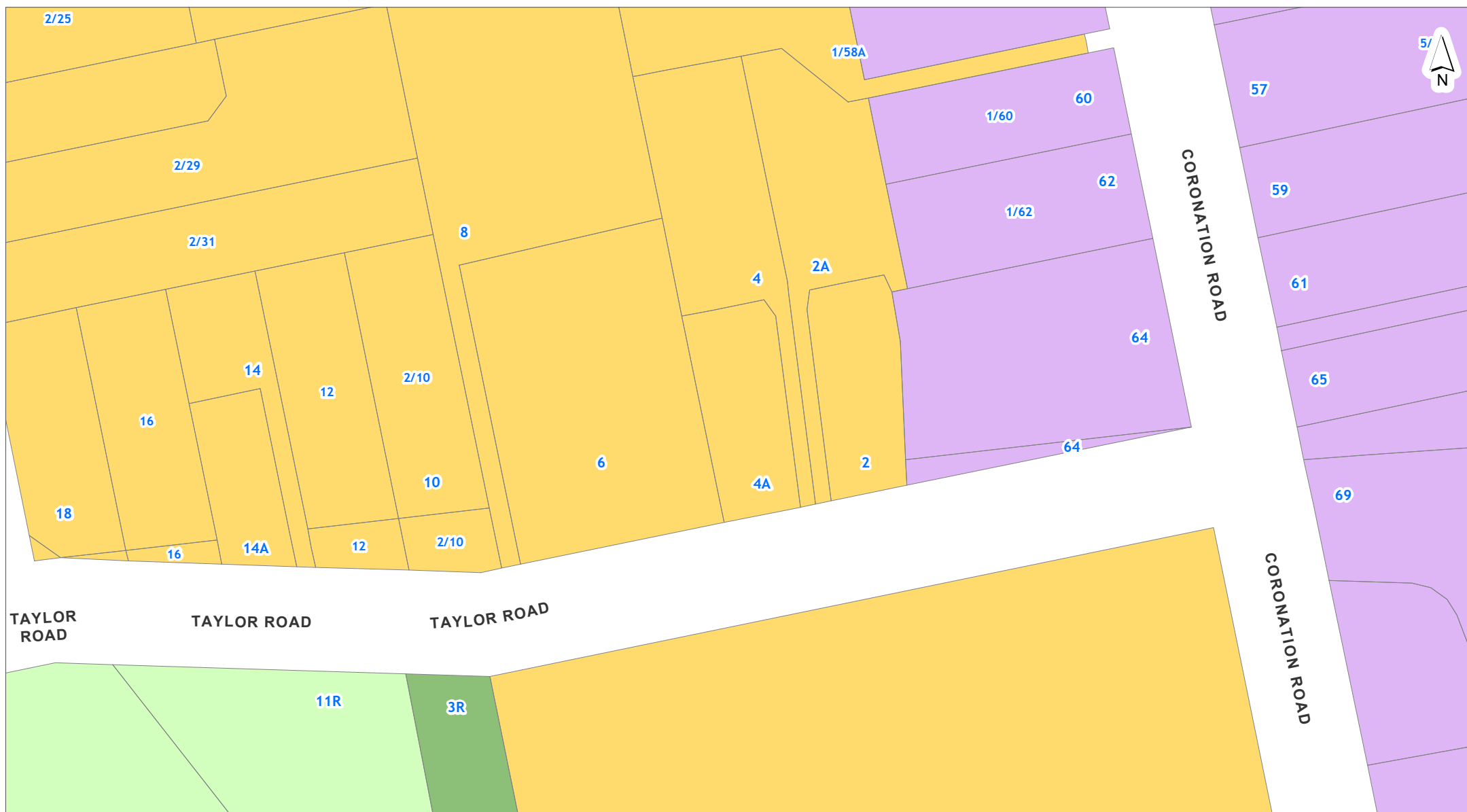
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## Zones and Rural Urban Boundary

4A Taylor Road Mangere Bridge Auckland 2022

LOT 5 DP 52302



0 7 14 21  
Meters

Scale @ A4  
= 1:1,000



Date Printed:  
9/03/2017

# Auckland Unitary Plan Operative in part 15th November 2016 - LEGEND

## Appeals

-  Properties affected by Appeals seeking change to zones or management layers
-  Properties affected by Appeals seeking reinstatement of management layers

## Plan Modifications

-  Notice of Requirements
-  Plan Changes

## ZONES

- Residential - Large Lot Zone
- Residential - Rural and Coastal Settlement Zone
- Residential - Single House Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Residential - Terrace Housing and Apartment Buildings Zone
- Business - City Centre Zone
- Business - Metropolitan Centre Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Business Park Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Civic Spaces Zone
- Open Space - Community Zone


## ZONES

- Rural - Rural Production Zone
- Rural - Mixed Rural Zone
- Rural - Rural Coastal Zone
- Rural - Rural Conservation Zone
- Rural - Countryside Living Zone
- Rural - Waitakere Foothills Zone
- Rural - Waitakere Ranges Zone
- Future Urban Zone
- Green Infrastructure Corridor (Operative in some Special Housing Areas)
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Marina Zone [rcp/dp]
- Coastal - Mooring Zone [rcp]
- Coastal - Minor Port Zone [rcp/dp]
- Coastal - Ferry Terminal Zone [rcp/dp]
- Coastal - Defence Zone [rcp]
- Coastal - Coastal Transition Zone
- Special Purpose Zone - Airports & Airfields, Cemetery, Quarry, Healthcare Facility & Hospital, Tertiary Education, Maori Purpose, Major Recreation Facility, School
- Strategic Transport Corridor Zone
- Water [i]

## Tagging of Provisions:

- [i] = Information only
- [rp] = Regional Plan
- [rcp] = Regional Coastal Plan
- [rps] = Regional Policy Statement
- [dp] = District Plan (only noted when dual provisions apply)


















## DESIGNATIONS

-  Designations
-  Airspace Restriction Designations

## OVERLAYS

- Natural Resources**
- Terrestrial [rp/dp]
  - Marine 1 [rcp]
  - Marine 2 [rcp]
  - Natural
  - Urban
  - Water Supply Management Areas Overlay [rp]
  - Natural Stream Management Areas Overlay [rp]
  - High-Use Stream Management Areas Overlay [rp]
  - High-Use Aquifer Management Areas Overlay [rp]
  - Quality-Sensitive Aquifer Management Areas Overlay [rp]
  - Wetland Management Areas Overlay [rp]
- Infrastructure**
- Airport Approach Surface Overlay [rcp/dp]
  - Aircraft Noise Overlay
  - City Centre Port Noise Overlay
  - Quarry Buffer Area Overlay
  - National Grid Corridor [rcp/dp]
  - National Grid Yard [rcp/dp]
- Mana Whenua**
- Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]


## OVERLAYS

-  Precincts
-  Rural Urban Boundary
-  Notable Trees Overlay
-  Outstanding Natural Features Overlay [rcp/dp]
-  Outstanding Natural Landscapes Overlay [rcp/dp]
-  Outstanding Natural Character Overlay [rcp/dp]
-  High Natural Character Overlay [rcp/dp]
-  Local Public Views Overlay [rcp/dp]
-  Viewshafts
-  Height Sensitive Areas
-  Regionally Significant Volcanic Viewshafts Overlay Contours [i]
-  Locally Significant Volcanic Viewshafts Overlay [rcp/dp]
-  Locally Significant Volcanic Viewshafts Overlay Contours [i]
-  Extent of Overlay
-  Subdivision Schedule
-  Modified
-  Natural
- Natural Heritage**
- Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
  - Waitakere Ranges Heritage Area Overlay
- Built Heritage & Character**
- Historic Heritage Overlay Place [rcp/dp]
  - Historic Heritage Overlay Extent of Place [rcp/dp]
  - Special Character Areas Overlay Residential and Business
  - Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]
  - Auckland War Memorial Museum Viewshaft Overlay Contours [rcp/dp]
  - Dilworth Terrace Houses Viewshaft Overlay
  - Dilworth Terrace Houses Viewshaft Overlay Contours

## CONTROLS

- Building Frontage Control**
- Key Retail Frontage
  - General Commercial Frontage
- Vehicle Access Restriction Control**
- Adjacent to Level Crossings
  - General
  - Motorway Interchange Control
- Business Park Zone Office Control
  - Cable Protection Areas Control [rcp]
  - Centre Fringe Office Control
  - Coastal Inundation Control [rcp/dp]
  - Height Variation Control
  - Arterial Roads

## CONTROLS

-  Identified Growth Corridor Overlay
- Built Environment**
- Hazardous Facilities
  - Infrastructure
  - Flow 1 [rp]
  - Flow 2 [rp]
  - Level Crossings With Sightlines Control
  - Macroinvertebrate Community Index [rcp/dp]
  - Parking Variation Control
  - Subdivision Variation Control
  - Surf Breaks [rcp]
- Emergency Management Area Control**
- Stormwater Management Area Control**

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

### Address

4A Taylor Road Mangere Bridge Auckland 2022

### Legal Description

LOT 5 DP 52302

### Appeals

### Modifications

### Zones

Residential - Mixed Housing Suburban Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index [rcp/dp] - Urban

### Overlays

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - M5 - Mount Mangere - Viewshafts

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - Mangere Mountain - Height Sensitive Areas

Natural Heritage: Regionally Significant Volcanic Viewshafts Overlay Contours [i]

Natural Resources: Quality-Sensitive Aquifer Management Areas Overlay [rp] - Auckland Isthmus Volcanic

### Designations

Designations: Airspace Restriction Designations - ID 1102 - Protection of aeronautical functions - obstacle limitation surfaces - Auckland International Airport Ltd

# DRAINAGE PLAN

Owner of Property JORGENSEN Drainlayer J. A. NEILL  
Lot 5 DP 52302 Drainlayer's Licence No. 2074  
 Address 45 (46) TAYLOR RD Drainage Permit No. \_\_\_\_\_  
MANGERE Building Permit No. \_\_\_\_\_

NOTE — For Drainage Work a scale plan in ink showing street line, section, boundaries, buildings in outline, lines or drains, inspection pipes, etc., MUST be supplied.

