

Rhonda G. Evans Solicitor
48A Rosebank Road
Avondale
AUCKLAND 1026



Applicant	Rhonda G. Evans Solicitor
LIM address	6/63 Galway Street Onehunga Auckland 1061
Application number	8270157234
Customer Reference	11193 Puddephatt
Date issued	8-May-2019
Legal Description	Unit F UP 193791, AU 1 UP 193791
Certificates of title	NA123C/438

Disclaimer

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

The LIM includes information which:

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

This LIM does not include other information:

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

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

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

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

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

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

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

Site Contamination

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

Wind Zones

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

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

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

Soil Issues

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

Flooding

This statement entitled "Flooding" appears on all LIMs.

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

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

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

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

Overland Flow Path

This site (property parcel) spatially intersects with one or more Overland Flow Paths, as displayed on the map attached to this LIM entitled "Special Land Features – Natural Hazards - Flooding".

Overland Flow Paths are lines representing the predicted route of overland flow, based on analysis of a Digital Terrain Model (derived from aerial laser survey). Overland Flow Paths do not show the width or extent of flow.

Overland Flow Paths are based solely on the terrain and are indicative only.

Overland Flow Paths may flood depending on the amount of rain.

The Auckland Unitary Plan contains policies and rules relating to development and/or works within or adjacent to Overland Flow Paths.

Note: The terms “Flow Path” and “Flowpath” are used interchangeably.

Exposure Zones

New Zealand Standard 3604:2011 classifies all properties in New Zealand into zones based on environmental features including wind, earthquake, snow load and exposure. These zones are relevant to building requirements, such as strength of buildings, materials that should be used and maintenance. All building sites are classified as being in Exposure Zones Extreme Sea Spray, B, C, or D, depending on the severity of exposure to wind driven salt.

This property is classified as: Zone C

Medium — Inland coastal areas with medium risk from wind-blown sea-spray salt deposits. This zone covers mainly coastal areas with relatively low salinity. The extent of the affected area varies significantly with factors such as winds, topography and vegetation. Within each of the zones there are different environmental locations that require fittings and fixtures appropriate to its designation as outlined Tables 4.1 to 4.3 in NZS 3604:2011 being either "closed", "sheltered" or "exposed".

For further information refer to NZS 3604:2011 Section 4 — Durability.

s44A(2)(b) Information on private and public stormwater and sewerage drains

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

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

s44(2)(ba) Information notified to Council by a drinking water supplier under Section 69ZH of the Health Act 1956

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

No Information has been notified to Council.

s44A(2)(bb) Information Council holds regarding drinking water supply to the land

For metered water information, please contact **Watercare (09) 422 2222** for services provided to this property.

s44A(2)(c) Information relating to any rates owing in relation to the land

Billing Number/ Rate Account: 12342940860

Rates levied for the Year 2018/2019 : \$1,413.03

Total rates to clear for the current year (including any arrears):


\$353.19


The rates figures are provided as at 8 a.m. 08/05/2019. It is strongly advised these are not used for settlement purposes.

Retrofit Your Home Programme

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

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

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

 retrofit@aucklandcouncil.govt.nz

s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and (2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004

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

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

Financial / development contributions

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

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

Resource Management

Planning

63 Galway Street Onehunga Auckland 1061

Application No.	Description	Decision	Decision Date
TT/94/02290	Certificate (Demolished) Proposed factory/office c.o.c. jn:13844 I.west(consent relates to LOT 1 DP 16245 aka 65 Galway Street, Onehunga)	Certificate Issued	22/06/1994

Application No.	Description	Decision	Decision Date
TT/95/04050	Certificate (Demolished) Office/warehouse cm=ad bus4 maungakiekie (consent relates to LOT 2 DP 16245 aka 63 Galway Street, Onehunga)	Certificate Issued	17/10/1995
TO/98/03554	Land Use Consent 12 res.units-v164 frtage excav op rules(b4)to inc65 galway st :185384 carolyn	Granted	09/11/1998

Subdivisions

63 Galway Street Onehunga Auckland 1061

Application No.	Description	Decision	Decision Date
AU/98/03182	Subdivision Consent Complete ut 12 units jn:73274 w6 chris	Granted	17/02/1999
A1/99/00923	Subdivision completion cert ((s)224C) S 224(c) chris	Approved	13/05/1999

Engineering Approvals

There are **NO** Engineering approvals recorded.

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

Further Information

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

Building

63 Galway Street Onehunga Auckland 1061

Application No.	Description	Issue Date	Status
TC/98/06623	6 town house units jn:625686 bi:276932	27/11/1998	CCC Issued 01/06/1999 (See Note 2)
AC/98/07813	Construct six units jn:626633 bi 277692	14/01/1999	CCC Issued 01/06/1999 (See Note 2)
BLD20040135301	Remedial repairs to 12 two storey units	04/02/2004	CCC Issued 30/10/2004 (See Note 2)

Application No.	Description	Issue Date	Status
B/2015/3585/A B/2015/3585/A	RBW - RECLAD and new concrete nibs to certain areas of units RBW -Amendment - Wall Penetration details as per drawing details 203 and 204 in respect of: As main power cables have been discovered on site below the existing roof gutter of north wing which are cross	22/02/2016	CCC Issued 25/06/2018 (See Note 2)

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

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

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

Compliance Schedules (Building Warrant of Fitness)

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

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

Swimming/Spa Pool Barriers

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

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

Licences

There are NO current licences recorded

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

The Council has been notified of the following information under Section 124 of the Weathertight Homes Resolution Services Act 2006:

Effective Date	Description	Details
29/11/2008	Weathertightness claim	This information is disclosed pursuant to sections 124 of the Weathertight Homes Resolution Services Act 2006 (the Act) and 44A(2)(ea) and/or 44A(3) of the Local Government Official Information and Meetings Act 1987: Separate High Court multi-unit building defects claim in respect of the development at 63 Galway Street by Body Corporate 193791 and some or all of the units were respectively resolved on 12/1/5 and 9/6/16. Council holds information to do with consented building work on its Property File which is available to view, but does not generally provide details of claims for privacy reasons nor comment on the extent of remediation (if any) as the scope of building work is determined by the Body Corporate/Owner, to whom enquiries concerning these latter matters should be directed.

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

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

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

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

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

The AUP:OP can be viewed here:

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

The legacy regional and district plans can be viewed here:

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

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

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

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

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

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

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

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

Plan Changes and Notices of Requirement

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

No information has been notified to Council.

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

Underground Services and District Plan maps are attached.

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

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

Attachments

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

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

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

- Consent Conditions : Consent Conditions - R LUC 1998 6103554
- As Built Drainage Plan : Drainage Plan

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

Address

6/63 Galway Street Onehunga Auckland 1061

Legal Description

UNIT F AU 1 UP 193791

Appeals

Modifications

Notice of Requirements - NoR 7: Proposed Northern Runway - Airspace Restriction Designations - [View PDF](#) - Notified - 15/02/2018

Zones

Business - Mixed Use Zone

Precinct

Controls

Controls: Height Variation Control - Onehunga - 21m

Controls: Macroinvertebrate Community Index - Urban

Overlays

Natural Heritage: Regionally Significant Volcanic Viewshafts And Height Sensitive Areas Overlay [rcp/dp] - O11 - One Tree Hill - Viewshafts

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

Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Onehunga Volcanic Aquifer

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

Designations

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

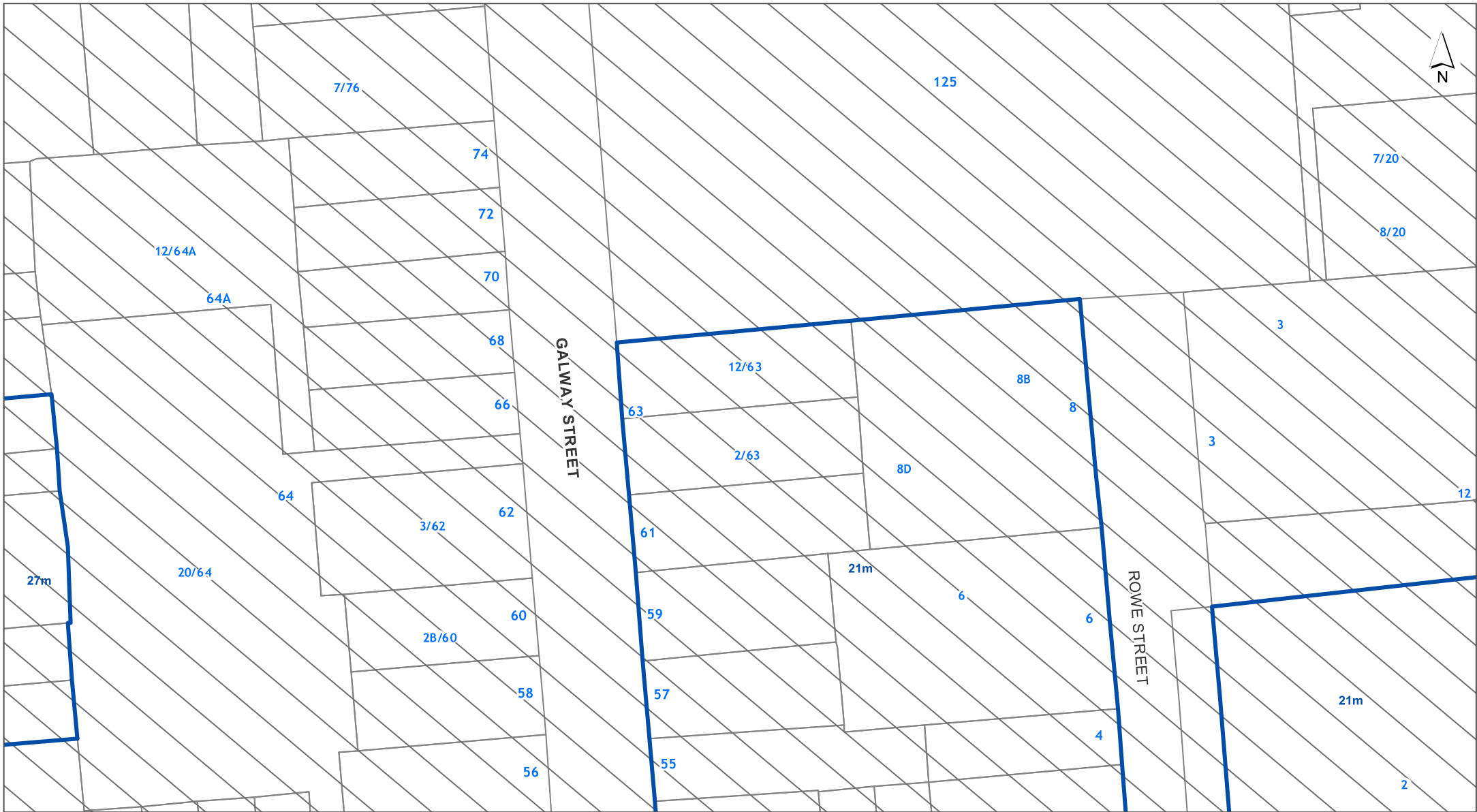


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Built Environment
6/63 Galway Street Onehunga Auckland 1061
UNIT F AU 1 UP 193791

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 8/05/2019





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Controls

6/63 Galway Street Onehunga Auckland 1061

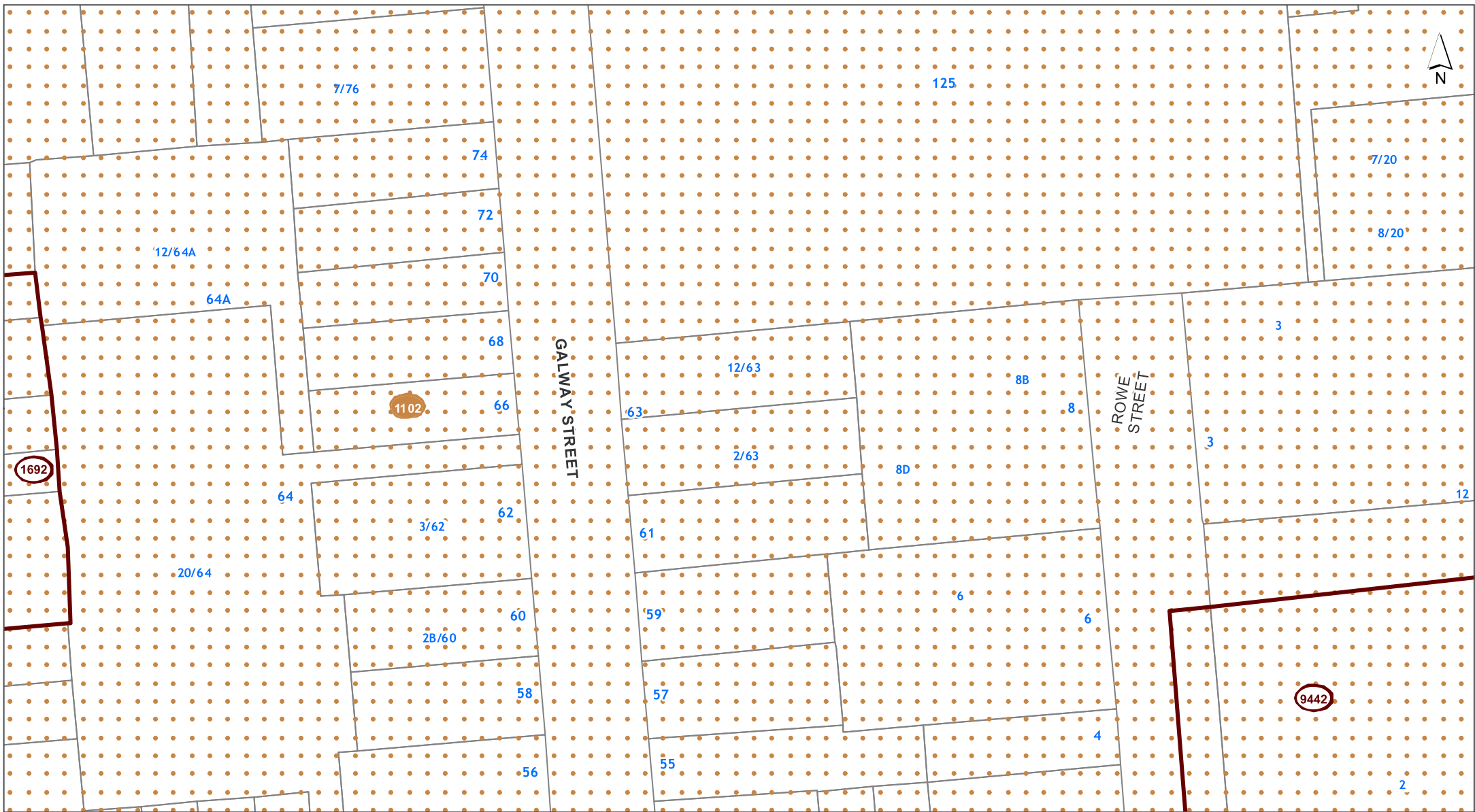
UNIT F AU 1 UP 193791



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Designations

6/63 Galway Street Onehunga Auckland 1061

UNIT F AU 1 UP 193791



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Historic Heritage and Special Character
6/63 Galway Street Onehunga Auckland 1061
UNIT F AU 1 UP 193791

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 Meters
 Scale @ A4
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Infrastructure
6/63 Galway Street Onehunga Auckland 1061
UNIT F AU 1 UP 193791

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 8/05/2019



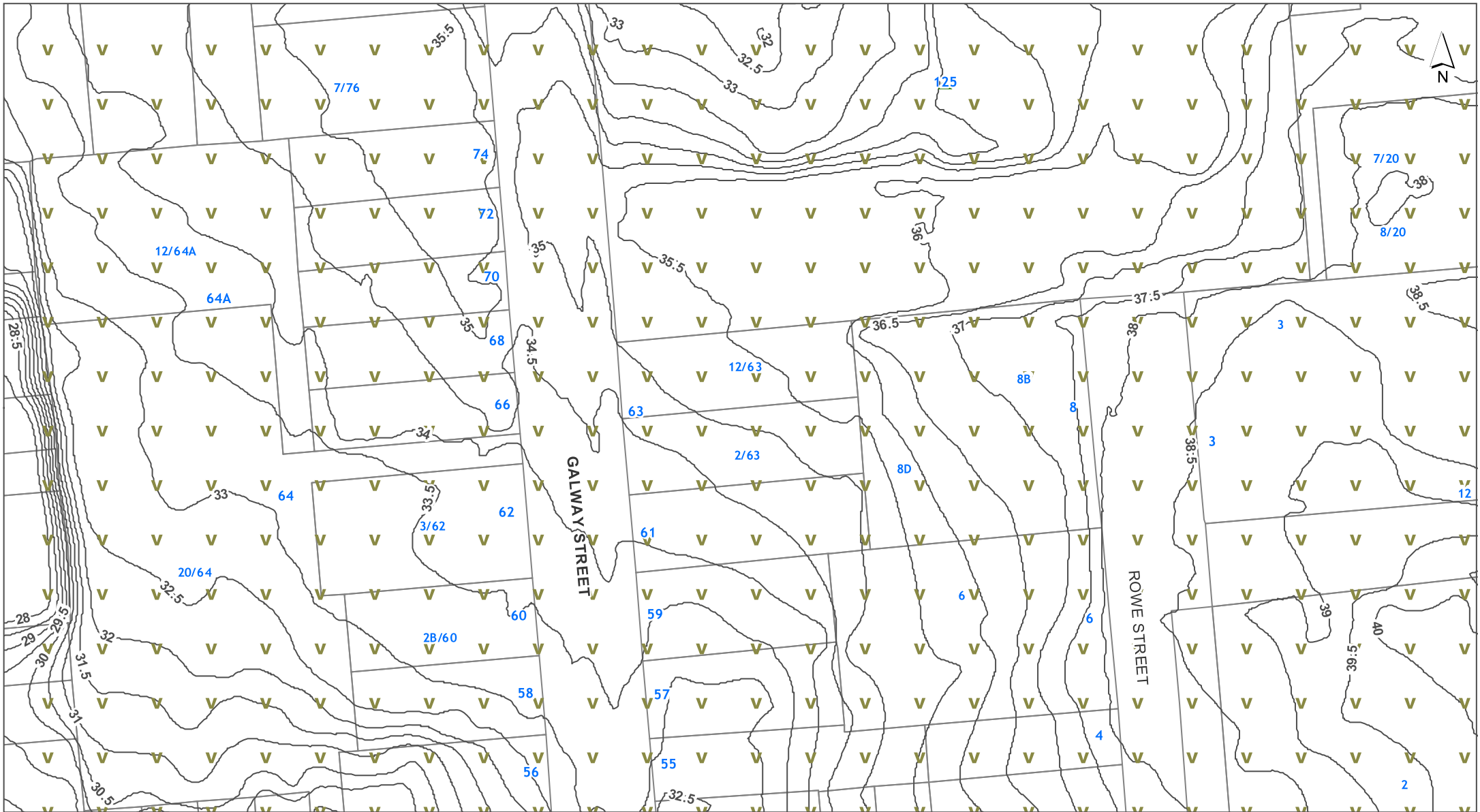


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Mana Whenua
6/63 Galway Street Onehunga Auckland 1061
UNIT F AU 1 UP 193791

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 8/05/2019



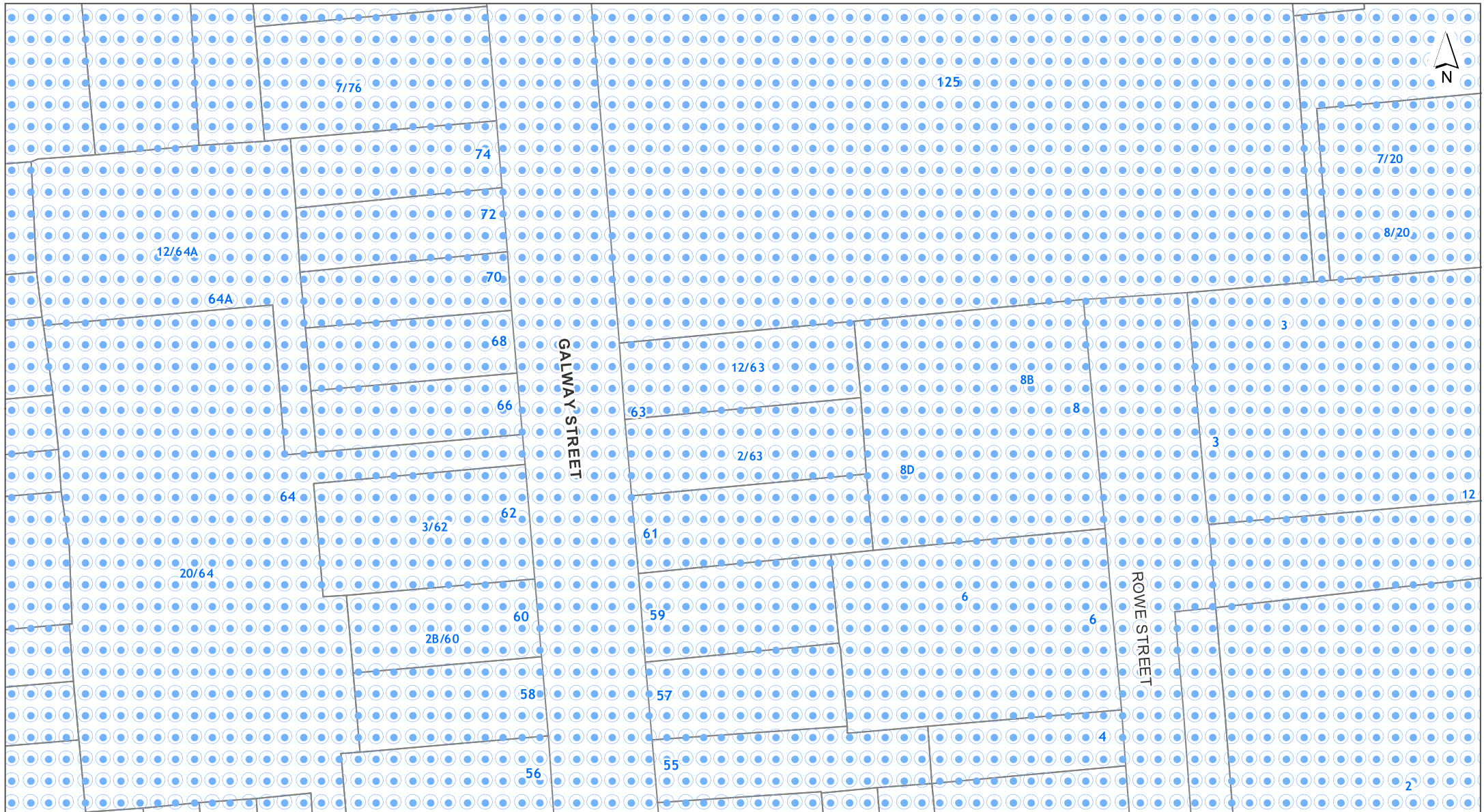


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Natural Heritage
 6/63 Galway Street Onehunga Auckland 1061
 UNIT F AU 1 UP 193791

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Natural Resources
 6/63 Galway Street Onehunga Auckland 1061
 UNIT F AU 1 UP 193791



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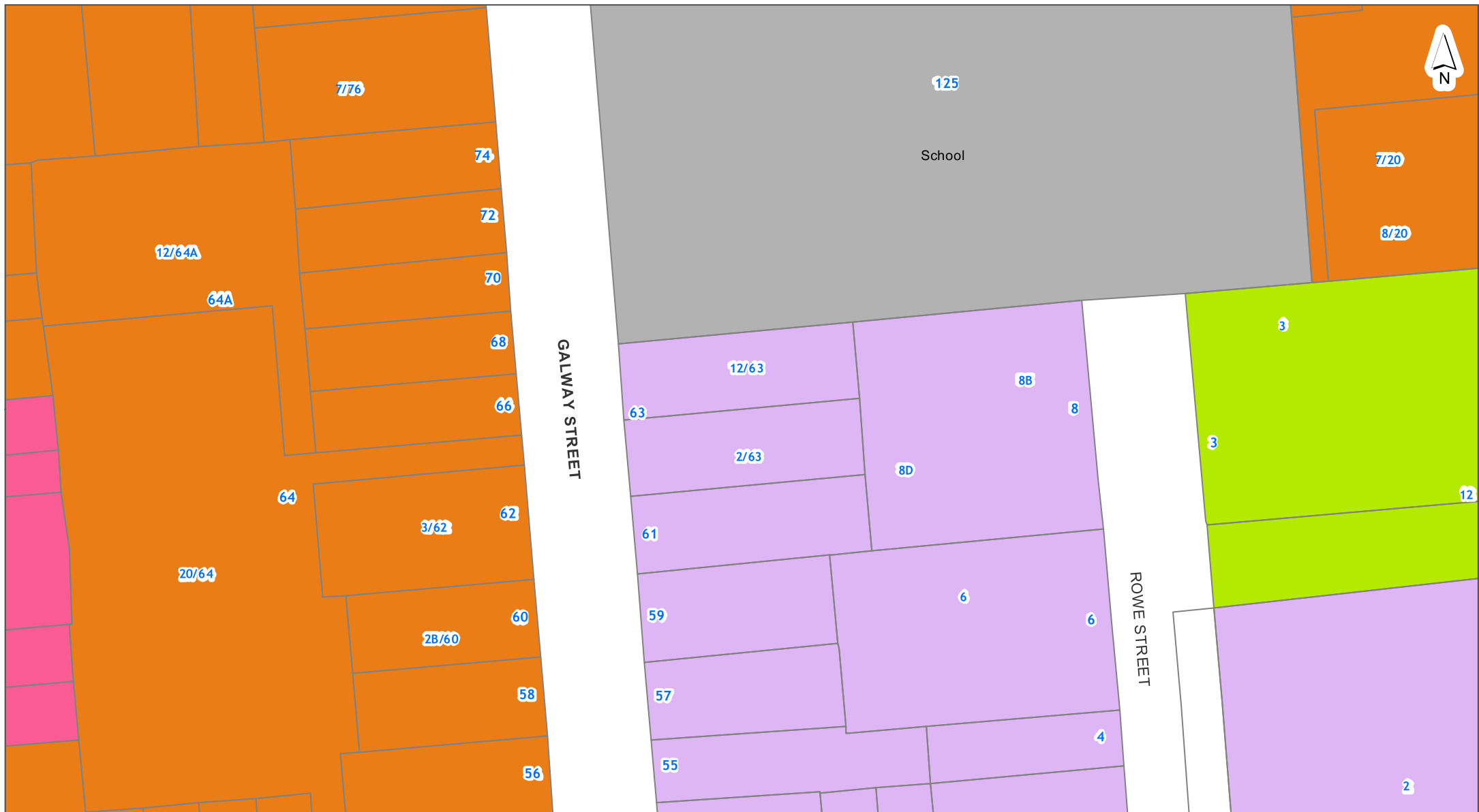


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Precincts
 6/63 Galway Street Onehunga Auckland 1061
 UNIT F AU 1 UP 193791

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Zones and Rural Urban Boundary
6/63 Galway Street Onehunga Auckland 1061
UNIT F AU 1 UP 193791

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 8/05/2019



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 District Plan (only noted when dual provisions apply)
- [dp] =

DESIGNATIONS

- Designations
- Airspace Restriction Designations

Natural Heritage

- Precincts
- Rural Urban Boundary
- Indicative Coastline [i]

OVERLAYS

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

Infrastructure

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

OVERLAYS

- 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]
- Viewsheds
- Regionally Significant Volcanic Viewshfts & Height Sensitive Areas Overlay [rcp/dp]
- Regionally Significant Volcanic Viewshfts Overlay [rcp/dp]
- Locally Significant Volcanic Viewshfts Overlay [rcp/dp]
- Locally Significant Volcanic Viewshfts Overlay Contours [i]
- Extent of Overlay
- Subdivision Schedule
- Modified
- Natural
- Waitakere Ranges Heritage Area Overlay
- Ridgeline Protection Overlay

Historic Heritage & Special Character

- Historic Heritage Overlay Place [rcp/dp]
- Historic Heritage Overlay Extent of Place [rcp/dp]
- Special Character Areas Overlay Residential and Business
- Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]
- Auckland War Memorial Museum Viewshaft Overlay Contours [rcp/dp]

MANA WHENUA

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

Built Environment

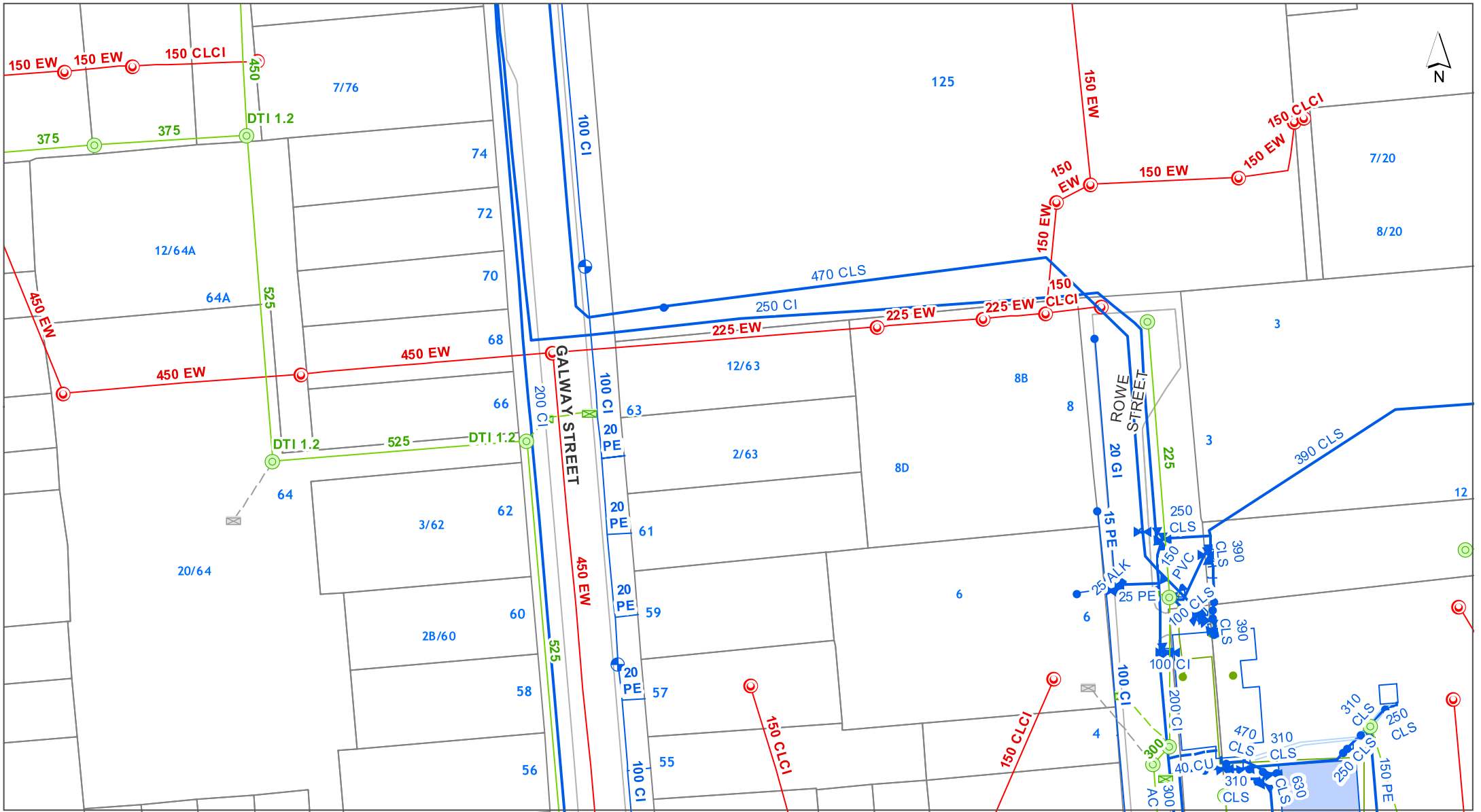
- Identified Growth Corridor Overlay

CONTROLS

- Key Retail Frontage
- General Commercial Frontage
- Building Frontage Control
- Adjacent to Level Crossings
- General
- Motorway Interchange Control
- Vehicle Access Restriction Control
- Coastal Inundation 1 per cent AEP Plus 1m Control
- Business Park Zone Office Control
- Cable Protection Areas Control [rcp]
- Centre Fringe Office Control
- Height Variation Control
- Arterial Roads

CONTROLS

- Hazardous Facilities
- Infrastructure
- Emergency Management Area Control
- Flow 1 [rp]
- Flow 2 [rp]
- Stormwater Management Area Control
- Level Crossings With Sightlines Control
- Macrorinvertebrate Community Index
- Parking Variation Control
- Subdivision Variation Control
- Surf Breaks [rcp]



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Underground Services
 6/63 Galway Street Onehunga Auckland 1061
 UNIT F AU 1 UP 193791

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 8/05/2019



Stormwater

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

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

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

Water

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

Wastewater

- | | |
|--|------------------------------------|
| | Fitting |
| | Fitting (Non Watercare) |
| | Manhole |
| | Pipe (Non Watercare) |
| | Local Pipe (Main / Service Line) |
| | Local Pipe (Abandoned) |
| | Local Pipe (Future) |
| | Transmission Pipe (In Service) |
| | Transmission Pipe (Out Of Service) |
| | Transmission Pipe (Proposed) |
| | Chamber |
| | Structure (Non Watercare) |
| | Pump Station |
| | Wastewater Catchment |

Utilities

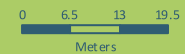
- | | |
|--|---|
| | Transpower Site |
| | Pylon (Transpower) |
| | 220kv Line (Transpower) |
| | 110kv Line (Transpower) |
| | 33kv Line (Transpower) & Underground Line (Mercury) |
| | Transmission Line (Vector) |
| | Oil Services Pipeline [Wiri] |
| | Liquid Fuels Pipeline [Wiri to Marsden] |
| | High-Pressure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

Legend updated: 9/05/2018



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Hazards
 6/63 Galway Street Onehunga Auckland 1061
 UNIT F AU 1 UP 193791



Scale @ A4
 = 1:1,000

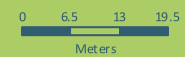
Date Printed:
 8/05/2019





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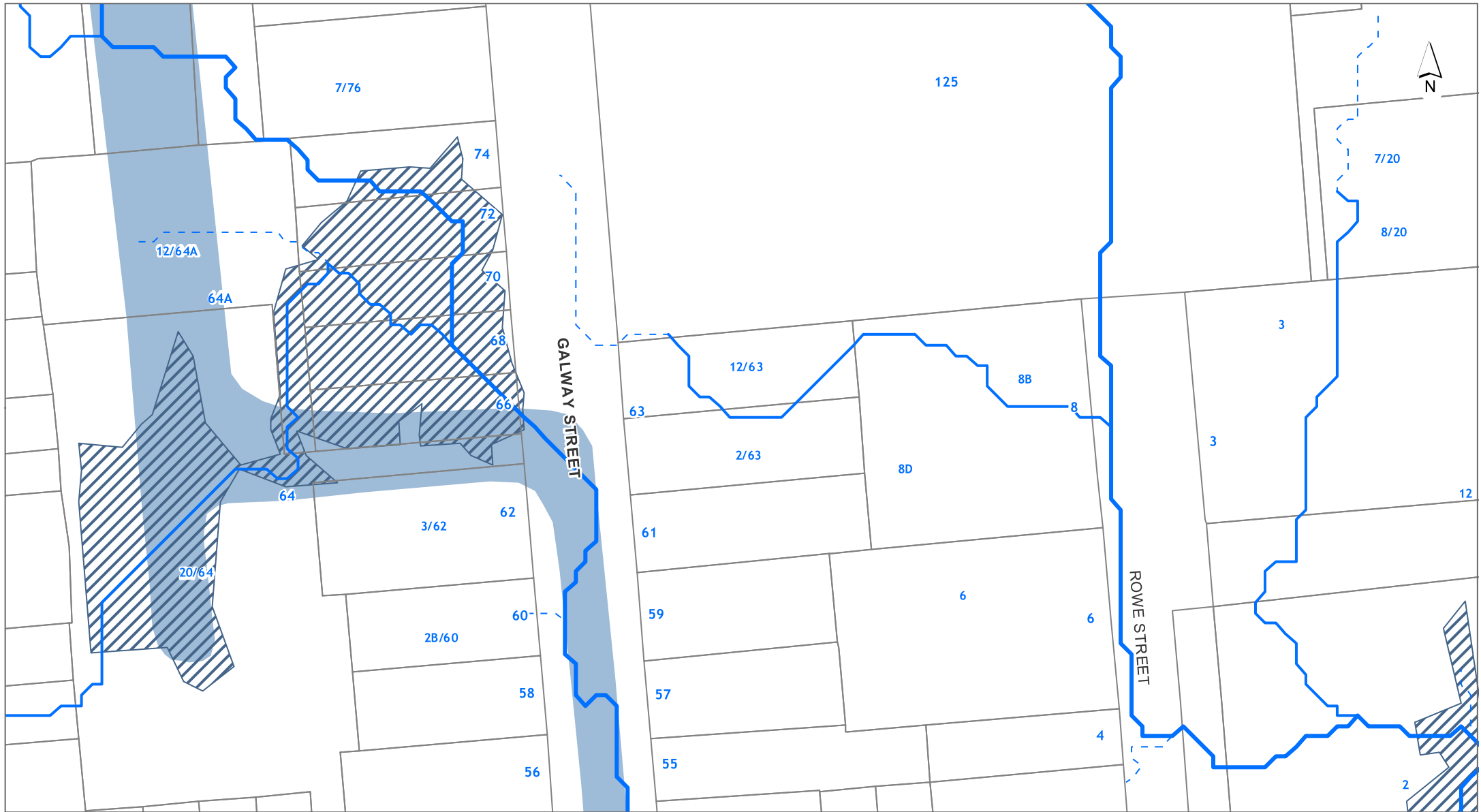
Natural Hazards - Coastal Inundation
 6/63 Galway Street Onehunga Auckland 1061
 UNIT F AU 1 UP 193791



Scale @ A4
 = 1:1,000

Date Printed:
 8/05/2019





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Natural Hazards - Flooding
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UNIT F AU 1 UP 193791



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Natural Hazards - Sea Spray
6/63 Galway Street Onehunga Auckland 1061
UNIT F AU 1 UP 193791

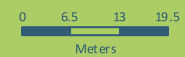
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 Meters
Scale @ A4 = 1:1,000
Date Printed: 8/05/2019





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Natural Hazards - Volcanic Cones
 6/63 Galway Street Onehunga Auckland 1061
 UNIT F AU 1 UP 193791



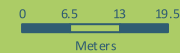
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Other
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Scale @ A4
 = 1:1,000

Date Printed:
 8/05/2019


















Hazards

Soil Warning Area

-  Fill (Franklin District only)
-  Advisory (Franklin District only)
-  Contamination (Franklin District only)
-  Erosion (Franklin District only)
-  Hazardous Activities & Industries List (HAIL) (Franklin District only)
-  Inundation (Franklin District only)
-  Rainfall Event (Franklin District only)
-  Slippage (Franklin District only)
-  Subsidence (Franklin District only)
-  Slippage / Subsidence / Erosion etc (Auckland City and Papakura District only)
-  Uncertified Fill (Auckland City and Papakura District only)
-  Organic Soil (Auckland City and Papakura District only)
-  Filled / Weak Ground (Auckland City and Papakura District only)
-  Refuse Tips Site / Weak Area (Auckland City and Papakura District only)
-  Unstable / Suspected Ground (Auckland City and Papakura District only)
-  Allochthon Waitemata (Rodney District only)
-  Motatau Complex (Rodney District only)
-  Puriri Mudstone (Rodney District only)
-  Mahurangi Limestone (Rodney District only)
-  Mangakahia Complex (Rodney District only)
-  Hukerenui Mudstone (Rodney District only)
-  Whangai Formation (Rodney District only)
-  Tangihua Complex (Rodney District only)
-  within 150m of Northland Allochthon (Rodney District only)




Hazards

Soil Warning Area continued




-  Soil D (Rodney District only)
-  within 150m of Soil D (Rodney District only)
-  Soil C (Rodney District only)
-  within 150m of Soil C (Rodney District only)
-  Soil B (Rodney District only)
-  within 150m of Soil B (Rodney District only)
-  Soil A (Rodney District only)
-  Gas Main Pipeline
-  Petroleum Pipeline
-  Closed Landfill (Auckland Council owned)
-  Closed Landfill (Privately owned)
-  Air Discharge (Franklin District only)
-  No Soakage (Franklin District only)
-  Indicative Steel Mill Slurry Line 20m Buffer (Franklin District only)
-  Indicative Steel Mill Water Line 20m Buffer (Franklin District only)






Natural Hazards

Overland Flow Path

-  Catchment area 2000m² to 3999 m²
-  Catchment area 4000 m² to 3 Ha
-  Catchment area 3 Ha and above








Coastal Inundation

-  1% AEP
-  1% AEP plus 1m sea level rise
-  1% AEP plus 2m sea level rise

-  1% AEP Flood Plain
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Sea Spray
-  Volcanic Cones

Other

Cultural Heritage Index

-  Archaeological Site
-  Hayward and Diamond
-  Historic Botanical Site
-  Historic Structure
-  Maori Heritage Area
-  Maritime Site
-  Reported Historic Site

The information Council holds in relation to Special Land Features differs based on the area a property is located in. Those areas where information is held on a Special Land Feature is denoted in the legend above.

Legend updated: 12/06/2018





AUCKLAND CITY

AUCKLAND CITY ENVIRONMENTS

09 November 1998

Ref: 63&65 Galway St
Tcs Number: TO/98/3554

Burton Properties Ltd
Planning Network Services Limited
4 Stewart Road
Mt Albert
AUCKLAND

Dear Sir/Madam

APPLICATION FOR NON-NOTIFIED DISCRETIONARY ACTIVITY RESOURCE CONSENT AT 63 & 65 GALWAY STREET, ONEHUNGA TO CONSTRUCT 12, TWO LEVEL TOWN HOUSES AND AN ASSOCIATED PARKING AREA

This is to advise you that resource consent was granted by the Team Planner, Resource Consents, Avondale Ward on the 9th day of November 1998 to the non-notified discretionary activity application by Burtons Properties Ltd to:

- *erect 12 townhouses in a Business Zone that is within 30m of a residential zone*
- *undertake excavation within 20m of a site boundary.*
- *undertake earthworks on the site in excess of the permitted quantity*
- *provide 2 stacked carparking spaces*

at 63 & 65 Galway Street, Onehunga, described as Lot 2, DP 16245, and CT 363/9, 65 Galway Lot 1 DP 16245 CT 363/8 pursuant to Sections 104 and 105 of the Resource Management Act 1991.

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

- (a) That the proposal will not compromise the amenity for the nearby residential properties.
- (b) That the earthworks and excavations will not compromise stability for the subject site and the adjacent sites.
- (c) That the activity does not compromise the objectives and policies of the District Plan.



35 Graham Street, Auckland Central
Postal Address:
Private Bag 92 516 Wellesley Street Auckland 1 New Zealand
Telephone (09) 379 2020

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 sheet 1 (PN 1278), titled Proposed Units for 65 Galway Street, Onehunga for Burton Properties, dated Sept 98, drawn by JKD, and all referenced by Council as TO /98/3554
- (2) The consent holder shall pay the Council a consent compliance monitoring charge of \$200:00 (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 \$200:00 (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 the applicant shall provide a landscaping plan for the development, to the satisfaction of the Planning Manager, within 4 weeks of the issue of this consent.
- (4) That the applicant installs the parking spaces as per the attachment to this consent (Appendix 1).
- (5) Prior to the occupation of the units all residential units shall meet the following indoor accoustic levels in the proposed residential buildings

Monday to Saturday	7.00am - 10.00pm	L10 50dBA
Sunday & Public Holidays	9.00 am - 6.00pm	L10 50dBA
At all other times	L1040dBA Lmax75dBa, or background (L95) plus 30dBA, whichever is the lower	

- (6) The applicant shall provide an accoustic report that shows compliance the above condition to the satisfaction of the Team Planner, Special Projects and Monitoring.
- (7) Pursuant to Section 409 of the Resource Management Act 1991 and Section 294 of the Local Government Act 1974 the consent holder shall pay to the Council a reserve contribution for the development of \$36,896.04 inclusive of

GST. The reserve contribution is to be paid in cash or bank cheque, prior to the issue of the building consent for the development or within 30 days of this consent commencing if the building consent has been issued; unless the full amount is secured by way of a bond.

The bond shall be released upon payment of the reserve contribution which is due prior to the issue of the code compliance certificate for the development or the 224(c) certificate, whichever comes first. The performance of the bond shall be guaranteed by a registered trading bank acceptable to the Council. All costs incurred in preparing, checking, assessing and releasing the bond shall be paid by the consent holder prior to the release of the bond. The bond shall be in a form acceptable to Council.

- (8) Prior to construction commencing, a covenant shall be registered against CT 363/9 CT 363/8 requiring that the consent holder shall not, without the prior consent of the Council, transfer, lease or otherwise independently dispose of any of those parcels of land or part thereof. Such covenant shall be prepared by the consent holder and submitted to the Team Planner Special Projects and Monitoring for approval prior to registration. All costs in relation to Council granting their approval shall be met by the consent holder.
- (9) That the consent holder shall implement suitable sediment control measures during all earthworks to ensure that all stormwater run off from the site is managed and controlled to ensure that no silt, sediment or water containing silt or sediment is discharged into stormwater pipes, drains, channels or soakage systems in accordance with the Proposed Auckland City District Plan (Isthmus Section) Annexure 14 Guidelines for sediment control. These measures shall remain in place until the completion of the development.
- (10) To prevent contamination of drains with water containing soil sediment there shall be no stock piling of excavated material on the site. Any surplus excavated material (except where this is to be re-used on the site) shall be removed from the site and deposited in an approved land fill.
- (11) Prior to the issue of a Code of Compliance Certificate the consent holder shall supply to Auckland City Environment Development Engineering a written statement from the NZ Fire Service stating:

The "Fire Risk Classification" of the development

That the development complies to the "NZ Fire Service Code of Practice For Fire Fighting Water Supplies"

This is required prior to the issue of a Code of Compliance Certificate being issued.

- (12) The cost of meeting water supply requirements for the development shall be borne by the applicant. This includes any alteration to the infrastructure that may be required to accommodate the development.

- (13) All proposed alterations to the public infrastructure are to be submitted to Council for "Engineering Approval."
- (14) All proposed and existing paved areas are to be adequately kerbed and/or graded to private drainage reticulation to prevent stormwater running as overland flow.
- (15) All storage of materials and loading and unloading of equipment and plant associated with the construction shall take place within the site boundaries unless otherwise approved by Council.
- (16) The applicant shall maintain safety barriers and warning signs as necessary at all times to ensure the health and safety of the public and workers on the site.
- (17) Safe and clean pedestrian access and thoroughfare shall be maintained on all roads and footpaths adjacent to the site at all times.
- (18) The development shall be required to prevent soil from trucks and construction machinery from getting on the footpath and roadway.
- (19) Temporary protection shall be installed where required to prevent vehicles damaging footpaths, kerbs and the road.

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 The Public Drainage Map reveals that there are Public drains located on this site. These drains are to be accurately located on site in relation to works before construction commences. This also applies to other private drains that may exist.
- 6 All works carried out on this site particularly excavations are to be carried out in a manner that preserves the integrity of Public and private drains.
- 7 All works in close proximity to Public drains and Public water mains shall comply to Council bridging and clearance requirements. Details of how the development complies are to be submitted with a building consent application.
- 8 Water metering arrangements must be to the satisfaction of the Council and Metrowater. Where a single billing entity is proposed a bulk water meter with "Body Corporate" arrangements to Metrowater's requirements is to be used. Where unit title arrangements are proposed the configuration of meters and connections is to comply to Metrowater Development and Connection Standards.
- 9 The applicant shall be advised that where mains pressure is unsuitable for consumption requirements then alternative private plumbing requirements such as pumps and storage tanks, may be required at the applicants own cost.

The hydrant flow tests supplied by Watermain Leak Detection Services Ltd carried out on 21/10/98 show no apparent problems at this stage. However the Consent Holder shall be advised that any substantial delay in construction of the development may result in extra costs in construction to accommodate the fire fighting and water supply requirements of the development. These costs are to be borne by the Consent holder.

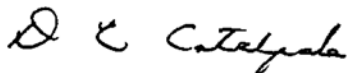
If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to Section 357 of the Resource Management Act 1991 which shall be made in writing to Council within 15 working days of notification of the decision. Council shall as soon as practicable consider the objection at a hearing.

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.

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.

Please also take note that pursuant to Sections 116 and 125 of the Resource Management Act 1991 a resource consent lapses on the expiry of 2 years after the date of commencement of the consent unless the consent has been given effect to within this time or the expiry of such shorter or longer period as is expressly provided for in the consent. An application may be made pursuant to Section 125 of the Resource Management Act 1991 for an extension of time in relation to this consent. Unless otherwise stated all conditions and requirements shall be met before the use commences.

Yours faithfully



**LIZ CATCHPOLE
SENIOR ADMIN ASSISTANT
LAND USE CONSENTS**

Building Rules



AUCKLAND CITY ENVIRONMENTS

28921.404

ENTERED

AS BUILT DRAINAGE PLAN

NO 63 PC/98/6629

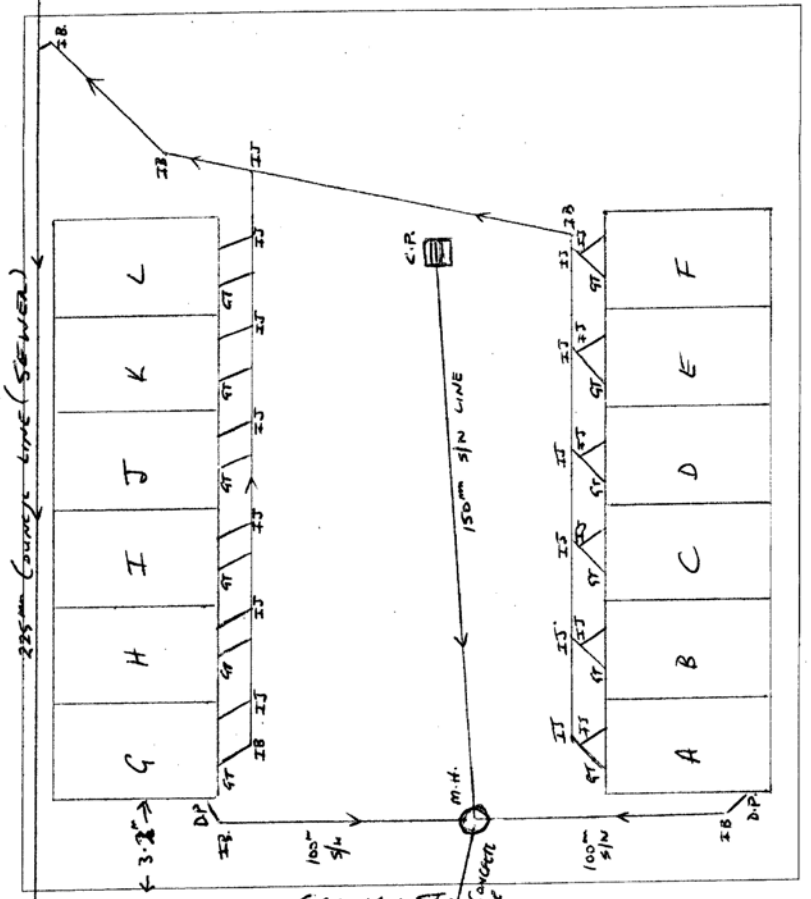
Consent number: NO 65 AC/98/7813 Owner: BURTON PROPERTIES.

Site address: 63+65 GALWAY ST. ONEHUNGA.

Drainlayer: A.P. BECK Registration number: 09549

Date submitted:

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



AUCKLAND CITY
 Auckland City Environments, 35 Graham Street (off Victoria Street West), Auckland Central
 Private Bag 92 516, Wellesley Street, Auckland. Telephone: 378 2020

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