

Purchaser's responsibility to check information & reports

Statement of passing over This information has been supplied by the vendor or the vendor's agents and Sell Real Estate Limited is merely passing over this information as supplied to us. We cannot guarantee its accuracy and reliability as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information.

To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.



LIM address	22 Seacombe Road Point Chevalier Auckland 1022
Application number	8270125926
Date issued	15-Nov-2018
Legal Description	Lot 11 DP 19925
Certificates of title	NA606/11

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: Medium wind speed of 37 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 D

High — Coastal areas with high risk of wind-blown sea-spray salt deposits. This is defined as within 500m of the sea including harbours, or 100m from tidal estuaries and sheltered inlets. The coastal area also includes all offshore islands including Waiheke Island, Great Barrier Island. 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:	12343015648
Rates levied for the Year 2018/2019 :	\$4,367.24

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


\$3,275.42

The rates figures are provided as at 8 a.m. 15/11/2018. 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

22 Seacombe Road Point Chevalier Auckland 1022

Application No.	Description	Decision	Decision Date
LUC20070715001	Land Use Consent Bldg in relation to boundary earthworks bldg within frontyard	Granted	26/02/2008

Subdivisions

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

Engineering Approvals

22 Seacombe Road Point Chevalier Auckland 1022

Application No.	Description	Decision	Decision Date
E/EPA/2009/153	Engineering Compliance Public waste water diversio and abandoning public ww.	Approved	22/06/2009

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

22 Seacombe Road Point Chevalier Auckland 1022

Application No.	Description	Issue Date	Status
O/7398/09	Lay drain	19/12/1929	Issued (See Note 1)
O/7434/13	Fix wc and plumbing	07/01/1930	Issued (See Note 1)
O/6575/13	Reinstate fire damage to dwell ing	18/09/1967	Issued (See Note 1)
O/9075/10	Form porch in dwelling	06/08/1968	Issued (See Note 1)
O/4191/12	Modify bathroom & additions	16/06/1988	Issued (See Note 1)
BLD20081599501	Construct Pool House	14/09/2009	CCC Issued 01/06/2010 (See Note 2)
B/2011/4651	Installation of inground preformed swimming pool and retaining wall.	02/11/2011	CCC Issued 23/10/2012 (See Note 2)

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

22 Seacombe Road Point Chevalier Auckland 1022

Pool Type	Reference	Last inspection date	Status
Permanent Outdoors Swimming Pool	L/SWP/2012/130	13/09/2018	Non-Compliant

It is the owner's, occupier's, operator's, purchaser's and/or lessee's (whichever is relevant under 162C(4) of the Building Act 2004) responsibility to ensure that any residential pool barrier complies with the requirements of the Building Act 2004 at all times when the pool is filled or partly filled with water.

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

Licences

There are NO current licences recorded

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

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

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

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

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

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

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

The AUP:OP can be viewed here:

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

The legacy regional and district plans can be viewed here:

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

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

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

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

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

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

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

<https://www.aucklandcouncil.govt.nz/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 : R LUC 2007 7150
- As Built Drainage Plan : Drainage Plan

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

Address

22 Seacombe Road Point Chevalier Auckland 1022

Legal Description

LOT 11 DP 19925

Appeals

Modifications

Zones

Residential - Mixed Housing Suburban Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Urban

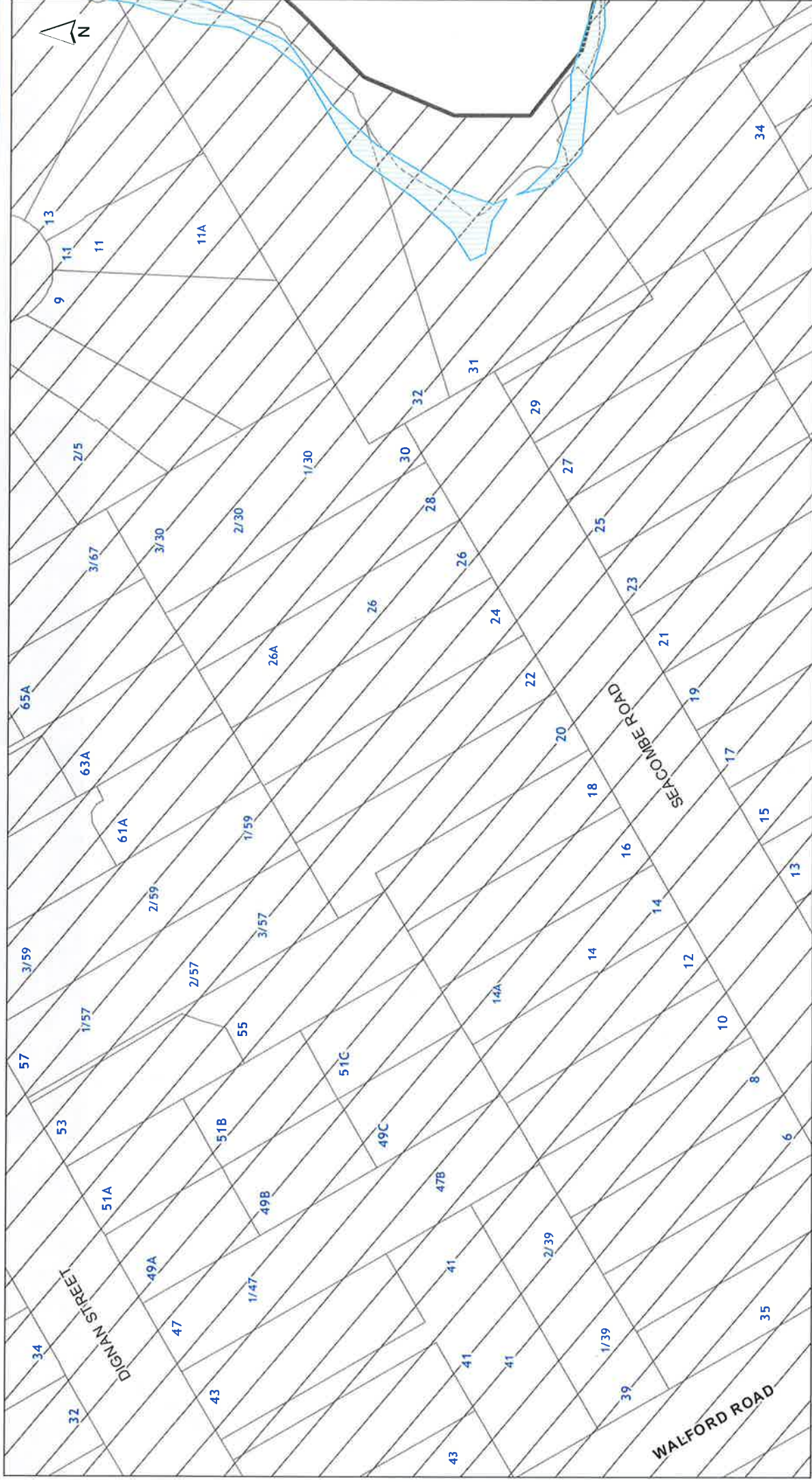
Overlays

Designations

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LOT 11 DP 19925





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Controls

22 Seacombe Road Point Chevalier Auckland 1022

LOT 11 DP 19925

Scale @ A4
= 1:1,000

Date Printed:
15/11/2018



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Designations
 22 Seacombe Road Point Chevalier Auckland 1022
 LOT 11 DP 19925

0 7 14 21
 Meters
 Scale @ A4
 = 1:1,000
 Date Printed:
 15/11/2018



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Historic Heritage and Special Character
22 Seacombe Road Point Chevalier Auckland 1022
LOT 11 DP 19925

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
15/11/2018



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Infrastructure

22 Seacombe Road Point Chevalier Auckland 1022

LOT 11 DP 19925

0 7 14 21
Meters

Scale @ A4
= 1:1,000

Date Printed:
15/11/2018



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Mana Whenua
22 Seacombe Road Point Chevalier Auckland 1022
LOT 11 DP 19925

Scale @ A4
= 1:1,000
Date Printed:
15/11/2018



Natural Heritage
22 Seacombe Road Point Chevalier Auckland 1022
LOT 11 DP 19925



Date Printed:
15/11/2018

LOT 11 DP 19925

[illegible]



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Precincts
22 Seacombe Road Point Chevalier Auckland 1022
LOT 11 DP 19925

Scale @ A4
= 1:1,000
Date Printed:
15/11/2018



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

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

Mana Whenua

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

CONTROLS

- Key Retail Frontage
- General Commercial Frontage
- Adjacent to Level Crossings
- General
- Motorway Interchange 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

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

Natural Heritage

- 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 & Height Sensitive Areas Overlay [rcp/dp]
- 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
- Waitakere Ranges Heritage Area Overlay
- Modified
- Natural
- 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]

Built Environment

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

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



REINER KLAMMER

Only a small part of the map plan is (therefore) only and all information should be dependent on the situation on site before any action.

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Hazards

22 Seacombe Road Point Chevalier Auckland 1022

LOT 11 DP 19925



Scale @ A4

Date Printed:
15/11/2018

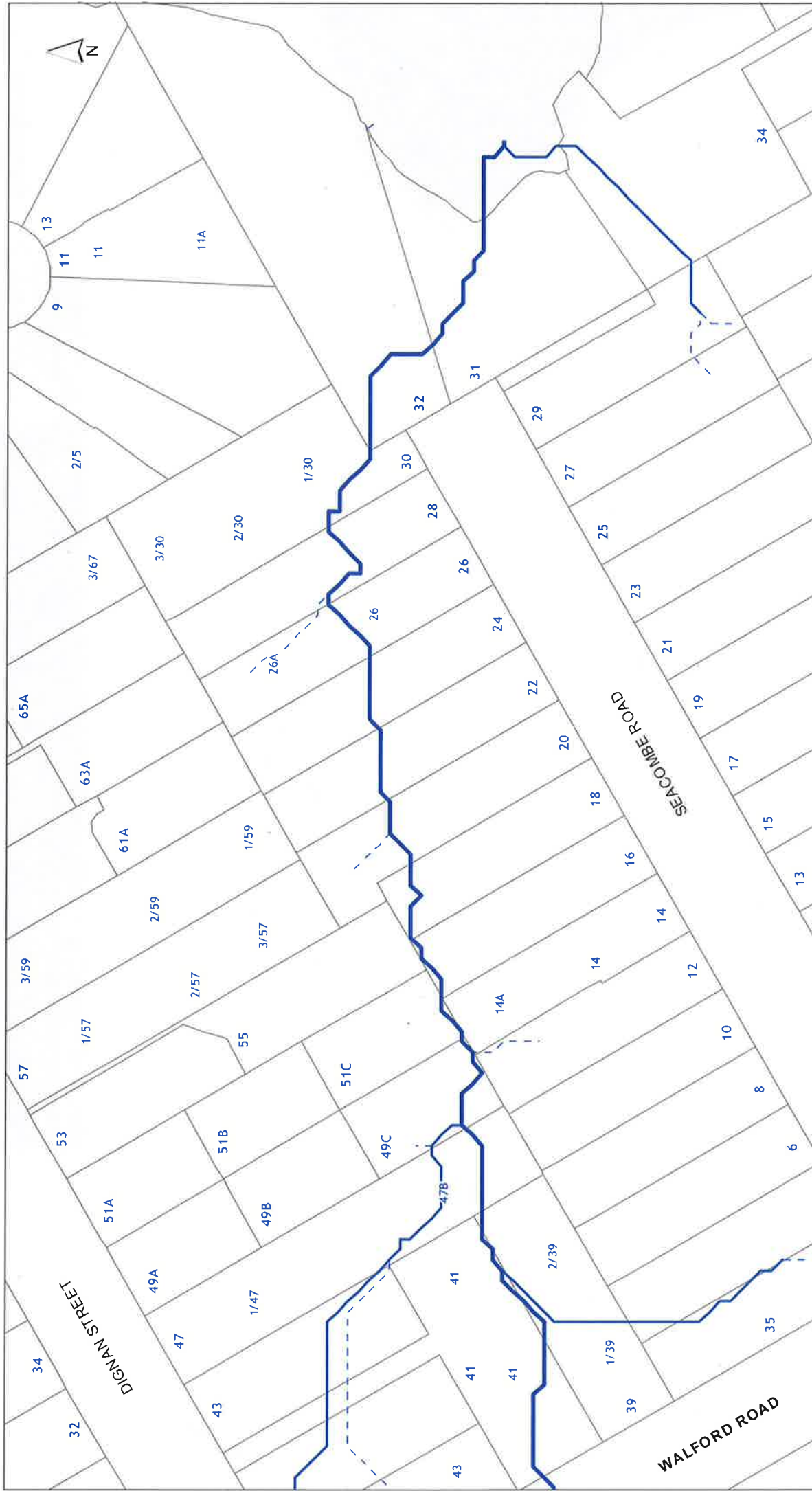


DP 19925 and the map plan is descriptive only and all measurements should be independently verified on site before taking any action.

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Natural Hazards - Coastal Inundation
22 Seacombe Road Point Chevalier Auckland 1022
LOT 11 DP 19925

Scale @ A4
 = 1:1,000
 Date Printed:
 15/11/2018



22 Seacombe Road Point Chevalier Auckland 1022

LOT 11 DP 19925



DISCLAIMER

This map/plan is illustrative only and all information should be independently verified on site before making any action. Copyright Auckland Council. Land Parcel Boundary Information from LIDZ (Urban Copyrights Reserved). While due care has been taken, Auckland Council does not warrant as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum Auckland 1946.

Natural Hazards - Volcanic Cones

22 Seacombe Road Point Chevalier Auckland 1022

LOT 11 DP 19925

0 0.5 1 1.5
Meters

Scale @ A4
= 1:1,000

Date Printed:
15/11/2018

LOT 11 DP 19925

Date Printed:
15/11/2018

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
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	Flood Prone Areas
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	Flood Sensitive Areas
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	Sea Spray
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	Volcanic Cones
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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.

7 March 2008

Robin O'Donnell Architects
P O Box 8935
Symonds Street
Auckland

Dear Sir/Madam,

APPLICATION FOR RESOURCE CONSENT AT 22 Seacombe Road, Point Chevalier by G F Cooper (TCS REF: LUC20070715001)

This is to advise you that resource consent was granted under delegated authority by the Team Leader on 26-02-2008

The full text of the decision is as follows.

Pursuant to Section 104B of the Resource Management Act 1991, the discretionary activity land use application by G and A Cooper to make external alterations and additions to an existing dwelling that:

- Infringes the 2m+45° building in relation to eastern boundary control under the District Plan for:
- a maximum vertical height of 0.29m over a maximum horizontal length of 1.82m by the dwelling addition;
- a maximum vertical height of 0.56m reducing to 0.3m over a maximum horizontal length of 4m by the dwelling addition; and
- a maximum vertical height of 0.24m over a maximum horizontal length of 1.56m by the carport.
- Infringes the 4.5 metre front yard setback control by 3.5m over a length of 2.9m.
- Requires earthworks of greater than 250m² where the average slope of the area subject to earthworks is 5% or more. In particular, 361.22m² of excavation and 182.92m² of fill are proposed.

at 22 Seacombe Road, Point Chevalier described as LOT 11 DP 19925, CT 606/11 be granted consent.

Pursuant to Section 113 of the Resource Management Act 1991 the following matters have been taken into account in making the decision set out above:

Relevant Statutory Provisions

The following provisions of the Resource Management Act 1991 were relevant in the assessment of this application:

- Sections 104, 104B and 108 (discretionary activity)

Relevant Plan Provisions

The relevant planning documents considered were:

Auckland City District Plan – Isthmus Section and in particular the following:

- Clause 4.3.1.2B (Development Control Modification);
- Clause 4.3.2.5 (Restricted Controlled Activities);
- Clause 4A.2B (Controlled Activities – Earthworks);
- Clause 7.6.2 (Residential Activity Objective);
- Clause 7.7.1 (Activities in the Residential 1-7 zones);
- Clause 7.8.1.7A (Front Yard); and
- Clause 7.8.1.3b (Building in Relation to Boundary).

Principal Issues in Contention

The application was not the subject of a contested hearing as the Council generally concurs with the applicant's assessment. Accordingly, there were no issues in contention.

Summary of Evidence

This application was not the subject of a contested hearing. Whilst no evidence has been provided, Council has considered the following specialists' reports:

- The report prepared by Marcus McDonough of Robin O'Donnell Architects Ltd titled "*22 Seacombe Road, Point Chevalier Non-notified Resource Consent Application*", dated 5 October 2007;
- The report prepared by Bronwyn Rhynd of Stormwater Solutions Consulting Ltd titled "*22 Seacombe Road, Point Chevalier; Overland flow path assessment*", dated 4 October 2007;
- The memo prepared by Scott Paton of Auckland City Council titled "*Resource Consent Application – 22 Seacombe Road, Pt Chev LUC20070715001*", dated 8 February 2008; and
- The planning report prepared by Neil Black of Harrison Grierson Consultants Limited titled "*Report for a Discretionary Activity Land Use Consent Application under the Resource Management Act 1991 at 22 Seacombe Road, Point Chevalier*", dated 22 February 2008.

Main Findings of Fact

The main findings of fact are:

- The adverse effects will be minor in terms of dominance and shadowing effects;
- Written approval from the owners and occupiers of 24 Seacombe Road, Point Chevalier has been obtained for the height to boundary infringement;
- There are no adverse effects on any other property; and
- The proposal is consistent with the objectives and policies of the Operative District Plan.

Reasons for the Decision

- (a) The granting of consent to the applicant's proposal will have minor adverse dominance and shadowing effects with no other adverse effects on the environment.
- (b) The granting of consent to the applicant's proposal is consistent with the relevant assessment criteria for discretionary activities, and in particular the height in relation to

boundary infringement will result in only minor adverse shadowing effects on the neighbouring property to the east. Furthermore, the front yard infringement will cause no adverse effects to surrounding properties or to site amenity.

- (c) The imposition of the following conditions will ensure that the effects of the applicants proposal are avoided or mitigated and that the proposal is undertaken in accordance with the plans provided.
- (d) The applicant's proposal is consistent with the objectives and policies of the Operative District Plan, and the sustainable management purpose of the Resource Management Act 1991.

Conditions

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

1. Activity in Accordance with Application and Plans

The proposed activity shall be carried out in accordance with the plans and all information submitted with the application, being:

- The report prepared by Marcus McDonough of Robin O'Donnell Architects Ltd titled "*22 Seacombe Road, Point Chevalier Non-notified Resource Consent Application*", dated 5 October 2007;
- Plan RC0.01 Rev 0 titled "*Existing Site Plan*", dated June 2007 and prepared by Marcus McDonough of Robin O'Donnell Architects Ltd;
- Plan RC0.02 Rev B titled "*Proposed Site Plan*", dated January 2008 and prepared by Marcus McDonough of Robin O'Donnell Architects Ltd;
- Plan RC0.03 Rev 0 titled "*Existing Site Plan: Coverage Calculations*", dated June 2007 and prepared by Marcus McDonough of Robin O'Donnell Architects Ltd;
- Plan RC0.04 Rev 0 titled "*Proposed Site Plan: Coverage Calculations*", dated June 2007 and prepared by Marcus McDonough of Robin O'Donnell Architects Ltd;
- Plan RC0.05 Rev 0 titled "*Proposed Site Plan: Earthworks*", dated June 2007 and prepared by Marcus McDonough of Robin O'Donnell Architects Ltd;
- Plan RC0.06 Rev 0 titled "*Location of H.I.R.B Indicators*", dated June 2007 and prepared by Marcus McDonough of Robin O'Donnell Architects Ltd;
- Plan RC0.07 Rev 0 titled "*H.I.R.B Indicators*", dated June 2007 and prepared by Marcus McDonough of Robin O'Donnell Architects Ltd;
- Plan RC1.01 Rev 0 titled "*Existing Plan*", dated June 2007 and prepared by Marcus McDonough of Robin O'Donnell Architects Ltd;
- Plan RC1.02 Rev 0 titled "*Proposed Plans*", dated June 2007 and prepared by Marcus McDonough of Robin O'Donnell Architects Ltd;
- Plan RC2.01 Rev 0 titled "*Existing Elevations*", dated June 2007 and prepared by Marcus McDonough of Robin O'Donnell Architects Ltd;
- Plan RC2.02 Rev 0 titled "*Proposed Elevations – South and East*", dated June 2007 and prepared by Marcus McDonough of Robin O'Donnell Architects Ltd;
- Plan RC2.03 Rev 0 titled "*Proposed Elevations – North and West*", dated June 2007 and prepared by Marcus McDonough of Robin O'Donnell Architects Ltd; and

- The report prepared by Bronwyn Rhynd of Stormwater Solutions Consulting Ltd titled "22 Seacombe Road, Point Chevalier; Overland flow path assessment", dated 4 October 2007

And referenced by Council as LUC20070715001.

2. Monitoring

The consent holder shall pay the Council a consent compliance monitoring charge of \$542.75 (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 \$542.75 (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. Earthworks

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 Auckland City Operative District Plan 1999 (Isthmus) Annexure 14 Guidelines for sediment control. In the event that material is deposited on the street, the consent holder shall take immediate action at their own expense, to clean the street. These measures shall remain in place until the completion of the development.

4. Overland Flowpath

The stormwater overland flowpath identified in Stormwater Solutions Ltd dated 4 October 2007 shall be maintained in perpetuity.

ADVICE NOTES

1. *Pursuant to section 125 of the Resource Management Act 1991, this resource consent will expire 5 years after the date of commencement of consent unless, before the consent lapses;*
 - (a) *the consent is given effect to; or*
 - (b) *an application is made to the consent authority to extend the period of the consent, and the consent authority decides to grant an extension after taking into account the statutory considerations, set out in section 125(1)(b) of the Resource Management Act 1991.*
2. *The applicant is advised that there are trees on the property which come within the tree protection rules set out in 5C.7.3 of the district plan and these cannot be cut, trimmed or have work undertaken below the dripline without a prior resource consent. If the applicant wishes to undertake the above mentioned work, a resource consent application will need to be made to the Council. Consent will not necessarily be granted to such an application. Any work undertaken near protected trees should be done in accordance with Annexure 5 of the district plan.*
3. *The applicant needs to obtain all other necessary consents and permits, including those under the Building Act 2004, and comply with all relevant Council Bylaws. It is further noted that this consent does not constitute building consent approval. Please*

check as to whether or not a building consent is required under the Building Act 2004. 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. Furthermore, 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.

4. *A copy of this consent shall be held on site at all times during the establishment and construction phase of the activity.*
5. *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 Team Leader, Compliance Monitoring (fax: 353 9052) 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.*
6. *If you disagree with any of the above conditions or with any additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A and 357B of the Resource Management Act 1991 which shall be made in writing to Council within 15 working days of notification of the decision. Council will as soon as practicable consider the objection at a hearing. Pursuant to Section 116, the consent will not commence until any objection or appeal has been withdrawn or decided.*

Yours faithfully,

Vitalina Iuliano
SENIOR ADMINISTRATION OFFICER
REGULATORY PLANNING

**RECOMMENDATION ON RESOURCE CONSENT APPLICATION LUC20070715001 AT
22 SEACOMBE ROAD, POINT CHEVALIER**

Pursuant to Section 104B of the Resource Management Act 1991, the discretionary activity land use application by G and A Cooper to make external alterations and additions to an existing dwelling that:

- Infringes the 2m+45° building in relation to eastern boundary control under the District Plan for:
 - a maximum vertical height of 0.29m over a maximum horizontal length of 1.82m by the dwelling addition;
 - a maximum vertical height of 0.56m reducing to 0.3m over a maximum horizontal length of 4m by the dwelling addition; and
 - a maximum vertical height of 0.24m over a maximum horizontal length of 1.56m by the carport.
- Infringes the 4.5 metre front yard setback control by 3.5m over a length of 2.9m.
- Requires earthworks of greater than 250m² where the average slope of the area subject to earthworks is 5% or more. In particular, 361.22m² of excavation and 182.92m² of fill are proposed.

at 22 Seacombe Road, Point Chevalier described as LOT 11 DP 19925, CT 606/11 be granted consent.

Pursuant to Section 113 of the Resource Management Act 1991 the following matters have been taken into account in making the decision set out above:

Relevant Statutory Provisions

The following provisions of the Resource Management Act 1991 were relevant in the assessment of this application:


- Sections 104, 104B and 108 (discretionary activity)

Relevant Plan Provisions

The relevant planning documents considered were:

Auckland City District Plan – Isthmus Section and in particular the following:

- Clause 4.3.1.2B (Development Control Modification);
- Clause 4.3.2.5 (Restricted Controlled Activities);
- Clause 4A.2B (Controlled Activities – Earthworks);
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- Clause 7.7.1 (Activities in the Residential 1-7 zones);
- Clause 7.8.1.7A (Front Yard); and
- Clause 7.8.1.3b (Building in Relation to Boundary).


HARRISON GRIERSON CONSULTANTS LIMITED
22 SEACOMBE ROAD, POINT CHEVALIER

LUC20070715001 Page 11
1020-126006-01 February 2008

Principal Issues in Contention

The application was not the subject of a contested hearing as the Council generally concurs with the applicant's assessment. Accordingly, there were no issues in contention.

Summary of Evidence

This application was not the subject of a contested hearing. Whilst no evidence has been provided, Council has considered the following specialists' reports:

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Main Findings of Fact

The main findings of fact are:

- The adverse effects will be minor in terms of dominance and shadowing effects;
- Written approval from the owners and occupiers of 24 Seacombe Road, Point Chevalier has been obtained for the height to boundary infringement;
- There are no adverse effects on any other property; and
- The proposal is consistent with the objectives and policies of the Operative District Plan.

Reasons for the Decision

- (a) The granting of consent to the applicant's proposal will have minor adverse dominance and shadowing effects with no other adverse effects on the environment.
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- site address to which the consent relates
- activity to which the consent relate
- expected duration of works.

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SECTION 104 DETERMINATION

Acting under delegated authority, and for the reasons set out in the above recommendation, this application for resource consent at 22 Seacombe Road, Point Chevalier be granted consent.

Kerrin Lithgow

Team Leader Resource Consents

DATE:

[Handwritten signature]
22/2/08

As built drainage plan



Consent number: B 2008 15995

Owner: Cooper

Site address: 22 Seacombe Rd Pt Chev

Drainlayer: Steve Wallace

Registration number: 15284

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

Date submitted: 30-11-09

