

Rhonda G Evans  
48A Rosebank Road  
Avondale  
AUCKLAND 1026



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<b>Applicant</b>	Rhonda G Evans
<b>LIM address</b>	2 Rathlin Street Blockhouse Bay Auckland 0600
<b>Application number</b>	8270140664
<b>Customer Reference</b>	10988 - Goulton
<b>Date issued</b>	21-Feb-2019
<b>Legal Description</b>	1/2 SH Lot 55 DP 41822, 1/2 SH Lot 56 DP 41822, 1/2 SH Lot 54 DP 41822
<b>Certificates of title</b>	NA72D/345

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### 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](http://www.aucklandcouncil.govt.nz), which is updated from time to time.

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

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

### Exposure Zones

New Zealand Standard 3604:2011 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**

<b>Billing Number/ Rate Account:</b>	12343460889
<b>Rates levied for the Year 2018/2019 :</b>	\$2,459.11
<b>Total rates to clear for the current year (including any arrears):</b>	\$614.74

The rates figures are provided as at 8 a.m. 21/02/2019. It is strongly advised these are not used for settlement purposes.


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**Retrofit Your Home Programme**

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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**

2A Rathlin Street Blockhouse Bay Auckland 0600

<b>Application No.</b>	<b>Description</b>	<b>Decision</b>	<b>Decision Date</b>
O/AY0533185	Add attic to dwelling height i n relation to boundary	Granted	03/03/1988

#### **Subdivisions**

2 Rathlin Street Blockhouse Bay Auckland 0600

<b>Application No.</b>	<b>Description</b>	<b>Decision</b>	<b>Decision Date</b>
HW/88/00360	Subdivision Consent Crosslease ref: 88/41/1 a/2563/6	Granted	28/04/1988
R/223/2006/57/1	Subdivision survey plan ((s)223) 223	Granted	03/02/2006
R/SUB/2006/57	Subdivision Consent SUB - updated x/lease (revision of Flat 1 on existing cross lease)	Granted	03/02/2006

## Engineering Approvals

There are **NO** Engineering approvals recorded.

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

## Further Information

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

## Building

2 Rathlin Street Blockhouse Bay Auckland 0600

Application No.	Description	Issue Date	Status
O/9204/08	Erect dwelling	27/01/1988	Issued (See Note 1)
O/12207/04	Convert garage	22/02/1988	Issued (See Note 1)

2 Rathlin Street Blockhouse Bay Auckland 0600

Application No.	Description	Issue Date	Status
O/47774	Shift w c and tubs	18/08/1981	Issued (See Note 1)

2A Rathlin Street Blockhouse Bay Auckland 0600

Application No.	Description	Issue Date	Status
O/81916/02	Erect carport	unknown date	Issued (See Note 1)
O/12549/04	Add attic to dwelling	14/04/1988	Issued (See Note 1)
O/167095/01	New drainage	03/05/1988	Issued (See Note 1)
O/168699	Plumbing	13/02/1989	Issued (See Note 1)
AC/94/01807	Sunroom & deck	20/05/1994	CCC Issued 15/02/2000 (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

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

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

### Licences

There are NO current licences recorded

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

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

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

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

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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

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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>

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

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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).

The Unitary Plan Maps identify that the "High Pressure Natural Gas and Petroleum Pipeline - NZRC" (New Zealand Refining Company) traverses on or near this property. This existing pipeline may be subject to a "Notice of Requirement" to designate, which may indirectly affect this property as it front a road within which the pipeline is laid. Refer to the Unitary Plan. For further information on the location of the gas pipeline contact Vector Gas.



## 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.

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

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

- As Built Drainage Plan : Drainage Plan
- Consent Conditions : R LUC 1988 72

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

### Address

2 Rathlin Street Blockhouse Bay Auckland 0600

### Legal Description

Flat 2 DP 124717 on Lot 54 DP 41822 1/2 SH, Lot 55 DP 41822

### Appeals

### Modifications

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

### Zones

Residential - Mixed Housing Urban Zone

### Precinct

### Controls

Controls: Macroinvertebrate Community Index - Urban

### Overlays

### Designations

Designations: Designations - 6501 - Petroleum Pipeline - Urban Section - Designations - New Zealand Refining Company Ltd - Confirmed

Designations: Designations - 9102 - East Tamaki to Taupaki Gas Pipeline - Designations - First Gas Limited - Confirmed



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**Built Environment**  
**2 Rathlin Street Blockhouse Bay Auckland 0600**  
 Flat 2 DP 124717 on Lot 54 DP 41822 1/2 SH, Lot 55 DP 41822

0 7 14 21  
 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 21/02/2019





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**Controls**  
**2 Rathlin Street Blockhouse Bay Auckland 0600**  
 Flat 2 DP 124717 on Lot 54 DP 41822 1/2 SH, Lot 55 DP 41822

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**Designations**  
**2 Rathlin Street Blockhouse Bay Auckland 0600**  
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**Historic Heritage and Special Character**  
**2 Rathlin Street Blockhouse Bay Auckland 0600**  
 Flat 2 DP 124717 on Lot 54 DP 41822 1/2 SH, Lot 55 DP 41822

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**Infrastructure**  
**2 Rathlin Street Blockhouse Bay Auckland 0600**  
 Flat 2 DP 124717 on Lot 54 DP 41822 1/2 SH, Lot 55 DP 41822

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**Mana Whenua**  
**2 Rathlin Street Blockhouse Bay Auckland 0600**  
 Flat 2 DP 124717 on Lot 54 DP 41822 1/2 SH, Lot 55 DP 41822

0 7 14 21  
 Meters  
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 21/02/2019







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**Natural Heritage**  
**2 Rathlin Street Blockhouse Bay Auckland 0600**  
 Flat 2 DP 124717 on Lot 54 DP 41822 1/2 SH, Lot 55 DP 41822

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**Natural Resources**  
**2 Rathlin Street Blockhouse Bay Auckland 0600**  
 Flat 2 DP 124717 on Lot 54 DP 41822 1/2 SH, Lot 55 DP 41822

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 21/02/2019



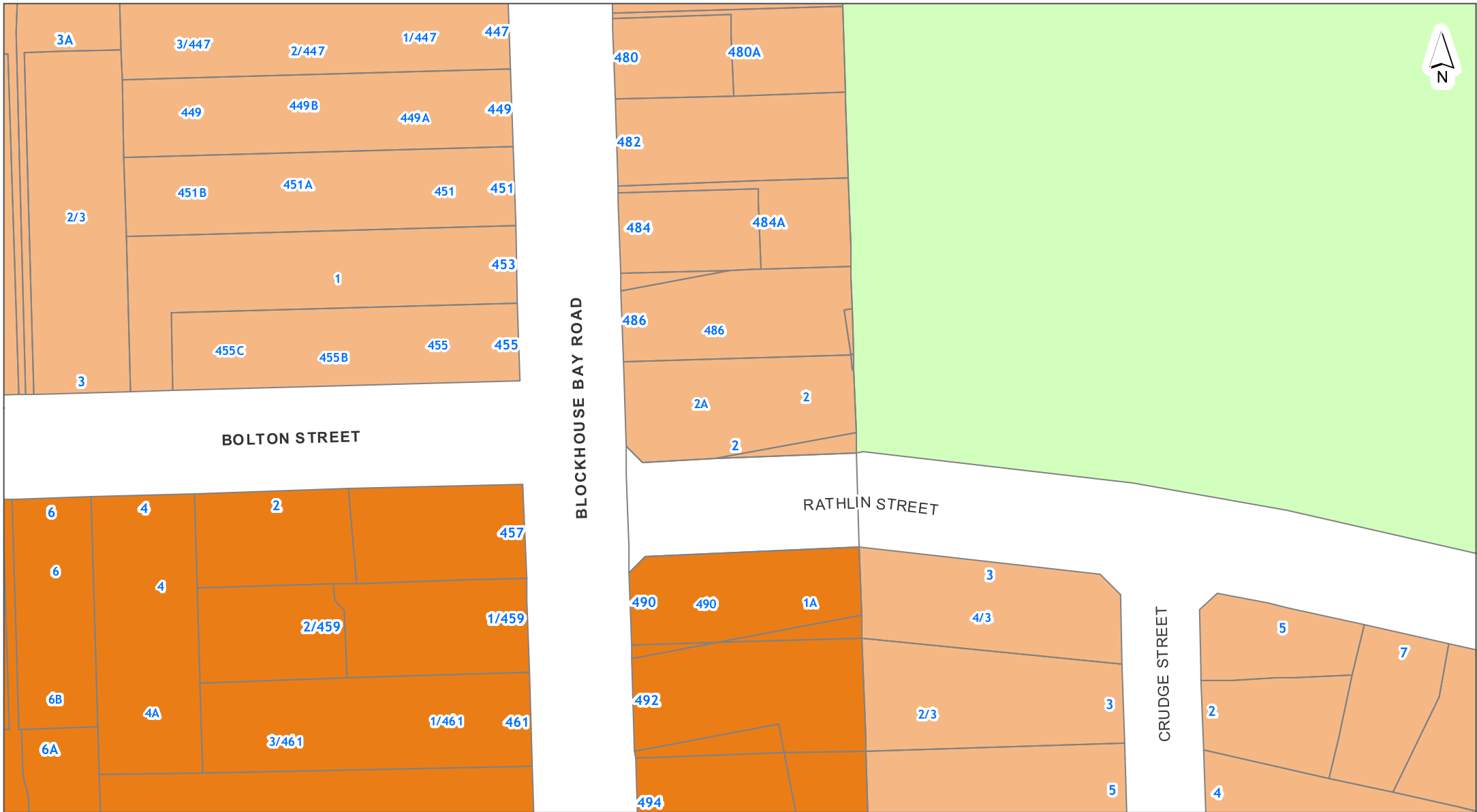


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**Precincts**  
**2 Rathlin Street Blockhouse Bay Auckland 0600**  
**Flat 2 DP 124717 on Lot 54 DP 41822 1/2 SH, Lot 55 DP 41822**

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**Zones and Rural Urban Boundary**  
**2 Rathlin Street Blockhouse Bay Auckland 0600**  
**Flat 2 DP 124717 on Lot 54 DP 41822 1/2 SH, Lot 55 DP 41822**

0 7 14 21  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
 21/02/2019



# 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

	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

	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

	Terrestrial [rp/dp]	Significant Ecological Areas Overlay	
	Marine 1 [rcp]		
	Marine 2 [rcp]		
	Natural	Lake Management Areas Overlay (Natural Lake and Urban Lake)	
	Urban		
	Water Supply Management Areas Overlay [rp]	Infrastructure	
	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	Mana Whenua	
	National Grid Subdivision Corridor		National Grid Corridor Overlay
	National Grid Substation Corridor		
	National Grid Yard Compromised		National Grid Yard Uncompromised
	National Grid Yard Uncompromised		
	Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]		

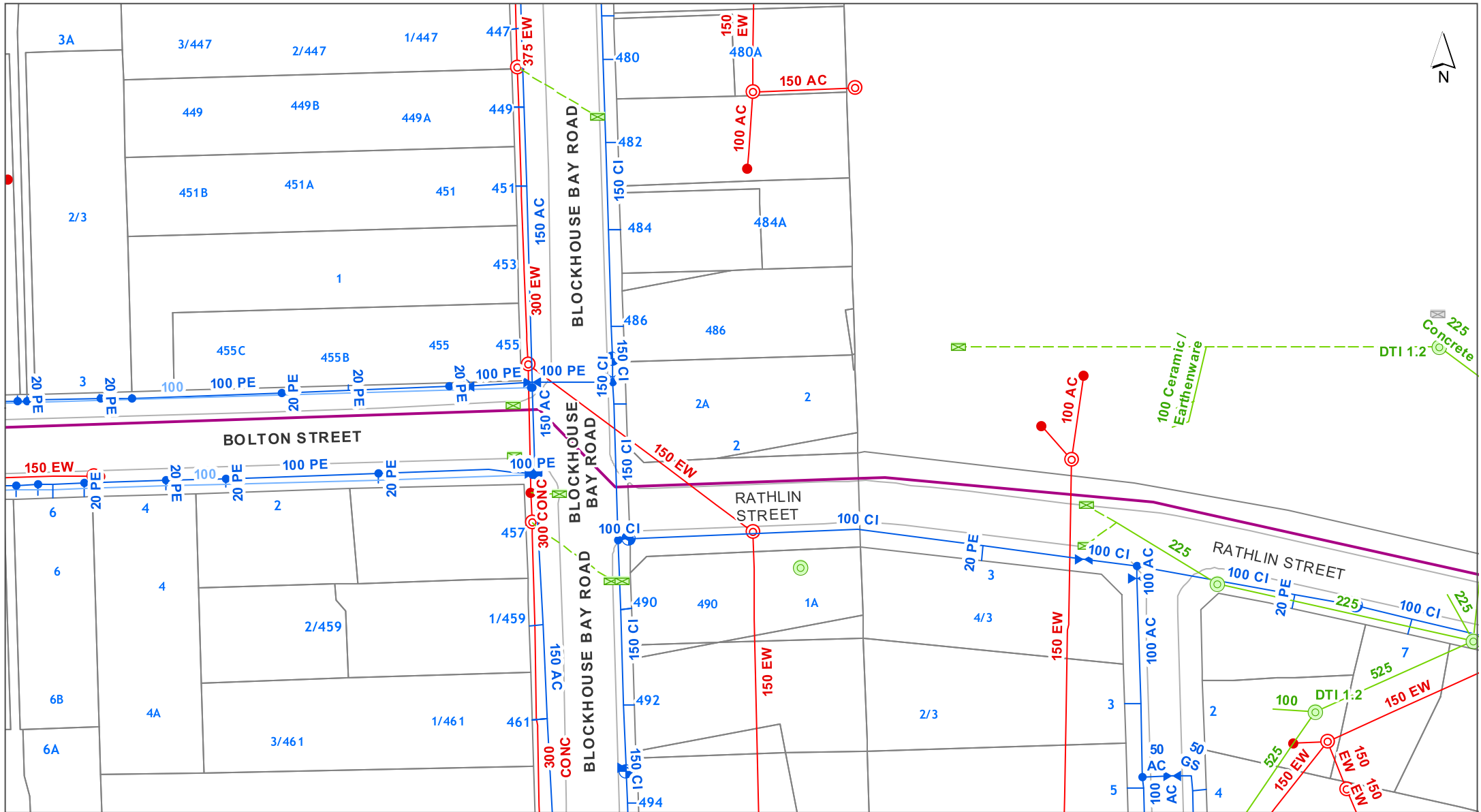
- Precincts
- Indicative Coastline [i]
- Rural Urban Boundary

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

	Notable Trees Overlay	Natural Heritage
	Outstanding Natural Features Overlay [rcp/dp]	
	Outstanding Natural Landscapes Overlay [rcp/dp]	Natural Heritage
	Outstanding Natural Character Overlay [rcp/dp]	
	High Natural Character Overlay [rcp/dp]	Natural Heritage
	Local Public Views Overlay [rcp/dp]	
	Viewshafts	Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]
	Height Sensitive Areas	
	Regionally Significant Volcanic Viewshafts Overlay Contours [i]	Natural Heritage
	Locally Significant Volcanic Viewshafts Overlay [rcp/dp]	
	Locally Significant Volcanic Viewshafts Overlay Contours [i]	Natural Heritage
	Extent of Overlay	
	Subdivision Schedule	Waitakere Ranges Heritage Area Overlay
	Modified	
	Natural	Ridgeline Protection Overlay

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

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



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**Underground Services**  
 2 Rathlin Street Blockhouse Bay Auckland 0600  
 Flat 2 DP 124717 on Lot 54 DP 41822 1/2 SH, Lot 55 DP 41822

0 7 14 21  
 Meters  
 Scale @ A4  
 = 1:1,000  
 Date Printed:  
 21/02/2019



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

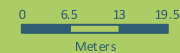
- |  |   |
|--|---|
|  | Transpower Site                                     |
|  | Pylon (Transpower)                                  |
|  | 220kv Line (Transpower)                             |
|  | 110kv Line (Transpower)                             |
|  | 33kv Line (Transpower) & Underground Line (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**  
 2 Rathlin Street Blockhouse Bay Auckland 0600  
 Flat 2 DP 124717 on Lot 54 DP 41822 1/2 SH, Lot 55 DP 41822



Scale @ A4  
 = 1:1,000

Date Printed:  
 21/02/2019







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**Natural Hazards - Coastal Inundation**  
**2 Rathlin Street Blockhouse Bay Auckland 0600**  
 Flat 2 DP 124717 on Lot 54 DP 41822 1/2 SH, Lot 55 DP 41822

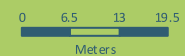
0 6.5 13 19.5  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
 21/02/2019





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**Natural Hazards - Flooding**  
**2 Rathlin Street Blockhouse Bay Auckland 0600**  
 Flat 2 DP 124717 on Lot 54 DP 41822 1/2 SH, Lot 55 DP 41822



Scale @ A4  
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Date Printed:  
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**Natural Hazards - Sea Spray**  
**2 Rathlin Street Blockhouse Bay Auckland 0600**  
 Flat 2 DP 124717 on Lot 54 DP 41822 1/2 SH, Lot 55 DP 41822

0 6.5 13 19.5  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
 21/02/2019





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**Natural Hazards - Volcanic Cones**  
**2 Rathlin Street Blockhouse Bay Auckland 0600**  
 Flat 2 DP 124717 on Lot 54 DP 41822 1/2 SH, Lot 55 DP 41822

0 6.5 13 19.5  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
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**Other**  
**2 Rathlin Street Blockhouse Bay Auckland 0600**  
 Flat 2 DP 124717 on Lot 54 DP 41822 1/2 SH, Lot 55 DP 41822

0 6.5 13 19.5  
 Meters  
**Scale @ A4**  
 = 1:1,000  
**Date Printed:**  
 21/02/2019


















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 2000m<sup>2</sup> to 3999 m<sup>2</sup>
-  Catchment area 4000 m<sup>2</sup> 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



3  
A2

DESIGN AND BUILD CO. LTD  
25 LA VETA AVE.  
MT ALBERT  
AUCKLAND 3  
PH. 649-6228

design & build co ltd  
registered master builder  
~~427 a new windsor road~~  
auckland 7  
new zealand ph. ~~622 3666~~

BUILDING CONSENT  
AC/1807/94  
AUCKLAND CITY COUNCIL  
WESTERN AREA

notes  
contractor shall verify all dimensions and levels on site before commencing work.  
figured dimensions shall take precedence over scaled dimensions.

This building consent is a consent under the Building Act 1991 to undertake work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.  
This building consent is issued subject to the conditions specified in the attached pages headed Conditions of Building Consent No:

Signed for and on behalf of the Council  
Name: PETER R. KING  
SENIOR ADVISORY OFFICER (BUILDING)  
Position: WESTERN AREA OFFICE Date: 20/1/94

Blackhouse Bay Road.



existing vehicle crossing  
Rathlin Street.



proposed extensions  
H-88 Blackhouse Bay Rd.  
Blackhouse Bay.

site plan.

amendments  
scale 1:100. drawn 3/94.  
job no 438 1

533186

DEPARTMENT OF PLANNING  
& COMMUNITY DEVELOPMENT

K. Elliff:VMT TP 12495

1 March 1988

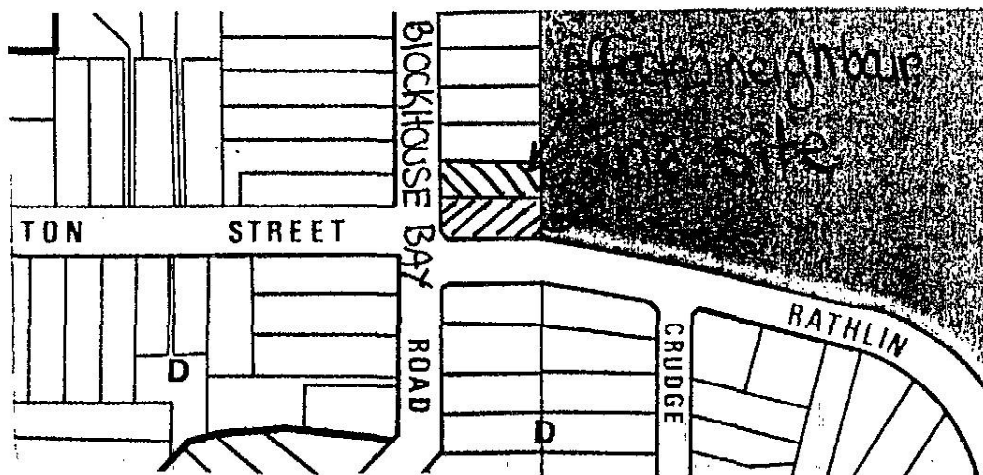
PRINCIPAL PLANNER : SUBURBAN AREAS

APPLICATION FOR DISPENSATION/WAIVER UNDER ORDINANCE 2.5 FOR DEVELOPMENT  
AT 488 BLOCKHOUSE BAY ROAD

1. FACTS

Name of applicant: Mr & Mrs McEwan  
Description of proposed development: attic addition of three bedrooms and a bathroom  
Zoning: Residential D Residential S  
Area of site: 855 sq.m.  
Provision of the scheme in respect of which dispensation/waiver is sought: Height in relation to boundary  
Extent of dispensation sought: The maximum degree of non-compliance at the top of the gable is 0.25m, reducing to compliance over a distance of 0.9m.

Location of the site:



2. PLANNING CONSIDERATIONS:

The Act Section 76(2)

- (a) It is not reasonable or practicable to enforce the provision of the scheme as:

The design seeks to achieve congruity with the existing house. At the same time the owner wishes all three bedrooms to have a northerly aspect. Also, at the point of non-compliance the existing building is 2.5m from the boundary. These three factors mean that a non-compliance occurs when two bedrooms, the stairway and a bathroom must be accommodated within the width of the addition. A roof line of this length could not remain parallel with the existing roof line without extending into the daylight angle.



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

- the development will not result in any greater loss of views than if a complying development were to be permitted
- the development will not result in any greater loss of landscape elements than if a complying development were to be permitted
- the development will not detract from the existing streetscape.

and

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

(i) the affect on neighbouring properties will be minimal in terms of

- privacy
- separation
- shadowing
- the non-compliance occurs on the southern boundary of the affected neighbour.

(ii) the dispensation/waiver will not establish a precedent because the degree of non-compliance is minor.

3. CONCLUSION:

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



PRINCIPAL PLANNER : SUBURBAN AREAS

DATE: 3.3.88.