

STATEMENT OF PASSING OVER INFORMATION:

This information has been supplied to us by a third party. Accordingly, the Vendor and Austar Realty Limited are merely passing over this information as supplied to us by others. While we have passed on this information supplied by a third party, we have not checked, audited, or reviewed the records or documents and therefore to the maximum extent permitted by law neither the Vendor nor Austar Realty Limited or any of its' salespersons or employees accept any responsibility for the accuracy of the materials. Intending purchasers are advised to conduct their own investigation.

Austar Realty Ltd
36 Te Atatu Road
Te Atatu South
AUCKLAND 0610



Applicant	Austar Realty Ltd
LIM address	2/45 Seabrook Avenue New Lynn
Application number	8270225188
Customer Reference	2/45 Seabrook Avenue
Date issued	19-May-2020
Legal Description	UNIT K DP 93205, ACCESSORY UNIT 11 DP 93205, ACCESSORY UNIT 1
Certificates of title	NA49D/486

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.

Flood Plain

This site (property parcel) spatially intersects with a Flood Plain, as displayed on the map attached to this LIM entitled "Special Land Features - Natural Hazards - Flooding", and may flood during significant rainfall events.

Flood Plains represent the predicted area of land inundated by runoff from a 1% Annual Exceedance Probability (AEP) magnitude event, often referred to as a '1 in 100-year event'.

Flood Plains are generally determined by computer based hydrological and hydraulic modelling.

The Auckland Unitary Plan contains policies and rules relating to development and/or works within or adjacent to Flood Plains.

Note: The terms “Flood Plain” and “Floodplain” are used interchangeably.

Flood Prone Area

This site (property parcel) spatially intersects with a Flood Prone Area, as displayed on the map attached to this LIM entitled “Special Land Features – Natural Hazards - Flooding”.

Flood Prone Areas represent depressions in the terrain with no natural outlet. The frequency of flooding within the Flood Prone Area is dependent on the upstream catchment area, the amount of rainfall and the outlet capacity.

Flood Prone Areas are determined from analysis of a Digital Terrain Model (DTM).

Any development within a Flood Prone Area may require a risk assessment.

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 3604:2011E 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: Unknown or Unassessed Corrosion Zone

Unknown or unassessed - No known information is available relating to these sites. Recommended that specific sites and/or product designed and to consult suppliers information for specific durability requirements.

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.

Effective Date	Description	Details
25/03/2003	> 200mm waste water sewer	A 225mm diameter Waitakere City Council Trunk Sanitary Sewer and a Watercare Services Limited sewer cross the property. Permission to build over these sewers must be obtained from the Drainage Assets Engineer.

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) 442 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:	12341970790
Rates levied for the Year 2019/2020 :	\$1,954.03
Total rates to clear for the current year (including any arrears):	\$488.47

The rates figures are provided as at 8 a.m. 19/05/2020. 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

35 Seabrook Avenue New Lynn

Application No.	Description	Decision	Decision Date
LUC-1980-21242	Erect 18 self-owned home units	Granted	13/04/1981
LUC-2009-317	Tree Consent Proposed sewer upgrade at Titirangi Rd, Margan Ave, Dolan Place, Gardner Ave, pedestrian walkway that links Dolan Place to Margan Ave and private properties on Garner Ave, Willerton Ave, Seabrooke Ave, Titirangi road and Dolan Place (beginning from 6 Margan Ave known as Manawa Wetlands reserve to Willerton Ave) - consent required for works within the dripline of vegetation in general natural area and riparian margin area	Granted(Construction Monitoring Underway)	13/05/2009

1/39 Seabrook Avenue New Lynn

Application No.	Description	Decision	Decision Date
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Application No.	Description	Decision	Decision Date
LUC-1999-259	Tree Consent Removal of two trees- privet and Pine.	Granted(Construction Monitoring Underway)	09/03/1999

4/49 Seabrook Avenue New Lynn

Application No.	Description	Decision	Decision Date
LUC-1988-1904	Erect a garage	Granted	19/04/1988

Subdivisions

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

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

35 Seabrook Avenue New Lynn

Application No.	Description	Issue Date	Status
BPM-1980-68287	8 home units (1/35-2/35, 1/37-2/37, 1/39-2/39, 3/49-4/49)	31/12/1980	Issued (See Note 1)
BPM-1981-92070	6 home units (1/45-2/45, 1/47-2/47, 1/49-2/49)	31/12/1981	Issued (See Note 1)
BPM-1982-29184	4 home units (1/41-2/41, 1/43-2/43)	31/12/1982	Issued (See Note 1)

1/35 Seabrook Avenue New Lynn

Application No.	Description	Issue Date	Status
BPM-1982-29187	Pot belly stove	31/12/1982	Issued (See Note 1)
BPM-1984-67662	Alter garage to lounge	31/12/1984	Issued (See Note 1)

Application No.	Description	Issue Date	Status
BPM-1992-11855	Swimming pool and lean to	31/12/1992	Issued (See Note 1)
ABA-1994-5956	Heater installation	16/12/1994	CCC Not Issued (See Note 3)

2/35 Seabrook Avenue New Lynn

Application No.	Description	Issue Date	Status
BPM-1989-7202	Double carport	31/12/1989	Issued (See Note 1)

2/37 Seabrook Avenue New Lynn

Application No.	Description	Issue Date	Status
COM-2006-1334	Convert garage into new bedroom and ensuite	25/07/2006	CCC Issued 28/08/2006 (See Note 2)

1/39 Seabrook Avenue New Lynn

Application No.	Description	Issue Date	Status
BPM-1982-29158	Addition to dwelling - swimming pool	31/12/1982	Issued (See Note 1)
BPM-1983-17876	Addition to dwelling - carport and fireplace	31/12/1983	Issued (See Note 1)

2/39 Seabrook Avenue New Lynn

Application No.	Description	Issue Date	Status
ABA-2014-2298	Construct a 5.880m long x 5.880m wide Totalspan Carport	22/01/2015	CCC Issued 15/06/2016 (See Note 2)
BCO10257642	RES2: RBW: Alteration to upstairs bathroom fittings , new living room in existing garage and open plan kitchen / dining / living	12/12/2017	CCC Issued 24/05/2019 (See Note 2)

1/41 Seabrook Avenue New Lynn

Application No.	Description	Issue Date	Status
ABA-2014-184	Alts/adds: downstairs bathroom, replace garage door with ranchslider	13/03/2014	CCC Issued 06/10/2014 (See Note 2)

1/45 Seabrook Avenue New Lynn

Application No.	Description	Issue Date	Status
BCO10091459	R1: Addition of downstairs bathroom and replace garage door with double glazed window.	04/04/2017	Lapsed (See Note 8)

2/47 Seabrook Avenue New Lynn

Application No.	Description	Issue Date	Status
BPM-1985-12241	Carport	16/09/1985	Issued (See Note 1)

2/49 Seabrook Avenue New Lynn

Application No.	Description	Issue Date	Status
BPM-1982-100426	Install wood fire	31/12/1982	Issued (See Note 1)

3/49 Seabrook Avenue New Lynn

Application No.	Description	Issue Date	Status
BPM-1983-17888	Deck	31/12/1983	Issued (See Note 1)
BPM-1984-67712	Study and games room	31/12/1984	Issued (See Note 1)
BPM-1989-31819	Swimming pool (removed)	31/12/1989	Issued (See Note 1)

4/49 Seabrook Avenue New Lynn

Application No.	Description	Issue Date	Status
BPM-1983-32934	Pot belly stove	31/12/1983	Issued (See Note 1)
BPM-1984-67671	Swimming pool	31/12/1984	Issued (See Note 1)
ABA-2005-2081	Install freestanding solid fuel heater and flue system	15/07/2005	CCC Issued 15/08/2005 (See Note 2)

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.
3	Consent approved but a final Code Compliance Certificate (CCC) for this consent has not been issued. To obtain a CCC an inspection to confirm compliance with the approved plans and standards may be sought.
8	No building work should have been carried out under this consent.

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.

Unauthorised Building Works

Prior to the Auckland Council amalgamation, legacy Councils had different processes for dealing with Unauthorised/Unconsented Work. These records are listed below.

From 1st August 2011, Independent Building reports or plans, for unauthorised work that was carried out without a permit prior to 1992, may be submitted to Council to be placed on the relevant Property File, subject to payment of a fee. These reports are not included in a LIM. Please contact us or visit one of our Service Centres if you wish to view the Property File.

Reference	Description	Note
A reference number is not recorded by Council for this type of record	Auckland Council is aware that Unauthorised Works have been carried out on this property. REQ-2008-176 - Single carport and extensions to deck. For further information please contact a Western Compliance investigator.	Refer to Property File for further information.

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 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.

- As Built Drainage Plan : 35 Seabrook Avenue
- As Built Drainage Plan : BPM-1982-29184
- Consent Conditions : LUC-2009-317

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

Address

2/45 Seabrook Avenue New Lynn

Legal Description

UNIT K DP 93205

Appeals

Modifications

Zones

Residential - Mixed Housing Urban Zone

Precinct

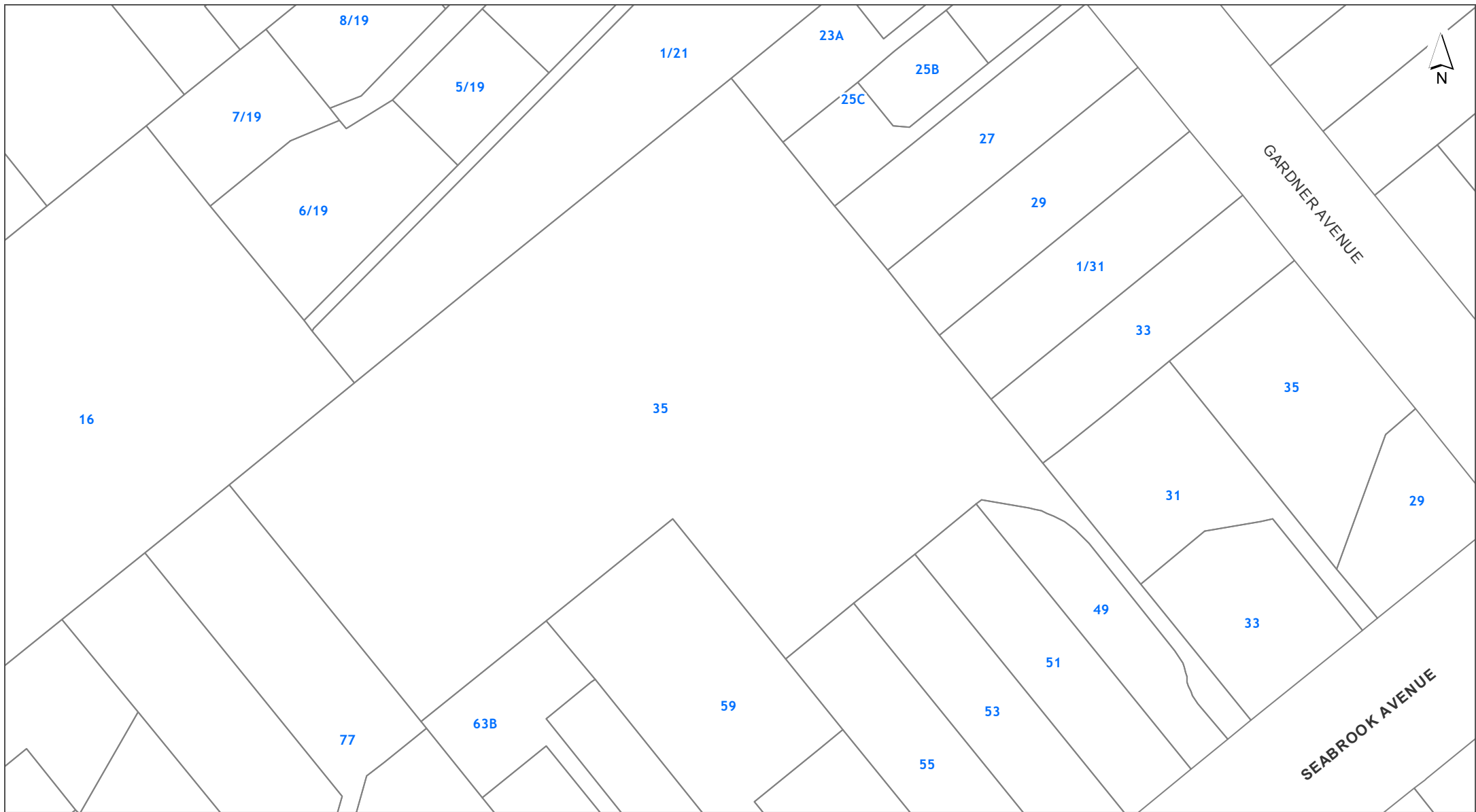
Controls

Controls: Macroinvertebrate Community Index - Urban

Overlays

Designations

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

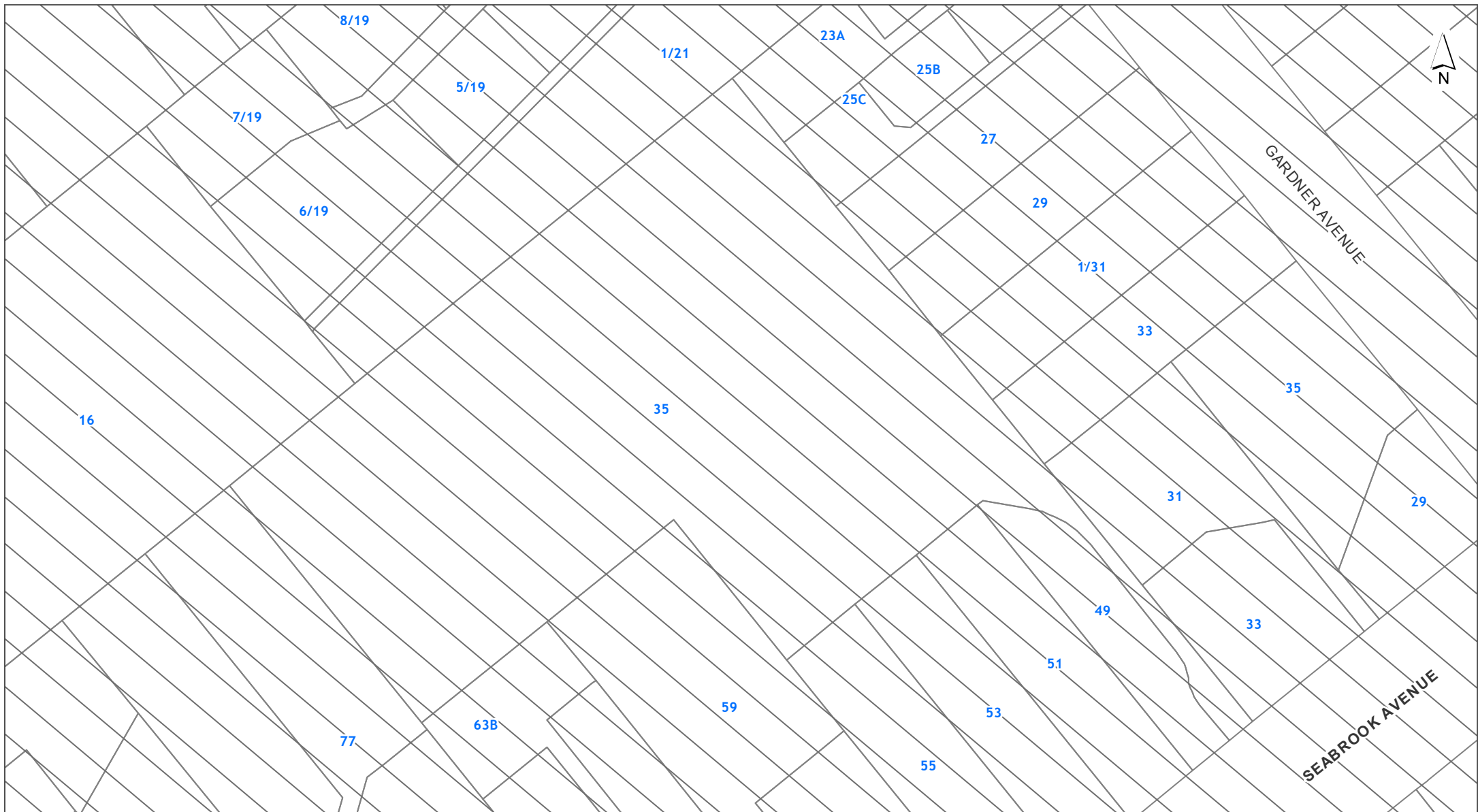


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Built Environment
2/45 Seabrook Avenue New Lynn
UNIT K DP 93205

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Meters
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Date Printed:
19/05/2020



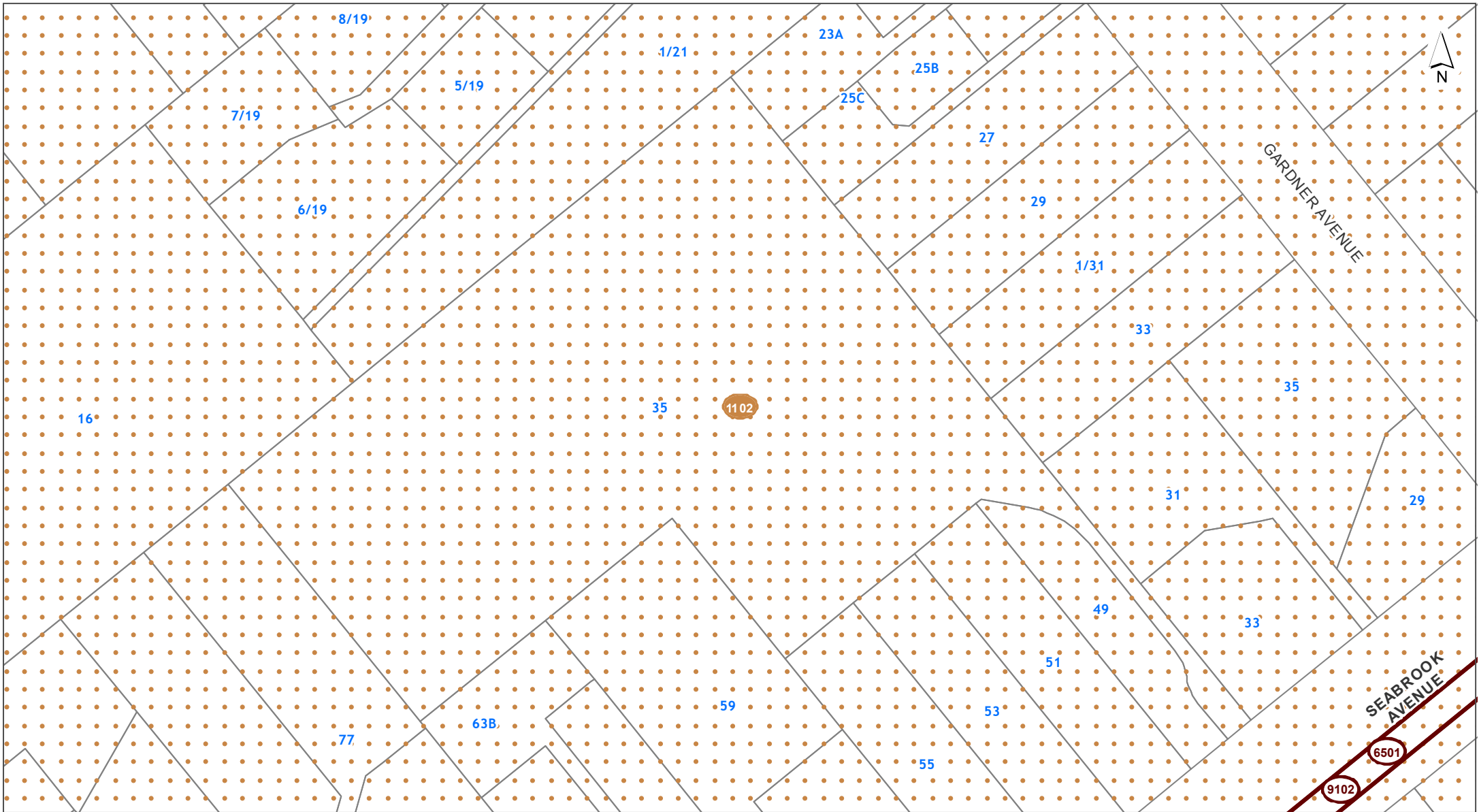


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Controls
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UNIT K DP 93205

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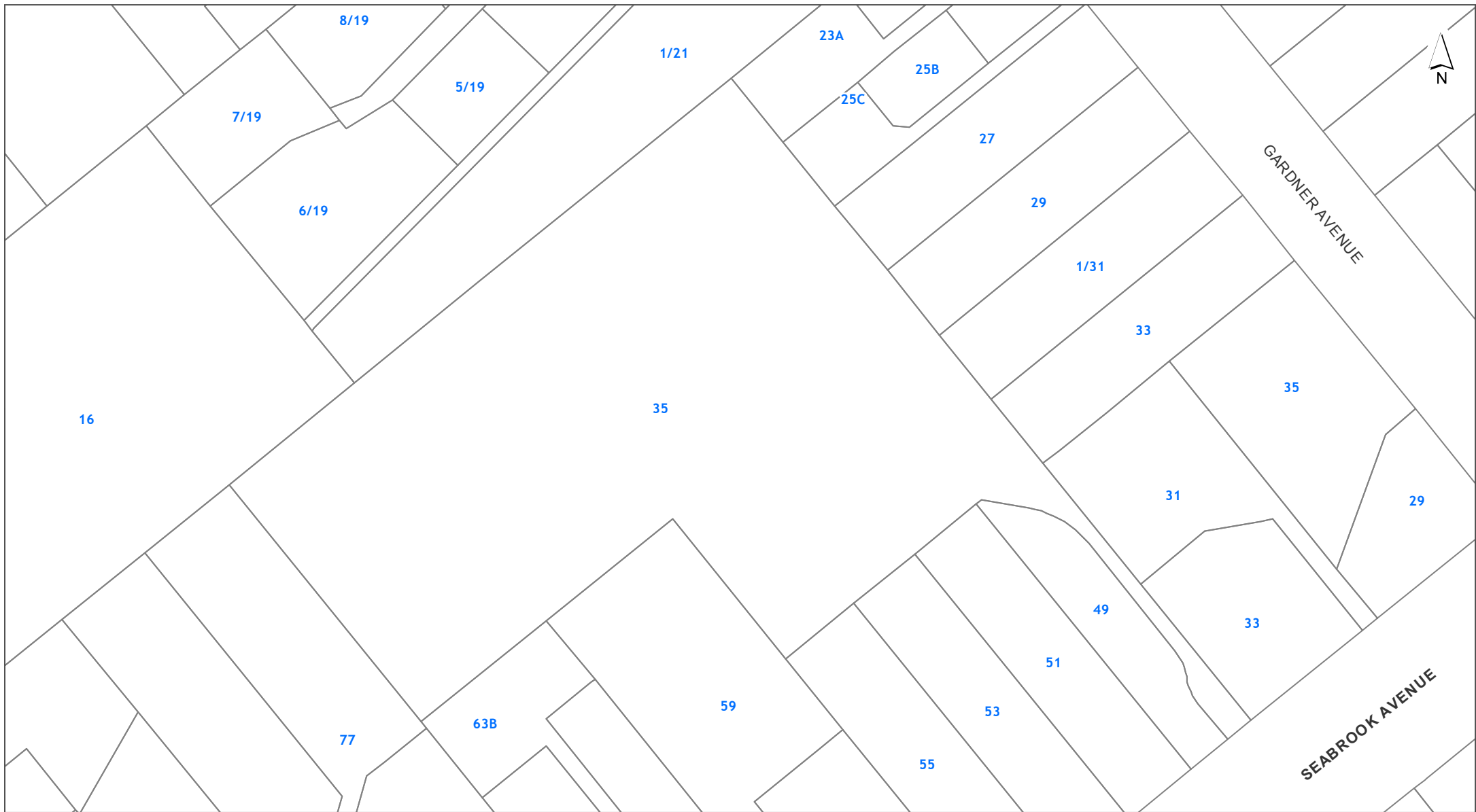


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Designations
2/45 Seabrook Avenue New Lynn
UNIT K DP 93205

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19/05/2020



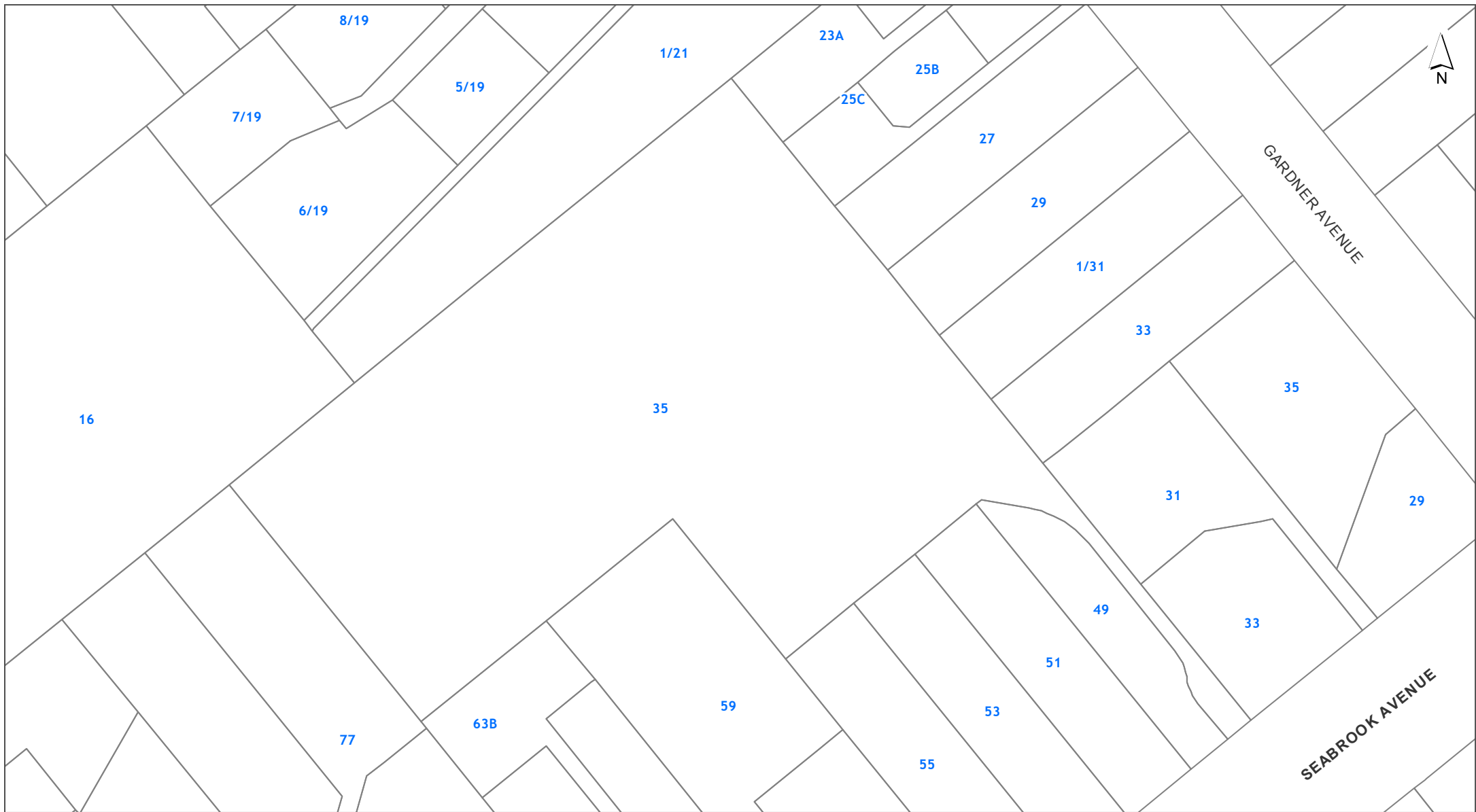


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Historic Heritage and Special Character
 2/45 Seabrook Avenue New Lynn
UNIT K DP 93205

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 Date Printed:
 19/05/2020



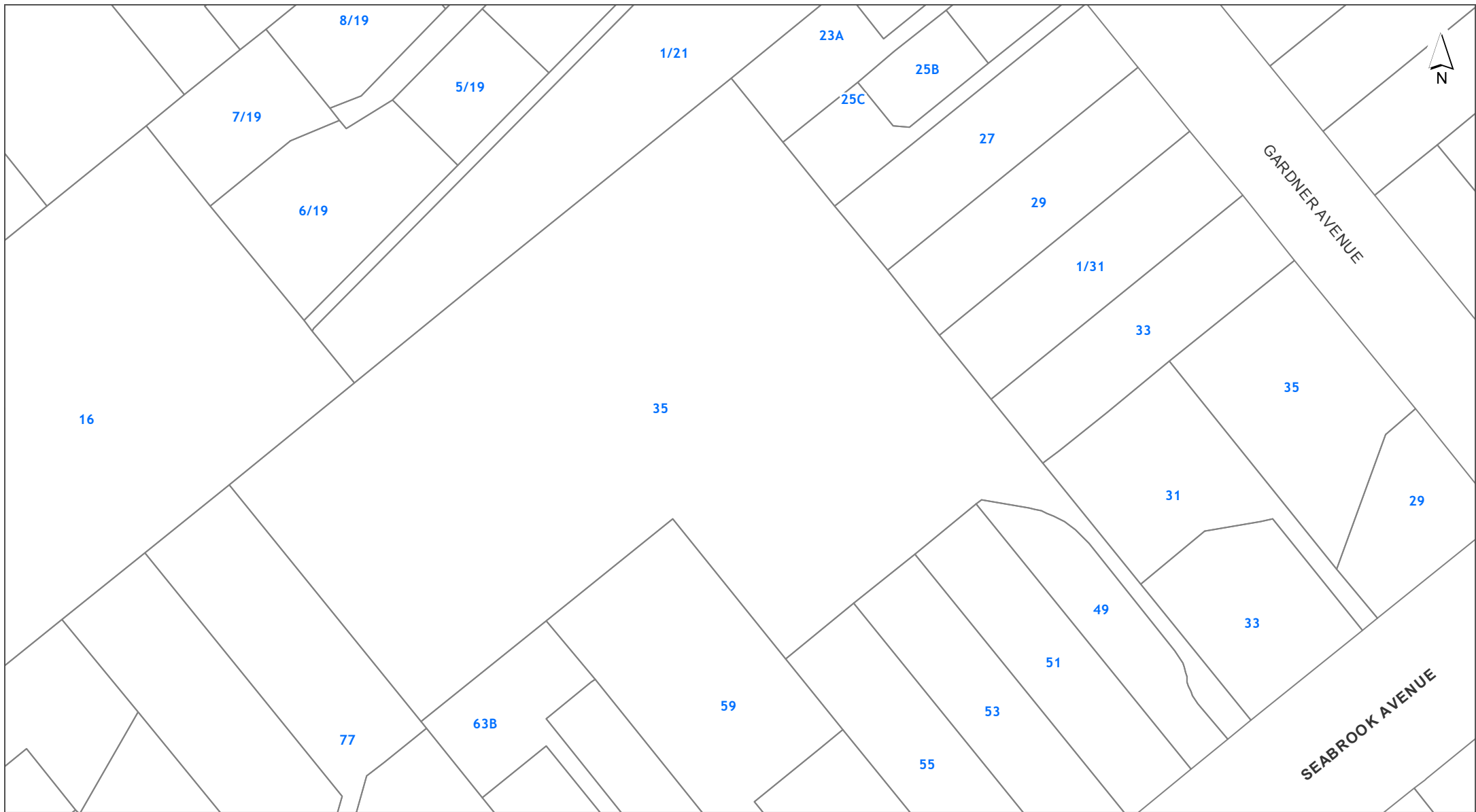


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Infrastructure
 2/45 Seabrook Avenue New Lynn
 UNIT K DP 93205

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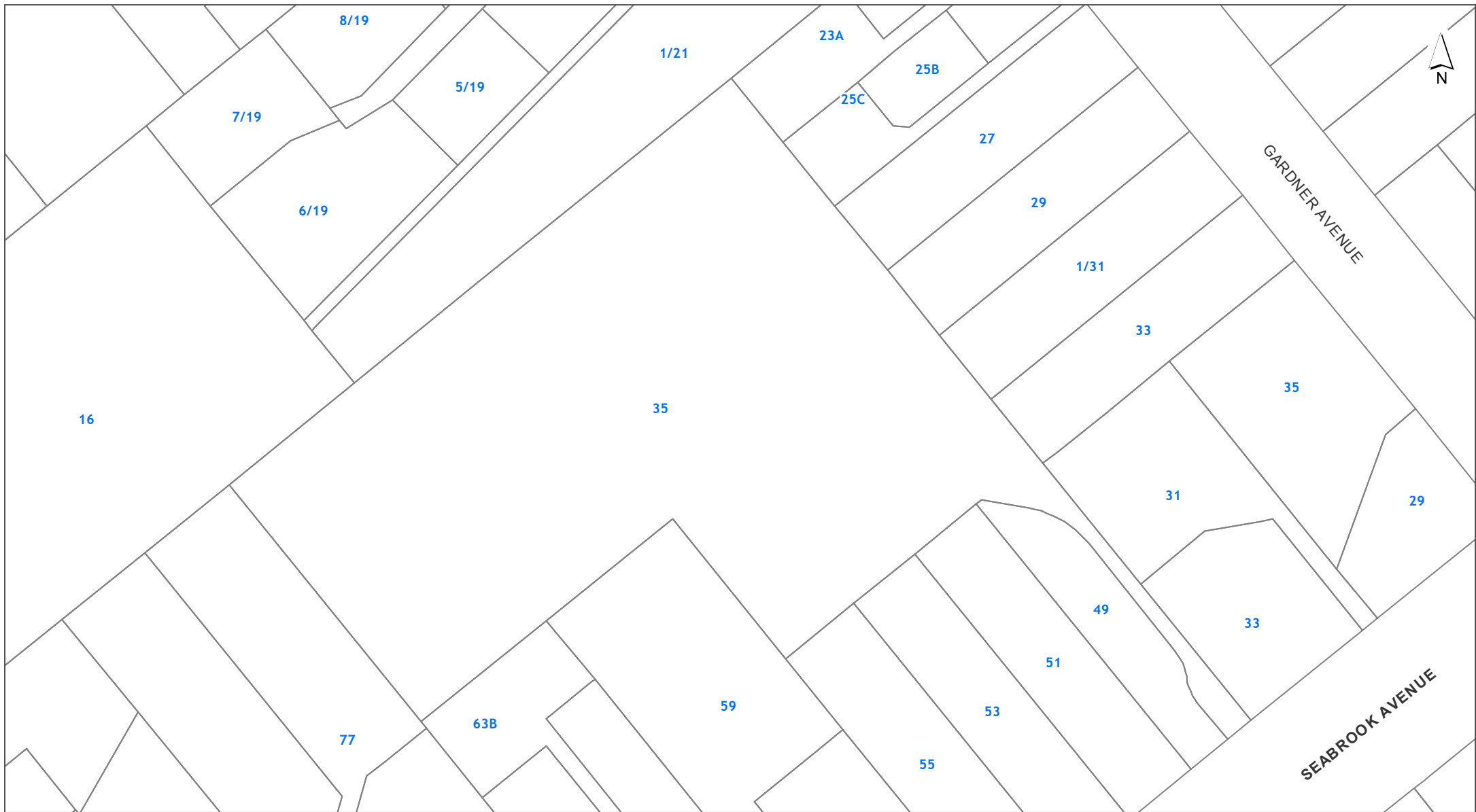


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Mana Whenua
2/45 Seabrook Avenue New Lynn
UNIT K DP 93205

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Meters
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19/05/2020



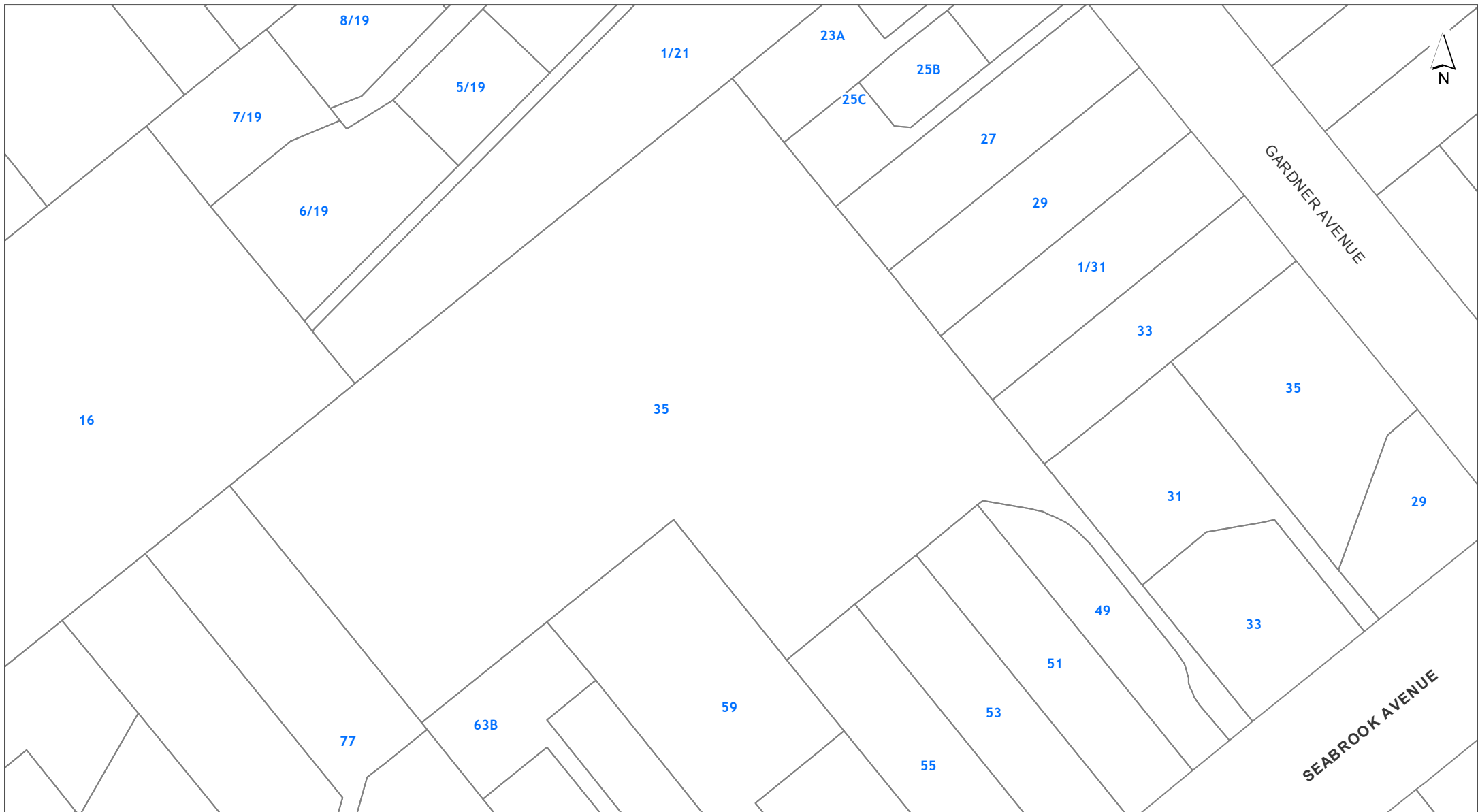


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Natural Heritage
2/45 Seabrook Avenue New Lynn
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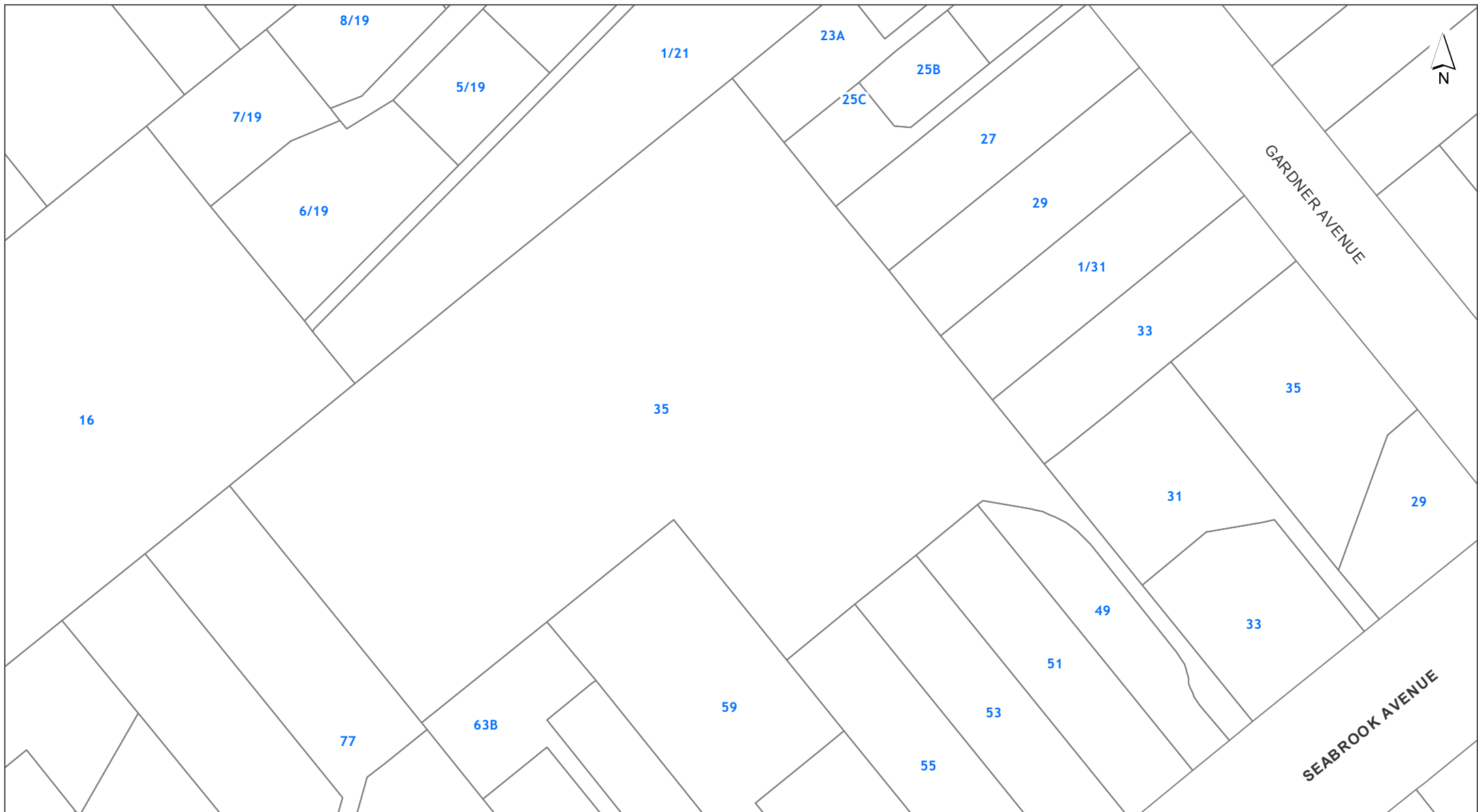


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Natural Resources
2/45 Seabrook Avenue New Lynn
UNIT K DP 93205

0 7 14 21
Meters
Scale @ A4
= 1:1,000
Date Printed:
19/05/2020



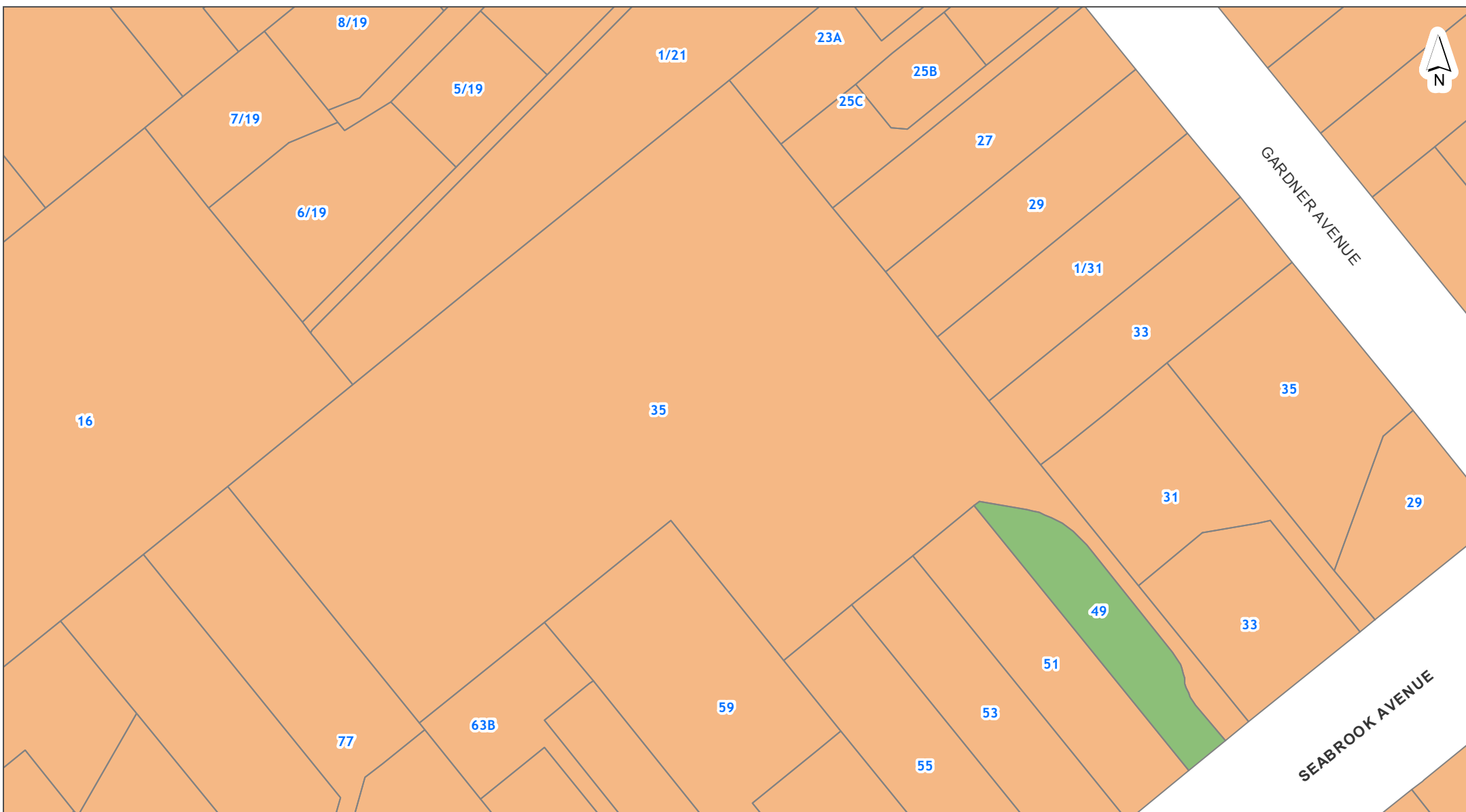


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Precincts
2/45 Seabrook Avenue New Lynn
UNIT K DP 93205

0 7 14 21
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Zones and Rural Urban Boundary
2/45 Seabrook Avenue New Lynn
UNIT K DP 93205

0 7 14 21
Meters
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= 1:1,000
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19/05/2020





NOTATIONS

Appeals

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

Proposed Plan Modifications







-  Notice of Requirements
-  Plan Changes

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)

ZONING







Residential

-  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

-  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

-  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
-  Water [i]



Rural

-  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

-  Future Urban Zone
-  Green Infrastructure Corridor (Operative in some Special Housing Areas)

Infrastructure

-  Special Purpose Zone - Airports & Airfields
Cemetery
Quarry
Healthcare Facility & Hospital
Tertiary Education
Māori Purpose
Major Recreation Facility
School
-  Strategic Transport Corridor Zone

Coastal

-  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














Precincts

--- Rural Urban Boundary









--- Indicative Coastline [i]

Overlays


Natural Resources

-  Terrestrial [rp/dp]
-  Marine 1 [rcp]
-  Marine 2 [rcp]
-  Water Supply Management Areas Overlay [rp]
-  Natural Stream Management Areas Overlay [rp]
-  High-Use Stream Management Areas Overlay [rp]
-  Natural } Lake Management Areas Overlay (Natural Lake and Urban Lake)
-  Urban }
-  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
















Mana Whenua

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








Built Environment

-  Identified Growth Corridor Overlay











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]
-  Viewshafts
-  Height Sensitive Areas
-  Regionally Significant Volcanic Viewshafts Overlay Contours [i]
-  Locally Significant Volcanic Viewshafts Overlay [rcp/dp]
-  Locally Significant Volcanic Viewshafts Overlay Contours [i]
-  Modified
-  Natural
-  Local Public Views Overlay [rcp/dp]
-  Extent of Overlay
-  Subdivision Schedule

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 [i]
-  Stockade Hill Viewshaft Overlay – 8m height area
-  Stockade Hill Viewshaft [i]

Controls

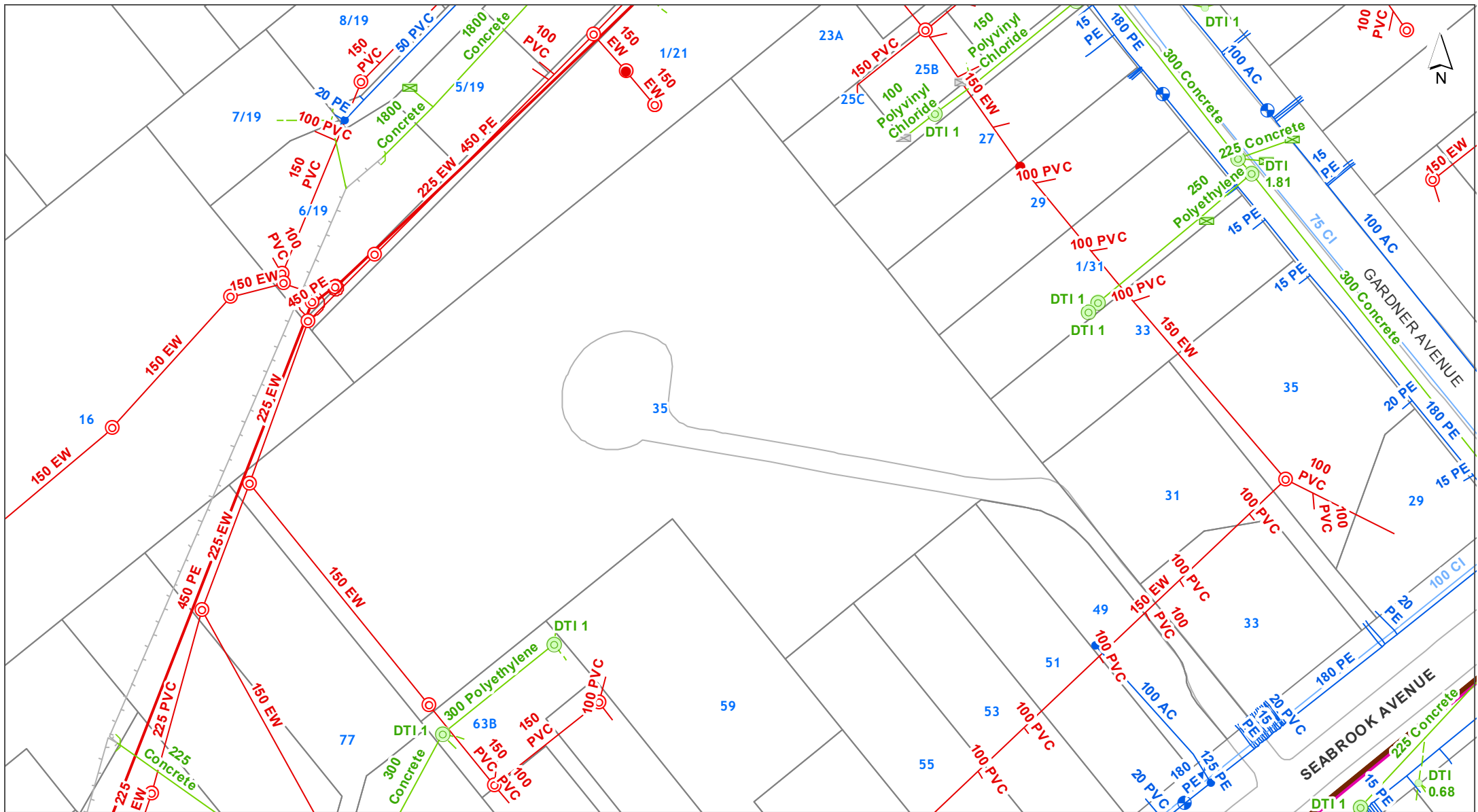
-  Key Retail Frontage
-  General Commercial Frontage
-  Adjacent to Level Crossings
-  General
-  Motorway Interchange Control
-  Centre Fringe Office Control
-  Height Variation Control
-  Parking Variation Control
-  Level Crossings With Sightlines Control
-  Arterial Roads

-  Business Park Zone Office Control
-  Hazardous Facilities
-  Infrastructure
-  Macroinvertebrate Community Index
-  Flow 1 [rp]
-  Flow 2 [rp]
-  Subdivision Variation Control
-  Surf Breaks [rcp]
-  Cable Protection Areas Control [rcp]
-  Coastal Inundation 1 per cent AEP Plus 1m Control

Designations

-  Designations

-  Airspace Restriction Designations



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Underground Services
 2/45 Seabrook Avenue New Lynn
 UNIT K DP 93205

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 Date Printed:
 19/05/2020



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 |

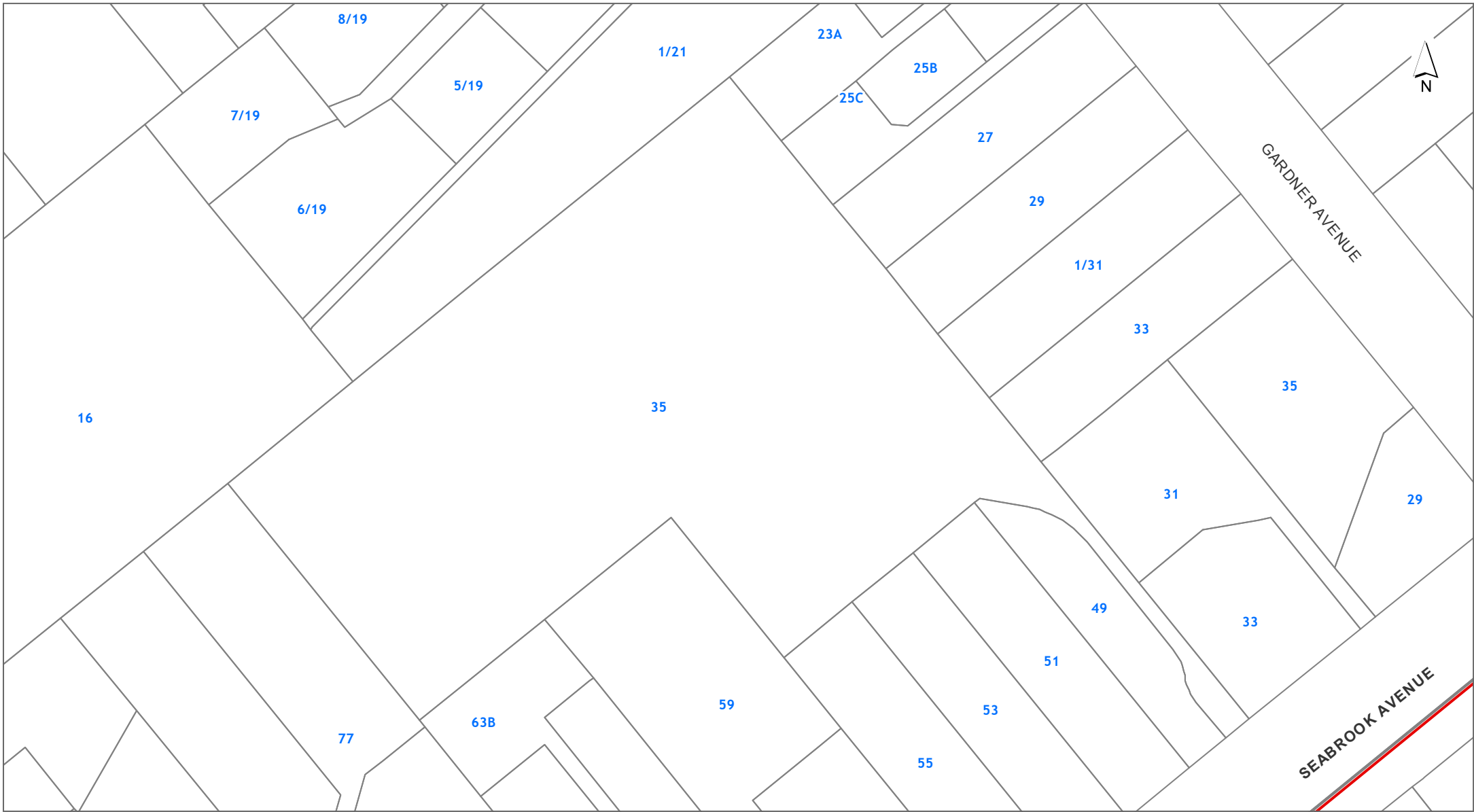
Wastewater

- | | |
|--|------------------------------------|
| | 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

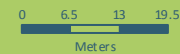
- | | |
|--|---|
| | Transpower Site |
| | Pylon (Transpower) |
| | 110 kv - Electricity Transmission |
| | 220 kv - Electricity Transmission |
| | 400 kv - Electricity Transmission |
| | Aviation Jet A1 Fuel Pipeline |
| | Liquid Fuels Pipeline [Marsden to Wiri] |
| | Gas Transmission Pipeline |
| | High-Pressure Gas Pipeline |
| | Medium-Pressure Gas Pipeline |
| | Indicative Steel Mill Slurry Pipeline |
| | Indicative Steel Mill Water Pipeline |
| | Fibre Optic Cable (ARTA) |
| | Contour Interval |

Legend updated: 15/08/2019



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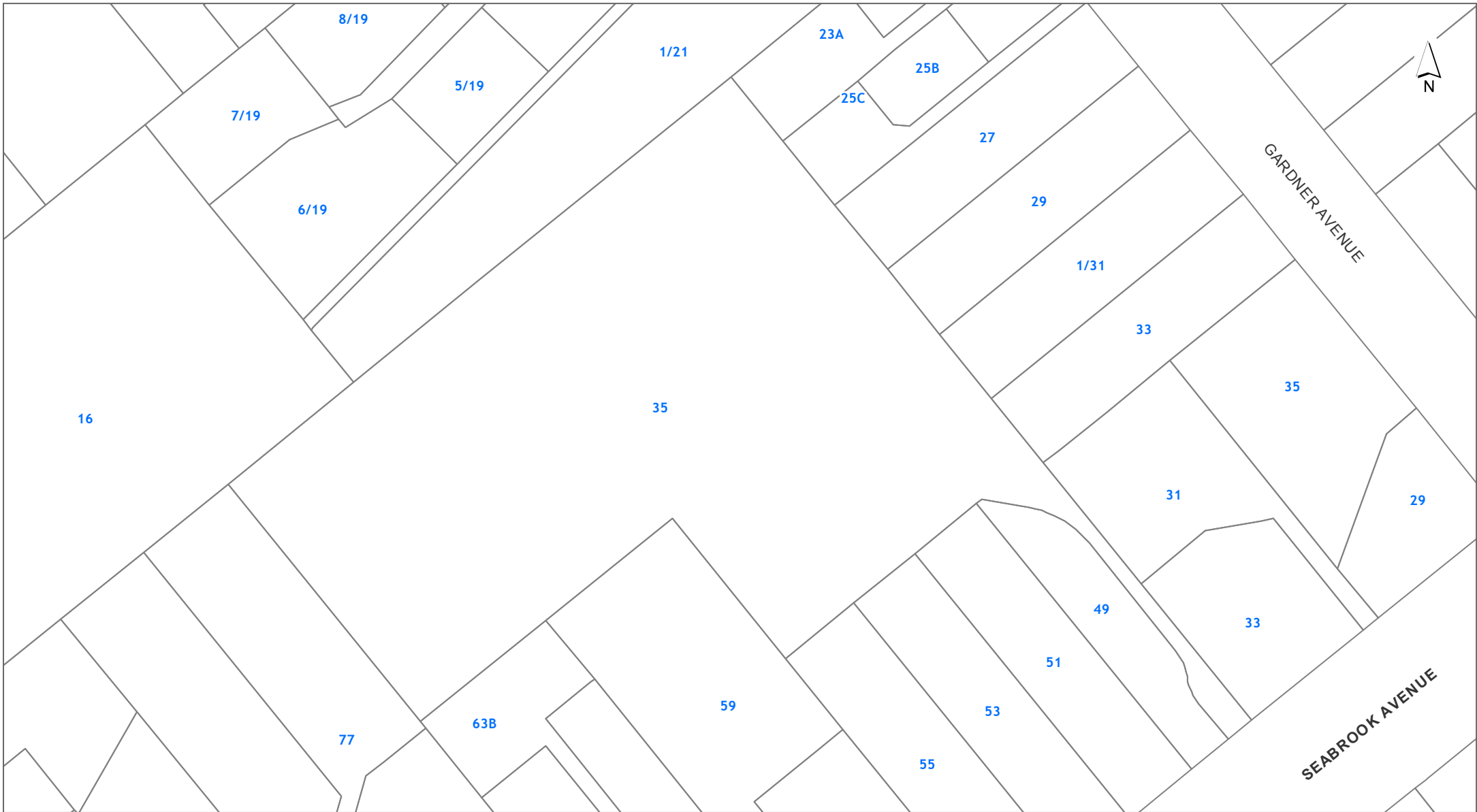
Hazards
2/45 Seabrook Avenue New Lynn
UNIT K DP 93205



Scale @ A4
= 1:1,000

Date Printed:
19/05/2020



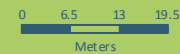


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Natural Hazards - Coastal Inundation

2/45 Seabrook Avenue New Lynn

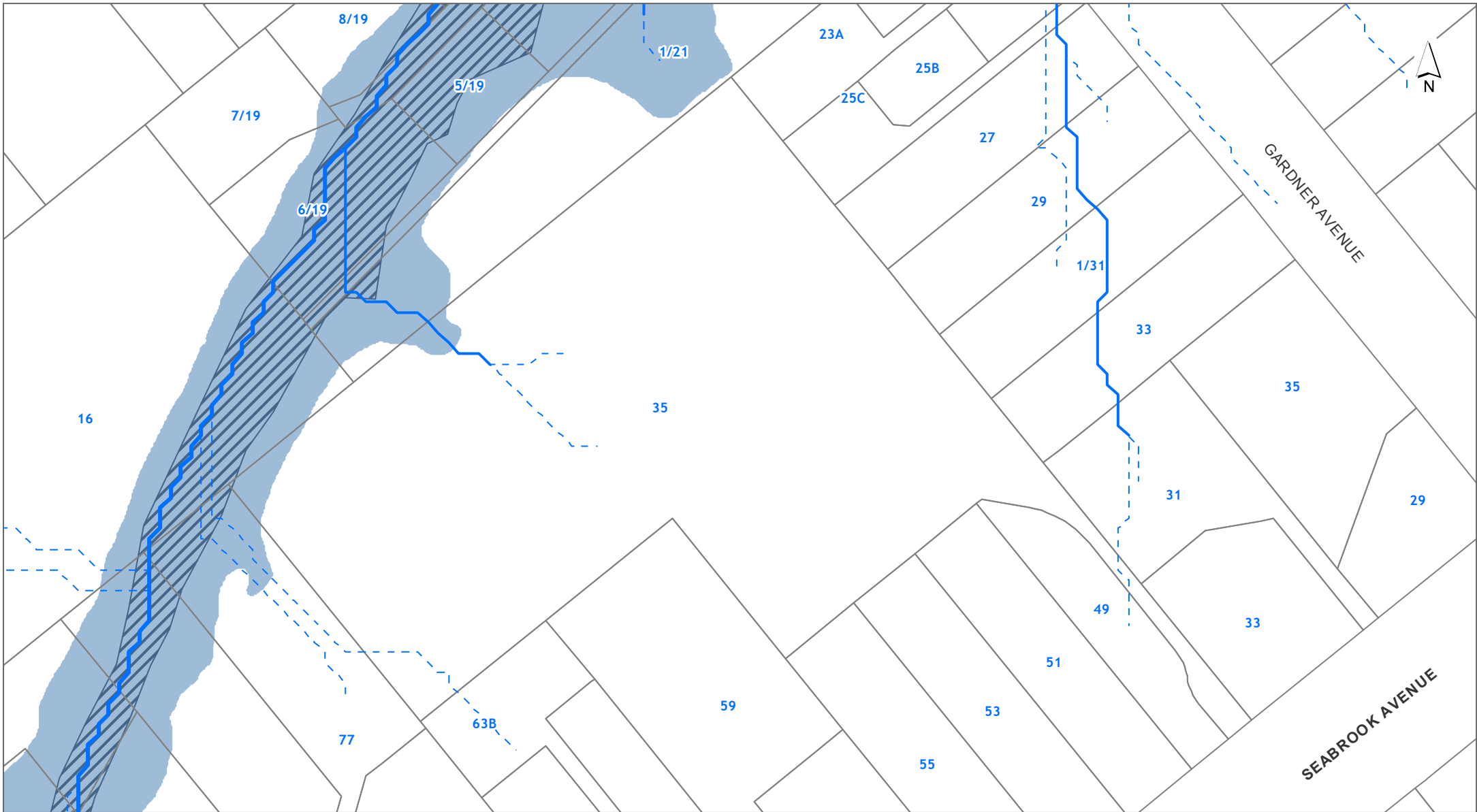
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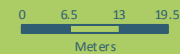
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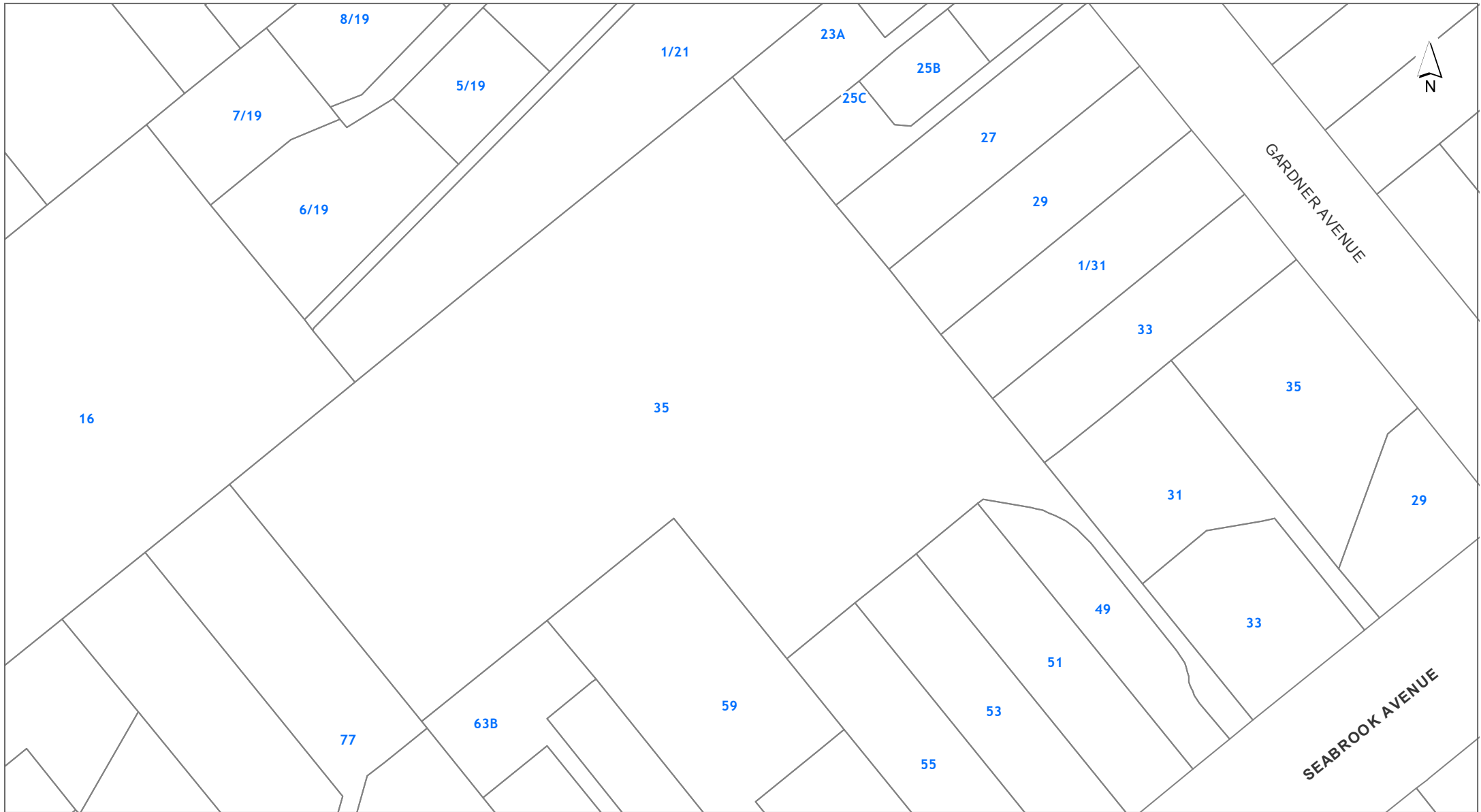
Natural Hazards - Flooding
2/45 Seabrook Avenue New Lynn
UNIT K DP 93205



Scale @ A4
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Date Printed:
19/05/2020



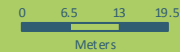


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Natural Hazards - Sea Spray

2/45 Seabrook Avenue New Lynn

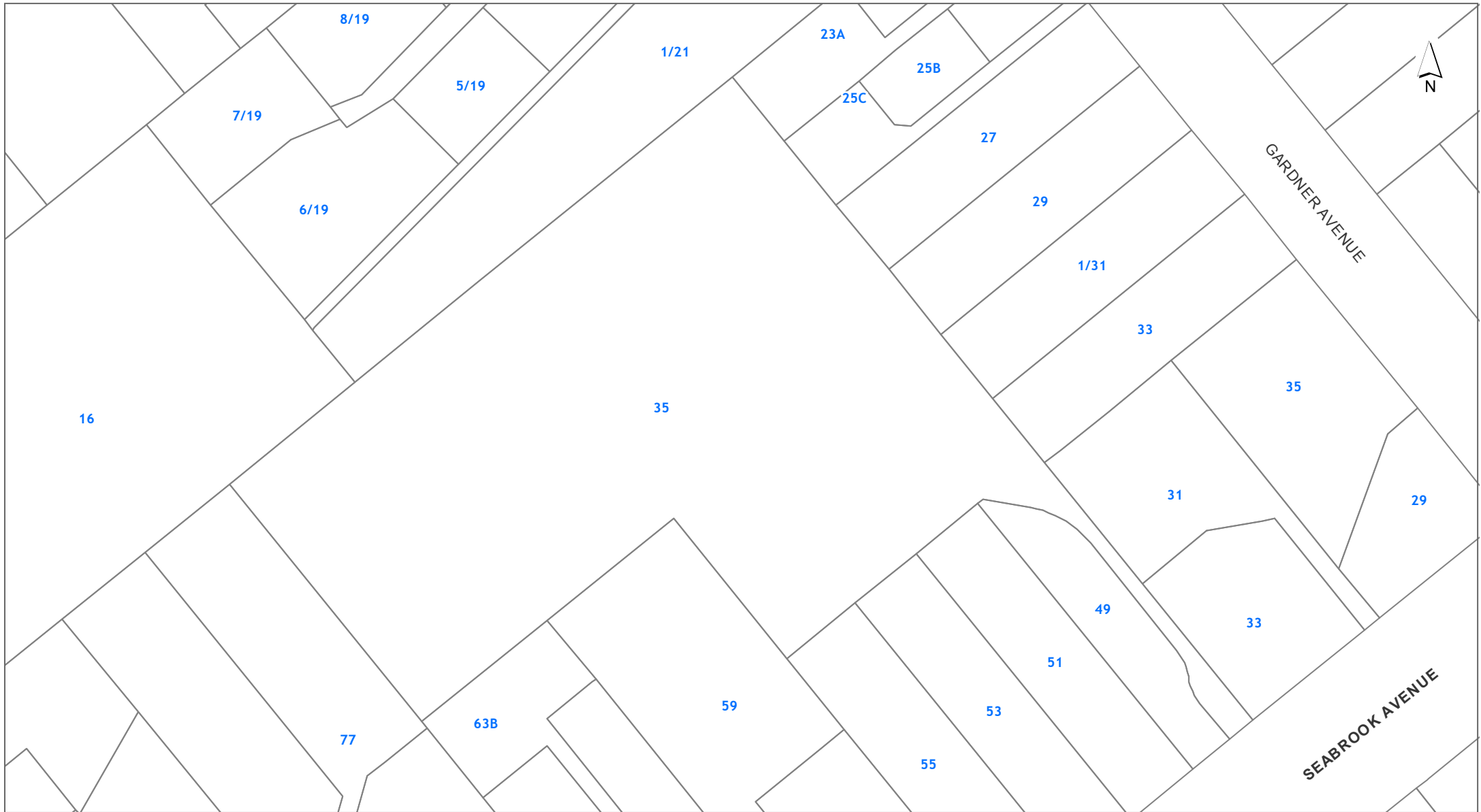
UNIT K DP 93205



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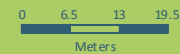


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Natural Hazards - Volcanic Cones

2/45 Seabrook Avenue New Lynn

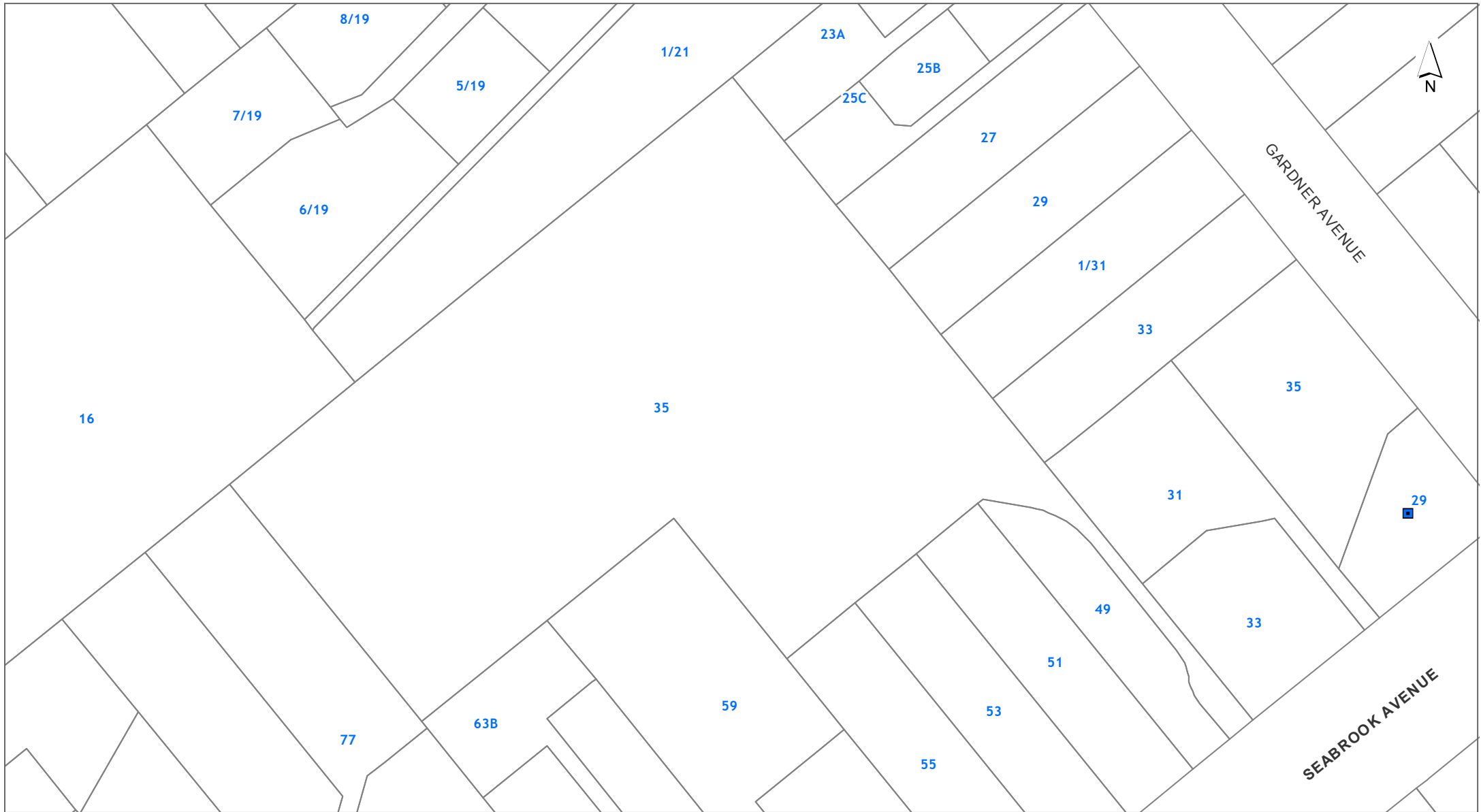
UNIT K DP 93205



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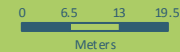
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Other
2/45 Seabrook Avenue New Lynn
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Hazards

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

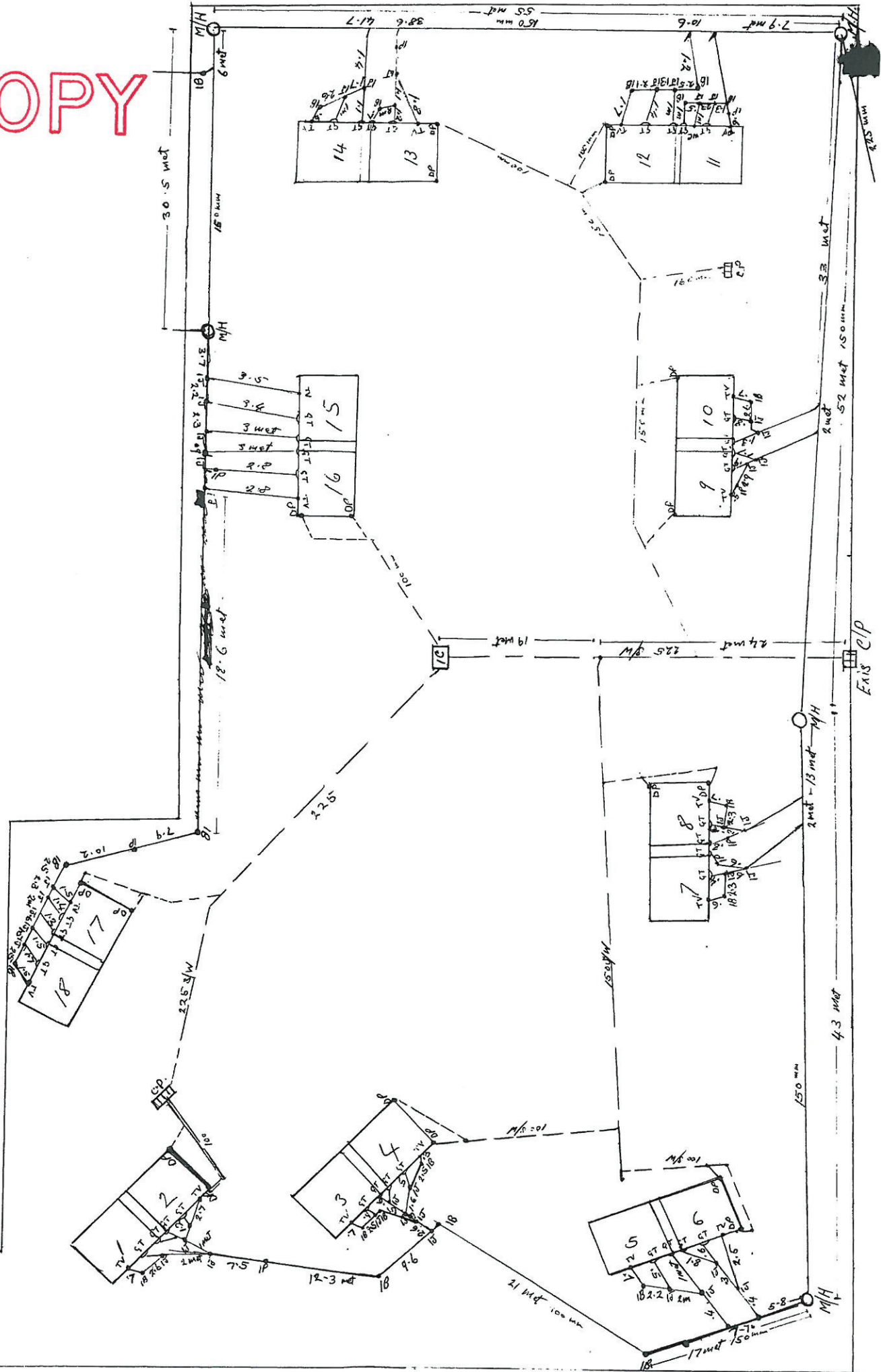
-  Archaeological Site
-  Hayward and Diamond
-  Historic Botanical Site
-  Historic Structure
-  Maori Heritage Area
-  Maritime Site
-  Reported Historic Site

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.

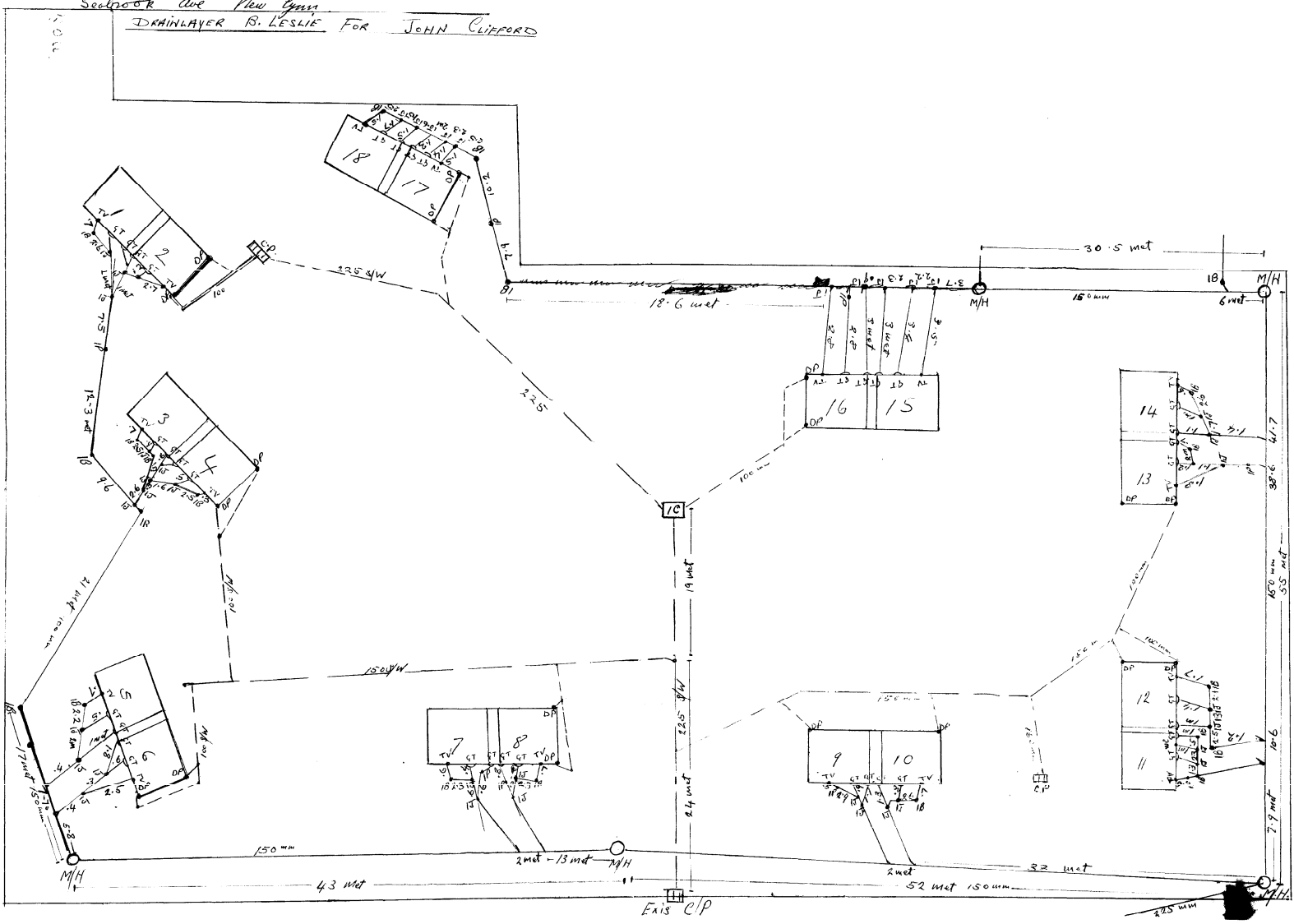
Legend updated: 12/06/2018

COPY

Sections are New from
DRAINLAYER B. LESLIE FOR JOHN CLIFFORD



Sedbrook Ave New Conn
DRAINLAYER B. LESLIE FOR JOHN CLIFFORD



14.0 RECOMMENDED DECISION

Pursuant to Sections 104, 104B, 104D and 108 of the Resource Management Act 1991, being satisfied that no body or person is adversely affected,; it is recommended that *resource consent be granted* to the application by *Watercare Services* for the works within the dripline of protected vegetation and clearance of vegetation within various road reserves, , reserves (Manawa Wetland Reserve & Willerton Avenue) and private properties including Willerton Avenue, Dodon Place Margan Avenue, Titirangi Road, Gardner Avenue and Seabrook Avenue (refer to the Arborist Report by Simon Miller for Peers Brown Miller Ltd and dated April 2009) for the following reasons pursuant to Section 113 of the Act:

- (i) The loss of vegetation would not detract from either the visual or landscape amenities associated with the site and the wider locality
- (ii) Replacement planting would in time both continue and enhance the overall resilience, biodiversity and ecological integrity of the Green Network and its constituent parts
- (iii) Vegetation requiring removal is typically weed species and works within the dripline will not adversely affect retained vegetation in a more than minor manner. This will help maintain the neighbourhood character that prevails and ensure the neighbourhood's amenity values are not compromised.
- (iv) The proposal allows for enhanced reticulated systems to ensure the health and well-being of people and their communities.
- (v) Any adverse effects on the environment by the proposal are considered to be only short-term and temporary in nature and will be no more than minor and would be adequately avoided, remedied or mitigated by the conditions of consent.
- (vi) The proposal satisfies the relevant objectives, policies, rules and other provisions of the Waitakere City Operative District Plan, and is consistent with Part II of the Act

Conditions imposed on the consent are as follows:

1. Subject to the conditions outlined below, the vegetation clearance shall proceed in accordance with the information submitted with the application, dated 2nd December 2008, and referenced by Council as LUC 2009-317 and the Arborist Report by Simon Miller for *Peers Brown Miller Ltd* and dated April 2009. The only vegetation to be subject to clearance shall be that identified in Section 1.0 and 4.0 of this report.
2. The consent holder shall appoint an approved Works Arborist. All works beneath the dripline of protected vegetation shall be supervised by the Works Arborist and undertaken in accordance with best arboricultural practices.
3. It shall be the responsibility of the resource consent holder to provide evidence of arboricultural supervision to Council's monitoring officer in the form of an invoice or supporting letter confirming supervision.
4. Prior to any works commencing on site the consent holder shall arrange for a pre-commencement meeting to be held between the consent holder, the site supervisor and the Works Arborist. At the pre commencement meeting the site supervisor will confirm the proposed methodology and anticipated time for undertaking the works, including a description of the equipment required. Jointly the site supervisor and Works Arborist shall confirm the approximate location of where temporary tree protection measures shall be implemented. A string line or equivalent shall be strung temporarily to illustrate the extent of fencing. Additionally the location of the site access, material storage and/or stockpiling areas to be required on site shall be agreed. The consent holder shall minute this meeting and a copy of these shall be forwarded to Council's Environmental Monitoring Officer within 5 working days of the meeting.

location of the replacement trees and includes the details of the resource consent that requires the trees to be planted.

[*This is a horticultural term referring to the pint bag size the tree has been grown in. A tree nursery or garden centre will be able to advise you with respect to fulfilling the outlined requirements].

18. The replacement vegetation shall be of good quality nursery stock and maintained to the satisfaction of Council for a period of 2 years from the date of planting. If the replacement tree dies within this period, it shall be replaced and maintained as per the stated conditions.
19. Pursuant to Section 125 of the Resource Management Act 1991, this consent shall lapse after a period of two years from the commencement of the consent. The vegetation clearance shall be undertaken within 2 years of the issue of this consent. If this does not happen the consent lapses and a new consent will need to be applied for.
20. If during excavations and/or activities within or adjacent to the dripline of protected vegetation which in the opinion of the "Arborist" may generate more than minor adverse effects to the health and well being of the tree, notwithstanding compliance with conditions 1-18, **all work shall cease** and Council's Environmental Monitoring Officer shall be contacted immediately
21. An Arborist completion report shall be submitted to the Manager Resource Consents within one month of completion of works. The arboricultural report will include a statement on affects of the development on the tree/ trees, recommendations for any further remedial work to remedy any detrimental effects and digital photos of the stages of construction and works within the root zone.

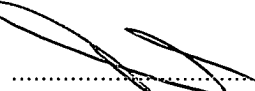
Advice Notes:

1. Where indicated in the conditions it is the consent holders responsibility to inform the Environmental Monitoring Officer when inspection is required. Inspections can be requested through the Call Centre on 839 0400.
2. A copy of this consent shall be held on site throughout the removal process.

Reporting Officer:  Date: 13/5/09
West Fynn, Arborist, Consent Services

14.0 CONSENT GRANTED AS RECOMMENDED

Acting under delegated authority and for the reasons set out in the above recommendation this application (LUC 2009-0317), shall be granted subject to the conditions set out in Section 13.0 above.

 Date: 13/05/09
Mathew Wright / Rachel Dimery / Jeannette Ibrahim / Steven McKenzie
Team Leader, Consent Services

Please contact West Fynn (Ph 836 8000 extn. 8555) if you have any queries about this resource consent and associated report.