

Chapman Tripp
Level 38
CBD
AUCKLAND 1010



Applicant	Chapman Tripp
LIM address	21 Beach Road Favona Auckland 2024
Application number	8270108965
Customer Reference	SDM
Date issued	4-Sep-2018
Legal Description	LOT 1 DP 98157, PT LOT 1 DP 51308, LOT 2 DP 51308, LOT 4 DP 44026,
Certificates of title	NA54A/739, NA49D/1422, NA9B/512

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: High wind speed of 44 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.

Overland Flowpath

This site is potentially at risk of flooding during heavy rainfall events. The extent of this flooding is shown on the attached special land features map as "Overland flowpath".

The overland flowpath has been determined after detailed hydraulic analysis and modelling of the stormwater system and represents the general overland route that stormwater may take.

The council may also hold a catchment or flood hazard report giving detailed flood maps and flood levels in this area. These are held, and are available for viewing (for a fee), at Auckland Council Service Centres.

Any proposed development on this site may require a detailed flood risk report to be completed by a qualified drainage engineer. This will confirm the extent of risk and action required. Proposed development must have regard for established flood flows and levels and the need to ensure that flood plains and flow paths are not impeded.

Phone Auckland Council (09) 301 0101 for further information.

Flood Risk

The site is potentially at risk of flooding during heavy rainfall events. An indication of the extent of the modelled Flood Prone and Flood Sensitive areas are shown on the Natural Hazards map within this LIM. Any proposed development on this site may require a detailed flood risk report to be completed by a qualified drainage engineer. This will confirm the extent of the flood risk and action required. Proposed development must have regard for established flood levels and the need to ensure that flood plains and flow paths are not impeded. This information is provided pursuant to s.44A (2)(a) Local Government Official Information and Meetings Act 1987.

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:	12344668225
Rates levied for the Year 2018/2019 :	\$91,933.70
Total rates to clear for the current year (including any arrears):	\$68,950.27

The rates figures are provided as at 8 a.m. 04/09/2018. 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

21 Beach Road Favona Auckland 2024

Application No.	Description	Decision	Decision Date
31389	Discharge Consent To discharge contaminants to air from the manufacture of different sizes and grades of wire from coiled rolled steel rods.	Granted (Ongoing Monitoring)	03/05/2011
32565	Discharge Consent To authorize the discharge contaminants onto or into land or water from an industrial or trade process being a wire processing facility at 21 Beach Road, Favona, Manuakau	Granted (Ongoing Monitoring)	15/06/2011
44537	Discharge Consent Regional discharge of contaminated land discharge for contaminated soil not meeting permitted activity controls	Granted(Construction Monitoring Underway)	23/06/2014
51114	Land Use Consent Land use - Earthworks to create extra area for vehicle movement, additional storage and parking	Granted(Construction Monitoring Underway)	31/08/2016
ROW70012916	Right of Way Removal of existing Right of Way under Section 348 of the local government act and moving easement to new location under S348 application to enable better access to adjoining neighbour of 25 Beach Road.	Granted	26/01/2018
TRE60314037	Tree Consent Removal of existing trees for the proposed road extension and vehicle crossing to service adjacent industrial site 21 Beach Road.	Granted	31/01/2018

Subdivisions

21 Beach Road Favona Auckland 2024

Application No.	Description	Decision	Decision Date
9633	Subdivision Consent R.O.W	Granted	16/06/1997

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

Application No.	Description	Issue Date	Status
Z1427.3	Factory - Plating plant 332 m2, internal office and amenities 551 m2, mezzanine office 147 m2 and mezzanine storage 414 m2 built approx. 1962 (information obtained from Valuation NZ as at 11.01.1999)	unknown date	Information Only (See Note 11)
1427/3Z	House 1 - 85 m2 built approx. 1940, house 2 - 78 m2 built approx. 1952 and house 3 - 75 m2 built approx. 1949 (information obtained from Valuation NZ as at 11.01.1999)	unknown date	Information Only (See Note 11)
Z14273	Resite existing house	23/11/1961	Issued (See Note 1)
Z146020	Garage	17/12/1961	Issued (See Note 1)
93261	Factory - Wire mill	18/12/1961	Issued (See Note 1)
4667	Plating shop	25/07/1962	Issued (See Note 1)
Z135814	Office on top floor - Screw division	26/09/1962	Issued (See Note 1)
15978	Sewer connection	26/09/1962	Issued (See Note 1)
1427.3Z	Garage	17/12/1962	Issued (See Note 1)
96257	Factory additions - Screw division	12/06/1964	Issued (See Note 1)
96514	Galvanizing lean-to	17/07/1964	Issued (See Note 1)
33271	Workshop extension	30/06/1965	Issued (See Note 1)
Z147.	Guttering, flashing and downpipes	14/12/1965	Issued (See Note 1)
1794	Drainage	15/06/1966	Issued (See Note 1)
99689	Factory addition - no.2 extension west side (screw division)	21/03/1967	Issued (See Note 1)
36839	Hydrogen plant	17/10/1967	Issued (See Note 1)
A38480	Store building extension	04/06/1968	Issued (See Note 1)

Application No.	Description	Issue Date	Status
B52032	Extension to galvinizing line no. 3	10/09/1969	Issued (See Note 1)
C4265	Factory and office additions - Screw division	31/08/1970	Issued (See Note 1)
C42280	Hydrogen plant extension	15/12/1970	Issued (See Note 1)
C67377	Office	18/08/1971	Issued (See Note 1)
C68369	New substation housing	22/11/1971	Issued (See Note 1)
5702Z	Install manhole	26/04/1973	Issued (See Note 1)
Z.1427	Garage	06/09/1973	Issued (See Note 1)
F44522	Factory addition	19/09/1973	Issued (See Note 1)
7875Z	Stormwater drainage	31/10/1973	Issued (See Note 1)
G7963	Factory	05/04/1974	Issued (See Note 1)
G27485	Office extension	19/06/1974	Issued (See Note 1)
10994	Sanitary sewer	18/07/1974	Issued (See Note 1)
G23062	Additional store and office	24/07/1974	Issued (See Note 1)
G23099	Canteen and amenities extension	10/09/1974	Issued (See Note 1)
12304	Drainage	30/09/1974	Issued (See Note 1)
12327	Plumbing	04/10/1974	Issued (See Note 1)
12326	Plumbing	14/10/1974	Issued (See Note 1)
Z1427.3Z	Gas valve compound	15/10/1974	Issued (See Note 1)
G32146	Boilerhouse chimney additions	08/09/1975	Issued (See Note 1)

Application No.	Description	Issue Date	Status
H2281	Office alterations	18/03/1976	Issued (See Note 1)
H2489	Workshop toilets and amenities	24/03/1976	Issued (See Note 1)
H48849	Storage shed	06/04/1977	Issued (See Note 1)
H124671	Underground pit for fuel tank	03/08/1977	Issued (See Note 1)
J29614	Factory alterations	13/12/1978	Issued (See Note 1)
J809	Internal alterations (ground floor stores/ mezzanine)	29/08/1979	Issued (See Note 1)
J1421	New H2S bottle storage	16/11/1979	Issued (See Note 1)
4900	Plumbing works	17/11/1980	Issued (See Note 1)
J66275	Internal factory enclosure (extension to battery room)	18/11/1980	Issued (See Note 1)
J66755	Restructured extension to battery charging room	08/12/1980	Issued (See Note 1)
5840	Drainage	08/12/1980	Issued (See Note 1)
1427.	Social club building	09/03/1981	Issued (See Note 1)
6043	Drainage from carpark and s/c to house	09/03/1981	Issued (See Note 1)
6084	Alterations to internal plumbing	30/03/1981	Issued (See Note 1)
J67490	First floor extension (north end)	07/04/1981	Issued (See Note 1)
K87617	Internal alterations to cleaning house	05/01/1982	Issued (See Note 1)
A9912	CNG Compressor building (auto fuel system)	28/05/1982	Issued (See Note 1)
A11099	Ground floor office alterations/additions	19/10/1982	Issued (See Note 1)
1427Z	Garage	30/11/1986	Issued (See Note 1)

Application No.	Description	Issue Date	Status
F32627	Plating shop demolition	28/01/1988	Issued (See Note 1)
F32886	Canopy to existing factory	22/03/1988	Issued (See Note 1)
2987	Drainage - Seal off four connections	26/04/1988	Issued (See Note 1)
F33229	Factory alterations - Upgrade of existing warehouse/office/factory	02/05/1988	Issued (See Note 1)
F33690	Transformer enclosure	27/06/1988	Issued (See Note 1)
Z4088	Stormwater lines	31/08/1988	Issued (See Note 1)
H27201	Internal structural alterations	05/11/1990	Issued (See Note 1)
931654	Internal demolition and internal alterations to office building- new offices and new canteen facilities	09/07/1993	CCC Issued 13/12/1993 (See Note 2)
931850	Internal alterations to office building - Partitioning and demolition work	23/07/1993	CCC Issued 13/12/1993 (See Note 2)
933823	Install backflow preventer to wiremakers factory	21/12/1993	CCC Issued 16/01/1994 (See Note 2)
940425	Internal partitioning for offices and toilets to office building	28/02/1994	CCC Issued 17/05/1996 (See Note 2)
972027	Interior office fitout	23/09/1997	Lapsed (See Note 8)
981363	Install backflow preventer in factory	03/04/1998	CCC Issued 04/06/2014 (See Note 2)
984801	Removal of office/4 fire doors and demolition of blockwall	14/12/1998	CCC Issued 04/06/2014 (See Note 2)
020590 020590A1	Additional office and changes to fire alarm Amendments - Removal of halon fire extinguishing systems	18/03/2002	CCC Issued 24/05/2004 (See Note 2)
025250	Stage Number: 1/1 - Replacement racking	07/01/2003	CCC Issued 09/04/2003 (See Note 2)

Application No.	Description	Issue Date	Status
045453	Service/inspection pit	22/12/2004	CCC Issued 17/03/2005 (See Note 2)
050432	Construct access platform and paint room on wire products machine	05/04/2005	CCC Issued 30/06/2005 (See Note 2)
053199	Installation of an access platform for servicing machinery	01/11/2005	CCC Issued 04/06/2014 (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.
8	No building work should have been carried out under this consent.
11	Legacy record created for Information Only purposes

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.

Building - Other Issues

Effective Date	Reference	Description
01/06/2018	A reference number is not recorded by Council for this type of record	Specified requirements Industrial Cooling Tower(s) registered at this location For further information, please contact Auckland Council's Building Control team.

Compliance Schedules (Building Warrant of Fitness)

21 Beach Road Favona Auckland 2024

Reference number	BWOF expiry date
670	18/04/2019
671	18/04/2019

Seismic Performance

The Building Act 2004 sets out how earthquake-prone and potentially earthquake-prone buildings are identified and managed by Territorial Authorities. Residential properties (unless they have two or more storeys and contain three or more household units) are not subject to the earthquake-prone provisions of the Building Act.

The earthquake-prone building provisions of Auckland Council's Earthquake Prone, Dangerous and Insanitary Buildings Policy 2011-2016 have been superseded by changes made to the Building Act by the Building (Earthquake-prone Buildings) Amendment Act 2016 which came into effect on 1 July 2017.

For more information on the system for managing earthquake-prone buildings under the Building Act , please visit <https://www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/>

Important: The transition process from managing earthquake-prone and potentially earthquake-prone buildings under Auckland Council's Earthquake-prone, Dangerous and Insanitary Buildings Policy to the provisions of the Building (Earthquake-prone Buildings) Amendment Act 2016 will provide building owners with an opportunity to have the seismic performance of their building re-assessed using new engineering assessment methodology.

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.

Zoning:	Business Business 6
Proposed Modifications	No site specific modification recorded

Notified District Plan Changes

From time to time changes to the District Plan are proposed through Plan Changes. Plan changes are publicly notified so that people can make submissions on the proposed changes. These Plan Changes may propose to alter the zone or policies or rules that apply to land or sites in a particular locality. Plan changes may affect particular land, sites or development rights and obligations in many and varied ways. Please refer to the District Plan for information on any proposed Plan Changes or see the Auckland Council website at: <http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/DistrictRegionalPlans/Pages/proposedamendmentstoplans.aspx>.

Restriction(s)

This property is affected by the following restriction(s):

Control Zone - refer to the <http://www.aucklandcity.govt.nz/council/documents/districtplanmanukau/maps/map10.pdf>
<http://www.aucklandcity.govt.nz/council/documents/districtplanmanukau/maps/map15.pdf>

Further information on these restrictions may be provided elsewhere in this document. Alternatively please contact a Resource Management Planner at an Auckland council service centre or by telephone for further information.

District Plans (including appendices) and any proposed changes to them are available to view at all Council offices or on-line at Councils' website: www.aucklandcouncil.govt.nz. Please note the District Plan attached is relevant to the property of the LIM. Where a property abuts a Legacy Council boundary, only the District Plan details of that property are shown.

Proposed Unitary Plan

Please note that the **Auckland Unitary Plan - Operative in part** applies to this property and should be carefully reviewed and considered, as it may have implications for how this property can be developed and/or used. As from 15 November 2016 parts of the Auckland Unitary Plan are operative. Where that is the case, those parts of the Auckland Unitary Plan replace the corresponding parts of legacy regional and district plans. Certain parts of the Auckland Unitary Plan have not become operative. Where this is the case, both the Auckland Unitary Plan and the legacy regional and district plans will need to be considered.

The relevant planning maps from the Auckland Unitary Plan and legacy district plans are attached.

The Auckland Unitary Plan can be viewed online at:

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

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

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

Unitary plan documentation on last attachment.

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

<http://www.aucklandcouncil.govt.nz/EN/planspoliciesprojects/plansstrategies/unitaryplan/Pages/paupappeals.asp>

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).

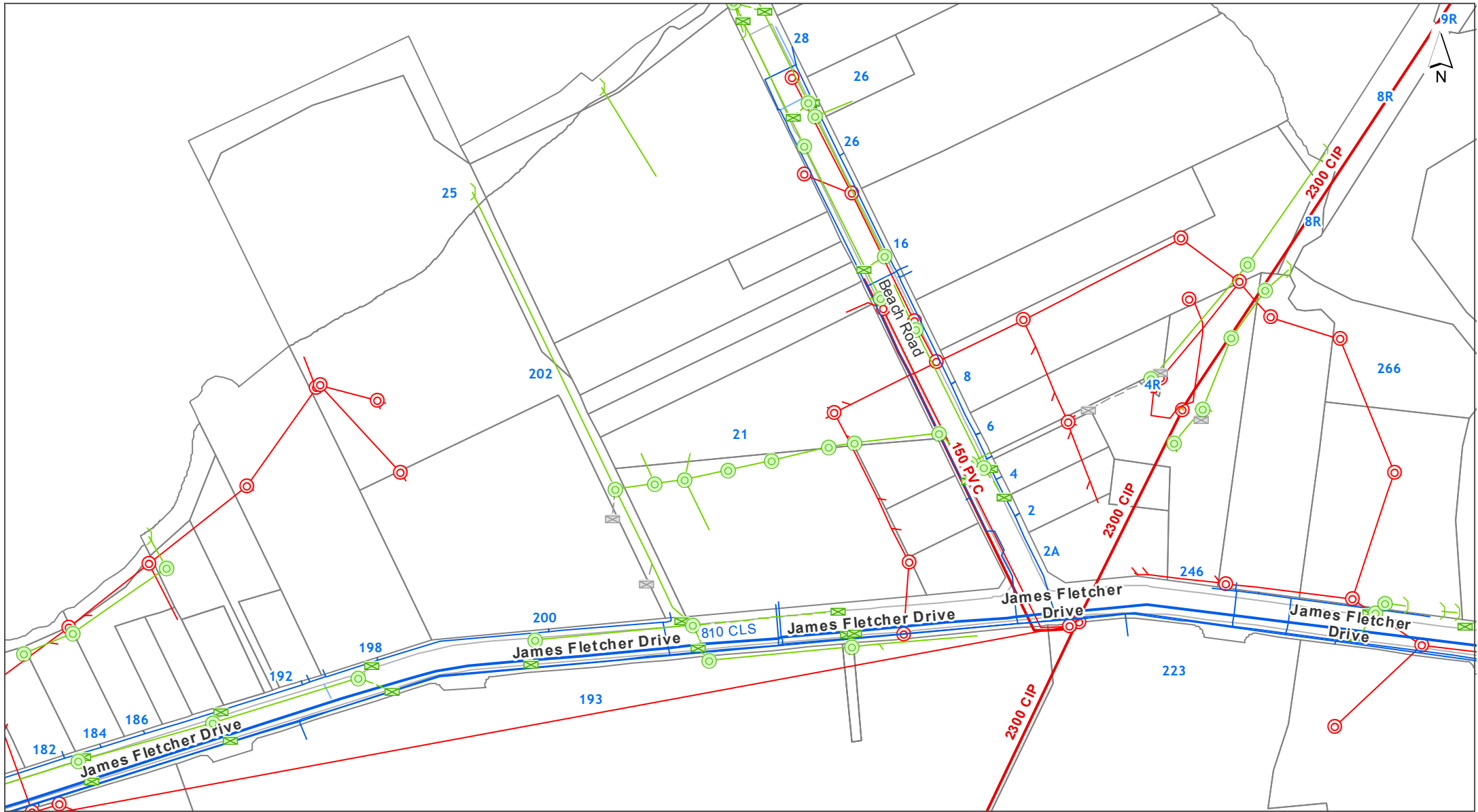
Attachments

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.

- Underground Services & Utilities Map and Map Legend
- Special Land Features Map and Map Legend
- The Proposed Auckland Unitary Plan - Decisions version
- District Plan Excerpt Map and Map Legend
- Proposed Auckland Unitary Plan Property Summary Report

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 : 940425
- As Built Drainage Plan : H124671
- As Built Drainage Plan : H27201
- Consent Conditions : 51114
- As Built Drainage Plan : 1427Z
- As Built Drainage Plan : 15978
- As Built Drainage Plan : 10994
- As Built Drainage Plan : 2987
- As Built Drainage Plan : 96257
- As Built Drainage Plan : 93261



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Underground Services
21 Beach Road Favona Auckland 2024
LOT 1 DP 98157 & PT LOT 1 DP 51308 & LOT 2 DP 51308 & LOT 4

0 10 20 30
 Meters
 Scale @ A4
 = 1:2,500
 Date Printed:
 4/09/2018



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 |

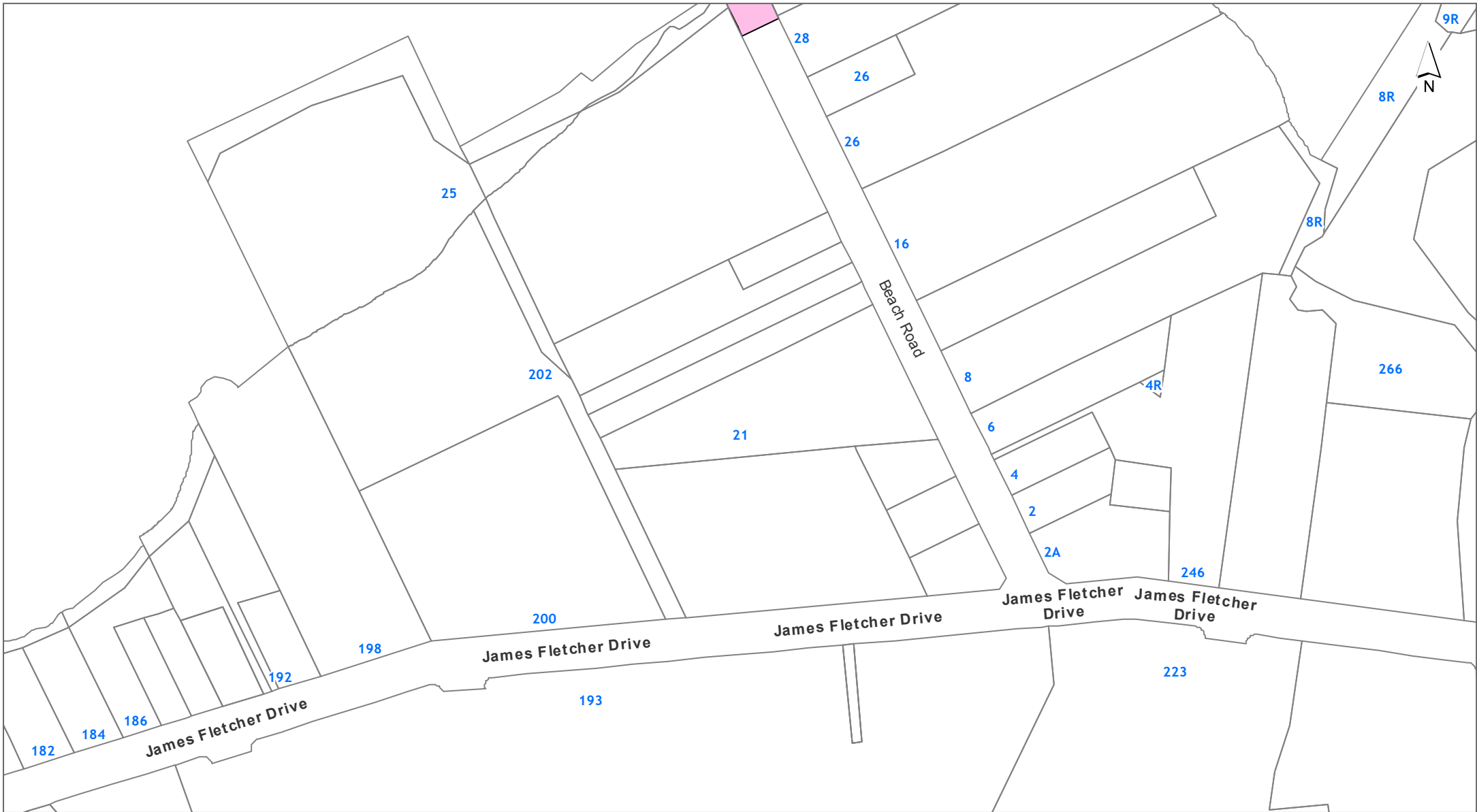
Wastewater

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

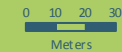
- | | |
|--|---|
| | Transpower Site |
| | Pylon (Transpower) |
| | 220kv Line (Transpower) |
| | 110kv Line (Transpower) |
| | 33kv Line (Transpower) & Underground Line (Mercury) |
| | Transmission Line (Vector) |
| | Oil Services Pipeline [Wiri] |
| | Liquid Fuels Pipeline [Wiri to Marsden] |
| | High-Pressure 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



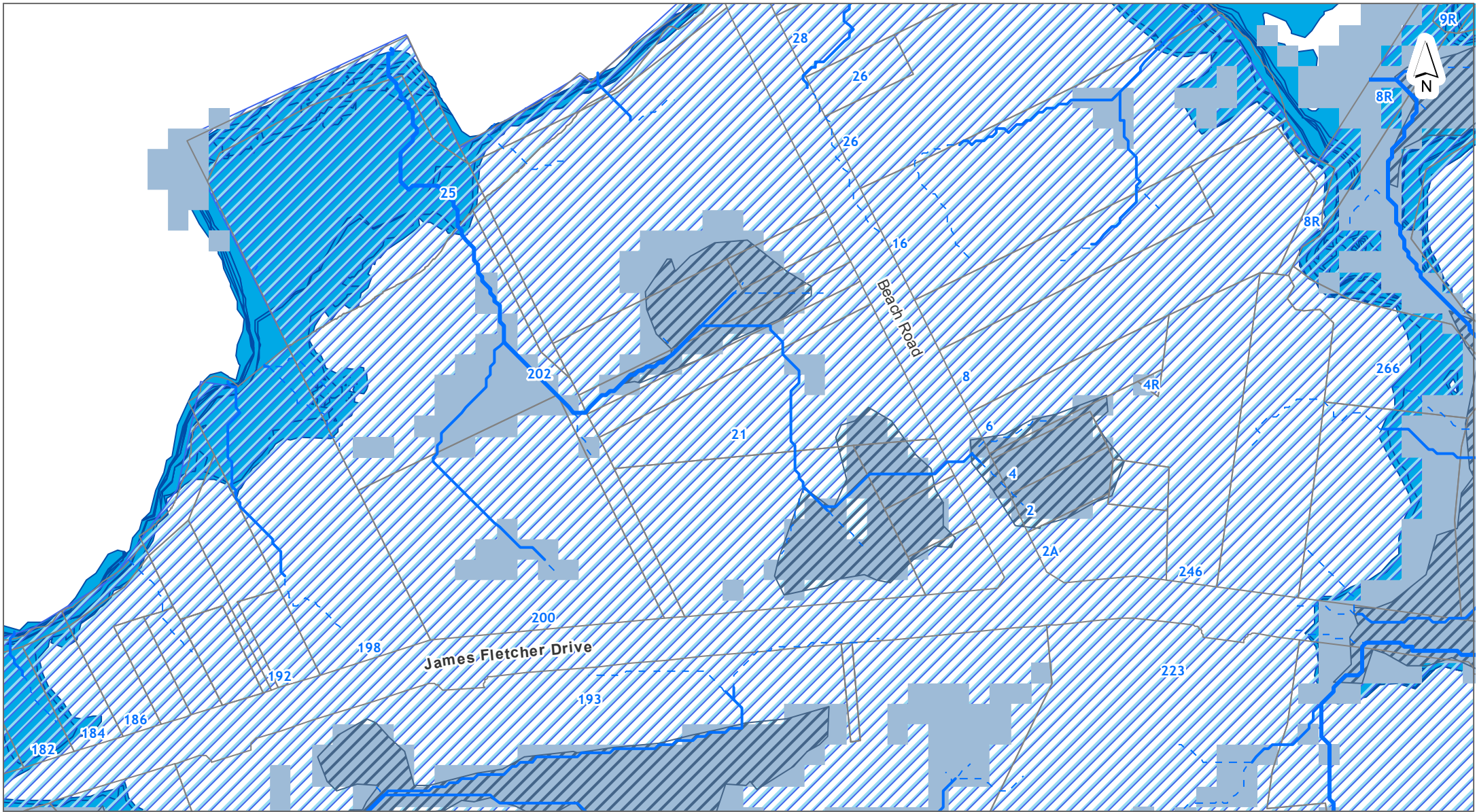
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1 - Hazards
21 Beach Road Favona Auckland 2024
LOT 1 DP 98157 & PT LOT 1 DP 51308 & LOT 2 DP 51308 & LOT 4



Scale @ A4
 = 1:2,500
Date Printed:
 4/09/2018



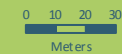


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2 - Natural Hazards

21 Beach Road Favona Auckland 2024

LOT 1 DP 98157 & PT LOT 1 DP 51308 & LOT 2 DP 51308 & LOT 4



Scale @ A4
= 1:2,500

Date Printed:
4/09/2018



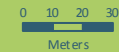
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3 - Other

21 Beach Road Favona Auckland 2024

LOT 1 DP 98157 & PT LOT 1 DP 51308 & LOT 2 DP 51308 & LOT 4



Scale @ A4
= 1:2,500

Date Printed:
4/09/2018












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

-  2000m² to 4000m²
-  4000m² to 3ha
-  3ha and above
-  Flood Plains
-  Flood Prone Areas
-  Flood Sensitive Areas
-  Coastal Inundation
-  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: 5/05/2017



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Built Environment
21 Beach Road Favona Auckland 2024
LOT 1 DP 98157 & PT LOT 1 DP 51308 & LOT 2 DP 51308 & LOT 4

0 10 20 30
 Meters
 Scale @ A4
 = 1:2,500
 Date Printed:
 4/09/2018



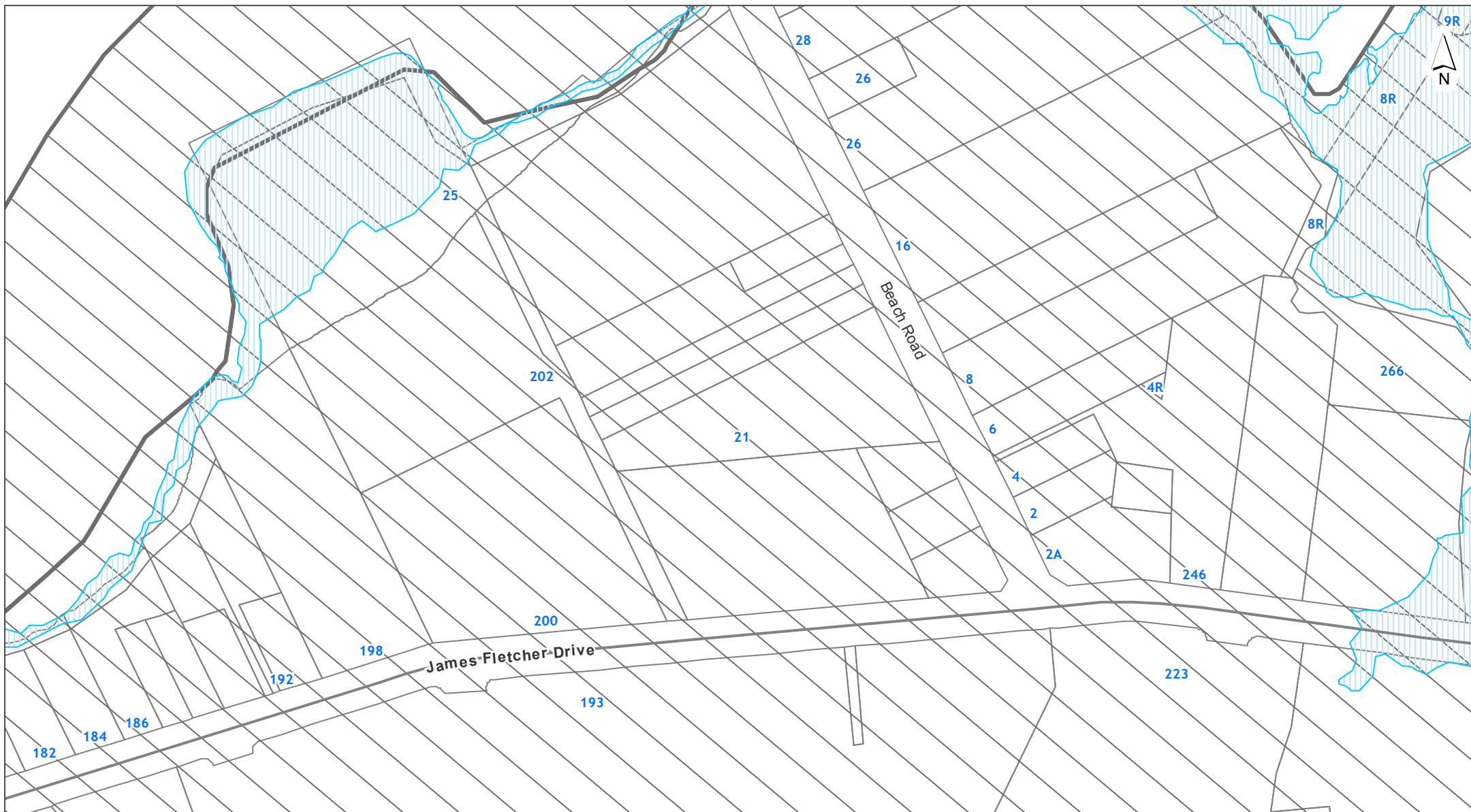


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Built Heritage and Character
21 Beach Road Favona Auckland 2024
LOT 1 DP 98157 & PT LOT 1 DP 51308 & LOT 2 DP 51308 & LOT 4

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 Scale @ A4
 = 1:2,500
 Date Printed:
 4/09/2018



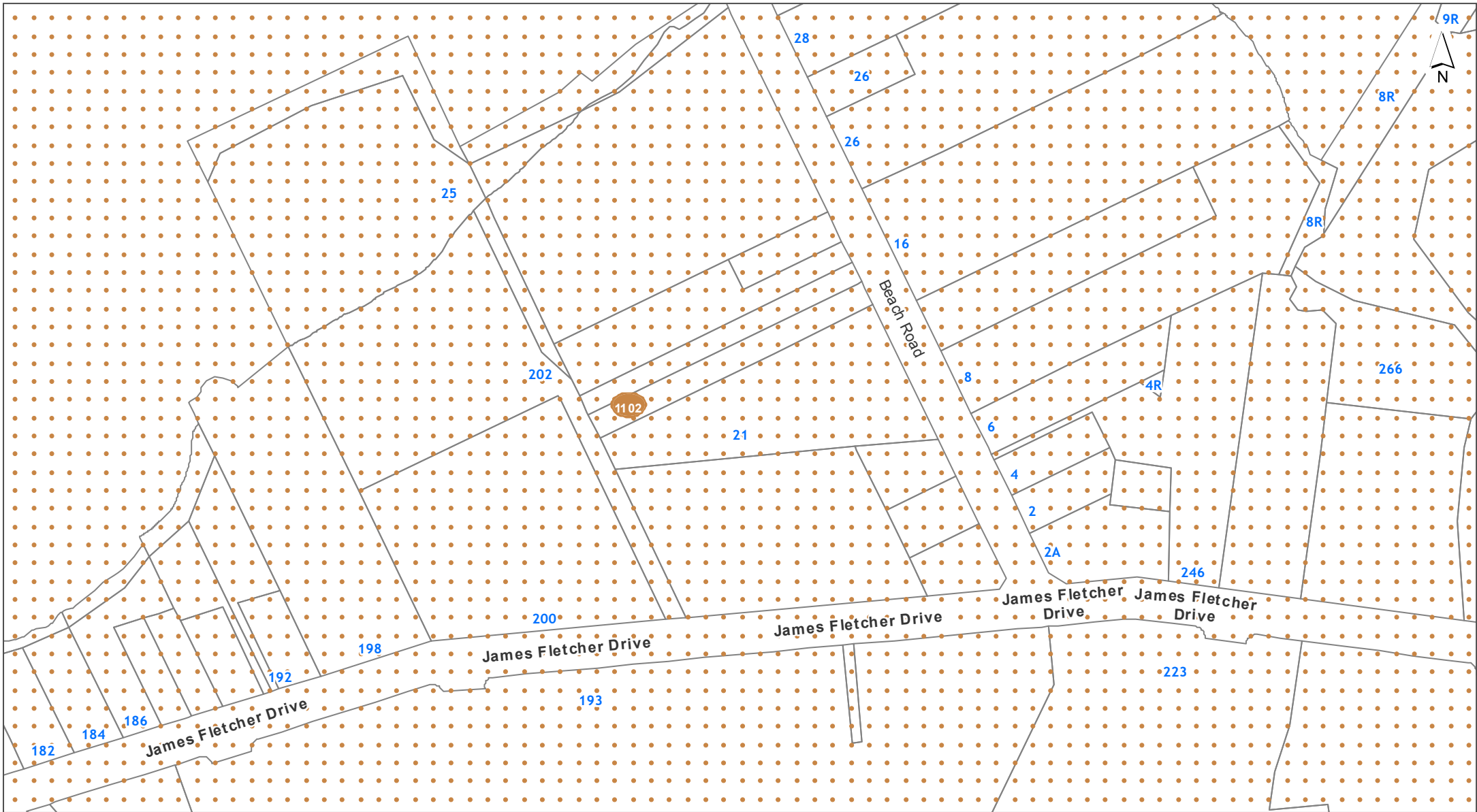


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Controls
21 Beach Road Favona Auckland 2024
LOT 1 DP 98157 & PT LOT 1 DP 51308 & LOT 2 DP 51308 & LOT 4

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Date Printed:
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Designations
21 Beach Road Favona Auckland 2024
LOT 1 DP 98157 & PT LOT 1 DP 51308 & LOT 2 DP 51308 & LOT 4

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 Scale @ A4
 = 1:2,500
 Date Printed:
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Infrastructure

21 Beach Road Favona Auckland 2024

LOT 1 DP 98157 & PT LOT 1 DP 51308 & LOT 2 DP 51308 & LOT 4



Scale @ A4
 = 1:2,500

Date Printed:
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Mana Whenua
21 Beach Road Favona Auckland 2024
LOT 1 DP 98157 & PT LOT 1 DP 51308 & LOT 2 DP 51308 & LOT 4

0 10 20 30
Meters
Scale @ A4
= 1:2,500
Date Printed:
4/09/2018





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Natural Heritage
21 Beach Road Favona Auckland 2024
LOT 1 DP 98157 & PT LOT 1 DP 51308 & LOT 2 DP 51308 & LOT 4

0 10 20 30
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 Scale @ A4
 = 1:2,500
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Natural Resources

21 Beach Road Favona Auckland 2024

LOT 1 DP 98157 & PT LOT 1 DP 51308 & LOT 2 DP 51308 & LOT 4



Scale @ A4
= 1:2,500

Date Printed:
4/09/2018





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Precincts
21 Beach Road Favona Auckland 2024
LOT 1 DP 98157 & PT LOT 1 DP 51308 & LOT 2 DP 51308 & LOT 4

0 10 20 30
 Meters
Scale @ A4
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Zones and Rural Urban Boundary
21 Beach Road Favona Auckland 2024
LOT 1 DP 98157 & PT LOT 1 DP 51308 & LOT 2 DP 51308 & LOT 4

0 10 20 30
Meters
Scale @ A4
= 1:2,500
Date Printed:
4/09/2018



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

OVERLAYS

- 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]
- Airport Approach Surface Overlay
- Aircraft Noise Overlay
- City Centre Port Noise Overlay [rcp / dp]
- Quarry Buffer Area Overlay
- National Grid Subdivision Corridor
- National Grid Yard Compromised
- National Grid Yard Uncompromised
- National Grid Substation Corridor
- National Grid Corridor Overlay
- Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]

Natural Resources

- Significant Ecological Areas Overlay
- Lake Management Areas Overlay (Natural Lake and Urban Lake)

Infrastructure

Mana Whenua

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

Building Frontage Control

Vehicle Access Restriction Control

OVERLAYS

- Precincts
- Indicative Coastline [i]
- Rural Urban Boundary
- Notable Trees Overlay
- Outstanding Natural Features Overlay [rcp/dp]
- Outstanding Natural Landscapes Overlay [rcp/dp]
- Outstanding Natural Character Overlay [rcp/dp]
- High Natural Character Overlay [rcp/dp]
- Local Public Views Overlay [rcp/dp]
- Viewshafts
- Height Sensitive Areas
- Regionally Significant Volcanic Viewshafts & 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
- Modified
- Natural
- Waitakere Ranges Heritage Area Overlay
- Ridgeline Protection Overlay
- 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]

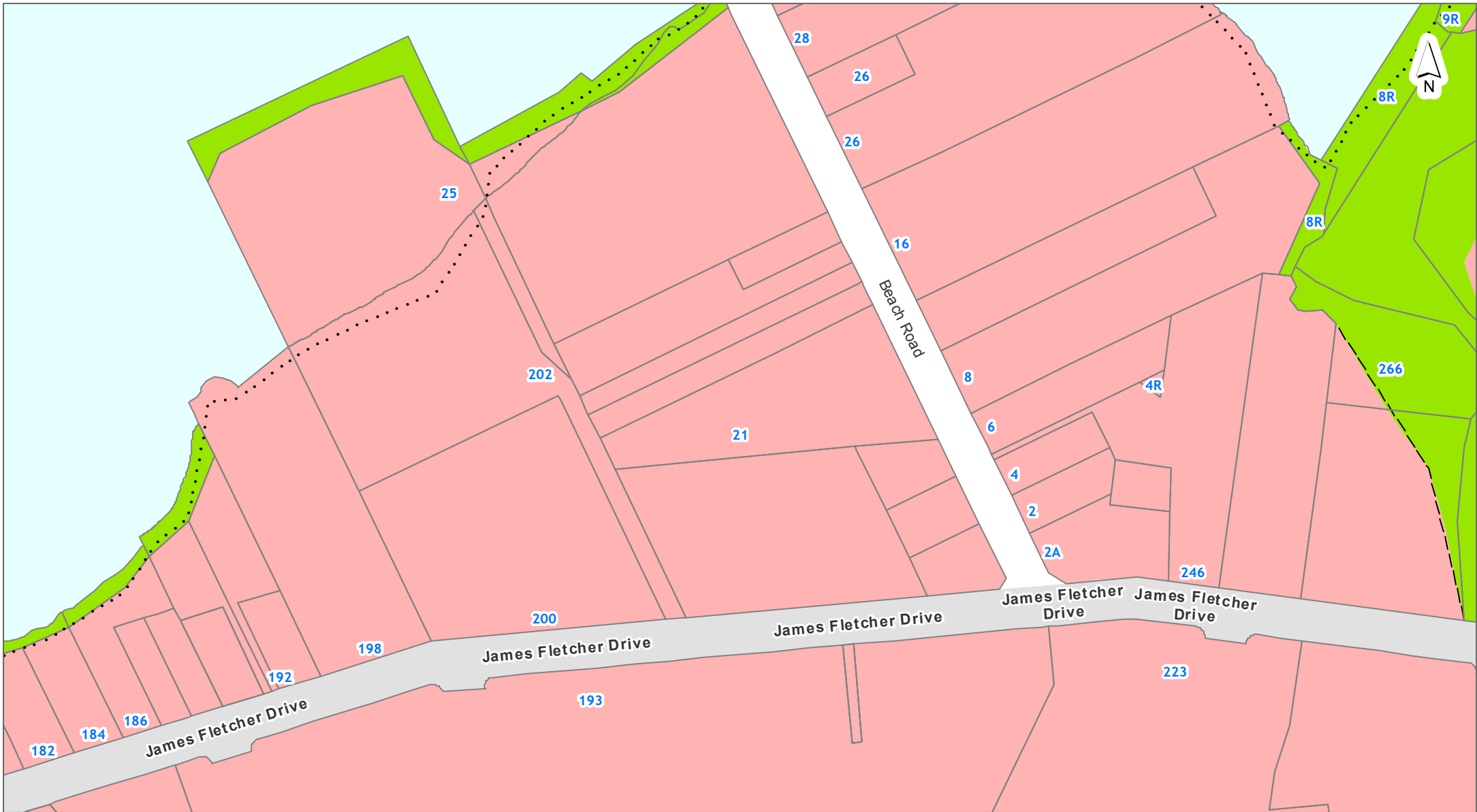
Natural Heritage

Built Heritage & Character

CONTROLS

- 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]

Built Environment

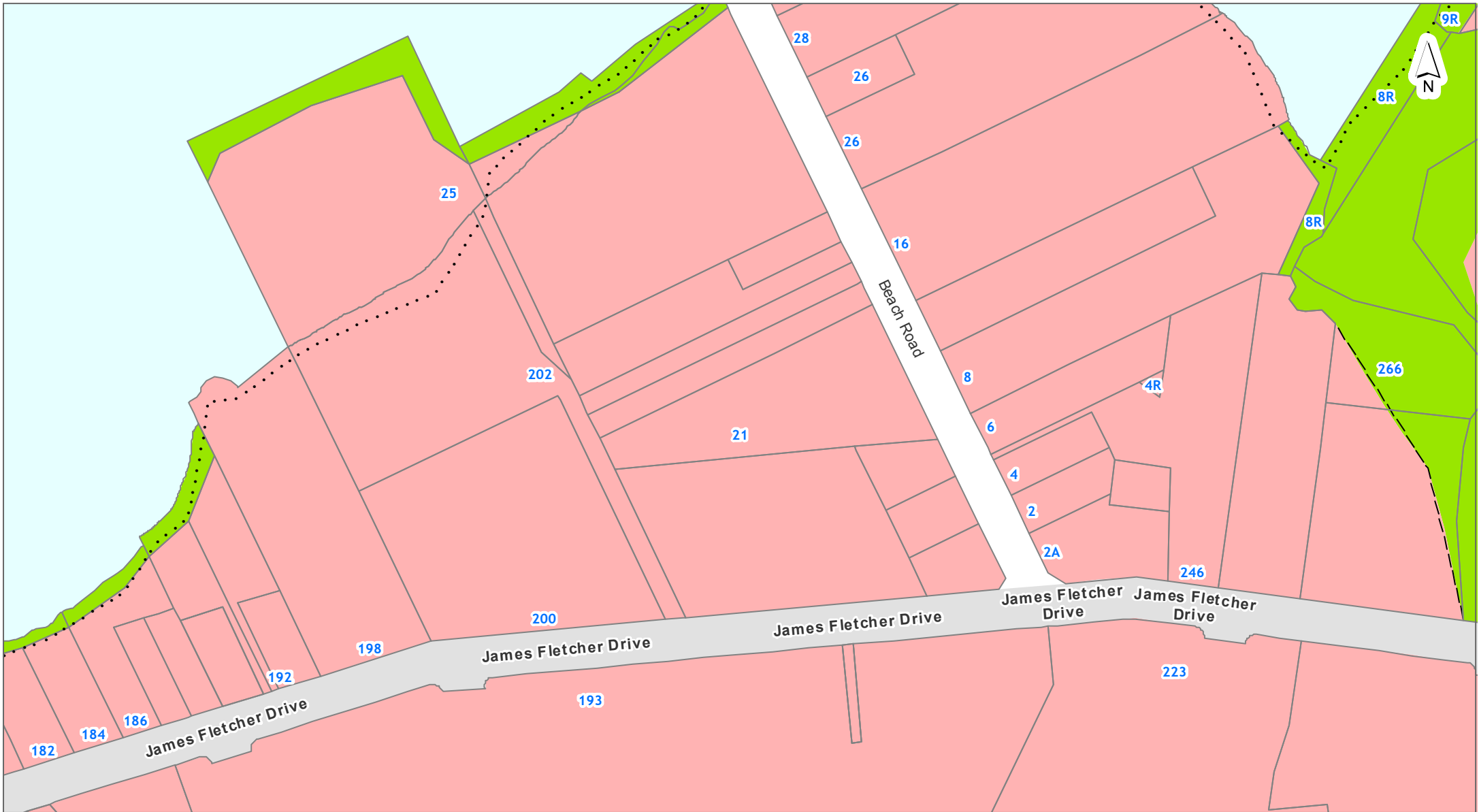


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21 Beach Road Favona Auckland 2024
LOT 1 DP 98157 & PT LOT 1 DP 51308 & LOT 2 DP 51308 & LOT 4

0 10 20 30
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= 1:2,500
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LOT 1 DP 98157 & PT LOT 1 DP 51308 & LOT 2 DP 51308 & LOT 4

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4/09/2018



Zones

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

Overlays

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

Legend updated: 8/09/2016

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



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

Address

21 Beach Road Favona Auckland 2024

Legal Description

LOT 1 DP 98157 & PT LOT 1 DP 51308 & LOT 2 DP 51308 & LOT 4

Appeals

Modifications

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

Zones

Business - Heavy Industry Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Urban

Overlays

Designations

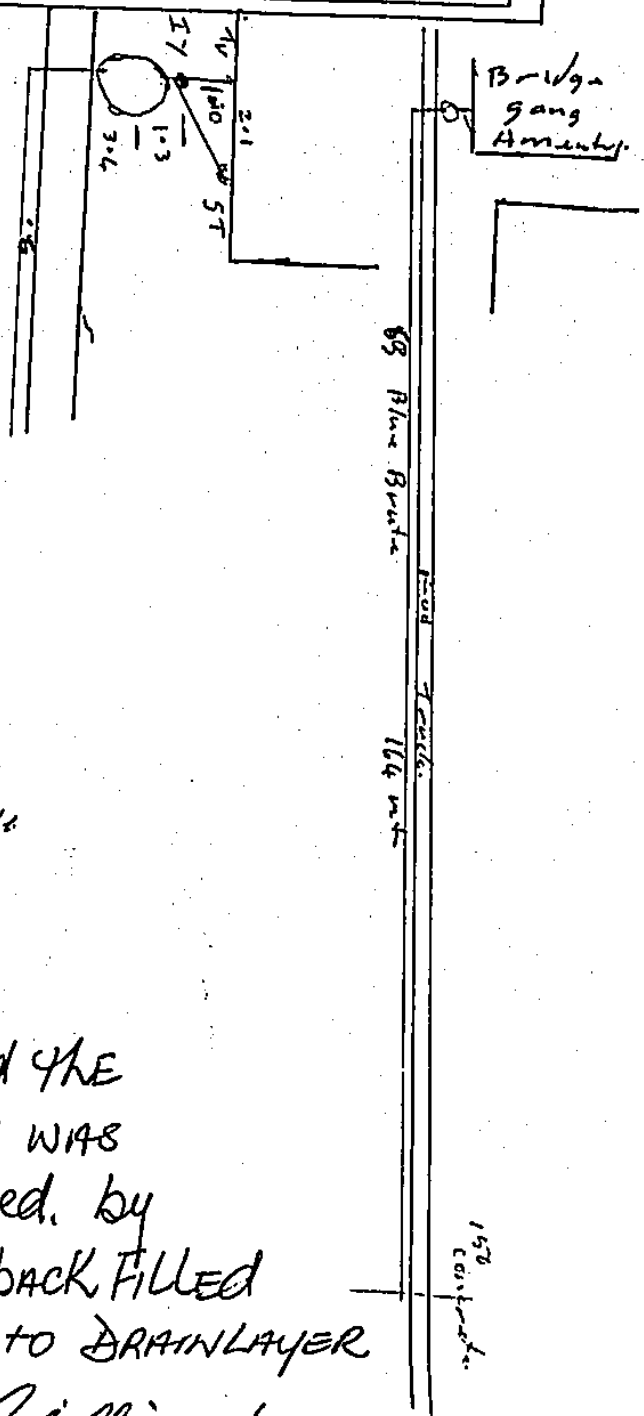
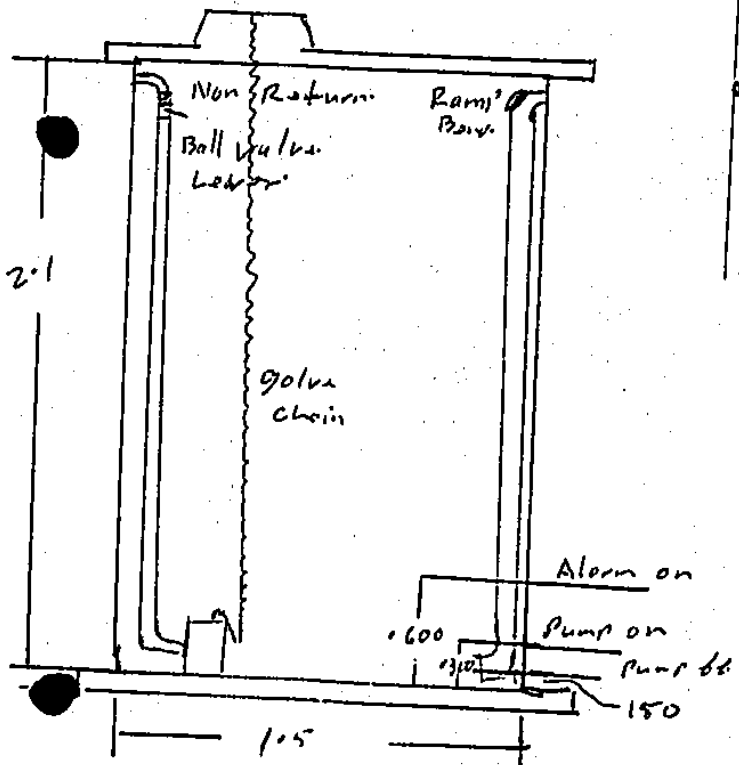
Designations: Airspace Restriction Designations - ID 1102 - Protection of aeronautical functions - obstacle limitation surfaces - Auckland International Airport Ltd

CITY OF MANUKAU - DRAINAGE PLAN

LOT: _____ DP: _____ STREET: Titi WARD: Mangere

OWNER: NZ Rail corp DRAINLAYER: PA Mason

(W1)
1427/3



N.B.
INSTALLATION OF TANK AND THE
RISING MAIN AND CONNECTION WAS
NEVER INSPECTED OR APPROVED BY
COUNCIL OFFICER'S. IT WAS BACK FILLED
EARLY - WARNING WAS GIVEN TO DRAINLAYER
IT WAS ALL AT HIS RISK.

NOTE: PLEASE PROVIDE FIGURED MEASUREMENTS FROM A DEFINED POINT OF REFERENCE.

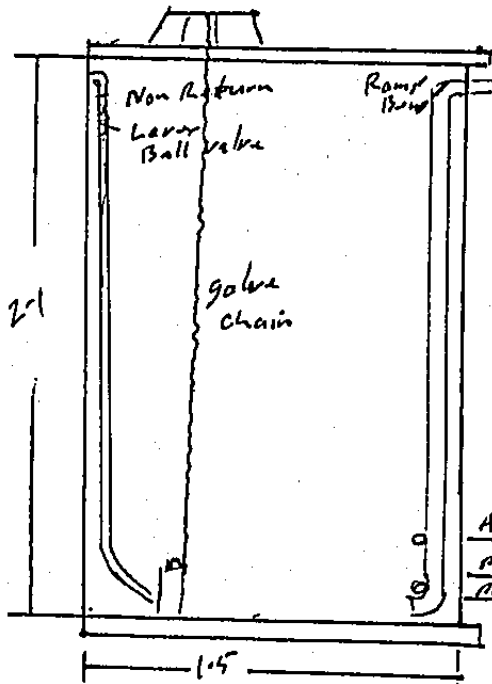
Bruce C Williams
BRUCE C WILLIAMS
DISTRICT PLUMBING
& DRAINAGE INSPECTOR
21/4/93.

CITY OF MANUKAU - DRAINAGE PLAN

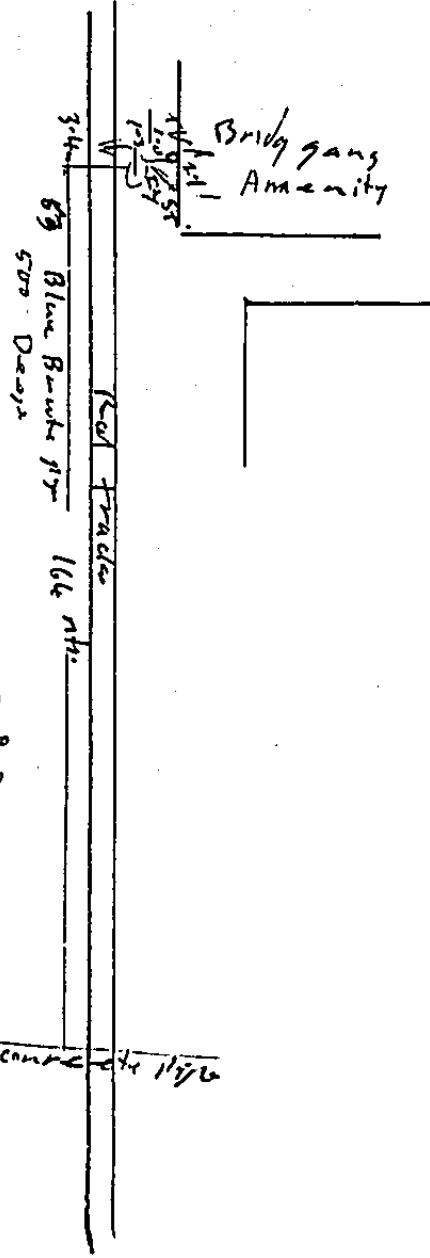
LOT: _____ DP: _____ STREET: TITI WARD: Mangere

OWNER: NZ Rail corp DRAINLAYER: PA Mason

WI
1427/3



Alarm 600
Pump on 300
Pump off 150



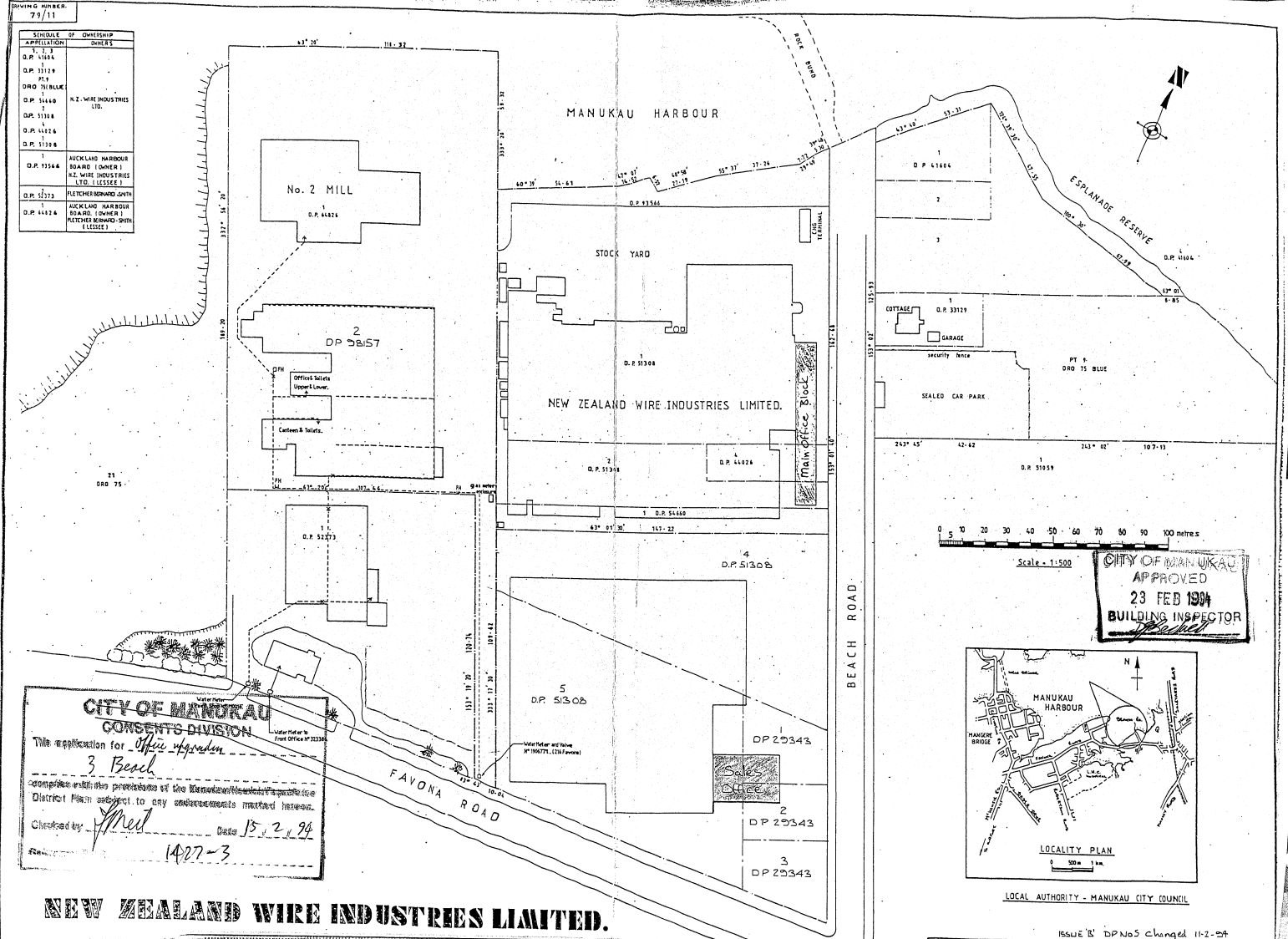
Approved
BRUCE C WILLIAMS
DISTRICT PLUMBING
& DRAINAGE INSPECTOR
2/4/14

NOTE: PLEASE PROVIDE FIGURED MEASUREMENTS FROM A DEFINED POINT OF REFERENCE.

PLEASE RETAIN

DRAWING NUMBER
79/11

SCHEDULE OF OWNERSHIP	APPELLATION	OWNER
1	D.P. 14124	
2	D.P. 33129	
3	ORO 15184K	
4	D.P. 14140	K.Z. WIRE INDUSTRIES LTD.
5	D.P. 51308	
6	D.P. 14124	
7	D.P. 51308	
8	D.P. 13346	AUCKLAND HARBOUR BOARD (OWNER) K.Z. WIRE INDUSTRIES LTD. (LESSEE)
9	D.P. 51308	FLETCHER BERNARD SMITH
10	D.P. 14124	AUCKLAND HARBOUR BOARD (OWNER) FLETCHER BERNARD SMITH (LESSEE)



CITY OF MANUKAU
CONSENTS DIVISION

The application for *Office upgrade*

3 Beach

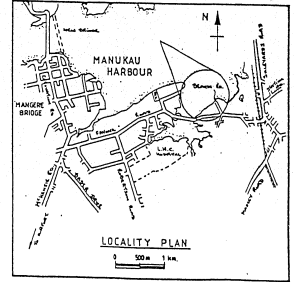
completes the procedure of the Manukau Harbour Board's District Plan subject to any endorsements marked hereon.

Checked by: *M. J. M.* Date: *15.2.94*

1407-3

Scale - 1:500

CITY OF MANUKAU
APPROVED
23 FEB 1994
BUILDING INSPECTOR

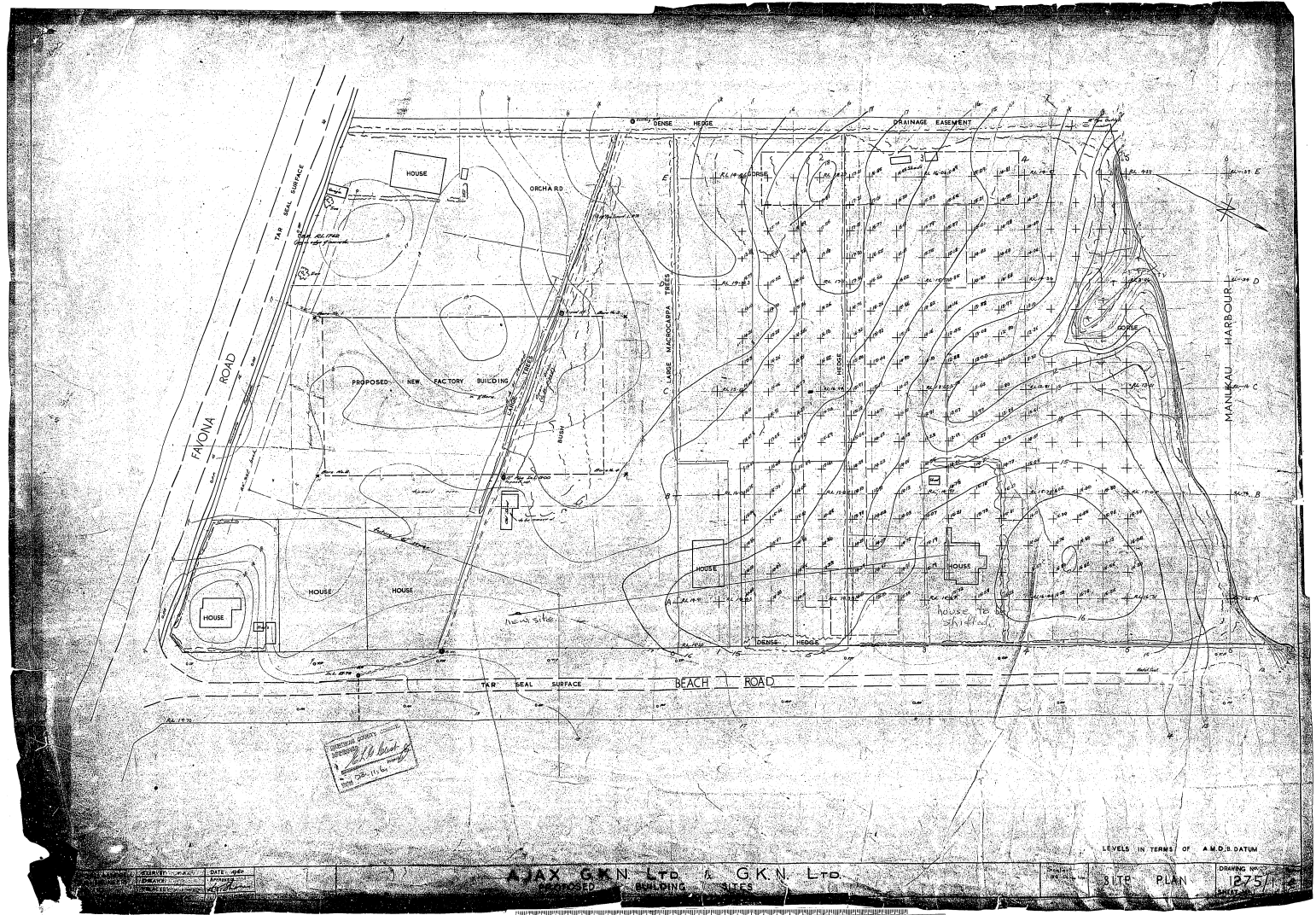


NEW ZEALAND WIRE INDUSTRIES LIMITED.

ISSUE	DATE	SCALE	DRAWING NUMBER	REVISION
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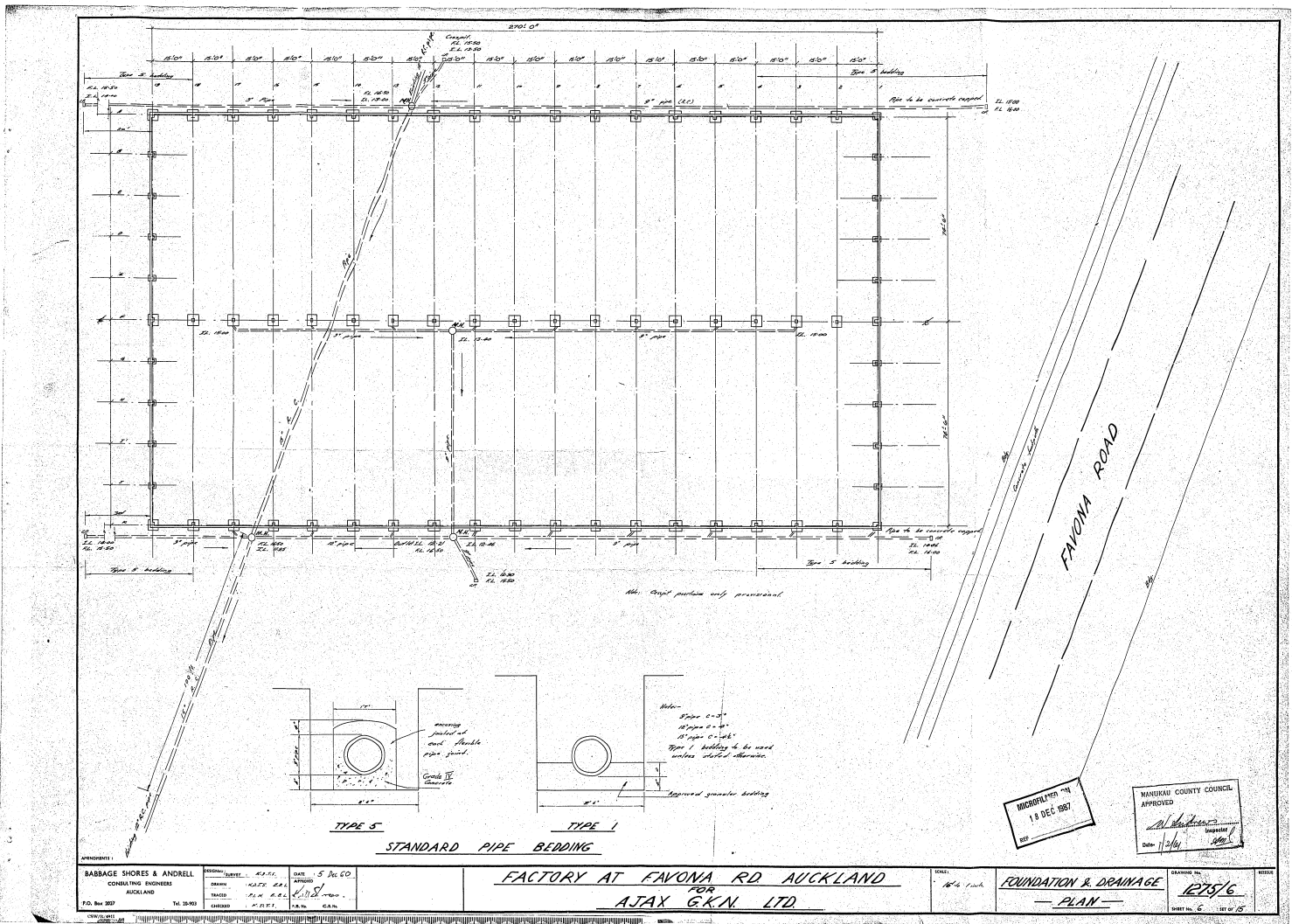
MICROFILMED ON
06 JUN 1996

1427 13



DRAWING NO. 1275
 SITE PLAN
 AJAX GKN LTD & GKN LTD
 5 JUN 1990
 1427/21

1 2 3 4 4 3 2 1
 D C B A A B C D



BABBAGE SHORES & ANDRELL CONSULTING ENGINEERS AUCKLAND
 PROJECT: 12/80 DATE: 5 Dec 80
 DRAWN: K.A.P. CHECKED: K.A.P.
 TITLE: FOUNDATION & DRAINAGE FOR
 CLIENT: AJAX G.K.N. LTD.
 SCALE: 1/4" = 1'-0"
 MANUKAU COUNTY COUNCIL APPROVED 18 DEC 1987
 FOUNDATION & DRAINAGE PLAN
 SHEET NO. 6 OF 15

MICROFILMED ON 5 JUN 1990
427/21

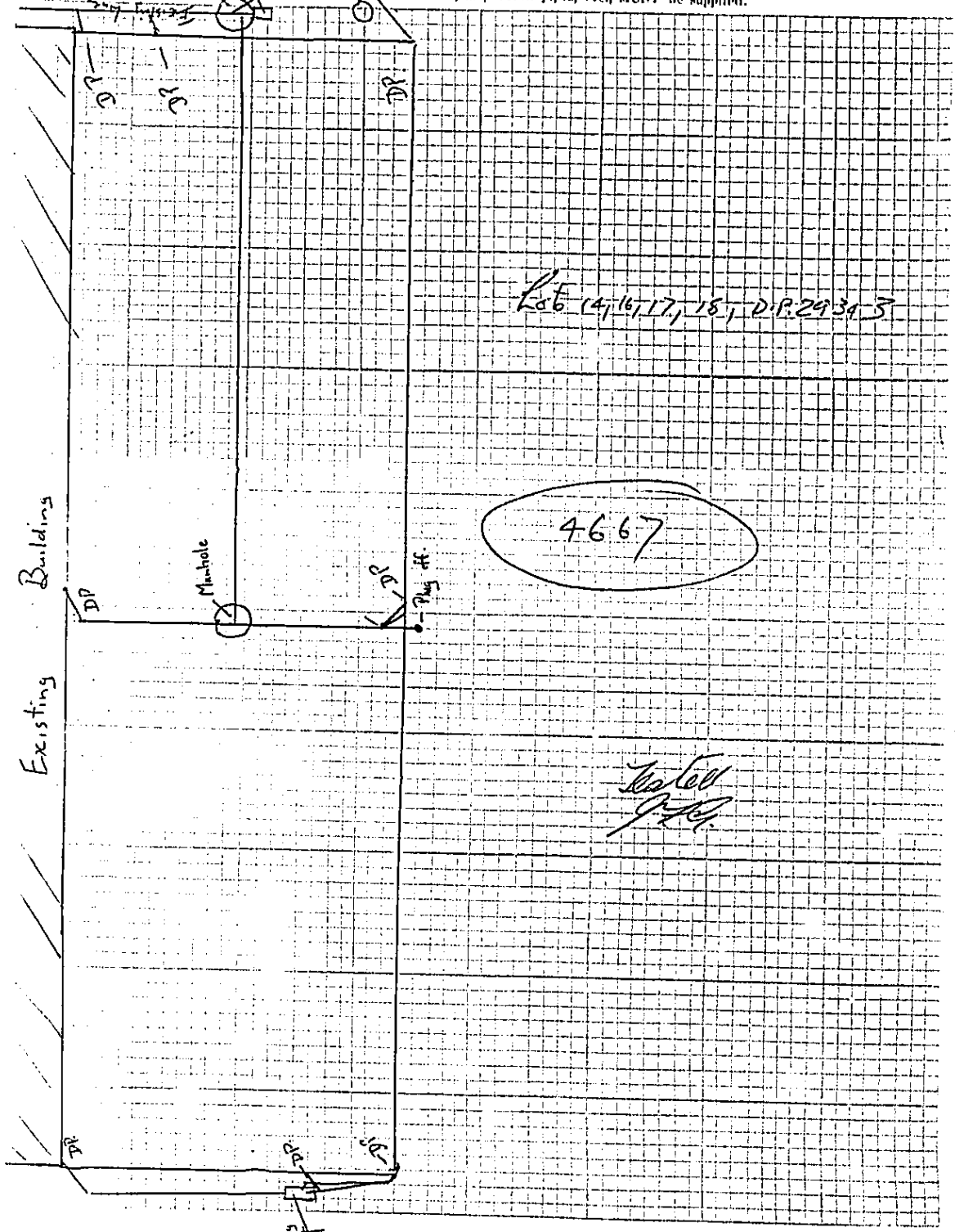


DRAINAGE PLAN

1427/01

Owner of Property ASAX SKN Drainlayer Roy Hunt
 Drainlayer's Licence No. 51359
 Address Scrub Division Favona Rd Otahuhu Drainage Permit No. 20911
 Building Permit No. _____

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

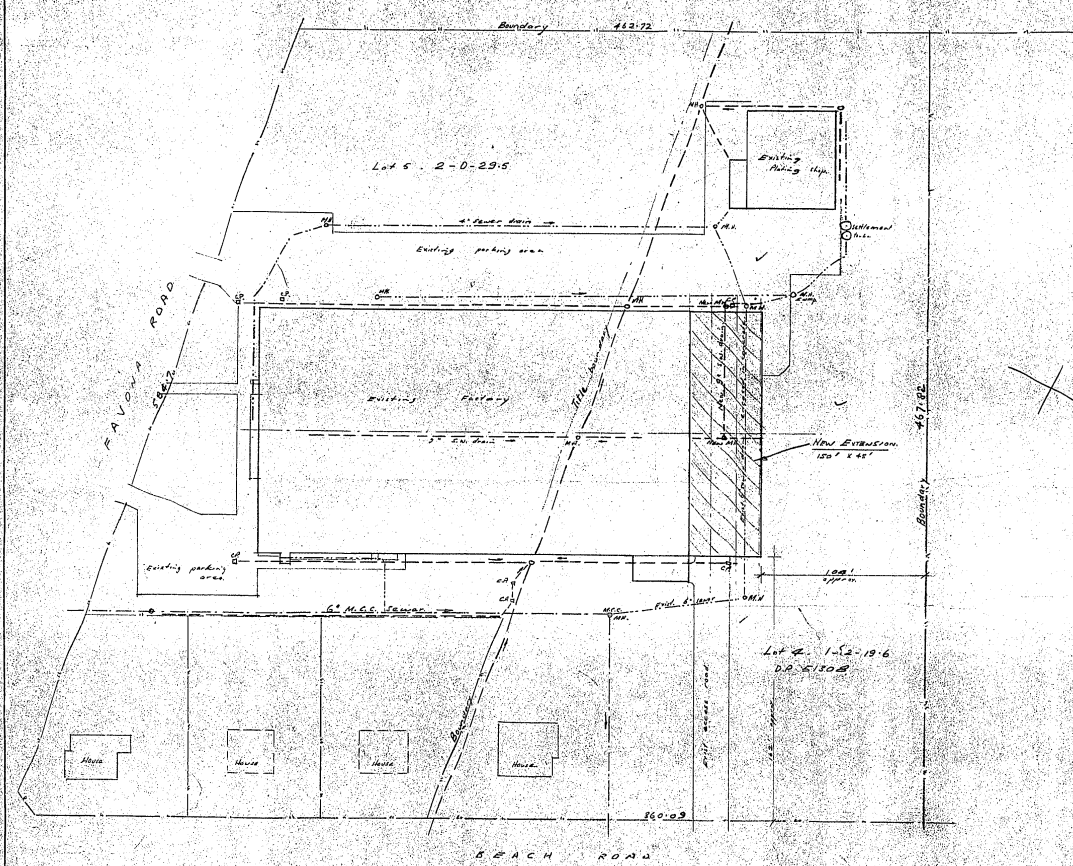


SCALE: - 1/8th inch = 1 Foot
 2 Feet

MANUKAU COUNTY COUNCIL

W7

THE CONTENTS OF THIS DRAWING BELONG TO THE PROPERTY OF BALLAL, SHARIF & ANSARI.

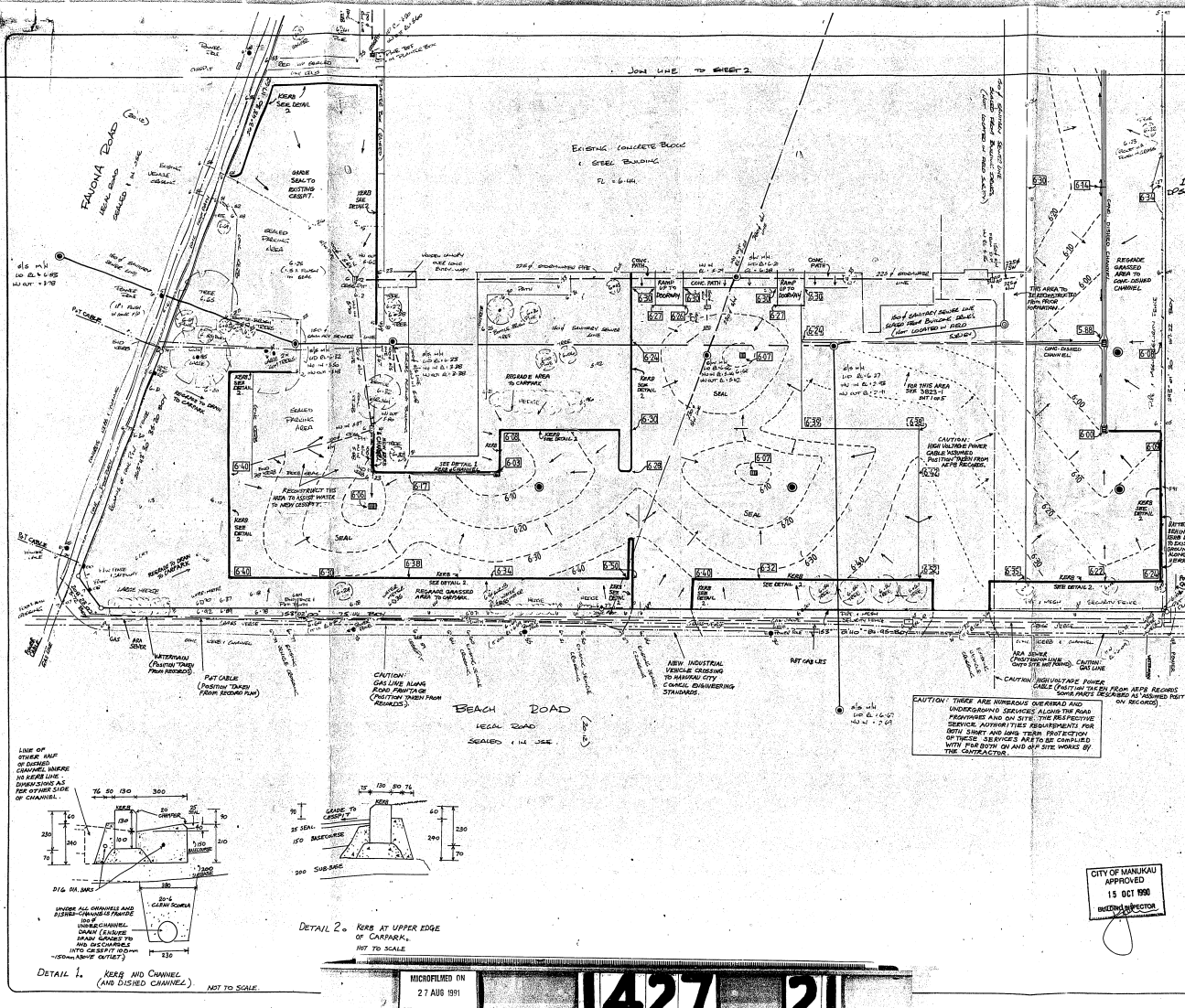


MANUKAU COUNTY COUNCIL
 ALL WORK TO BE CARRIED OUT IN STRICT
 CONFORMANCE WITH R.E.S.C. 88 AND ALL
 ACTS OF PARLIAMENT AND REGULATIONS
 RESPECTIVELY AFFECTING SUCH WORK

MANUKAU COUNTY COUNCIL
 APPROVED:
[Signature] DATE: 1/11/11
 THIS APPROVED PLAN, SPECIFICATIONS
 AND SITE PLAN MUST BE KEPT ON
 THE SITE UNTIL COMPLETION

MICROFILMED ON
 17 DEC 1987

SARGENT SHORSE & ANDRELL CONSULTING ENGINEERS AUCKLAND P.O. Box 207, Tel. 2042	INSTRUMENTITY DRAWN: <i>[Signature]</i> CHECKED: <i>[Signature]</i>	DATE: 2/6/11 WORK:	AJAX GKN LIMITED - SCREW DIVISION FACTORY EXTENSION	SCALE: 38" = 1'	SITE PLAN DRAWING NO: 1452-12	SHEET NO. 01 OF 01
	L.S. CA No.	L.S. CA No.				



THE COPYRIGHT OF THIS DESIGN AND DRAWING SHALL BE VESTED IN THE C.L.C. CONSULTING GROUP

CLC CONSULTING GROUP
ENGINEERS AND SURVEYORS
JOHNS LANE PAKURANGA
P.O. BOX 11547,
PAKURANGA
AUCKLAND
NEW ZEALAND
TEL: (011) 963-970
F: (011) 963-981

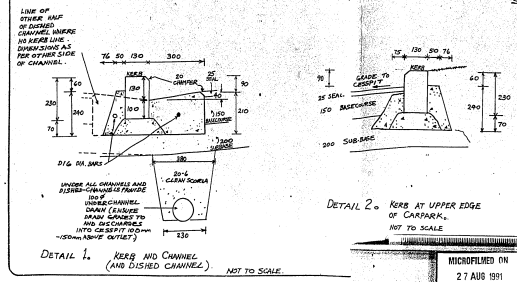
PROJECT
TOPOGRAPHICAL SURVEY
OF: SITE ONE FAOULA
& BEACH ROADS
MANGERE
BLOCK: LOTS 1, 2 & 3
SECTION 1, LOTS
4 & 5 OF SUB 8
C.T.: 981/512
FOR: PRAGON KNOWLES
& ENGLAND
FAOULA ROAD
MANGERE

PLAN OF CARPARK AND ACCESS LEVELS

- NOTES:
- LEVELS ARE IN TERMS OF DUMP OF SURVEY & LAND INFORMATION SYSTEM 1988. ALL LEVELS ARE TO 1988 DATUM.
 - ENCLOSURE IS POSITION OF SITE LEVEL SURVEY.
 - BOUNDARY DIMENSIONS ARE SUBJECT TO SURVEY.
 - CAUTION: POWER, GAS, TELEPHONE AND WATER SUPPLY SERVICES ARE NOT ALL SHOWN ON THIS PLAN. THE CONTRACTOR IS TO BE RESPONSIBLE FOR LOCATING AND PROTECTING THE ABOVE SERVICES BEFORE COMMENCING ANY WORK. ALSO SEE RESPECTIVE AUTHORITIES SERVICE RECORDS.
 - LEVELS IN BORES 4, 5 & 6 ARE FINISHED SOIL LEVELS.
 - NOT ALL PRIVATE STORMWATER AND SANITARY DRAINAGE SHOWN ON THIS PLAN.
 - NEWSPHERE LOTS TO WHICH FINISHED SOIL LEVELS ARE SHOWN (SEE NOTES).
 - EXISTING MANHOLE LIDS TO BE ALTERED TO MATCH FINISHED SOIL LEVELS. MANHOLE LIDS TO BE REPAIRED TO MATCH FINISHED SOIL LEVELS.
 - ALL TRENCHES TO BE HANDFUL BACKFILLED AND COMPACTED. THICKNESS OF BESTING MANHOLE AND SERVICE TO BE 100MM MINIMUM.
 - REVISIONS

CITY OF MANUKAU
APPROVED
15 OCT 1990
MUNICIPAL ENGINEER

SCALE	1:250
DESIGNED	NS
CHECKED	NS
SHT 1 OF 2	REV 4
RANK	3823-3



MICROFILMED ON 27 AUG 1991

1427 21

Decision on application for resource consent under the Resource Management Act 1991



Restricted discretionary activity under the operative plan

Application number: 51114
Applicant: Fletcher Steel Limited
Site address: 3 Beach Road, Favona
Legal description: Lot 1 DP 29343 Lot 2 DP 29343 Lot 2 DP 54660 Lot 3 DP 29343 Lot 4 DP 51308 Lot 5 DP 51208

Proposal:

The proposal is for the conversion of the 2,100m² of grassed area on the northern portion of the site into permeable paving for parking heavy vehicles. The proposal will include earthworks activities of up to 1,050m³.

The resource consents required are:

Auckland Council District Plan (Manukau Section)

- Restricted Discretionary activity pursuant to Rule 9.8.2 for earthworks activities in excess of 200m³ being 1,050m³.

Decision

I have read the application, supporting documents, and the report and recommendations on the consent application. I am satisfied that I have adequate information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application(s).

Under s88A I have considered the application (on the basis of the activity status when lodged, before the PAUP Decisions Version was notified (19 August 2016), even though I have considered the provisions of the PAUP Decisions Version (within the original matters of discretion) as the relevant proposed plan.

Acting under delegated authority, under sections 104 and 104C the application is **GRANTED**.

1. Reasons

The reasons for this decision are:

1. The application/s are for restricted discretionary activity resource consent, as such under s104C only those matters over which council has restricted its discretion have been considered. Those matters are listed under Rule 9.11.1 (b).

In addition, conditions have only been included in relation to those matters.

2. In accordance with an assessment under s104(1)(a) of the RMA the actual and potential effects from the proposal will be acceptable as:
 - o There will be no land stability issues that are likely to be exacerbated as a result of the proposed earthworks. However, it is considered appropriate that a condition of consent be imposed to ensure that any earthworks be undertaken in accordance with the recommendations of the Geotechnical Investigation report that was submitted as part of the subdivision consent.
 - o Adequate provision is available for the disposal of stormwater for the new parking area. This includes the use of Citrix Sure Pave which will maintain the existing private drainage and improve the capacity within the presently grassed area to attenuate and infiltrate stormwater runoff.
 - o The proposal is for additional parking and manoeuvring area within the site and therefore will not compromise traffic safety on Beach Road and James Fletcher Drive.
3. In accordance with an assessment under s104(1)(b) of the RMA the proposal is consistent with the relevant statutory documents. In particular, the objectives and policies under the Auckland Council District Plan (Manukau Section) (District Plan).
4. As a restricted discretionary activity no other matters can be considered under s104(1)(c).
5. Under the Proposed Auckland Unitary Plan Decisions Version (PAUP DV), the proposal is considered Permitted activity and is considered consistent with the objectives and policies of PAUP DV.

As the outcomes are the same under both the operative and proposed plan frameworks, no weighting is required.

Overall the proposal is considered to be consistent with the objectives and policies of both the operative plan as well as the proposed plan. The associated adverse effects have been sufficiently avoided or mitigated through the imposition of consent conditions. Finally, the proposal is consistent with Part 2 of the RMA, ensuring the sustainable management of natural and physical resources.

2. Conditions

Under section 108 of the RMA, this consent is subject to the following conditions:

General Conditions

Activity in Accordance with Plans

1. The landuse activity shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent number 51114.
 - Application Form, and Assessment of Environmental Effects prepared by Calibre Consulting dated 25 July 2016.

Report title and reference	Author	Rev
Land Use Resource Consent Application 3 Beach Road, Favona, Auckland	Calibre Consulting	

Plan title and reference	Author	Rev	Dated
Sediment and Erosion Drainage Plan	Calibre Consulting		15 Jul 2016
Impervious and Pervious Areas	Calibre Consulting		20 May 2016
Surveyed Elevations with Aerial Photo	Calibre Consulting		20 May 2016
SurePave installation for gravelled surfaces	Cirtex		

Lapsing of Consent

2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. The consent is given effect to; or
 - b. The council extends the period after which the consent lapses.

Monitoring Charges

3. The consent holder shall pay the council an initial consent compliance monitoring charge of \$600 (inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to this consent/s.

Advice note:

The initial monitoring deposit 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. In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.

Pre Development Conditions

Pre-start Meeting

4. Prior to the commencement of work, the consent holder shall hold a pre-start meeting that:
 - (a) is located on the subject site
 - (b) is scheduled not less than 5 days before the anticipated commencement of activity
 - (c) includes Council’s Southern Monitoring Team
 - (d) includes representation from the contractors who will undertake the works

The following information shall be made available at the pre-start meeting:

- (i) Resource consent conditions
- (ii) Approved plans

Advice Note:

To arrange the pre-start meeting, required by condition above, please contact Southern Monitoring (monitoring@aucklandcouncil.govt.nz).

Development in Progress Conditions

Stormwater

- 5. Adequate provision shall be made for the disposal of stormwater. This involves the construction of Cellular Paving Grid with the exact permeable paving arrangement to allow the disposal of stormwater runoff to permeable below ground.

Construction Noise

- 6. All construction and earthworks activities on the subject site shall comply with the New Zealand Standard 6803:1999 for Acoustics – Construction Noise (or any subsequent revision) at all times.

Dust

- 7. There shall be no airborne or deposited dust beyond the subject site as a result of the earthworks activity that in the opinion of the Team Leader Southern Monitoring is noxious, offensive or objectionable.

Advice Note:

In accordance with condition above in order to manage dust on the site consideration should be given to adopting the following management techniques:

- *stopping of works during high winds*
- *installation and maintenance of wind fences and vegetated strips*
- *retention of existing shelter belts and vegetation*

In assessing whether the effects are noxious, offensive or objectionable, the following factors will form important considerations:

- *The frequency of dust nuisance events*
- *The intensity of events, as indicated by dust quantity and the degree of nuisance*
- *The duration of each dust nuisance event*
- *The offensiveness of the discharge, having regard to the nature of the dust*
- *The location of the dust nuisance, having regard to the sensitivity of the receiving environment.*

It is recommended that potential measures as discussed with the council's monitoring officer who will guide you on the most appropriate approach to take. Please contact the Team Leader Southern Monitoring on monitoring@aucklandcouncil.govt.nz for more details. Alternatively,

please refer to the Ministry for the Environment publication “Good Practice Guidelines for Assessing and Managing the Environmental Effects of Dust Emissions”.

Erosion and Sediment Control

8. All earthworks shall be managed to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged beyond the subject site to either land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works shall cease immediately and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader Southern Monitoring.

Advice Note:

In accordance with condition above all earthworks shall be undertaken to ensure that all potential sediment discharges are appropriately managed. Such means and measures may include:

- *Catchpit protection*
- *run-off diversions*
- *silt and sediment traps*
- *silt fences*

During excavation, the ingress and accumulation of surface run-off water and/or perched groundwater can be minimised by:

- *diversion of surface water flow around the works area, and*
- *regular disposal of the water into an appropriate sediment control device, if ponding occurs within the excavation.*

Please note that the diversion of stormwater and/or groundwater may require consent in accordance with Chapters 5 and 6 of the Auckland Council Regional Plan (Air, Land and Water) or the Proposed Auckland Unitary Plan.

It is recommended that you discuss any potential measures with the council’s monitoring officer who may be able to provide further guidance on the most appropriate approach to take. Please contact the Team Leader Southern Monitoring on email monitoring@aucklandcouncil.govt.nz for more details. Alternatively, please refer to “Auckland Regional Council, Technical Publication No. 90, Erosion & Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region”.

Post Development Condition

9. The operational effectiveness and efficiency of all erosion and sediment control measures specifically required as a condition of resource consent shall be maintained throughout the duration of earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work shall be kept and be supplied to the Team Leader Southern Monitoring on request.

Advice note:

As a guide, maintenance of the erosion and sediment control measures required by condition above should seek to ensure that the accumulated sediment be removed from sediment retention devices prior to reaching 20% storage live storage capacity. Sediment removed from treatment devices should be placed on stable ground where it cannot re-enter the device or be washed into any watercourse.

Where maintenance work is required to ensure the effectiveness of these erosion and sediment control measures, the record should include the date, time and details on the nature of the maintenance. The site manager (or equivalent) will need to ensure regular inspections of these measures, and particularly within 24 hours after any rainstorm event. Where it is identified that erosion and sediment control measure have become ineffective and maintenance is required, the Team Leader Southern Monitoring should be contacted on monitoring@aucklandcouncil.govt.nz.

Advice notes

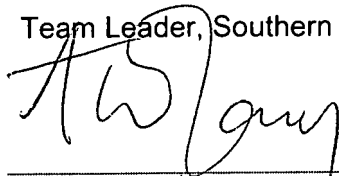
1. Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.
2. For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring inspector unless otherwise specified. Please contact monitoring@aucklandcouncil.govt.nz to identify your allocated officer.
3. For more information on the resource consent process with Auckland Council see the council's website www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.
4. If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application, you have a right of objection pursuant to sections 357A or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of notification of the decision.
5. The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.
6. All machinery associated with the earthworks activity should be operated in a way, which ensures that spillages of hazardous substances such as fuel, oil, grout, concrete products and any other contaminants are prevented

Delegated decision maker:

Name: Alice Iuli-Tay

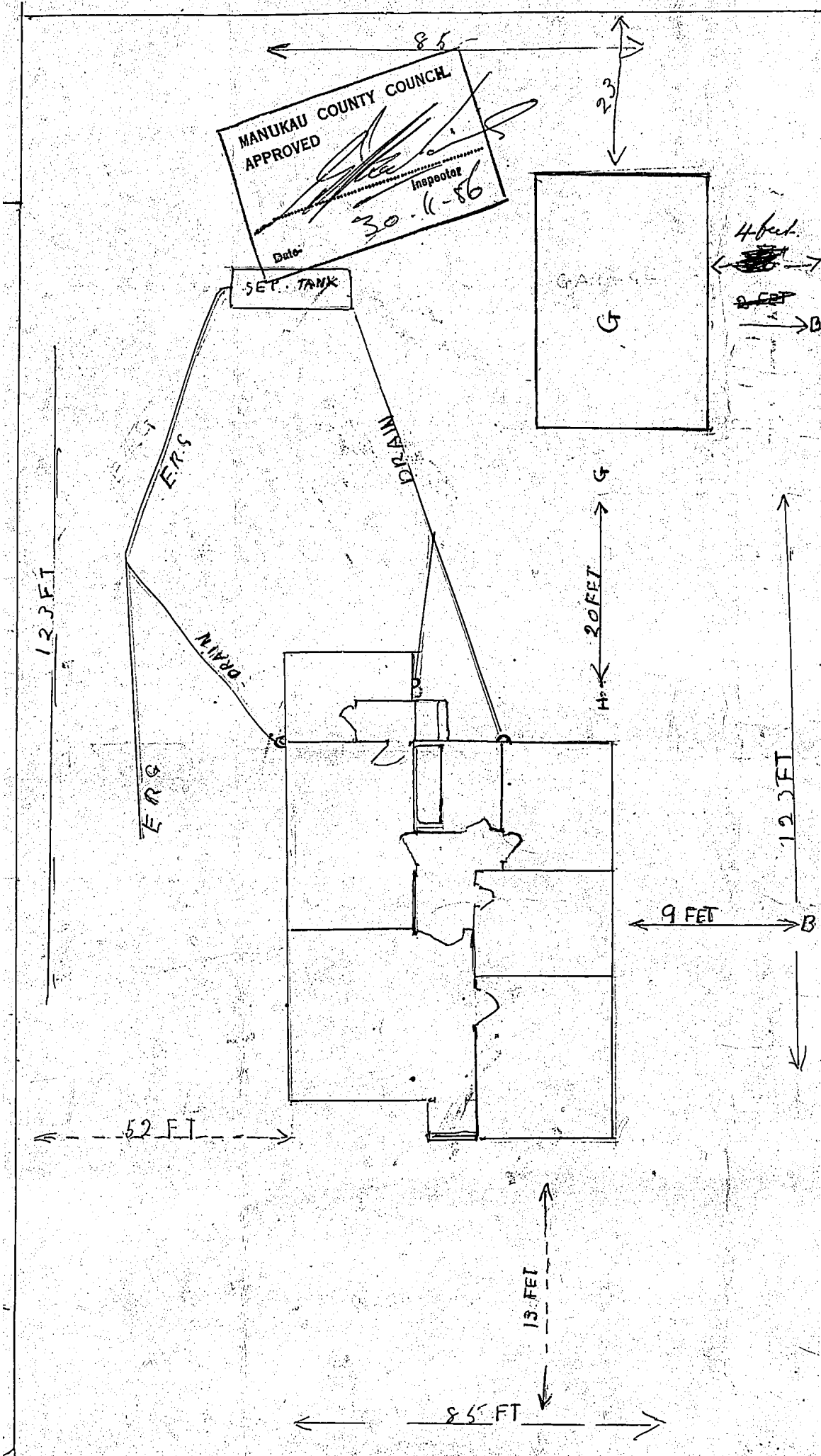
Title: Team Leader, Southern Resource Consents

Signed:



Date:

31/08/2016



DRAINAGE PLAN

1427/3

Owner of Property Mr E W Pyle Drainlayer M J Jones

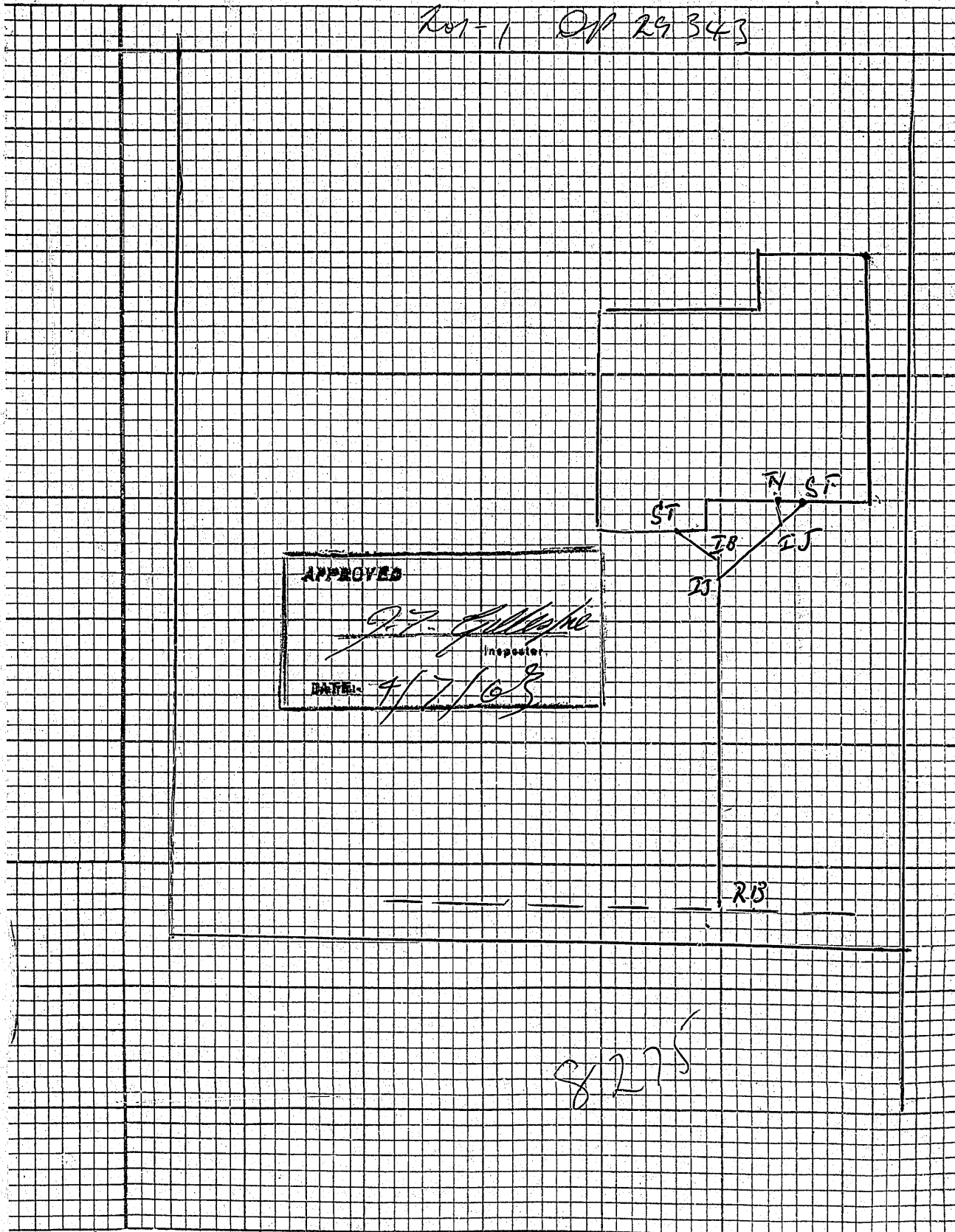
Drainlayer's Licence No. 535

Address 1103 Beach Rd Drainage Permit No. 17333

Wangarei Building Permit No. _____

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

201-1 DP 29343



8275

SCALE:—1/8th inch = 1 Foot
2 Feet

MANUKAU COUNTY COUNCIL

1427/3

2004

1427/21

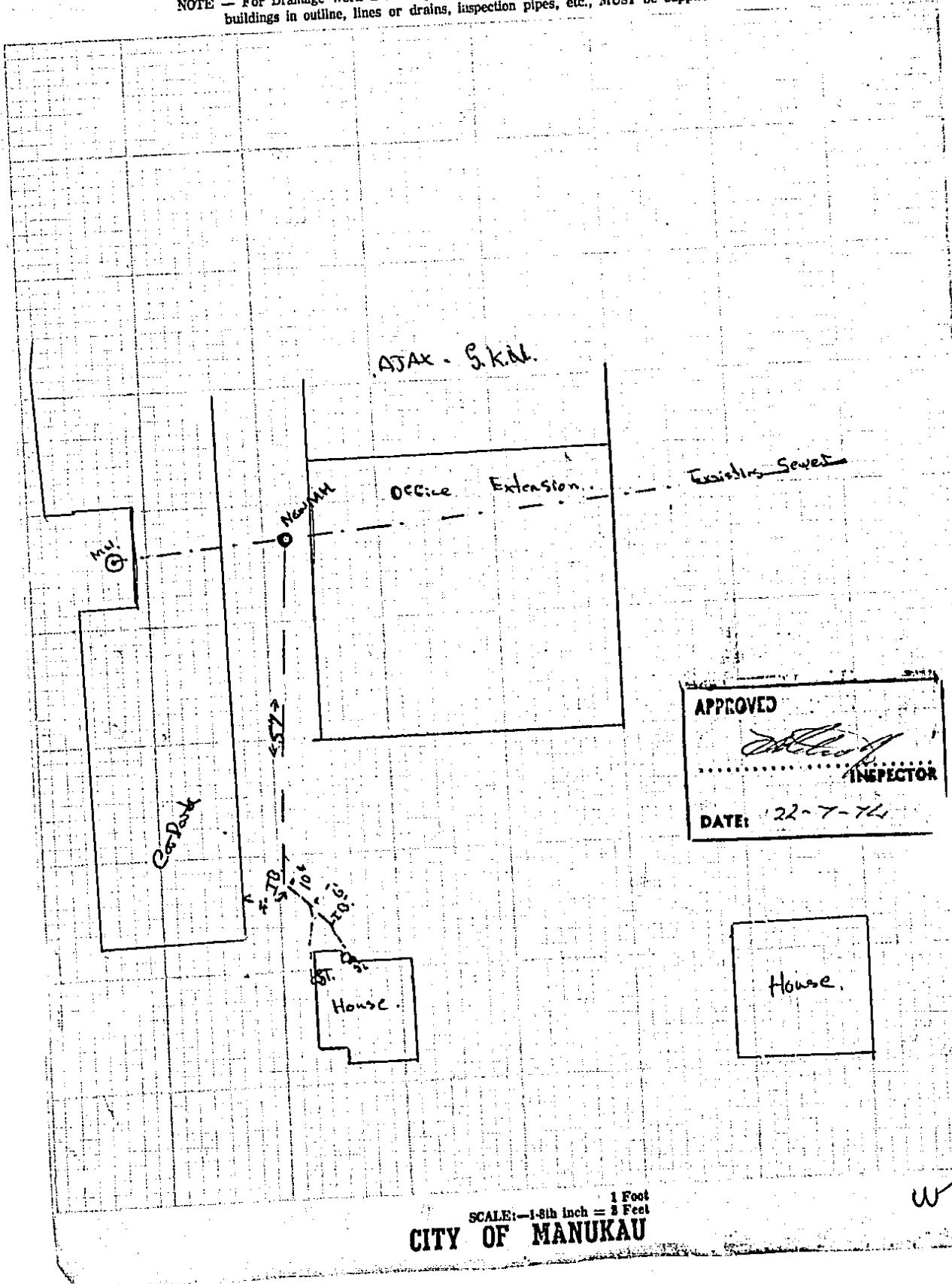
DRAINAGE PLAN

Owner of Property ATAK S.K.N Drainlayer V. G. G.

Address Favona Rd Drainlayer's Licence No. 10994

Building Permit No. _____

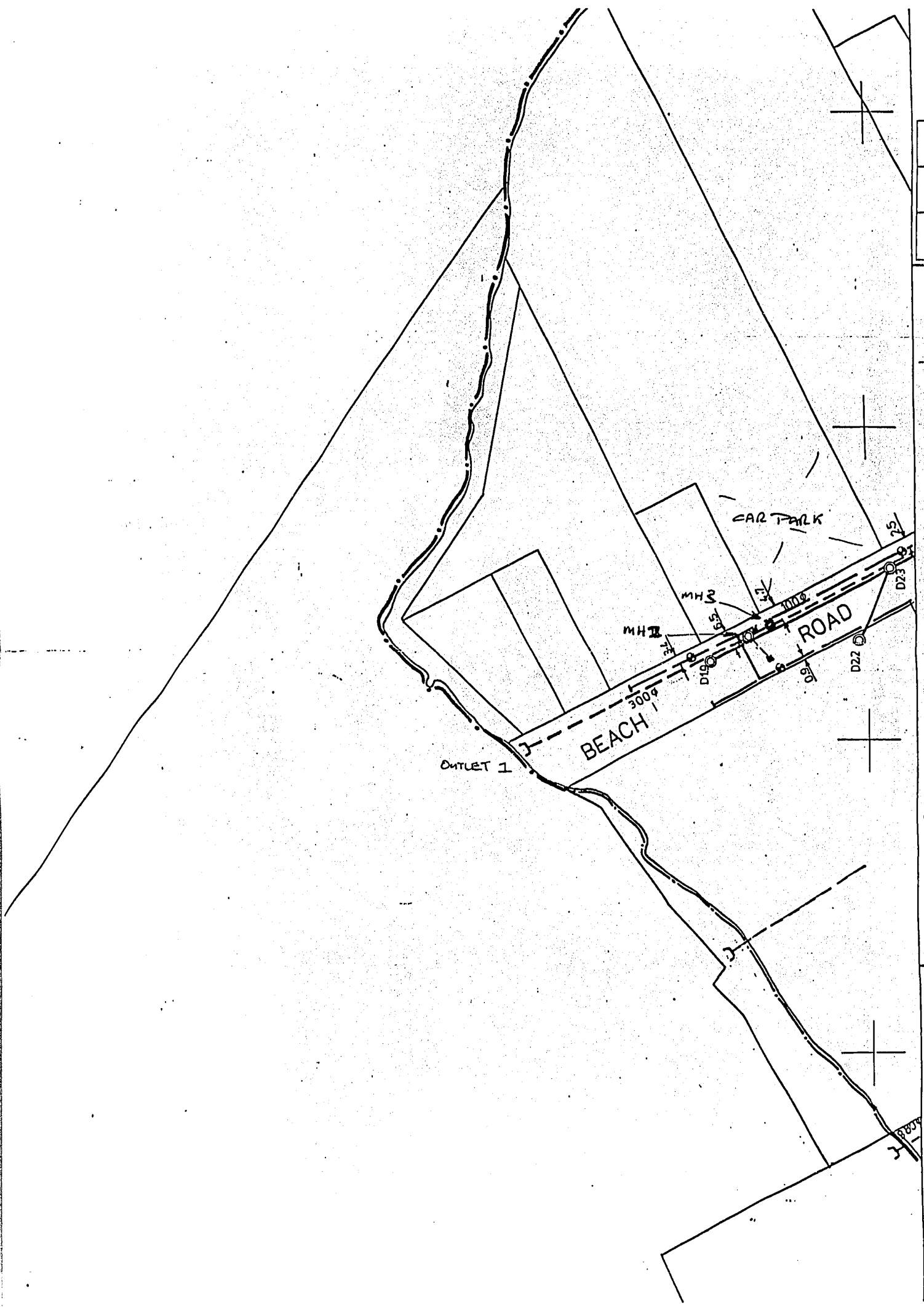
NOTE - For Drainage Work a scale plan in ink showing street line, section, boundaries, buildings in outline, lines or drains, inspection pipes, etc., MUST be supplied.



APPROVED
[Signature]
 INSPECTOR
 DATE: 22-7-74

SCALE: 1/8th inch = 3 Feet
 CITY OF MANUKAU

W



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CLC CONSULTING GROUP
COMPTON LARSEN COOPER
 ENGINEERS AND SURVEYORS
 1001 LAKE PARKWAY
 P.O. BOX 51547
 AUCKLAND
 NEW ZEALAND
 PH: (06) 583-276
 FAX: (06) 583-451

PROJECT: **TOPOGRAICAL SURVEY**
 OF: **SITE ONE FAVONA BEACH ROAD MANGERE**
 BEING LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

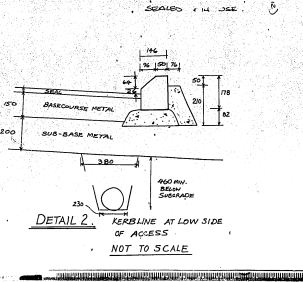
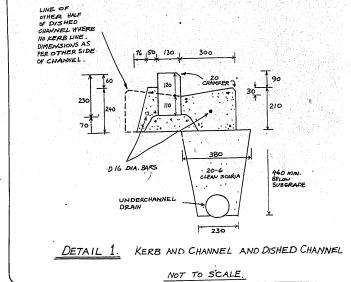
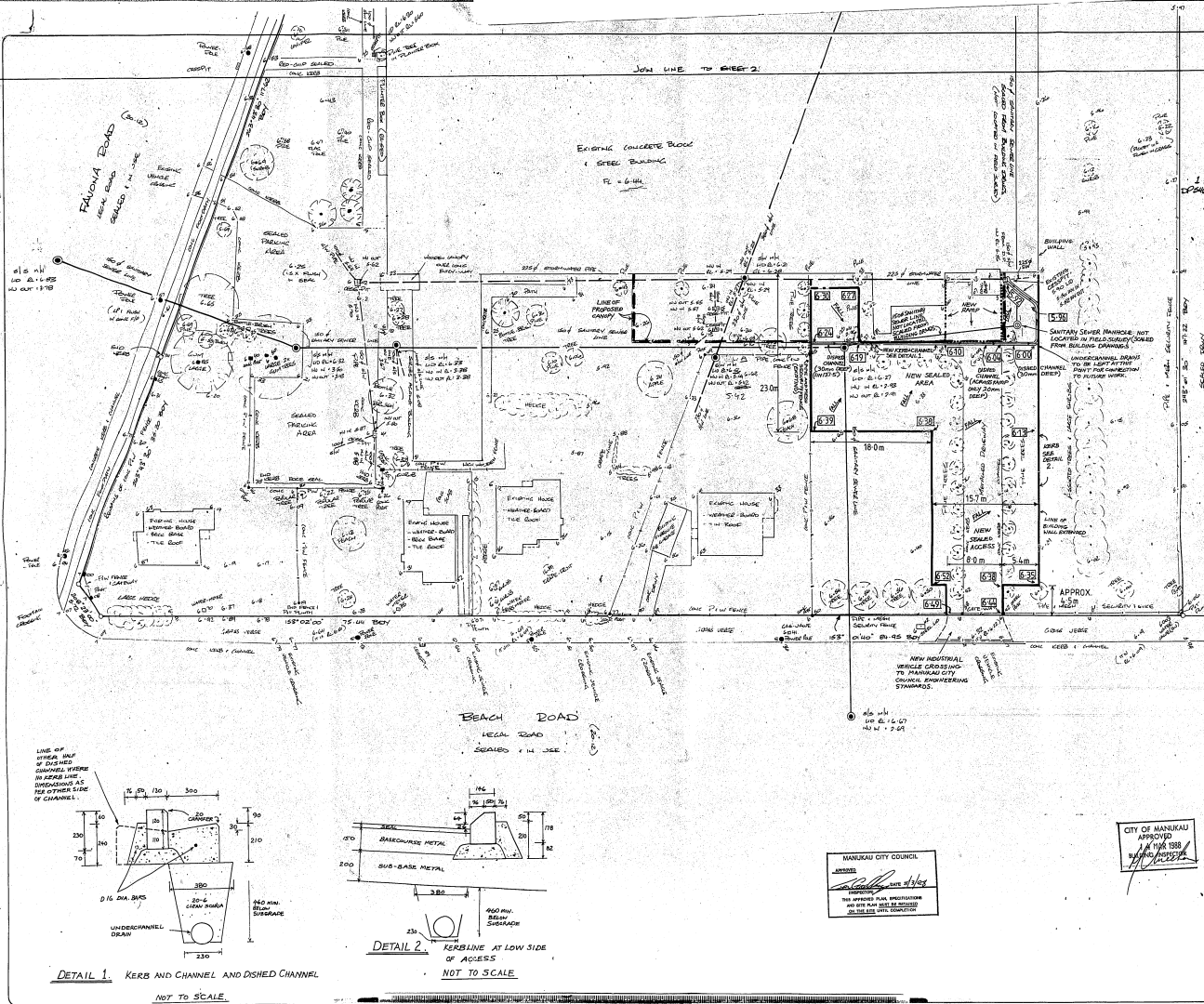
PLAN OF NEW SEALED ACCESS

- NOTES:
- LEVELS ARE IN TERMS OF TYPICAL OF SURFACE & LAND SURVEILLATION DATUM - ORIGIN ON 100M B.M. 100.000
 - TRIAL POINT IS BEHIND OF 100M B.M. 100.000
 - BOUNDARY DIMENSIONS ARE GIVEN TO CENTER
 - CAUTION: POWER, GAS, TELEPHONE AND WATER SUPPLY SERVICES ARE NOT SHOWN ON THIS PLAN. THE CONTRACTOR IS TO BE RESPONSIBLE FOR LOCATING AND PROTECTING THE ABOVE SERVICES BEFORE COMMENCING ANY WORK. ALSO SEE RESPECTIVE AUTHORITIES SERVICE RECORDS.
 - LEVELS IN BARS 65, 67, 69 ARE FINISHED SEAL LEVELS
 - NOT ALL PRIVATE STORMWATER AND SANITARY DRAINAGE SHOWN ON THIS PLAN.

CITY OF MANUKAU APPROVED
 14 NOV 1991

NO.	DESCRIPTION	BY	DATE
1	DESCRIPTION		
2	REVISIONS		

1:250
 NORTH
 SURVEYED ON 14 NOV 1991
 DRAWN 15/10/91
 CHECKED
 SH 1 OF 5 REV
 PLAN NO: 3023-1



MICROFILMED ON 14 NOV 1991

1427 21

THE COPYRIGHT OF THIS DESIGN AND DRAWING SHALL BE RESERVED IN THE C.C. CONSULTING GROUP.

C.C. CONSULTING GROUP
ENGINEERS AND SURVEYORS
 JOHN LANE PARKURANGA
 P.O. BOX 8147
 AUCKLAND
 NEW ZEALAND
 Ph: 001 566 476
 P: 001 566 881

PROJECT
TOPographical SURVEY
 OF SITE ONE FAUNA
 BEACH ROAD
 MANGERE

BEING: Lot 1, 2 & 3
 DP 24848, Lot 2
 DP 24848, Lot 1
 4 x 5 DP 24848

C.T.: 198/512

FOR: FRANKLIN KIDWELL
 & SYDNEY
 FAUNA ROAD
 MANGERE

**PLAN OF CARPARK
 AND ACCESS LEVELS**

CITY OF MANUKAU APPROVED
 15 APR 1988
 15 APR 1988

NOTES:

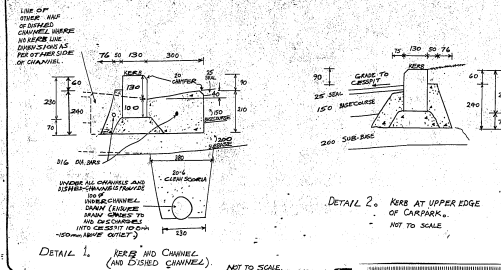
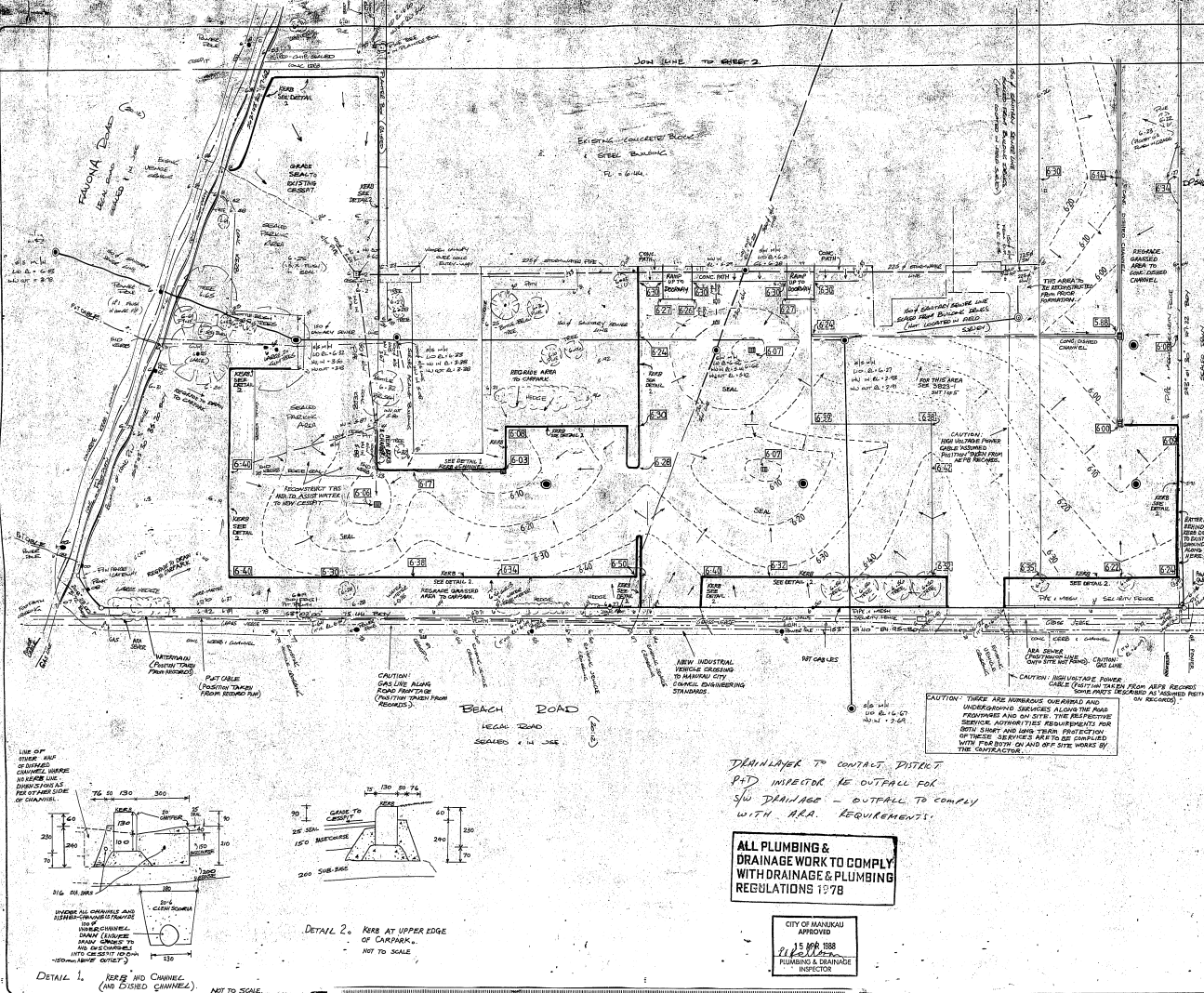
- LEVELS ARE IN TERMS OF DEPT. OF SURVEY & LAND (MANGERE) DATUM (M.S.M. 81) + 8.550
- DETAIL 1 IS POSITION OF SET LEVELS, BOUNDARY
- BOUNDARY DIMENSIONS ARE SUBJECT TO SURVEY
- CAUTION: POWER, GAS, TELEPHONE AND WATER SUPPLY SERVICES ARE NOT ALL SHOWN ON THE PLAN. THE CONTRACTOR IS TO BE RESPONSIBLE FOR LOCATION AND PROTECTING THE ABOVE SERVICES BEFORE COMMENCING ANY WORK. ALSO SEE RESPECTIVE AUTHORITIES SERVICE RECORDS.
- LEVELS IN BOXES e.g. (E.10) ARE FINISHED SEAL LEVELS.
- ALL ALL METRE, STODOLWATER AND SANITARY DIMENSIONS SHOWN ON THIS PLAN.
- FINISHED FINISHES TO BE PROVIDED TO MATCH FINISHED SEAL LEVELS. MANUKAU CITY COUNCIL MAY BE REQUIRED TO DO WORK ON PUBLIC HIGHWAYS AND LINES.
- ALL DIMENSIONS TO BE MEASURED BACKFILL AND COMPACTED THROUGH 600mm DRUMMING AND REFINED TO BE FINISHED BAREFIELD.

REVISIONS

BASED UPON PARTS OF
 1:2500 PLAN
 15 APR 1988

CITY OF MANUKAU APPROVED
 15 APR 1988
 15 APR 1988

SCALE
 SURVEYED US F.S.V. DATE 8-21-1988
 DRAWN: [Signature]
 CHECKED: [Signature]
 SHEET 1 OF 2 REVN
 PLAN: 9823-3



DEVELOPER TO CONTACT DISTRICT
 P&I INSPECTOR RE OUTFALL FOR
 S/W DRAINAGE - OUTFALL TO COMPLY
 WITH A.R.A. REQUIREMENTS.

**ALL PLUMBING &
 DRAINAGE WORK TO COMPLY
 WITH DRAINAGE & PLUMBING
 REGULATIONS 1978**

CITY OF MANUKAU APPROVED
 15 APR 1988
 15 APR 1988

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CLC CONSULTING GROUP
ENGINEERS AND SURVEYORS
 40/100 LAUREL LANE
 P.O. BOX 51147
 AUCKLAND
 NEW ZEALAND
 TEL: 093 583 276
 FAX: 093 583 581

PROJECT: TOPOGRAPHICAL SURVEY
OF: SITE ONE FAUNA & BEACH ROADS
 BEACH LOT 1, 2 & 3
 100/101 & 102
 C.T. 100/101
 FOR: DEANSON KNOWLES & FAUNA ROAD MAINGOGE

PROPOSED STORMWATER LINES

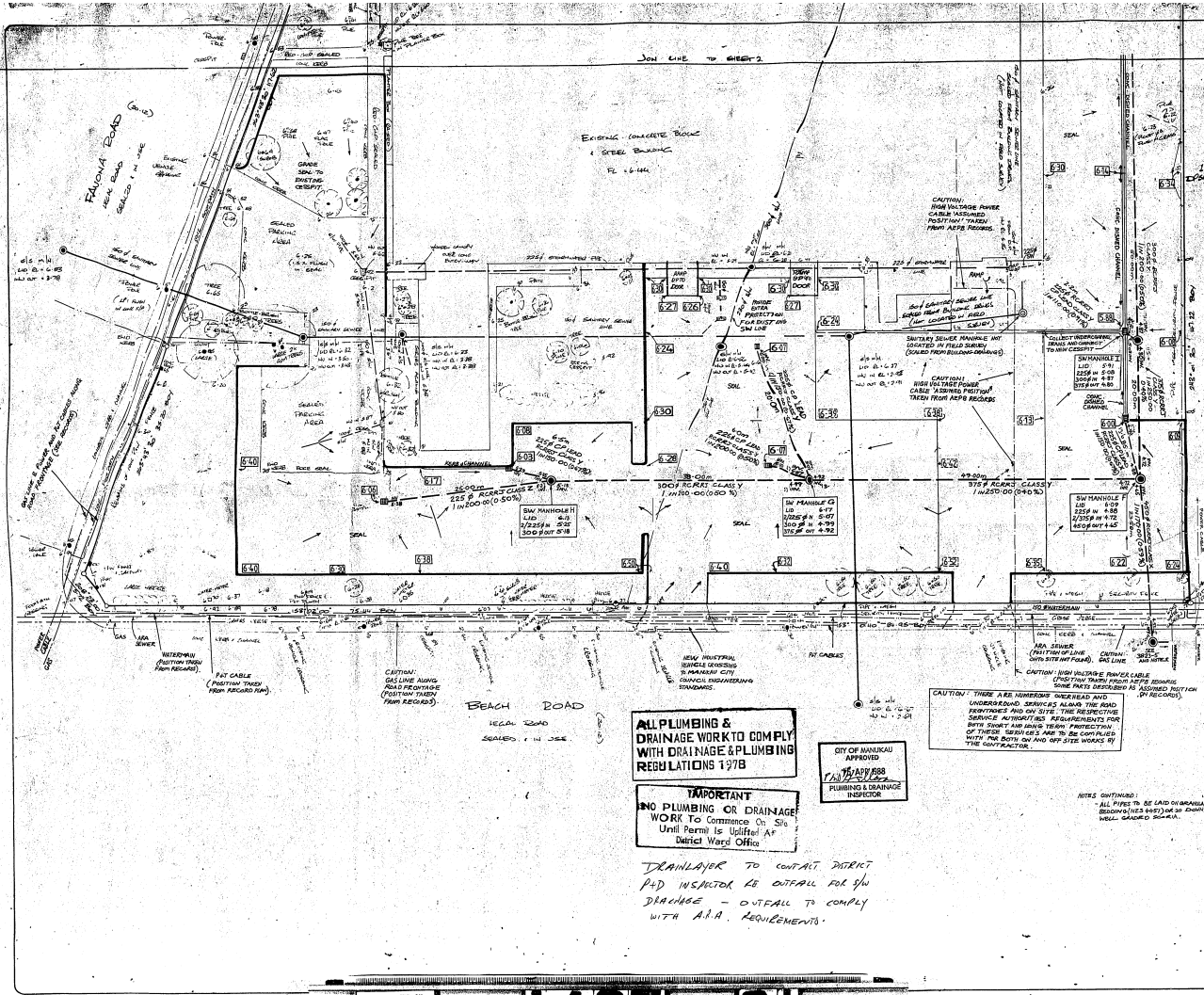
CITY OF MANUKAU APPROVED
 27/08/88
 BUILDING DEPARTMENT

NOTES:

- LEVELS ARE IN TERMS OF TOP OF SEWER & LAD INTERSECTION POINT. SEE PLAN FOR DETAILS.
- DETAILED PLAN OF SEWER & LAD TO BE SUBMITTED TO THE CITY ENGINEER.
- ROADWAY INTERFERENCES ARE SHOWN TO EXIST.
- CAUTION: POWER, GAS, TELEPHONE AND WATER SUPPLY SERVICES ARE NOT ALL SHOWN ON THIS PLAN. THE CONTRACTOR IS TO BE RESPONSIBLE FOR LOCATING AND PROTECTING THE ABOVE SERVICES BEFORE COMMENCING ANY WORK. ALSO SEE RESPECTIVE UTILITIES SERVICE RECORDS.
- LEVELS IN ROWS 80 & 101 ARE FINISHED SEAL LEVELS.
- NOT ALL PRIVATE STORMWATER & SANITARY DRAINAGE SHOWN BY THIS PLAN ARE TO BE INSTALLED. THE CONTRACTOR IS TO BE RESPONSIBLE FOR CHECKING THE EXISTING RECORDS TO MATCH PROPOSED SEAL LEVELS. ANY CITY ENGINEER HAS BEEN BELIEVED TO MATCH PROPOSED SEAL LEVELS. ANY CITY ENGINEER HAS BEEN BELIEVED TO MATCH PROPOSED SEAL LEVELS.
- ALL TRENCHES TO BE REINFORCED AND COMPACTED.
- ALL WORK IS TO BE DONE TO THE PLAN OF THE CITY ENGINEER'S RECORDS.

REVISIONS

NO.	DESCRIPTION	DATE
A	AS SHOWN	15/08/88
B	AS SHOWN	15/08/88



ALL PLUMBING & DRAINAGE WORK TO COMPLY WITH DRAINAGE & PLUMBING REGULATIONS 1978

IMPORTANT
NO PLUMBING OR DRAINAGE WORK TO COMMENCE ON SITE UNTIL PERMITS ARE OBTAINED FROM THE DISTRICT WATER OFFICE.

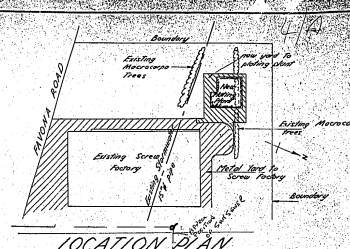
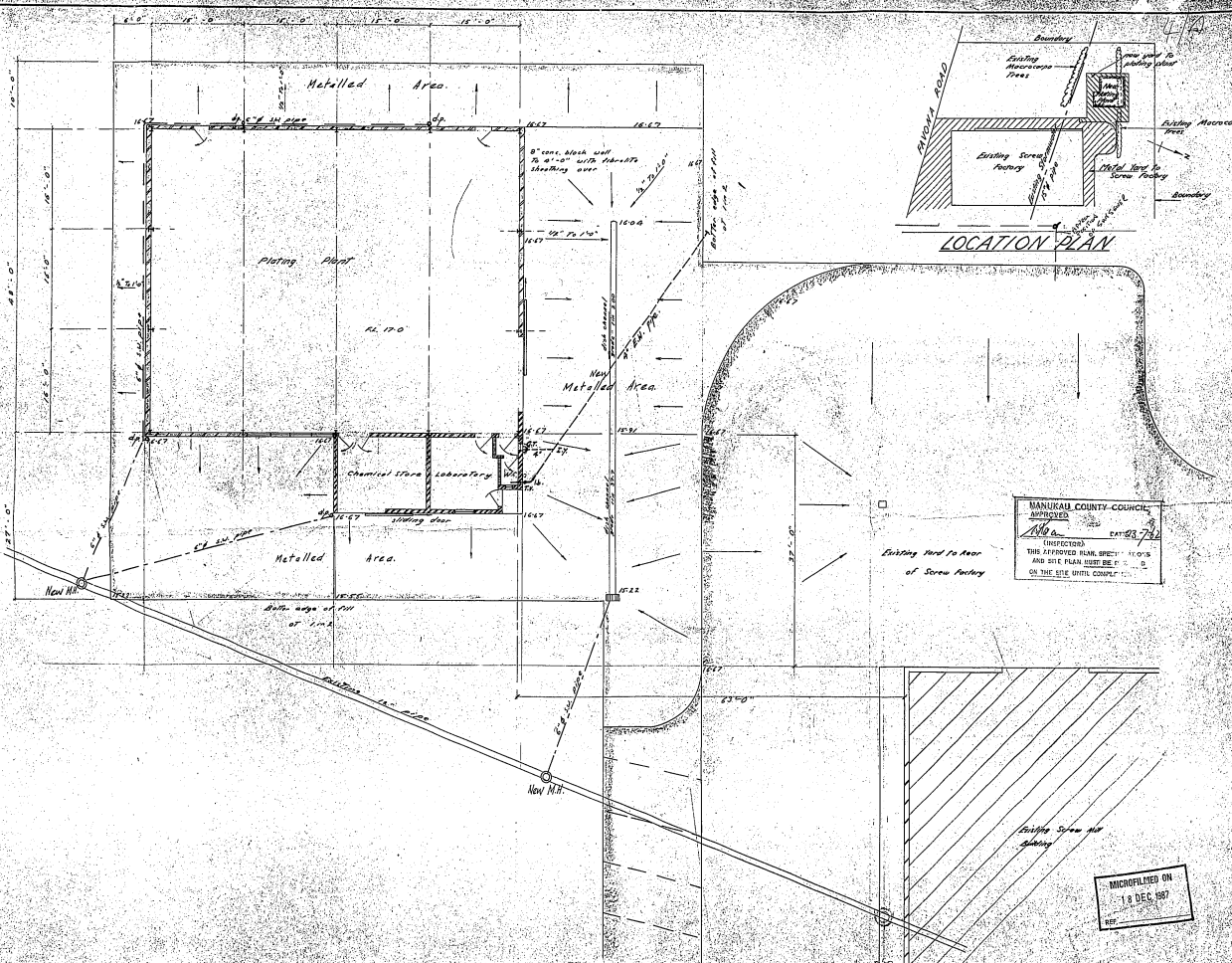
DRAINLAYER TO CONTACT DISTRICT P&D INSPECTOR RE OUTFALL FOR YOUR DRAINAGE - OUTFALL TO COMPLY WITH A.D.A. REQUIREMENTS.

MICROFILMED ON 14 NOV 1991

1427 211

1 2 3 4 5 6 7 8 9 10 11 12

A B C D



MANUKAU COUNTY COUNCIL
 APPROVED
 10/10/05
 INSPECTOR
 THIS APPROVED PLAN SPECIFICALLY
 HAS BEEN EXAMINED AND FOUND
 TO BE IN ACCORDANCE WITH THE
 REQUIREMENTS OF THE RESOURCE
 MANAGEMENT ACT 1991
 ON THE SITE WITH COORDINATES

REGISTERED ON
 18 DEC 1987

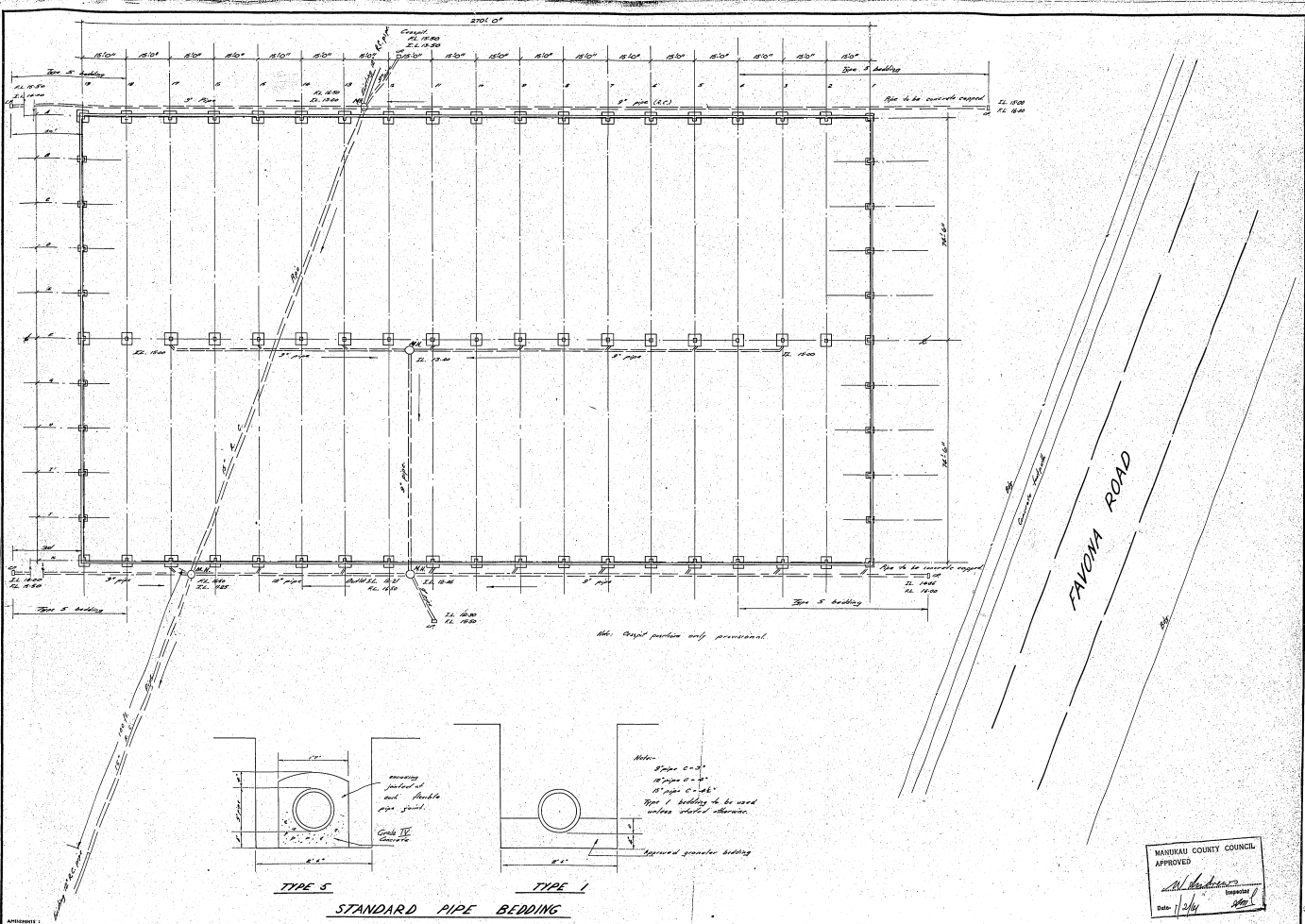
SARGENT SHORES & ANDRELL
 CONSULTING ENGINEERS
 AUCKLAND
 100, QUEEN STREET
 TEL: 359-9000
 FAX: 359-9001

DATE: 12/10/04
 DRAWN: J. SARGENT
 CHECKED: J. SARGENT
 SCALE: AS SHOWN

AJAX G.K.N.
 NEW PLATING PLANT

SCALE
 1" = 10' 0"

LAYOUT PLAN
 SHEET NO. 1318-1
 OF 1



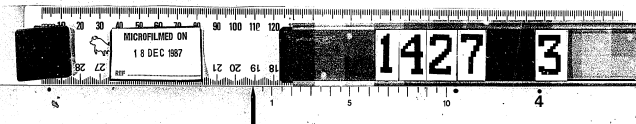
MANUKAU COUNTY COUNCIL
 APPROVED
 Date: 11/2/66
 Signature: [Handwritten]

FABRAGE SHORES & ANDRELL
 CONSULTING ENGINEERS
 AUCKLAND
 P.O. Box 1027 Tel. 2049
 CIVILIANET

DRAWING NO. 1275/6
 SHEET No. C SET OF 15

DATE: 16/11/66
 FOUNDATION & DRAINAGE
 PLAN

FACTORY AT FAVOMA RD AUCKLAND
 FOR
 AJAX GKN LTD



2 3 4 5 6 7 8 9 10 11 12 1 2 3 4 5 6 7 8 9 10 11 12