

Maat group  
PO Box 301848  
Albany Auckland  
AUCKLAND 0752



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<b>Applicant</b>	Maat group
<b>LIM address</b>	242-244 Bush Road Rosedale 0632
<b>Application number</b>	8270172161
<b>Customer Reference</b>	Maat group
<b>Date issued</b>	18-Jul-2019
<b>Legal Description</b>	Lot 32 DP 176314, Lot 33 DP 176314, Lot 32 DP 176314, Lot 33 DP 176314
<b>Certificates of title</b>	NA108C/131, NA108C/132

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### Disclaimer

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

The LIM includes information which:

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

This LIM does not include other information:

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

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

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

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

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

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

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

### Site Contamination

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

### Wind Zones

Wind Zone(s) for this property: 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

Soil issues recorded. The land may not be suitable for particular development or land use purposes. A soil report may be required to/must be submitted with any building and/or resource consent application.

Effective Date	Description	Details
23/08/1996	Geotechnical completion/ investigation report on file	Relevant reports by Foundation Engineering Ltd are (1) GCR on North Harbour Industrial Park Stage 2 at North Harbour for Neil Construction Ltd dated 23/08/1996 (2) Addendum report dated 30 January 1997 (applies to Lots 38 - 45 DP 177683) (3) Addendum report dated 03 April 1998 (applies to Lots 43 and 47 DP 188088. Development must comply with GCR recommendations including those of Addendums where applicable. Consent Notices also refer.

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.

### Flooding

This statement entitled "Flooding" appears on all LIMs.

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

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

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

The absence of flooding on the "Special Land Features - Natural Hazards - Flooding" map does not exclude

the possibility of the site flooding, particularly from Overland Flow Paths which may be on other properties.

### 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.

#### 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

<b>Billing Number/ Rate Account:</b>	12341251352
<b>Rates levied for the Year 2019/2020 :</b>	\$52,462.65
<b>Total rates to clear for the current year (including any arrears):</b>	\$52,462.65


The rates figures are provided as at 8 a.m. 18/07/2019. It is strongly advised these are not used for settlement purposes.

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### 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](mailto: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.

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### 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

242-244 Bush Road Rosedale 0632

Application No.	Description	Decision	Decision Date
R70505A	To construct an office warehouse complex, which includes the storage of chemicals.	Granted	22/09/1997

### 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

242-244 Bush Road Rosedale 0632

Application No.	Description	Issue Date	Status
A12634	Warehouse and Mezzanine Office.. A13329_Amendment to A12634	25/11/1997	CCC Issued 20/08/1998 (See Note 2)
A13389	Pallet Racking	23/06/1998	CCC Issued 06/08/1998 (See Note 2)
BD/02066/01	Racking and Mezzanine	14/08/2001	CCC Issued 09/02/2002 (See Note 2)
BD-1234961	Re-Clad	13/02/2009	CCC Issued 22/10/2009 (See Note 2)

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

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

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

### Compliance Schedules (Building Warrant of Fitness)

242-244 Bush Road Rosedale 0632

Reference number	BWOF expiry date
WOF-12212	02/10/2019

### 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.

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## **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/haurakigulfislands>

## **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/haurakigulfislands>

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>

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

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

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

No information has been notified to Council.

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

Underground Services and District Plan maps are attached.

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

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



## Attachments

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

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

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

- Consent Conditions : R70505A
- As Built Drainage Plan : A12634\_Drainage Plan

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

### Address

242-244 Bush Road Rosedale 0632

### Legal Description

Lot 32 DP 176314, Lot 33 DP 176314

### Appeals

### Modifications

### Zones

Business - Light Industry Zone

### Precinct

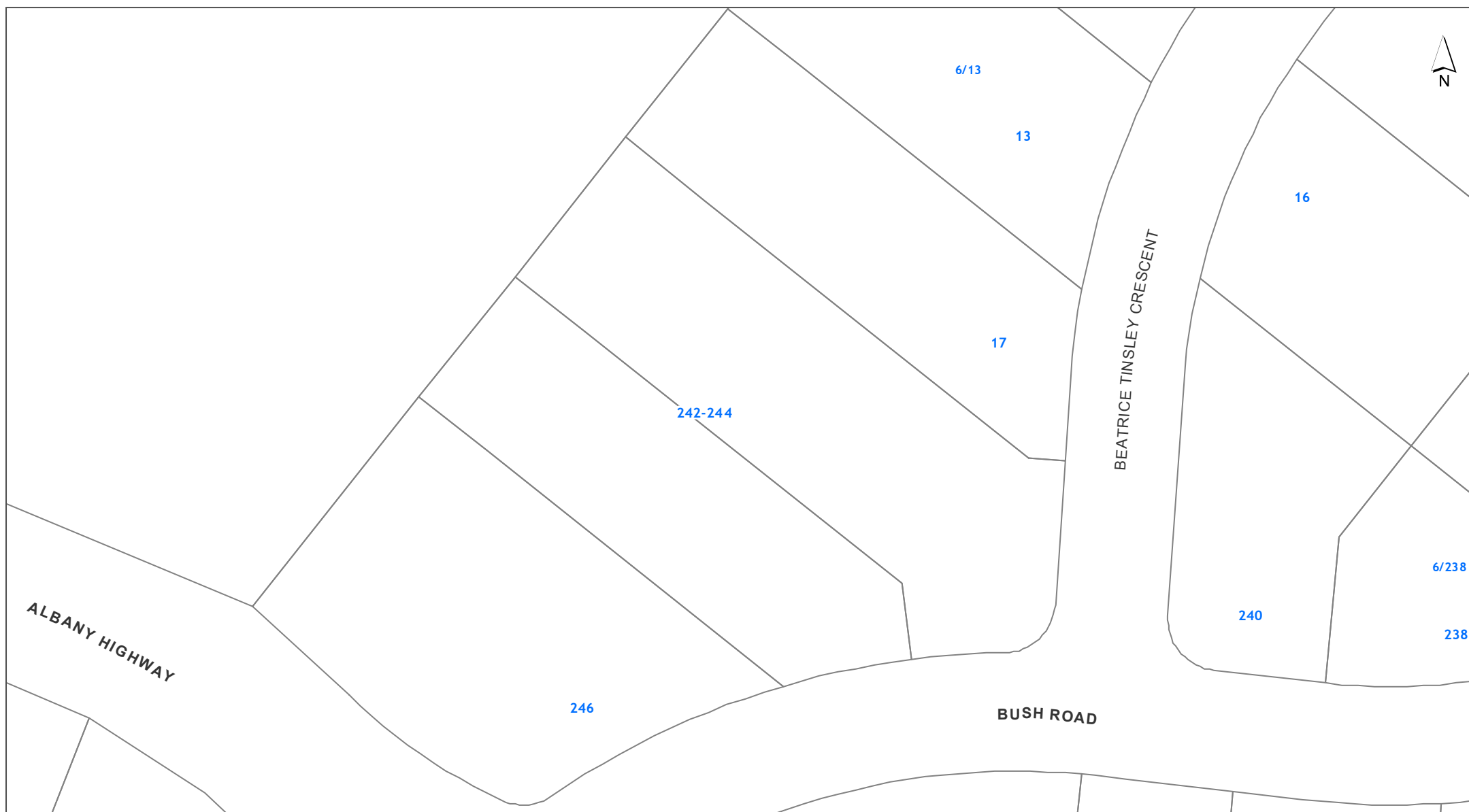
### Controls

Controls: Macroinvertebrate Community Index - Urban

### Overlays

### Designations

Designations: Airspace Restriction Designations - ID 4311 - Defence purposes - protection of approach and departure paths (Whenuapai Air Base) - Minister of Defence

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**Built Environment**

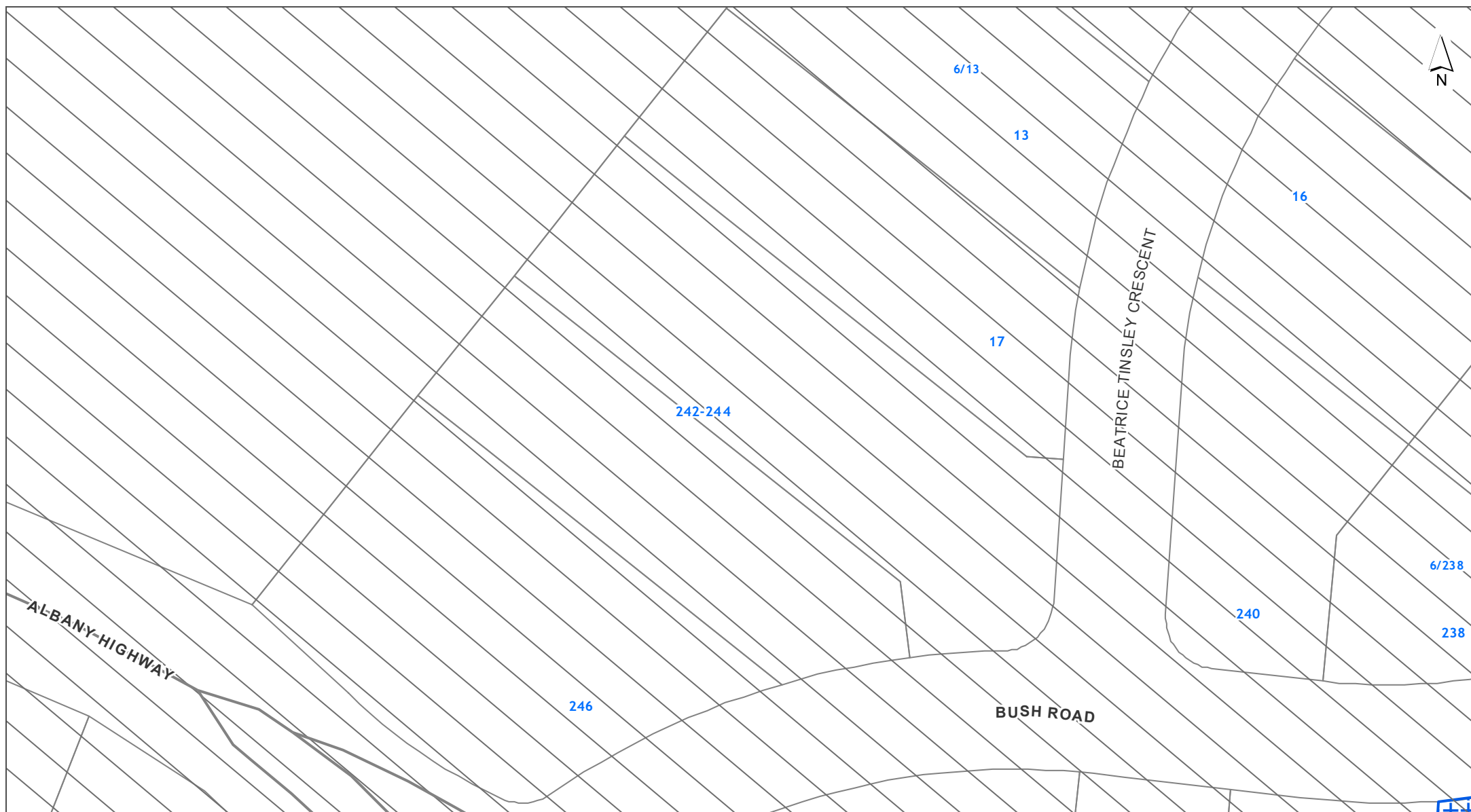
**242-244 Bush Road Rosedale 0632**

**Lot 32 DP 176314, Lot 33 DP 176314**

0 7 14 21  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
18/07/2019

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**Controls**

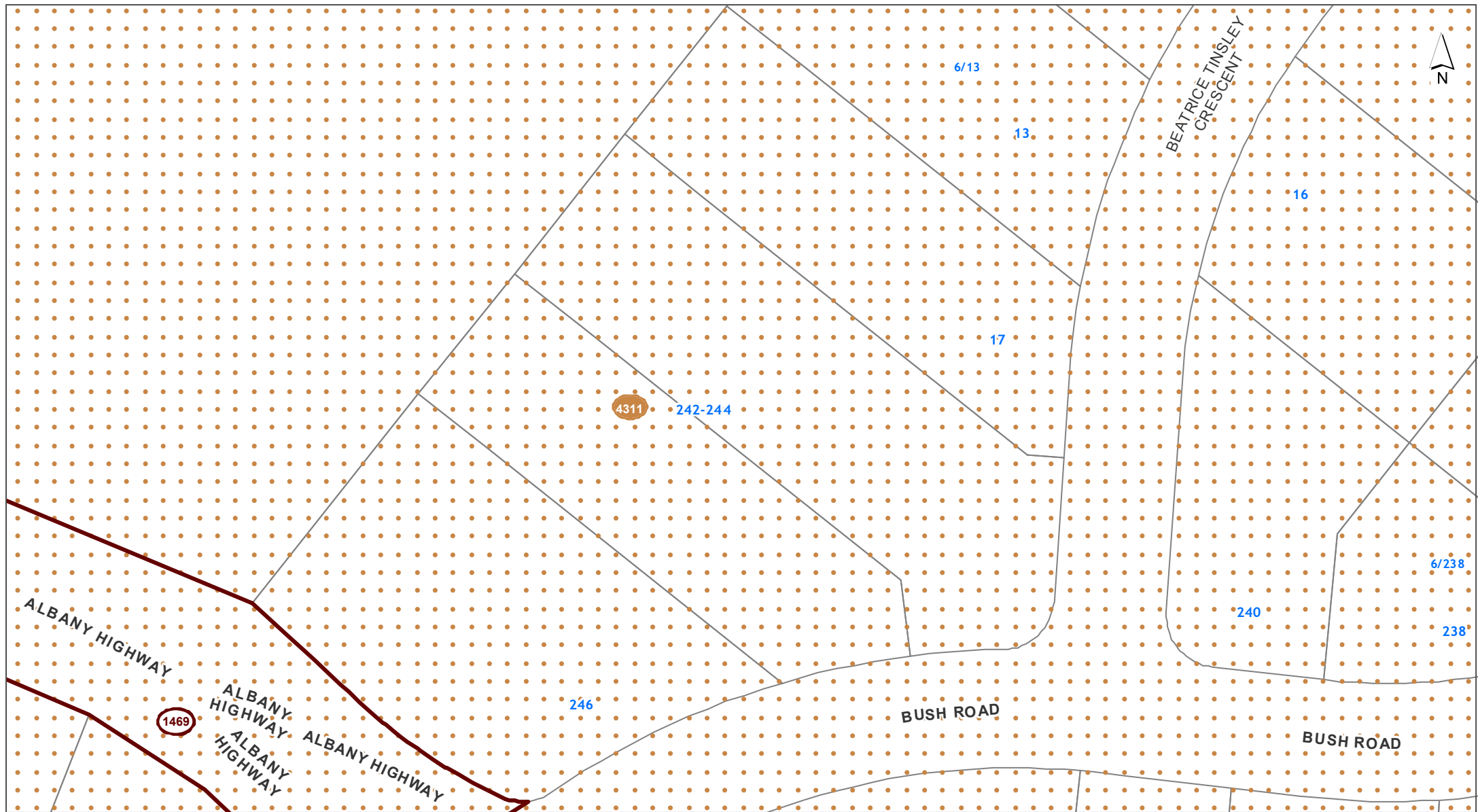
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**Designations**

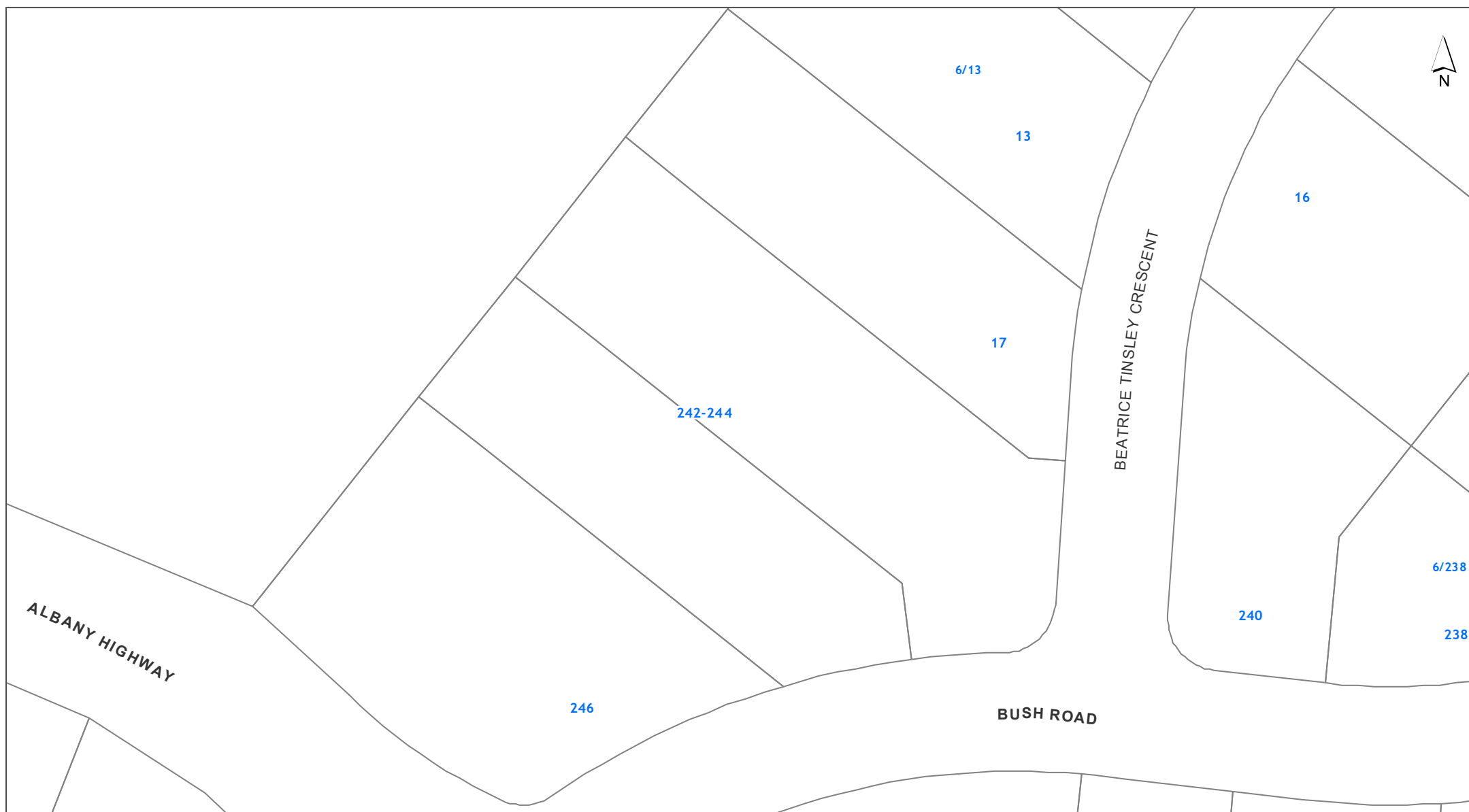
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**Historic Heritage and Special Character**

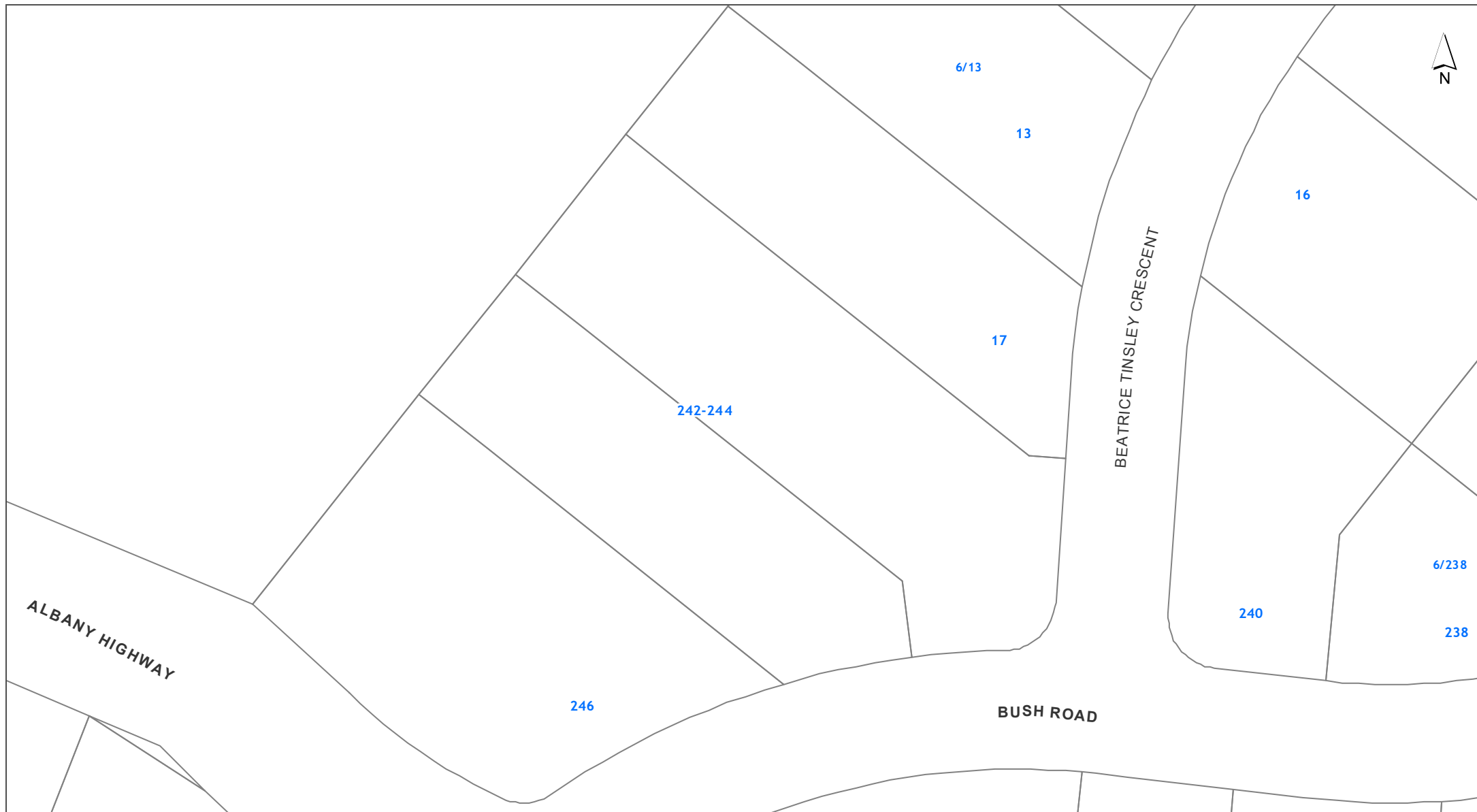
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#### Infrastructure

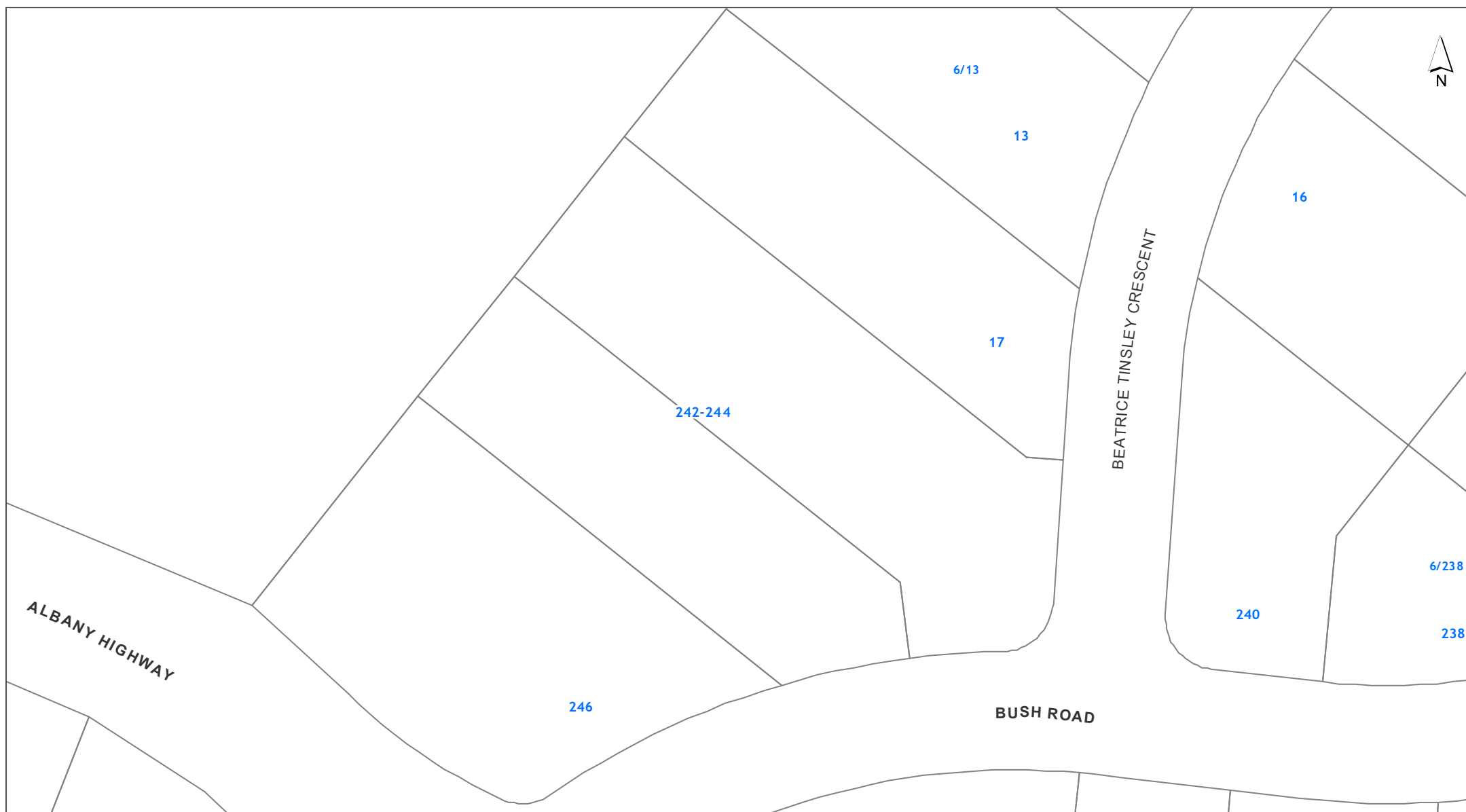
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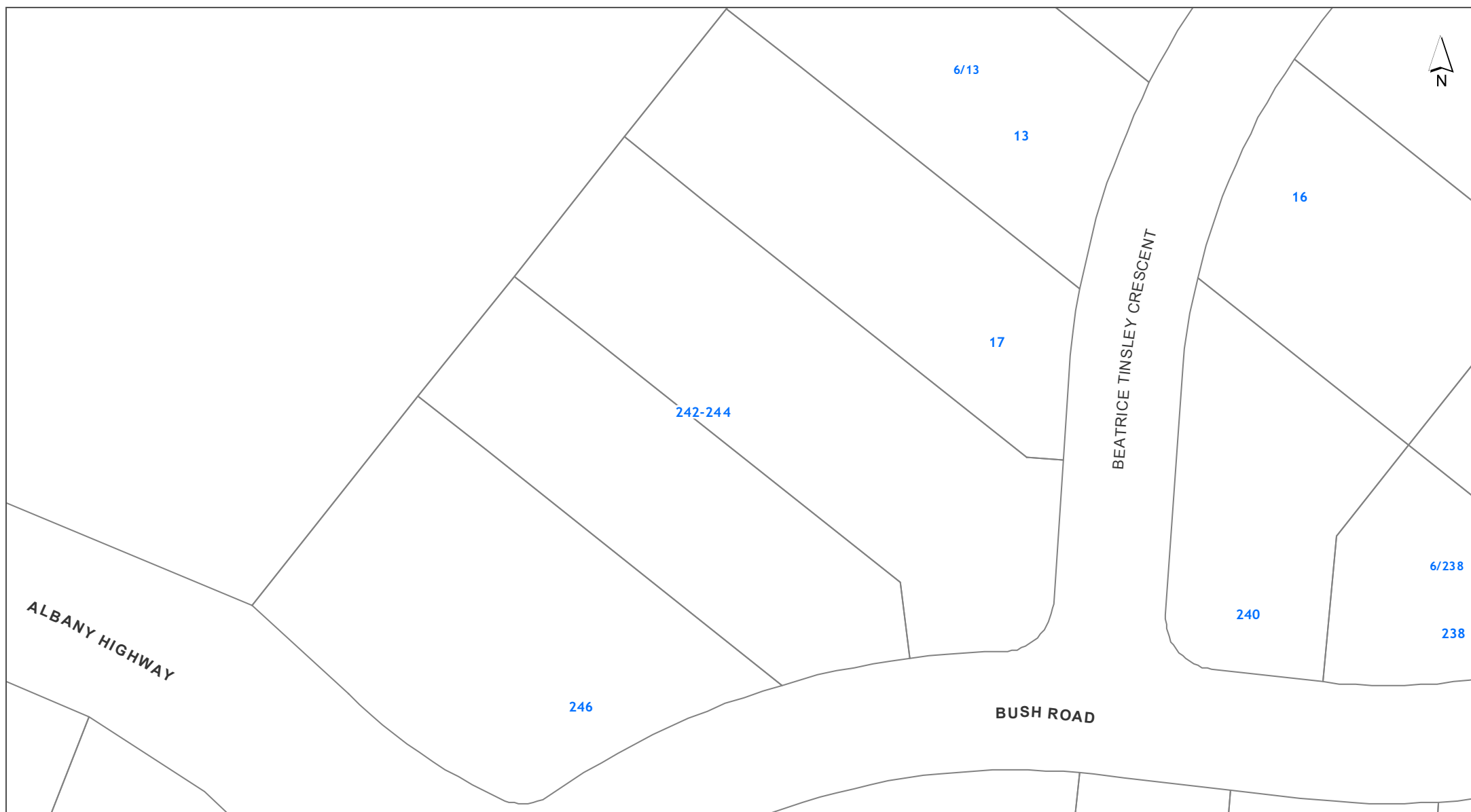
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**Mana Whenua****242-244 Bush Road Rosedale 0632****Lot 32 DP 176314, Lot 33 DP 176314**

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**Natural Heritage**

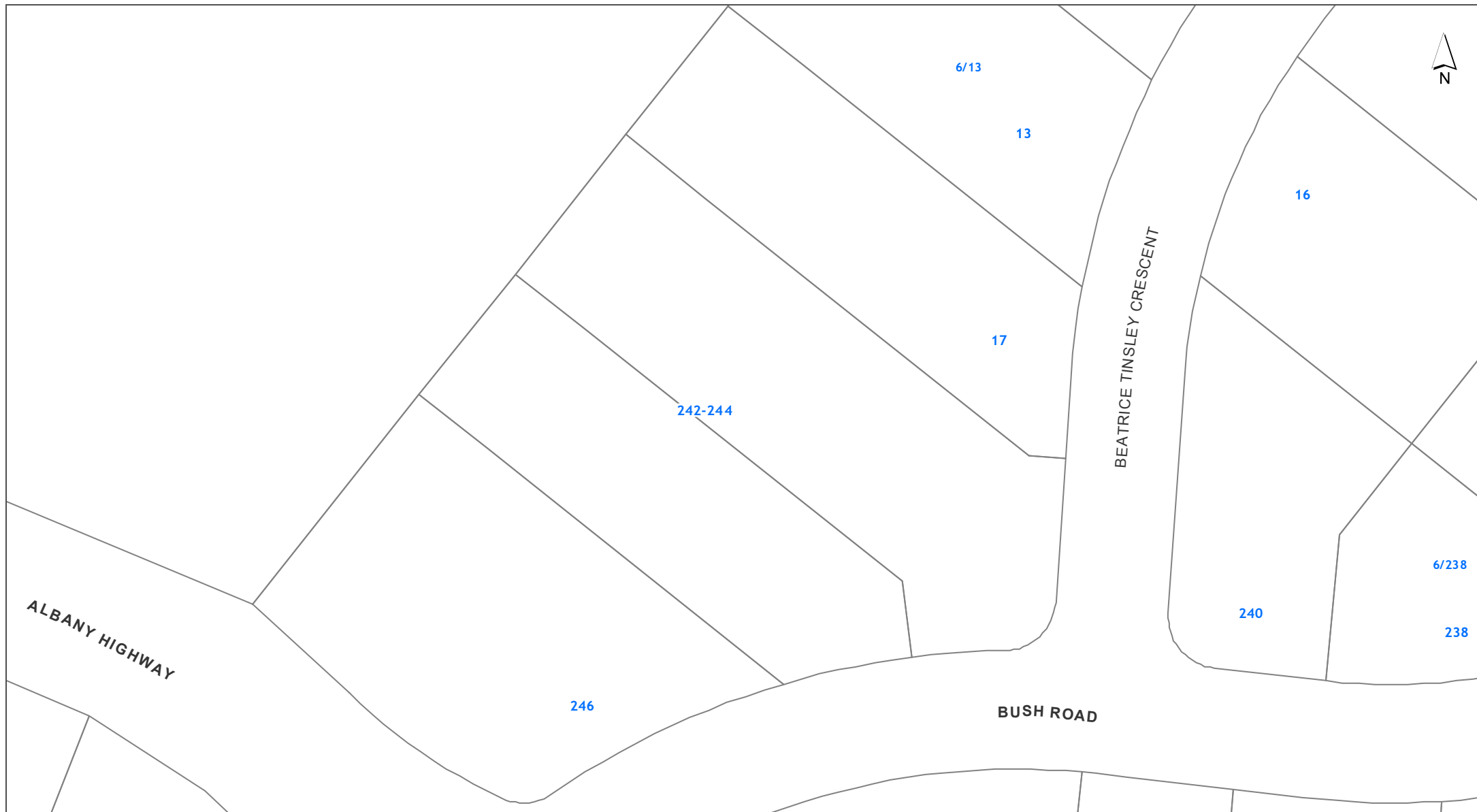
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#### Natural Resources

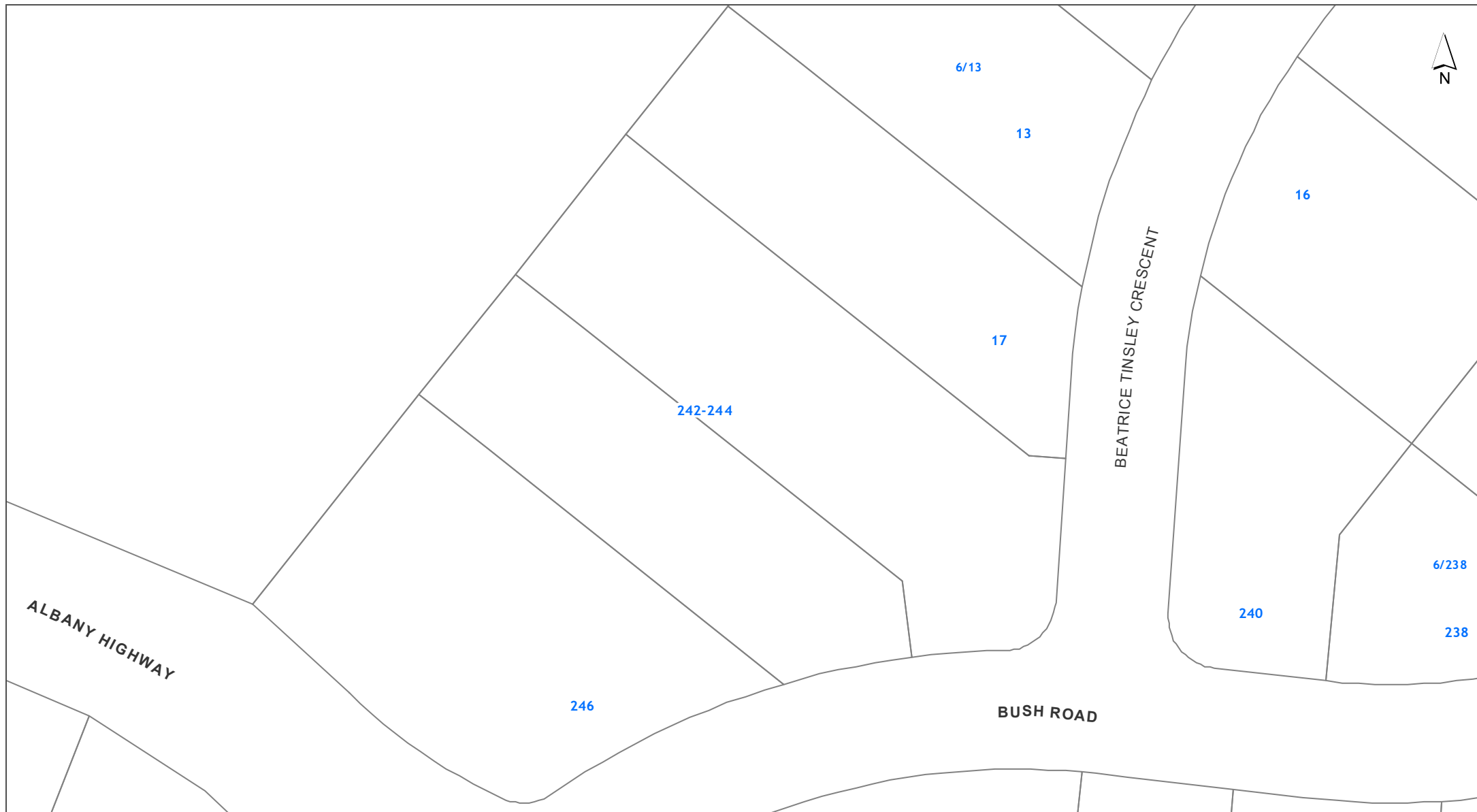
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#### Precincts

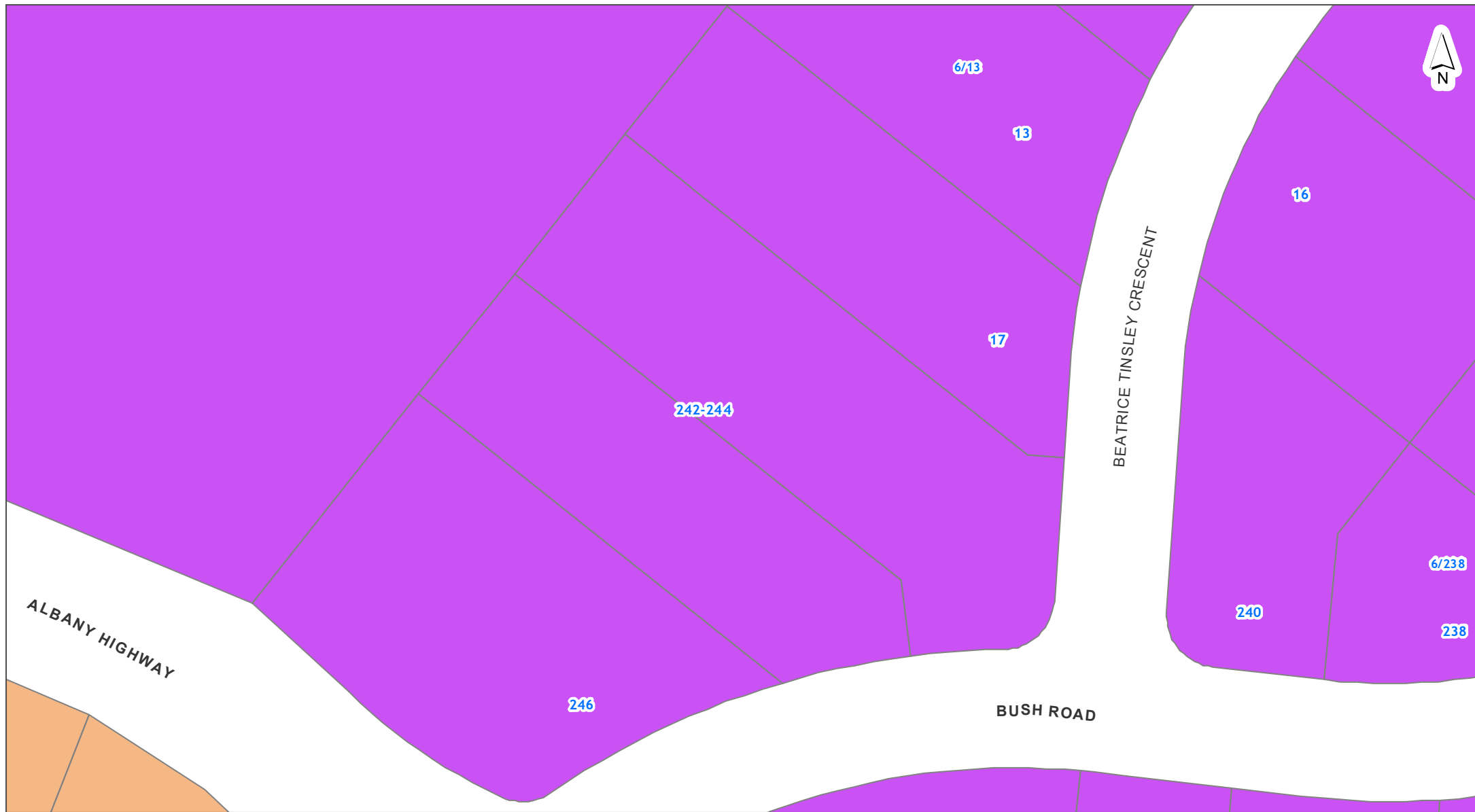
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#### Zones and Rural Urban Boundary

**242-244 Bush Road Rosedale 0632**

**Lot 32 DP 176314, Lot 33 DP 176314**



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Date Printed:  
 18/07/2019

# Auckland Unitary Plan Operative in part 15th November 2016 - LEGEND

## Appeals

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

## Plan Modifications

-  Notice of Requirements
-  Plan Changes

## ZONES

- Residential - Large Lot Zone
- Residential - Rural and Coastal Settlement Zone
- Residential - Single House Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Residential - Terrace Housing and Apartment Buildings Zone
- Business - City Centre Zone
- Business - Metropolitan Centre Zone
- Business - Town Centre Zone
- Business - Local Centre Zone
- Business - Neighbourhood Centre Zone
- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Business Park Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Civic Spaces Zone
- Open Space - Community Zone



## ZONES

- Rural - Rural Production Zone
- Rural - Mixed Rural Zone
- Rural - Rural Coastal Zone
- Rural - Rural Conservation Zone
- Rural - Countryside Living Zone
- Rural - Waitakere Foothills Zone
- Rural - Waitakere Ranges Zone
- Future Urban Zone
- Green Infrastructure Corridor (Operative in some Special Housing Areas)
- Coastal - General Coastal Marine Zone [rcp]
- Coastal - Marina Zone [rcp/dp]
- Coastal - Mooring Zone [rcp]
- Coastal - Minor Port Zone [rcp/dp]
- Coastal - Ferry Terminal Zone [rcp/dp]
- Coastal - Defence Zone [rcp]
- Coastal - Coastal Transition Zone
- Special Purpose Zone- Airports & Airfields, Cemetery, Quarry, Healthcare Facility & Hospital, Tertiary Education, Maori Purpose, Major Recreation Facility, School
- Strategic Transport Corridor Zone
- Water [i]

### Tagging of Provisions:

- [i] = Information only
- [rp] = Regional Plan
- [rcp] = Regional Coastal Plan
- [rps] = Regional Policy Statement
- [dp] = District Plan (only noted when dual provisions apply)

## DESIGNATIONS

-  Designations
-  Airspace Restriction Designations

### Natural Resources

- Terrestrial [rp/dp]
- Marine 1 [rcp]
- Marine 2 [rcp]
- Natural
- Urban
- Water Supply Management Areas Overlay [rp]
- Natural Stream Management Areas Overlay [rp]
- High-Use Stream Management Areas Overlay [rp]
- High-Use Aquifer Management Areas Overlay [rp]
- Quality-Sensitive Aquifer Management Areas Overlay [rp]
- Wetland Management Areas Overlay [rp]

### Infrastructure

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

### Mana Whenua

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

## CONTROLS

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

## CONTROLS

- Hazardous Facilities
- Infrastructure
- Flow 1 [rp]
- Flow 2 [rp]
- Level Crossings With Sightlines Control
- Macroinvertebrate Community Index
- Parking Variation Control
- Subdivision Variation Control
- Surf Breaks [rcp]

### Natural Heritage

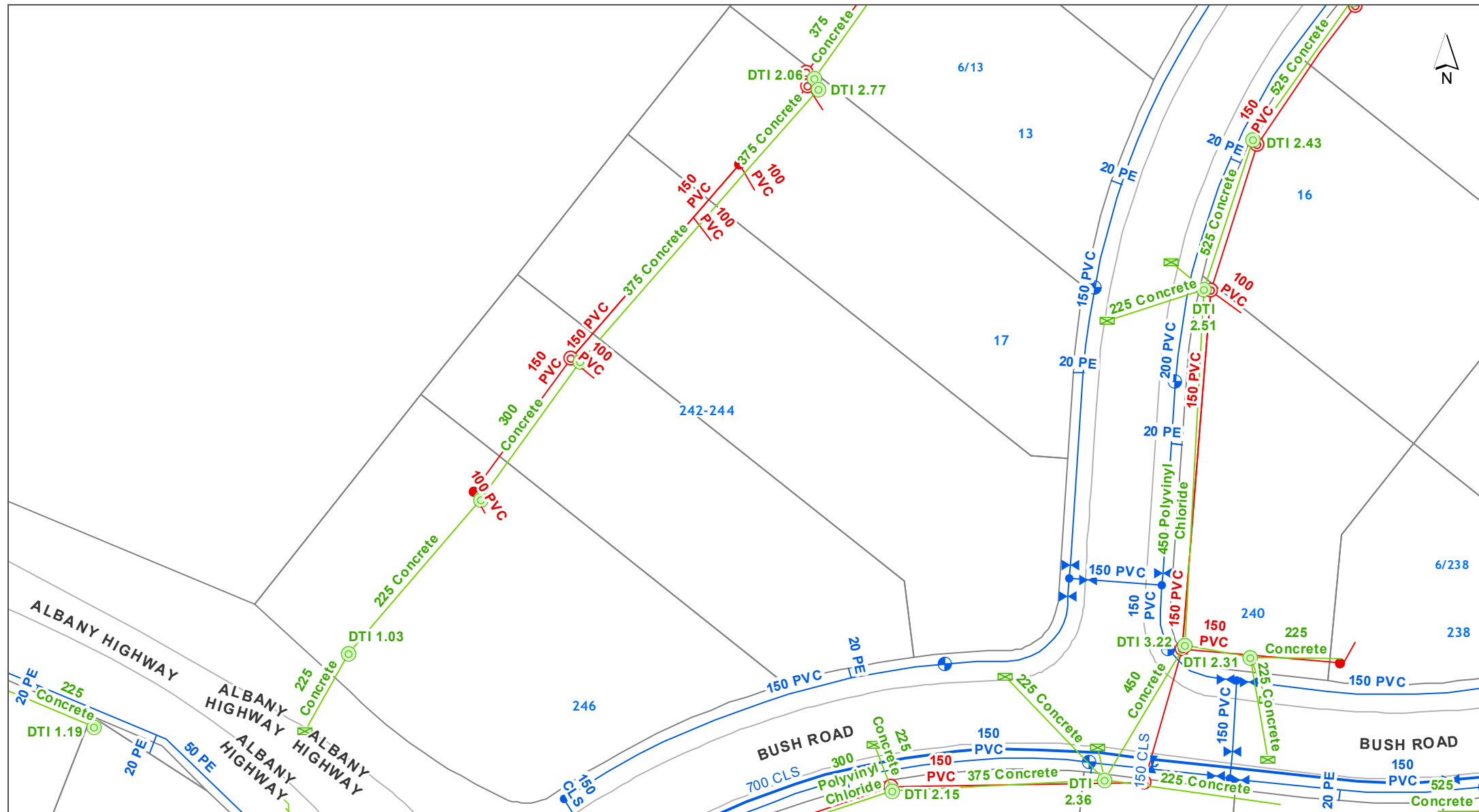
- Notable Trees Overlay
- Outstanding Natural Features Overlay [rcp/dp]
- Outstanding Natural Landscapes Overlay [rcp/dp]
- Outstanding Natural Character Overlay [rcp/dp]
- High Natural Character Overlay [rcp/dp]
- Local Public Views Overlay [rcp/dp]
- Viewshafts
- Height Sensitive Areas
- Regionally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

### Historic Heritage & Special Character

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

### Built Environment

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



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## Underground Services

**242-244 Bush Road Rosedale 0632**

**Lot 32 DP 176314, Lot 33 DP 176314**



Scale @ A4  
= 1:1,000

**Date Printed:**  
18/07/2019

## Stormwater

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

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

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

## Water

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

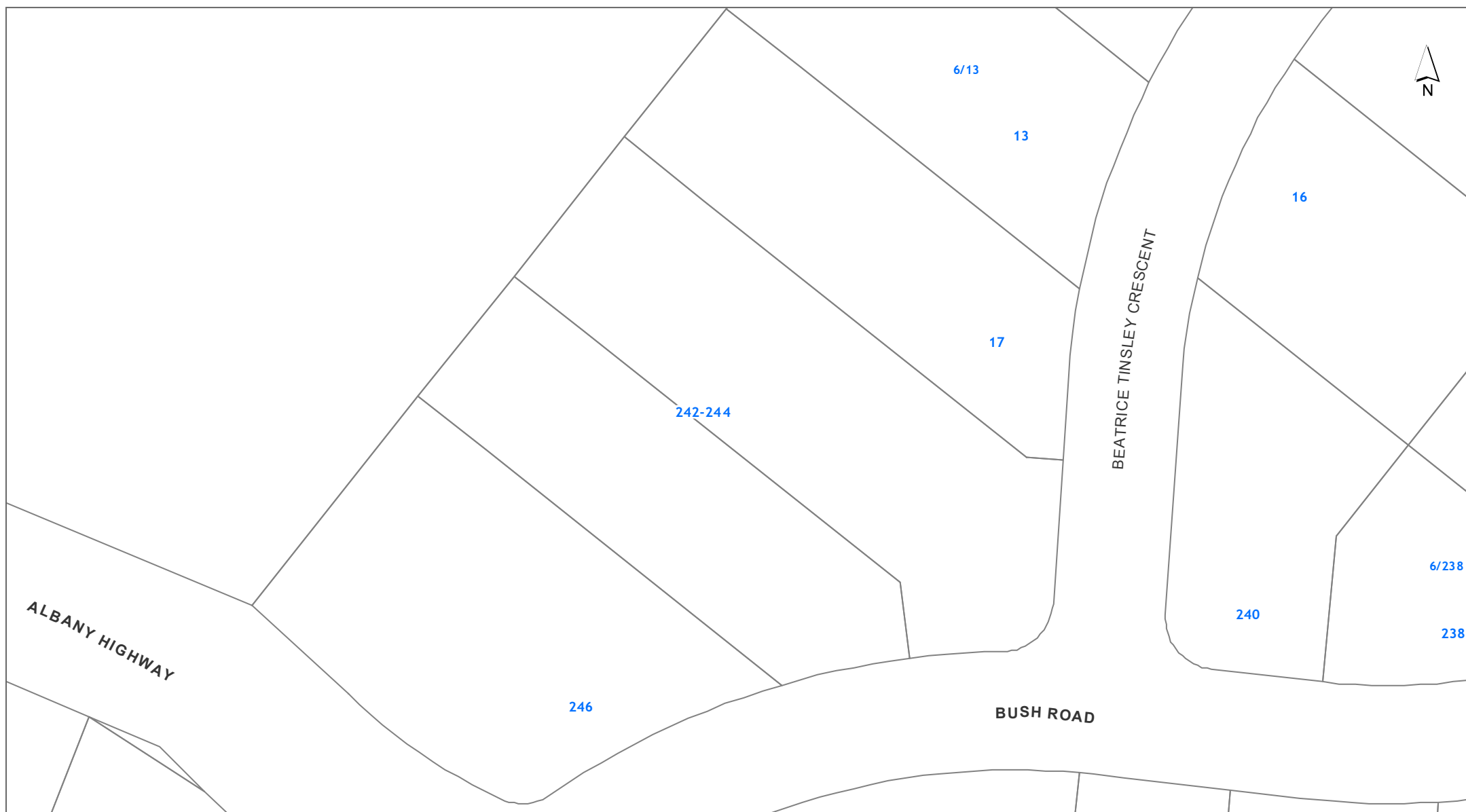
## Wastewater

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

## Utilities

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

Legend  
updated:  
9/05/2018

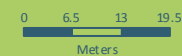
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**Hazards**

**242-244 Bush Road Rosedale 0632**

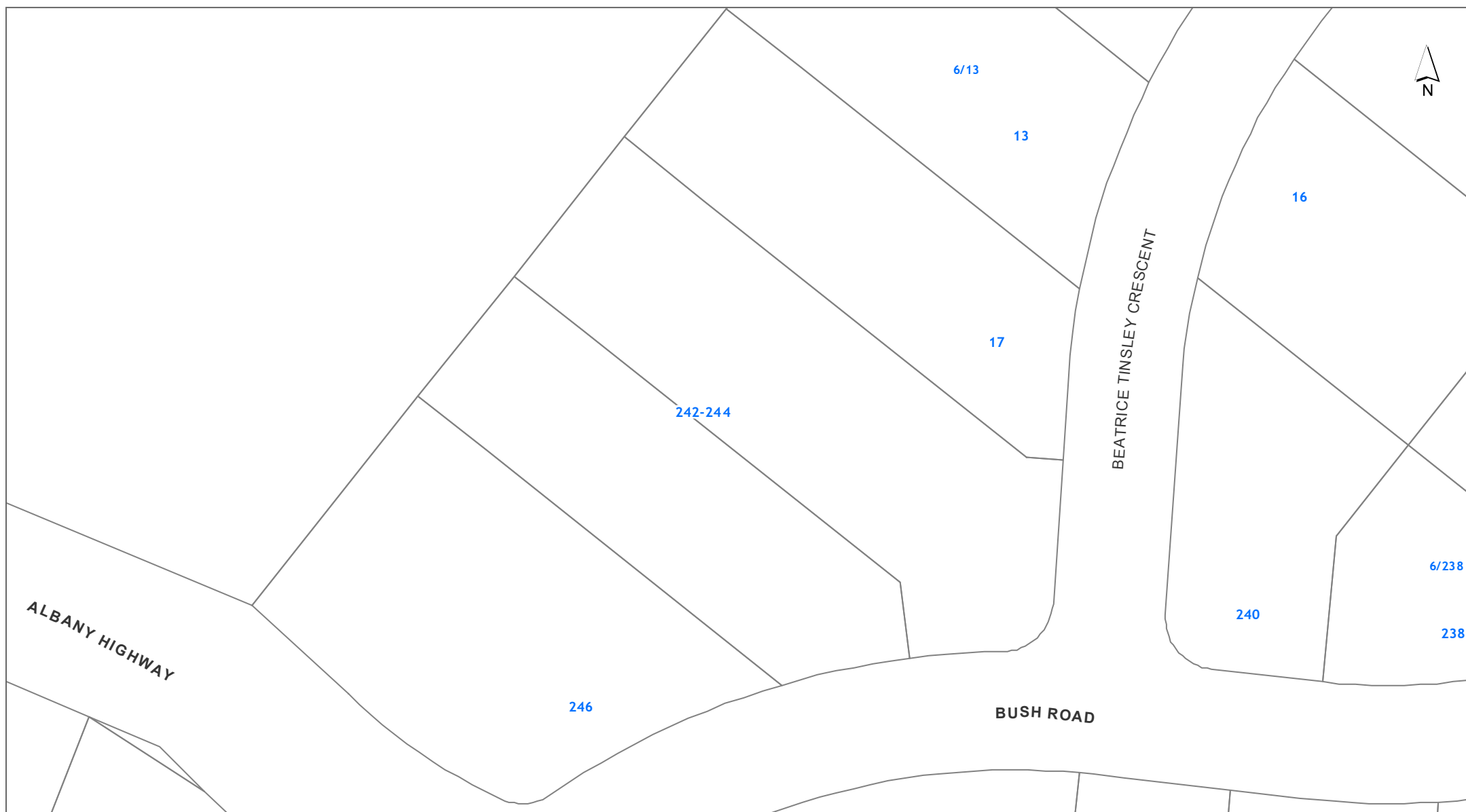
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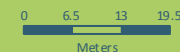
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**= 1:1,000**

**Date Printed:**  
**18/07/2019**



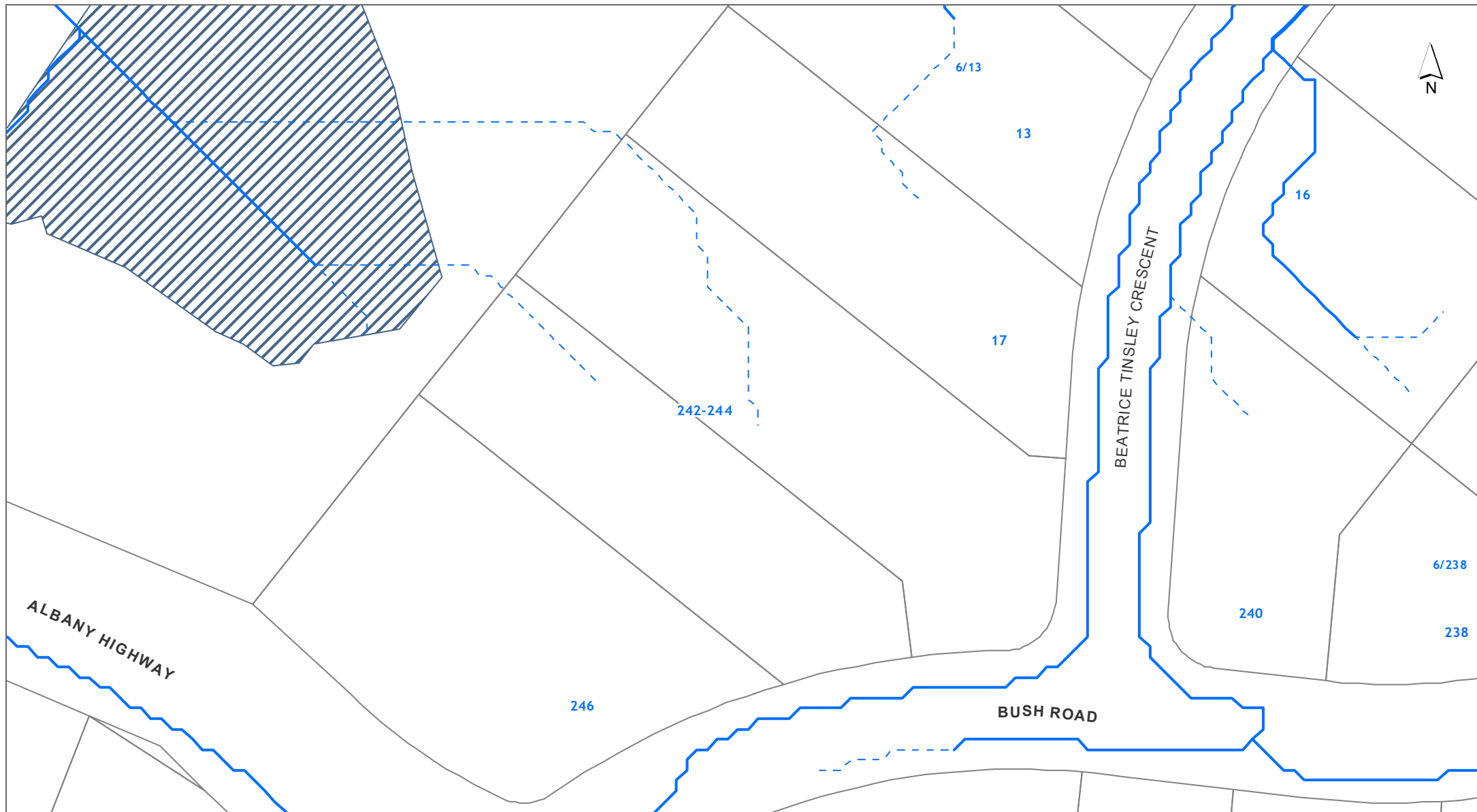
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**Natural Hazards - Coastal Inundation****242-244 Bush Road Rosedale 0632****Lot 32 DP 176314, Lot 33 DP 176314**

**Scale @ A4**  
**= 1:1,000**

**Date Printed:**  
**18/07/2019**

**DISCLAIMER:**

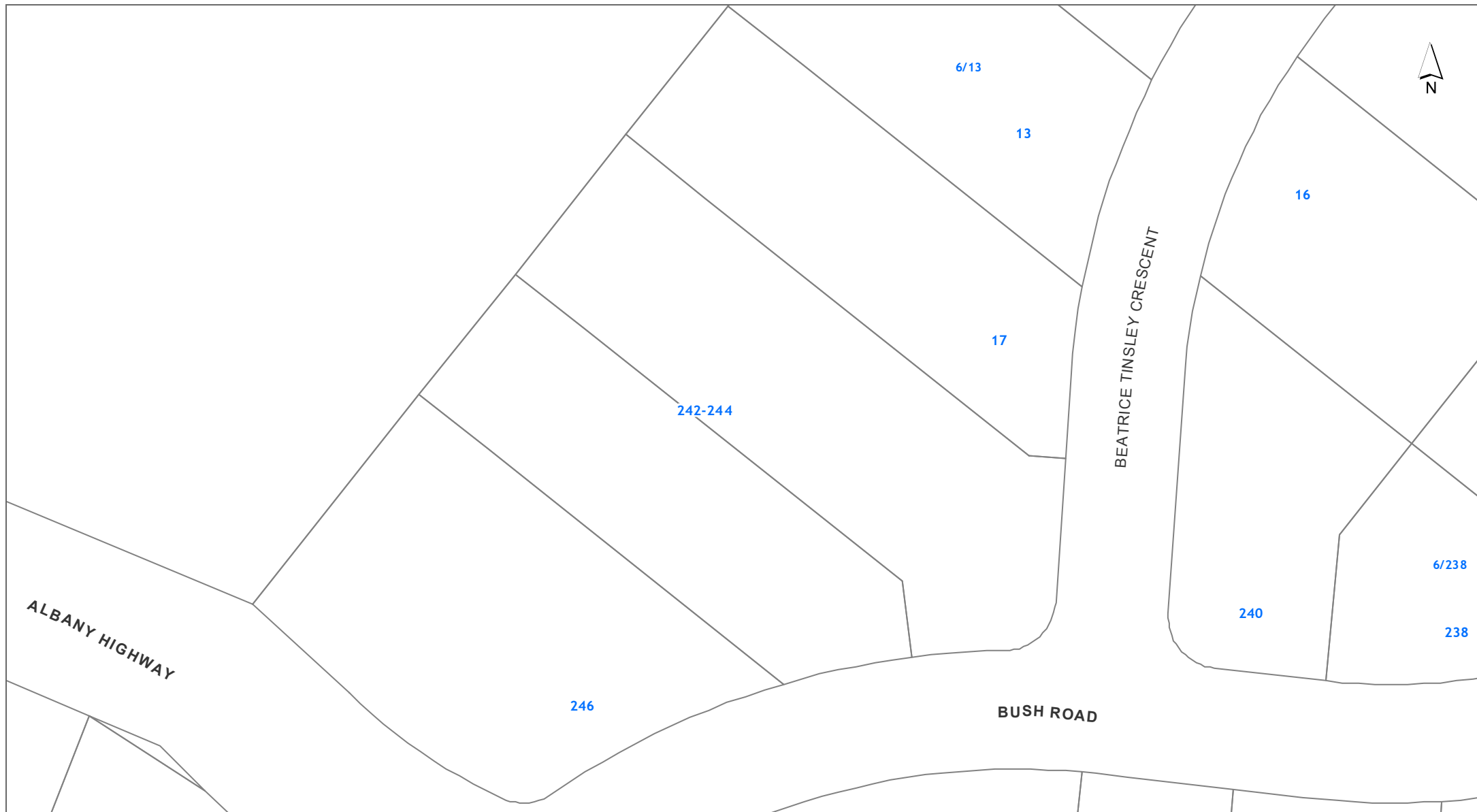
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**Natural Hazards - Flooding****242-244 Bush Road Rosedale 0632****Lot 32 DP 176314, Lot 33 DP 176314**

0 6.5 13 19.5  
Meters

Scale @ A4  
= 1:1,000

Date Printed:  
18/07/2019

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**Natural Hazards - Sea Spray**

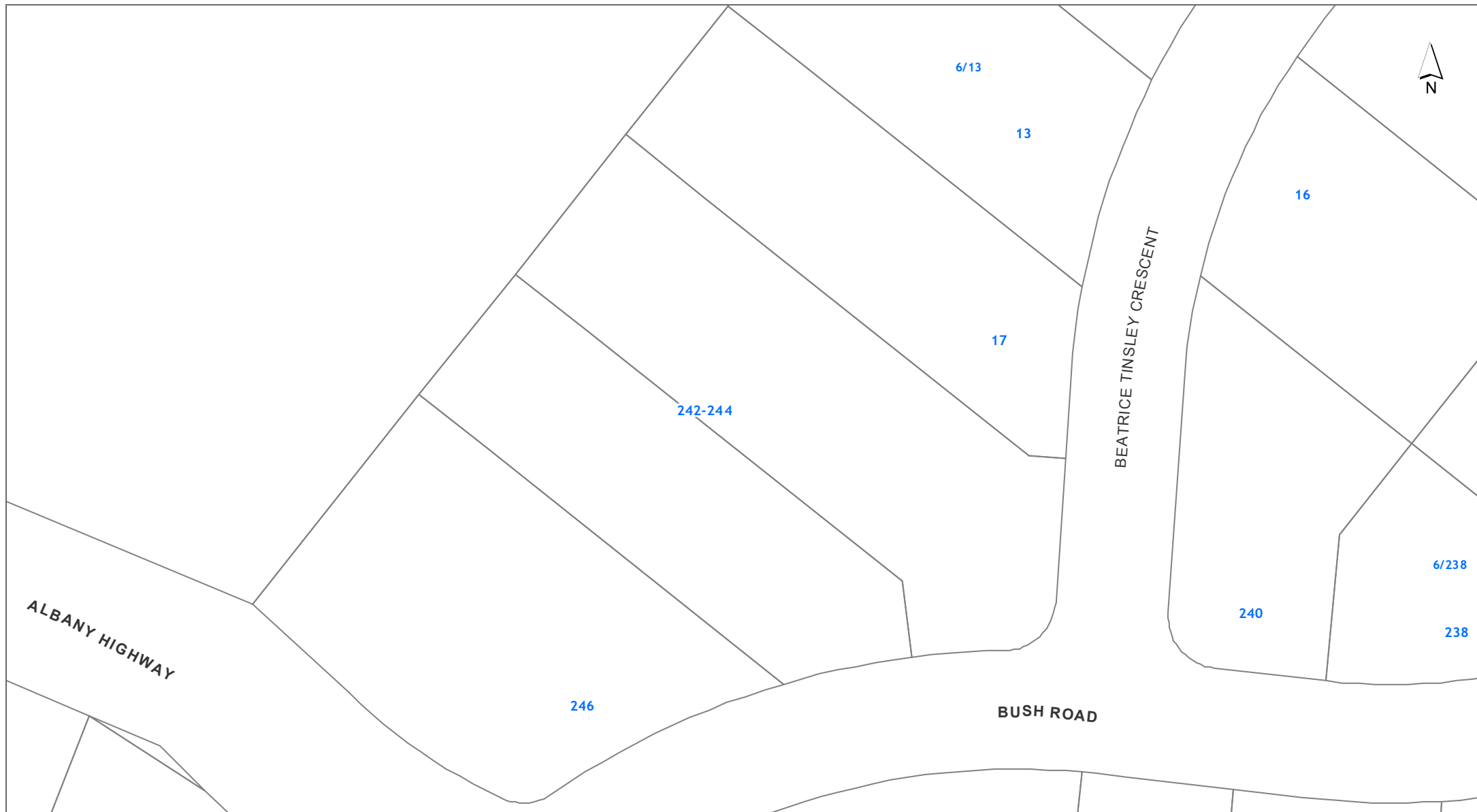
**242-244 Bush Road Rosedale 0632**

**Lot 32 DP 176314, Lot 33 DP 176314**

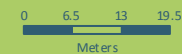
0 6.5 13 19.5  
Meters

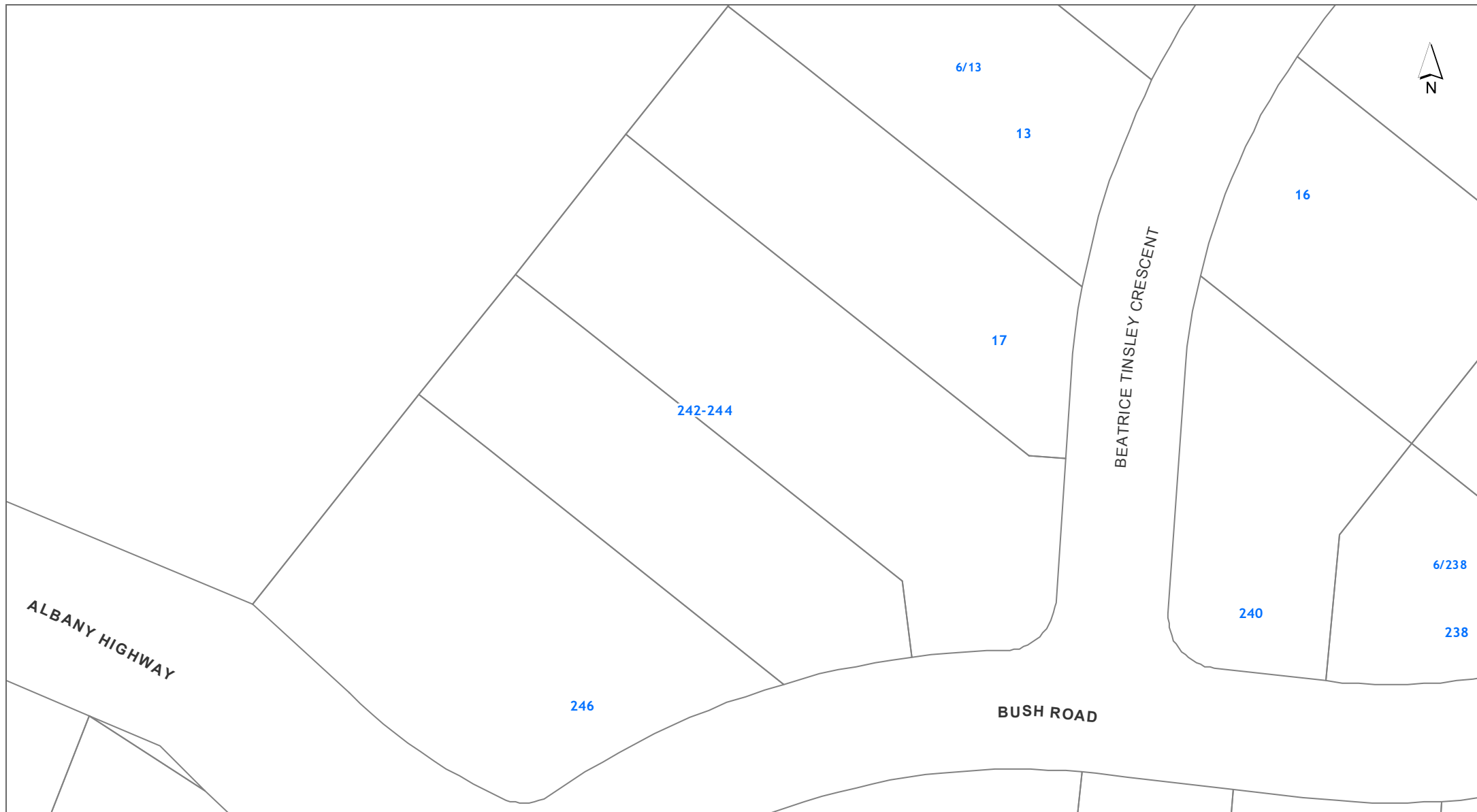
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**Natural Hazards - Volcanic Cones****242-244 Bush Road Rosedale 0632****Lot 32 DP 176314, Lot 33 DP 176314****Scale @ A4  
= 1:1,000****Date Printed:  
18/07/2019**

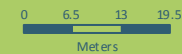
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**Other**

**242-244 Bush Road Rosedale 0632**

**Lot 32 DP 176314, Lot 33 DP 176314**



**Scale @ A4**  
**= 1:1,000**

**Date Printed:**  
**18/07/2019**
















## Hazards

## Soil Warning Area

-  Fill (Franklin District only)
-  Advisory (Franklin District only)
-  Contamination (Franklin District only)
-  Erosion (Franklin District only)
-  Hazardous Activities & Industries List (HAİL) (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

 1% AEP Flood Plain




 Flood Prone Areas

 Flood Sensitive Areas

 Sea Spray








 Volcanic Cones

## Coastal Inundation

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

## 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

23 September 1997

SFH Consultants  
Stephen Havill  
P O Box 31280  
Milford  
**NORTH SHORE CITY**

Dear Stephen

**LAND USE CONSENT (DISCRETIONARY ACTIVITY)**  
**242-244 BUSH ROAD, ALBANY - RC No: R70505A**

The above application was considered by the Albany Community Board Town Planning Sub-Committee on 22 September 1997 whereby it was resolved:

That the Discretionary Activity application by Neil Developments Limited to construct a office warehouse complex, which includes the storage of chemicals at 242-244 Bush Road, Albany being Lots 32 and 33 DP 176021 and 17023 (A) **NOT BE NOTIFIED** pursuant to Section 94 of the Resource Management Act 1991 and (B) **BE GRANTED** pursuant to Rule 6.4.4 of the Operative Takapuna District Plan, Rules 9.5.1, 15.7.1 and 15.7.3 of the Proposed North Shore City District Plan and Sections 104, 105 and 108 of the Resource Management Act 1991 for the reasons that:

1. There will be no adverse effect on any person beyond the site as the proposal complies to the relevant development control standards of the Business 9/Employment 1 zone and with the conditions of this consent any adverse effects on the surrounding ~~effect~~ <sup>environment</sup> will be internalised to the site.
2. Any adverse effects on the surrounding environment will be no more than minor as:
  - a) The earthworks are minor in volume for an industrial development and will not radically alter the natural landform.
  - b) The proposed methods of storage of chemical substance are to the satisfaction of Council's Dangerous Goods ~~Officer~~ and Environmental Protection Officers

- 2 -

- c) The building design has been especially designed to accommodate the proposed use and to mitigate the potential for adverse effects on the adjoining properties and surrounding environment.
3. The proposal is not considered to be contrary to the objectives and policies of the Operative or Proposed District Plan as they provide for industrial style development subject to the appropriate environmental safeguards.

Consent is granted subject to the following conditions:

**General Conditions:**

1. The development shall proceed in general accordance with the plans and/or description of the activity submitted.
2. The development shall comply with Council's Bylaws and other relevant requirements including the obtaining of all necessary building consents before the commencement of any work.
3. All services shall be placed underground.

**Earthworks**

4. Suitable measures designed to control silt runoff shall be implemented before any site works are commenced, and maintained until all external site works have been completed, to the satisfaction of Council.

**Parking & Access**

5. All parking spaces, accessways and manoeuvring areas must be formed and finished with an all-weather dustfree surface, drained and marked out to the satisfaction of the Council.

**Landscape Plan**

6. The consent holder shall submit for the approval of the Team Leader - Resource Consents a detailed landscape plan which shall be prepared in accordance with the requirements of Section 3.10.9(e) of the North Shore City Proposed District Plan. The plan shall be approved prior to the issue of any building consent relating to the development, and be implemented to the satisfaction of Council by the first planing season after the construction of the building.

**Bond/Deposit**

7. In respect of Conditions 5 and 6 a Performance Agreement shall be entered into by the consent holder in the form of a cash deposit or bank guaranteed bond of \$5,000 (five thousand dollars) prior to the issuing of a building consent. The deposit bond will be refunded/terminated when the works have been completed to Council's satisfaction.



### **Other**

8. The storage of the Class 5 oxidens shall not be within the warehouse, but are to be stored separately within a storeroom between the Class 8 corrosives store and the Class 3 flammable liquid store, and access to this area shall be directly from the inward goods/despatch area.
9. Sills are to be installed across the doorways of both corrosives and the oxidens stores, so as to prevent the mixing of different classes of hazardous substances in the event of spills/leaks.
10. The following areas are to be designated Zone 1 hazardous areas for the purposes of electrical fittings in accordance with NZS1601 Part 3 : 1991:
  - a) Flammable liquids store;
  - b) Oxidens store;
  - c) Corrosives store;
  - d) Inwards goods/despatch area.
11. Conditions 8, 9 and 10 are to be implemented to the satisfaction of Council's Dangerous Goods Officer.

### **Charges**

12. Pursuant to Section 108(1)(d) of the Resource Management Act 1991, the administrative charge, being the Council's actual and reasonable costs incurred in processing this application, shall be paid within one month of receiving an invoice for any such charges.

The planning consent is not an authority to commence work. To proceed further you may be required, if you have not already done so, to lodge a building consent application which can only be granted providing that the engineering, building and bylaw requirements are met.

That unless a specific time limit is stated in the conditions imposed by the Council when granting this consent, all conditions must be complied with before the use to which the consent relates is established.

In accordance with Section 108(6)(c) of the Resource Management Act 1991, the holder of this consent remains liable under this Act for any breach of conditions of the consent which occur before the expiry of the consent and for any adverse effects on the environment which become apparent during or after the expiry of the consent.

Your attention is drawn to the provisions of Sections 125 of the Resource Management Act 1991, that the consent shall lapse after the expiration of two years from the date when the consent was given unless the use has been established within that period or an application has been made to the Council under Section 125 of the Resource Management Act 1991.

- 4 -

Your attention is drawn also to the provisions of Section 120 of the Resource Management Act 1991 which sets out the rights of appeal against the Council's decision.

**Please note that the final cost of processing the application will be assessed shortly. This may result in an invoice being sent to you detailing additional charges if the cost exceeds the deposit paid.**

If you have any queries regarding this matter, please do not hesitate to contact Megan Powell in the Resource Consents Department of the Development Services Office, telephone 486 8400.

Would you kindly present this letter when applying for any necessary building consent.

Yours faithfully

Lee Beattie  
**DEVELOPMENT PLANNER**



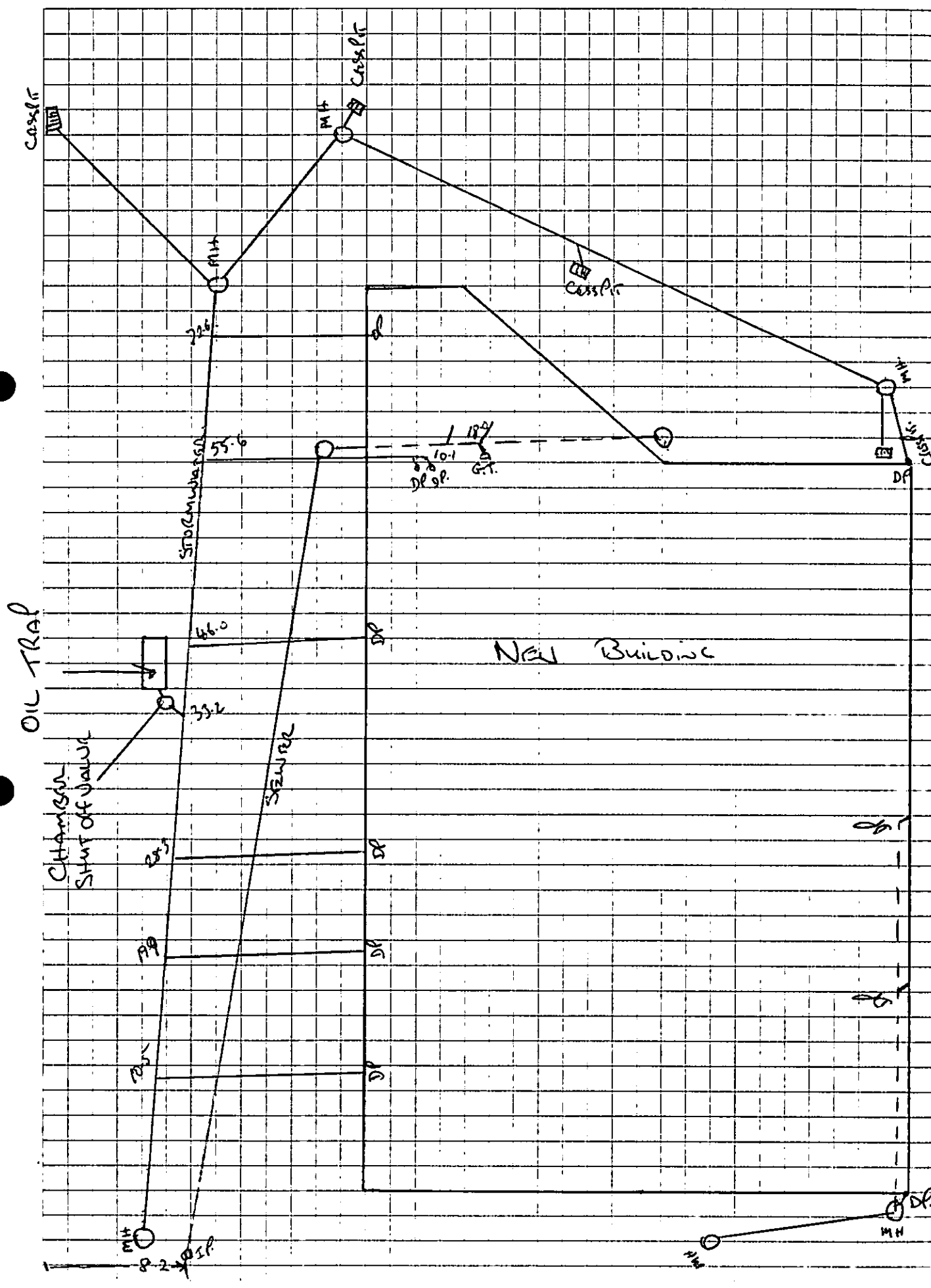
JOB ADDRESS: .....

Permit No.: .....

LOT NO.: ..... D.P. NO.: .....

Inspected Date: .....

DRAINLAYER'S NAME & ADDRESS: Russell Brown Russell 12295 FRONT BOUNDARY



SCALE: 1m=200

BOUNDARIES TO BE SHOWN

REAR BOUNDARY